

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS**

**FEBRUARY 13, 2025**                      **7:00 PM**

**PLEDGE:**

**ROLL CALL:** Wilbur Aldridge, Greg Merriweather, Rafael Brito, Larry Margiotta, Jose Castro

**Alternate:**

**ABSENT:**

**ADOPTION OF MINUTES:**    **January 08, 2025**

**1. Shlomo & Aliza Hauer – 14 Valley Dr. (Thiells)**

**Section: 25.08    Block: 02    Lot: 64**

**Close Public Hearing/Determination**

**Construct a new 15'-6" X 36', 2 Story Addition with a full basement**

**Requesting the following Variance:**

- **Side Yard: 15 Ft. is Required; 10 Ft. Provided  
A 5 Ft. Variance is Required**

**2. Rafael Cespedes – 7 Allison Circle (Garnerville)**

**Section: 20.17    Block: 03    Lot: 62**

**Public Hearing**

**Legalize a 16'x19'6" Rear Yard Deck and two original, non-conforming bulk requirements**

**Requesting the following Variances:**

- **Rear Yard: 30 Ft. is Required; 22.3 Ft. Provided  
A 7.7 Ft. Variance is Required**
- **Lot Width: 90 Ft. is Required; 75.79 Ft. Provided  
A 14.21 Ft. Variance is Required**
- **Lot Frontage: 100 Ft. is Required; 63.24 Ft. Provided  
A 36.76 Ft. Variance is Required**

## **NOT ON THE FEBRUARY AGENDA**

3. **Luis Bermeo – 1 Locust Dr. (Thiells)**

**Section: 25.08 Block: 03 Lot: 07**

**Continuation of Public Hearing –**

**Construct a new 16' x 20' Backyard Shed**

**Requesting the following Variance:**

- **Shed: Easterly Side Yard Line - 10 Ft. is Required; 2' Provided  
An 8' Variance is Required**
- **Rear Yard Line: 10 Ft. is Required; 2' Provided  
An 8' Variance is Required**

4. **Marian Shrine – 174 Filors Lane (Stony Point)**

**Section: 20.13 Block: 01 Lot: 01**

**Continuation of Public Hearing –**

**Construct a new 480,725 SQ. Ft., 5 Mega-Watt (AC) Ground Mounted Solar Array**

**Requesting the following Variance:**

**Minimum Lot Frontage, R-25 Zoning District -  
125' Required; 46.1' Provided  
Variance: 78.9'**