

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

March 12, 2025 **7:00 PM**

PLEDGE:

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

ABSENT:

ADOPTION OF MINUTES: **February 13, 2025**

Note: The Next Scheduled Meeting is April 9, 2025

1. Rafael Cespedes – 7 Allison Circle (Garnerville)

Section: 20.17 Block: 03 Lot: 62

Board Determination/Resolution

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**

2. Chad Wollman – 24 Rosman Road (Thiells)

Section: 26.09 Block: 02 Lot: 41

Public Hearing

Legalize two existing conditions and construct a new Westerly-Side Yard addition

Requesting the following Variances:

- **Legalize Minimum Lot Area – 15,000 Required - 12,786 Proposed
A 2,214 Sq/Ft Variance Required**
- **Legalize Rear Yard Depth - 35 Ft. Required – 28.1 Ft. Provided
A 6.9 Ft. Variance Required**

- **Side Yard: 20 Ft. is Required; 15 Ft. Provided
A 5 Ft. Variance is Required**

3. A&S RE Realty IV LLC. – 130 W. Ramapo Road (Garnerville)

Section: 25.16 Block: 03 Lot: 40

Presentation Only

Construct an 8,000 Sq./Ft. Office Building with on-site parking

The project requires two Area Variances:

- Number of Parking Spaces
- Location of Certain Parking Spaces within a Side Yard Setback

NOT ON THE MARCH AGENDA

4. 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

5. 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'