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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

COPY

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March 11

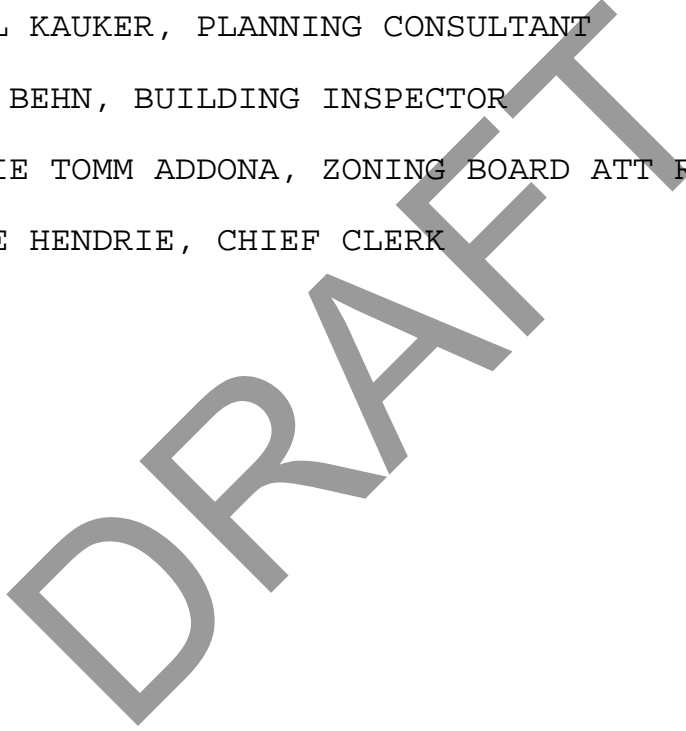
7:00 p.m.

ZONING BOARD OF APPEALS held at One  
Rosman Road, Garnerville, New York, before a Notary  
Public of the State of New York.

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A P P E A R A N C E S:  
WILBER ALDRIDGE, CHAIRMAN  
LARRY MARGIOTTA  
GREG MERRIWEATHER  
RAFAEL BRITO  
JOSE CASTRO  
WILLIAM PHILLIPS  
MICHAEL KAUKER, PLANNING CONSULTANT  
GEORGE BEHN, BUILDING INSPECTOR  
CHRISTIE TOMM ADDONA, ZONING BOARD ATTORNEY  
ANNETTE HENDRIE, CHIEF CLERK



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Proceedings

CHAIRMAN ALDRIDGE: Could we all rise for the pledge, please?

(Whereupon, everyone rose for the Pledge of Allegiance.)

CHAIRMAN ALDRIDGE: This is March 11th meeting of the Town of Haverstraw Zoning Board of Appeals.

Would you read the roll call, please?

MS. HENDRIE: Wilbur Aldridge?

CHAIRMAN ALDRIDGE: Here.

MS. HENDRIE: Greg Merriweather?

MR. MERRIWEATHER: Here.

MS. HENDRIE: Rafael Brito?

MR. BRITO: Here.

MS. HENDRIE: Larry Margiotta?

MR. MARGIOTTA: Here.

MS. HENDRIE: Jose Castro?

MR. CASTRO: Here.

MS. HENDRIE: Will Phillips?

MR. PHILLIPS: Here.

CHAIRMAN ALDRIDGE: So we're all aboard.

So let's move to our first item

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on the agenda, is Samuel Zipper, 2  
Mountainview Drive.

See here someone representing.

MR. CELENTANO: Good evening,  
Board.

CHAIRMAN ALDRIDGE: You are? So  
she can --

MR. CELENTANO: Anthony  
Celentano, the engineer or the  
applicant. 31 Rosman Road, Thiells, New  
York. Here tonight to present a variance  
for 2 Mountainview Drive, which is the  
corner of Rosman and Mountainview.

As you can see, this is a very  
good lot; it's a corner lot, so it's  
encumbered with two front yards and they  
have one side yard and one rear yard. So  
the applicant would like to put an  
approximately 20-by-20 addition to the  
rear of the house, and also a 12-foot  
deck. In doing so, he would require a  
rear yard variance that we are asking for  
tonight.

We did speak to the neighbor that

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was affected, one to the rear. And the neighbor has no issues with the applicant constructing this additional deck.

All other setbacks, side, and the fronts are all in compliance.

The reason for such an addition: He has a growing family and he needs the room, and he wants to stay within the community of Thiells.

Any questions that you have to ask?

MR. CASTRO: Is this going to be two level addition?

MR. CELENTANO: Yes, sir. Two-level addition. Same as the high-ranch.

MR. CASTRO: So walk out of the first floor as well as at the second floor.

MR. CELENTANO: Correct.

CHAIRMAN ALDRIDGE: Any other board members have a question? All right. Our attorney --

MS. TOMM ADDONA: I just wanted

1 Proceedings

2 to clarify that you're seeking three  
3 variances, but only one is actually  
4 related to the addition; is that correct?

5 MR. CELENTANO: I'm only trying  
6 to confirm that with George?

7 MR. BEHN: Yes.

8 MR. CELENTANO: Yes.

9 MS. TOMM ADDONA: So just for the  
10 Board's benefit, there's the rear yard  
11 setback variance which is related to the  
12 proposed addition and deck, then there's  
13 lot width, and lot area. But the lot  
14 width and the lot area are both existing  
15 conditions that are just being added onto  
16 the variance application because you're  
17 before the board, otherwise they would  
18 just be existing conditions.

19 MR. CELENTANO: That's correct.

20 MS. TOMM ADDONA: Okay.

21 CHAIRMAN ALDRIDGE: Any other  
22 questions of this applicant?

23 MR. MARGIOTTA: What's going to  
24 be in the proposed addition?

25 CHAIRMAN ALDRIDGE: Larry, use

1 Proceedings

2 your mic because I can hardly hear you.

3 MR. MARGIOTTA: What's going to  
4 be in the proposed addition? Bedrooms?

5 MR. CELENTANO: The bottom  
6 level's going to be a private bath and  
7 then the top level is going to be a  
8 dining room.

9 MR. MARGIOTTA: Okay. Thank you.

10 MR. BRITO: Besides those  
11 additions, are there going to be any  
12 other, sort of, changes in the current  
13 house? That will be just the addition?

14 MR. CELENTANO: No. Just the  
15 addition.

16 MR. BRITO: So you are expanding  
17 the -- another way the living room area?

18 MR. CELENTANO: Correct.

19 MR. KAUKER: So what, what's  
20 considered the rear yard and the side  
21 yard? I'm looking at that plan.

22 MR. CELENTANO: So we have two  
23 front yards on Rosman, Mountainview. We  
24 assume the houses facing Mountainview has  
25 the address of Mountainview, so we

1 Proceedings

2 designate that one as the rear.

3 MR. KAUKER: That's the rear,  
4 okay.

5 MR. CELENTANO: Yeah. And then  
6 this here is the side.

7 MR. KAUKER: So the setback of  
8 13 feet is from the deck?

9 MR. CELENTANO: Yes, the deck.

10 MR. KAUKER: Okay. Thank you.  
11 What's the setback from the  
12 structure? If you know.

13 MR. CELENTANO: If you see the  
14 drawing to the overhang, it's 22.3.

15 MR. KAUKER: Okay. Thank you.

16 MS. TOMM ADDONA: And you had  
17 said that the neighbor to the, to the  
18 rear has no objection?

19 MR. CELENTANO: No objection.

20 CHAIRMAN ALDRIDGE: You finished?

21 Is there anyone from the public  
22 who wishes to be heard pertaining to this  
23 document?

24 No one from the public?

25 MR. CASTRO: I have another

1 Proceedings

2 question.

3 CHAIRMAN ALDRIDGE: Oh, okay.

4 MR. CASTRO: The access to the  
5 addition is going to be off the deck as  
6 well as the doorway below?

7 MR. CELENTANO: Yes --

8 MR. CASTRO: And the large  
9 windows on the second floor, how's that  
10 going to work out in the rear?

11 MR. CELENTANO: So the floors  
12 will match. They do have access from the  
13 second floor onto the deck. And in the  
14 back of the addition, there is a door  
15 facing there.

16 MR. CASTRO: And there are going  
17 to be several windows, like off the  
18 second floor in the rear of that  
19 addition?

20 MR. CELENTANO: There will be --  
21 in the back there will be one window and  
22 on the side, the side, there'll be two  
23 windows up on top and one window on the  
24 bottom.

25 MS. TOMM ADDONA: Mr. Chairman

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and members of the board, for the record, the applicant has provided the affidavit of mailing as well as the certified mail receipts as required by the town.

CHAIRMAN ALDRIDGE: Thank you.

Any other questions?

Would someone like to make a motion?

MS. TOMM ADDONA: First you can close the public hearing.

CHAIRMAN ALDRIDGE: We're closing -- is there a motion to close the public hearing?

MR. MARGIOTTA: I'll move.

MR. BRITO: Second.

CHAIRMAN ALDRIDGE: It's been moved and properly second.

Now would anyone like to make a motion?

MS. TOMM ADDONA: Just for the record, Mr. Chairman. If the -- normally we would do a GML 239 and referral, however this application is not within 500 feet of any of the defining criteria,

1 Proceedings

2 whether it's a state or a county road,  
3 that would require such a referral. So  
4 you do not have to wait 30 days. And  
5 that is the basis why the board can take  
6 action tonight.

7 And just for the board and the  
8 applicant's benefit, I'll just read  
9 through the area variance criteria  
10 quickly, and then the board can consider  
11 a motion if you're so inclined.

12 Whether an undesirable change  
13 will be produced in the character of the  
14 neighborhood or a detriment to nearby  
15 properties will be created by the  
16 granting of the area variances. Whether  
17 the benefits sought by the applicant can  
18 be achieved by some method feasible for  
19 the applicant to pursue other than an  
20 area variance. Whether the area  
21 variances are substantial. Whether the  
22 proposed variances will have an adverse  
23 affect on the physical or environmental  
24 conditions of the neighborhood or  
25 district. And whether the difficulty is

1 Proceedings

2 self-created. While self-created  
3 difficulties are relevant to the  
4 analysis, they're not determinative and  
5 do not preclude the board from granting  
6 the requested variances.

7 And as we stated earlier in this  
8 case, there three variances: For lot  
9 width, 95 feet is required, 83.28 feet is  
10 existing, so that's an 11.8 foot  
11 variance; lot area, 15,000 square feet is  
12 required, 11,230 square feet is existing,  
13 requiring a 3,770 square foot variance.

14 And again, those two are existing  
15 conditions on the property and while  
16 they, while they are included in this  
17 application, they're not really  
18 applicable to the project, facilitating  
19 the third variance, which is what the  
20 applicant is really here for, which is  
21 the rear yard setback for the proposed  
22 two-story addition with deck, where  
23 35 feet is required, the applicant is  
24 proposing a 13-foot setback, and that's  
25 to the deck. And I believe the applicant

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said to the overhang of the addition,  
would be -- what did you say? 22?

MR. CELENTANO: 22., 22.3.

MS. TOMM ADDONA: 22.3 feet. But  
using the more conservative number of  
13 feet from the deck, that would require  
a 22-foot variance.

And now Mr. Chairman, back to  
you.

CHAIRMAN ALDRIDGE: Does any of  
that language have to be part of the  
motion?

MS. TOMM ADDONA: So, that's  
why --

CHAIRMAN ALDRIDGE: Since we're  
only really considering the rear  
variance.

MS. TOMM ADDONA: Well, you're  
going to consider all three variances.  
But really, the criteria for an area  
variance is only pertinent to the rear  
yard setback.

I will prepare a resolution after  
the fact memorializing the board's

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decision tonight for the benefit of the applicant and the building department's file.

And that's why I went through all of this on the record so that we also have it in the transcript.

CHAIRMAN ALDRIDGE: Okay. Can I get a motion to either approve or disapprove this application?

MR. MARGIOTTA: I'll move it.

CHAIRMAN ALDRIDGE: Larry.

MR. BRITO: Seconded.

CHAIRMAN ALDRIDGE: Are you second?

Okay. It's been moved and properly second.

All in favor?

(Whereupon, all the Board members responded "Aye.")

CHAIRMAN ALDRIDGE: Thank you.

MR. CELENTANO: Thank you. Have a great night, guys. Thank you.

MS. TOMM ADDONA: Mr. Chairman, before the board considers adjourning, I

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know it's been quite a while, but we do have some outstanding meeting minutes going back to the last time we were all together, which was May of 2025.

So if the board could entertain a motion to adopt your minutes of your May 14, 2025 meeting.

MR. CASTRO: Motion.

CHAIRMAN ALDRIDGE: Motion made. Is there a second?

MR. MARGIOTA: Second.

CHAIRMAN ALDRIDGE: It's been moved and second to accept the minutes from May, May 14, 2025.

All in favor?

(Whereupon, all the Board members responded "Aye.")

CHAIRMAN ALDRIDGE: Opposed?

Been moved and -- it's moved.

MS. TOMM ADDONA: Now you can --

CHAIRMAN ALDRIDGE: Now we can.

MS. TOMM ADDONA: -- adjourn.

CHAIRMAN ALDRIDGE: Could I get a motion for adjournment?

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MR. MERRIWEATHER: So moved.

MR. BRITO: So moved, make a motion.

CHAIRMAN ALDRIDGE: Moved and second.

Thank you very much.

(Time noted: 7:18 p.m.)

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1 CERTIFICATION

2  
3 STATE OF NEW YORK )  
4 COUNTY OF KINGS ) ss

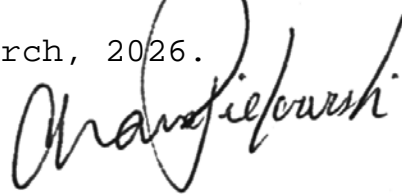
5  
6 I, CHANA PIEKARSKI, a stenotype reporter  
7 and Notary Public within and for the State of New  
8 York, do hereby certify;

9 That the witness whos Examination  
10 Before Trial is hereinbefore set forth was duly sworn  
11 by me;

12 That such Examination Before Trial is a  
13 true and accurate record of the testimony given by  
14 said witness.

15 I further certify that I am not related  
16 to any of the parties to this action by blood or  
17 marriage, and that I am in no way interested in the  
18 outcome of this matter.

19 IN WITNESS WHEREOF, I have hereunto set  
20 my hand this 29th day of March, 2026.

21 

22 \_\_\_\_\_  
23 CHANA PIEKARSKI  
24  
25

1 Errata Sheet

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3 NAME OF CASE: zoning board

4 DATE OF DEPOSITION: 03/11/2007

5 NAME OF WITNESS:

6 Reason Codes:

7 1. To clarify the record.

8 2. To conform to the facts.

9 3. To correct transcription errors.

10 Page \_\_\_\_\_ Line \_\_\_\_\_ Reason \_\_\_\_\_

11 From \_\_\_\_\_ to \_\_\_\_\_

12 Page \_\_\_\_\_ Line \_\_\_\_\_ Reason \_\_\_\_\_

13 From \_\_\_\_\_ to \_\_\_\_\_

14 Page \_\_\_\_\_ Line \_\_\_\_\_ Reason \_\_\_\_\_

15 From \_\_\_\_\_ to \_\_\_\_\_

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