

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

March 11, 2026 **7:00 PM**

PLEDGE:

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

ABSENT:

ADOPTION OF MINUTES: **May 14, 2025**

1. Samuel Zipper – 2 Mountainview Dr. (Thiells)

Section: 25.08 Block: 03 Lot: 29

Construct a new 11'x24'-6" Rear elevated wood deck

Requesting the following Variances:

- **Rear Yard Set Back** – 35 Ft. Required – 13 Ft. Proposed
A 22 Ft. Variance Required
- **Lot Width (Rosman Rd. Side) 95 Ft. Required** – 83.28 Ft. Provided
An 11.8 Ft. Variance Required
- **Lot Area: 15,000 Sq./Ft. is Required-** 11, 230 Sq./ Ft. Provided
A 3,770 Sq./ Ft. Variance is Required

NOT ON the March 11, 2026

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

Section: 25.16 Block: 03 Lot: 40

Public Hearing

Construct a 12,000 Sq. Ft. Professional Office Building with on-site parking – (4,000 Sq. Ft. of which to be used as ancillary basement space for existing tenants).

The project requires two Area Variances:

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

2. 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