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In Re:

TOWN OF HAVERSTRAW BOARD of ZONING APPEALS MEETING

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November 9, 2022  
7:00 p.m.

Board of Zoning Appeals Meeting held at  
One Rosman Road, Garnerville, New York, before a Notary  
Public of the State of New York.

DRAFT

SANDY SAUNDERS REPORTING  
254 South Main Street, Suite 216  
New City, New York 10956  
(845) 634-7561

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1  
2 APPEARANCES:  
3 GREGG LAWLESS, CHAIRMAN  
4 LARRY MARGIOTTA  
5 WILBUR ALDRIDGE  
6 CARLOS BARRETT  
7 CHRISTIE ADDONA, ESQ., ASSISTANT PLANNING BOARD ATTORNEY  
8 GEORGE T. BEHN, JR., BUILDING INSPECTOR  
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Page 3

1 Proceedings  
2 THE CHAIRMAN: Please stand for the  
3 pledge.  
4 (Whereupon, the Pledge of Allegiance was  
5 recited.)  
6 THE CHAIRMAN: Good evening, today is  
7 Wednesday, November 9, 2022. This is the regularly  
8 scheduled meeting for the Town of Haverstraw Zoning  
9 Bard of Appeals. I will call the roll. Mr.  
10 Aldridge?  
11 MR. ALDRIDGE: Here.  
12 THE CHAIRMAN: Mr. Barrett?  
13 MR. BARRETT: Here.  
14 THE CHAIRMAN: Mr. Cleary?  
15 (No response.)  
16 THE CHAIRMAN: And Mr. Margiotta?  
17 MR. MARGIOTTA: Here.  
18 THE CHAIRMAN: First item on the agenda  
19 will be the adoption of the minutes of the  
20 October 12th meeting.  
21 MR. ALDRIDGE: So moved.  
22 MR. BARRETT: Second.  
23 THE CHAIRMAN: All in favor?  
24 (Whereupon, all of the Board Members  
25 responded "Aye.")

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1 Proceedings  
2 THE CHAIRMAN: Opposed? Motion carries.  
3 First item on the agenda tonight is.  
4 MS. ADDONA: Genesis Iciano, 9 Oakley  
5 Boulevard, Garnerville, Section 26.10, Block 05,  
6 Lot 07. It's a continuation of a public hearing.  
7 Home occupation, home office, and esthetic services  
8 regarding facials, body waxing, and makeup  
9 application.  
10 Mr. Chairman, it does not appear that the  
11 applicant is here this evening, it is a  
12 continuation of a public hearing, so we can see if  
13 there's anyone in the public who wants to speak on  
14 this application.  
15 THE CHAIRMAN: If there is anybody in the  
16 public who would like to be heard on this matter, 9  
17 Oakley Boulevard, please step forward. Let the  
18 record show that there's nobody in the public that  
19 would like to be heard.  
20 MS. ADDONA: All right, so if the Board  
21 wants to give the applicant another minute or two,  
22 I suppose we can, otherwise --  
23 THE CHAIRMAN: Sure, let's give the  
24 applicant a couple minutes and then we can handle  
25 Items 2 and 3.

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1 Proceedings  
2 MS. ADDONA: I will just state for the  
3 record, while we're waiting, in case there's anyone  
4 here on 81 West Ramapo Road, LLC, it's a  
5 continuation of a public hearing, that application  
6 has been adjourned and will not be heard this  
7 evening, it has been adjourned as of tonight until  
8 December 14th, as well as the application of  
9 Efrain Castro, 69 North Central Highway, also a  
10 continuation of a public hearing, and that  
11 application has also been adjourned as of tonight  
12 until December 14th.  
13 THE CHAIRMAN: Sounds good, thank you.  
14 It is now 7:05. Do you want to do five minutes?  
15 MS. ADDONA: It's the only item on the  
16 agenda so we can give them a few minutes, and if  
17 they don't appear, a resolution has been prepared  
18 for the Board's consideration, so even if the  
19 applicant doesn't appear, there has been  
20 substantial discussion on this matter at your July  
21 meeting and the October meeting, so if the Board is  
22 so inclined, there would be nothing to preclude you  
23 from going forward with adoption of the resolution  
24 in the applicant's absence.  
25 THE CHAIRMAN: That's fine. We will just

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1 Proceedings

2 take a five-minute recess and we will reconvene.

3 (Whereupon, a brief recess was taken.)

4 THE CHAIRMAN: Okay, we will reconvene.

5 It's 7:10.

6 MS. ADDONA: For the record, the

7 applicant is still not present.

8 THE CHAIRMAN: Someone make a motion to

9 close the public hearing.

10 MR. ALDRIDGE: So moved.

11 MR. MARGIOTTA: Second.

12 THE CHAIRMAN: All in favor?

13 (Whereupon, all of the Board Members

14 responded "Aye.")

15 THE CHAIRMAN: Opposed? Motion carries.

16 So I asked counsel to prepare a

17 resolution on the matter. Can I get a motion to

18 accept the resolution?

19 MR. ALDRIDGE: So moved.

20 MR. BARRETT: Second.

21 THE CHAIRMAN: All in favor?

22 (Whereupon, all of the Board Members

23 responded "Aye.")

24 THE CHAIRMAN: Let the record show that

25 Mr. Aldridge, Mr. Barrett, Mr. Margiotta, and

Page 7

1 Proceedings

2 Mr. Lawless are all in favor.

3 MS. ADDONA: Thank you, Mr. Chairman.

4 There was one aspect of this resolution that did

5 require a supermajority vote with respect to the

6 striping of the driveway that had been recommended

7 by County Planning, and so that was required as a

8 supermajority. The approval of the resolution for

9 the special permit was also conditioned upon the

10 applicant making another application to this Board

11 for certain variances, and that will be conveyed to

12 the applicant.

13 THE CHAIRMAN: Can I have a motion to

14 adjourn the meeting?

15 MR. BARRETT: Motion.

16 MR. MARGIOTTA: Second.

17 THE CHAIRMAN: All in favor?

18 (Whereupon, all of the Board Members

19 responded "Aye.")

20 THE CHAIRMAN: Have a good night.

21 (Whereupon, the meeting was adjourned.)

22

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24 \* \* \* \*

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1 C E R T I F I C A T I O N

2

3 Certified to be a true and accurate

4 transcript of the stenographic minutes taken

5 within.

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8 Ashley Millan,

9 Senior Court Reporter

10 Dated: November 25, 2022

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AMM

Page 9

1 Errata Sheet

2

3 NAME OF CASE: In Re: TOWN OF HAVERSTRAW BOARD OF ZONING APPEALS MEETING

4 DATE OF DEPOSITION: 11/09/2022

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 \_\_\_\_\_

16 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

17 From \_\_\_\_\_ to \_\_\_\_\_

18 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

19 From \_\_\_\_\_ to \_\_\_\_\_

20 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

21 From \_\_\_\_\_ to \_\_\_\_\_

22 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

23 From \_\_\_\_\_ to \_\_\_\_\_

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25 \_\_\_\_\_

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<b>07</b> 4:6	<b>all</b> 3:23,24 4:20	<b>Cleary</b> 3:14	<hr/> <b>H</b> <hr/>	<b>minutes</b> 3:19 4:24 5:14,16
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