

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

SEPTEMBER 11, 2024 **7:00 PM**

PLEDGE:

ROLL CALL: Gregg Lawless, Wilbur Aldridge, Greg Merriweather, John Ramundo, Larry Margiotta

ABSENT:

ADOPTION OF MINUTES: **July 10, 2024** **August 14, 2024 (No Meeting)**

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

Section: 25.08 Block: 02 Lot: 64

Continuation of Public Hearing – Construct a new 14'-8" 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. Jason Trow – 3 Sherman Dr. (Garnerville)

Section: 26.09 Block: 05 Lot: 14

Continuation of Public Hearing – Construct a new 174.5 Sq. /Ft. Front Porch and legalize two existing Sheds

Requesting the following Variances:

- **Front Yard: 30 Ft. is Required; 19.5' Provided**
A 10.5' Variance is Required
- **Shed #1: 10 Ft. is Required; 6.9' Provided**
A 3.1' Variance is Required
- **Shed # 2: 10 Ft. is Required; .2' Provided**
A 9.8' Variance is Required

3. Eastgate – 321 Rt. 202. (Pomona)

Section: 25.19 Block: 02 Lot: 19 & 20

Continuation of Public Hearing – Construct a Two Story Office Building

Revised 07/23/2024 – 15,500 Sq. Ft. Total

Requesting the Following Variances:

- **Off Street Parking – 119 Spaces Required; 80 Spaces Provided**
Variance – 39 Space Reduction
- **Vehicular Access Requirement – No Closer than 50 Ft. to any Property Line**
Entrance to the site is 24.28' from Easterly Side Lot Line
Variance: 25.72'

4. Edgar ChaCha – 61 W. Ramapo Rd. (Garnerville)

Section: 26.09 Block: 04 Lot: 16

Public Hearing – Construct a new 12' X 14' Backyard Cabana

Requesting the following Variances:

- **Lot Coverage: 35% is Required; 55% Provided**
A 20%. Variance is Required

5. Pamela & Robert Ripple – 1 Martino Way (Pomona)

Section: 25.20 Block: 02 Lot: 03

Public Hearing – Home Occupation

Requesting a Special Permit:

Real Estate Home Office

6. Cole Kids Corp. – 4 Creekview Dr. (Thiells)

Section: 20.13 Block: 01 Lot: 01

Public Hearing – Legalize an existing Rear Yard Addition

Requesting the following Variance:

- **Rear Yard Set Back -**
35' Required; 26.6' Provided
Variance: 8.4'

NOT ON AGENDA FOR SEPTEMBER MEETING

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

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'