

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

May 11, 2022 **7:00 PM**

AGENDA

PLEDGE:

ROLL CALL: Gregg Lawless, Paul Cleary, Larry Margiotta, Wilbur Aldridge, Carlos Barrett

ABSENT: _____

ADOPTION OF MINUTES: April 13, 2022

1. 81 West Ramapo Road, LLC – 81 West Ramapo Road (Garnerville)
Section: 26.09 Block: 04 Lot: 01

Continuation of Public Hearing:

- ## 0 Appeal the Building Inspectors Decision

2. Mary Duran & Rafael Vargas – 15 Strachan Pl., Garnerville
Section: 26.09 Block: 02 Lot: 16

**8x14 Kitchen Addition; 8x8 Open Porch;
Legalize existing 12x12 Gazebo**

Continuation of Public Hearing:

- **Rear Yard Depth – 6.04 Ft. Variance**
- **Side Yard – 6.05 Ft. Variance**
- **Total Side Yard – 4.03 Ft. Variance**
- **Side Yard – 6.05 Ft. Variance**
- **Minimum Lot - 14.19Ft. Variance**
- **Minimum Lot Area – 6,544 Sq./Ft. Variance**

3. Yesenia Guzman – 26 Mountain View Dr., Thiells
Section: 25.08 Block: 01 Lot: 75

**Construct a Rear Yard Deck; a Side Yard Deck and
Legalize an existing Above Ground Pool.**

Public Hearing requesting the following:

- **Rear Yard Depth – 11.05 Ft. Variance**
- **Side Yard – 02.07 Ft. Variance**
- **Relief from Section 167-1 – 10 Ft. Required from Principle Building**
The Pool is 2 Ft. from Principle Building

APPLICATIONS ADJOURNED AT THE REQUEST OF THE APPLICANT

4. Efrain Castro – 69 N. Central Highway(Garnerville)

Section: 20.14 Block: 04 Lot: 31

Continuation of Public Hearing:

- Roof Distance - (house to bar) – requesting a 13.6 Ft. Variance –
- Roof Distance – (bar to South Side) – requesting a 5.1 Ft. Variance
- Lot Coverage – requesting a 13.8% Increase

New Variance: (August Public Hearing)

- Total Side Yard: Requesting a 14.9 Ft. Variance

ADJOURNED TO JUNE 8, 2022 MEETING

5. K’Hal Bnei Torah – 62 Riverglen Drive, Thiells

Section: 25.12 Block: 01 Lot: 31

Proposed House of Worship

Continuation of Public Hearing:

- | | |
|------------------------|----------------------|
| ○ Lot Width – | 16.06 Ft. Variance |
| ○ Street Frontage – | 22.06 Ft. Variance |
| ○ Front Yard – | 22.06 Ft. Variance |
| ○ Side Yard – | 18.03 Ft. Variance |
| ○ Maximum Floor Area - | .088 Variance |
| ○ Parking Area – | Parking (Front Yard) |
| ○ Parking Spot - | 10 Parking Spots |

ADJOURNED TO JUNE 8, 2022 MEETING