

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

NOVEMBER 13, 2024 **7:00 PM**

PLEDGE:

ROLL CALL: Gregg Lawless, Wilbur Aldridge, Greg Merriweather, Rafael Brito, Larry Margiotta

Alternate: Jose Castro

ABSENT:

ADOPTION OF MINUTES: October 9, 2024

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

Section: 25.08 Block: 02 Lot: 64

Resolution – Board Determination

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

Section: 26.09 Block: 04 Lot: 16

Resolution – Board Determination

Construct a new 12' X 14' Backyard Cabana

Requesting the following Variance:

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

NOT ON AGENDA FOR NOVEMBER MEETING

Adjourned until further notice:

4. 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

5. 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

6. 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'