

1 LOCUST DR.



Anthony Celestini LIC#76244

LOT AREA 15,001.98 SQUARE FEET
BEING LOT 2 BLOCK A ON A CERTAIN MAP ENTITLED
"ROSMAN HEIGHTS"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3572 BOOK #73 PAGE #18 ON 05/25/1967.

LOT AREA 15,001.98 SQUARE FEET

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"ROSMAN HEIGHTS"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3572 BOOK #73 PAGE #18 ON 05/25/1967.

11517

The Town of Haverstraw
Building Department

1 Rosman Road
Garnerville, NY 10993
Phone: 845-942-3710
Fax: 845-786-7647

ORIGINAL
FOR OFFICE FILE

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

5/23/2024

RE: THE VARIANCES REQUIRED TO CONSTRUCT A NEW 16' X 20', BACK YARD ACCESSORY BUILDING (SHED). SAID PARCEL IS LOCATED IN THE R-15 ZONING DISTRICT.

Owner: Luis Bermeo

Address: 1 Locust Dr. Thiells, NY 10984

Site Location: 1 Locust Dr. Thiells, NY 10984

SBL: 25.08-3-7

To whom it may concern,

The following variances required are:

1. As Per Section 167-61-G Of The Town Code, An Accessory Building Shall Be At Least 10 Feet From Any Lot Line; The Proposed Shed Is 2' From The Easterly Side Yard Line, Therefore: **A 8' Variance Is Required.**
2. As Per Section 167-61-G Of The Town Code, An Accessory Building Shall Be At Least 10 Feet From Any Lot Line; The Proposed Shed Is 2' From The Rear Yard Line, Therefore: **A 8' Variance Is Required.**



George T. Behn Jr. Building Inspector II



TOWN OF HAVERSTRAW
BUILDING DEPARTMENT

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

167-61-G

Accessory buildings in required side or rear yards. A building accessory to a single-family or two-family dwelling in any district except R-120 or R-40 may be located in any required side or rear yard, provided that it does not exceed 12 feet in height, it is set back from any lot line 1 1/2 times the height of such building, no less than 15 feet in the R-25 District and no less than 10 feet in the R-15, RG and RMH Districts, and the floor area of all such buildings on the lot does not exceed 3% of the area of the lot.

Town of Haverstraw Zoning Board of Appeal

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Luis Bermeo, 1 Locust Dr., Thiells to construct a 16' x 20' shed.

The following Variance is required:

1. An Accessory Building shall be at least 10 Ft. from any lot line.
2' from the Easterly Side Yard Line is proposed.
An 8 Ft. Variance is required
2. An Accessory Building shall be at least 10 Ft. from any lot line.
2' from the Rear Yard Line is proposed.
An 8 Ft. Variance is required

Said property being located on the South side of Locust Dr. and located 50 Ft. West of Rosman Road and on the Town of Haverstraw Tax Map as Section-25.08, Block-03, Lot-07.

Said Public Hearing shall be held on Wednesday, June 12, 2024 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Zoning Board of Appeals of the Town Of Haverstraw
Gregg Lawless, Acting Chairman
Christie Tomm Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Chief Clerk
May 30, 2024

ORIGINAL
FOR OFFICE FILE

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 23, 2024

R.C Dept. of Planning
50 Sanatorium Road – Bldg. T
Pomona, NY 10970
Attention: Michael Kezner

Re: Luis Bermeo
1 Locust Dr.
Thiells, NY 10984
Sect: 25.08 Block: 03 Lot: 07

Dear Mr. Kezner,

Enclosed please find the following:

- ZBA Application dated 05/02/2024
- Survey dated 04/26/2024
- Letter from George Behn, Jr., Building Inspector dated 05/23/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 23, 2024

R.C Dept. of Health
50 Sanatorium Road – Bldg. D
Pomona, NY 10970
Attention: Liz Mello

Re: Luis Bermeo
1 Locust Dr.
Thiells, NY 10984
Sect: 25.08 Block: 03 Lot: 07

Dear Mrs. Mello,

Enclosed please find the following:

- ZBA Application dated 05/02/2024
- Survey dated 04/26/2024
- Letter from George Behn, Jr., Building Inspector dated 05/23/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

APPLICATION REVIEW FORM
PART I

Name of Municipality Town of Haverstraw Date 05/02/24

Please check all that apply:

☒ Planning Board	☐ Municipal Board
☒ Zoning Board of Appeals* (Fill out Part II of this form)	☐ Historical Board
	☐ Architectural Board
☐ Subdivision _____ # of Lots _____	☐ Pre-preliminary/Sketch
☐ Site Plan	☐ Preliminary
☐ Special Permit	☐ Final
☐ Conditional Use	
☐ Zoning Code Amendment	
☐ Zone Change	
☐ Variance	

Project Name: 1 Locust Dr.

Tax Map Designation:

Section 25.08 Block 3 Lot(s) 7
Section _____ Block _____ Lot(s) _____

Location: On the SOUTH side of LOCUST DRIVE
50 feet WEST of ROCKMAN RD in the
town/village of HAVERSTRAW

Street Address: 1 Locust Dr. Thiells NY 10984

Acreage of Parcel 0.34 Zoning District R-15

School District North Rockland Postal District Thiells

Fire District THIELLS-ROCKVILLE Ambulance District HAVERSTRAW

Water District VEULTA Sewer District JAB

Project Description: (If additional space required, please attach a narrative summary.)

Proposed Shed - 10x20 Rear yard

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. N/A

Are there streams on the site? If yes, please provide the names. N/A

Are there wetlands on the site? If yes, please provide the names and type. N/A

Project History: Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

APPLICATION REVIEW FORM

Contact Information:

Applicant: Luis Bermeo Phone # (845) 461-1481

Address 1 Locust Dr. Thiells NY 10984
Street Name & Number (Post Office) State Zip code

Property Owner: Luis Bermeo Phone # (845) 461-1481

Address 1 Locust Dr. Thiells NY 10984
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Anthony Celentano Phone # (845) 500-6317

Address 31 Rosman Rd. Thiells NY 10984
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: _____ Phone # _____

Address _____
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

_____ State or County Road

_____ State or County Park

_____ Long Path

_____ County Stream

_____ Municipal Boundary

_____ County Facility

List name(s) of facility checked above.

NONE NOGML

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

_____ RC Highway Department

_____ RC Division of Environmental Resources

_____ RC Drainage Agency

_____ RC Dept. of Health

_____ NYS Dept. of Transportation

_____ NYS Dept. of Environmental Conservation

_____ NYS Thruway Authority

_____ Palisades Interstate Park Comm.

_____ Adjacent Municipality _____

_____ Other _____

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of Haverstraw)

Luis Bermeo, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee _____
- b. Nature of interest NONE
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

APPLICATION REVIEW FORM

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

***The following two paragraphs are optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of Haverstraw from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature

Luis Bermeo

Print Applicant's Name

LUIS BERMEO MUÑOZ

SWORN to before me this

02 day of MAY, 2024

Raquel Ventura

Notary Public

RAQUEL VENTURA
Notary Public, State of New York
No. 01VE6340753
Qualified in Rockland County
Commission Expires April 25, 2028

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Haverstraw)

I, Luis Bermeo being duly sworn, hereby
depone and say that I reside at: 1 Locust Drive, Threlts

in the county of Rockland in the state of New York.

I am the (*) owner in fee simple of premises located at:

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID # 2020-10615

Said premises have been in my/its possession since 2020 Said premises are also
known and designated on the Town of Haverstraw Tax Map as:
section 25.08 block 3 lot(s) 7.

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner
Mailing Address

Luis Bermeo
1 Locust Dr
Threlts. NY 10984

SWORN to before this

02 day of MAY, 2024

Raquel Ventura

Notary Public

RAQUEL VENTURA
Notary Public, State of New York
No. 01VE6340753
Qualified in Rockland County
Commission Expires April 25, 2028

- * If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- ☒ Area Variance from the requirement of Section 167-616;
- ☐ Use Variance from the requirement of Section _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of shed

Previous Appeal:

- a. A previous appeal ___ has, or ☒ has not, been made with respect to this property.
- b. Such appeal was in the form of:
- ___ An AREA Variance; or
- ___ A USE Variance; or
- ___ Appeal from decision of Town Official or Officer; or
- ___ Interpretation of the Zoning Ordinance or Map; or
- ___ Other
- c. The previous appeal described above was appeal number _____,
- dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article _____, Section(s) 167-616. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided
Shed side		10'	2'
Shed rear		10'	2'

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? YES

Describe: _____

2. Is the variance substantial in relation to the zoning code? NO

Explain: _____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? NO

Explain: _____

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO

Explain: _____

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? NO

Explain: _____

6. Will there be any affect on governmental facilities or services if this variance is granted? NO

Describe: _____

7. Other factors I/we wish the Board to consider in this case are _____

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because: _____

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that: _____

3. The use requested by this variance will not alter the essential character of the neighborhood in that: _____

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

APPLICATION REVIEW FORM

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

11. Other factors I/we wish the Board to consider in this case are:

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

2. Nature of decision:

3. The decision described above is hereby appealed because:

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:

[Appform.doc revised September 2013]

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Town of Haverstraw Date Sent _____

Board _____ Planning _____ ZBA ☒ Town/Village Meeting Date _____

File Name _____

Contact Person _____

Address _____

Luis Bermeo
1 Locust Dr.
Thiells NY 10984

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- ☐ RC Highway Department
☐ RC Division of Environmental Resources
☐ RC Drainage Agency
☐ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
☐ RC Sewer District #1
☐ NYS Department of Environmental Conservation
☐ NYS Department of Transportation
☐ NYS Thruway Authority
☐ NY-NJ Trail Conference (Long Path)
☐ Palisades Interstate Park Commission
☐ US Army Corps of Engineers
☐ Cornell Cooperative Extension of Rockland County
☐ Adjacent Municipality _____
☐ Other _____

Pursuant to the General Municipal Law Article 12-B, Section

239 (n) _____ Subdivision

239 (l) & (m): _____ Site Plan _____ Variance _____ Special Permit _____ Zone Change/Amendment
_____ Other - Please list _____

Location of Parcel(s) _____

Existing Sq. Footage 15,001.98 Acreage of Parcel (s) _____
Proposed Sq. Footage _____

The Property in Question Lies Within 500 Feet of:

- ☐ County Road ☐ State Road, Thruway, or Parkway
☐ County Stream ☐ State Park
☐ County Park ☐ Village, Town, or County Boundary
☐ County or State Facility ☐ The Long Path

Map _____ Block _____ Lot(s) _____ Map Date _____
Map _____ Block _____ Lot(s) _____ Current Zoning _____

Brief Project Description Proposed shed

Variances Needed (if applicable)

Shed side
Shed rear

Required

10'
10'

Provided

2'
2'

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

ONE ROSMAN ROAD, GARNERVILLE, NY 10923

Phone # 845-429-2200

Fax # 845-786-7647

ANNETTE HENDRIE - SECRETARY

PROCEDURE FOR PUBLIC HEARING

NOTICE OF PUBLIC HEARING:

- A. The applicant must give Legal Notice to owners of property adjacent to the applicant's property. The applicant must mail notices of the Public Hearing at least five (05) days prior to the date of the public hearing to the above-described owners by Certified, Return Receipt and postmarked by the post office.

It is the applicant's obligation to obtain the Legal Notice from the Zoning Board Secretary and to obtain the names and addresses of persons to notify from the Town of Haverstraw Assessors Office.

- B. The Zoning Board of Appeals will publish a legal notice of public hearing in the official newspaper of the Town of Haverstraw at least five (05) days prior to the hearing date {Section 167-46 (B), et seq. and section A 176-20 (B), et seq., Zoning Law of the Town of Haverstraw}
- C. The applicant will submit proof to the Zoning Board of Appeals no later than the date of the public hearing that he or she has met the requirements of the Affidavit of Public Notice, which proof will include Certified Mail receipts postmarked by the post office together with the Affidavit of Mailing {Section 167-79 (A) (4), Zoning Law of the Town of Haverstraw}.

AFFIDAVIT OF MAILING:

- A. The attached Affidavit of Mailing must be completed, signed by the party responsible for mailing and have the signature and stamp of a Notary Public. The Affidavit must set forth all the names and addresses of that person to whom the applicant mailed a notice.

LandRecords | Rockland County | eSearch | View Images

ctthosting.com/NYRocklandExternal/HTML5Viewer/ImageViewer.aspx?bHideCartFunctions=False&bIsRefresh=False

Welcome to The Town of Rockland County | TOH EMAIL | GeoPower | myICC - ICC | 2020 Code Premium | Town of Haverstraw | RC Licensed Business | Rockland County CL | Rockland County Po | Village of West Haverstraw | Village of Haverstraw | Child Care Facilities | NYS Professionals | Charles J Zabo

Rockland County, NY - DONNA G. SILBERMAN, COUNTY CLERK

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Original Selection(s) | Next/Prev Book/Page | Next/Prev File Number | Related Records

Select	Index	Date Filed	Instr Date	Kind	Party One	Party Two	Description	File Number	Book/Page	Ref	Amount	Images
☐	MAP	04-24-1969		SUBDIVISION MAP	MOUNTAINVIEW PARK	HENRY HOROWITZ PE	MD 1 & 1969 HAYERSTRAW SHEET 1&2 B77 P70 (KIND MAP)	3554		77 - 59		2 pages

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Print | [Icons]

TYPICAL ROAD SECTION
* MOUNTAINVIEW DRIVE ONLY

4" PEN. MACADAM BASE COURSE
6" FOUNDATION COURSE - GRAN. MAT'L

OR EQUIVALENT

ZONING CRITERIA

MIN. LOT AREA	10,000 $\pm$
MIN. LOT WIDTH	95' (AT $\frac{1}{4}$)
MIN. FRONT YARD	25'
MIN. SIDE YARDS	15'/30'
MIN. REAR YARD	35'

14 Valley Dr
Zoning Criteria
Approved by the PB on 4/24/1969

LOCATION MAP
SCALE: 1" = 3000'

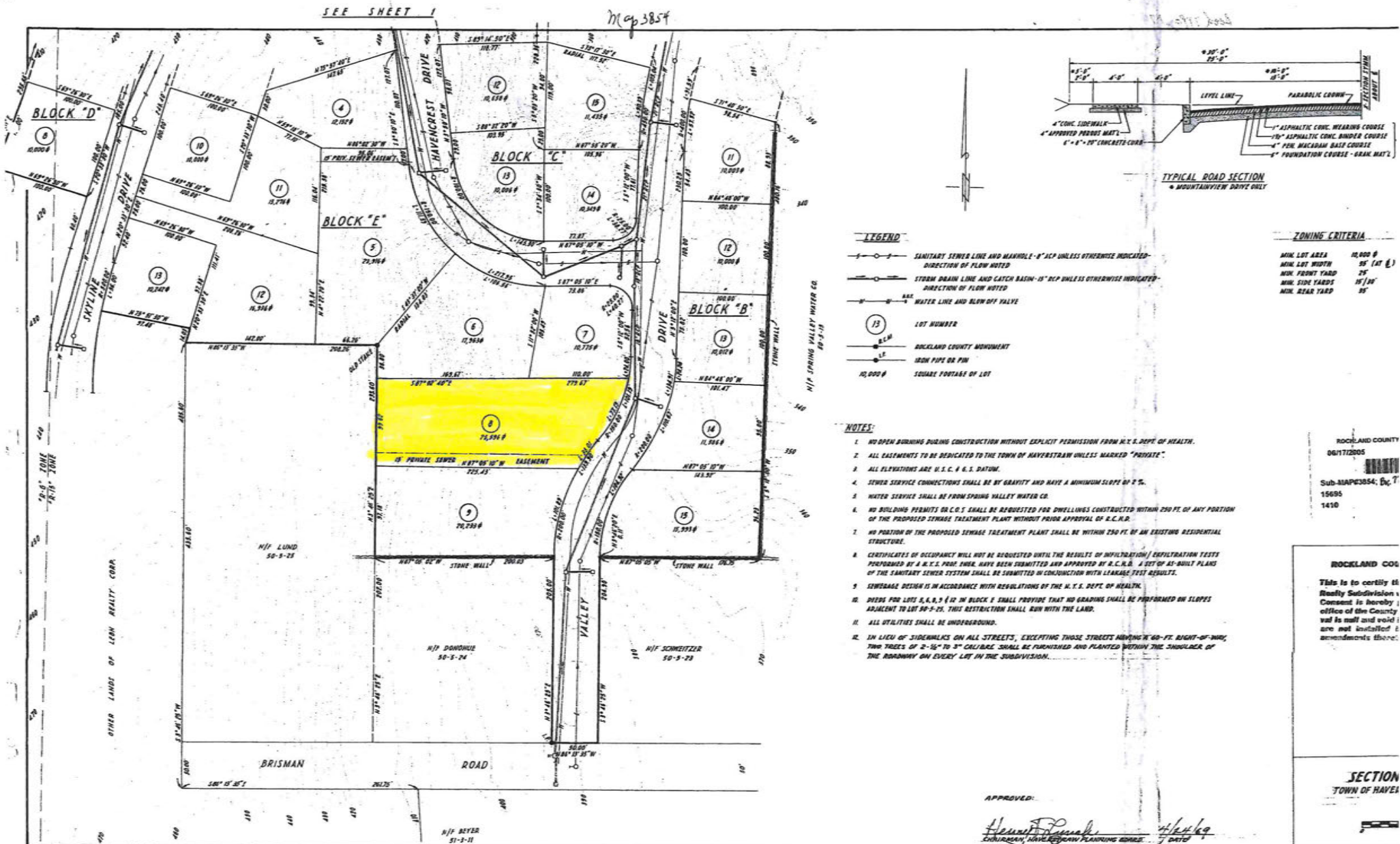
Palisades Interstate Park
Route 202
Central Ave
South Mountain Rd
Route 45

1" ACP UNLESS OTHERWISE INDICATED
15" RCP UNLESS OTHERWISE INDICATED

File Number: 3554 Seq: 1 Page: 1 of 2

11:42 AM 5/15/2024

ORIGINAL
FOR OFFICE FILE



ROCKLAND COUNTY
06/11/2005

Sub-Map 3854, Bk. T
15695
1410

ROCKLAND CO.

This is to certify that
Resident Subdivision
Consent is hereby
office of the County
val is null and void
are not installed &
amendments there.

SECTION
TOWN OF HAVER

The Town of Haverstraw

Building Department

1 Rosman Road
Garnerville, NY 10993
Phone: 845-942-3710
Fax: 845-786-7647

ORIGINAL
FOR OFFICE FILE

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

5/22/2024

RE: THE VARIANCES REQUIRED TO CONSTRUCT A NEW 14'- 8" X 36', 2-STORY ADDITION, WITH A FULL BASEMENT, LOCATED IN THE NORTHERLY SIDE YARD. SAID PARCEL IS LOCATED IN THE IN THE R-15 ZONING DISTRICT.

Owner: Shlomo and Aliza Hauer
Address: 14 Valley Dr. Thiells, NY 10984
Site Location: 14 Valley Dr. Thiells, NY 10984
SBL: 25.08-2-64

To whom it may concern,

The following variance is required: as per the approved Mountainview Park, Section I Subdivision zoning criteria, dated 4/24/1969.

1. The Side Yard Set Back Required Is 15 ft, The Provided Is 10 ft:
A 5 Ft Variance Is Required.



George T. Behn Jr. Building Inspector II

Town of Haverstraw Zoning Board of Appeal

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Shlomo and Aliza Hauer, 14 Valley Dr., Thiells to construct a new 14'-8" x 36', two story addition with a full basement to be constructed on the Northerly side.

The following Variance is required:

1. As per the approved Zoning Criteria of Mountainview Park Subdivision, Section One - dated 04/24/1969.
Side Yard: 15' Required
10' is proposed.
A 5' Ft. Variance is required

Said property being located on the West side of Valley Dr. and located approx. 105 Ft. South of Havencrest Dr. and on the Town of Haverstraw Tax Map as Section-25.08, Block-02, Lot-64.

Said Public Hearing shall be held on Wednesday, June 12, 2024 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Zoning Board of Appeals of the Town Of Haverstraw
Gregg Lawless, Acting Chairman
Christie Tomm Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Chief Clerk
May 30, 2024



ORIGINAL
FOR OFFICE FILE

ZBA Application

- Application
- Narrative
- EAF
- Architectural Plans
- Site Plan

25.08-2-64
14 Valley Dr

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date 04-05-24

Please check all that apply:

☐ Planning Board	☐ Municipal Board
☒ Zoning Board of Appeals* (Fill out Part II of this form)	☐ Historical Board
	☐ Architectural Board
☐ Subdivision # of Lots	☐ Pre-preliminary/Sketch
☐ Site Plan	☐ Preliminary
☐ Special Permit	☐ Final
☐ Conditional Use	
☐ Zoning Code Amendment	
☐ Zone Change	
☒ Variance	

Project Name: 14 Valley Dr

Tax Map Designation:

Section 25.08 Block 2 Lot(s) 64
Section _____ Block _____ Lot(s) _____

Location: On the West side of Valley Dr
105 feet South of Havencrest Dr in the
town/village of Haverstraw

Street Address: 14 Valley Dr, Thiells, NY 10984

Acreage of Parcel 0.59 Zoning District R-15
School District North Rockland Central Postal District 10984
Fire District Thiells Ambulance District _____
Water District Veolia Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)

Proposing an addition to the right side of the house to include 2 bedrooms in the
basement, a new dining room and study on the first floor, and a new master
bedroom on the second floor.

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. _____

Are there streams on the site? If yes, please provide the names. _____

Are there wetlands on the site? If yes, please provide the names and type. _____

Project History: Has this project ever been reviewed before? No _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

APPLICATION REVIEW FORM

Contact Information:

Applicant: Shlomo Hauer Phone # _____
Address 14 Valley Dr, Thiells, NY 10984
Street Name & Number (Post Office) State Zip code
Property Owner: Same as applicant Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code
Engineer/Architect/Surveyor: Anthony Celentano Phone # 845-429-5290
Address 31 Rosman Rd, Thiells, NY 10984
Street Name & Number (Post Office) State Zip code
Attorney: Kevin Conway Phone # 845-729-2096
Address 7 Stokum Ln, New City, NY 10956
Street Name & Number (Post Office) State Zip code
Contact Person: Mendy - Fast Forward Permits Phone # 845-533-4473
Address PO Box 141 Tallman, NY 10982
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

☐ State or County Road	☐ State or County Park
☐ Long Path	☐ County Stream
☐ Municipal Boundary	☐ County Facility

List name(s) of facility checked above. _____

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

☐ RC Highway Department	☐ RC Division of Environmental Resources
☐ RC Drainage Agency	☐ RC Dept. of Health
☐ NYS Dept. of Transportation	☐ NYS Dept. of Environmental Conservation
☐ NYS Thruway Authority	☐ Palisades Interstate Park Comm.
☐ Adjacent Municipality _____	
☐ Other _____	

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of Haverstraw)

Shlomo Hauer

Applicant's Name

, being duly sworn, deposes and says:

I am the applicant in this matter. I make these statements to induce the Town/Village of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee None
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

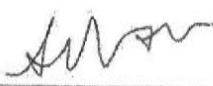
APPLICATION REVIEW FORM

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

***The following two paragraphs are optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of Haverstraw from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account.

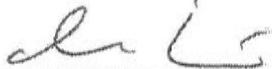
Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature X 

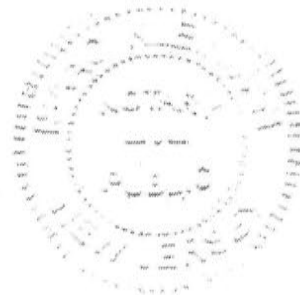
Print Applicant's Name Shlomo Hauer

Affirmed
~~SWORN~~ to before me this

23rd day of May, 2024



Notary Public



APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Haverstraw

I, Shlomo Hauer being duly ^{Affirmed} ~~sworn~~, hereby
depone and say that I reside at:

524a Sterling Ave, Lakewood, NJ 08701

in the county of Ocean in the state of New Jersey

I am the (* Shlomo Hauer) owner in fee simple of premises located at:
14 Valley Dr, Thiells, NY 10984

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 2024 of conveyances, page 7580 or as Instrument ID # _____

Said premises have been in my/its possession since 2024. Said premises are also
known and designated on the Town of Haverstraw Tax Map as:
section 25.08 block 2 lot(s) 64

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

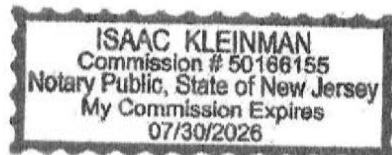
Owner
Mailing Address

X [Signature]
524a Sterling Ave
Lakewood, NJ 08701

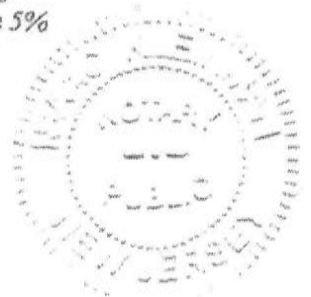
Affirmed
~~sworn~~ to before this

23rd day of May, 2024

[Signature]
Notary Public



* If owner is a corporation or LLC, fill in the office held by deponent and name of
corporation or LLC, and provide a list of all directors, officers, and stockholders
owning more than 5% of any class of stock and all members having greater than 5%
beneficial interest.



APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- ☒ Area Variance from the requirement of Section 167 Attachement 2;
- ☐ Use Variance from the requirement of Section _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of Proposing an addition to the right side of the house to include 2 bedrooms in the basement, a new dining room and study on the first floor, and a new master bedroom on the second floor.

Previous Appeal:

- a. A previous appeal ☐ has, or ☒ has not, been made with respect to this property.
- b. Such appeal was in the form of:
 - ☐ An AREA Variance; or
 - ☐ A USE Variance; or
 - ☐ Appeal from decision of Town Official or Officer; or
 - ☐ Interpretation of the Zoning Ordinance or Map; or
 - ☐ Other
- c. The previous appeal described above was appeal number _____, dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article 3,
Section(s) 167 Attachement 2. Specifically, the applicant seeks a variance
from the requirements from:

Dimension*	Column	Required	Provided
Side Setback		15'	9.7'

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? Yes

Describe: The home in its current state is a bit too small for the applicant's family.
Not being able to construct this addition would necessitate seeking a new home
which will likely be more expensive

2. Is the variance substantial in relation to the zoning code? No

Explain: The variance is minor, being only 5 ft

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? No

Explain: The home will be in character and harmony with the other houses in the
neighborhood

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? No

Explain: Because the practical difficulty or economic injury in this case stems from
the specific needs of the homeowners that cannot be addressed by other methods

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? No

Explain: The applicant will obtain the necessary permits and adhere to all safety regulations

6. Will there be any affect on governmental facilities or services if this variance is granted? No

Describe: This will be a standard single family home and will not interfere with any governmental services.

7. Other factors I/we wish the Board to consider in this case are

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____



**ORIGINAL
FOR OFFICE FILE**

05/21/2024

**14 Valley Dr, Thiells, NY 10984
25.08-2-64**

PROJECT DESCRIPTION

The applicant proposes to build an addition to the existing single-family residence. The existing home is approximately 2,800 sf and the addition will be about 1,100 sf, totaling 3,900 sf. The addition will include 2 bedrooms in the basement, a new dining room and study on the first floor, and a master bedroom on the second floor. In order to not have to relocate the utility lines and in order to keep the flow of the home, the addition is proposed on the right side, resulting in a minor variance.

The applicant seeks the following variance:

- 1. Required Side Setback: 15 ft**
Proposed Side Setback: 9.7 ft

Short Environmental Assessment Form

Part 1 - Project Information

**ORIGINAL
FOR OFFICE FILE**

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 14 Valley Dr			
Project Location (describe, and attach a location map): 14 Valley Dr, Thiells, NY 10984			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: Shlomo Hauer		Telephone: (410) 689-8854	
		E-Mail: Alizahauer@gmail.com	
Address: 14 Valley Dr			
City/PO: Thiells		State: NY	Zip Code: 10984
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Variance needing from zoning board of appeals			YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.59 acres 0.03 acres 0.59 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

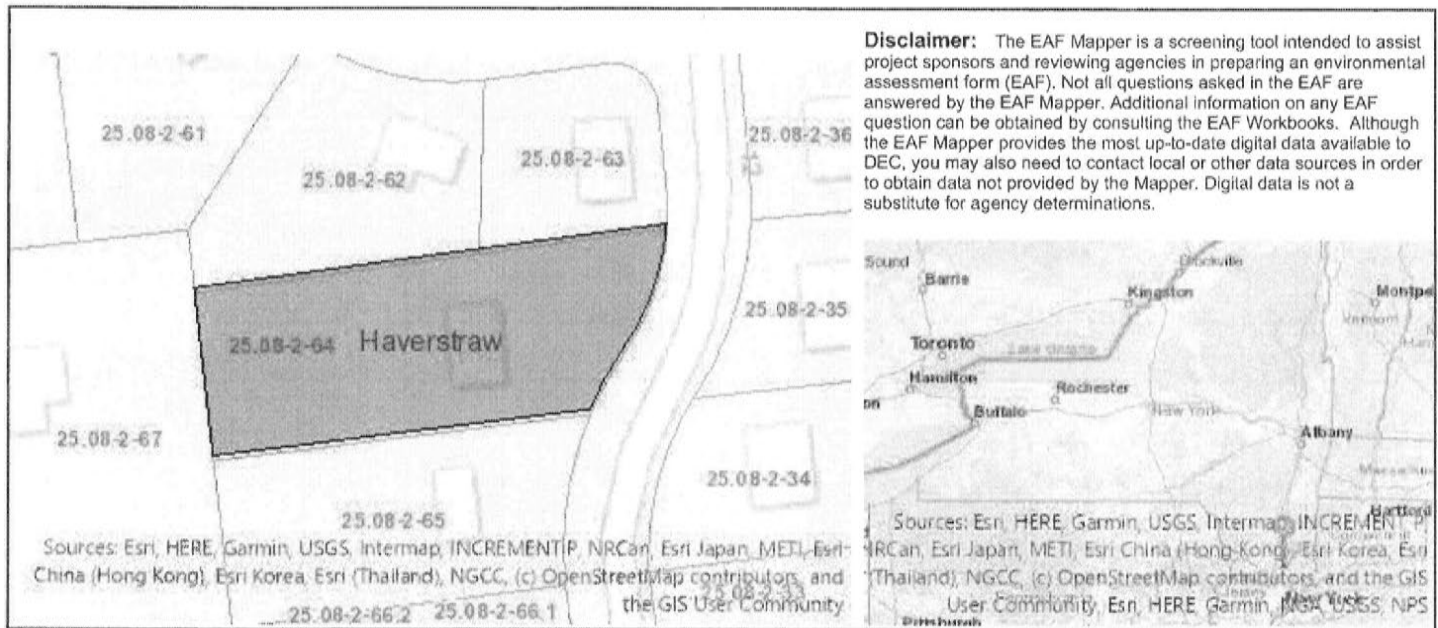
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Shlomo Hauer</u> Date: <u>05/23/24</u> Signature: <u>S. Hauer</u> Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ORIGINAL
FOR OFFICE FILE

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 29, 2024

R.C Dept. of Planning
50 Sanatorium Road – Bldg. T
Pomona, NY 10970
Attention: Michael Kezner

Re: Shlomo and Aliza Hauer
14 Valley Dr.
Thiells, NY 10984
Sect: 25.08 Block: 02 Lot: 64

Dear Mr.Kezner,

Enclosed please find the following:

- ZBA Application dated 04/05/2024
- Narrative dated 05/21/2024
- EAF dated 05/23/2024
- Survey dated 03/01/2024; Revised 03/15/2024
- Letter from George Behn, Jr., Building Inspector dated 05/22/2024

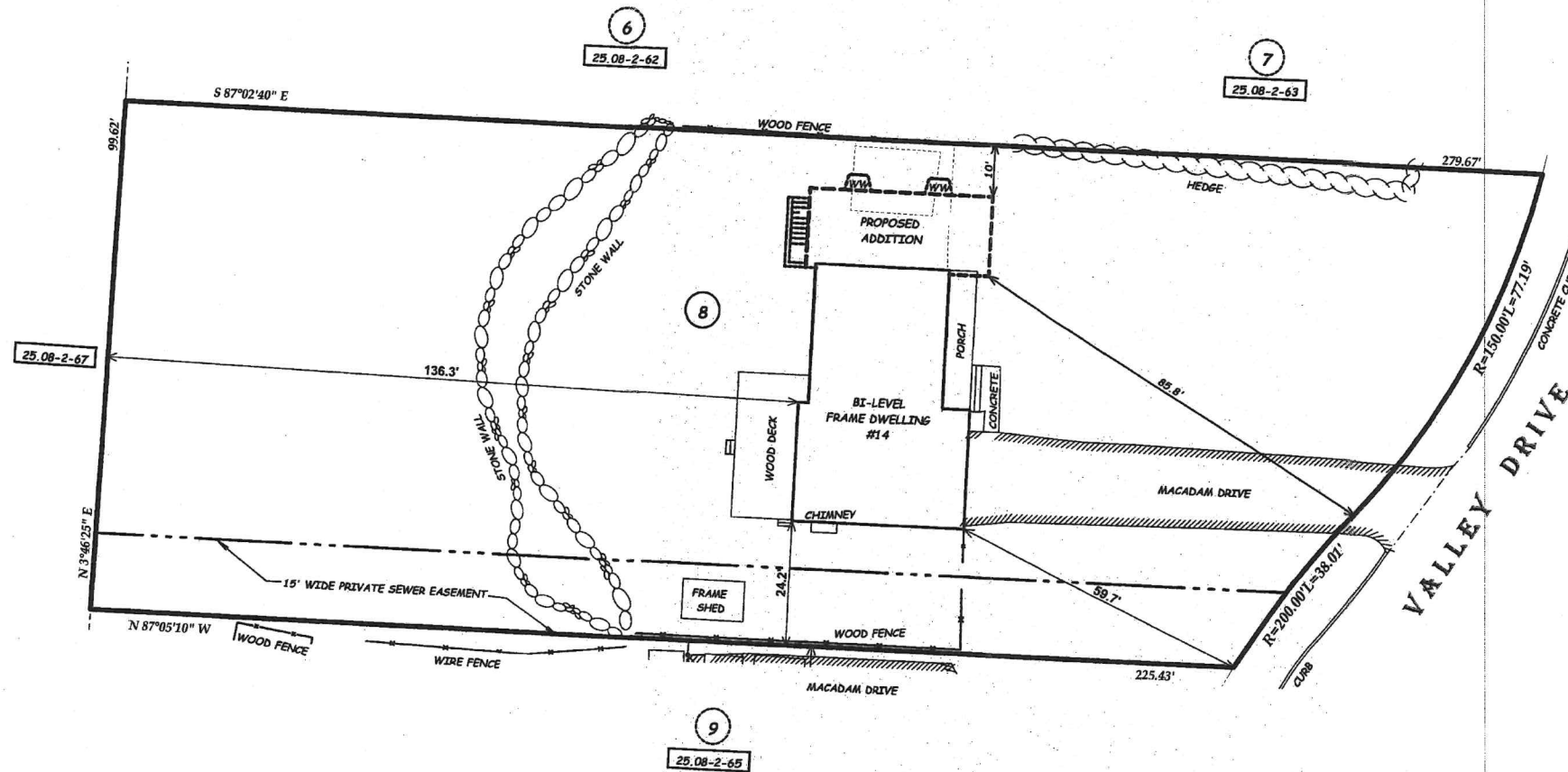
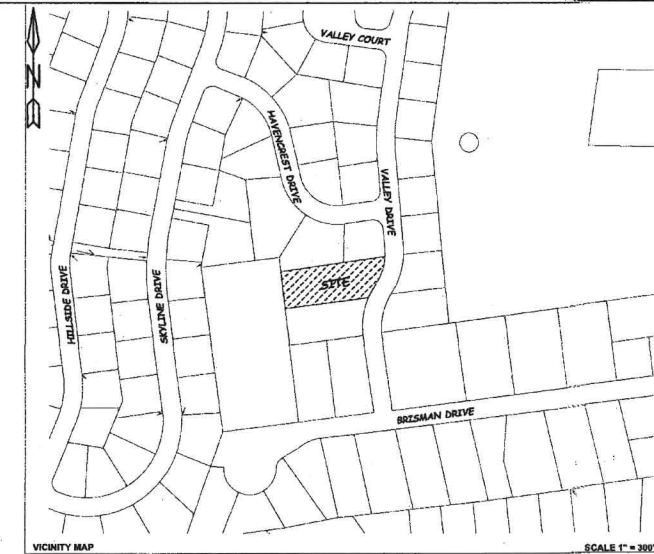
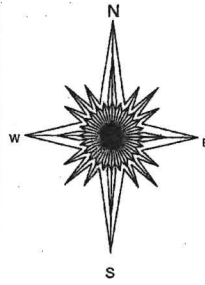
A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk



- IMPERVIOUS SURFACES:
1. HOUSE: 1,505 S.F.
 2. PROPOSED ADDITION: 545 S.F.
 3. PORCH: 145 S.F.
 4. DECK: 350 S.F.
 5. SHED: 96 S.F.
 6. DRIVEWAY & WALKS: 1,308 S.F.

TOTAL: 3,949 S.F.

ZONING CRITERIA PER
FILED MAP 3854

BULK REQUIREMENTS

SINGLE FAMILY
DETACHED DWELLING

ZONE: R-15

USE GROUP F	MIN. LOT AREA	LOT WIDTH	STREET FRONTAGE	FRONT SETBACK	FRONT YARD	SIDE SETBACK	TOT SIDE SETBACK	REAR SETBACK	MAX. BUILDING HEIGHT	MAX. BUILDING COVERAGE	MAX. DEV. COVERAGE
REQUIRED	10,000 S.F.	95'	100'	25'	25'	15'	30'	35'	35'	0.25	0.35
PROVIDED	25,596 S.F.	99.5'	115'	59.7'	59.7'	10"	34.2'	135.8'	< 35'	0.15	0.15

*VARIANCE REQUIRED

LOT AREA = 25,596.16 SQUARE FEET
BEING LOT 8 BLOCK E ON A CERTAIN MAP ENTITLED
"MOUNTAIN VIEW PARK SECTION I"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3854 BOOK #77 PAGE #70 ON 4/24/69.



TAX MAP DESIGNATION: 25.08-2-64
PROPOSED ADDITION FOR
14 VALLEY DR

TOWN OF HAVERSTRAW, ROCKLAND COUNTY
REV. 3/15/24
THIELLS, NEW YORK
REV 4/22/24
MARCH 1, 2024
SCALE: 1" = 20'

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#76244

Town of Haverstraw Zoning Board of Appeal

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Jason Trow, 3 Sherman Dr., Garnerville to construct a new 174.5 Sq. /Ft. shed and to legalize two existing sheds.

The following Variances are required:

1. Front Yard: 30' Required
19.5' is proposed.
A 10.5' Ft. Variance is required
2. Legalize Shed # 1: 10' Required
6.9' is proposed.
A 3.1' Ft. Variance is required
3. Legalize Shed # 2: 10' Required
2' is proposed.
A 9.8' Ft. Variance is required

Said property being located on the Southwest side of Sherman Dr. and located approx. 100 Ft. East of West Ramapo Road and on the Town of Haverstraw Tax Map as Section-26.09, Block-05, Lot-14.

Said Public Hearing shall be held on Wednesday, June 12, 2024 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Zoning Board of Appeals of the Town Of Haverstraw
Gregg Lawless, Acting Chairman
Christie Tomm Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Chief Clerk
May 30, 2024

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 7, 2024

R.C Dept. of Planning
50 Sanatorium Rd., Bldg. T
Pomona, NY 10970
Attention: Michael Kezner

Re: Jason Trow
3 Sherman Dr.
Garnerville, NY 10923
Sect: 26.09 Block: 05 Lot: 14

Dear Mr. Kezner,

Enclosed please find the following:

- ZBA Application dated 04/17/2024
- Site Plan dated 04/09/2024
- Letter from George Behn, Jr., Building Inspector dated 05/02/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 7, 2024

NYS D.O.T
275 Ridge Road
New City, NY 10956
Attention: Ralph Tarulli

Re: Jason Trow
3 Sherman Dr.
Garnerville, NY 10923
Sect: 26.09 Block: 05 Lot: 14

Dear Mr. Tarulli,

Enclosed please find the following:

- ZBA Application dated 04/17/2024
- Site Plan dated 04/09/2024
- Letter from George Behn, Jr., Building Inspector dated 05/02/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk



**Department of
Transportation**

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

May 13, 2024

**ORIGINAL
FOR OFFICE FILE**

Members of the Zoning Board
Town of Haverstraw
One Rosman Road
Garnerville, NY 10923
Att: Annette Hendrie-Chief Clerk

**RE: 3 Sherman Drive
Garnerville, NY**

Dear Members of the Zoning Board:

The New York State Department of Transportation (NYSDOT) has received a General Municipal Law Review Referral Form for the above subject project and has conducted a review of the information received. NYSDOT does not anticipate direct impacts to the State's highway system associated with the subject project at this time.

A Highway Work Permit (HWP) is required for any work within the State Highway Right-of-Way. If future work is proposed within the State Highway Right-of-Way as part of this project, the applicant is encouraged to review the permit process and all required HWP forms on the NYSDOT website: <https://www.dot.ny.gov/divisions/operating/oom/transportation-systems/traffic-operations-section/highway-permits>.

We appreciate the Town's effort in involving the NYSDOT in the review process.

Thank you and if you have any questions, please contact me at: 845-634-4661;
ralph.tarulli@dot.ny.gov

Sincerely,

Ralph Tarulli, PE (DOT Consultant)
Permit Engineer
NYSDOT, Rockland County Residency
Region 8, 275 Ridge Road, New City, NY 10956 | www.dot.ny.gov



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
 Dr. Robert L. Yeager Health Center
 50 Sanatorium Road, Building T
 Pomona, New York 10970
 Phone: (845) 364-3434 Fax: (845) 364-3435

ORIGINAL
FOR OFFICE FILE

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

May 22, 2024

Haverstraw Zoning Board of Appeals
 One Rosman Road
 Garnerville, NY 10923

Tax Data: 26.09-5-14

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 05/02/2024

Date Review Received: 05/07/2024

Item: JASON TROW - 3 SHERMAN DRIVE (H-287)

A variance application to permit the construction of a 174.5 SF covered front porch and to legalize two existing sheds for an existing single-family residence. An 80 SF second-floor addition is also proposed. The site is located on 0.35 acres in the R-15 zoning district. The requested variances are for front yard, and side yard to an accessory structure.

Southwest side of Sherman Drive, approximately 150 feet west of West Ramapo Road (US Route 202)

Reason for Referral:

West Ramapo Road (US Route 202), High Tor State Park

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***Approve**

The proposed variances are deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, it is a local decision.

1 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The Board may have already addressed these points or may disregard them without any formal vote under the GML process:

1.1 The bulk table on the site plan provides measurements for the front setback and front yard. However, the Town's Table of General Bulk Requirements only lists a front yard standard. The front setback standard shall be removed from the bulk table on the site plan.

1.2 The site plan has been reduced in size. A full-sized site plan printed in proportion to the scale indicated on the drawing must be submitted to our department for review.

1.3 A revision table must be provided on the site plan. The revision dates shall be listed chronologically.

1.4 The map notes must be labeled as such. In addition, they should include parcel specific information such as lot area, zoning designation, owner, and existing use.

JASON TROW - 3 SHERMAN DRIVE (H-287)

1.5 The Referral Form for General Municipal Law Reviews should be amended to indicate the site is within 500 feet of a State Park and State Road.

1.6 The Application Form should be corrected to indicate the site is within 500 feet of a State Park.


 Douglas J. Schuetz
 Acting Commissioner of Planning

cc: Supervisor Howard Phillips, Haverstraw
 Rockland County Department of Health
 New York State Department of Transportation
 Palisades Interstate Park Commission
 Anthony R. Celentano, P.E.

Jason Trow

Rockland County Planning Board Members

The review undertaken by the County of Rockland Department of Planning is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the potential for substantial burden may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

The Town of Haverstraw

Building Department

1 Rosman Road
Garnerville, NY 10993
Phone: 845-942-3710
Fax: 845-786-7647

ORIGINAL
FOR OFFICE FILE

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

5/2/2024

RE: The variances required to construct a new 174.5 sq/ft Front Porch and to legalize 2 existing sheds. In the R-15 Zoning District.

Owner: Jason Trow

Address: 3 Sherman Dr. Garnerville, NY 10923

Project Name: Trow Renovations

Site Location: 3 Sherman Dr. Garnerville, NY 10923

SBL: 26.09-5-14

To Whom It May Concern,

The following area variances are required:

- Front Yard Depth: Required 30', Proposed, 19.5'; a **10.5' Variance is required.**
- To legalize an existing shed # 1(167-61G) Required 10', Proposed 6.9'; a **3.1' Variance is required.**
- To legalize an existing shed # 2(167-61G) Required 10', Proposed .2'; a **9.8' Variance is required.**



George T. Behn Jr. *Building Inspector II*

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Town of Haverstraw Date Sent 05/01/24
Board Planning X ZBA Town/Village Meeting Date June 12, 2024
File Name 3 Sherman Dr.
Contact Person Jason Trow
Address 3 Sherman Dr.
Garnerville NY 10923

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

ORIGINAL
FOR OFFICE FILE

 RC Highway Department
 RC Division of Environmental Resources
 RC Drainage Agency
 RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
 RC Sewer District #1
 NYS Department of Environmental Conservation
 NYS Department of Transportation
 NYS Thruway Authority
 NY-NJ Trail Conference (Long Path)
 Palisades Interstate Park Commission
 US Army Corps of Engineers
 Cornell Cooperative Extension of Rockland County
 Adjacent Municipality
 Other

Pursuant to the General Municipal Law Article 12-B, Section

239 (n) Subdivision
239 (l) & (m): Site Plan Variance Special Permit Zone Change/Amendment
 Other - Please list

Location of Parcel(s) 3 Sherman Dr. Garnerville 10923
 Acreage of Parcel (s)
Existing Sq. Footage Proposed Sq. Footage

The Property in Question Lies Within 500 Feet of:

 County Road State Road, Thruway, or Parkway
 County Stream State Park
 County Park Village, Town, or County Boundary
 County or State Facility The Long Path

Map Block Lot(s) Map Date
Map Block Lot(s) Current Zoning

Brief Project Description adding Front Covered porch

Variances Needed (if applicable)

Required

Provided

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date 4/12/24

Please check all that apply:

☒ Planning Board	☐ Municipal Board
☒ Zoning Board of Appeals*	☐ Historical Board
(*Fill out Parts I & II of this form)	☐ Architectural Board
☐ Subdivision # of Lots	☐ Pre-preliminary/Sketch
☐ Site Plan	☐ Preliminary
☐ Special Permit	☐ Final
☐ Conditional Use	
☐ Zoning Code Amendment	
☐ Zone Change	
☐ Variance	

Project Name: _____

Tax Map Designation:

Section 26.9 Block 5 Lot(s) 14
 Section _____ Block _____ Lot(s) _____

Location: On the South West side of Sherman,
Approx 100 feet East of W. Ramapo Road in the
 town/village of Haverstraw

Street Address: 3 Sherman Drive Garnerville

Acreage of Parcel 0.35 / 15,340 sqf Zoning District _____

School District North Rockland Postal District Garnerville

Fire District Thiells Roseville Ambulance District Garnerville Haverstraw

Water District Veolia Sewer District Town of Haverstraw RCSD #1

Project Description: (If additional space required, please attach a narrative summary.)

Adding front covered porch

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. _____

Are there streams on the site? If yes, please provide the names. _____

Are there wetlands on the site? If yes, please provide the names and type. _____

Project History: Has this project ever been reviewed before? _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

APPLICATION REVIEW FORM

Contact Information:

Applicant: Jason Trow Phone # 845-269-7962

Address 3 Sherman drive Garnerville NY 10923
Street Name & Number (Post Office) State Zip code

Property Owner: Jason + Cynthia Trow Phone # 845-269-7962

Address 3 Sherman dr Garnerville NY 10923
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: John G. Erzen Phone # 845-222-1352

Address PO Box 157 Congers NY 10920
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: Jason Trow Phone # 845-269-7962

Address 3 Sherman Drive Garnerville NY 10923
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

☒ State or County Road

_____ State or County Park

_____ Long Path

_____ County Stream

_____ Municipal Boundary

_____ County Facility

List name(s) of facility checked above. _____

Referral Agencies: (Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)

_____ RC Highway Department

_____ RC Division of Environmental Resources

_____ RC Drainage Agency

_____ RC Dept. of Health

_____ NYS Dept. of Transportation

_____ NYS Dept. of Environmental Conservation

_____ NYS Thruway Authority

_____ Palisades Interstate Park Comm.

_____ Adjacent Municipality _____

_____ Other _____

****All applicants must send copies of their applications and plans to:**

Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of Haverstraw)

Jason Trow, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

APPLICATION REVIEW FORM

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

None

- a. Name and address of officer or employee _____
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of _____.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

APPLICATION REVIEW FORM

5. Application Fee(s)

I, Jason Trow, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

***The following paragraph is optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of _____ from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature

Print Applicant's Name

Jason Trow

SWORN to before me this

18th day of April, 2024

Annette Hendrie

Notary Public



I have received from _____ the sum of _____ on this date

_____.

Reviewed by the _____ on _____ Municipal Clerk/Treasurer

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Haverstraw)

I, Jason Trow being duly sworn, hereby
depose and say that I reside at: 3 Sherman Drive Garnerville NY 10923

in the county of Rockland in the state of New York.

I am the (*) owner in fee simple of premises located at:
3 Sherman Dr., Garnerville NY 10923

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber of conveyances, page or as Instrument ID # .

Said premises have been in my/its possession since 2013. Said premises are also
known and designated on the Town of Haverstraw Tax Map as:
section 26.9 block 5 lot(s) 14.

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner
Mailing Address

Jason Trow
3 Sherman Drive
Garnerville NY 10923

SWORN to before this

18th day of April, 2024

Annette Hendrie

Notary Public



* If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.

Notary Public

APPLICATION REVIEW FORM

PART II*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- ☒ Area Variance from the requirement of Section 167-61G;
- ☐ Use Variance from the requirement of Section _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of

Adding front covered porch

Previous Appeal:

- a. A previous appeal ___ has, or ___ has not, been made with respect to this property.
- b. Such appeal was in the form of:
 - ___ An AREA Variance; or
 - ___ A USE Variance; or
 - ___ Appeal from decision of Town Official or Officer; or
 - ___ Interpretation of the Zoning Ordinance or Map; or
 - ___ Other
- c. The previous appeal described above was appeal number _____,
dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE *(This section to be completed only for an AREA variance. Use additional pages, if needed.)*

This application seeks a variance from the provisions of Article _____, Section(s) _____. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided

**e.g., front yard, side setback, FAR, etc.*

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? _____

Describe: _____

2. Is the variance substantial in relation to the zoning code? _____

Explain: _____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? NO

Explain: _____

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO

Explain: _____

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? NO

Explain: _____

6. Will there be any affect on governmental facilities or services if this variance is granted? NO

Describe: _____

7. Other factors I/we wish the Board to consider in this case are

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

APPLICATION REVIEW FORM

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

11. Other factors I/we wish the Board to consider in this case are:

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

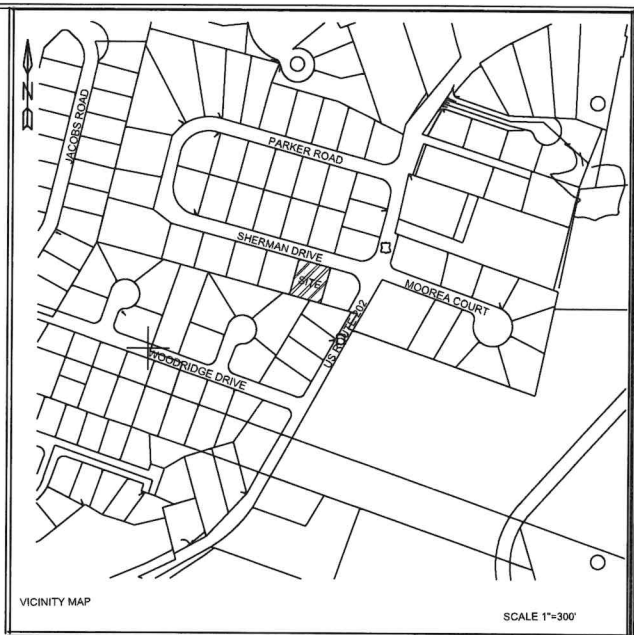
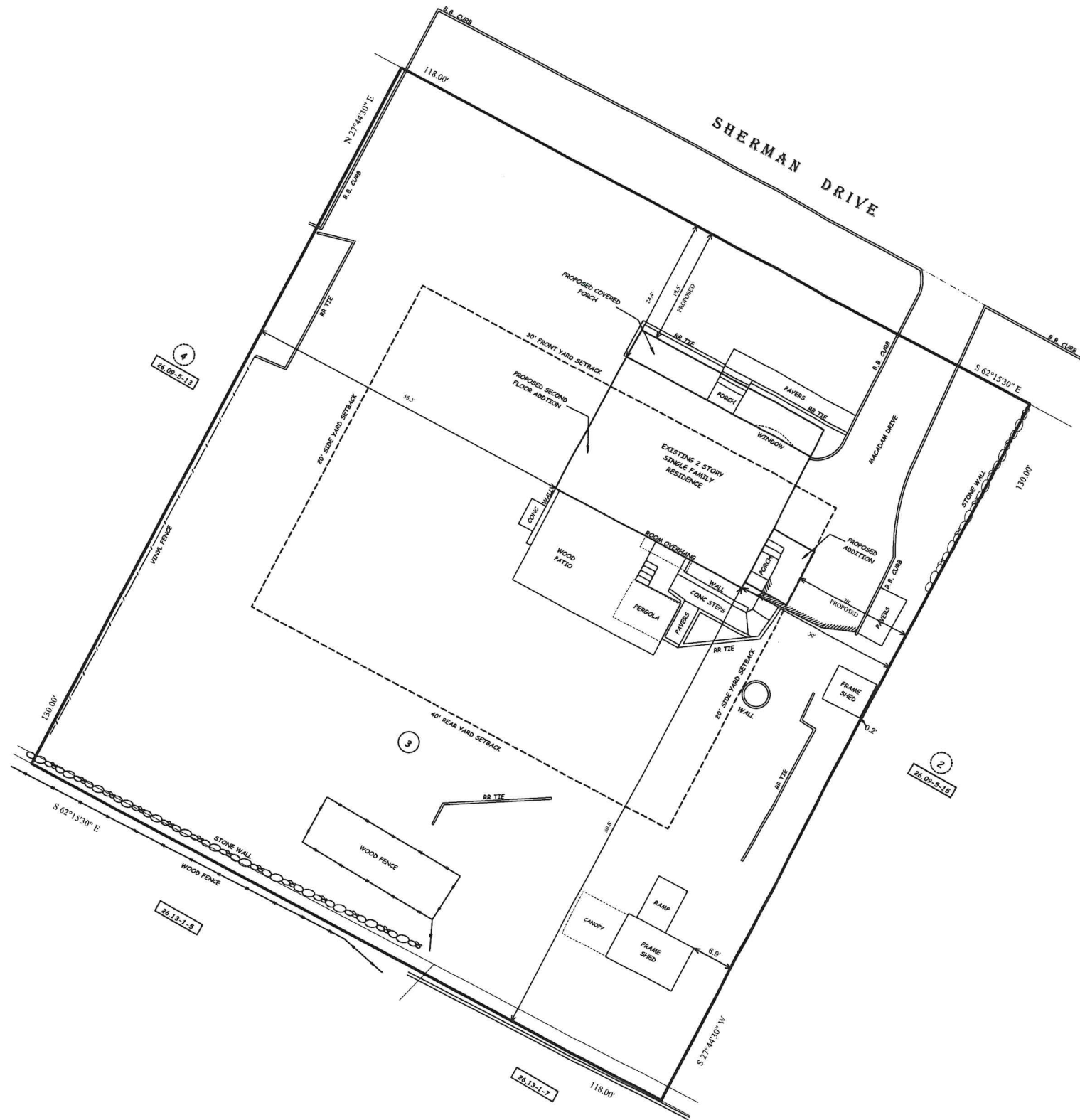
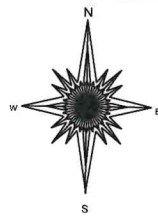
2. Nature of decision:

3. The decision described above is hereby appealed because:

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
2) SEWER DISTRICT: ACSD#1
3) WATER DISTRICT: NICOLA NORTH AMERICA, UNITED STATES
4) FIRE DISTRICT: THIELLS-ROSEVILLE
5) AMBULANCE DISTRICT: HAVERSTRAW
6) POLICE DISTRICT: HAVERSTRAW
7) SCHOOL DISTRICT: NORTH ROCKLAND

ORIGINAL
FOR OFFICE FILE

IMPERVIOUS SURFACES:

1. HOUSE: 854 SF
2. DRIVEWAY: 840 SF
3. PROPOSED PORCH: 173 SF
4. SHED & CANOPY: 160 SF
5. FRONT PORCH & WALK: 105 SF
6. REAR WALK: 101 SF
7. PROPOSED ADDITION: 80 SF
8. SHED: 43 SF
9. PAVERS: 39 SF
10. L SIDE CONC & WALL: 20 SF
11. SIDE PORCH & STEPS: 19 SF
12. R SIDE CONC: 10 SF
(DECK NOT INCLUDED)

TOTAL: 2,444 SF

BULK REQUIREMENTS

SINGLE FAMILY
DETACHED DWELLING

ZONE: R-15

USE GROUP	MIN. LOT AREA	LOT WIDTH	STREET FRONTAGE	FRONT SETBACK	FRONT YARD	SIDE SETBACK	TOT. SIDE SETBACK	REAR SETBACK	MAX. BUILDING HEIGHT	MAX. BUILDING COVERAGE	MAX. DEV. COVERAGE	SECTION 167-61G shed 1	SECTION 167-61G shed 2
REQUIRED	15,000 S.F.	100'	100'	30'	30'	20'	40'	35'	35'	25%	35%	10'	10'
EXISTING	15,340 SF	118'	118'	24.4"	24.4"	30'/55.3'	85.3'	80.8'	23.16'	5.56%	14.2%	0.2"	6.9"
PROPOSED	15,340 SF	118'	118'	19.5"	19.5"	20'/55.3'	75.3'	80.8'	23.18'	7.21%	15.9%	0.2"	6.9"
VARIANCE REQUIRED	NO	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	YES	YES

* VARIANCE REQUIRED



LOT AREA = 15,340.00 SQUARE FEET
TAX MAP DESIGNATION: 26.09-5-14

PROPOSED ADDITION FOR
3 SHERMAN DR

TOWN OF HAVERSTRAW, ROCKLAND COUNTY
REV 5/2/24
THIELLS, NEW YORK

APRIL 9, 2024 SCALE: 1" = 10'

0 10 20 30

ANTHONY R. CELESTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celetano LIC#76244

Town of Haverstraw Zoning Board of Appeal

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Edgar ChaCha, 61 W. Ramapo Road, Garnerville to construct a new 12' x 14' backyard Cabana.

The following Variances are required:

1. **Lot Coverage:** 35% is Required
55% is proposed.
A 20% Variance is required to increase the Lot Coverage
2. **167-59 : An Accessory Building shall be at least 15 Ft. from the Principal Building**
8' is proposed.
A 7' Variance is required.

Said property being located on the East side of W. Ramapo Road. and South of Elizabeth Place and on the Town of Haverstraw Tax Map as Section-26.09, Block-04, Lot-16.

Said Public Hearing shall be held on Wednesday, June 12, 2024 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Zoning Board of Appeals of the Town Of Haverstraw
Gregg Lawless, Acting Chairman
Christie Tomm Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Chief Clerk
June 03, 2024

The Town of Haverstraw
Building Department

1 Rosman Road
Garnerville, NY 10993
Phone: 845-942-3710
Fax: 845-786-7647

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

5/23/2024

RE: THE VARIANCES REQUIRED TO CONSTRUCT A NEW 12' X 14', BACK YARD CABANA. SAID PARCEL IS LOCATED IN THE R-15 ZONING DISTRICT.

Owner: Edgar ChaCha

Address: 61 West Ramapo Rd. Garnerville, NY 10923

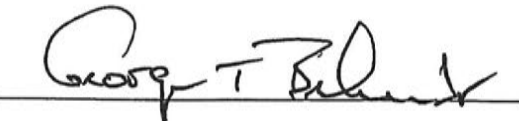
Site Location: 61 West Ramapo Rd. Garnerville, NY 10923

SBL: 26.09-4-16

To whom it may concern,

The following variances are required are:

1. Lot Coverage: The Required Is 35%, The Proposed Is 55%, **A Variance 20% Is Required To Increase The Lot Coverage.**
2. As Per Section 167-59 Of The Town Code, An Accessory Building Shall Be At Least 15 Feet From The Principal Building; The Proposed Cabana Is 8' From The Principal Building, Therefore: **A 7' Variance Is Required.**



George T. Behn Jr. Building Inspector II

ORIGINAL
FOR OFFICE FILE

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 23, 2024

Palisades Interstate Park Commission
Bear Mountain, NY 10911
Attention: Engineer

Re: Edgar Chacha
61 W. Ramapo Rd.
Garnerville, NY 10923
Sect: 26.09 Block: 04 Lot: 16

To Whom It May Concern,

Enclosed please find the following:

- ZBA Application dated 05/16/2024
- Survey dated 01/08/2024, Last revised 05/15/2024
- Letter from George Behn, Jr., Building Inspector dated 05/23/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

ORIGINAL
FOR OFFICE FILE

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 23, 2024

R.C Dept. of Highway
26 Scotland Hill Road
Chestnut Ridge, NY 10977
Attention: Dyan Rajasingham

Re: Edgar Chacha
61 W. Ramapo Rd.
Garnerville, NY 10923
Sect: 26.09 Block: 04 Lot: 16

Dear Mr. Rajasingham,

Enclosed please find the following:

- ZBA Application dated 05/16/2024
- Survey dated 01/08/2024, Last revised 05/15/2024
- Letter from George Behn, Jr., Building Inspector dated 05/23/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

ORIGINAL
FOR OFFICE FILE

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 23, 2024

NYS D.O.T
275 Ridge Road
New City, NY 10956
Attention: Ralph Tarulli

Re: Edgar Chacha
61 W. Ramapo Rd.
Garnerville, NY 10923
Sect: 26.09 Block: 04 Lot: 16

Dear Mr. Tarulli,

Enclosed please find the following:

- ZBA Application dated 05/16/2024
- Survey dated 01/08/2024, Last revised 05/15/2024
- Letter from George Behn, Jr., Building Inspector dated 05/23/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

ORIGINAL
FOR OFFICE FILE

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 23, 2024

R.C Dept. of Planning
50 Sanatorium Road, Bldg. T
Pomona, NY 10970
Attention: Michael Kezner

Re: Edgar Chacha
61 W. Ramapo Rd.
Garnerville, NY 10923
Sect: 26.09 Block: 04 Lot: 16

Dear Mr. Kezner,

Enclosed please find the following:

- ZBA Application dated 05/16/2024
- Survey dated 01/08/2024, Last revised 05/15/2024
- Letter from George Behn, Jr., Building Inspector dated 05/23/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

ORIGINAL
FOR OFFICE FILE

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

May 23, 2024

R.C Dept. of Health
50 Sanatorium Road, Bldg. D
Pomona, NY 10977
Attention: Liz Mello

Re: Edgar Chacha
61 W. Ramapo Rd.
Garnerville, NY 10923
Sect: 26.09 Block: 04 Lot: 16

Dear Mrs. Mello,

Enclosed please find the following:

- ZBA Application dated 05/16/2024
- Survey dated 01/08/2024, Last revised 05/15/2024
- Letter from George Behn, Jr., Building Inspector dated 05/23/2024

A Public Hearing will be scheduled for June 12, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality TOWN OF HAVERSTRAW Date Sent 5/16/24
Board Planning ☒ ZBA Town/Village Meeting Date June 12, 2024
File Name EDGAR CHACHA
Contact Person C. W. RAMAPO RD
Address THIRLS NY 10923

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- ☐ RC Highway Department
☐ RC Division of Environmental Resources
☐ RC Drainage Agency
☐ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
☐ RC Sewer District #1
☐ NYS Department of Environmental Conservation
☒ NYS Department of Transportation
☐ NYS Thruway Authority
☐ NY-NJ Trail Conference (Long Path)
☒ Palisades Interstate Park Commission
☐ US Army Corps of Engineers
☐ Cornell Cooperative Extension of Rockland County
☐ Adjacent Municipality _____
☐ Other _____



Pursuant to the General Municipal Law Article 12-B, Section

239 (n) ☐ Subdivision
239 (l) & (m): ☐ Site Plan ☒ Variance ☐ Special Permit ☐ Zone Change/Amendment
☐ Other - Please list _____

Location of Parcel(s) INTERSECTION OF WESTERLY LIE OF W. RAMAPO RD
WITH THE SOUTHERLY SIDE OF ELIZABETH
Existing Sq. Footage 13,184 ^{ORANGE} Decrease of Parcel (s) 0.30
Proposed Sq. Footage 13,184

The Property in Question Lies Within 500 Feet of:

- ☐ County Road ☒ State Road, Thruway, or Parkway
☐ County Stream ☒ State Park
☐ County Park ☐ Village, Town, or County Boundary
☐ County or State Facility ☐ The Long Path

Map 26.09 Block 4 Lot(s) 16 Map Date 5/16/24
Map _____ Block _____ Lot(s) _____ Current Zoning R-1S

Brief Project Description PROPOSED CABANA 10x12

Variances Needed (if applicable)

	Required	Provided
<u>SIDE YARD</u>	<u>20'</u>	<u>14'</u>
<u>LOT COVERAGE</u>	<u>35%</u>	<u>55%</u>

APPLICATION REVIEW FORM

PART I

Name of Municipality HAVERSTRAW Date 5/14/24

Please check all that apply:

☒ Planning Board	☐ Municipal Board
☒ Zoning Board of Appeals* (Fill out Part II of this form)	☐ Historical Board
	☐ Architectural Board
☐ Subdivision # of Lots	☐ Pre-preliminary/Sketch
☐ Site Plan	☐ Preliminary
☐ Special Permit	☐ Final
☐ Conditional Use	
☐ Zoning Code Amendment	
☐ Zone Change	
☒ Variance	

Project Name: 61 WEST RAMAPO

Tax Map Designation:

Section 26.09 Block 4 Lot(s) 16
Section _____ Block _____ Lot(s) _____

Location: On the EAST side of W. RAMAPO RD,
0 feet SOUTH of ELIZABETH PL in the
town/village of HAVERSTRAW

Street Address: 61 W. RAMAPO RD

Acreage of Parcel 0.30 Zoning District R-15
School District NRKD Postal District GARNERVILLE
Fire District THOELKS Ambulance District HAVERSTRAW
Water District VEDLIA Sewer District JRSB

Project Description: (If additional space required, please attach a narrative summary.)

PROPOSED CABANA

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. NO

Are there streams on the site? If yes, please provide the names. N/A

Are there wetlands on the site? If yes, please provide the names and type. N/A

Project History: Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

APPLICATION REVIEW FORM

Contact Information:

Applicant: EDGAR CHACHA Phone # 845-821-8834

Address 61 W. RAMAPO RD GARNEVILLE NY 10923
Street Name & Number (Post Office) State Zip code

Property Owner: EDGAR CHACHA Phone # 845-821-8834

Address 61 W. RAMAPO RD GARNEVILLE NY 10923
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: ANTHONY CELESTIANO Phone # 845-429-5290

Address 31 ROSMAN RD THIELS NY 10984
Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # _____

Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: APPLICANT/OWNER Phone # _____

Address _____
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF
 PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|--|--|
| ☒ State or County Road | ☒ State or County Park |
| ☐ Long Path | ☐ County Stream |
| ☐ Municipal Boundary | ☐ County Facility |

List name(s) of facility checked above. HIGH TOP STATE PARK
& RT 202

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

- | | |
|---|---|
| ☐ RC Highway Department | ☐ RC Division of Environmental Resources |
| ☐ RC Drainage Agency | ☐ RC Dept. of Health |
| ☒ NYS Dept. of Transportation | ☐ NYS Dept. of Environmental Conservation |
| ☐ NYS Thruway Authority | ☒ Palisades Interstate Park Comm. |
| ☐ Adjacent Municipality _____ | |
| ☐ Other _____ | |

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of _____)

EDGAR CHACHA

Applicant's Name

, being duly sworn, deposes and says:

I am the applicant in this matter. I make these statements to induce the Town/Village of HAVERSTRAW, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of

HAVERSTRAW in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee NONE
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

APPLICATION REVIEW FORM

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

***The following two paragraphs are optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of HAVERSTRAW from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature Edgar R. Chachra
Print Applicant's Name Edgar R. Chachra

SWORN to before me this

14th day of May, 2024

Annette Hendrie

Notary Public



APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, EDGAR CHACHA being duly sworn, hereby
depone and say that I reside at: 61 W. RAMAPO RD
GARN
in the county of ROCKLAND in the state of NEW YORK

I am the (* PRIMARY) owner in fee simple of premises located at:
61 W. RAMAPO RD GARNERVILLE NY

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID # 2013-36364

Said premises have been in my/its possession since 2013. Said premises are also
known and designated on the Town of HAVERSTRAW Tax Map as:
section 26.09 block 4 lot(s) 16

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner

Mailing Address

Edgar R Chacha
61 West Ramapo Rd
Garnerville NY 10923

SWORN to before this

14th day of May, 2024
Annette Hendrie

Notary Public



* If owner is a corporation or LLC, fill in the office held by deponent and name of
corporation or LLC, and provide a list of all directors, officers, and stockholders
owning more than 5% of any class of stock and all members having greater than 5%
beneficial interest.

Owners of Nearby Properties:

[illegible]

SWORN to before this

_____ day of _____, 20____

Page 8 of 12

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- ☒ Area Variance from the requirement of Section 167-59 167-9-14 ;
() Use Variance from the requirement of Section _____ ;
() Special permit per the requirements of Section _____ ;
() Review of an administrative decision of the Building Inspector;
() An order to issue a Certificate of Occupancy;
() An order to issue a Building Permit;
() An interpretation of the Zoning Ordinance or Map;
() Certification of an existing non-conforming structure or use;
() Other (*explain*) _____ ;

To permit construction, maintenance and use of CABANA

Previous Appeal:

a. A previous appeal ___ has, or ☒ has not, been made with respect to this property.

b. Such appeal was in the form of:

- ___ An AREA Variance; or
___ A USE Variance; or
___ Appeal from decision of Town Official or Officer; or
___ Interpretation of the Zoning Ordinance or Map; or
___ Other

c. The previous appeal described above was appeal number _____,
dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article W1,
Section(s) 167-9. Specifically, the applicant seeks a variance
from the requirements from:

Dimension*	Column	Required	Provided
	<u>167-5A</u>	<u>15'</u>	<u>10'</u>
	<u>14</u>	<u>35%</u>	<u>55%</u>

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? YES

Describe: LOCATION OF CABANA IS THE BEST FEASIBLE PLACE

2. Is the variance substantial in relation to the zoning code? NO

Explain: CABANA WILL ONLY INCREASE IMPERVIOUS BY 1%. HOWEVER EXISTING PATIOS ARE OVER COVERAGE

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? NO

Explain: CABANA WILL BE NO BIGGER THAN A SHED

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO

Explain: PROPOSED IMPERVIOUS AREAS OVER THE REQUIRED, CABANA CANNOT BE PERVIOUS.

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? NO

Explain: ONLY A CABANA IS PROPOSED, OTHER IMPERVIOUS AREAS ARE EXISTING.

6. Will there be any affect on governmental facilities or services if this variance is granted? NO

Describe: RESIDENTIAL AREA

7. Other factors I/we wish the Board to consider in this case are

B. USE VARIANCE (This section to be completed only for a USE variance. Use additional pages, if needed.)

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

APPLICATION REVIEW FORM

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

11. Other factors I/we wish the Board to consider in this case are:

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

2. Nature of decision:

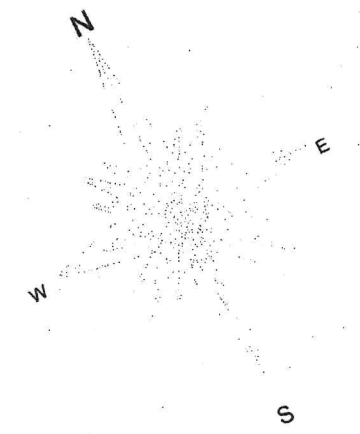
3. The decision described above is hereby appealed because:

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:

ELIZABETH DRIVE



WEST RAMAPO ROAD

CONCRETE CURB

B-BLOCK CURB

R=25.00'
L=6.94'

S 57°27'00" E

EDGE OF PAVEMENT

26.09-3-18

VINYL FENCE

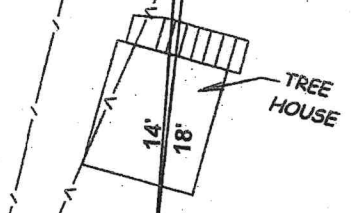
104.45'

108.57'

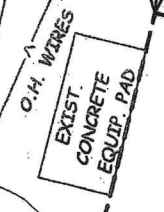
109.55'

32.9'

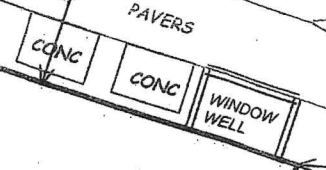
33.2'



TREE HOUSE



PROPOSED CABANA



PAVERS

CONC

WINDOW WELL

PAVERS

PORCH

ROOM OVERHANG

TWO STORY
FRAMED
DWELLING

ROOM OVERHANG
VARETE

GATE

METAL FENCE

PAVERS

PAVERS
59.8'

ASSUMED P.C. 72