

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

May 14, 2025

7:00 PM

PLEDGE:

ROLL CALL: Wilbur Aldridge, Greg Merriweather, Rafael Brito, Larry Margiotta, Jose Castro, William Phillips

ABSENT:

ADOPTION OF MINUTES: **April 09, 2025**

Note: The Next Scheduled Meeting is June 11, 2025

1. Chad Wollman – 24 Rosman Road (Thiells)

Section: 26.09 Block: 02 Lot: 41

Board Determination/Resolution

Legalize two existing conditions and construct a new Westerly-Side Yard addition

Requesting the following Variances:

- **Legalize Minimum Lot Area – 15,000 Required - 12,786 Proposed
A 2,214 Sq/Ft Variance Required**
- **Legalize Rear Yard Depth - 35 Ft. Required – 28.1 Ft. Provided
A 6.9 Ft. Variance Required**
- **Side Yard: 20 Ft. is Required; 15 Ft. Provided
A 5 Ft. Variance is Required**

NOT ON THE APRIL AGENDA

2. A&S RE Realty IV LLC. – 130 W. Ramapo Road (Garnerville)

Section: 25.16 Block: 03 Lot: 40

Public Hearing

Construct a 12,000 Sq. Ft. Professional Office Building with on-site parking – (4,000 Sq. Ft. of which to be used as ancillary basement space for existing tenants).

The project requires two Area Variances:

- **Number of Parking Spaces**
- **Location of Certain Parking Spaces within a Side Yard Setback**

3. Luis Bermeo – 1 Locust Dr. (Thiells)

Section: 25.08 Block: 03 Lot: 07

Continuation of Public Hearing –

Construct a new 16' x 20' Backyard Shed

Requesting the following Variance:

- **Shed: Easterly Side Yard Line - 10 Ft. is Required; 2' Provided
An 8' Variance is Required**
- **Rear Yard Line: 10 Ft. is Required; 2' Provided
An 8' Variance is Required**

4. Marian Shrine – 174 Filors Lane (Stony Point)

Section: 20.13 Block: 01 Lot: 01

Continuation of Public Hearing –

Construct a new 480,725 SQ. Ft., 5 Mega-Watt (AC) Ground Mounted Solar Array

Requesting the following Variance:

**Minimum Lot Frontage, R-25 Zoning District -
125' Required; 46.1' Provided
Variance: 78.9'**