The Minutes of the Village of Haverstraw Zoning Board of Appeals Meeting on April 15th, 2025 beginning at 7:00 PM.



PLEDGE OF ALLEGIANCE

ROLL CALL :

- Jose Guareno (Chairman) Present
- Dennis Michaels (Asst. Village Attorney) Present
- Ruben Berrios (Building Inspector) Present
- Jose Hilario Present
- Tom Price Present
- Kathleen Porter Present
- Richard Santiago Excused
- Ramon Soto Present
- Gisbeth Ramos (Clerk to the ZBA) Present

Chairman Guareno invited the applicant for 49 Leonard Street to address the board.

Letisha Graham, homeowner of 49 Leonard Street explained that she wanted to construct a sunroom where she could put her Peloton and have a resting area. She added that she did not have a basement, and she did not want to put exercise machines in her living room because it made her feel like she was still in an apartment.

Chairman Guareno asked Inspector Berrios if the addition consisted of both floors.

Ms. Graham responded that it was only for the bottom.

Inspector Berrios stated that Ms. Graham needed a rear yard variance for 13 feet.

Mr. Hilario asked if the requirement was 25 feet.

Inspector Berrios confirmed. He informed the board that the property was one of the duplexes on Leonard Street.

Chairman Guareno stated that the property was right on the corner in the back and asked Ms. Graham if she was by the alley.

Ms. Graham confirmed and stated that she was by the train tracks.

Chairman Guareno asked if the board had any questions.

Ms. Porter asked how many feet Ms. Graham was required and how many she had.

Chairman Guareno stated that Ms. Graham had 12.6 feet, therefore needed a variance for 13 feet. He asked Inspector Berrios if there was an existing deck.

Inspector Berrios stated that there was a patio.

Ms. Graham stated that the patio was on the other side

Mr. Price asked what side the addition was going to be on, the fence side or the other side.

Ms. Graham stated that the addition was attached to her home and the it would be slightly bigger than the patio.

Chairman Guareno entertained a motion to schedule a Public Hearing for May 20th, 2025, for 49 Leonard Street.

RESOLUTION # 13- 2025

Motion by: Jose Hilario
Seconded by: Ramon Soto
Motion Carries: All

Chairman Guareno invited the applicants for 30 Riverside Avenue to address the board.

Frank Phillips from the law offices of Phillips and Millman, on behalf of the applicant, Michael Moskowitz, and present with Attorney Phillips was Mr. Paul Gdanski, the engineer for the project. Mr. Phillips stated that it was currently a vacant lot on Riverside Avenue, and the applicant was proposing to construct a two-story dwelling with a basement and attic. He added that the height would be 33.5, he stated that he did not believe they needed a

variance for the height, however the minimum lot width was 25 feet. So, they would need a variance for the side yard, for 10.25 feet. Mr. Phillips stated that the applicant had 5.16 feet.

Mr. Gdanski stated that one side had 5 feet and the other side 1.6 to the deck stairs so they had a total of 6.5 feet.

Attorney Phillips stated that they did not need a variance for the rear yard because they had 91. 8 feet and only 25 feet were required. He added that the maximum building height was two and a half stories, 35 feet and they had 33.5 feet. Mr. Phillips stated that they needed a variance for the maximum lot coverage because 30% of the lot was allowed to get covered, they were proposing 36.7% so the variance was for 6.7%.

Mr. Gdanski stated that there were a lot of existing non-conforming like the lot area.

Attorney Phillips stated that the minimum lot area 7500 for R-1 the existing is 5300 but it was existing non-conforming.

Mr. Gdanski stated that the same applied to the lot frontage and lot width.

Chairman Guareno asked if there was a previous structure.

Mr. Gdanski replied that there was not but that there was a parking area.

Attorney Phillips stated that it was designed to be set back from the street and that the lot went all the way to the Hudson River.

Mr. Gdanski stated that the lot ended very close to the Hudson River.

Mr. Price stated that he was looking on google and it presented a structure.

Mr. Gdanski responded that the lot was so tiny because it was 25 feet wide it was in between the structures shown. He added that there was only a pavement section.

Chairman Guareno asked about parking.

Mr. Gdanski stated they would be building a parking area in the front.

Chairman Guareno asked if for two cars.

Mr. Gdanski responded yes.

Attorney Phillips asked if he could approach.

Chairman Guareno said yes.

Attorney Phillips presented them with a photo of the lot currently.

Mr. Gdanski stated that it was a cliff once you got past the wall.

Mr. Price asked if they were to go all the way down to the river.

Mr. Gdanski said yes.

Ms. Porter asked if it was near the school buses.

Mr. Price responded that it was pass that. He added that it was past Tilcon.

Inspector Berrios stated that he was confused because in the plan it stated that lot coverage was 29.81% therefore, they would not require a variance.

Mr. Gdanski stated that the architect's plan was incorrect.

Inspector Berrios also added that for the side yards for undeveloped preexisting lots, there was a section in the code book that allows them to down to 7 ½ feet on the side yards, so it would only be 2 ½ feet on each side needed.

Mr. Gdanski stated that the deck was 1.6 feet from the property line.

Attorney Phillips stated that's how they came up with 1.6 feet on the one side.

Mr. Gdanski stated that he could ask his client if they could shrink it in to get to the 5 feet.

Attorney Phillips agreed.

Chairman Guareno asked if there were any homes adjacent to the lot.

Attorney Phillips responded that there was.

Chairman Guareno asked if anyone had any questions. He asked if anyone of the members wanted to do a site visit.

They members responded that they would like to do a site visit.

Inspector Berrios asked if it was possible to get a full plan.

Mr. Gdanski responded that he would get him one.

Ms. Porter asked how many variances were needed.

Mr. Gdanski responded that there were three variances, side yard, total side yard and development lot coverage.

Chairman Guareno entertained a motion to schedule a Public Hearing for May 20th, 2025, for 30 Riverside Avenue.

RESOLUTION # 14- 2025

Motion by: Tom Price
Seconded by: Kathleen Porter
Motion Carries: All

Chairman Guareno entertained a motion to approve the minutes from March 2025.

RESOLUTION # 15- 2025

Motion by: Tom Price
Seconded by: Ramon Soto
Motion Carries: All

With no further business to be conducted by the Board, Chairman Guareno entertained a motion to adjourn the meeting.

RESOLUTION # 16- 2025

Motion by: Jose Hilario
Seconded by: Ramon Soto
Motion Carries: All

The Clerk Typist to the Zoning Board of Appeals is hereby. authorized, directed, and empowered to sign these Minutes, and file a copy thereof in the office of the Village Clerk.

Gisbeth Ramos, Clerk Typist

