The Meeting of the Village of Haverstraw Zoning Board of Appeals Meeting on August 19th, 2025, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL :

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

Chairman Guareno - There's only one item on the agenda, the public hearing for 148 Hudson Avenue. I need a motion to open the public hearing.

RESOLUTION # 32- 2025

Motion by: Tom Price
Seconded by: Jose Hilario.
Motion Carries: All

Chairman Guareno- Please step forward and tell the board and the public what your intentions are for the property.

Johana Chacha - I'm the owner of 148 Hudson Avenue. Last time I stated

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that we want to do an addition, in the back. The first time I came it was approved for just the first level but now we want to do like the second level. It would just be an extra room and the downstairs would be a living room.

Inspector Berrios - They haven't built the first level yet, but they wanted to add a second floor which is why she's back before the board.

Member Price - But we approved the first floor, correct?

Inspector Berrios - Correct.

Chairman Guareno - Since this is a public hearing, I would like to invite anybody from the public with any opposition or just to state how you feel about the application. You can come forward, state your name and address, please.

Gwendolyn F. - I'm the owner of 150 Hudson Avenue. I oppose to it because not only are they not hiring licensed contractors, the husband is doing the work himself. And they're doing the electrical work. They're messing with heights.

Inspector Berrios -So as a homeowner, you could do a certain amount of work. You could do the framing, you could do the plumbing, you cannot do the electric.

Ms. Gwendolyn F. - Well, he did the electrical, and I know that he did the electrical, and I know that he was messing with the plumbing. I know because I spoke to you personally, and I told you that they were messing

with the piping outside, and he broke ground on the side of the house. Not only plumbing there, but there's also gas lines. I was very concerned, because he had no permission to do any of that work, and I don't see people going to do inspections. I don't know if the house is going to blow up. I'm concerned. I'm very concerned that he's doing all the work himself, and that when you start messing with electrical and there's gas lines also.

Inspector Berrios - But again, he could pull a permit, he could do the framing, he could do the plumbing, he could do the concrete, he could do all that work except electrical. Okay, they're pulling a permit. What does that mean? I will be there doing the inspections that are required, the plumbing inspections, the framing, the foundation, all that stuff. Okay? I will not issue a CO until I do all the inspections. But the electrical he can't do.

Ms. Gwendolyn F. - Well he did all the electrical. I know because I've been there when I first moved there, he showed me the house, okay?

Inspector Berrios - So you're saying he did electrical work on the existing house?

Ms. Gwendolyn F. - Correct, he was working on the house and he told me he was doing all the electrical, all the stuff by himself.

Stephen Arzoomanian - From 146 Hudson Avenue. That basement used to be dirt. Alright, they didn't get permits to work in the basement. It was a dirt basement four feet. They were digging under the foundation with no structural engineer to support the house, and put blocks under it and went

down three or four feet. They filled buckets and buckets of dirt. They got no permits.

Inspector Berrios - They did get permits for the work done in the basement and I made them make changes that were not correct. So maybe it was after the fact. But they did get permits.

Mr. Arzoomanian - Everything they do in that house is shaky, they had a friend dump a bunch of boulders behind my car so I can't move it. They're not getting a permit for that house. There's no way in hell. Everything they do is illegal And I have never seen a contractor's truck with a Rockland County licensed contractor thing on the back of it.

Inspector Berrios - Let me explain something, and I'm not defending them, by no means, because I went into that basement, okay? And I made him come in and get permits, and I made him change stuff. That wasn't to code. Okay, so I know what's there and I know what was there before.

Mr. Arzoomanian - It shouldn't have been there. He did that before you were notified.

Inspector Berrios - Correct. But what I'm telling you is, that I went in afterwards.

Mr. Arzoomanian- It doesn't matter. You're the man here. When we do something, we have to come and ask you first, Ruben, can I do this? Not do it first and then ask later.

Inspector Berrios- And I had them in court, so I did my job.

Mr. Arzoomanian - That's disrespectful of you and your office.

Member Price - The building inspector is telling you he has already inspected it.

Chairman Guareno - So the matter at hand right now is a public hearing for this addition that the property owner wants us to approve. It falls under our table to either approval or disapprove. Obviously, we're going to listen to all of your concerns. But right now I hear more concerns about code violations, those are things that you should come during office hours to speak to Ruben or make an appointment and you bring those concerns to him.

Mr. Arzoomanian - There's a platform that's made the size of this room and he hasn't gotten approval for it yet.

Inspector Berrios - He shouldn't.

Mr. Arzoomanian - He does.

Inspector Berrios - Okay, I agree with you 100% all right, they did the work in the basement. They had an illegal apartment. I had them in court. I had to make all kinds of changes, pull permits and everything else for that basement. So I'm not disagreeing with you, okay, what I'm telling you is

that I went there and they rectified, they paid a fine in court and everything else. Okay? So as far as the basement, the basement is fine,

Ms. Gwendolyn F. - I have another question. The addition that they did under the porch, they dug. Did they have a permit for that too, to dig under the porch?

Inspector Berrios- I don't know what you're talking about.

Ms. Gwendolyn- Under the porch, he dug a lot, and he made an extra room there.

Ms. Chacha - It is not an extra room, it's a storage area.

Chairman Guareno - The matter ahead is a public hearing for an erection of an addition, our members here are to determine either the favorability or non favorability of this, depending on the public. I understand that you are concerned neighbors. And we're listening to all your concerns.

Mr. Arzoomanian- Another thing, when they had people there three or four nights a week till three o'clock in the morning, they were drunk.

Chairman Guareno - That's a police matter. You have to contact the police.

Mr. Arzoomanian - My tenants couldn't sleep. These are neighbors from hell. They don't care about anybody. They get drunk, they urinate on her fence, with children in the yard.

Member Price- Ruben, is everything in order for this? For what they're doing, everything is in order, right?

Inspector Berrios- Yes. They need the variance, if they wanted to build the first floor. They can, you guys already approved that, like five years ago. They're here for the second floor. Okay, they never built the first floor, but now they're here for the second floor.

Mr. Arzoomanian - And then when is it going to end? Later they'll ask for a two family dwelling . First they fixed the basement. They rented it out illegally. Now they want to add a second room. Where was it going to end?

Chairman Guareno - It seems that you're obviously not in favor of any type of erection on the property, unfortunately, based on their application, they have a right to that addition.

Ms. Gwendolyn F. - I'm sorry to interrupt you, my point is, if people are doing stuff illegally, because they have done a lot of stuff illegally, they shouldn't have the opportunity to continue to do stuff.

Member Hilario - If they did something illegal a long time ago and they corrected, and now they do something legal, because they come to us,

it is up to us to see if it's ok.

Ms. Gwendolyn F. - So, how about the foundation? The foundation has already been put down.

Mr. Arzoomanian - That's something a structural engineer needs to take a look at.

Chairman Guareno- All of the issues mentioned were code enforcement. I know Ruben is here assisting us and assisting this board, so any code enforcement issues need to be directed at him during the day.

Mr. Arzoomanian- They need approval from the adjoining members.

Inspector Berrios - So they don't need your approval. You could put your input, you don't decide, they do. But they definitely take all your comments into consideration.

Ms. Gwendolyn - I understand you guys saying they rectified it in court but I don't agree that they should be allowed to continue building stuff.

Inspector Berrios - You can't take away people's rights.

Ms. Gwendolyn F. - It's not taking away people's rights. When you break the law, the law seems to be harsher on you. Your voting rights are taken away as well, once you have a felony.

Inspector Berrios - You cannot compare a felony to what they are doing.

Ms. Gwendolyn F. - He brought the law. It's breaking the law.

Inspector Berrios- And he paid the price.

Chairman Guareno- I appreciate you guys coming here tonight and bringing the concerns again. Most, the majority were code enforcement concerns, you can make the appointment with the office. I need a motion to close the public hearing please for 148 Hudson Avenue.

RESOLUTION # 33 - 2025

Motion by: Tom Price
Seconded by: Jose Hilario
Motion Carries: All

Chairman Guareno - So there's no more comments on the property anymore. Sorry and thank you for coming.I really appreciate it.
Thank you, no problem.
Inspector Berrios - You know, he was right. I had some issues with them. I had them in court, all right? I made him make a bunch of changes because certain things weren't to code in that basement. But, they rectified everything. They paid their fine. Everything was done the way it was supposed to. As far as the construction, as a homeowner, they could do everything except the electrical. It's a minimal variance.

Chairman Guareno - How do you guys feel, favorable?

Member Price- I make a motion we approve.

Member Hilario - As do I.

Chairman Guareno - Roll call please.

RESOLUTION # 34 - 2025

Motion by: Tom Price
Seconded by: Jose Hilario
Motion Carries: All

ROLL CALL
Jose Hilario- Yes
Kathleen Porter- Yes
Tom Price- Yes
Jose Guareno- Yes

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

RESOLUTION # 35 - 2025

Motion by: Tom Price
Seconded by: Jose Hilario
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

