The Meeting of the Village of Haverstraw Zoning Board of Appeals Meeting on Tuesday December 23rd, 2025, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL :

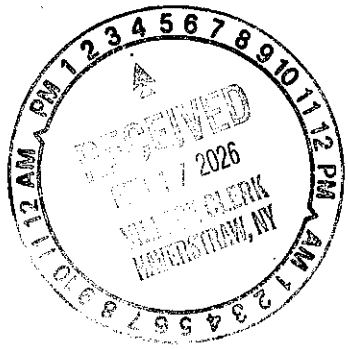
- Jose Guareno (Chairman) Present
- Dennis Michaels (Asst. Village Attorney) Excused
- Ruben Berrios (Building Inspector) Present
- Jose Hilario Absent
- Tom Price Present
- Kathleen Porter Present
- Richard Santiago Present
- Ramon Soto Absent
- Gisbeth Ramos (Clerk to the ZBA) Present

New Business

Chairman Guareno invited the applicant for **12 Santiago Avenue** to approach the Board.

Ms. Carmen De La Cruz, of Jorge Architects, appeared on behalf of the homeowner, Mr. Frank Guillen. Ms. De La Cruz explained that the applicant proposes to enclose an existing deck measuring approximately 13.8 feet by 10 feet. She stated that the property is located in an R-1 zoning district and is a single-family dwelling.

Ms. De La Cruz further explained that the purpose of the enclosure is to increase the living space, as the homeowners frequently entertain and have a large family. She noted that several variances are required for the project, including variances for lot width, front yard, side yard, total yard, and maximum development coverage.



Member Price inquired whether a second means of egress would be provided.

Ms. De La Cruz responded that a sliding door would serve as egress.

Member Price also asked whether steps would be required.

Ms. De La Cruz stated that due to the high grade, only approximately two steps would be necessary.

Motions and Resolutions

Chairman Guareno entertained a motion to schedule a public hearing for the property located at **12 Santiago Avenue** for the following month.

Resolution # 54 – 2025

Motion by: Richard Santiago
Seconded by: Tom Price
Motion carried by all

Chairman Guareno then entertained a motion to continue the public hearing for the property located at **30 Riverside Avenue** until **February 17, 2026**.

Resolution # 55 – 2025

Motion by: Tom Price
Seconded by: Richard Santiago
Motion carried by all

Adjournment

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

Resolution # 56 – 2025

Motion by: Richard Santiago
Seconded by: Kathleen Porter
Motion carried by 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

