The Minutes of the Village of Haverstraw Zoning Board of Appeals Meeting on March 18th, 2025 beginning at 7:00 PM.



PLEDGE OF ALLEGIANCE

ROLL CALL :

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

Acting Chairman Tom Price entertained a motion to open the Public Hearing for 25 Route 9W South.

RESOLUTION # 10- 2025

Motion by: Ramon Soto
Seconded by: Richard Santiago
Motion Carries: All

Acting Chairman Price invited the applicant to approach the board.

Franciso Salto owner of 25 Route 9W South.

Both Ms. Ramos and Inspector Berrios explained that Mr. Franciso was seeking to create a habitable space in his basement.

Ms. Porter stated that the application also included something regarding the porch.

Inspector Berrios stated that Mr. Salto was looking to enclose the porch. He added that Mr. Salto did not need approval from the Zoning Board for the porch just the basement.

In Spanish Mr. Hilario asked if how many families Mr. Salto's property was.

Mr. Salto responded that it was a one family dwelling. He explained that he was looking to give his daughters the bedrooms in the basement for more space.

Mr. Hilario asked if it was just two rooms.

Mr. Salto responded that it was just two rooms and a restroom.

Mr. Soto asked if there was going to be a kitchen.

Mr. Salto stated that there would not be a kitchen.

Mr. Salto's wife added that Inspector Berrios stated that a kitchen was prohibited therefore they were not going to install a kitchen.

Acting Chairman Price asked if anyone from the public had any comments, questions or concerns.

No one from the public was in attendance.

Attorney Michaels stated that it seemed like the members were favorable to the application. Based upon that it was his legal opinion that anyone of members could make a motion by simply stating so moved as recited by legal counsel. The motion would be to approve the application to construct/erect habitable space in the basement in accordance with the drawings/plans consist of a total of two sheets enumerated A-1 and A-2, both most recently dated February 5th, 2025, and both under the signature and seal of Jenny R. Zi Casel as a NYS licensed architect. He asked if the members had any questions or if they needed to add or modify his statement they could.

RESOLUTION # 11- 2025

So moved as recited by legal counsel: Richard Santiago
Seconded by: Kathleen Porter
Motion Carries: All

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

RESOLUTION # 12- 2025

Motion by: Richard Santiago
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