The Meeting of the Village of Haverstraw Zoning Board of Appeals Meeting on October 21st, 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)	Excused
• Jose Hilario	Absent
• Tom Price	Present
• Kathleen Porter	Present
• Richard Santiago	Present
• Ramon Soto	Present
• Gisbeth Ramos (Clerk to the ZBA)	Present

Attorney Michaels - We need to select an acting chairman.

Member Santiago - I'll make the motion to make Tom our acting chairman.

RESOLUTION # 42 - 2025

Motion by: Richard Santiago
Seconded by: Kathleen Porter
Motion Carries: All

Attorney Michaels-Mr. Acting Chairman, the first thing we should do is, let's select our November meeting, because there's a public hearing that



we're going to continue to that meeting, and we need to announce the date of that meeting. So we need to choose that meeting now. I think we're all okay with November 25th, yes?

Members- Yes

Attorney Michaels- I know Ruben, you saw his email said he's good on the 25th as well. All right, so the November meeting will be November 25th here in village hall. Having said that, there may be some folks here that are interested in 30 Riverside Avenue. That public hearing is not going to be reviewed tonight. That application is not going to be reviewed tonight. It's going to be rescheduled, postponed, adjourned. All means the same thing. So it will be rescheduled, postponed, adjourned, to the November meeting, which, as you may have heard, is going to be November 25th. So the application regarding 30 Riverside Avenue, that public hearing regarding 30 Riverside Avenue will remain open, and it will continue to November 25th seven o'clock pm here in village hall, and there will be no testimony heard tonight or received tonight, and there will be no discussion of that application at tonight's meeting.

Acting Chairman Price - So if anybody was here for that, you don't have to stay. It'll be November 25th. Now we'll move along to 11 Broad Street.

Carmen de la Cruz- I work for Jorge Lopez architect, and I'm here representing Mrs. Santiago, who is the owner of 11 Broad Street.

Mrs. Santiago and her husband, who reside at 11 Broad Street, they decided to buy this house in 2024 for Mrs. Santiago to be able to help her sister. They are here tonight and her sister, Jocasta. She's legally blind, and Mrs. Santiago wants to help her, while maintaining the privacy of the two

families. If the variances get granted for the single family house, which, right now is existing nonconforming, if it gets granted to be able to be a two family house, they'll be able to accomplish that goal, which is for the two families who reside at each apartment. The first apartment will be on the first floor, and the basement, which Mrs. Santiago will occupy with her husband and her son, and the second apartment will be on the second floor and the attic. We have provided drawings showing how this could be accomplished. The basement will have three bedrooms. The second apartment will be the second floor and the attic. For the attic, we know that the code requires sprinklers and all the necessary stuff.

Attorney Michaels - You're proposing a three family?

Ms. De La Cruz - A two family.

Attorney Michaels - My understanding from my discussion with building inspector Ruben Berrios today, unfortunately, he's at a conference. He said that this is allowed to up to three families because its in the R-3 zoning district. So why did you say it's currently non conforming? Did you mean as to, the bulk?

Ms. De La Cruz - Correct.

Attorney Michaels- Okay, so it is conforming in terms of its use as a single family residence, and they're looking to convert it to a two family which would be conforming as well, as far as the use goes. So the variances, I'm sure you're going to describe them. What would be necessary are area variances.

Ms. De La Cruz- Yes, they are on the first page on the survey, on the bulk table. Right now the house is existing non conforming with the lot area, the lot width, front yard and the side yard .

Attorney Michaels- This is not the public hearing. This is just an introduction of what you're proposing, and if they have any preliminary questions they're going to ask, but we're not going to go into the nitty gritty now, but if I'm reading this correctly, it looks like you're not creating any new variance. In fact, one of the variances, or I should say, one of the non conformities of the rear yard, you're actually reducing the non conforming aspect of it. So all of the variances that are being sought again, are area variances or what's called bulk variances are pre-existing non conformities, and they're not changing. And the rear yard non-conformity is actually being reduced. It will still be non conforming, but it'll be less non conforming. Is that correct? So it's only the rear guard that's changing, but in a good
way, right?

Ms. De La Cruz - The existing stays the same.

Attorney Michaels - Well, because you're going from 41.2 to 39. Oh, wait. So it actually is getting a little bit worse.

Attorney Michaels- Correct.

Attorney Michaels- Sorry folks.

Ms. De La Cruz- But it is still within because the required is 20.

Attorney Michaels - So a variance wouldn't even be needed.

Ms. De La Cruz- Correct.

Member Porter- The outside is fine. There are no variances for the outside. All the changes are going to be inside. You're not expanding on the outside.

Ms. De La Cruz - That is correct. The only expansion is that we are proposing to cover the steps in the rear with the roof, and that's why we have the 39.6 new setback.

Member Porter- But the steps are already there, right?

Ms. De La Cruz -Yes, that's correct.

Attorney Michaels- It's conforming

Ms. De La Cruz- Correct.

Member Porter - So how big is this house? Like? What is the square footage is?

Ms. De La Cruz - The total square footing 2,944.

Member Porter - And then the inside stairs for the second apartment, are you placing a wall there to separate the two apartments?

Ms. De La Cruz - Correct, there's gonna be a separation between the two.

Attorney Michaels- So now we have to do everything official, and authorize it, scheduling a public hearing.

RESOLUTION # 43 - 2025

Motion by: Richard Santiago
Seconded by: Kathleen Porter
Motion Carries: All

Attorney Michaels - Alright, so the board has authorized the schedule of the public hearing, I don't know if you'll make the November 25th meeting, Gisbeth thinks, yes, we have over a month. We have time, so most likely be on November 25th, just follow up with Gisbeth, if you haven't already, she'll tell you what to do

Ms. Ramos - When Ruben comes back Carmen, I'll give a call with the notice.

Acting Chairman Price - 10 W Broad Street, please state your name and address.

Carolyn Pappalardo - I live in Thiells and I own the property on 10-12 West Broad Street. It's been in my family for probably 100 years. It's a two family house. It was always listed as a two family house. That's how the tax rolls show it. In the 80s, my mother and my aunt were too disabled to go up the stairs, because it's, you know, it's two families, so it's like a duplex. So they had to go upstairs, and they couldn't do it anymore. They were disabled. So we rearranged the downstairs into four rooms and a bathroom, so they didn't have to go up the stairs. Now I want to sell the house, and we want to relist it as a three family house, so I need a variance for it's always had three apartments since the 80s. For each apartment is four rooms, and what I need is to have it re-listed as a three family house and I need a variance for parking. Nothing has changed. The yard is the same. The property is all the same. The building is all the same. It's just that we rearranged rooms on the bottom floor.

Acting Chairman - Where would the parking be?

Ms. Pappalardo - They said I had to have a variance to park on the street. I mean, we've been parking on the street for years. So they said I had to have a variance for that .

Attorney Michaels- Six off- street, six on site parking spaces required, two per dwelling unit, zero are being provided on site, so the applicant would be requesting off street accessory parking, or on site parking. In other words, you have to have a certain number of parking spaces on site. In this case, it would be six, two for each dwelling unit. There are zero being provided. So that's the variance. It's considered an area variance. It's not a use variance. And by the way, a three family is a permissible use in the zoning district, so it would not require a use variance. For the three family residents.

Member Porter - Right now, they have no parking zero?

Attorney Michaels- Correct.

Ms. Pappalardo - Most houses on West Broad Street park on the street. There are one or two homes with driveways on that street.

There are two apartments upstairs, which you can get access on the outside. You've got the outside steps and the downstairs, which, I think they call it a basement. I mean, we never, always call this first floor, but they said if it's any feet under ground, then it's called a basement. But there's windows there. The inspectors inspected everything. Every room has a window, and it's been like that since the 80s.

Attorney Michaels -I spoke to Ruben about this one as well, and nothing physically has changed. As Ms.Pappalardo indicated, they just want to get a CO that reflects its pre-existing, legally pre-existing, non-conforming status. In other words, its grandfather is a three family. Three family residences are permitted in the zoning district, by the way, again, I keep repeating that, but that's important to note, there's no CO saying that this structure is a three family residence, and Ms. Pappalardo would like that so she can list it for sale. And it makes the prospective buyers a lot more comfortable to see that there's a CO for three family.

Acting Chairman Price - So, we still have to send it for a public hearing?

Attorney Michaels - Yes, Ruben, I guess there's something in our zoning code that says this would require ZBA approval. It's a legal, pre existing, non conforming use, in the sense that it has non conformities in regards to its bulk in the off street parking requirements, again, as far as the three family residential use that is conformed. So it's only the bulk or area variances that are not conforming. So in that sense, it's pre existing, not conforming. And she just would like the CO to reflect that it's a three family dwelling.

We need a motion to authorize the scheduling of public.

RESOLUTION # 44 - 2025

Motion by: Richard Santiago
Seconded by: Ramon Soto

Ms. Pappalardo - So what do I have to do? I have to come back on the 25th?

Ms. Ramos - Yes because you need to notify the adjourning neighbors. I'm going to give you a call with the list of people that you have to send the notice to, and then you'll be back next month. You send it to them certified mail or return receipt, and then you give us the receipts.

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

RESOLUTION # 45 - 2025

Motion by: Richard Santiago
Seconded by: Kathleen Porter
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

