

The minutes of the Zoning Board of Appeals Meeting held on Thursday, April 13, 2017, beginning at 7:30 PM.

PLEDGE OF ALLEGIANCE

<u>ROLL CALL</u>	Edwin Rivera, Chairman	- Present
	Jose Guareno	- Excused
	Deyanira Martinez	- Present
	Richard Santiago	- Excused
	Jose Hilario	- Present
	Dennis Michaels, Village Atty.	- Present
	Ruben Berrios, Bldg. Inspector	- Present

Edwin Rivera: Chairman Rivera opened the meeting with the first Public Hearing for Jared Rodriguez of 66 Maple Avenue. **27.53-2-53**

Chairman Rivera entertained a motion to open the Public Hearing.

RESOLUTION # 12-2017

Motion by: Deyanira Martinez
Seconded by: Jose Hilario
Motion Carries: All

Jared Rodriguez & Lindsay Rauch, 9 Col Conklin Drive, Stony Point, NY: Mr. Rodriguez purchased a vacant located on 66 Maple Avenue and he is looking to build single family dwelling. He is looking for some variances to change some of the setbacks, front yard, side yard and height.

Edwin Rivera: Chairman Rivera asked applicant to see sketches and plans of the vision of the home.

Jared Rodriguez: Mr. Rodriguez demonstrated a couple of pictures of the street to show neighboring houses. They were inspired by the Italian made architecture in the village on Hudson Avenue and First Street. He processed by showing the board of what they would like to achieve. It would be a single family home.

Edwin Rivera: Chairman Rivera inquired inside the house how many bedrooms.

Jared Rodriguez: Mr. Rodriguez said they were thinking they could do two bedrooms in the front and one bedroom in the back on the second floor if he can because it only has three windows and four windows would be too crowded. They probably could only get away with two bedrooms on the second floor.

Lindsay Rauch: Ms. Rauch then stated living room, dining room and kitchen would be on the first floor. Basement would be unfinished.

Deyanira Martinez: Ms. Martinez inquired would parking be in the side or in the front.

Jared Rodriguez: Mr. Rodriguez stated there is a driveway and an existing framed garage in the corner of the lot. They are asking for the 5 feet setback on the side of the home to have access from the driveway to the garage.

Jose Hilario: Mr. Hilario asked how many cars they will plan to have park.

Jared Rodriguez: Mr. Rodriguez state one car. They presently do not own a car.

Edwin Rivera: Chairman Rivera visited the vacant lot this afternoon.

Chairman Rivera invited the public to come forward for 66 Maple Avenue.

With no input from the public, Chairman Rivera entertained a motion to close the Public Hearing.

RESOLUTION #13 -2017

Motion by: Jose Hilario
Seconded by: Deyanira Martinez
Motion Carries: All

Edwin Rivera: Chairman Rivera presented the next Public Hearing on the agenda, Kevin Guthrie, Luke's Auto Body, 24 Fairmount Avenue. **27.53-2-43**

Chairman Rivera entertained a motion to continue the Public Hearing for Luke's Auto Body.

RESOLUTION #14 -2017

Motion by: Jose Hilario
Seconded by: Deyanira Martinez
Motion Carries: All

Ruben Berrios: Inspector Berrios refreshed the board on Kevin objective which is to merger two lots and one the issues being one of the lots is not on CBD District Zone. He went through all the motions but did not have the mailings completed. This is a continuation of the public hearing held last year February 11th and May 12th, 2016.

Dennis Michaels: Counselor Michaels as he stated at the public hearing last year under sections under the Village of Haverstraw Zoning Code 245-31A3 and 245-31D1 looking at those provision together he felt that it was an approvable proposal in terms of the legality.

Chairman Rivera invited the public to come forward for 24 Fairmount Avenue.

With no input from the public, Chairman Rivera entertained a motion to close the Public Hearing.

RESOLUTION #15 -2017

Motion by: Deyanira Martinez
Seconded by: Jose Hilario
Motion Carries: All

Edwin Rivera: Chairman Rivera then entertained a motion to open the next Public Hearing proposing to convert from a legal one family to a legal two family dwelling and habitable space in basement, Rosanda Aponte, 33 Sharp Street. **26.52-2-47**

RESOLUTION #16-2017

Motion by: Deyanira Martinez
Seconded by: Jose Hilario

Motion Carries: All

Rosanda Aponte, 33 Sharp Street: Ms. Aponte came in front of the board to request a permit to convert from a legal one family to a legal two family dwelling and habitable space in basement for her kids.

Chairman Rivera and the rest of the board went on a site visit prior to the board meeting.

Edwin Rivera: Chairman Rivera stated the resident is in the R-2 Zone. Prior to the board meeting, members of the board went on a site visit to 33 Sharp Street.

Jose Hilario: Mr. Hilario stated the problem on that street is parking.

Edwin Rivera: Chairman Rivera stated when they went on the site visit the basement was clean, no work has been started. Mr. Rivera stated that Sharp Street is the worse street with regards to parking in the Village.

Ruben Berrios: Inspector Berrios stated the variance needed to convert from legal one family to a legal two family dwelling. Same variances she needed the last time she was approve for the special permit for two years. And she will need a variance for parking as well.

Jose Hilario: Mr. Hilario inquired how many parking spaces are currently available.

Rosanda Aponte: Ms. Aponte stated she has two parking spaces and she does not block the side walk.

Chairman Rivera invited the public to come forward for 33 Sharp Street.

With no input from the public, Chairman Rivera entertained a motion to close the Public Hearing.

RESOLUTION #17-2017

Motion by: Jose Hilario

Seconded by: Deyanira Martinez

Motion Carries: All

Edwin Rivera: Chairman Rivera presented the final item on the agenda, Chris & Nancy Rouch, 18 Gurnee Avenue. **26.44-1-48**

Chris Rouch, 18 Gurnee Avenue: Introduce himself and his wife Nancy Rouch to the board. He presented Jonathan Hodosh as their architect. He came in front of the board for a variance on his house. They are currently in a R-2 zone but have a one family home and they are looking to convert it to a two dwelling unit to allow for Mr. Rauch's mother to come live with them as she will need their assistance to maintain an independent lifestyle.

Jonathan Hodosh, George Hodosh Associates-Architects, P.C., 60 South Main Street, New City, NY: Architect Hodosh then elaborated, the proposed expansion would be a 2-story addition with a basement at the rear of the house maintaining the existing side setbacks. The variances requested would be side yard, total side yard and development cover. He then went on explaining the plans submitted. There are enough parking spaces about eight spaces. The only issue is the lot width.

Edwin Rivera: Chairman Rivera scheduled a Public Hearing to be held on Thursday, May 11, 2017.

Rosanda Aponte, 33 Sharp Street was approved the conversation from a one family to a legal two family dwelling and also habitable space in the basement. With one condition being that they should always maintain two onsite parking spaces at the resident.

RESOLUTION #18-2017

Motion by: Deyanira Martinez
Seconded by: Jose Hilario
Motion Carries: All

ROLL CALL: Edwin Rivera, Chairman - Yes
Deyanira Martinez - Yes
Jose Hilario - Yes

Jared Rodriguez, vacant lot, 66 Maple Avenue variances have been approved.

RESOLUTION #19-2017

Motion by: Jose Hilario
Seconded by: Deyanira Martinez
Motion Carries: All

ROLL CALL: Edwin Rivera, Chairman - Yes
Deyanira Martinez - Yes
Jose Hilario - Yes

Kevin Guthrie, Luke's Auto Body, 24 Fairmount Avenue the merge of the two lots has been approved.

RESOLUTION #20-2017

Motion by: Jose Hilario
Seconded by: Deyanira Martinez
Motion Carries: All

ROLL CALL: Edwin Rivera, Chairman - Yes
Deyanira Martinez - Yes
Jose Hilario - Yes

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

RESOLUTION #21-2017

Motion by: Deyanira Martinez
Seconded by: Jose Hilario
Motion Carries: All

Respectfully submitted by,

Erica M. Alejandro, Clerk Typist
May 11, 2017

Date filed with the Village Building Department:

Date filed with the Village Clerk: