

The minutes of the Zoning Board of Appeals Meeting held on Thursday, May 11th, 2017, beginning at 7:30 PM.

PLEDGE OF ALLEGIANCE

<u>ROLL CALL</u>	Edwin Rivera, Chairman	- Present
	Jose Guareño	- Present
	Deyanira Martinez	- Present
	Richard Santiago	- Present
	Jose Hilario	- Present
	Jay Hood, Village Atty.	- Present
	Ruben Berrios, Bldg. Inspector	- Present

Edwin Rivera: Chairman Rivera opened the meeting with the first Public Hearing for Chris & Nancy Rouch, 18 Gurnee Avenue. **26.44-1-48**

Chairman Rivera entertained a motion to open the Public Hearing.

RESOLUTION #22-2017

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

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 to attempt to get the zoning redone from a single family to be converted to a two family home. He is moving his parents into the basement; they were Haverstraw residents and currently live in the Catskill but are getting old and they need a place to settle. They are looking to expand towards the back of the house and nothing is changing to front of home.

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 is enough parking spaces; for about eight spaces. The only issue is the lot width. They are just going straight back not increasing the setbacks.

Edwin Rivera: Chairman Rivera stopped by the home today; it is a beige and brown. They have a two car garage in the back of the home.

Ruben Berrios, Bldg. Inspector: Inspector Berrios stated they have a lot of parking behind the home.

All the members of the board were reviewing the plans submitted.

Edwin Rivera: Chairman Rivera inquired if they are R2 zone.

Ruben Berrios, Bldg. Inspector: Inspector Berrios answered yes.

Chairman Rivera invited the public to come forward for 18 Gurnee Avenue.

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

RESOLUTION #23-2017

Motion by: Jose Guareño
Seconded by: Richard Santiago
Motion Carries: All

Edwin Rivera: Chairman Rivera presented the next item on the agenda, Bill Press, Green Hills ALP, 1 Route 9W. **27.61-1-3.1**

Bill Press, AARK Interstate Contractors, Inc., 20 Orchard Street, Ramsey, NJ 07446: Bill Press is proposing a special permit for a Construction Trailer. They are going to be at site about seven months to do the inside renovations.

Ruben Berrios, Bldg. Inspector: Inspector Berrios it is a temporary trailer, the code requires he comes in front of the Zoning Board and request a special permit and it requires a public hearing.

Bill Press: Mr. Press demonstrated were temporary trailer is going to be placed.

Edwin Rivera: Chairman Rivera made a motion to schedule a Public Hearing to be held on Thursday, June 8th, 2017.

RESOLUTION #24-2017

Motion by: Jose Guareño
Seconded by: Richard Santiago
Motion Carries: All

Edwin Rivera: Chairman Rivera presented the final item on the agenda, Danny Scaffidi, 21 Spring Street. **26.44-1-37**

Danny Scaffidi, 21 Spring Street: Danny Scaffidi stated he would like to extend his existing 10x12 deck to a 18x19 deck.

Ruben Berrios, Bldg. Inspector: Inspector Berrios explained to the board he is extending an existing deck, his lot jets in at a partial part of where the deck is going to be extended so he does not have the twenty-five feet only at that point where lot jets in. And he needs minimal variance for the side yards of 5.7.

The board member reviewed the site plans.

Danny Scaffidi: Mr. Scaffidi stated his existing deck is too small, he cannot move around.

Edwin Rivera: Chairman Rivera made a motion to schedule a Public Hearing to be held on Thursday, June 8th, 2017.

RESOLUTION #25-2017

Motion by: Jose Hilario
Seconded by: Richard Santiago
Motion Carries: All

Chris & Nancy Rouch, 18 Gurnee Avenue lot variances have been approved as demonstrated on plans in front of board.

RESOLUTION #26-2017

Motion by: Deyanira Martinez
Seconded by: Richard Santiago

Motion Carries: All

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

Edwin Rivera: Chairman Rivera entertained a motion to approve the minutes from February, March and April meeting.

RESOLUTION #27-2017

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

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

RESOLUTION #28-2017

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

Respectfully submitted by,

Erica M. Alejandro, Clerk Typist
June 8th, 2017

Date filed with the Village Building Department:

Date filed with the Village Clerk: