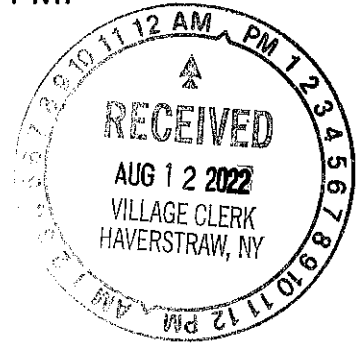


The Minutes of the Village of Haverstraw Zoning Board of Appeals Meeting on Thursday December 9, 2021 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL :

- Edwin Rivera (Chairman) Present
- Dennis Michaels (Asst. Village Attorney) Present
- Ruben Berrios (Building Inspector) Present
- Jose Guareno Present
- Jose Hilario Present
- Tom Price Present
- Richard Santiago Present
- Gisbeth Ramos (Clerk to the ZBA) Present



Chairman Rivera opened the meeting inviting the first applicant, Barry Birman of 151 Broadway, to address the Board.

Barry Birman, 19 Turner Dr., Garnerville, representing Rockland Realty Co.: Mr. Berman informed that Board that Rockland Realty had purchased the property about 2.5 years ago and it was office space only. He is coming before the Board as a hardship because this property was a barbershop for more than 65years and they are requesting that it be reverted back to its original barbershop designation. They have 1 or 2 old-timers that would like to open it as a barbershop. In 2015 the property was rezoned as an office and the person using it used it for his own personal use. Meanwhile the barbershop stayed there while he ran his real estate office. They've had signs in the window for commercial occupancy for more than a year and nobody has approached them. They've offered it to a variety of local businesses and nobody is interested except for as a barbershop. Mr. Berman stated that they owned several businesses in the Village and they were known to take good care of their properties.

Tom Price asked Mr. Berman if it was a rental upstairs.

Mr. Berman responded that it was and the tenants had been there for 35 years. He added that the property was isolated as it was across from Hornick's and therefore not rentable as office space.

Chairman Rivera asked if anyone from the Board has questions and several Board members responded that they did not.

Attorney Michaels stated that the application from County Rockland Rentals is asking for a Change of Use approval at the property located at 151 Broadway and the use would be changed back to a barbershop or hair salon from its current use as commercial office space.

Chairman Rivera entertained a motion to approve the Change of Use as stated above.

RESOLUTION # 43 - 2021

Motion by: Richard Santiago

Seconded by: Tom Price

Motion Carries: All

Edwin Rivera invited the applicant for 44 Riverside Ave to address the Board.

Gisbeth Ramos noted that she had not received verification of notification on the Public Hearing for this project.

Discussion ensued between the applicant, Shuel Berkowitz, the attorney and the Building Inspector.

Attorney Michaels asked Ms. Ramos if all public notice requirements as mandated by the state & local law been complied with to the best of your knowledge.

Ms. Ramos responded that she could not confirm this.

Since there were members of the public that were in attendance regarding this property Attorney Michaels suggested that they be heard and that the Public Hearing be opened so that it doesn't have to be re-noticed.

After some discussion between Board members and attorney Michaels it was decided that the Public Hearing would not be opened and it would be rescheduled and re-noticed.

Edwin Rivera asked the applicant if there were any changes made to the plans as the Board would hear the matter informally.

Shuel Berkowitz & Yehuda Rosenberg, owners of the property presented the Board with plans for their project. Mr. Berkowitz responded to Mr. Rivera's question and stated that just the parking lot had changed as it was lined.

The applicant was asked if it was gravel now but would be blacktopped in the future. Mr. Berkowitz stated that "probably" it would be blacktopped.

Mr. Berkowitz remarked that he was also requesting that a porch be installed.

Mr. Rivera asked if it would be 6 feet back by 28 ft. and if everything else would remain the same.

Mr. Berkowitz responded yes to both.

Chairman Rivera announced that although this wasn't a Public Hearing the Board would be happy to hear from anyone in the public who wanted to make comments, ask questions etc.

Suzanne McNamee, 37 Riverside Ave.: Ms. McNamee explained to the Board that the properties at 44 & 46 Riverside have parking for 1 car but while they were selling the houses they were parking in her driveway. She stated that this could not continue and how would it be addressed.

Mr. Berkowitz explained to the Board that they might be able to create another spot by removing rocks (pointing them out on plans).

Ms. McNamee remarked that these were boulders not quite rocks and she wasn't quite sure they would be able to get 2 cars in there even if they could move them.

Discussion continued regarding the slope of the property, location of possible parking spaces and other possible solutions to the parking dilemma. Edwin Rivera also suggested that they request a parking variance.

Tracy Butler, 48 Riverside Ave: Ms. Butler asked to see what was happening and wanted to be sure that the design wouldn't exceed their blueprints and wouldn't go outside the existing footprint of the structures.

The plans were explained to Ms. Butler.

Ms. McNamee approached the Board and pointed out where the applicant was suggesting the addition of parking and she explained that there was a fire hydrant there and it didn't look like what they were suggesting could be done.

Attorney Michaels asked Gisbeth Ramos if the legal notice had been published in the newspaper and she responded that it had.

Mr. Michaels advised the applicant that they didn't have to republish the legal notice but they had to send out the notices to the surrounding neighbors and they must bring back proof of having done so.

Inspector Berrios reminded the applicant that the letter had to be changed with corrected dates.

Chairman Rivera announced that the discussion would be moved to 46 Riverside, same applicant.

Discussion between Board members and applicants continued, while examining the plans, of the proposed project at 46 Riverside Ave. As with the prior property, parking was an issue.

Chairman Rivera stated that the applicant had time to seek a parking variance and appear before the Planning Board.

Attorney Michaels announced that the applicant would re-notice the Public Hearing on 44 & 46 Riverside Avenue and that it was being moved to January 12, 2022. He further stated that the Public Hearing had not been technically opened but would be opened and heard again in January.

With no further business to be conducted by the Board, the Chairman entertained a motion to adjourn the meeting. Attorney Michaels adding that it would be in honor of Edwin Rivera and his 40 years of service.

RESOLUTION # 44 - 2021

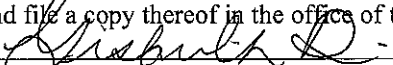
Motion by: Richard Santiago

Seconded by: Tom Price

Motion Carries: All

Respectfully submitted by,
Judith Curcio

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

