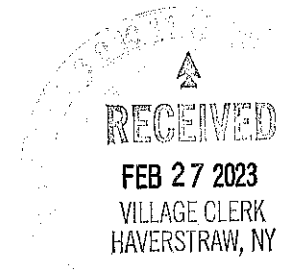


The Minutes of the Village of Haverstraw Zoning Board of Appeals Meeting on Tuesday January 17th, 2023 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL :

- Jose Guareno (Chairman) Present
- 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



Chairman Guareno opened the meeting. He asked the first and only applicant for the night to approach the table.

Chairman entertained a motion to open the Public Hearing for 163 Hudson Avenue.

RESOLUTION # 1- 2023

Motion by: Tom Price

Seconded by: Ramon Soto

Motion Carries: All

Jose Angel Graulau 163 Hudson Ave.: Mr. Graulau stated that he wanted to renovate his basement and add a bedroom and bathroom.

Mr. Berrios added that Mr. Graulau was looking for habitable space in the basement. He stated that in the drawing the room labeled as common area had to be open. You cannot go through a room to get to another room. In order for Mr. Graulau to pass code that had to be removed.

Chairman asked if where the staircase led to.

Mr. Graulau responded that it led to the first floor.

Hilario said to clarify it would be one big family room, bathroom, and a closet.

Chairman asked Mr. Berrios if the small project required any plans.

Mr. Berrios responded that it did not need plans because there would be no structural changes.

Chairman asked if anyone from the public had any comments in favor or against the application. There was no one from the public in attendance.

Chairman entertained a motion to close the Public Hearing for 163 Hudson Avenue.

RESOLUTION # 2- 2023

Motion by: Ramon Soto

Seconded by: Richard Santiago

Motion Carries: All

Mr. Michaels suggested imposing two conditions. The first condition was that there must be free pedestrian flow between the first floor and the basement, unhindered and unobstructed as per the building inspector. The second condition would be that two walls in the common area, the eastern and western walls must be removed. If approved Mr. Michaels would have the Chairman sign drawing for record keeping. He asked Mr. Berrios if he had any conditions he wanted to impose.

Mr. Berrios stated that he needed we more detailed drawing if the project were approved.

Mr. Michaels added that as a condition. He said if any member would adopt that as their legal opinion as a motion to approve.

Mr. Price stated so moved as recited by legal counsel.

RESOLUTION # 3- 2023

Motion by: Tom Price

Seconded by: Richard Santiago

Motion Carries: All

Chairman asked if the board members were had enough time to read the minutes. The board members responded that they did.

Chairman entertained a motion to approve the Minutes for the ZBA Meeting from December 2022.

RESOLUTION # 4- 2023

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

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

RESOLUTION # 5- 2023

Motion by: Ramon Soto
Seconded by: Richard Santiago
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

RECEIVED
FEB 27 2023
VILLAGE CLERK
HAVERSTRAW, NY