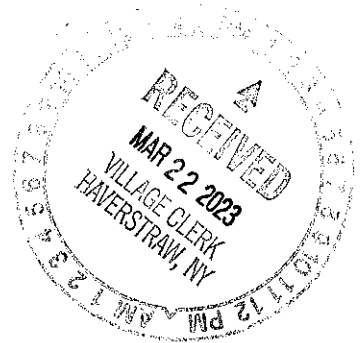


The Minutes of the Village of Haverstraw Zoning Board of Appeals Meeting on Thursday October 13th, 2022 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL :

- | | |
|--|---------|
| • Jose Guareno (Chairman) | Present |
| • Dennis Michaels (Asst. Village Attorney) | Present |
| • Ruben Berrios (Building Inspector) | Present |
| • Jose Hilario | Excused |
| • Tom Price | Present |
| • Kathleen Porter | Present |
| • Richard Santiago | Absent |
| • Ramon Soto | Present |
| • Gisbeth Ramos (Clerk to the ZBA) | Excused |



Chairman Guareno opened the meeting inviting the first applicant to come forward for variances needed for 24 Gurnee Avenue.

Chairman Guareno entertained a motion to open the Public Hearing for 24 Gurnee Avenue.

RESOLUTION # 58 - 2022

Motion by: Ramon Soto

Seconded by: Kathleen Porter

Motion Carries: All

Carmen De La Cruz, 24 Gurnee Ave.: Mrs. De La Cruz stated that she wanted to do a small kitchen renovation. She stated that for them to achieve the layout they wanted, they needed to knock down that small wall and extend it. They also needed a variance for the deck.

Mrs. Porter asked what size the deck was going to be.

Mrs. De La Cruz stated that it would be 12 feet 10 inches by 12 feet plus the stairs.

Mr. Berrios informed the board that what they needed was a small variance for the corner in the kitchen so they could square it off, as well as a side variance for the deck and then a combination of both side yard variances. He stated that in total they would need four variances.

Mr. Michaels asked if they would need a maximum development coverage variance. They would be going from 64% to 67%, so they would need a 3% lot coverage variance.

Mr. Berrios replied that, that was correct. A total of five variances would be needed.

Chairman reiterated that it would be five variances in total and asked the board members if they had any questions or concerns.

Mrs. Kathleen asked why five variances were needed.

Mr. Berrios explained that that one was for the addition, another for the side yards, a side yard variance for the deck and then a combination of both side yards for the deck. The fifth one would be for the 3% lot coverage.

Chairman asked if anyone from the public was in favor or against the project or had any concerns.

No one from the public was in attendance.

Chairman Guareno entertained a motion to close the Public Hearing for 24 Gurnee Avenue.

RESOLUTION # 59 - 2022

Motion by: Ramon Soto

Seconded by: Kathleen Porter

Motion Carries: All

Mr. Michaels asked if a member of the ZBA was feeling favorable towards the application, then they could adopt if they wished that, that would be an appropriate motion to approve. Motion would be to approve all area variances that were depicted, set forth, illustrated, and shown on the set of drawings and plans that are under the signature and seal of Jorge L. Lopez, NYS registered architect. The plans total 3 sheets and are numerated A-1, A-

2 and A-3, all dated April 27th, 2022. He stated that the motion would also include the following findings.

As recited by legal counsel
RESOLUTION #60 - 2022

Motion by: Kathleen Porter

Attorney Michaels asked Mrs. Porter for confirmation of the following findings:

- That an undesirable change will not be produced in the character of the neighborhood or a detriment to nearby properties will not be created by the granting of this variance(s)
- That the benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue, other than the area variance(s)
- That the requested area variance(s) is not substantial
- That the proposed area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district
- That the alleged difficulty may be self-created, although this fact has been considered, it was not in and of itself enough to make a motion to deny this application.

Kathleen Porter responded affirmatively on all.

Seconded by: Ramon Soto

Roll Call:

Kathleen Porter	Yes
Tom Price	Yes
Ramon Soto	Yes
Jose Guareno	Yes

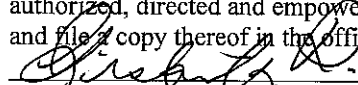
Motion Carries: All

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

RESOLUTION # 61- 2022

Motion by: Ramon Soto
Seconded by: Tom Price
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

