

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

PLEDGE OF ALLEGIANCE

ROLL CALL :

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| • 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 | Absent |
| • Gisbeth Ramos (Clerk to the ZBA) | Present |



Chairman Guareno opened the meeting. He invited the informal applicant from 26 Pratt Street to address the board.

Mr. Juan G. Amon Castro, homeowner asked if Building Inspector Berrios could explain to the board what he was trying to do.

Inspector Berrios explained that Mr. Amon Castro had a one family dwelling which he is trying to convert into a two-family dwelling. He added that the property was in a two-family zone, but Mr. Amon Castro needed multiple variances. The first variance is for square footage, 10,000 square feet are required, Mr. Amon Castro has 4,000 square feet, so a 6,000 square foot variance is needed. The second variance is for front yard setback, 30 feet are required, Mr. Amon Castro has 10 feet, so a 20-foot variance is needed. Lastly, a side yard variance is needed, 15 feet are required, Mr. Amon Castro has .7 feet, a 14.5 variance is required.

Member Hilario asked if he already had the second apartment.

Inspector Berrios said that Mr. Amon Castro has an apartment and another in the basement that is legal. He added that Mr. Amon Castro vacated the illegal apartment is now trying to make it legal.

Chairman Guareno asked how the parking was.

Inspector Berrios answered that Mr. Amon Castro has plenty of parking.

Chairman Guareno asked how many bedrooms Mr. Amon Castro had.

Mr. Amon Castro responded that he had one on the first floor and two in the second.

Mr. Hilario asked if he wanted to make the second apartment on the second floor.

Inspector Berrios said that Mr. Amon Castro was looking to put the second apartment in the basement. He added that Mr. Amon Castro would also need habitable space in the basement as well as the three variances.

Chairman Guareno asked if the majority of the homes on that street were two-family dwellings or if there was a mix.

Inspector Berrios responded that there was a mix, but there were multifamily dwellings because it was in an R-2 zone.

Chairman Guareno asked if the board member had any questions or concerns.

They responded that they did not.

Chairman Guareno entertained a motion to schedule 26 Pratt for a Public Hearing on May 16th, 2023.

RESOLUTION #12 - 2023

Motion by: Tom Price

Seconded by: Richard Santiago

Motion Carries: All

Chair Guareno invited the applicants from Liona's Restaurante to approach the board.

Waldy Calvo, owner of Liona's Restaurante located on 5 Broadway.

Anyi Martinez, applicant with the owner of Liona's Restaurante stated that they have the NYS liquor license and were told that they also need permission or approval from the ZBA to serve alcohol. She added that they submitted the certified mailings that were required.

Chairman Guareno entertained a motion to open the Public Hearing for Liona's Restaurante located on 5 Broadway.

RESOLUTION # 13- 2023

Motion by: Jose Hilario

Seconded by: Richard Santiago

Motion Carries: All

Chairman Guareno asked if it was just a liquor license or wine and beer.

Ms. Martinez responded that they had both.

Inspector Berrios stated that they are just looking for the permit to serve alcohol.

Chairman Guareno asked if the board members had any questions or concerns.

They responded that they did not.

Chairman Guareno stated that it was a Public Hearing and asked if anyone from the public had any questions or concerns regarding the application.

There was no one from the public in attendance.

Chairman Guareno entertained a motion to close the Public Hearing for Liona's Restaurante located on 5 Broadway.

RESOLUTION # 14- 2023

Motion by: Tom Price

Seconded by: Richard Santiago

Motion Carries: All

Attorney Michaels stated that if any member of the ZBA was so inclined, it would be his legal opinion that it would be procedurally appropriate to make the following motion. The motion would be to approve the special use permit, special permit use or just special permit, to serve alcoholic beverages in the restaurant service for inside dining, for onsite consumption only as part as its restaurant business as per the Village of Haverstraw Zoning Code Chapter 245 attachment 8 table of general use regulations CBD district column C item number 3. He added that the motion would be to approve what he had recited and if any board member agreed they could say so moved as recited by legal counsel.

Member Porter stated so moved as recited by legal counsel.

Chairman Guareno entertained a motion to approve the serving of alcohol at Liona's Restaurante located at 5 Broadway.

RESOLUTION #15 - 2023

Motion by: Kathleen Porter
Seconded by: Tom Price
Motion Carries: All

Chairman Guareno entertained a motion to approve the Minutes for the ZBA Meeting from March 2023.

RESOLUTION #16 - 2023

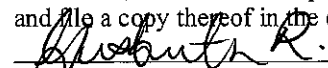
Motion by: Richard Santiago
Seconded by: Jose Hilario
Motion Carries: All

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

RESOLUTION #17 - 2023

Motion by: Tom Price
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