

ORIGINAL
FOR OFFICE FILE TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

JULY 13, 2022 7:00 PM

AGENDA

PLEDGE:

ROLL CALL: Gregg Lawless, Paul Cleary, Larry Margiotta, Wilbur Aldridge, Carlos Barrett

ABSENT: _____

ADOPTION OF MINUTES: May 11, 2022
 June 08, 2022 (Cancelled)

- 1. Efrain Castro – 69 N. Central Highway (Garnerville)**
Section: 20.14 Block: 04 Lot: 31

Adjourn to August 10th - Continuation of Public Hearing:

- Roof Distance - (house to bar) – Requesting a 13.6 Ft. Variance
- Roof Distance – (bar to South Side) – Requesting a 5.1 Ft. Variance
- Lot Coverage – Requesting a 13.8% Increase
- Total Side Yard: Requesting a 14.9 Ft. Variance

- 2. 81 West Ramapo Road, LLC – 81 West Ramapo Rd. (Garnerville)**
Section: 26.09 Block: 04 Lot: 01

Adjourn to August 10th - Continuation of Public Hearing:

- Appeal the Building Inspectors Decision

- 3. Genesis Iciano – 9 Oakley Blvd. (Garnerville)**
Section: 26.10 Block: 05 Lot: 07

Public Hearing:

- Home Occupation: Home Office and Esthetic Services
Re: (Facials, Body Waxing and Makeup Applications)

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FOR OFFICE FILE

4. Zoraida Sharkey Encarnacion - 2 Parker Rd. (Thiells)

Section: 25.08 Block: 01 Lot: 75

Public Hearing:

- Minimum Lot Area - 15,000 Sq. Ft. Required
14,181 Sq. Ft. provided
Requesting a 819 Sq. Ft. Variance
- Rear Yard Depth - 35 Ft. Required
28.9 Ft. Provided
Requesting a 6.1 Ft. Variance
- Front Yard Depth - 30 Ft. Required
25.9 Ft. Provided
Requesting a 4.1 Ft. Variance
- Relief from Section 167-59:
"Location of Detached Accessory Building"
15 Ft. Required from Principle Building - 12.7 Ft. provided
Requesting a 2.3 Ft. Variance
- Relief from Section 167-61:
"Accessory Building in required Side or Rear Yard"
Distance Rear Lot Line - 10 Ft. Required
4 Ft. provided
Requesting a 6 Ft. Variance

5. K'Hal Bnei Torah - 62 Riverglen Dr. (Thiells)

Section: 25.12 Block: 01 Lot: 31

Continuation of Public Hearing:

Proposed House of Worship

- Lot Width - Requesting a 16.06 Ft. Variance
- Street Frontage - Requesting a 22.06 Ft. Variance
- Front Yard - Requesting a 22.06 Ft. Variance
- Side Yard - Requesting a 18.03 Ft. Variance
- Maximum Floor Area - Requesting a .088 Variance
- Parking Area - Requesting Parking (Front Yard)
- Parking Spot - Requesting 10 Parking Spots