



CITY OF PORT JERVIS

P.O. BOX 1002
20 HAMMOND STREET
PORT JERVIS, NEW YORK 12771

Zoning Board Meeting Minutes May 5, 2026 7:00 p.m.

Board Members in Attendance: Chairman Tim Simmons, Rick Broas, David Gonzalez, Annmarie Marroon (alternate)

Board Members Absent: Joseph Ennis, Eric Hipsman, Michael Roberts, David Thompson

Additional Attendees: Zoning Board Attorney William Duquette, Planning Board Chairman Tom Vicchiariello

Chairman Simmons led those present in the Pledge of Allegiance.

Chairman Simmons called the meeting to order at 7:01 p.m.

Public Comment: none

Approval of Minutes:

Motion by Mr. Broas, seconded by Ms. Marroon, to approve the minutes of the Zoning Board's April 7, 2026 meeting.

AYE: 4 NAY: 0

Pre-Submission(s):

- Scott Caravella, 27 Railroad Avenue; SBL: 17-8-2; ZD: WMU
 - Area Variance for the new construction of a trade shop—5' on both north and south sides and 15' on west side to building edges

Mr. Caravella spoke before the Board. He is requesting a variance so he can place the proposed building as far west on the lot as possible, which will provide more room on the east side for greater access to the bays of the garage.

The property will be fenced and gated, and that is nearly complete. The fence is black, vinyl-coated chain link.

Mr. Duquette asked about the difference between the 4.3' and 5.7' measurements on the survey map. Mr. Caravella explained that the difference is due to the shape of the lot.

Mr. Caravella requested Ms. Amanda Kranik be added to the application.

Motion by Ms. Marroon, seconded by Mr. Broas, to set a public hearing for this application for June 2, 2026 at 7:00 p.m. in the Common Council Chambers.

AYE: 4 NAY: 0

Board Comments: none

Old Business: none

New Business:

Ms. Marroon asked Mrs. Powrie to look into E & J Hidden Treasures on Kingston Avenue.

Planning Board Report:

Mr. Vicchiariello reported on the following:

- The application for 37 Pike Street was found null and void due to the applicant not providing an updated site plan prior to the public hearing.
- The Tunnel Apartments project, on Jersey Avenue, continued their pre-submission at the April meeting, and updated site plans were submitted. There were questions about the twenty-four foot (24') requirement in the front of the proposed building. The application was set for a public hearing on June 19, 2026.
- The Planning Board referred Mr. Caravella's application to the Zoning Board.
- A permit extension was granted to 157 Ball Street.

Code Enforcement Report:

- The Tunnel project's revised plans will be reviewed on Friday, May 8, 2026, and the application may not need to be referred to the Zoning Board.
- The building permit for 26 Ferguson Avenue has been issued, and construction on that project is underway.

Council Liaison Report: none

Motion by Mr Gonzalez, seconded by Mr. Broas, to adjourn the meeting at 7:14 p.m.

AYE: 4 NAY: 0

Respectfully submitted,
Robyn Hendershot
Zoning Board Secretary

The next regular meeting is tentatively scheduled for **June 2, 2026 at 7:00 p.m. in the Common Council Chambers.**