



CITY OF PORT JERVIS

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

ZBA Meeting Minutes May 2, 2023; 7:00 pm

In attendance: T. Sexton, Chair, H.Barth, D.Copa, M. Roberts, D.Santini
Additional attendees: W.Duquette-ZBA Atty., T.Vicchiariello-PB Chair , L.Powrie-Building Official,
M.Decker-Council Liaison
Absent: D.Aumick, E.Hipsman

Public Hearing(s): none

I. Call to order and Pledge of Allegiance: Mr. Sexton 7:02 PM

II. Approval of February 2022 minutes: Motion to accept H.Barth, 2nd M.Roberts, 5 yea/ 0 no

III. Public Comment (3-minute limit): None

IV. Discussion of Public Hearing(s): none

V. Pre Submissions: *Wash-N-Fold, LLC.*; Hector Baras on behalf of Warner Tschopp/137&139 Jersey Ave., SBL: 19-2-21 & 19-2-1; requesting an Area Variance for Conditional Use for Self-storage Trailer Park with a Public Parking Lot.

Turn the lot into a storage area with shipping containers toward the rear of the property; front used for public parking; secured gated storage area; plantings to the front of gate/fenced area. Development of the property is beneficial opposed to an empty lot. Trailer containers could be movable if necessary. Solar powered for lights; no utilities to be connected nor needed.

	regulation	currently	difference of
the Lot areas:	30,000sf	16,327sf	13,673sf
rear setback:	20'	1.33'	18.67
area width:	100' wide	88.83'	11.17

Several variances have been approved in the past six years by the ZBA; Drew Church, Little Pediatrics, and Recap pre-school (with just under 16,000') no additional property is available, no substantial impact to the neighborhood or environment, most lots are non-conforming. The rear set back butts up to the railroad property.

Motion to set Public Hearing for June 6th, 2023: D.Copa, 2nd H.Barth 5 yea, 0 na.

VI. Old Business: no movement on Sarro-Pike St. property

VII. New Business: none

VIII. Planning Board Report: Mr. Vicchiariello no business to report.

IX. Code & Building Dept., L. Powrie updated the board on current ongoing city projects.

X. Council Liaison Report: M.Decker provided council report

XI. Adjournment: 7:35 pm Motion, M.Roberts, 2nd D.Copa, 5 yea, 0 no, Approved

The next meeting is tentatively scheduled for 7:00 pm on June 6, 2023

Respectfully submitted by: J.Schields