



CITY OF PORT JERVIS

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

ZBA Meeting Minutes October 1, 2024, 7:00 pm

In attendance: Chair-T. Simmons, R.Broas, M. Roberts, D.Santini, D. Thompson
Additional attendees: ZBA Atty.-W.Duquette, PB Chair-T.Vicchiariello, BD-L.Powrie
Absent: D.Aumick, E.Hipsman, Council Liaison-C.O'Connell

Public Hearing:

- 1. Jack & Anna Sardina: 41-49 Pike Street, SBL: 18-5-2; Area variances to allow for new construction of an addition to existing building. Front set back required: 20', proposed 3.1'; Front set back required 10', proposed 2.1.

Board question: A. why the addition? B. why not further from Railroad Ave.? C. Type of building?

- A. The applicant proposes to have 2 retail spaces (hair salon & distillery) in a new building connected to the existing building. B. To leave space for parking for renters. C. The building will be metal with faux stone on front.

Motion to close the Public Hearing: R.Broas, 2nd D.Thompson, 6 yes, 0 no

Public Comment: none

- I. Call to order and Pledge of Allegiance: Mr. Simmons 7:00 PM
- II. Approval of September 3, 2024 minutes: Motion to approve D.Santini, 2nd R.Broas, 6 yes, 0 no
- III. Public Comment (3-minute limit): none
- IV. Discussion of Public Hearing(s):
 - 1. Criteria for variance: Pike St. setback;
 - a. Undesirable change to neighborhood? No
 - b. Can benefit be achieved by another feasible method? No
 - c. Is the variance substantial? Yes. required 20' requested 3.1'
 - d. Will the variance have an adverse effect on the environment? No
 - e. Is it self created? Yes
 - 2. Criteria for variance: Railroad Ave. setback;
 - f. Undesirable change to neighborhood? No
 - g. Can benefit be achieved by another feasible method? No
 - h. Is the variance substantial? Yes. required 20' requested 2.1'
 - i. Will the variance have an adverse effect on the environment? No
 - j. Is it self created? Yes

- Impact Assessment:
- 1. will this create material conflict? No
 - 2. Result in change in use or intensity of land? Yes-moderate
 - 3. Will it impair character of community? No
 - 4. Will it impact the environment? No
 - 5. Will it result increase energy usage to existing level of traffic or infrastructure? No
 - 6. Will it cause increase in energy usage energy conservation? No

7. Will it impact public/private water or wastewater? No
8. Will it impair the character of important historic, aesthetic, etc. resources? Yes, minimal
9. Will it result in adverse changes to natural resources? Yes-minimal
10. Will proposed action result in increased potential erosion, flooding & drainage problems? No
11. Will it create hazards to environmental resources or human health? No

Motion to name PJ ZBA Lead Agent as an unlisted action under SEQR: R.Broas, 2nd D. Santini, 6 yes, 0 no

Motion to approve application: D.Santini, 2nd R.Broas, 6 yes, 0 no

Motion to approve negative declaration: R.Broas, 2nd D.Thompson, 6 yes, 0 no

V. Pre Submissions:

A. Public Comment: None

B. Board questions: None

VI. Old Business: none

VII. New Business: Appoint D. Santini as Deputy Chair to ZBA

VIII. Planning Board Report: Mr. Vicchiariello provided PB report

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

X. Council Liaison Report: C.O'Connell absent

XI. Adjournment: 7:22 pm Motion, M.Roberts, 2nd D.Thompson, 6 yes, 0 no

The next meeting is tentatively scheduled for 7:00 pm on Tuesday, November 5, 2024

Respectfully submitted by: J.Schildts