



CITY OF PORT JERVIS

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

ZBA Meeting Minutes April 2, 2024, 7:00 pm

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

Public Hearing(s): Motion to open the public hearing: Mr. Aumick, 2nd Mr. Santini
Puleo-Chicchetti, 5 Spring Street, SBL: 13-/-27; ZD: NMU; Area Variance to allow for the new construction of a single-family dwelling

- a. lot area: required: 7,500sf proposed: 2,750sf
- b. lot width: required: 75' proposed: 50'
- c. lot depth: required: 100' proposed: 55'
- d. rear yard: required: 30' proposed: 14.5'
- e. ~~side yard: required: 10' proposed: 5'~~

Applicant Mr. Chicchetti stated they are building a single family dwelling and moving the plan 5' away Hammond Street eliminating the need for a side yard variance. The remaining 4 variances are still requested. The driveway will be in the front of the house with a garage under the balcony. The mailings were sent out and received for the file.

Public Comment: none; Board questions: none

Motion to close the public hearing: Mr. Hipsman, 2nd Mr. Santini, 7 aye, 0 nah

- I. Call to order and Pledge of Allegiance: Mr. Simmons 7:0 PM
- II. Approval of March 2024 minutes: Motion to accept Mr. Aumick, 2nd Mr. Hipsman, 7 aye, 0 nah
*Mr. Thompson reviewed the minutes and cast his vote accordingly
- III. Public Comment (3-minute limit): none
- IV. Discussion of Public Hearing(s):
 - A. Lot Area: required: 7,500sf proposed: 2,750sf
 - a. An undesirable change will be produced in the character of the neighborhood and a detriment to nearby properties will be created by the granting of the variance. NO
 - b. The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than the variance. NO
 - c. The requested variance is (numerically) substantial. YES
 - d. The proposed variance will have an adverse effect or impact upon the physical or the environmental conditions in the neighborhood or district. NO
 - e. The alleged difficulty was self-created. YES
 - B. Lot Width: required: 75' proposed: 50'
 - a. An undesirable change will be produced in the character of the neighborhood and a detriment to nearby properties will be created by the granting of the variance. NO
 - b. The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than the variance. NO
 - c. The requested variance is (numerically) substantial. NO

- d. The proposed variance will have an adverse effect or impact upon the physical or the environmental conditions in the neighborhood or district. NO
- e. The alleged difficulty was self-created. YES
- C. Lot Depth: required: 100' proposed: 55'
 - a. An undesirable change will be produced in the character of the neighborhood and a detriment to nearby properties will be created by the granting of the variance. NO
 - b. The benefit sought by the applicant can(not) be achieved by some method, feasible for the applicant to pursue, other than the variance. NO
 - c. The requested variance is (numerically) substantial. YES
 - d. The proposed variance will have an adverse effect or impact upon the physical or the environmental conditions in the neighborhood or district. NO
 - e. The alleged difficulty was self-created. YES
- D. Rear Yard: required: 30' proposed: 14.5'
 - a. An undesirable change will be produced in the character of the neighborhood and a detriment to nearby properties will be created by the granting of the variance. NO
 - b. The benefit sought by the applicant can(not) be achieved by some method, feasible for the applicant to pursue, other than the variance. NO
 - c. The requested variance is (numerically) substantial. YES
 - d. The proposed variance will have an adverse effect or impact upon the physical or the environmental conditions in the neighborhood or district. NO
 - e. The alleged difficulty was self-created. YES
- E. Side Yard: required: 10' proposed: 5'; no longer requested, eliminated the variance by moving the plan 5' staying with in the 10' requirement

Motion to list the application under type 2 action under SEQR: Mr. Santini, 2nd Mr. Hipsman, 7 aye, 0 nah
 Motion to approve application as advertised: Mr. Hipsman, 2nd Mr. Aumick, 7 aye, 0 nah

V. Pre Submissions: held over

- 1. McDonald, 24 Cahoonzie Street, SBL: 3-7-1; ZD:RI; Area Variances for new construction of a single-family dwelling
 - a. lot depth: required: 100' proposed: 70' / 40.64'
 - b. rear yard: required: 30' proposed: 20.4' / 17.6'

Mrs. McDonald is requesting variances to build a single family ranch style dwelling.
 Corner lots produce 2 front yards. The Cahoonzie St side meets the front set back requirement.
 Public Comment: none; Board questions: show curb cut on the map prior to signing.
 Motion to set Public Hearing for May 7, 2024: Mr. Barth, 2nd Mr. Roberts, 7 aye, 0 nah

VI. Old Business: none

VII. New Business: none

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 provided council report

XI. Adjournment: 7:28 pm Motion, Mr. Santini, 2nd Mr. Hipsman, 7 aye, 0 nah

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

Respectfully submitted by: J.Schiolds