



## CITY OF PORT JERVIS

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

### **Zoning Board Meeting Minutes March 5, 2026 7:00 p.m.**

Board Members in Attendance: Chairman Tim Simmons, Joseph Ennis, Jeff Lewis (alternate), Annmarie Marroon (alternate)

Board Members Absent: Rick Broas, David Gonzalez, Eric Hipsman, Michael Roberts, David Thompson

Additional Attendees: PB Chairman Tom Vicchiarello, Assistant Building Official Laurie Powrie, Attorney William Duquette, Councilman Jason Vicchiarello

Chairman Simmons led those present in the Pledge of Allegiance.

Public Hearing(s): none

Chairman Simmons called the meeting to order at 7:11 p.m.

Public Comment: none

Approval of Minutes: August 5, 2025

There were not enough members present from the August 5, 2025 meeting to conduct a vote to approve the minutes. The approval is postponed to the April 7, 2026 meeting.

Pre-Submission(s):

- Kelly and Jill Decker, 26 Ferguson Avenue; SBL: 8-7-6
  - Area Variance for one side yard setback; ZD: R1

Mr. John Fuller, the professional engineer representing the applicant, spoke before the Board.

The applicant wishes to remove an existing addition on the home and renovate by building a new kitchen and dining area. The renovation will be located closer to the property line at 3.7 feet. The current proposed plan allows for functionality and does not disrupt the flow of the floor plan. The applicant is seeking relief from the required 6-foot setback.

Motion by Mr. Ennis, seconded by Mr. Lewis, to set a public hearing for this application for April 7, 2026 at 7:00 p.m. in the Council Chambers.

AYE: 4        NAY: 0

Board Comments: no additional Board comments were given.

Old Business: none was given

New Business: none was given

Chairman Simmons thanked Ms. Marroon and Mr. Lewis, in their roles as alternates, for attending.

Planning Board Report: Mr. Vicchiarello briefly reviewed the applications that have come before the Planning Board since the last Zoning Board meeting. The applications included 103-129 Jersey Avenue, Chase Bank, 77 Fowler Street, 31 Pike Street, 255 East Main Street, 12-14 Sussex Street, 37-39 Pike Street, and 100 Pike Street.

Code Enforcement Report: Mrs. Powrie reported that the property of the former Phil's Ford had received their Planning Board approval and are expected to apply for their demo permit in the spring. The building construction plans for review will follow, and construction will begin thereafter.

Council Liaison Report: Councilman Vicchiarello noted a special Common Council meeting was held to complete paperwork for a recent grant opportunity. Other business conducted by the Council included standardizing Planning Board fees and reviewing and adjusting City codes as needed.

Motion by Mr. Lewis, seconded by Mr. Ennis, to adjourn the meeting at 7:24 p.m.

AYE: 4        NAY: 0

Respectfully submitted,  
*Robyn Hendershot*  
*Planning Board Secretary*

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