



CITY OF PORT JERVIS

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

ZBA Meeting Minutes

November 2, 2021 and 7:00 pm

In attendance: T. Sexton, Chair, H.Barth, M. Decker, M.Newhauser, M. Roberts

Additional attendees: R. Fink-ZBA Atty., T.Vicchiariello-PB Chair , L.Powrie-Building Official, T. Simmons-Council Liaison

Absent: D. Aumick, D. Copa,

Public Hearing(s): **74 Hammond Street; Miguel Espinoza; SBL: 13-11-11; Area variance & lot width variance to allow for conversion of single family dwelling to a two family dwelling.**

Existing lot area: 8,600 sq ft Required lot area: 12,000 sq ft

Existing lot width: 86 ft Required lot width: 120 ft

Floyd Johnson, Eng obo Espinoza for a lot area variance; single family to a 2 family residence; adding 212 sq ft; rest would remain the same; the house is mostly gutted at the time

L.Powrie gave comparison to the neighborhood; 10, single-family and 3, 2-family dwellings. The property is 1/3 short of land requirement.

Motion to close public hearing: M.Roberts, 2nd H.Barth, 5 yes, 0 no

I. Call to order: Mr. Sexton 7:03 PM

II. Approval of Sept.7th, 2021 minutes: Motion to accept M.Roberts, 2nd D.Copa 5 yes/ 0 no/ 0 abstain

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

IV. Discussion of Public Hearing(s): Mr. Fink asked:

A-no undesirable change to the character of the neighborhood? Answer - yes

B-the benefit sought by the applicant can be achieved by other than a variance? Answer - no

C-is the request substantial? Answer - yes

D-the proposed variance will have an adverse effect or impact upon the neighborhood? Answer - no

E-self-created? Answer - yes

Motion for unlisted with no impact; H.Barth, 2nd M.Roberts, 5 yes, 0 no

Motion to grant variance as advertised; M.Roberts, H.Barth 0 yes, 5 no.

Roll Call of Board: H.Barth, no; M.Decker, no; M.Newhauser, no; Roberts-no, T.Sexton, no. Application denied.

The applicant has up to 30-days to appeal the decision.

V. Pre Submissions: none

VI. Old Business: none

VII. New Business: None

VIII. Planning Board Report: Mr. Vicchiariello updated on the Planning Board business.

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

X. Council Liaison Report: K.Decker reported on up coming 2022 budget/ election night/ passing of three new laws

XI. Adjournment: 7:25pm Motion M.Roberts, 2nd H.Barth, 5 yes, 0 no, Approved

The next meeting is tentatively scheduled for 7:00 pm on December 7, 2021

Respectfully submitted by: J.Schiolds