



CITY OF PORT JERVIS

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

ZBA Meeting Minutes June 6, 2023; 7:00 pm

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

Public Hearing(s):

Wash-N-Fold, LLC.; Warner Tschoppe/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.

Requesting an area variance to use the property between the house owned by Mr. Tshoppe and the Laundry with two lines of storage containers set on blocks with a center isle covered with #2 stone to drive through.

Area to be gated with solar lights and cameras for security. Containers are fire proof.

Board: (TS) no additional property to buy in order to increase the size of the lot. The rear is part of the laundry and can not be used or will be non-conforming and then so would 137/139 Jersey be non-conforming.

Motion to close public hearing:

I. Call to order and Pledge of Allegiance: Mr. Sexton 7:00 PM

II. Approval of May 2023 minutes: Motion to accept M.Roberts, 2nd D.Santini, 6 Aye, 0 Nah

III. Public Comment (3-minute limit):

S.Siegel; this is a unique idea but a concern of wood decaying and sinking from wood cleared from the lot that has been buried on the property. According to code 53533.B, temporary movable containers are allowed with planning board approval. Height of containers/ number of containers stacked?

W&F LLC rep: only one level high, no stacking to take place. No paving unless required by the planning board.

Vern Lazaroff: Questioned run off. W&F LLC rep: no change in runoff

Patrick Murray: Questioned security concerns. W&F LLC rep: renter to sign contact

IV. Discussion of Public Hearing(s): Lot area-not a significant amount; rear set back-eliminate 1 container and the footage would not be an issue, applicant would agree to this, area with-no property to purchase and not a significant amount.

On the Lot area:

1. An undesirable change will be produced in the character of the neighborhood-No
2. The benefit sought can not be achieved by any other means or method, other than a variance-No
3. The requested variance is substantial-No
4. The proposed variance will have an adverse effect or impact the physical or environment to the neighborhood-No
5. Is the alleged difficulty self-created-Yes

Motion to approve 13,673' be allowed; D.Santini, M.Roberts, 6 Aye/ 0 Nah

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Motion to approve 13,673' be allowed; D.Santini, H.Barth, 6 Aye/ 0 Nah
Both approvals are subject to SEQR review and make the Planning Board lead agent.

V. Pre Submissions:

VI. Old Business:

VII. New Business: Welcome Eric Hipsman to the ZBA

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: 7:45 pm Motion, D.Santini, 2nd H.Barth, 6 yea, 0 no, Approved

The next meeting is tentatively scheduled for 7:00 pm on THURSDAY, July 6, 2023
Respectfully submitted by: J.Schields