



CITY OF PORT JERVIS

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

ZBA Meeting Minutes March 5, 2024, 7:00 pm

In attendance: Chair-T. Sexton, D.Aumick, H.Barth, M. Roberts, T.Simmons

Additional attendees: ZBA Atty.-W.Duquette, PB Chair-T.Vicchiariello, BD-L.Powrie, Council

Liaison-C.O'Connell

Absent: E.Hipsman, D.Santini

Public Hearing(s): none

I. Call to order and Pledge of Allegiance: Mr. Sexton 7:04 PM
Mr. Sexton welcomed Mr. Simmons back to the Board to fill the vacancy from Mr. Copa's resignation. Mr Sexton then presented his resignation, thanked the Board for serving with them and presented each with a gift of appreciation and kind words, and then turn the meeting over to Mr. Simmons as the new chair of the ZBA. Mr. Simmons thanked Mr. Sexton on behalf of the Board for his service.

II. Approval of January 2024 minutes: Motion to accept M.Roberts, 2nd H.Barth, 4 aye, 0 nah, 2 absent
*Mr. Simmons reviewed the minutes and cast his vote accordingly

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

IV. Discussion of Public Hearing(s): none

V. Pre Submissions:

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'

The applicant did not show. Motion to hold over pre-submission to April: M.Roberts, D.Aumick, 4 aye, 0 nah, 2 absent

2. 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 C. Puleo-Chicchetti stated they are requesting multiple variances to construct a single family dwelling. The driveway will be in the front of the house with a garage under the balcony. The foundation will be a slab. A question was asked by the board if a ground assessment has been done since the last house was demolished. Since no basement will be dug and only needing footers for the slab, the board felt none was required.

Motion to set a Public Hearing set for April 2, 2024 at 7:00pm D.Aumick, H.Barth 4 aye, 0 nah, 2 absent

- 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: 7:29 pm Motion, M.Roberts, 2nd H.Barth, 4 Aye, 0 Nah, 2 absent, Approved

The next meeting is tentatively scheduled for 7:00 pm on Tuesday, April 2, 2024

Respectfully submitted by: J.Schildts