



CITY OF PORT JERVIS

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

ZBA Meeting Minutes October 3, 2023; 7:00 pm

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

Public Hearing(s):

1. Chimbo& Morelle, 175 West Main St., SBL: 11-7-17; Variance to allow for front yard parking on a corner lot. ZD-R1

A request to place a parking lot on the Mechanics St. side yard; photo of property was provided; There are 2 existing asking for 4 up to 5 cars for off street parking.

Motion to close the public hearing: D.Copa, 2nd H.Barth, 5 Aye, 0 Nah

- I. Call to order and Pledge of Allegiance: Mr. Sexton 7:00 PM
- II. Approval of September 2023 minutes: Motion to accept E.Hipsman, 2nd H.Barth, 5 Aye, 0 Nah
- III. Public Comment (3-minute limit): Mr. Siegel expressed concerns of electric vehicles and fires being parked too close to buildings in regard to 175 West Main St.
- IV. Discussion of Public Hearing(s): Mr. Vicchiariello commented on the term “use” in this instance. On street parking on the corner of Mechanics St. must be 18ft. from the corner. To ensure safer conditions a sign stating “no parking here to corner” be requested from the city and as part of the conditions for approval.
 Mr. Sexton asked
 1. Is this an undesirable change to the neighborhood? No
 2. Can the benefit sought by the applicant be achieved in another way? No
 3. Is the variance requested substantial? No
 4. Will this have an adverse effect on the environment? No
 5. Is the difficulty self-created? Yes
 Motion to list the action under SEQR: D.Copa, 2nd E.Hipsman, 5 Aye, 0 Nah
 Motions to approve the variance conditionally with placement of “No Parking Here to Corner” sign: D.Copa, 2nd H.Barth, 5 Aye, 0 Nah
- V. Pre Submissions:
 1. Altadonna, 61 Pike Street; SBL: 13-3-13; area variance for the minimum square footage of a studio apartment: required 600sf, proposed 512sf, ZD-CBD. Holy Fuller obo owner stated the request is for a variance to convert the existing community room to a studio apartment. He is requesting 2 variances. One is an 88sf and the second is for the common area not to be required at this location. According to code and by definition an efficiency apartment is 600-800sf.
 Motion to set Public Hearing November 7th at 7PM: D.Copa, 2nd E.Hipsman 5 Aye, 0 Nah

1. A&T Fuller, 17 Cahoonzie Street; SBL: 3-10-33; area variance to allow for the new construction

of a two-story attached garage with an accessory apartment. Holly Full obo owner explained the plan to have a 2-car garage with an accessory apartment over the garage for the owners son. Existing sheds will be demolished and new construction will replace them. Code requires the lot area be 12,000sf, the area is 10,501sf, 1481sf short or 12%; side yard setback should be 8ft but is only 3.8 or 4.2 short; the side yard setback should be 16ft but is 8.1ft. or 7.87 short; Plans are for 960sf but the area of the apartment should be no more than 800sf according to code. A variance for 40sf is needed. Question as to whether stairs are considered part of the square footage.

Motion to set public hearing for November 7th by E.Hipsman, 2nd D.Copa 5 Aye, 0 Nah

- VI. Old Business: none
- VII. New Business: none
- 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: L.Miller provided council report
- XI. Adjournment: 8:07 pm Motion, E.Hipsman, 2nd H.Barth, 5 Aye, 0 Nah, Approved

The next meeting is tentatively scheduled for 7:00 pm on Tuesday, November 7, 2023

Respectfully submitted by: J.Schildts