



CITY OF PORT JERVIS

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

Zoning Board Meeting Minutes April 7, 2026 7:00 p.m.

Board Members in Attendance: Chairman Tim Simmons, Rick Broas, Joseph Ennis, David Gonzalez, Eric Hipsman, Jeff Lewis (alternate), Annmarie Marroon (alternate)

Board Members Absent: Michael Roberts, David Thompson

Additional Attendees: PB Chairman Tom Vicchiarello, Attorney William Duquette, Councilman Jason Vicchiarello

Chairman Simmons led those present in the Pledge of Allegiance.

Public Hearing(s):

- Kelly and Jill Decker, 26 Ferguson Avenue; SBL: 8-7-6
 - Area Variance for one side yard setback [Required: 6', Proposed: 3.7', Variance: 2.3']; ZD: R1

Mr. John Fuller, a professional engineer, and applicant Mr. Kelly Decker spoke before the Board.

Mr. Decker requested that Mrs. Jill Decker's name be added to the application.

Mr. Fuller noted that all mailings were filed with the Building Department.

The applicant is requesting a side yard variance of 2.3 feet to renovate an area in the rear of the home. An existing section will be removed and replaced by the proposed addition. The new addition does not meet requirements and requires a variance.

Mr. Decker noted that his fence is on the property line, and with the new addition, the neighbor will have more space.

Motion by Ms. Marroon, seconded by Mr. Broas, to close the public hearing at 7:03 p.m.
AYE: 7 NAY: 0

Chairman Simmons called the meeting to order at 7:03 p.m.

Public Comment: none

Discussion of Public Hearing:

Mr. Simmons noted that the proposed addition will require a variance despite its size.

Mr. Decker commented that the reason for the renovation is for the family's future needs and growth.

Mr. Simmons reviewed the following questions submitted with the application:

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of the variance requested?
No
2. Can the benefit you seek be achieved by some feasible method other than the variance?
No
3. Is the requested variance substantial?
No
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
No
5. Is the alleged difficulty self-created?
Yes

Motion by Mr. Ennis, seconded by Ms. Marroon, to name Port Jervis Zoning Board of Appeals as Lead Agency of this Type II action with no environmental impact under SEQR.

AYE: 7 NAY: 0

Motion by Ms. Marroon, seconded by Mr. Broas, to approve this application.

AYE: 7 NAY: 0

Approval of Minutes:

Motion by Ms. Marroon, seconded by Mr. Gonzalez, to approve the minutes of the Zoning Board's August 5, 2025 meeting.

AYE: 7 NAY: 0

Motion by Mr. Ennis, seconded by Ms. Marroon, to approve the minutes of the Zoning Board's March 5, 2026 meeting.

AYE: 7 NAY: 0

Pre-Submission(s): none

Board Comments: no additional Board comments were given

Old Business: none

New Business: none

Planning Board Report:

Mr. Vicchiarello reported that the 100 Pike Street ATM application was approved at the March meeting, and pre-submissions for 35 Pike Street and the Tunnel Apartments project, on Jersey Avenue, will be continued at the Board's April 21 meeting.

Code Enforcement Report: none

Council Liaison Report: Councilman Vicchiarello updated the Board on the following:

- The Council is preparing a local law pertaining to updating the City code.
- A grant is being sought to replace the Department of Public Works barn.
- The hotel project on Front Street continues, and the owner recently renewed permits.
- Request for Proposals were recently sent out for a pump project.
- The streetscape will be starting shortly and will include landscaping, sidewalks, and lighting on Jersey Avenue.

Motion by Ms. Marroon, seconded by Mr. Gonzalez, to adjourn the meeting at 7:17 p.m.

AYE: 7 NAY: 0

Respectfully submitted,
Robyn Hendershot
Zoning Board Secretary

The next regular meeting is tentatively scheduled for **May 5, 2026 at 7:00 p.m. in the Common Council Chambers.**