

# City of Port Jervis, New York



## ZONING BOARD OF APPEALS

September 1, 2015

### Attendance

The following Board members were present:

Hermann Barth                      Dan VanKleeck  
Lisa Randazzo                      Michael Roberts

Absent: Tim Simmons, Tom Sexton, and Earl Miller

Also present: Attorney Robert Fink, Councilman Gerry Oney, Building Official Dave Rivera, Councilman Stanley Siegel, and Planning Board Chairman Tom Vicchiariello

### Regular Meeting

Deputy Chairman Barth called the regular meeting of the Zoning Board of Appeals (ZBA) to order in the Council Chambers, 20 Hammond Street, Port Jervis, New York on Tuesday, September 1, 2015 at 7:00 p.m.

### Minutes of 8/4/2015 approved

Motion by Ms. Randazzo, seconded by Mr. Van Kleeck, to approve the August 4, 2015 minutes.

AYE: 4    ABSENT: 3    ABSTAIN: 0    NAY: 0    CARRIED

### Presubmission 140 Jersey Avenue

Hazma Warriach  
140 Jersey Avenue  
SBL: 14-10-22  
Use variance to allow for a single family dwelling  
in the service commercial zone. Parking and area  
variances.

Mr. Fuller, representing applicant stated previously the board had denied their previous application for business on first floor and residence on the second in the form as a caretaker apartment. Mr. Fink interjected and noted the variances for the setbacks and area were denied. Mr. Fuller continued the applicant is seeking a use variance for a single family residence which is currently not permitted in the SC zone. Per Mr. Onofry, there have been other lots such as 165 Jersey Avenue that got a similar use variance.

### Public hearing set for 140 Jersey Avenue

Motion by Ms. Randazzo, seconded by Mr. Van Kleeck, to hold a public hearing for 140 Jersey Avenue on October 6, 2015.

AYE: 4    ABSENT: 3    ABSTAIN: 0    NAY: 0    CARRIED

### Old Business

None.

### New Business

None.

### Planning Board Report given

Mr. Vicchiariello reported there is one presubmission for a minor lot line change 4 & 6 Johnson Avenue. Conditional use reviews coming up for Rite Aid, Keith Brown on Jersey Avenue, and Robert Burbridge on Franklin Street.

There was a citizen that challenged the board regarding Salvation Army decision which was upheld.

Code Enforcement's Report given

Mr. Rivera reported he received a property that lost its four family status on 20 Thompson Street and will come to the board for use and area variances. There was a call from the loaner on 100 Pike Street and notified them of the zoning requirements.

Council Liaison report given

Mr. Oney reported the 25 million sewer project grant that the city's environmental lawyer submitted which includes grants and some low interest loans. The point system for eligibility of the grant process was discussed.

24-32 Front Street has problems that needs to be addressed and think it will need to be tore down in addition to 11 houses that are in deplorable conditions.

Mr. Siegel stated there will be a special meeting tomorrow and will discuss 24-32 Front Street and the possibility of bringing back the architectural review board in order to erect buildings in the downtown that resemble that time period.

Mr. Rivera added every month he goes inside the building (24-32 front) to assess it, mark it and date it to note the changes and show how it's worsening.

Adjournment

Motion by Mr. Van Kleeck, seconded by Mr. Roberts, to adjourn the meeting at 7:17 p.m.

AYE: 4 ABSENT: 3 ABSTAIN: 0 NAY: 0 CARRIED

*The next meeting is scheduled for Tuesday, October 6, 2015 at 7:00 p.m.*

*Respectfully submitted,  
JoAnne Gordon-Burton, Secretary*