

**CITY OF PORT JERVIS, NEW YORK
ZONING BOARD**



February 21, 2017

5:30pm

Minutes-Special Meeting

Public Hearing(s): Project: 78 Front Street, LLC
Notice of Public Hearing read by T.Simmons, Chair

Call Meeting to Order: 5:37pm by Chairman, Tim Simmons

ZBA Members Present: Herman Barth, Earl Miller, Tom Sexton, Donn Copa, Mike Roberts, Robert Fink, Board Atty, Tom Vicchiariello, Planning Board Chair, Dave Rivera, Code Official, Lisa Randazzo, Council Liaison, Absent: Dan Aumick

- I. Public Hearing(s): 78 Front St. LLC--J. Corso, Owner, and B. Hess, Property Manager, James Farr, Engineer, re-stated use of property to be used as a Karate/ Yoga/ Fitness center. The adjoining lot has 64 parking spaces.
 - A. Mr Fink asked if parking would be used all at once? Mr. Farr replied parking would be mostly used in the evening hours
 - B. Mr. Fink asked if there is an alternate solution to the variance? Mr. Farr replied there is not.
 - C. Mr. Fink asked if the lot is already full, is the variance substantial? Mr. Farr replied it is not full at any given time and shared parking with other stores there is still sufficient parking with the shared spaces.
 - D. Mr. Fink asked if there would be any adverse impact on the community and undesirable character or detriment to the neighborhood? Mr. Farr replied there would not be any adverse impact. It would have a beneficial effect to the area.
 - E. Mr. Fink asked if the need for the variance is self created? Mr. Farr stated it is not.
 - F. Mayor K. Decker offered encouragement of the project and the benefits it will bring to the community. Council Liaison L. Randazzo stated the project will offer an enhancement to the city.
- II. Motion to approve minutes--no minutes to approve at this time

III. Public Comment (3 minute limit): None. Close Public Hearing Motion: H. Barth; 2nd: M. Roberts;

Approved

IV. Discussion of Public Hearing(s): All of the comments are encouraging and no adverse effect are anticipated. There is no other feasible parking besides the lot and some street parking on Front and Ball Streets.

Motion: T. Sexton; 2nd: D. Copa; Approved

Passed as advertized: Motion: T. Sexton; 2nd: E. Miller; Approved

Mr. Farr thanked the Board.

V. Pre Submission(s): None

VI. Old Business: Michael Latini, 15 High Street., Port Jervis, NY 12771; SBL: 19-8-10

Variance: 12' x 24' shed within front setback of property

VII. New Business: None

VIII. Planning Board Report: Chairman Vicchiariello reported

- The Planning Board would be meeting following tonight's ZBA meeting at 7:00 pm.

IX. Code Enforcement Report: Mayor Decker reported obo D.Rivera, Flood Plan Admisistrative Certificate test were completed and status is pending results. Code Enforcement office continues to write permits and enforce violations...Business as usual and moving forward.

X. Council Liaison Report: L.Randazzo reported nothing at this time.

XI. Adjournment: by T. Simmons, Chair at 5:43pm

***A special ZBA meeting is scheduled for February 21, 2017
prior to the Planning Board Meeting at 5:30 PM***

The next regular meeting is scheduled for March 7, 2017