

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



**Sept. 5, 2017
7:00pm
Minutes**

Public Hearing(s):

- I. Call Meeting to Order: 7:05 pm, Time Simmons, ZBA Chair
Present: Mike Roberts, Donn Copa, Tom Sexton, Earl Miller, Dan Aumick, Robert Fink, Esq., Dave Rivera-Building Official, Tom Vicchiariello, PB Chair, Absent: Hermann Barth
- II. Approval of May 2, 2017 minutes: Motion: D.Aumick; 2nd: E.Miller, Abstain: H.Barth; Approved
- III. Public Comment (3 minute limit): None
- IV. Discussion of Public Hearing(s):
- V. Pre Submission(s):
1. 92 Front St., Wes Soloway space built originally to be a pawn shop and use additional space as office & breakroom, would now be useless since pawn shop is no longer to be. Request to convert to space into 2nd apartment. According to Mr. Fink, a use variance is required. Motion to set Public Hearing for Oct. 3, 2017, 7:00 pm. H.Barth; 2nd: E.Miller; Approved Mr. Soloway was advised on Public Hearing process.
 2. 12 North Maple Ave., Seperac (Joseph/ Anthony) Existing building is 2 family dwelling built in 1984. Propose to to convert 2 family to 4 family. Motion to set Public Hearing for Oct. 3, 2017, 7:00 pm. D.Aumick; 2nd E.Miller; approved Mr. Fink noted the project must go to the county planning board.
- VI. Old Business: None
- VII. New Business: None
- VIII. Planning Board Report: NYC Water Treatment plant, L&S Auto, & Millie's Pooch Parlor have all been approved; 24-32 Front St-approved w/conditions; 156 Ball St. approved; Pre-submission for JAG Floor Covering (carpeting wholesale distributor) Public Hearing was approved; 92 Front St & 12 N. Maple Ave./Seperac were sent to ZBA. 11-13 Orchard St-subdivision site plan has been submitted & Public Hearing is set for next Planning Board meeting; O&R submitted for an extension for substation; Mention of Dept Head input on conditional use which are brought back after 2 years. Rock Solid Clothing Box will be brought back.; 100 Skyline Dr. has had no movement; 100 Pike St. has has some movement forward.
- IX. Code Enforcement Report: Asbestos abatement at 15 Seward Ave.; Glass Street on Culvert project; Many inspections occurring; 24-31 Front St. have commitments from Vegan Restaurant & Gio's Gelato; Bon Secours work; Tom Snyder is with the building dept part time; SUNY Orange plans full submission.

X. Council Liaison Report: TS project--out to bid now in Nov. Promenade project is underway. Vacant buildings-6 will be torn down. Homeowner Occupancy program began, 35-37 Orchard St. 1st one to close this Friday with Council vote on 9/28

XI. Adjournment: 7:35pm Motion: H.Barth; 2nd: D.Aumick; Approved

The next meeting is tentatively scheduled for 7:00 pm on Oct. 3, 2017

Respectfully submitted by: J.Schiels