

CITY OF PORT JERVIS, NEW YORK

ZONING BOARD



Jan. 2, 2018
7:00pm
Minutes

In attendance: Tim Simmons-Chair
Mike Roberts, Hermann Barth, & Dan Aumick

Also in attendance: R. Fink, Atty., Dave Rivera-Building Official, & Tom Vicchiariello, PB Chair

Absent: Donn Copa, Earl Miller, & Tom Sexton

Public Hearing(s):

1.) Drew Methodist, 51 Sussex St. & 11 E. Broome St., SBL: 13-8-1.-1

J.Fuller /obo/ Drew Methodist Church, variance for subdivision of church & single family house into 2 parcels also requesting before the PB to subdivide for sale of the house. There are a number of variances needed with existing conditions. RO District-use group-Place of Worship, house is in residential group.

Reasons for divide 1) housing no longer needed for minister, 2) Economic gain for the church community, 3) Dwelling will be a new residence and back on the city tax rolls.

No other property is available to offset either property. Frontage on 2 main roads other sides are bound and have no vacant lots or available land to allow for increased size of property. All land is boarded in.

RF lot 37 & lots 2 & 3 all have houses on them. It is consistent with the neighborhood.

Public Comment: Larry Mulligan-(lives in SC) owns 13 E.Broome St. questioned that: the church proposed to sell as 1 family house with no renovations and sold as is. Has concerns of the boarding fence that is in disrepair. Building Dept. will ensure all aspects will be up to code. Mr. Fuller also stated Religious Land and Uses Act does not apply to this situation.

Comments to SEQR: 1) Create undesirable change to neighborhood-No; 2) Can it be achieved by another means-No; 3) Are variances substantial-Yes; 4) Any adverse effects to the environment-No; 5) Is this self created-Yes

Motion under SEQR H.Barth, 2nd D.Aumick, 4 aye, 0 na, 3 abstain, approved

Motion to approve as advertised M.Roberts, 2nd D.Aumick, 4 aye, 0 na, 3 abstain, approved

Return to Planning Board for subdivision Jan. 19, 2018

- I. Call to order: Tim Simmons 7:19 pm
- II. Approval of Dec. 5, 2017 minutes: motion to accept M.Roberts, 2nd D.Aumick, 4 aye, 0 na, 3 absent, approved
- III. Public Comment (3 minute limit): None
- IV. Discussion of Public Hearing(s): none

V. Pre Submission(s): **The Bell Trust, 22-26 N.Maple Ave. SBL: 20-1-4.2 Lot variance to correct encroachment of garage.**

Robert & John Bell sent over to ZBA from Planning board for area variance as garage at 26 N.Maple Ave. is encroaching by 1 ft. onto 22 N.Maple Ave. The Bells wish to "clean up" the properties and any boundary issues for future and any potential sale of properties.

Mr. Fink-The PB is okay with the survey?

The Bells-Regarding mailings being held to do both the ZBA & PB mailings at the same time.

Motion to set Public Hearing on Feb 6th, 2018 H.Barth, 2nd M.Roberts, 4 ayes, 0 na, 3 absent, approved

VI. Old Business: None

VII. New Business: None

VIII. Planning Board Report: T.Vicchiariello-reported on Planning Board meeting of Dec. 19, 2017

X. Committee Reports: Code & Building Dept., D.Rivera reported on all the updates about town, the increase in revenue are up from last year at this time, monitoring snow removal, and sending out violations on various counts.

X. Council Liaison Report: Code meeting postponed-publishing fees are still not resolved. 4 Fowler St., The Beast Project moved to CBD. Using 2 to 3 million dollars of personal capital-no city funds or grants are being used.

XI. Adjournment: 7:34pm Motion: D.Aumick, 2nd H.Barth 4 ayes, 0 na, 3 absent, Approved

The next meeting is scheduled for 7:00 pm on Feb. 6th, 2018

Respectfully submitted by: J.Schiolds