

CITY OF PORT JERVIS, NEW YORK

ZONING BOARD



September 3, 2019

7:00pm

Minutes

In attendance: Assistant Chair-H.Barth
M.Roberts, D.Aumick, T.Sexton, D.Copa
Also in attendance: R. Fink-ZBA Atty., T.Vicchiariello-PB, L.Powrie-Building Official, D.Santini-Council Liaison
Absent: Tim Simmons, E.Miller, J.Farr

Public Hearing(s):

- A. Continued: EPM Resources, LLC; 67 Ball St., SBL: 13-13-1; Part 2) Interpretation: Does propose use meet criteria of definitions for office, business & professional, or personal use.**

Reconciliation has been reached with the building department; the PH/request is closed.

- B. Stas, 29 Cahoonzie St., SBL 3-10-27; Zoning variance for lot coverage over 30%.**

Public Hearing was read by Mr. Fink. total coverage stated to be 37%, only zoned to allow 30% coverage.

Proposing to extend the dwelling to allow for a 3 season room w/ bathroom.

Board comments: Asked if all the houses are similar to extensions on this block? Stated Yes and provided photographs with supporting documentation.

Public Comment: None

Motion to close the Public Hearing: T.Sexton, 2nd D.Aumick, 5 yes, 0 no, 2 absent, approved

I. Call to order: Tim Simmons 7:10 pm

II. Approval of August 6, 2019 minutes:

Motion to accept with corrections D.Aumick, 2nd T.Sexton, 6 yes, 0 no, 2 abstain/absent, approved

III. Public Comment (3-minute limit): none

IV. Discussion of Public Hearing(s): Stas, 29 Cahoonzie St., SBL 3-10-27;

All houses have the same type of bump-out as being requested. All questions asked re: significant adverse environmental impact.

- A. Will this be undesirable to the neighborhood? No
B. Can the benefit be achieved by another means? No
C. Is the variance substantial? A 7% difference
D. Any adverse effect on the environment? No
E. Is it self-created? Yes

Motion for unlisted action under SEQR: D.Aumick, 2nd T.Sexton, 5yes, 0 no, 2abs, approved

Motion to grant as advertised: D.Aumick, 2nd D.Copa, 5 yes, 0 no, 2 abs approved

V. Pre Submission(s): Deborah & Dean Siomkos, 11 Stoll St. SBL: 5-10-2; Variance to allow for 2 accessory sheds on vacant lot w/o a principal use.

There are 2 sheds being asked to remain on the property, the travel trailer/camper is being sold and will be removed. The application would need to be amended to reflect only 10x12 shed and possible vehicle to be allowed on the lot. Applicant to revisit the building department for clarification and rewording.

Motion to set Public Hearing October 1, 2019: T.Sexton, 2nd D.Copa, 5 yes, 0 no, 2 abs, approved

VI. Old Business: None

VII. New Business: Mandatory 2 hour training set Thurs., 9/19, 7pm; Tues., 9/24, 7am, Thurs., 9/26, 3pm; contact Kristen at the PD to schedule a time.

VIII. Planning Board Report: updates provided by Mr. Vicchiariello

IX. Code & Building Dept., L.Powrie reported on updates and continue to be busy

X. Council Liaison Report: Dominick Santini gave city updates and said Zoning laws are going to be discussed for revision 9/26 at the Rec. Center.

XI. Adjournment: 7:45pm Motion T.Sexton, 2nd D.Copa, 5 yes, 0 no, 2 absent, Approved

The next meeting is tentatively scheduled for 7:00 pm on October 1, 2019

Respectfully submitted by: J.Schildts