



# Village of New York Mills

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## Planning - Zoning Board of Appeals

Todd Martin, Chairman  
Jim Bombace, Jr.  
Tom Wadas  
Jacqueline Wolanin  
Don Spost  
Joe Sroka  
Steven Collins

### Code Enforcement

John Constas  
Josh Angotti

November 6, 2024

### PB/ZBA Meeting

The meeting was called to order at 7:02 by Chairman Todd Martin followed by the pledge.

Present – Todd Martin, Tom Wadas, Jim Bombace, Joe Sroka, Don Spost, Jackie Wolanin, Steven Collins and Codes Officer John Constas

RE: 19 Elm Street

A Motion was made by Tom Wadas to waive the reading of minutes from October 29, 2024 meeting, seconded by Jim Bombace.

Mr. Michael Mimassi informs the Board of desires to convert 19 Elm Street to a 4-unit apartment house. He states it is currently in a R2 zone which allows 4-unit housing. There is currently a 4-unit house next door to his property. He states his property is in distress so while under renovations he would like to increase the number of units to increase his income so it will be more profitable to maintain.

### Open Forum comments:

An email from John Edwards to the Village Clerk is read by Brenda Mitchell. Mr. Edwards opposes the house being converted into a 4-unit.

Ed Wiatr who lives on Meadow Street has no opposition to the unit being converted. He states there are many multi-family units in the area, including the 4-unit next door. We are a society of many and we need to include all. He feels people are blind by the unknown. He also states Mike Mamassi does nice work on his properties, he will consider good tenants, and is proven to be a good landlord.

Ashley Desimone who owns a single family home next door is concerned about this home becoming a 4-unit. She is not comfortable with extra traffic in and out of the driveway or newly planned parking area as her children play very close to this area. She asked if the parking area could be reconsidered and if Mimassi has a land survey as she believes the new driveway will be on her property. Ashley also asked if there would be a limit of how many people can live in each unit.

Renee Rotilotto who lives on McPherson St. is concerned that another 4-unit home will affect the value or property taxes of surrounding single-family owner-occupied homes. She also questions the property line of 19 Elm Street.

Bill Hiffa resides on Meadow Street, his property line butts up to the back yard of 19 Elm Street. He is concerned about extra vehicles and traffic in the new parking area as it will create extra noise to area residents. Also concerned about snow plow truck clearing parking area in early morning hours causing a disturbance to neighbors.

Dominic Hiffa who grew up on Meadow Street is concerned about the quality of life to area residents as vehicles will be in and out of the parking area at all hours as well as extra vehicles parked along the side of Elm Street. He questioned who would manage the property, who will be sure the trash is being removed weekly and property well kept.

Candace Albright who resides on Elm Street has parking lot concerns considering the area already has flooding issues when it rains. The run-off from the parking lot will add to the existing flooding problem.

Kevin O'Brian, Attorney for Mike Mimassi states part of the reason his client wishes to convert this house into a 4 family is to make economic sense. Mimassi wants to improve the condition of the property and keep it well maintained. In order to do this the house needs to generate more revenue.

Mike Mimassi speaks to the Board and residence in attendance. He would like to duplicate the 4-unit property next door, to improve the look and maintenance of the house. The extra income generated from multiple units helps landlords put money back into the property. He states most houses in the area are multi-family. He does not believe the parking lot will cause any additional flooding issues.

Chairman Martin asks if the Board has any questions.

Jackie Wolanin states she understands his desire to renovate the existing property but has concerns regarding the parking and any additional paving in that area due to current flooding issues.

Mike Mimassi states per the Village map, there is 66 ft available to add driveway. One side of house already has a paved driveway, he would add a paved driveway to other side of house extended to back yard where he would add a paved parking area.

He would limit the number of people allowed per apartment, however, he states that the Village of NY Mills laws and Board are discriminatory as our laws are unlike any other town.

Jim Bombace asks what square footage each unit will be. Per Mimassi, each 2<sup>nd</sup> floor Studio apartment will be approximately 650 sqft. and each first floor apartment will be approximately 850 sqft.

Per Codes Officer, John Conostas, each studio apartment must be a minimum of 600 sqft. and each 1-bedroom unit must be a minimum of 720 sqft.

Chairman Todd Martin states before the Board can grant a special exception, Mr. Mimassi must provide the Board with:

- Stamped Architectural Plans for 4-unit
- an Engineered Plan for new driveway and parking area
- a solution for water run-off / drainage
- Certified Land Survey

Once the above are submitted, the Board will review to see if all requirements are met. If all requirements are met, Mimassi will then need to apply for an Area Variance and purchase a Building Permit.

A motion to accept the above requirements was made by Tom Wadas, seconded by Jim Bombace.

No further questions or concerns at this time.

A motion to adjourn the meeting at 7:53 pm was made by Don Spost, seconded by Jim Bombace.

Respectfully submitted,

Brenda Mitchell