



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

January 28, 2025

PB/ZBA Meeting

The meeting was called to order at 7:08 by Chairman Todd Martin, followed by the pledge.

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

RE: 19 Elm Street

A Motion was made by Tom Wadas to waive the reading of minutes from November 6, 2024 meeting, seconded by Jackie Wolanin.

This meeting is a continuation of discussion regarding Michael Mimassi's application to convert 19 Elm Street to a 4-unit apartment house. Mr. Mimassi has presented to the board all required documents requested at 11/6/24 meeting – stamped architectural plans, engineered plans showing drainage system, driveway and additional parking area, and a certified land survey.

The plans show there will not be a driveway on the left side of house but there will be a guardrail between left neighbor and parking area.

Jim Bombace states NYM code requires 2 parking spaces per unit, plans show only 6 spaces. John Constas informs Mimassi another 2 spaces needs to be added.

Jackie Wolanin asks how many feet between proposed parking area to property line of resident behind lot (Hiffa). Per engineer plans, approx. 107 feet. When 2 additional parking spaces are added, it would be 87 feet.

Tom Wadas questions Mimassi if 2nd floor apartments meet the minimum 600 square footage required per codes. Mimassi states they are 623 sq.ft., John Constas concurs.

Per John Constas, the square footage of laundry rooms on 1st floor is split between upper and lower unit on each side as it is a shared space.

The board will review the submitted documents and plans to be sure all requirements and codes are met and determine if an area variance is required. Board has 62 days to render a decision.

No further questions or concerns at this time.

A motion to adjourn the meeting was made at 7:30 pm by Tom Wadas, seconded by Jim Bombace.

Respectfully submitted, Brenda Mitchell