



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

February 24, 2025

ZBA/PB Meeting

The meeting was called to order at 7:05 p.m. by Chairman Todd Martin, followed by the pledge.

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

RE: 19 Elm Street

Open meeting held to continue matter regarding Michael Mimassi's application to convert 19 Elm Street to a 4-unit apartment house. Per the board request, Mr. Mimassi presented revised architectural plans showing a 5 foot opening in the wall between the living room and bedroom to represent efficiency apartments rather than 1 bedroom apartments on the second floor. The revised plans fit the minimum required 600 sqft per unit at 623 sqft. The revised plans are signed and dated 2/5/25 by the architect.

Open Forum:

Bill Hiffa - Bill is very upset this property may turn into a 4-unit apartment house as the extra people and traffic disrupt neighbors and worried about long term effect of opening the doors for others to do the same on Elm St. He asked about how many parking spots will be in back yard and if there will be any fence or barrier between the neighbors.

John Constas replied the property is allowed 8 parking spots and no fence is on the plans.

Nick Hiffa - Nick questioned the legality of the shared driveway to right of house and asked if fence could be installed between neighbors. He also states that many houses on Elm St. are currently 2 family and is very concerned they will also convert to 4-unit houses.

John Constas replied driveway is not shared. There is 9'8" of property on right of house which meets the requirement for a driveway. It would be up to Mimassi if he wants to install a fence as a courtesy to neighbors.

Mimassi stated he will see how things go and will also allow vegetation to grow as it always has to block vehicle head lights from shining on neighbors.

Ashley Desimone – Ashley states she is very concerned about her kids playing in the back yard and having neighboring tenants possibly sitting in their parked cars watching kids play. Additionally, upset about vehicle head lights shining into her living room through the sliding glass door.

Mimassi states the parking area is further behind her living room area so lights will not shine in.

John Conostas states Mimassi could go back to a 6 car parking area, as per code efficiencies only need 1 spot per unit, to help alleviate the issue. 6 spots x 9 ft = 54ft width

Paul Dudajek – Paul states he has witnessed people buying up properties within NY Mills and turning them into rentals. He is concerned this is being allowed as the Village has changed over the years and is not what it once was.

Dave Piekieniak – Dave states landlords are buying up houses just to make money, they have no contribution to the village. We are changing from a residential family area to a commercial area. The village should hire an attorney who understands code laws and can make some changes to prevent this from happening.

Candace Albright – Candace states Mimassi made a comment at the last meeting that people can go outside to do drugs. She is very concerned about that statement.

Mimassi stated what he meant was he was not building enclosed staircases to 2nd floor apartments because they can become a gathering place for illegal activity like doing drugs. He is trying to avoid that so is not enclosing the staircases. If illegal activity is seen outside and is reported to him, he will react and take care of the problem.

Open forum closed.

Tom Wadas states he is satisfied Mimassi and his lawyer supplied all requested documents that meet current codes. He asked Mimassi if in the State of NY, do all villages, towns or municipalities have right to HUD inspections. Mimassi replied “yes”. Tom also states the Village Board should take a look at our current codes and be more cognitive of codes and laws.

Jim Bombace states the required sqft for a 1 bedroom is 720 sqft and 600 for an efficiency. He states the plans still show a bedroom for each 2nd floor unit even though the revised plans show a 5ft opening in the wall. Mimassi offers to cross off the word bedroom and hand wrote the word “efficiency” on the drawing of each 2nd floor unit.

Jackie Wolanin then makes a motion to approve the plans to convert 19 Elm Street from a 2-unit to a 4-unit apartment house, seconded by Tom Wadas. Jim Bombace opposed. Motion passes 4-1.

Planning Board - discussion regarding parking lot in rear of house.

- Agree 6 parking spaces acceptable

-Sufficient screening and fencing needed on property, can be combination of fence and/or hedges. Screening and fencing must be maintained to adequately block headlights and line of sight from neighboring properties.

John Conostas states board could tentatively approve parking lot of 6 spaces contingent on the arrangement of the spots which shall be to block headlights and the line of sight from next door neighbor. Also contingent on proper drainage installed and maintained in working order.

Jackie Wolanin makes a motion to approve the parking plan based on John Constas' above recommendation, seconded by Don Spost. Jim Bombace abstains from vote, motion passes 4-1.

No further questions at this time.

A motion to adjourn the meeting at 8:10 p.m. was made by Jackie Wolanin, seconded by Tom Wadas.

Respectfully submitted,

Brenda Mitchell