



City of Port Jervis, New York

PLANNING BOARD

May 17th, 2016

Attendance

The following Board members were present:

Tom Vicchiariello William Hubbard
Joseph Butto
Hank Dunn
Gerald Oney

Absent: Dominic Cicalese & Donald Schields

Also present: Attorney Michael McCann, Building Official Dave Rivera, Councilman Liaison Stanley Siegel, Fire Inspector Mike Reilly, Mayor Decker and Zoning Board Chairman Tim Simmons

Regular Meeting

Chairman Vicchiariello called the regular meeting of the Planning Board to order in the Council Chambers, 20 Hammond Street, Port Jervis, New York on Tuesday, May 17, 2016 at 7:10 p.m.

April 19, 2016 minutes approved

Motion by Mr. Oney, seconded by Mr. Dunn to approve the April 19, 2016 minutes.

AYE: 4 ABSENT: 2 ABSTAIN: 1 (Hubbard) NAY: 0 CARRIED

Extension - Presubmission 50 Fowler Street

Mr. Vicchiariello shared site plans with board members.

Mr. Onofry stated he attend the ZBA meeting on behalf on Four Brothers Improvements where a variance was granted permitting a repair shop to exist on the premise.

- Explained the tenant's hours of operation will be Monday-Friday 8am-5pm and Saturday from 9am-12pm and will alter the site plan to reflect those hours of operation.
- No additional signage is expected.
- No structural improvements will be done.
- No proposed lighting change.
- Intends to submit an updated site plan prior to next meeting that will reflect: new owner, the proposed tenant's information. (First Stop Auto & Repair).

Mr. Vicchiariello noted:

- Parking spaces would have to be reassigned to reflect the City Code.
- No parking within 20 feet of a Repair Shop.
- No repairs are to be done outside.
- Inquired about the disposal and storage of waste oil, tires & total waste expected.

- Requested prospective employee count.
- Mr. Onofry will get specifics and report at the next meeting.

Mr. Vicchiariello suggests that a proposed fence should be a condition to create separation.

Mr. Onofry will pass that information along to his client.

Board Comments Mr. Oney asked if the owner is aware and willing to comply with Code standards. Mr. Onofry stated that yes, his client is prepared to move forward with the project.

Motion by Mr. Hubbard, seconded by Mr. Butto to set a public hearing for June 21st, 2016 at 7:00 p.m. in the council chambers.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Public Comment No Public Comment

Old Business Mr. Vicchiariello noted the Orange County comments have not yet been completed relating to KNA.

New Business Mr. Vicchiariello explained the Common Council proposed a Zone change for 4 parcels located on Lower Beach Rd from a Residential Zone to a Light Industrial Zone
Will advise council that the parcels are undeveloped and will need access roads.

Mr. Vicchiariello reviewed proposed local laws with board members.

Correspondence OC Municipal Planning Confederation County chairs meeting will be held June 9th in Sugarloaf.
OC partnership most valuable award night will be held June 2nd at Town of Wallkill Golf Course.

Zoning Board Report given Mr. Simmons stated 50 Fowler Street was granted a change of use variance at the last Zoning Board meeting.

Code Enforcement's Report given Mr. Rivera reported the following:

- 100 Pike Street is moving along nicely.
- 29-31 Front Street waiting for correspondence to move forward.
- Meeting scheduled to discuss 46-48 Front Street.

Council Liaison report given Mr. Siegel reported the following:

- Homeowner Occupancy Program meeting May 18th at 6:30 in the Council Chambers.
- Public hearings are scheduled for 421F Exemption, 2% Tax Cap Override and Zone change of property located on Lower Beach Rd.
- Discussed new businesses that are open.

Adjournment

Motion by Mr. Hubbard, seconded by Mr. Dunn, to adjourn the meeting at 7:50 p.m.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

The next meeting is scheduled for Tuesday, June 21, 2016 at 7:00 p.m.

Respectfully submitted,

Carol L. Gurliacci