

# **City of Port Jervis, New York**



## **PLANNING BOARD**

May 19, 2015

### **Attendance**

The following Board members were present:

**Tom Vicchiariello, Chairman**  
**Ralph Hessberger**  
**Regis Foster**

**Henry Dunn**  
**Donald Schields**  
**William Hubbard**

Member(s) absent: Dan Aumick

Also present: Planning Board Attorney Michael McCann, Council Liaison Robert Ritchie, and Building Official Dave Rivera

### **Public Hearing**

**William Onofry**  
**130 West Main Street**  
**SBL: 17-2-3**

**Conditional use permit for a two family in an R-1 zone**

All mailings are on file.

Mr. Onofry stated the applicant is taking the current use of a single family and requesting a two family. The variances necessary have been obtained from the zoning board. There is sufficient parking and have been placed in a position to be able to come before the planning board for a special use permit. Property does extend slightly beyond the property on the right side.

Mr. Vicchiariello asked if the old driveway along West Main street can be turned into green space and relinquish curb cuts. Mr. Onofry is agreeable with conditions to be set on application.

Mr. Vicchiariello questioned the yard area as is. Mr. Onofry replied the answer is pre-existing blacktop. He agrees to the greenspace to the left and will provide six parking spots in total.

Mr. Vicchiariello questioned drainage issues. Mr. Onofry cannot determine drainage issues since property was acquired in January. Mr. Vicchiariello noted the next door neighbor at 132 West Main street has its basement getting flooded due to the slope from the property. Also, when the yard fills up with water it runs off the neighboring yard. Mr. Onofry voiced concern with the cost of ripping up the black top. Mr. Vicchiariello suggested regrading with a top on it. Tenants from the house have complained. The project cannot be approved when we know water is going to the neighbors and is constantly flooding the basement. Mr. Onofry asked for the expectation of the board. Mr. Vicchiariello noted to mitigate the issue with an inch or two layer of blacktop pitched to Union Street.

Mr. Vicchiariello asked that the property is secured better.

Mr. Rivera asked that the garbage pickup is on Union Street for easy access.

Mr. Vicchiariello stated the fence needs to be repaired.

Department head comments – police chief, DPW director, fire chief provided a verbal approval. Fire Inspector comments on file.

**Close Public Hearing**

Motion by Mr. Hubbard, seconded by Mr. Foster to close the public hearing.

**AYE: 6 ABSENT: 1 (Aumick) ABSTAIN: 0 NAY: 0 CARRIED**

**Regular Meeting**

The regular meeting of the Planning Board was called to order in the Basement Conference Room, 14-20 Hammond Street, Port Jervis, New York on Tuesday, November at 7:30 p.m.

**Table January 20, 2015 meeting minutes approval**

Motion by Mr. Foster, seconded by Mr. Schields to table the January 20, 2015 meeting minutes.

**AYE: 6 ABSENT: 1 (Aumick) ABSTAIN: 0 NAY: 0 CARRIED**

**February 17, 2015 minutes approved**

Motion by Mr. Schields and seconded by Mr. Foster to approve the February 17, 2015

**AYE: 5 ABSENT: 1 (Aumick) ABSTAIN: 1 (Hessberger) NAY: 0 CARRIED**

**Discussion of public hearing**

Motion by Mr. Hessberger, and seconded by Mr. Hubbard, to declare the City of Port Jervis Planning Board as lead agency and the application for William Onofry, 130 West Main Street of Port Jervis constitutes an unlisted action under SEQRA with no adverse environmental impact.

**AYE: 6 ABSENT: 1 (Aumick) ABSTAIN: 0 NAY: 0 CARRIED**

**Conditional use permit approved**

Motion by Mr. Hubbard, seconded by Mr. Schields to approve the application with the following conditions:

1. Garbage pickup in the rear of property.
2. Mitigation of drainage issues to be approved by building official.
3. Relinquish of curb cuts on West Main Street.
4. Upgrade greenspaces along south east side of building.

**AYE: 6 ABSENT: 1 (Aumick) ABSTAIN: 0 NAY: 0 CARRIED**

**Old Business**

Mr. Rivera stated Mad Dog Liquor is looking to open Memorial Day. Mr. Vicchiariello asked if all the water issues have been straightened out. Mr. Rivera stated waiting on water pressure test.

Mr. Ritchie commented it had been discussed at the meeting last night and Jack noted it was from the flushing the hydrants down below and Mike Reilly suggested installation of another water main.

**New Business**

Mayor has setup a meeting with Tim Simmons and himself to upgrade zoning procedures in the city to make it more single family friendly. Plan to meet every three months. Any suggestions please let him know.

**Correspondence –**

1. Orange County Partnership quarterly letter - Port Jervis was mentioned in it addressing how we are trying to get more business within the city.
2. Orange & Rockland annual letter reminding applicants to be aware of high lines and call before you dig requirements.

**Zoning board  
report given**

Mr. Vicchiariello commented that 130 West Main street received variances at last meeting. 140 Jersey Avenue was tabled due to issues that could not be resolved at the meeting.

**Code Enforcement  
Officer report  
given**

Mr. Rivera reported the following:

- Waiting on application from Salvation Army – a neighbor has an issue with the 1968 planning board decision granting the use of property on Ball Street for recreational use.
- Nothing on Midas
- KFC is cleaned out and Planet Wings is looking to move in but application as of yet.
- 100 Pike street – meeting with Tim O’Brien tomorrow. Mr. Vicchiariello added they need to pre-submit and have known this for a while. This has to be done correctly.
- Contractor will remove the dirt mound left in the Burger King area.
- Asbestos survey will be redone at Flo Jean. They are selling things off at a slow rate but there will be an auction to sell remainder of items.
- No movement on laundromat.

**Council Liaison  
report given**

Mr. Ritchie reported the last couple of meetings there have been opposition from landlords regarding the sewer fee. The first quarter billings went out per dwelling instead of per unit. The second quarterly billings went out with the adjustment, people thought it was another increase. A recent issue that might be before the board is leaf/grass bags being picked up. There have been complaints from DPW workers that dark bags contain dog/cat feces, rocks, and hypodermic needles mixed in the leaves and grass clippings, also, not tying them up and leaving it loose.

The mayor is promoting Port Jervis with a new brochure that is being dropped off throughout the county.

The CDA director put on a PowerPoint presentation with respects to the White Water Park and downtown revitalization projects.

The police department launched a program to be part of the solution.

The tree commission attended the Arbor Day celebration and trees were planted with plans to improve the area by the turntable.

A letter was drafted to Bill Palladino inviting him to give the city a brief synopsis of tenants moving in at the next meeting.

**Adjournment**

Motion by Mr. Hessberger, seconded by Mr. Dunn to close the meeting.

**AYE: 6    ABSENT: 1 (Aumick)    ABSTAIN: 0    NAY: 0    CARRIED**

*The next meeting will be held tentatively on Tuesday, June 16, 2015 at 7:00 p.m.*

Respectfully Submitted  
JoAnne Gordon-Burton, Secretary

