

**CITY OF PORT JERVIS, NEW YORK  
PLANNING BOARD**

**February 21, 2017  
7:00pm  
Minutes**



Public Hearing: None

I. Call Meeting to Order: 7:00 pm T.Vicchiariello - PB Chair

T.Simmons, ZBA Chair, G.Oney, J.Butto, W.Hubbard, D.Schiolds, H.Dunn, M.McCann, Atty., K.Decker & L.Randazzo, (Abs)D.Cicalese

II. Approval of January 17, 2017 Minutes: Motion, D.Schiolds; 2nd, W.Hubbard; Approved

III. Public Comment (3 Minute limit): None

IV. Discussion of Public Hearing: None

V. Pre Submission(s):

A. J&B Front Street 78 LLC, 78 Front Street, SBL 13-5-14

J.Corso w/B.Hess, Property Manager & J.Farr, Arch. stated the project had gone before the ZBA and was approved for parking variance.

Requests conditional use for upstairs for Yoga/Karate studios; Downstairs for potential Taxi dispatch, wholesale/retail auto parts, Printing store, cafe

No outside improvements are needed at this time, all improvements will be made to the inside.

After review of the site map, T.Vicchiariello asked the number of employees, hours of operation, if any lighting changes will be made and stated that the back side between the project building and the bank should be considered for adding lights, what is the planned signage to be for the building/individual stores, recommended this also be on the site plan, the dumpster ordinance states the receptacle must be enclosed and is not allowed on the sidewalk--it must be in the back or the existing shared dumpster on the opposite side of the parking lot may be used. A question of the AC unit being on the bank property should be raised or attain a (written) agreement with the bank to allow as is. Show on the site plan that the upstairs does have accessibility to and from the outside via two separate entrances and exits and the utilities must also shown. The Board suggests that the address be number as 78 Front Street, Suite 1, 2, 3, and so on in the event that ever there was the need for emergency vehicles to be called.

There were no additional questions from the Board.

Set Public Hearing 5:30pm March 3, 2017 special meeting prior to ZBA meeting: Motion, W.Hubbard; 2nd, D.Schiolds; Approved

VI. Old Business:

- A. O&R, Mr. Littman stated he was requesting another 6 month extension for the one that expired 2 days prior (2/20/17). Extension granted to be reviewed in 6 months at the 8/15/17 Planning Board meeting. Motion to extend, G.Oney; 2nd, W.Hubbard; Approved
- B. 100-200 Skyline Drive, LLC, SBL 7-1-1: No Show

VII. New Business:

- A. Orange County Planning Board Letter to be submitted, waiting for new site plan.

VIII. Zoning Board Report:

- A. 2/7/17 Pre-Submission from 78 Front St. re: Parking Variance was approved
- B. 3/7/17 at 7:00pm, M.Latini on High St. Variance for shed

IX. Code Enforcement Report: K.Decker /obo/ D.Rivera (called out on emergency) Continuing to do regular code enforcement, inspections, doing facade updates; Cause for fire alarms at 33 Ralph St, from forklift exhaust; PJCSO/Sullivan Ave project is obtaining proper permits and following proper protocol for demolition. D.Rivera has complete training for River Enforcement and should be receiving results/certification as soon as next week.

X. Council Liaison Report: L.Randazzo reports the Executive Board now meets at 6:30pm prior to the City Council's regular meetings at 7:00pm.; 24/32 Front Street is waiting on the title search; Val Maginsky has received a Tree Grant to determine which trees within the city should remain up and which should come down; Urban Development funds to be used for the Water Park; Server Use Law will not affect site plans. 29 Jersey Ave. requested a change to be classified from "service/commercial" to "central business district". This would require going through the county, also they would gain parking if it goes to CBD. Motion to recommend request to the City Council, W.Hubbard; 2nd, G.Oney; Approved

XI. Adjournment: 7:35pm T.Vicchiariello

A special Planning Board meeting is tentatively scheduled for 5:30 pm, March 7, 2017

The next regular meeting is tentatively scheduled for 7:00 pm, March 21, 2017

Respectfully Submitted: J.P.Schiolds