

**CITY OF PORT JERVIS, NEW YORK
PLANNING BOARD
October 17, 2017
7:00pm
Minutes**



Public Hearing (7:00 pm):

A. Flourish Body & Soul, 26 Front St., SBL: 13-5-29

Abby & Lauren Mortenson, leasing space at 26 Front St. for a wellness & fitness studio: Abby is a Yoga instructor & Social Worker, Lauren is nutritionist & personal/group trainer. Hours of operation to be Monday-Saturday, 6:30am-8:00pm Closed Sundays. Employees, Signage, & lighting are all detailed on the original site plan. Plan to open mid-November.

Dept Comments: Police Dept-need to provide emergency contact info list

DPW: Okay; FD: Okay; BO: OK; all other will go through the main building plans.

Building owner stated that the ladies are very pro-active and they will be a big asset to the community. Their studio and business will draw a younger clientele and help for so many.

Motion to close Public Hearing: Wm.Hubbard/ 2nd: G.Oney/ Approved

Public Comments: None Board Comment: None

Motion to close Public Hearing: D.Cicalese, 2nd: D.Schiels, Approved

B. 4 Bros. Auto Sales, 50 Fowler Street. SBL: 13-8-16

WmOnofry /obo/ "Ed" Strictly Auto Sales, no auto repairs-no tires-no waste. Old site plans-for repairs. "Ed" has still not signed a lease as of today. This is proposed for SALES ONLY. No dumpster is needed. 2nd floor apartment will require 1 parking space. Issue is there is a 20 fire lane. A fence will need to go up between the commercial space and the residential space next door and MUST be prior to use or certificate of occupancy is issued. No internal repairs to building are expected. Some clean up is being done outside.

Maximum number of cars to have on the lot could be 3, possibly 4.

Public Comments: none Board Comments: none

Motion to extend Public Hearing: W.Hubbard / 2nd: D.Cicalese/ Approved

C. Continuation of Seperac 12 North Maple Avenue., SBL: 20-1-1.2

Joseph Seperac /obo/ Joseph & Anthony Seperac

Conditional use permit to convert 2 family dwelling into a 4 family dwelling.

The ZBA granted application for variance. 2 - 3,600 sq.ft. area, covered by placing 2 walls to split apartment into 4 apartments; more than 10% green space.

Retaining wall on river side is in good repair. Add a dumpster & enclosure.

Lighting-no obstructions & no signage.

Dept Head Comments: BO- approve plans, follow all FD rules

PD, DPW, & FD-all approved.

Orange County approved per Mr. Fink's report.

Public Comment: none

Board Comment: D.Cicalese restated, total occupancy now 2 family with a total of 6-8 tenants with future 2-1 bedroom apts. & 2-2 bedroom apts.

Motion to Close Public Hearing: G.Oney/ 2nd: D.Schiels/ Approved



In Attendance: T.Vicchiariello-PB Chair, M.McCann-PB Atty., D.Schiels, D.Cicalese, J.Butto, G.Oney, W.Hubbard, H.Dunn, T.Simmons-ZBA Chair, D.Rivera-BO., L.Randazzo-Council Rep.

I. Call Meeting to Order: 7:40 PM

II. Approval of Minutes: 9/19/17, Motion: W.Hubbard/ 2nd: H.Dunn/ Approved

III. Public Comment (3 Minute limit): None

IV. Discussion of Public Hearing:

A. Flourish Body & Soul

Comments: site plan to amend hours of opening to be 6:30am

The PJ Planning Board to be Lead Agent for SEQR; SEQR Motion: W.Hubbard/ 2nd: G.Oney/ Approved

Motion to approve: D.Schiels/ G.Oney/ Approved

B. 4 Brothers: extended Public Hearing

C. 4 Maple Ave., Seperac

Comments: none

SEQR Motion: W.Hubbard/ J.Butto/ Approved

Motion to approve" W.Hubbard/ G.Oney/ Approved

V. Pre Submission(s):

A. Continuation: 92 Front St. LLC, W.Soloway

Wm.Onofry & W.Soloway

ZBA approved use variance of 2nd floor apartment (x2); parking on site is available/ building is up to code.

Millie's Pooch Parlor is on the 1st floor retail space. Additional parking is also available in adjacent lot down the street. Street parking for retail and 1 ADA parking space is on site.

All else is detailed on the site plan. Refuse is for tenant use only and trash is removed daily thru Fort Knox.

The lot across the street will be future parking. No lighting issues.

Motion for Public Hearing to be set for 11/21 at 7 pm: D.Cicalese/ 2nd: J.Butto/ Approved

VI. Old Business:

1. 100 Pike Street has a new manager

VII. New Business:



VIII. Correspondence: none

IX. Zoning Board Report: ZBA -approved a special meeting 10/17 for 92 Front St. & 4 N.Maple Ave.

X. Code Enforcement Report: D.Rivera stated, Terry VanStrander(spl), a new building inspector is being trained and doing nicely. 24-32 Front St. continues w/ hopes to open retail space mid-november/ the reality is more likely late 2017 early 2018. Continuing with Plan reviews and permits issued. Bon Secours has all its permits approved & will begin soon. 12-14 Brown St. will be up for auction. 55 E.Main St (the partial collapse for last winter) --the bank pulled out of the deal. 15 2nd street was demoed.

XI. Council Liaison Report: L.Randazzo reported

1. 2 local laws: 1) sandwich boards to be discussed-will require a permit, meet specific dimensions, etc.
2. open container on sidewalks in front of a provider will be discussed.

XII. Adjournment: Motion: 8:12pm D.Schiels/ 2nd: G.Oney/ Approved.

The next regular meeting is tentatively scheduled for **7:00 pm, October 17, 2017**

Respectfully submitted by J.Schiels