



## CITY OF PORT JERVIS, NEW YORK PLANNING BOARD

**June 18, 2019  
7:00pm  
Meeting Minutes**

In Attendance: Tom Vicchiariello - Planning Chair  
D. Schields, J. Butto, A.Foster, H.Dunn, D.Cicilese, G. Oney

Absent:

Additional Attendees: T. Simmons-ZBA Chair, Glen Plotsky, PB Atty., D.Santini-Council Liaison, Lori Powrie, Building Dept., Jim Farr, Interim Building Inspector

### Public Hearing:

**A. The Front, 61 Front St. SBL: 13-4-2; mistake from assessor's office; original paperwork was missing new (26') parcel; 3 new additional neighbors mailed, application was accepted and approved.**

- a. **Public Comment: Sean Donnelly spoke affirmatively to encourage the project; Tom Faggione, Deerpark resident and OC Legislator spoke in favor of project and economic benefits to Port Jervis and Orange County; George Belcher, 2nd Ward Council Rep. spoke about the positive changes that have occurred in the area and in support of the project moving forward**
- b. **Board Comment: none**

**Motion to close Public Hearing: D.Cicilese, 2nd H. Dunn, 7 yes, 0 no, 0 abs**

**B. JESS Curtis, SBL 14-1-6; Site plan reflects correct misspelling of "refuse", employees, hours of operation, dumpster-behind the fence, lighting to remain the same, parking lot to be addressed in the future.**

- a. **Public Comment: Priscilla & John Gould spoke in favor of the owner and the project; Mr. Curtis addressed the number of employees to reflect 7 and will make the needed change on the site plan. All refuse including tires will be removed once a week; M.Perry speaking on behalf of the neighbors in opposition to the project. Submitted documents and photos; F.Stefan direct nextdoor neighbor spoke in favor of the project; C.Arghir spoke in opposition of the project; P.Gould again spoke in favor and commented the space is within the existing R/C zone.**
- b. **Board Comment: strongly suggest black topping parking lot. It is a permitted use and there is no reason to have to go to the ZBA.**
- c. **Department head comments: all in favor of project with emergency number to police dept.**

**Motion to close Public Hearing: D.Schields, 2nd D.Cicilese, 7 yes, 0 no, 0 abs**



**C. Black/VanHorn, SBL 6-1-4 & 6-1-5**  
**W.Onofry obo owner requesting application for subdivision/lot line change. No curb cuts/ no improvements/ no changes to the properties. 3 lots, split the center lot and absorbed into 2 lots that are not necessarily conforming but much more conforming than not.**

**Public Comment: none**

**Board Comment: none Department Head comments: Approved by all**

**Motion to close Public Hearing: D.Cicilese, 2nd D. Schields, 7 yes, 0 no, 0 abs**

- I. Call Meeting to Order: 7:59 pm
- II. Approval of Minutes: April 16-Motion to approve G.Oney, 2nd J.Butto 6 es, 0 no, 1 abs; May 21-Motion to approve D.Cicilese, 2nd H.Dunn 7 yes, 0 no, 0 abs; June 6 Motion to approve with correction of "for one purpose" D.Cicilese, 2nd H.Dunn 6 yes, 0 no, 1 abs
- III. Public Comment (3 Minute limit): None
- IV. Discussion of Public Hearing:
  - A. Black/VanHorn; Board comments-none; Motion to appoint Port Jervis as Lead Agent under SEQR D,Cicilese, 2nd G.Oney 7 yes, 0 no, 0 abs
  - B. The Front, 61 Front Street: Original application approved and signed, Motion to approve current additional application D.Cicilese, 2nd G.Oney, Approved 6 yes, 0 no, 1 (Schields) abstention
  - C. J.Curtis; Board comments-strive to see the building is clean and safe

Motion to name Port Jervis as Lead Agent under SEQR, 7 yes, 0 no, 0 abs.

Comments on the application, note the additional changes on the site plan-number of employees, hours and days of the week of operation/ dumpster to be enclosed and note open after 7 pm only in case of emergency. Motion to approve application as permitted use with conditions of review at 1year and further conditions of changes noted on site plan. G.Oney, 2nd D. Schields, 7 yes, 0 no, 0 abs.

- V. Pre Submission(s):
- VI. Old Business: Port Jervis Taxi--extension to July meeting
- VII. New Business: None
- VIII. Zoning Board Report: Tim Simmons presented ZBA report
- IX. Code Enforcement Report: Jim Farr reported business is continuing and busy
- X. Council Liaison Report: Dominick Santini reported the comprehensive plan should be ready this week.
- XI. Adjournment: Motion: 8:30pm: D.Schields, 2nd D.Cicilese, 7 yes, 0-no, 0 absent, Approved.

The next regular meeting is tentatively scheduled for **7:00 pm, July 16, 2019**

Respectfully submitted, J.Schields