



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

**December 17, 2019  
7:00pm  
Meeting Minutes**

In Attendance: Tom Vicchiarello, Planning Board Chair  
D. Schields, A. Foster, G. Oney, J. Butto, H. Dunn, D.Cicalese  
Absent: Gerald Oney, Jack Farr  
Additional Attendees: G. Plotsky, PB Atty., D. Santini-Council Liaison

**Public Hearing:**

**A. Cont'd Yennie; 17 -21 Ridge Ave., SBL: 13-8-13; Subdivide parcel into two lots**

Laura Eckert obo V.Lazeroff with Mr. & Mrs. Yennie; potential buyer unavailable for meeting. Property used for storage with possibility of pole barn or storage container. Access to property is not wide enough to be used as residential but okay to be subdivided as a commercial property however, it would have some issues to be addressed.

On record at August 2019 meeting all paperwork was in order and all department heads approved.

Comments/questions from Board: none

Motion to approve as advertised, minor subdivision to permit creation of second lot: D.Cicalese, 2nd D.Schields, 6 yes, 0 no, 1 absent

- I. Call Meeting to Order: 7:05 pm
- II. Approval of Minutes: November 21, 2019: Motion to approve, H.Dunn, 2nd D.Schields, 5 yes/ 0 no/ 2 absent/abstaining; approved
- III. Public Comment (3 Minute limit): None
- IV. Discussion of Public Hearing:
- V. Pre Submission(s):
  - A. Cornerstone Family Healthcare, 140-158 Hammond St. SBL: 14-13-10. Mick Lonbardini, obo of project at 140 Hammond St., site plan approval for upgrade and interior & exterior renovations to medical offices. Existing medical offices/faculty to do site improvements, upgrades, & renovations to facade and roof, make entrances ADA accessible, reno to upgrade hoac system to current standards and codes. Exteriorly, Zero Percentage of change to footprint with the exception of the 2 entrances conforming to ADA. Interior changes, re-organize offices and exam rooms. Of the 15,000 sq ft, the 2 entrances are less than 200 sq ft. 6ft fence rather than an 8ft fence is recommended by the board. Exterior lighting is shown on the map according to zoning codes. Sign dimensions at the front designated on the map. Dumpsters must be enclosed. DPW comments provided with recommendations.

Question/concern raised from Cornerstone: it appears the property line goes through the building-present entrance on the Hammond St. side.



Public comment: none

Board comment: J.Farr stated the lot has to be buildable; it has access to sewer, water & gas but the access is 10' wide and does not comply with firecode.

Motion to set Public Hearing for Jan. 21, 2020: D.Schiolds, 2nd D.Cicalese, 6 yes/ 0 no/ 1 absent.

Escrow account of \$2,000 will have to be set up with the city clerk and plans to be shared with the city engineer.

VI. Old Business: None

VII. New Business: None

VIII. Zoning Board Report: Tim Simmons provided report and explained his resignation would be forthcoming due to his election to the city council

IX. Code Enforcement Report: L.Powrie provided updates from the building department

X. Council Liaison Report: D. Santini gave Council report and this would likely be his last PB meeting as Tim Simmons will be the new board liaison

XI. Adjournment: 7:45 pm Motion: D.Cicalese, 2nd D.Schiolds, 6 yes/ 0 no/ 1 absent, approved

The next regular meeting is tentatively scheduled for **7:00 pm, January 21, 2020**

Respectfully submitted, J.Schiolds