



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

**February 18th,
2020 7:00pm
Meeting Minutes**

In Attendance: Tom Vicchiarello, Planning Board Chair
D. Schields, A. Foster, G. Belcher, J. Butto, H. Dunn, D.
Cicalese

Absent:

Additional Attendees: G. Plotsky, PB Atty., Mr. Simmons - Council Liaison, Mrs. Powrie, Mr. Sexton

Public Hearing:

A. P&A Schoch: 116-122 Franklin St. SBL: 14-1-6, Conditional use permit for a hair salon.

Owner detailed proposed project and stated no changes had been made to the site plan.

Comments/questions from Board: None

Department Head Comments: Mr. Vicchiarello stated that the DPW Director, Mr. Farr, requested a meeting with the owners prior to any lot repairs.

Public Comment:

Stanley Cohen & Tammy Ostrom both support the proposed project.

Mr. Plosky stated the project application should be modified to reflect new zoning laws.

Mr. Vicchiarello agreed and will alter the application to reflect the new zone title, no other changes were necessary.

Motion to close public hearing on SBL 14-1-6: D. Cicalese, 2nd H. Dunn, 7 yes, 0 no, approved.

B. MP Jervis Donuts, Inc., SBL: 20-7-5, Site plan approval for new construction.

For the purpose of full disclosure, Mr. Plotsky stated that he represents the current owner at the current Dunkin Donuts location. He does not feel that his relationship is a conflict of interest, however, he stated that was at the discretion of the board.

Mr. Fuller presented and discussed the revised site plan. He explained no additional water/sewer utility service was needed at the location. Mr. Fuller also addressed department heads comments.

Comments/questions from Board: None

Mr. Vicchiarello reviewed department head comments and pointed out some concerns, which included: lack of sidewalks for pedestrian traffic, oversized truck traffic, exit width and deliveries.

Mr. Cicalese echoed Mr. Vicchiarello's concerns regarding exit width and lack of sidewalks.



Mr. Fuller stated that the existing gas, water and sewer utilities are adequate and would not need to be changed.

Mr. Quinn, representing McGoey, Hauser and Edsall, briefed the board on their comments regarding the proposed project.

Mr. Fuller stated he would address all concerns in a revised site plan.

Public Comment: None

Mr. Vicchiarello noted the board had yet to receive comments from Orange County regarding the proposed project.

Motion to keep the public hearing open on SBL 20-7-5 until the next scheduled meeting on March 17th, 2020 at 7:00PM: D. Cicalese, 2nd H. Dunn, 7 yes, 0 no, approved.

I. Call Meeting to Order: 7:35 pm

II. Approval of Minutes:

Motion to approve the January 2020 Planning Board Meeting Minutes: D. Schields, 2nd H. Dunn, 7 yes, 0 no, approved.

III. Public Comment (3 Minute limit): None

IV. Discussion of Public Hearing:

Motion to approve Port Jervis Planning Board to be lead agency of the application for the project located at 116 - 122 Franklin Street (SBL 14-1-6): G. Belcher, 2nd D. Cicalese. 7yes/0 no, approved.

Motion to approve the application for the project located at 116 - 122 Franklin Street (SBL 14-1-6), with the understanding that the owners will meet with the DPW Director prior to any lot repairs: D. Cicalese, 2nd D. Schields. 7yes/0 no, approved.

V. Pre-Submission(s): None

Cory Puopolo asked the board to consider granting a 6-month extension for the project located at 60 Front Street.

Comments/questions from the board: None

Motion to grant a 6-month extension for the project located at 60 Front street: G. Belcher, 2nd D. Cicalese. 7yes/0 no, approved.

VI. Old Business: None

VII. New Business: None

VIII. Zoning Board Report: Mr. Sexton provided updates from the last Zoning Board meeting.

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

Mr. Vicchiarello thanked Mr. Cicalese and the City Council for their participation in creating the new citywide zoning



laws. He also informed the public that a VA Clinic is now open at 100 Pike Street.

- X. Council Liaison Report: Mr. Simmons reported that ECode hasn't yet been updated to reflect the new zoning laws and any resident looking to obtain a copy of the new zoning laws are encouraged to visit the City Clerk's Office.
- XI. Adjournment: 7:43pm Motion: H. Dunn, 2nd D. Cicalese, 7 yes/ 0 no, approved.

The next regular meeting is tentatively scheduled for 7:00, 3/17/2020.

Respectfully submitted, C. Cicalese

