



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

**August 18, 2020  
7:00pm  
Meeting Minutes**

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

Additional Attendees: G. Plotsky, PB Atty., L.Powrie, T.Simmons-Council Liaison, (T.Sexton-ZBA absent)

**Public Hearing:**

**A. LM Property Holding, LLC, 190-192 Jersey Ave., PJ SBL: 14-3-1.1 & 14-8-4**

John Fuller obo owner of property formerly known as TS Electric stated they have reduced the scope of the original plans due to the economic climate. From an operational aspect the property will be used much as it has been with the addition of the B&B. Original plans were multi use but cut back to just warehouse/ contractor office space use/ cafe & retail store area/ residential portion to add bed & breakfast and remain residence.

No questions or comments from the board or public at this time.

Site plan comments: Board-no lighting on the plans; Fuller-no plan to alter lighting, will remain the same.

Board concerns are access for emergency vehicles to get in off of Jersey Avenue. Fire Dept. would have to have ease of access in the event of an emergency, there is a hydrant already in existence. Board: clearing weeds, shrubs and small trees with a gravel path and chain "fence" would not require a huge amount of work, allowing emergency vehicles to gain access. At a later date upgrades of paving and more stable gate/fencing could be completed.

Dumpster pad and enclosure need to be added to the plans.

Department concerns are the Mill Street entrance . The original plan would have required more time; it would take up to 2 years to finance the original project.

DPW: access to major storm drain; Fire: Mill St. gate; PD: Emergency contact list; Engineer: loading dock/ grades for ADA parking spaces & accessible route to entrances (see written submission on file); Building official: most items have been addressed; Fire Inspector: approved.

Orange County: gave the verbal approval but addressed dustless surfacing. Clarification to state tar & chip.

Public comment: Judith Oppelt, neighboring resident spoke regarding concerns of parking on Jersey Ave.

Motion to Close PH: H.Dunn, 2nd D.Schields, 6 yes/ 0 no/ 1 abs

Call Meeting to Order: 7:34 pm



I. Approval of Minutes: Motion to approve July 21, 2020 minutes with correction of date: D.Schiels, 2nd D.Cicalese, 5 yes/ 0 no/ 1 absent, 1 abstaining (Butto was absent 7/21; approved.

II. Public Comment (3 Minute limit): None

III. Discussion of Public Hearing: none

Motion on the project for approval with conditions: Stipulation on written county response; resolution of building inspector & city engineer; D.Cicalese, 2nd D.Schiels, 6 yes/ 0 no/ 1absent/~~abstaining~~; motion approved

Motion to appoint Port Jervis as Lead Agent under SEQR: D.Cicalese, 2nd J.Butto, 6 yes/ 0 no/ 1 absent/~~abstaining~~; motion approved.

IV. Pre Submission(s):

V. Old Business: none

VI. New Business: Mr. Fuller spoke to the board for consideration on the reduction of the size of the plan format with multiple copies of plans that are required for submission for board review. 3-4 copies of original size would still be submitted for the file. The reduction would save paper, expense of having to provide multiple copies then the added revisions and more copies, and also the submission of electronic plans to the building dept.

VII. Communications: None

VIII. Zoning Board Report: T.Simmons gave a brief ZBA report obo Chairman Sexton

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

X. Council Liaison Report: T.Simmons provided council updates and report

XI. Adjournment: 7:52 pm Motion: D.Schiels, 2nd D.Cicalese, 6 yes/ 0 no/ 1 absent, approved

The next regular meeting is tentatively scheduled for **7:00 pm, September 15, 2020**

Respectfully submitted, J.Schiels