



**CITY OF PORT JERVIS, NEW YORK
PLANNING BOARD
October 20, 2020
7:00pm
Meeting Minutes**

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

Additional Attendees: G.Plotsky, PB Atty., L.Powrie,

Absent: T.Sexton, ZBA, T.Simmons-Council Liaison

Public Hearing: Piscitelli Minor Subdivision, SBL: 9-4-1.2 Minor subdivision of 1.2 acre parcel into 3 lots. One lot to be retained by the owner; one lot to Wharton; one lot to J.Piscitelli; Wharton lot to be consolidated. Mr. Onofry and A.Walsh obo of owner. Seeking subdivision of a vacant land parcel into 3 lots: one to D&C Piscitelli, one to J. Piscitelli, One to J.Wharton.

Tax map provided to the board as a new site map. parcel is not landlocked; it is considered to be a paper street & has access to Barcelow St. seeking approval on delivery of new maps.

At the time of pre-submission the applicant answered all the required questions pertaining to SEQR.

Department heads: written comments received from Police, Fire, Fire Inspector, DPW, & verbal comments from OC Planning

Letter on file from J.Wharton to consolidate land to his existing parcel.

Motion to close public hearing: G.Belcher, 2nd D.Schiels, yes 7/ 0 no/ 0 abstain

Call Meeting to Order: 7:00 pm

- I. Approval of Minutes: Motion to approve Sept. 2020 minutes: D.Cicalese, 2nd G.Belcher, 7 yes/ 0 no/ 0 absent,
- II. Public Comment (3 Minute limit): None
- III. Discussion of Public Hearing: Motion to make Port Jervis lead SEQR D.Cicalese, 2nd H.Dunn, 7 yes/ 0 no / 0 abstain
- IV. Motion to approve application with conditions of Wharton consolidation and site plan filed prior to signing off by chairman. D.Cicalese, 2nd G.Belcher 7 yes/ 0 no/ o abstain
- V. Pre Submission(s): **Tactical Tacos LLC; SBL: 18-3-12.1, 103-129 Jersey Ave. Conditional use permit for a restaurant in the NMU zoning district.**
Ms. Smithen & Ms. Clark explained their project is a grease & oil free establishment; it is a charitable organization to help veterans. A plan from the building owner was submitted from when the storefront was Subway.
Hours of operation are planned for 11am to 11pm; number of employees to be 5 with room for growth (recommended by board that maximum hours should be put on the plan as well as number of employees); Will hire own refuse collector (suggested that a separate dumpster with enclosure be placed on the map); no lighting changes; use existing signage; new knocks box also suggested; recommend that loitering be avoided.

Motions to set public hearing for 11/17/2020 D.Cicalese, 2nd D.Schiels 7 yes/ 0 no/ 0 abstain

- VI. Old Business: LM Property Holdings LLC, 190-192 Jersey Ave., SBL: 14-3-1.1 & 14-8-4; John Fuller obo of applicant. Application was approved and now asking for an amendment. Use regular pavement instead of tar & chip to reduce dust; lessen the amount of parking spaces; keep as a 2 family residence and forego the B&B. Liam Hutchinson-pavement is a much better alternative than tar & chip for dustless surface and improvement to the application.

Waive public hearing; motion to amendment site plan G.Belcher, 2nd D.Schiels, 7 yes/ 0 no/ 0 abstain

- VII. New Business: None

- VIII. Zoning Board Report: T.Sexton had nothing to report

- IX. Code Enforcement Report: L.Powrie provided updated building department business

- X. Council Liaison Report: S.Siegel provided council updates and report

- XI. Adjournment: 7:34 pm Motion: D.Cicalese, 2nd D.Schiels, 7 yes/ 0 no/ 0 absent, approved

The next regular meeting is tentatively scheduled for **7:00 pm, November 17, 2020**

Respectfully submitted, J.Schiels