



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

Sept. 21, 2021

7:00pm

Meeting Minutes

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

Additional Attendees: L.Powrie, BD, D. Bavoso /obo/ Plotsky

Absent: H.Dunn, T.Sexton, ZBA, G.Plotsky, PB Atty., T.Simmons-Council Liaison

Public Hearing: 109 West Main Street, A-1 Storage, Joe Spina; SBL: 11-4-3.22; Holly Fuller obo of the owner; site plan approval for three additional storage buildings and one portion of the site to be used for outdoor secure storage.

Clean up and remove debris; Add 911 signage on both properties; surface to be gravel; stockade fence along neighbors property; clear entry of Fossard Street.

Board Comments: Are the remaining code violations being addressed? The in the back and on the brush on the Fossard St side is very overgrown; the tractor trailer is a problem even though it is registered, the doors remain open and a hazard, the fence is in poor shape.

Mr. Spina stated all are being addressed; emergency (911) address labels have been added; 6 unlicensed vehicles have been taken away; working towards remaining items to be cleared up; he is willing to do what is required moving forward.

Mr Spina to schedule an appointment with the Building Department to go over all the details.

Vehicle storage area will need to be tarred & chipped (per code) and maintain the city ordinance for parking.

Public Comment: None

Motion to close Public Hearing: G.Belcher, 2nd D.Schiels, 6 yes, 0 no

Call Meeting to Order: 7:18 pm

I. Approval of Minutes: Motion to approve Aug. 2021 minutes: G.Belcher, 2nd J. Butto, 5 yes/ 0 no / 1 abstained,

II. Discussion of Public Hearing: None

Motion to name City of Port Jervis Lead Agent under SEQR D.Cicalese, 2nd G.Belcher 6 yea/ 0 no, approved

Police Dept: approved, Fire Chief approved with clean up, Fire Inspector: no comments provided, Building Dept: not approved-see notes of file; additionally, address and maintain 107 West Main along with 109 West Main. The Board will grant 30 more days to clear up any violations and come back to address under old business on 10/19.

III. Pre Submission(s): **45 Front Street; Conditional Use; SBL: 18-2-9;** Mr. Wang applied to convert the 2nd & 3rd floors of the building to apartments. The building is under contract. There is a revised sprinkler system. The 1st floor will be reserved for future renovation for retail use. Laundry must be provided under code, either in individual apartments or in a communal area. A contractor will be doing

the renovations. The refuse will be kept in a designated area indoors. Commercial must also be on the sitemap signs, we will be coming back for future plans for the first floor.

Motion to set public hearing for 10/19/21, G.Belcher, 2nd D.Cicalese, 6 yes/ 0 no/ 0 abstain

- IV. Old Business: None
- V. New Business: None
- VI. Zoning Board Report: Mr. Vicc gave a report
- VII. Code Enforcement: L.Powrie provided updated building department business
- VIII. Council Liaison Report: Mayor Decker provided council updates and report
- IX. Adjournment: 7:43 pm Motion: D.Cicalese, 2nd D. Schields, 6 yes/ 0 no/ 0 absent, approved

The next regular meeting is tentatively scheduled for **7:00 pm, October 19, 2021**

Respectfully submitted, J.Schields