



# CITY OF PORT JERVIS

P.O. BOX 1002  
20 HAMMOND STREET  
PORT JERVIS, NEW YORK 12771

## **Planning Board Meeting Minutes June 18, 2024; 7:00 pm**

In Attendance: T. Vicchiarello, J. Butto, H. Dunn, K. Farr, D. Schields

Additional Attendees: L. Powrie, BD, G. Plotsky, ZBA T. Simmons, Council Liaison – C. O’Connell, J. Vicchiarello

Absent: S. Addy, T. Fuller

Call Meeting to Order: 7:00 PM

Public Hearing: None

Public comment: None

Approval of May 21, 2024, meeting minutes Motion: J.Butto, 2nd H.Dunn, 4 yea, 0 no, 1 abstain

Pre-Submission:

1. Pet Zone LLC, Iliana Arroyo; 114-116 Jersey Ave; SBL: 13-24-20; Conditional use permit for a dog grooming & pet Daycare business. (Personal Service Store) ZD: NMU

Applicant was a no show. Pre Submission will be held over to July 16th, 2024 PB meeting.

2. Treetop Companies Warehouse Facility, 123 Ryan St.; SBL: 24-1-2.1; Site development plan for the new construction of a 702,000 SF building for use as warehousing, light manufacturing, research, design, & development laboratories and nursery. ZD: R2

Jim Ullrich, engineer, obo applicant Treetop, 123 Ryan St. provided updated plans, full set of DOT comments and report, along with a comprehensive storm drainage report. The plan is to raise the site 4 feet (3 ft more than required) to accommodate storm drain and all other drainage concerns. He also stated he had a meeting with Chief Worden regarding a traffic study. All fire requirements will be met and if the need for a second main (tank) is needed it will be added. Changes to the new plan are the stormwater will be accommodated in tanks and after water is treated it will go back into the ground. Lighting, landscaping, narrow pass thru and emergency gate on the Ryan St. side for pedestrians and bikes. A new bridge on the 209 side to meet NYDOT standards. Improve the road and address the flooding issues that exist. The changes in use are to light manufacturing (assembly), research labs, nursery, and warehouse. Plans to go for the highest rated usage of water and fire rating of 40,000 gallons. The same number of ponds which are typically dry due to good drainage. D&H Canal setbacks will be double checked on as well as times of operation with consideration of school arrival and dismissal times. Most traffic would access Route 209 to Route 17 (a straight line) rather than maneuver the underpasses and narrow turns through town. There may be some traffic from PA. Mr. Ullrich requested the Public Hearing be scheduled for August instead of July due to his unavailability.

Motion to hold Public Hearing August 20, 2024 at 7:00pm in the Council Chambers: D.Schields, 2nd J.Butto 5 yea, 0 no

Board Comments: None

Old Business: None

New Business: None

Zoning Board Report: Mr. Simmons reported on the ZBA

Code Enforcement: L. Powrie provided the board with updates

Council Liaison Report: Mr. O'Connell updated the board on council business.

Adjournment: 7:28 pm Motion: H. Dunn, 2nd D.Schiels, 5 yea, 0 no

The next regular meeting is tentatively scheduled for **7:00 pm, July 16th, 2024**