



## CITY OF PORT JERVIS

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

### Planning Board Meeting Minutes

April 19, 2022; 7:00 pm

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

Additional Attendees: L.Powrie, BD, G.Plotsky, M.Decker, Council Liaison

Absent: T.Sexton, ZBA, G.Belcher, D.Cicalese

Call Meeting to Order: 7:04 pm

Pledge of Allegiance: Mr. Vicchiarello

Public Hearing: Easter Seal Pre-K Daycare, 185-199 Jersey Ave., SBL: 19-2-18. Conditional use permit for Easter Seals pre-k daycare facility with an accessory community food pantry. Zone: NMU

Nicki Louloudis Sr. Project Mgr obo Fed. Cap. Group, Easter Seals. Conditional use permit is requested for larger space with interior improvements and upgrades to exterior spaces. Outreach portion to be located at the front of the building (Jersey Ave entrance). Plans to renovate the interior for Pre-K w/ ADA school to accommodate 90 students & 40 staff members; 6 classrooms, OT/PT rooms, offices and multi-use space. add a door on Wagner Pl. side for school entry; strip parking lot accordingly adding 17 new spaces to the 45 required and increase 2 ADA spaces; crosswalk; create a bus turning lane/loop; add 6 ft stockade fence around play area; no surface changes to the area; chain link gate wide enough for vehicles to enter for maintenance; dumpster enclosure; fire lane striped with movable markers. no commercial kitchen needed as PJHSCD provides meals daily. A separate (existing) entrance on Jersey Ave side will allow for OutReach food pantry entrance; no erosion concerns. Will follow all NYS Standards and Statutes. 4ftx35inch awnings added over doors, concrete pad and enclosure for dumpster, 20x10 HVAC pad to be installed, second door installed as school entrance, 60x50 fenced in area ½ grass-½ paved for play yard, ample emergency vehicle clearance, in back of the building, hours of operation 7:00 am to 7:00 pm, no additional lighting, ample parking spaces exist and will be restripped, additional pylons will be added for additional safety.

Department head comments: DPW, PD-none, Fires Chief & Inspector and Building Dept all on file.

Public Comment: Mr. Simmons about a special meeting

Motion to name Port Jervis as Lead Agent under SEQAR: J.Butto, 2nd D.Schiels, 5 yes/ 0 no

Motion to approve as advertised with department head conditions along with OC approval; H.Dunn, 2nd D. Schiels, 5 yes / 0 no

Public Comments: none

Discussion of Public Hearing: none

Motion to accept March minutes: D.Schiels, 2nd H.Dunn, 5 yes, 0 no

Pre Submission(s): 150 and 154 Property lot line change. Auchmoody 148-150 East Main St., SBLs: 9-2-18. Lot line change between 148-150 E.Main St. amd 154 East Main St. ZD: R-1 & NMU

Add the parking lot area to 150 (making and L shaped property line), no variance or no subdivision required, no public hearing needed.

Motion to waive public hearing: J.Butto, 2nd A. Foster, 5 yes, 0 no

Motion to approve application upon review of deed by board attorney. D.Schiels, 2nd H.Dunn 5 yes/ 0 no

Board Comments: none

Old Business: 190 Jersey Ave has withdrawn the application as approved.

New Business: none

Zoning Board Report: no business to report

Code Enforcement: L.Powrie provided updated building department business, pre submissions are being prepared for nex month

Council Liaison Report: Mr. Decker provided council updates and report, reminded all that sexual harassment training must be updated.

Adjournment: 7:44 pm Motion: D.Schiels, 2nd J.Butto, 7yes/ 0 no/ 0 absent, approved

The next regular meeting is tentatively scheduled for **7:00 pm, May 17, 2022**

Respectfully submitted, J.Schiels