

CITY OF PORT JERVIS

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



Planning Board Minutes
March 21, 2023, at 7:00PM

Members – T. Vicchiarello – Chair, J. Butto, H. Dunn, T. Fuller, D. Schields: **Also Present** – L.Powrie, BD, M. Decker Council Liaison, Mr. Siegel

Absent - D. Cicalese, G. Plotsky, Aty., T. Sexton, ZBA

Public Hearing: John Fuller obo JT Dobbs, LLC dba as J's Mobil, 1 Kingston Ave., SBL 9-1-13 located in the NMU Zone. Convenience store and gas station. Requests the board to approve expansion of current building to accommodate additional footage for retail store space for food and beverage; pre-existing variance from ZBA is on file. Water drainage to be collected according to code and drain off the roof into the storm drainage system. Employees-up to 3; hours of operations remain 6:00 am to 10:00 pm. All department heads provided approval with the exception of fire inspector's as pending.

Board questions: none; Public Comment: none

Motion to close public hearing: T.Fuller, 2nd D.Schields, 5 aye, 0 nay, 0 abstain

Call Meeting to Order: 7:00 PM

Pledge of Allegiance: T. Vicchiarello

Introduction of Sean Addy to the board

Approval of the Minutes: Motion to approve February minutes by Mr. Fuller, seconded by Mr. Butto 5 Aye, 0 nay, 0 abstain (H.Dunn arrived after vote)

Motion to table the approval of July 2022 planning board meeting minutes. D.Schields, 2nd T.Fuller, 6 aye, 0 nay, 0 abstain

Discussion of Public Hearing: none

Motions to appoint Port Jervis as Lead Agent for SEQR: T.Fuller, 2nd J.Butto 6 aye, 0 nay, 0 abstain

Motion to approve project as advertised: J.Butto, T.Fuller 6 aye, 0 nay, 0 abstain

Final approval to be sent to Orange County.

Pre-submission: Sketch Review: Tree top Comp. 123 Ryan Street & 59 Route 209; SBLs: 24-1-2.1, 24-1-3.1, 24-1-9, 24-1-12, 24-1-8, 24-1-7. Site plan for new construction of 702,000 SF warehouse. Jim Ullrich & Rubin Tiversky spoke on the project which originated with the Town of Deerpark Planning Board with a 770,000 SF building. Truck traffic will enter and exit off of Rt 209. Ryan St. will remain emergency exit/entry. Storm water on site with continual review. Agreement between TOD & PJ; new tax map is needed.

Treetop Development is a real estate company with multi million square foot warehouses throughout the tri-state (NY, NJ, & Conn) area as well as Virginia. They update, upgrade, and modernize existing buildings.

Board questions & comments: Chairman states: need a sketch for Port Jervis-updates from Deerparks; number of employees (106) to be on maps; rock ledge will have no impact on project; water usage and

drainage-retention pond place holders to be on map; reduction of pond area; create more parking area; lighting plan will be comprehensive; detailed plan of landscape along Ryan St.; will use city water & sewer; no fire flow study yet but existing from gravel plant is adequate; traffic impact study w/traffic lights and flow with copies of the study to be provided; Ryan St. will be for emergencies only with emergency gate systems; will there be a pedestrian entrance for employees?; Both ends will have Knox box. Port Jervis has a SEQr done with the annexation.

Additional information is in a preliminary report from Scott Quinn (city engineer) on file. A letter with all the information will be sent.

Treetop will provide updates and revisions at the April meeting. Pre-submission/Sketch Review will be continued.

Pre-submission: Wash-n-Fold LLC, 137 & 139 Jersey Ave. SBL: 19-2-21 & 19-2-1; Gus DeBree obo of owner. Self contained storage containers. No base required, no plumbing, no electricity, all the same color, floors are wooden; landscaping in front so not visible from the street, no runoff issues. Lighting-600 watt solar lights outside and interior, no noise factor; own property on both sides of the property, single height container height.

Board questions & comments: no foundation required? Nothing for a base? This request may have to go to the Zoning Board of Appeals as it falls under a different category. Jersey Ave. is an overlay district. 16,000 SF should be larger, Set back issue of 100 ft. requirement not 88 ft..

File for variances with ZBA then come back to PB.

Public Comment: None

Old Business: None

New Business:

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

Zoning Board Report: T. Vicchiarello gave an update.

Council Liaison Report: Mr. Decker provided council updates and reports.

Public Comment: None

Adjournment: Motion by T. Fuller, H.Dunn to adjourn AYE: 6, NAY: 0, ABSENT: 1, ABSTAIN: 0

The next regular meeting is tentatively scheduled for 7:00 pm, April 18, 2023.