



## CITY OF PORT JERVIS

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

### Planning Board Meeting

### Minutes November 19, 2024, 7:30 pm

In Attendance: T. Vicchiarello, H. Dunn, J. Butto, T. Fuller, T. Simmons, D. Schields, K. Farr Additional Attendees: L. Powrie, BD, G. Plotsky, Council Liaison – C. O’Connell

Call Meeting to Order: 7:00 PM

Public Hearing: Claudio Lavezzari, 88-90 Front Street, SBL 13-13-18 Site development plan for two commercial spaces on the first floor, one ADA apartment on first floor, two apartments on second floor ZD: NMU

H.Baras obo of owner stated the ground floor to have 2 retail spaces with Front Street entrances and 1 ADA apartment with ramp and entry in rear of building, 2 additional apartments on the second floor. Trash in rear and planned enclosure. Anticipated retail to have 6 employees and hours of operation from 6:00am–11:00pm.

Board questions re: 7 foot strip along the side? Repaving or redo damaged walkways? Overhang to remain? Address weeds in the back and fix rear area concrete to provide green space for apartment renters. Take down 3 of the old garage walls-leaving the left side wall to be used. Side area will be cleaned up and maintained.

Visible physical addresses to be placed; retail to be 90 Front St. Apartments will be ADA apt will be 88 Front St, 1A; second floor will be 88 Front St., apt 2A & 2B.

Department heads comments received. All code regulations and compliances to be met and adhered to. Knox Box and all contact names and numbers provided.

Public comment: None

Motion to close the public hearing: T. Fuller, 2nd S.Add 7yes, 0 no

Approval of Minutes: October 20, 2024 Motion to approve: D.Schields 2nd T.Fuller, 7 yes, 0 no

Discussion of Public Hearing: a number of items to be addressed

Motion to name Port Jervis Planning Board as Lead Agent: T.Fuller, 2nd J.Butto, 7 yes, 0 no

Motion to approve the application as advertised: T.Fuller, 2nd S. Addy 7 yes, 0 no

PreSubmission:

1. Team PJ, LLC. 110-112 Jersey Avenue; SBL: 13-24-21; Retail Cannabis Dispensary

John Fuller obo of owner/applicant of new construction for retail cannabis dispensary and John Marino, who will operate the facility presented a preliminary plan of a 26 x 40 2-story building, meeting the zoning requirements will have 24 hours armed security, up to 15 employees. City water and sewer.

Board question: Sidewalk to backdoor; ½ is un-deeded near fence line at rear; neighbor to the right is Krupinich and Pet daycare/groomer, multi family to the left. Lighting wall packs all around, parking lot to be lit; knox box with contact information; property management info to be included; dumpster is required/all new services required, deliveries at the rear of the building; room for signage as required by state. No smoking on premises, buy and go, no loitering to be allowed.

Board questions: Addy-store sales and delivery? Vicchiarello-ventilation system? What will occupy the 2nd fl?

Marino-Processing room, safe, office space. This is a single use only building. Rest room on first floor. Meets all NYS buildings and operations, and all codes will be followed.

Motion to set public hearing December 17: S.Addy, 2nd T.Fuller, 7 yes, 0 no

Public Comment: R.Onofry, Esq. spoke obo Serene Green, LLC/Matt Horan. Stated the owner of the property Mr. W.Tschoop– this property is precluded from use of the property as a cannabis dispensary and must be further than 2000

feet from another request for the same use due to conflict in proximity. A lawsuit has been filed with the OC Supreme Court in Breach of Contract. Mr. Onorfy stated Mr. Tschopp was not informed of the use for 110-112 Jersey Ave. He had no representation and no knowledge of what he signed and no copy of the contracts. There is an injunction on the horizon and should be forthcoming within a day or so of this meeting. Mr. J.Fuller stated he had no knowledge of a conflict of proximity protection.

Motion to rescind the motion to set the public hearing on Dec 17, 2024 and hold the application open. T.Fuller, 2nd S.Addy, 7 yes, 0 no.

2. MP Jervis Realty LLC, 291 East Main St.; SBL: 20-7-6; Site development plan to expand Dunkin Donuts parking lot.

John Fuller obo owner returning from approx 18 months ago with an updated plan re: issues of parking and adding stacking elements to parking lot. 295 East Main became available to buy, demo, and use for parking and alleviate stacking by approx. 5 cars. Use of the same entrance and exit.

The 291 & 295 lots will have to be consolidated; also eliminating flood zone issues.

Motion to set public hearing T.Fuller, S.Addy, 7 yes, 0 no

Board Comments - None

Old Business: None

New Business: None

Zoning Board Report: Mr. Simmons provided updates from the last zoning meeting.

Code Enforcement: L. Powrie provided the board with updates regarding ongoing projects. Council Liaison Report: Mr.

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

Adjournment: 7:51 pm Motion: H. Dunn, 2nd S.Addy, 7 yes, 0 no

The next regular meeting is tentatively scheduled for **7:00 pm, December 17, 2024.**