

City of Port Jervis, New York



PLANNING BOARD

April 16, 2013

Attendance

The following Board members were present:

Thomas Vicchiariello, Chairman
Dan Aumick
Michael Cicalese
Regis Foster
Ralph Hessberger
William Hubbard
Donald Schields, Jr.

Board member(s) absent: None

Also present: Planning Board Attorney Robert Krahulik, Council Liaison Carl Hendrick, Councilman-at-Large Kelly Decker, Councilman Stan Siegel, Assistant Building Official Laurie Powrie, and Zoning Board Chairman Tim Simmons

Public Hearing(s)

No public hearing(s) were held.

Regular Meeting

The regular meeting of the City of Port Jervis Planning Board was called to order in the Council Chambers, 20 Hammond Street, Port Jervis, New York on Tuesday, April 16, 2013 at 7:00 p.m.

Approval of 3/19/2013 Regular Meeting Minutes approved

Motion by Mr. Cicalese, seconded by Mr. Schields, to approve the minutes of the March 19, 2013 regular meeting.

AYE: 6 ABSENT: 0 ABSTAIN: 1 (HESSBERGER) NAY: 0 CARRIED

Pre-Submission(s)— Ellicott Development SBL: 12-9-1

Ellicott Development
100 Pike Street
SBL: 12-9-1
Site Development Plan and Conditional Use Permit
for future tenants

Mr. William Paladino, CEO of Ellicott Development Company, and Mr. Tim O'Brien, an engineer on the project, reviewed the site plan, which included the Rite-Aid building, existing Burger King restaurant, and lot ingress and egress. A revised plan included improvements to safety by further defining the entryway and traffic flow on the lot. Mr. Paladino spoke about the Rite-Aid pharmacy building, dumpster enclosures, parking, and landscaping. Comments received by the company concerning the parcel include its inaccessibility, being obscured, and unsightliness. An asbestos study has been completed. Over the next two (2) weeks, debris will be cleared, repairs will begin when the site is deemed safe by the Building Official, and landscaping work will begin. The project is moving along. Mr. O'Brien stated that he met with DPW and discussed the location of water mains, utilities, sewers, and easements.

Mr. Hubbard inquired about the proposed traffic light. Mr. Vicchiariello asked if Mr. Paladino had met with Police Chief Worden or DPW Director Vincent Lopez concerning the proposed changes to traffic flow. Mr. Paladino stated that he had not met with them as yet. He noted that the change was a suggestion only and had been requested by Rite-Aid.

Mr. Vicchiariello commented that the Board was hoping the applicant would be presenting a site plan that noted items such as grading, drainage, easements, right-of-ways, and utilities. Mr. Paladino stated that he wanted the Board's input on the overall concept prior to submitting a more detailed site plan. Mr. O'Brien explained the company's efforts to date to locate water main lines, MTA easements, sewer lines, storm water easements, and utilities. Mr. Paladino assured the Board the company would be supplying a complete set of drawings for their review. Mr. O'Brien noted plans will be given to Mr. Lopez for his review and recommendations prior to the May Planning Board meeting.

Mr. Vicchiariello urged Mr. Paladino to meet with the Police Chief concerning the traffic issue. He also noted that the applicant must open an escrow account for the project and reminded Mr. Paladino that a set of site plans must also be sent to the Orange County Department of Planning for review.

Mr. O'Brien stated that he will contact Mr. Lopez via email.

Mr. Vicchiariello asked if Mr. Paladino was in receipt of the Tourism Board's letter. Mr. Paladino stated he had received the letter and will try to incorporate their suggestions into their plans.

Mrs. Powrie requested the company submit the detailed site plan ten (10) to fourteen (14) days prior to the May meeting to ensure adequate time for review by department heads and that the plans be in accordance with the City's site development guidelines and zoning regulations.

Mr. Vicchiariello offered those in attendance an opportunity to make a brief comment concerning the project if Mr. Paladino had no objections. Mr. Paladino had no objections.

Mr. Decker stated that he has spoken to Mr. Paladino prior to the meeting to express his concerns for the plaza's construction and reconstruction.

Mr. Hector Barris, a local architect, asked that the developers take into consideration the overall look of the building to maintain the local "flavor" of the City's railroad history.

Mr. Julio Petitti added that the proposed colors of the building's façade are similar to the Erie Railroad colors.

Mr. Siegel commented on the sinking floor of the plaza. Mr. Paladino stated that studies will be done to ensure this problem is addressed and rectified.

Mr. Decker encouraged the applicant to consider the Tourism Board's suggestions. He recommended including such things as period lighting and traffic signals. He asked that they keep the history of the area in mind when making their decision.

Mr. Hessberger noted that the current site plan identifies Pike Street as Delaware Drive. Mr. Vicchiariello asked that the street be correctly identified on the next site plan submitted.

The pre-submission will be continued at the May 21, 2013 meeting.

Old Business

Mr. Scott Quinn, of McGoey, Hauser, and Edsall had spoken to Mr. Vicchiariello concerning the placement of utilities under the sidewalk as part of the Library's parking lot construction. Mr. Sarfatti, owner of the adjacent alleyway, had requested the alleyway not be closed. Mr. Vicchiariello noted that the alleyway would have to be closed for one (1) or two (2) days only. Mr. Krahulik commented that there should be no issues so long as there is no trespassing onto the alleyway.

New Business

No new business was discussed.

**Chairman's
Correspondence
reviewed**

Municipal Planning Federation will be hosting classes during April and May.

ZBA Report given **There was no Zoning Board of Appeals meeting for April. The Board anticipates having two (2) applications for the May meeting, which include a parcel on Jersey Avenue and a variance and front yard setback request for a property on Liberty Street.**

Code Enforcement Report given **The clothing donation box has been moved on the church lot, and signage has been added.**

Council Liaison Report given **No report was given.**

Mr. Vicchiariello thanked Mr. Hessberger for accepting reappointment to the Planning Board.

Adjournment **Motion by Mr. Hessberger, seconded by Mr. Cicalese, to adjourn the meeting at 7:37 p.m.**

AYE: 7 ABSENT: 0 ABSTAIN: 0 NAY: 0 CARRIED

The next meeting is scheduled for Tuesday, May 21, 2013 at 7:00 p.m.

Respectfully submitted by
Robyn Hendershot
Secretary