

City of Port Jervis, New York



PLANNING BOARD

September 15, 2015

Attendance

The following Board members were present:

Tom Vicchiariello, Chairman
Ralph Hessberger
Regis Foster
Henry Dunn
William Hubbard

Member(s) absent: Dan Aumick and Donald Shields

Also present: Planning Board Attorney Michael McCann, Council Liaison Robert Ritchie, Building Official Dave Rivera, and Councilman Stanley Siegel

Public Hearing

Michael Ward/Susan Lambert
SBL: 5-18-3, 5-18-2, 5-18-4
4, 6 & 8 Johnson Avenue
Lot line change and consolidation

All mailings are on file.

Mr. Fuller, representing the applicant, stated the application is for a lot line change and consolidation. Consolidating two lots and equitable exchange of property between neighbors to clear up pre-existing non-conformities specific to driveway crossing the property line. Then a rearrangement of the fence line. The single family dwelling straddles two parcels of land and would be consolidated into a single piece in which the garage would be an accessory to the primary residence.

Close Public Hearing

Motion by Mr. Hubbard, seconded by Mr. Dunn to close the public hearing.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Regular Meeting

The regular meeting of the Planning Board was called to order in the Council Chambers, 14-20 Hammond Street, Port Jervis, New York on Tuesday, September 15, 2015 at 7:06 p.m.

August 21, 2015 minutes approved

Motion by Mr. Hessberger and seconded by Mr. Dunn to approve the August 21, 2015 minutes.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Discussion of public hearing

Motion by Mr. Foster, seconded by Mr. Hubbard, to declare the City of Port Jervis Planning Board as lead agency and the application for Ward/Lambert, 4, 6, & 8 Johnson Avenue of Port Jervis constitutes an unlisted action under SEQRA with no adverse environmental impact. to approve the application with the following conditions:

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Ward/Lambert 4, 6, & 8 Johnson Ave approved

Motion by Mr. Hessberger, seconded by Mr. Hubbard to approve the application as advertised.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Mr. Vicchiariello added all department heads approved the application.

Old Business

Two year reviews:

Rite Aid (100 Pike Street) - all department heads approved the application. Fire Inspector's comments are on file. Verbal from DPW and no comments from Police Chief.

Motion by Mr. Hubbard, seconded by Mr. Hessberger to approve an additional two year conditional use permit.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Keith Brown (136 Jersey Avenue) - all department heads approved. Fire Inspector's comments are on file.

Motion by Mr. Hubbard, seconded by Mr. Hessberger to approve an additional two year conditional use permit.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Robert Burbridge (116-122 Franklin Street) - application has a long history of problems. Mr. Vicchiariello stated he has learned that Mr. Burbridge has given up his license for car repair and converted the place into an apartment. Regardless, the property has a conditional use permit and violations exists and has to comply with the permit.

Fire Inspector comments are on file and has denied a two year conditional use permit, fire chief agrees with fire inspector and also denied. DPW director did not deny and police chief had not provided comments yet.

Mr. Rivera added there are several violations - using the front of the building as a dwelling for his relatives. They were made to vacate the premises after they were made aware. All work done inside was done without a permit. A woodstove was installed in the garage area. Mr. Burbridge dislocated the vent pipe to show it wasn't in use.

Mr. Vicchiariello asked if all violations still exist. Mr. Rivera noted it was all taken care of except the chopped wood on 118 but promised to have it removed within 30 days.

Mr. Hessberger asked if the applicant needs a conditional use permit for an apartment. Mr. Vicchiariello replied, it is not a permitted use.

Motion by Mr. Foster, seconded by Mr. Hubbard to schedule a public hearing for conditional use permit issues for 116-122 Franklin Street.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Correspondence

Mr. Vicchiariello read a letter from David Angelillo regarding a request to extend conditional use permit for 19 Hamilton Avenue - laundromat. The applicant expects to complete permit process in a few weeks and begin construction.

Motion by Mr. Hubbard, seconded by Mr. Foster to extend the permit for two months for 19 Hamilton Street.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

Rural Future Magazine received - nothing pertaining to us.

Board questioned the planning board trainings. Mr. Decker answered that Dave Church was on an extended vacation but will be sending information to do online and setting up a date here for local communities.

Code Enforcement Officer report given

Mr. Rivera reported the following:

- KFC - reconfiguring the inside to make room for more seating.
- Mini Mall - ¼ of roof down (Great American) and will be replaced along with two other sections.
 - Mr. Vicchiariello asked about a presubmission. Nothing yet but resetting the drains.
- Flo Jean - Ms. Wallace has provided the asbestos plans and should be done by October 1.
- Mad Dog Liquor - have till the 30th of September.
- Roberta Ginton - have violation and need to be respond in 30 days.
- New presubmission coming to planning board for swapping property on lower Beach Road.

Zoning Board

Presubmission for 140 Jersey Avenue - change of use variance, parking and setbacks.

Council Liaison report given

Mr. Ritchie reported there was a special meeting for 24-32 Front Street regarding demolition. The council approved the demolition and hope to have it down no later than December.

IDA met with Future Home Technology/Excel sublease agreement. They defaulted because there is no manufacturing as far as they can tell and no employees. There are plans to tour the facility on September 21 and decide to extend the pilot on September 30.

100 River Road was looking for a 5 year extension on their five year agreement.

Adjournment

Motion by Mr. Hessberger, seconded by Mr. Dunn to close the meeting.

AYE: 5 ABSENT: 2 ABSTAIN: 0 NAY: 0 CARRIED

The next meeting will be held tentatively on Tuesday, October 20, 2015 at 7:00 p.m.

Respectfully Submitted
JoAnne Gordon-Burton, Secretary

