



CITY OF PORT JERVIS, NEW YORK PLANNING BOARD

**December 20, 2016
7:00pm
Meeting Minutes**

Call to Order 7:00 pm: Tom Vicchiariello - Chairman
Tim Simmons - zoning Chair
Michael McCann Esq – Attorney
David Rivera – Building Official
Jerry Oney
Henry Dunn
Bill Hubbard
Don Schields
Joe Butto
Dominic Cicalese
Kelly Decker - Mayor
Lisa Randazzo – Council Liaison

- Motion to table July 19th meeting minutes. Motion: Cicalese, 2nd: Butto, Approved
- Motion to table Aug. 24th workshop minutes. Motion: Butto, 2nd: Hubbard, Approved
- Motion to table Oct. 18th meeting minutes. Motion: Oney, 2nd: Cicalese, Approved
- Public Comment: NONE

Discussion of Public Hearing: NONE

Pre-submission: Citywide Mechanical Services, 64-66 King Street

- John Fuller, Architect for Citywide Mechanical Services discussed using 64-66 King Street pole barn type building. Fuller presented site plans for ice cream freezers for Carvel/ Baskin Robbins/major supermarkets chains that will be cleaned and refurbish the refrigeration units and compressors to be returned back to retail businesses.
- Approximately 100 units per year are expected to be refurbished.
- Days and hours of operation are Monday through Saturday from 7:00 am to 6:00pm.
- No heat, water or sewage is connected to the building and is not required for use to conduct business as outlined. Personal facilities are available in the adjacent building for the owner and 3 employees to utilize.
- Not open to the public. No store front will be needed.

- Only nontoxic, non hazardous cleaners are used. He said he will be using Simply Green which is biodegradable.
- Any garbage will be stored inside the building.
- No exterior lighting will be required
- No use of harsh chemicals, spray paint is used but no dedicated paint booth is required.
- any chemical that may be on site would be stored in a fire tight box.
- Any water runoff or discharge will be dedicated to the gravel area and no more than 40-50 gallons of water will be brought in approx 50-60 gallons.
- He plans on using the metal building and loading dock with all work done inside.
- Mr. Wells is a licensed refrigeration contractor.
- Each machine uses approx. 2 lb. or less of refrigerant per unit. New motor & components are used and all up to current standards. The oldest machine he works on would likely be 1997. This is seven (7) years into the new machinery.
- No old refrigerant is used. If there were ever a chance of work on an older model machine the coolant would be collected and sent to a licensed recycling vendor.
- It is questioned by Mr. Wells if there is a water code. D.Rivera will look into running water being a necessity.
- There is ample electric setup.
- Public Hearing January 17, 2017-- Motion: Hubbard, 2nd: Schields, Approved

Pre Submission: 100-200 Skyline Drive, LLC

- Andrew Fetherston presented board w/site plan maps.
- The property has been purchased.
- Do walk throughs of existing structures to better assess what stays up and what comes down.
- Plans to move large mound of the shale.
- 5 existing buildings to be removed; there is espostice and it will be removed accordingly
- Rebuild larger of the 5; Transfer building-30,000 sq ft; possibility to build a second building in the future; Steel refurb and rebar building-44,800 sq ft; additional offices-3,800 sq ft.
- Employees: 12 sorters, 5 machine operators, 20 warehouse, 10 steel reinforce, 4 truck scale, 3 office, 57 parking spaces.
- Allow for a larger outside area/ dig into the shale bank to accommodate the transfer building.
- Need to locate water line for the 10 Deerpark residents along Berme Road area.
- Topographic survey has been done.
- 55 ft over the city line. Propose to make a swap w/ the city for an easement. Driveway that services the property is over the line.
- Several feet over onto O&R property; will negotiate with them.
- The parcel is 25.6 acres; 3 entrances, closing 2 of them
- Create screening between industrial site and park sites for esthetics and noise.
- Stormwater in accordance with 2015 manual.
- Lighting plan will be in the site plan.
- Tom Oragner, owner. Concrete/ cranes/ construction separation and resale of construction materials. Materials collected for sort are new/clean from new building sites.
- No waste demo--strictly new construction recycling
- No burning, no toxic waste, no salvage laying around site, no chemical use

- Excess materials and crane sections to be stored in trailers
- No traffic studies done to date. However, traffic study will be done.
- Days & hours of operation--7 days, dawn to dusk
- Maintain the integrity of the park is paramount to the city again questioning the esthetic plan to screen the plant site from the park areas.
- The company does not manufacture materials.
- The company does not use hazardous materials. Materials are sorted by hand and machinery.
- An invitation to visit the company's plant in Kingston, NY was extended to the board for early January (10, 11 or 13) to observe the processes that will take place. (potential the 13th is best by board members who will attend).
- The company will present a Long Form to the board by the next submission.

Questions from the board:

- Prevailing winds kicking up quantities of dust. Suggestion of mister to be used.
- Discussion regarding the pump house, utility bill, swap/sale of easement.
- There is no record of the pumphouse or waterline, only the existing court order.
- Company will have to go to the council to discuss terms of transfer of property to/from co. & city.
- No study had been done on the sewer. to Meet with Jack Farr.
- Fire Suppression specialist will be consulted.
- An escrow account in the amount of \$5,000 will be opened. If/when the amount is low the account will be replenished accordingly.
- Scott Quinn, architect /obo/ PB, questioned the upgrade of the water and sewer systems.
- Full plans will be in accordance w/ the city plan.
- Detailed description of everything forthcoming.
- Concerns of noise levels from machines, trucks, loaders. crushers, chippers, and general noise.
- Mr. McCann will prepare the Notice of Public Hearing to be sent out.
- Next updated slated for Feb. 21 meeting.

Old Business:

- 100 Pike Street, Phase 3 Plaza; city has requested to have pot holes fixed.
- Still no site plan submitted for approval

New Business:

- None at this time

Correspondence:

- Holiday card from Scott Quinn
- flyer
- letter for 29 Jersey Avenue to be districted as Central Business District

Zoning Board: TS reports – None at this time

Building Official: DR reports

- catching up / executing all inspections
- working w/ Kolmar to move into former Future Homes site
- have reached the \$300,000 mark which is up for the first time since 2003

- Brewery is progressing slowly

Council Liaison: LRM reports

- 100 Pike Street-12/7 via email, submitted but again no site plan at this time/ no approval.
- local law passed or in the works-event applications to be used; yard clippings to be put in paper, no more use of plastic
- gone to public hearing: #1 will repel #7, & #3 use of the watershed

Other Reports & Comments: M.Reilly

- 100 Pike contemplating separate fire protection for individual shop rather than one for the entire building. This would be a step backward with new roof just in place, existing sprinkler would be tough to move and a host of other issues, and to repeat no plan has been submitted.

Adjournment – 8:27 pm Motion: Ciclease, 2nd: Schields, Approved

Respectfully submitted:
Jeanmarie P. Schields