

**CITY OF PORT JERVIS, NEW YORK
PLANNING BOARD**

**January 17, 2017
7:00pm
Meeting Minutes**



Call to Order 7:05 pm: Tom Vicchiariello - Planning Chair
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-Mischuk – Council Liaison

- Oct. 18th meeting minutes. Motion: B.Hubbard, 2nd: G.Oney, Approved
- Dec. 20th meeting minutes. Motion: G.Oney, 2nd: B.Hubbard, Approved
- Public Comment: NONE
- Letter read by T.Vicchiariello from Citywide Mechanical Services, 64-66 King Street to withdraw application of pre submission & public hearing. Motion : D.Cicalese, 2nd: B.Hubbard Approved to w/d pre submission for public hearing

Discussion of Public Hearing: NONE

Pre-submission: J&B Front Street / 78 Front Street (John Corso)

- Change in use at 78 Front Street; variance for parking is required
- Karate Studio is a strong possibility of coming to occupy the space. If that doesn't work out, Mr.Corso will seek other options for occupants.
- The board will need to know the number of anticipated employees, any signage plans, lighting changes, for the total of the building.
- Preliminary site plans required and will be sent out to zoning
- Motion: B.Hubbard, 2nd: D.Cicalese, Approved

Pre-submission: 100-200 Skyline Drive

- Andrew Fertherston, presents updates (no formal submittals made)
- SW corner used and the upper rear of building
- Water line in question has been found
- Move building & trailers to shelter from prevailing winds
- By moving building #1 leaves plenty of room for building #2
- Berm and vegetation on outside to separate industrial properties from park properties and sites

Questions from board answered:

- Have not met with J.Farr/DPW as yet
- Will meet with J.Farr/DPW & Scott Quinn/PB Engineer together
- Outside height of the tallest building will be 37 ft.

- Espostice study: GC has been in contact but no study yet
- Environmental Study: will send 12 copies and also digital/electronic copy.
- Long Form: the sooner the better for public hearing for site plan.
- Department Head comments to go to Mr. Fetherston (from Chief Worden, DPW, etc.)
- Explanation of operation: store tower cranes, remove “clean” construction debris, separate and sell
- Steel and rebar reclaim and fabrication or reshape rebar.
- “Drive thru” building to offload steel by crane
- Tractor-trailer, flatbeds, self driven cranes, & separate traffic will utilize the road into the industrial areas
- Should not have too much “parked” trucks when it’s busy, which is the typical situation
- It could be a 24 hour a day operation, but they would like to keep it to one (1) shift.

Environmental issues:

- Phase 1: ground radar to locate old tanks
- Phase 2: tend to the water line

Old Business:

- O&R will be here in February--on agenda for extension of site plan
- Site Plan submitted for Phase 3 on 100 Pike Street; questions from board on paying for solar generator and traffic light
- Kolmar (to Future Homes old site) is moving forward quickly

New Business:

- None at this time

Correspondence:

- None at this time

Zoning Board Report: nothing at this time

Building Official: Dave Rivera--code enforcement--closing out permits

Council Liaison: Lisa Randazzo--from 1/9 Council meeting

- Local laws passed 1, 2 & 3; Code Resolution \$150 for Municipal Fees passed; Council to meet at 6:30pm moving forward followed by executive meeting.

Adjournment – 8:05pm Motion: B.Hibbard, 2nd: J.Butto, Approved

The Next regularly scheduled Planning Board Meeting February 21, 2017 at 7:00 pm in the PJ City Council Chambers.

Respectfully submitted: Jeanmarie P. Schields