

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

**March 21, 2017  
7:00pm  
Minutes**



Public Hearing: None

In Attendance: Tom Vichariello, PB Chair Tim Simmons, ZBA Chair, Dave Rivera, Building Official, G.Oney, H.Dunn, M.McCann, PB Atty, J.Butto, D.Schiels, Scott Quinn, PB Eng.

- I. Call Meeting to Order:
- II. Approval of Minutes: February 21, 2017, Motion: D.Schiels/ 2nd: H.Dunn/ Approved  
Minutes-March 7, 2017, Motion: G.Oney/ 2nd: H.Dunn/ Approved
- III. Public Comment (3 Minute limit): None
- IV. Discussion of Public Hearing: None
- V. Pre Submission(s):
  - A. McHomers Bakery, (Bill Onofry, Esq. /obo/McH w/Roy Lefany), Main Street, SBL: 8-4-39 Bill Onofry, Esq. obo McHomers & Roy \_\_\_\_\_. Request to move to commercial use from a one family to open a full service bakery on the 1st floor, 2nd floor will be a one family apartment. The main entrance will remain as is with new entry for bakery. Rear of the 1st floor will house refrigeration and freezer unit for bakery. Hours of operation Monday - Sunday, 6:00am to 5:00pm. Shared dumpster with Homers. 1 parking on property for tenant. Easement for parking behind Homers. Commercial deliveries via easement behind /in back of buildings. Paving to be completed in rear of the buildings in the future.

Comments: TV: Is there room for the refrigeration and dumpster?

BO: There is a concrete pad that will be extended to accommodate both 2 & 4 East Main St. for outside Ref. Unit and dumpster. Plans to eliminate the windows on the Homer's side of 4 E.Main. Adjust the egress & entry.

GO: Are there plans to connect the 2 buildings?

BO: No real plans to connect at this time. There is a stair well to the 2nd floor of 2 E.Main and the height difference 2 & 4 to be considered.

TV: Parking, is shared ownership?

BO: There is 1 space reserved for the tenant of 4 E.Main and additional space for employees to park in rear. Partons will use street parking on E.Main St and Orange St.

A plan for up to 10 employees but hours will stagger and not be all in at the same times. There is no plan for lighting extensions, all lighting is pre-existing. Signage: None at this time.

Motion to set Public Hearing April 18th: G.Oney/ 2nd: J.Butto / Approved Public Hearing notification will be sent to Times Herald Record, paperwork will be sent to Orange County PB, site plan for & Approval of Project Location to Dept. heads.



B. 100-200 Skyline Drive, LLC, SBL: 7-1-1

Andrew Fetherston addressed the board obo of Tom Oragner, owner, of Skyline Transfer Station, LLC. who was enroute to make comment.

26 acres; 6 of 8 structures slated to be demolished. Classify light access.

Retain long building w/loading dock and runoff retention system. presently there are 3 access points to the property, plan to retain only 2. Some buildings are over the property line. DPW head & PB engineer located the sewer lines underground. Make an agreement w/ City of PJ to take 2.1 acres and have building with the Skyline Transfer Station, LLC property lines. The 1st existing entrance will have access to the scale, off loading and empty site to sort materials accordingly. Outdoor storage for cranes and other vehicles. Original plan was to retain the quonset hut but upon further review it will be demoed and moved away from the property line. End of red roofed building will be demoed and make an office of the remaining portion. Investigate water source which likely needs updating. Hired a mechanical engineer to review fire safety aspects. There is a test tank at the top of the property. Rainwater cistern & facilities to be installed; underground pipe source system to be used for spraying and dust control. Bioretention areas should not be a problem and will not be needed to be installed and the property is primarily all rock. A blow up of the site plan of the North and South ends provide. Existing building will stay and allow as a drive thru for the big rigs to off load. Graph on the site map has all info for all pipes w/dimensions, grades, Slopes, etc.

Research w/camera through the pipes down to Route 42 to access pope quality to be done.

Art Secler, architect: #1: transfer station to be built in 2 phases, 30,000 sq ft height of 40 ft; #2: 2 ft lower elevation station 30,000 sq ft & height of 40 ft.; Fabrication shop: 220 ft x 280 ft with 40 ft height. 125 ft x 67 ft Mechanic Shop; Office of 4,000 sq ft.; Landscape on the south side toward park, north side to have extensive screening to be put in, some additional in the rear as well, making the site as green as possible. No light will be leaving or reflecting off the site to block or inhibit night sky. A street sweeper will be on site. All colors will be kept translucent and/or earth tones.

Comments: TV: How much excavating will take place?

STS rep and/or TO: Hope to be less aggressive than prior site plans stated.

SQ: Will there be water system flow and pressure testing? Old maps of existing piping has been found. 2 hydrants are on site. 1 has been located, 2nd location is unknown but is is presumed to be there.

STS rep and/or TO: Fabrication building will be fully equipt with sprinkler system. The transfer building will have rainwater cistern misters.

SQ: There is no longer a berm planned?

STS rep and/or TO: Landscaping will utilized.

SQ: Sewer & runoff concerns?

STS rep and/or TO: A plan to send a video down to check pipes and ensure functionality. The top cap is locked but the lower end is in great shape. There should only be approx. 820 gallons max. per day.

PB: What about the truck traffic up and down on Skyline Drive?

STS rep and/or TO: No true study has been down. (Mr. Oragner did comment that the road is good enough for skateboarding).

SQ: Is there a definite plan for overlap of the "new" building onto the city property?

STS rep and/or TO: They could try to tighten it up.

TV: What about the O&R property?

STS rep and/or TO: STS will not be expanding on to their pavement or under their wires.



GO: Is there current negotiations with the City of PJ for the estimated 2.1 acres needed so not to be encroaching?

STS rep and/or TO: The project attorney will handle that only. TO has only had a brief conversation with the mayor.

TO: Facility to be used for structural fabrication. The facility will employ welders, fabricators, truck drivers, steel workers. It will also train people to use equipment & work in all areas. There could be a water truck, sweeper, chipper, etc. After construction waste is sorted and dealt with accordingly, it will be bundled and resold. Bebee is brought in services and sent out. There is little to no hold time. Compressed waste is collected in the Bronx (etc.) and brought in by 100 yd trucks to be off loaded and sorted. 4 bays of overhead cranes to lift steel & pile it for sorting. There is lots of fabrications and loads of rebar.

PB: "Transfer Station" is perceived to connote hazardous waste to be dumped in the area.

TO: There will be NO run off of any hazardous materials. TO stated he does not have licensing or hold any credentials to allow or deal with hazardous waste.

TO: Employees to start will be 54; demo will be a multi phase project and on going. Noise is minimal. the loudest is a tier 4 engine. Inside will have insulated panels to reduce noise level. All the equipment is the latest in hi-tech and new. A survey on espostice will be done and taken care of.

PB: Potential hours?

TO: Hours of operation are planned to be Monday - Sunday, 6:00am to 6:00pm.

The City of Port Jervis will be considered the lead agency, Orange County is also very interested.

PB: Would the facility be open to the public? Discussion followed but no clear decision was made.

SQ: Comments should be back in a few weeks but would like the water survey done asap.

Proposing the existing line. City pipes--if inside the property line to lay new pipe.

STS rep/TO: Ready to demo & bring in workers to train. Sooners to get them down the better. Unsafe in the present condition for everyone. The property would be fenced in accordingly.

April 18th PB Meeting--STS rep/TO will return with additional & updated information on water, demo, etc.

## VI. Old Business:

- A. Full Environmental Impact Statement on Golf Course sent to PB for review.



- B. 100 Pike Street: 60 day limit is up. request to give 2 extra weeks or site plan for phase 3 or application is revoked.
- VII. New Business: Atty. Bavoso sent letter requesting for applicants to pay for costs incurred by the boards (ie: notice of hearings-approx. \$65.86, mailing list, \$20.00, etc.) How to--add specific dollar amount when submitting the initial application fee (suggested to round up to \$100 additional to cover costs). Recommendation will be sent from M.McCann to D.Bavoso.
- VIII. Zoning Board Report: M.Latini-application for shed variance w/conditions approved.; Discussed Mr. Bavoso's ltr re: raising application fees to accommodate board costs.; No meeting scheduled at this time.
- IX. Code Enforcement Report: 24-32 Front Street, new construction has begun.; Fox & Hare are still working toward opening.; Gio's slated to move from Pike St. & King St. to 24-32 Front.; 55 E.Main St. demo was done on the rear of the dwelling from snowstorm collapse.; 32 Church Street has been declared dangerous. They want to sell it to the city.; King Street & Brown Street Multi-dwelling declared dangerous on 3/22 and will be demoed in the near future.; Permits & year end report to the State are in the works.; Chimney at 6 Ulster Pl. fell onto 8 Ulster Pl. causing damage.; Year to date Fire Inspector has only completed 40 hours of work.; L&S Auto damaged from fire had been cleared and temporary trailer set. Reconstruction presentation will be given at the city council meeting on Monday, 3/27. They will then be seeking PB approval.
- X. Council Liaison Report: Reiterated L&S plan to present to the council w/ application for non-permitted use. Application for Zoning Change, 29 Jersey Avenue.
- XI. Adjournment: Motion: 8:46pm D.Schildts/ 2nd: G.Oney / Approved.

The next regular meeting is tentatively scheduled for 7:00 pm, April 18, 2017

Respectfully submitted by J.Schiels

