

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

**April 18, 2017
7:00pm
Minutes**



Public Hearing (7:05pm): McHomers, LLC, 4 East Main St., SBL: 8-4-39, Wm. A. Onofry, PLLC /obo/ Roy Leafing

Seeking Site Plan approval for 1st fl. Bakery & 2nd fl apartment. Employees: 10, no sign issue, 1 space for parking for tenant in rear, no change to footprint, no lighting change. Dumpster will be in either blacktopped or concrete slab for ease of movement for emptying. Truck cannot drive through to access the dumpster, plans to make every attempt to get this task completed asap.

Front of the 1st floor will be used for retail, back will be used for baking. Remove windows from the 1st floor side of the building and leaving a few in the rear, and the front will have windows. 2nd story will also have side windows eliminated. Rear door will be installed allowing for 2nd regress.

Venting from kitchen will go straight up and to the top of the structure according to code. Current smoker will need to be removed and relocated to allow for walk in refrigeration.

Dept. heads were notified, comments filed accordingly. Awaiting response back from Orange County. No Public Comment at this time.

Motion to approve pending county comments: B.Hubbard/ 2nd: D.Cicalese/ Approved

In Attendance: Tom Vicchiarillo, PB Chair, G.Oney, H.Dunn, B.Hubbard, D.Schiolds, J.Butto, D.Cicalese, M.McCann, PB Atty, Scott Quinn, PB Eng., Tim Simmons, ZBA Chair, Dave Rivera, Building Official, K.Decker, Mayor, & L.Randazzo, Council Liaison

- I. Call Meeting to Order: 7:19 PM
- II. Approval of Minutes: March 21, 2017, Motion: D.Schiolds/ 2nd: B.Hubbard/ Approved
- III. Public Comment (3 Minute limit): None
- IV. Discussion of Public Hearing:

Motion to make City of PJ Lead Agency: G.Oney/ 2nd: D.Cicelse/ Approved

Motion to accept application: (w/conditions to view County comments prior to signing): D.Cicelse/ 2nd: B.Hubbard/ Approved.

V. Pre Submission(s):

A. 100-200 Skyline Drive (STS), SBL

A. Featherstone, Eng. /obo/ STS reports updates on amended site plans now show tightened up property line & building have been filed; demo on all buildings (blue/red/center/quonza-hut); warehouse w/loading dock will remain and be refurbished.; to be renovated and/or constructed-60,000 sq. ft. fabrication building containing office on the south end; Mechanic shop (location of current q-hut); storage for structural steel & reinforced steel weight station; Use cistern system for dust control (see SWPPP review comments); Parking lots to accommodate employees; Water pressure is not adequate; Grading and filing property to accommodate buildings; no change is access, egress, & building layout; Run tests on hydrant & video sewer from Route 42 up; Make necessary repairs; Drive Aisle to be made in compliance; Erosion & sediment plan included; Landscape plan: berm & grading lift/ build up; Two (2) stormwater detention areas; All rock-no sand, there should be no seepage into the ground; lighting plan to minimize glare and output.

A. Secler, Arch. /obo/ reiterated 1.) plans for demo of 3 structures, reconstruction of buildings and transfer stations (x2) 150 deep x 200 wide of metal siding/translucent siding. 2.) fabrication building 62.160 sq.ft./ 280x222 pre-fab building w/ translucent panels for light. 3.) office operation 37,000sq.ft. 50x75.

Request for public Hearing for May.

S. Quinn questioned height/ elevation

AF responded adding 2 feet due to road width

TV questioned excavation

AF will review the site map and check the wording

TV questioned the distance of the 5 buildings from the reservoir and any adverse effects they could potentially create

AF responded no water body or wetlands are on the site

TV questioned the substantial increase in truck traffic

AF offered no verbal explanation

TV addressed the issues that had occurred in the past

T. Auringer responded and assured there is no DEC permit required & that there will be no toxic waste runoff

SQ questioned if there is Dept of Health approval required

TA responded that he would seek DOH approval

TV added Orange County feels scoping is not necessary





D.Rivera requested the architects send an email

TA 2.1 acres & encroachment- less land would be required to and hope to make a land swap; provide access to the parcel for access, lessening encroachment; warehouse building will be the only remaining and will still be over the line a bit; O&R has been contacted and taken care of; Names & addresses have been adjusted to reflect the new owner.

JFarr sent in DPW comments; also need to add DPW to site plan map

DCicalese stated fire dept sent in comments

Reminded to send out mailings to Town of Deerpark (neighboring property)

a video of NY Hoist & Crane was shown to the Board & public.

Motion for Public Hearing to be set for May 16th at 7:00 pm. D.Cicalese/ Wm.Hubbard & G.Oney 2nd; approved

B. Board of Water Supply, 46 North Maple Avenue, SBL: 15-1-1

Dvirka & Bartilucci presented Power Point & site map for the reconstruction of the PJ Sewage Treatment Plant; Affiliates: City of NY DEP & Bureau of Engineering; NY DEP--will be the Lead Agency of the project

Details of presentation may be see in printed copy of Powerpoint

T.Viccariello asked about the 100 year floor & 434 elevation per FEMA

D&B responded there is a flood plan and will have 10 to 12 foot holding tanks

TV advised they communicate with Robin at City Clerk's office and create an escrow account

Orange County Planning will require OC Highway Dept to be notified.

Construction is estimated to be \$35million

Requested to have powerpoint sent to SQ,PJB Eng. & county asap request decision asap

PJ PB will provide pre-submission extension for May meeting

C. Shawn Fernald, 180 Jersey Ave., SBL: 14-9-12.12

Storage area & currently renting the property from the owner; possibly going to purchase the property.

The property would hold 1 tenant

1,200 sq ft of concrete removal and reconstruction for use as a service center

Add a trussed roof & new ceilings, fans, etc. Fire wall added between offices and workshop areas; 3-5 employees. This would be adjacent to the machine shop.

TViccariello states that there is an encroachment issue. There is not enough room and will need to seek Zoning Board for area variance. Better site plans will be required when returning with extension variance of site plan approval from ZBA. If seeking a variance, submit application to the ZBA as early as May 2, 2017.



VI. Old Business:

A. 100 Pike Street: The site plan is almost good enough to move forward with a promise of fixing the potholes and then the PB will be able to move review site plan for the next phase.

VII. New Business: None

VIII. Zoning Board Report: T.Simmons, ZBA Chair, reported there is a pre-submission and meeting to be set for May 2nd at 7:00pm.

IX. Code Enforcement Report: D.Rivera, BCO, reported

- A. the electrical service for Fox & Hare have been inspected. The project is moving forward and coming along nicely.
- B. 78 Front St. opened and is doing well. Sign permits are being issued.
- C. Steve Carvalis (spl) has been given warnings and will be receiving written violations on known “drug dwellings” if nothing is done on the buildings.
- D. Sullivan Avenue School--PJ School’s B&G administrator, D.Preiss, had lied about D.Rivera trying to have arrests made for those working on the Sullivan Ave. demo. DR further stated Lorelei Case & Don Preiss tried to have the demo of Brown & King Sts. shutdown; While supervising the city & civil workers at the demo of Brown St., D.Rivera asked Arty Gibson if they should shut down or proceed? Arty Gibson (under the directive of Case/Preiss, supervising demo & removal of Brown St.) informed DR that the demo of the house on the corner of Brown & King Sts. was in compliance and to continue w/removal. While doing a site visitation with several city officials (T.Viccariello, P.Fuller, & W.Worden) at the Sullivan Ave. School Site, D.Rivera was verbally attacked by D.Preiss with L.Case present. D.Preiss was acting in an inappropriate, insubordinate, and extremely unprofessional manner.

E. DOS report is DONE!

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.Schiels/ 2nd: G.Oney / Approved.

The next regular meeting is tentatively scheduled for 7:00 pm, May 16, 2017

Respectfully submitted by J.Schiels

