

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

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

Public Hearing (7:00 pm):

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

Darin DeKoskie, Dennis Kohler, & Kevin Nastos presented Power Point & updated detailed sitemap 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 the \$35million upgrade of the treatment plant project presentation may be seen in printed copy of Powerpoint (see file).

The current plant was originally built in the 1950's. It will remain in full operation during the rehab phase and fully able to service the community as per usual.

This project began in 2003; was stopped in 2007; back up and moving forward 2012; Design completion expected 2017; final completion of the entire project is expected to be April of 2024. The hope is to use locally based contractors and construction companies.

No site work on North Street Pump Station--only mechanical work to be done. Construction will be kept in the look of the existing style--brick, roofing to match, and pavement. Recycle & Reuse material as much as possible. The original building were made of Brick and galvanized doors and the new plan is to keep with the present look and color tones.

The SEQR proved negative. The Project has preliminary approval from the Public Design Commission and is moving to seek final approval.

The Board requested that the number of employees, hours of operation, and lighting plan be added to the site plan. Any dumpsters will have enclosures and there will be no signage changes.

Police Chief has sent his remarks: (see file attachment) Must have emergency action plan on site.

DPW Dept official remarks: that construction flow is not hindered and there is no run off.

PUBLIC COMMENT: None BOARD COMMENT: None

Motion to Close Public Hearing: G.Oney; 2nd-D.Schiolds; Approved

2. L&S Auto, 191-193 East Main St., SBL: 14-7-4

John Fuller /obo/ M.Muller

Original structure was destroyed by fire Feb. 2017. Property is approx. ¼ acre. Non-Conforming use application has been approved by the City Council.

Building size will be approx. ¼ size smaller than original structure w/ one work bay plus office. It will be made of cinder block, wood trusses for roof and all code compliant. Hours of operation, parking have been added to site map. No dumpster is needed. Bay to be used for washing/ detailing/ minor repairs. Resale of used cars and off street parking will be available.

Screening (fencing) on the west and east sides as well as the rear border. Vinyl siding has been replaced on the west side. Privacy chain link to go along the west side with lowering as it comes to the front. Parking detail will be provided.

Chief of Police comments on file and approved. DPW comments: drainage to go toward the street in natural flow. Entry & exit only markers to be posted. Protection for water meter will be required. Fire Inspector comment sheet on file.

PUBLIC COMMENT: None BOARD COMMENT: No information has been sent from the County as yet. Motion to close Public Hearing: D.Cicalese; 2nd/ W.Hubbard/ Approved

3. Millie's Pooch Parlor, 92 Front St., SBL: 13-13-17

J.Fuller /obo/ M.Launt & D.Copa

The business is seeking to move from it's present location on 100 Jersey Ave. to 92 Front St. to allow for a larger working space.

Hours of operation will be 7 days a week open from 9am to 7pm with 4 employees. No dumpster is needed and there is parking available including ADA compliant space. Lighting will remain the same; Signage will be on the front awning and window.

Police Chief comments are on file; DPW comments remind snow is not to be on city property, cover the water meter, parking lot drainage flows out to street.; Fire Inspector comments: on file.

PUBLIC COMMENT: None BOARD COMMENT: None

Motion to close Public Hearing; D.Cicalese/ 2nd D.Schiolds/ Approved

In Attendance: T.Vicchiarillo, PB Chair, M.McCann, PB Atty., S.Quinn, PB Eng., D.Schiolds, D.Cicalese, J.Butto, W.Hubbard, G.Oney, H.Dunn, D.Rivera & L.Powerie BCOs.

Absent: T.Simmons, ZBA Chair

- I. Call Meeting to Order: 7:55 PM
- II. Approval of Minutes: May 16, 2017, Motion: B.Hubbard/ 2nd: G.Oney/ Approved
- III. Public Comment (3 Minute limit): None

IV. Discussion of Public Hearing:

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

Public Comment: None Board: None

T.Vicchariello thanked Albany. Also mentioned the area across from the work site will be used to house 5 temp trailers and once complete the community would like to have the field back for Little League use...stating "Repurposing".

Motion to name City of PJ as Lead Agent according to SEQR findings: G.Oney/ 2nd-D.Cicalese/ Approved with conditions to add to site plan, hours of operation, employees, lighting and to "repurpose" field for Little League field.

Motion to Approve Application: W.Hubbard/ 2nd D.Cicalese/ Approved.

2. L&S Autos, 191-193 East Main St., SBL: 14-7-4

Motion to name City of PJ as Lead Agent according to SEQR findings: G.Oney/ 2nd-W.Hubbard/ Approved pending County comments

Motion to approve application: D.Cicalese/ 2nd-J.Butto/ Approved with conditions of additions to site plan.

3. Continuation of 24-32 Front Street, SBL: 13-5-2

Hector Baras /obo/ building owner

Questions on ADA apartment on ground floor and language in the City Code. ZBA (& Mr. Fink, ZBA Atty) referred the project back to the PB stating that there is not a regulation in the code but rather a policy. Mr.McCann concurred with Mr. Fink's recommendation and the matter is up to the discretion of the Planning Board.

The mail entrance for the ADA apt. would be in the back of the building off the parking lot area and have zero impact or effect on the retail space. The 2nd & 3rd floor entrance will be in the front of the building thru the large dedicated doors directly up the wide set of stairs leading to the apartments. 4 of the 5 retail spaces have already been rented. 3-600 sq.ft. mezz. 2-standard, and some studio, 1 & 2 bedroom apartments are available. There will be 20 parking spaces & 1 for ADA exclusive. 90 gallon garbage cans with screening (no variance needed). ADA apt in the CBD is at the discretion of the board on a case by case situation.

Roof drainage will have leaders and gutters and will be reflected on the updated site plan. Parking will be planned and optimized for area. D.Cicalese commented that from an EMS viewpoint, having the ADA apt on the first / ground level is a good plan.

Motion to Approve conception with conditions to section 535-62 of the City Code Manual: D.Cicalese/ 2nd-W.Hubbard/ Approved

Motion to set Public Hearing for July 18, 2017: D.Schields/ 2nd-D.Cicalese/ Approved

Comment sheets will be provided to all dept. heads.

V. Pre Submission(s):

A. 157 Ball Street, SBL: 14-11-11.1 request for two (2) light manufacturing businesses
The building is 7,500 sq feet prefabricated metal building used for light manufacturing (Healy). It is ADA compliant. Will have 2 employees. No retail space will be needed. To be used mainly for storage. Will not require a dumpster and there is a lock box on site.

There was an issue with tractor trailers delivering; this has been addressed and under control with an alternative plan of parking left to curb to unload. No traffic is blocked.

Board Comments: none

Motion to set Public Hearing for July 18, 2017: W.Hubbard/ 2nd- D.Schiels/ Approved

Comment sheets will be provided to all dept heads.

VI. Old Business:

A. 100 Skyline Drive: W.Onofry, /obo/ owner & eng.

This project is 25.9 acres with 3 access points to be used for construction materials to be sorted and recycled.

Primary concern now is the water, sewer, road, and property acquisition.

Developer will work w/ the City to establish water mains. New sewer lines dedicated to the city. Use of the roadway over the next 2 years to assess the needs and could be sooner.

Development is not going to expand beyond old footprint so no endangered species will be disturbed.

IDA is moving forward. Therefore asking the city to move forward. The owner has met with DPW; stated abandon the original pump house and construct a new pump station, install sewer/septic lines. Facility has been secured and all entry ways have been boarded up. Water/ Sewer/ & Technical comments to be addressed. Conditional approval is being sought.

Motion to move to Executive Session: D.Cicalese/ 2nd-W.Hubbard/ Approved

Back to Order: issues with the water, sewer, & property lines

Motion to name the City as Lead Agent with SEQR findings: W.Hubbard/ 2nd-G.Oney/ Approved.

VII. New Business: None

VIII. Zoning Board Report: T.Simmons, ZBA Chair, reported the above ground pool at 3 New Street was approved. 24 Front St/ The Phoenix Building, came before the ZBA seeking ADA apartment variance/clarification. On the recommendation of Mr. Fink, the Board referred them back to the Planning Board and there is no requirement but there is a policy regarding an ADA apt in the CBD.

IX. Code Enforcement Report: D.Rivera, BCO, reported things at the BO Office have been busy as usual. Codes updates at Marist College and continuing and/or complete. DPW is sending out crews to do lots of grass cutting.

- X. Council Liaison Report: L.Randazzo reported that Joint meetings w/ Deerpark will be July 24th with a Public Hearing in August at the Deerpark Sr. Building. Public Hearing fees and now attached to the application fee through the Building Dept apps.
- XI. Adjournment: Motion: 9:08pm W.Hubbard/ 2nd G.Oney/ Approved.

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

Respectfully submitted by J.Schiels