

**CITY OF PORT JERVIS, NEW YORK
PLANNING BOARD
July 18, 2017
7:00pm
Minutes**



Public Hearing (7:00 pm):

1. 24-32 Front Street, SBL: 13-5-2

Hector Baras /obo/ building owner presented site plan w/ parking & ramp, hours of operation have been added. Map shows the breakdown of apt. set ups and new first floor facade. Seeking approval for 19 2nd&3rd floor apts plus 1 ADA in rear of the building. Updates on roof; parking lot negotiations continue with M&T Bank; no federal, state, or local funding is being used on the project, all funding is private from the owners; strict regulations as to who will occupy the apts. Debate regarding trash receptacles of 90 gal container vs. dumpster, and enclosure of post and wood vs cinder-block.

Discussion & reiteration of parking remaining the same as is but must be shown on the sitemap; Advantages of cans vs. dumpster; Add utility meters to site map. Owner would like to have underground utilities/ presently working w/O&R to obtain this. Fire connection to be located on Front St. but insure specific location and will update. Signage will be individual letters, no lit boxes, no awnings. Owner gave much information about his study and hypothesized as to need over a 2 year period. Ultimately, the garbage receptacles are not to be enclosed within post & wood as it is not be in accordance with code which states masonry is compliant. Drainage issue and new gutter systems are being fabricated for installation and drain under sidewalk. Front & Back of the building needs to be addressed with DPW. Fire Chief approved; Police Chief-Emer. Contact to be filed, alarm system will be in place. Cameras will likely be installed in and out; Fire Inspector-exits marked, Knox boxes w/keys; DPW-water meter, restaurant grease drain traps placed; Assessor's Office-911 addressing system.

PUBLIC COMMENT: Debbie Raia-spoke on behalf of the owners Jim & Dan in praise of the project and saving the building from demo and thank them for the progress.

Mayor K.Decker-spoke to the positive impact the project brings to the downtown GBD and to all the projects they have undertaken throughout the city.

BOARD COMMENT: None

Motion to Close Public Hearing: D.Schiolds; 2nd-D.Cicalese; Approved with conditions

2. JAF Realty Holdings, 157 Ball St., SBL: 14-11-11.1

Joseph Bunno will lease back for 3years of warehouse use. Retail use is possible in the future. Hour of operation will be Monday-Sunday 9 am to 5 pm; No dumpster is needed; no obtrusive lighting; no signage; no chemicals of toxic nature, only water based materials are used; Cameras will be utilized; fire alarm is in place already but will be updated.

Dept Heads: PD-Contacts, alarms, & cameras; FD-approved; Building: Approved; FI-Fire Extinguisher needs to be updated and up to compliance; FD exit lighting must be updated and up to compliance; parking egress and regress; all fire codes compliant. DPW: trucks can not interfere with neighborhood traffic flow, approved.

PUBLIC COMMENT: Jim... spoke of positive work being done.

BOARD COMMENT: None

Motion to Close Public Hearing: D.Cicalese; 2nd-J.Butto; Approved



In Attendance: T.Vicchariello, PB Chair, M.McCann, PB Atty., D.Schiels,
D.Cicalese, J.Butto, G.Oney, T.Simmons, ZBA Chair, D.Rivera, BCO.
Absent: W.Hubbard, H.Dunn

- I. Call Meeting to Order: 7:58 PM
- II. Approval of Minutes: June 20, 2017, Motion: G.Oney/ 2nd: D.Cicalese/ Approved
- III. Public Comment (3 Minute limit): None

IV. Discussion of Public Hearing:

1. 24-32 Front Street, SBL: 13-5-2

Public Comment: None Board: None

G.Oney asked if 7 - 90 gallon containers "garbage receptacles" would hold about the same amount as 1 Dumpster? and that the garbage surround/enclosure needs to be masonry
Owner commented he would like to maximize parking and not lose any spaces to garbage area.

Motion to name City of PJ as Lead Agent according to SEQR findings: D.Cicalese/ 2nd-G.Oney/ Approved

Motion to Approve Application: G.Oney/ 2nd D.Cicalese/ Approved w/conditions that site plan show:
cameras, concrete garbage surround, utilities, roof changes, FD connection and adhere to all department head comments.

2. JAF Realty Holdings, 157 Ball St., SBL: 14-11-11.1

Public Comment: None Board: None

Motion to name City of PJ as Lead Agent according to SEQR findings: G.Oney/ 2nd-D.Cicalese/ Approved
Motion to approve application: D.Cicalese/ 2nd-G.Oney/ Approved w/conditions of all PB with conditions shown on the site map prior to signing.

V. Pre Submission(s):

A. JAG Floor Covering, 180 Front Street SBL:

Wm.Onofry, Esq., /obo/ Paul's Flooring (Lowes); sitemap is in the process of being printed, a substitute map has been provided for referencing. Building to be used as warehouse and storage. Existing building to remain as is. An office and trade shop may be utilized in the future. Easement has been addressed; 10 employees; hours of operation will be 6am to 8pm Monday thru Sunday by appointment. This is not a retail location. Signage is presently on Jersey Ave. and will remain; No lighting changes; parking along building & fence; dumpster will be inside. Overflow lot is just grass; An outside covered dumpster enclosure will also be shown on the map.

Board Comments: none

Motion to set Public Hearing for August 15, 2017: D.Schiels/ 2nd: D.Cicalese/ Approved
Comment sheets will be provided to all dept heads.

VI. Old Business:

- A. Public Hearing Notice: Per the City Clerk, applicants are to be responsible for collecting, submission, direct payment, and providing proof for verification of publication to the boards.
- B. 100 Skyline Drive: At 4:00 pm TV received a call that they would not be in attendance.
- C. 100 Pike Street: Contracts have been signed. Work is to commence within the next 30 days or the site improvement will be shut down & placed on hold.



VII. New Business: None

VIII. Zoning Board Report: None

- IX. Code Enforcement Report: D.Rivera, BCO, reported the the downtown projects are moving along; the Building Dept is \$20,000 ahead of last years totals to date; Answering lots of complaints.
- X. Council Liaison Report: L.Randazzo reported neither she or the Mayor had any information regarding the Public Hearing Notice determination shared tonight; Promenade is coming along nicely; work on Jersey Avenue is progressing; there is a container to raise funds for the White Water Park at Riverside Park that is open during posted hours to drop off plastic bottles for recycling.
- XI. Adjournment: Motion: 8:32pm D.Schiolds/ 2nd G.Oney/ Approved.

The next regular meeting is tentatively scheduled for **7:00 pm, August 15, 2017**

Respectfully submitted by J.Schiolds