

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

**May 16, 2017  
7:00pm  
Minutes**



Public Hearing (7:00 pm):

100-200 Skyline Drive (STS), SBL: 7-1-1

A. Featherstone, Eng. /obo/ STS presents modifications to the plans.

25.6 acres; frontage on Skyline Drive; 6 buildings to be demoed; 3 access points; light industry zone.

Two buildings were constructed over the property line onto city property. Proposed remedy to add land approx. 1.2 acres from city to bring the site up to 26.7 acres. Two transfer buildings; steel & rebar building; warehouse & office space (46,000 sq.ft. and 3,800 sq.ft.); 54 employees; truck scales at the entrance; place 6-9 foot berms on perimeter to screen between park area and industrial area. Remove one point of access; storm water facility around the site; Cistern system for runoff used to mist and reduce dust; grade & fill with backfill.

Proposed video of water and sewer lines from top to bottom; bring water line up to site to serve restrooms & sinks; tap for city & 10 (or so) residents per agreement. 500,000 gallon fire tank (re-use tank) to serve hydrants and sprinklers.

The initial use of the facility is to transfer and sort new construction materials, shred & compact, sort & recycle; No hauling hazardous or dangerous materials or chemicals of any kind. Owner is Not permitted or licensed for that use. Soon to go before the DEC to obtain operation permit. Steel & rebar building used to reshape and redo into reusable materials. Storage for equipment/ warehouse storage for records & files to house office. Lighting to face downward having no glare or light to shine upward. Traffic to and from EAF--bulk to be 4-6 pm; Specific unknown at this time--approx. 5 semi-trucks to be expected however that number may increase or decrease with time. Hours of operation to be 6 am to 6 pm 7 days a week.

Scrap disposal aka garbage place in dumpster and taken out (off site) to dump accordingly. The facility will not be open to the public for recycling of materials, will be all in company trucks.

Question asked as to diameter of water pipe--8 inch pipe will be used.

Conversation regarding Road maintenance and upkeep in exchange for property is ongoing with mayor and to continue onto the council when appropriate.

Police chief has provided comment sheet. Also DPW with concerns regarding main sewer line & waterline. Relocate from under the building. The city must have access and availability/ the road maintained/ guardrails in proper order. Fire: "knox box" Connection for fire reflective lettering placed where required. Engineering

report on fire & to conform to all NYS Code. Engineer comments have been submitted and will review the revisions presented tonight.

A.Secler presented ariel view of Google earth w/ proposed project layovers. Reviewed buildings asin previous plan. Buildings to be prefab w/ translucent panels & aluminum siding all to be one story.



T.Vicchariello opened up to Public Discussion:

1. Brian from New Windsor--local union employee commented/asked if this is taxpayer money?  
Commented that the contractor is “shady” stated under payment of employees who are not residents.
2. Tom Rafferty (Highland) does not feel the Skyline Dr. project will hire local people but will outsource and is opposed to Skyline Drive LLC.

Motion to extend Public Hearing o next meeting: \_\_\_\_\_ / 2nd G.Oney

Discussion continued that Skyline requested Public Hearing be closed, but debate about leaving it open regarding water concerns. D.Cicalese expressed great concern over the water issues. T/Vicariello stated hugh negotiations remain outstanding and Orange County is still doing an indepth study.

Motion by w>Hubbard to withdraw previous motion to extend PH.

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

Upon return a Motion to Close the Public Hearing was made: W.Hubbard/ 2nd D.Ciclese/ Approved

Discussion: G.Oney cover letter that issues must be addressed, specifically water/ sewer & property lines.

Board stated that this is not a city project and they are not doing the hiring--it is a private project.

In Attendance: T.Vicchariello, PB Chair, M.McCann, PB Atty., S.Quinn, PB Eng., D.Schildts, 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: 8:07 PM
- II. Approval of Minutes: April 18, 2017, Motion: B.Hubbard/ 2nd: G.Oney/ Approved
- III. Public Comment (3 Minute limit): None
- IV. Discussion of Public Hearing: None
- V. Pre Submission(s):
  - A. Continuation: Board of Water Supply, 46 North Maple Ave., SBL: 15-1-1  
Darin DeKoskie, Dennis Kohler, & Kevin Nastos 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 the \$35million upgrade of the treatment plant project presentation may be see in printed copy of Powerpoint.

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.



S.Quinn provided questions to the engineer and they will report back. Site plan was sent to Orange County for review and comments. Infiltration moved; work down to the minor details at this point.

No questions from the Board at this time.

Motion to set Public Hearing for June 20, 2017: D.Ciclese/ 2nd W. Hubbard/ Approved

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

Hector Baras, Arch. presents information on upgrading, stabilizing, & fixing of building.

The roof is off and new trusses are to be installed and roof place on. Property in the back off of Ball Street will allow for 20 parking spaces; retail downstairs. 2 proposed to be restraunts-1 small & 1 larger, an office, upstairs apartments, 1 ADA compliant apartment to be downstairs in back with dedicated parking space. Main entrance will be the original existing one. New facade to show off the entrance and add curb appeal.

3rd floor apts. Mezzanine Apts. w/ Loft type area. 2nd floor apts. standard apartments. Secondary entrance/ exit in rear for apartments. Hours of operation for retail. Garbage 90 gallon cans (emptied 2x wk). new sprinkler system & fire alarm to be installed.

Phase 2. Complete retail space move onto upstairs. Every store front will have LED lights to add character and curb appeal, the light source will be hidden.

Board questions: Employees & hours of operation.and all is onsite? For apartments: there is no age requirement. There will be a small recreation space. 15- 1 bedrooms.

S.Quinn asked about ADA parking. 6 will be assigned to retail and 20 for apartments with the possibility of more depending on layout. Current owners are seasoned landlords and vet their own tenants. All privately funded--No Grants or other subsidized funding. Big factor is their reputation and the upscale & upgrades to apartments to attract renters.

Board questions re; parking and easements for Kuperman property. The bank owns the easement property. It is currently under discussion w/ H.Kuperman to rewrite spaces to open parking to tenants w/ at least one for the ADA apt. 90 gallon cans emptied 2x wk. will also require an enclosure or screening. ADA apt. in the rear of the building per PJ City Building Code would be on the 1st floor. There is no elevator. It would be housed in the rear/back of the building.

Phase 1. Move forward with commercial/ retail spaces.

Recommended to hold off on ADA Apt and go to ZBA for variance. Seek approval for 2nd & 3rd floor residential in the CBD. ZBA for non-enclosed cans.

Continue Pre-Submission for June 20, 2017.

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

J.Fuller, Eng. & Michael Muller presented site plan to build a new building on the same footprint of the previous building destroyed by fire. Use is for sales and repair of automobiles.

The new building will be block & concrete; approx. 1/3 smaller; 1 garage bay w/ office; same access, egress, and exit; nonconforming use granted by the City Council and will be code compliant. There will be no obtrusive lighting; dumpster will be enclosed; repaving of lot space; hours of operation to be Sunday thru Saturday w 3 employees.

The Board questioned screening in rear & on sides, parking spaces on site? There is a fence along the rear and sides and parking will be available on street and edge of lot.

Motion to set Public Hearing for June 20, 2017: W.Hubbard/ 2nd D.Schiels/ Approved



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

J.Fuller,Eng., M.Launt & D.Copa presented site plan for Dog grooming to relocate & expand from 100 Jersey Ave. New location has recently been renovated and brought up to code. MPP has been at 100 Jersey Ave. for 13 years, it is a drop off and pick up animal grooming facility. The are crates & pens that are movable & portable grooming tables, 2 small tubs, counter space for phone & computer/ appointment and payment area. Animals are secured at all times in pens or crates when not being worked on. No need for a dumpster. Signage will be on the awning and on the window. No lighting to be intrusive. hours of operation will be 7 days a week 9am-5pm but will allow to until 7pm for pick ups.

There were no questions from the Board.

Motion for Public Hearing to be set for June 20, 2017: D.Cicalese/ 2nd W.Hubbard/ Approved

VI. Old Business:

A. Application of Shawn Fernald application for 180 Jersey Ave. SBL: 14-9-12-.12 Withdrawn.

VII. New Business: None

VIII. Zoning Board Report: T.Simmons, ZBA Chair, reported there is a meeting set for June 6th at 7:00pm w/ public hearing on encroachment variance and the installation of an above ground pool at 3 New Street.

IX. Code Enforcement Report: D.Rivera, BCO, reported things at the BO Office have been extremely busy with a multitude of items from permits & citations to new keeping up with all things new coming to the downtown CBD.

X. Council Liaison Report: L.Randazzo reported that Local Laws 8, 9, 10, 11 have been passed and amended 9 of 2007.

XI. Adjournment: Motion: 9:21pm D.Cicalese/ 2nd J.Butto/ Approved.

The next regular meeting is tentatively scheduled for 7:00 pm, June 20, 2017

Respectfully submitted by J.Schiels