

**CITY OF PORT JERVIS, NEW YORK
PLANNING BOARD
August 15, 2017
7:00pm
Minutes**



Public Hearing (7:00 pm):

A. JAG Floor Covering, 180 Front Street SBL:

Wm.Onofry, Esq., /obo/ Paul's Flooring (Lowes); sitemap present to board; the mailing receipts were turned into BO/in file; 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. 10 employees; hours of operation will be 6am to 8pm Monday thru Sunday. This is not a retail location. Overflow lot is just grass; Signage is presently on Jersey Ave. and will remain; No lighting changes; parking along building & fence; dumpster will be inside. An outside covered dumpster may be placed outside in the future and enclosure and covered.

JAG services Lowes. Delivery & pickup only; No retails space or use.

BOARD COMMENT: Easements were recorded years ago w/ right away. Entry from Jersey Avenue, Mill St. as back up as needed, potential exit; 10 tractor-trailers a week with supplies; 8-12 vans in the AM to pick up supplies, driveway / right away to be maintained and possibly black top in the future. BO/DR-Check lighting to be fixed, Dumpster should it go outside, ck location, reminded no screening must be masonry structure, are existing services adequate?, schedule a walk through to inspect all aspects to be completed by BO.

G.Oney asked about the encroachment relationship between Spiezio and Addy.

D.Cicalese asked about an inside sprinkler system and a physical separation between indoor dumpster and supplies be up to fire code.

Knox Box and all items will be brought up to code.

Comments from all departments: Fire Chief-approved, DPW-approved, Police Chief-approved (security system & reg emergency notification in place with PD) on recent knowledge of another site plan submitted.

Letter from L.Addy read by TV with concerns to encroachment issue. Wm.Onofry addressed they are both zoned commercial. The owner does not reside in the apartment. The property has always been used as this type of business.

PUBLIC COMMENT: None

BOARD COMMENT: due to the letter from Mr. Addy question raised to hold the PH over for further study or move forward to close? The plan as presented was approved at the 7/18/17 meeting to move to a PH w/o a complete map. Upon map arrival (8/11/17) Dept heads gave comments.

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

In Attendance: T.Vicchiariello, PB Chair, M.McCann, PB Atty., D.Schiolds, D.Cicalese, J.Butto, G.Oney, W.Hubbard, H.Dunn, D.Rivera, BCO., Council Rep. S.Siegel

Absent: T.Simmons, ZBA Chair

II. Call Meeting to Order: 7:31 PM

III. Approval of Minutes: 8/11/17, Motion: D. Schields/ 2nd: D.Cicalese/
Approved

IV. Public Comment (3 Minute limit): None

V. Discussion of Public Hearing:

1. JAG Floor Covering, 180 Front Street SBL:

Public Comment: no additional Board: Due to late arrival of site-plan, the driveway/right away repair and maintenance should be repaved and restriped.

Motion to name City of PJ as Lead Agent according to SEQR findings: G.Oney/ 2nd-W.Hubbard/ Approved
Motion to Approve Application: W.Hubbard/ 2nd G.Oney/ Approved w/conditions of all Dept Heads on final review of new map & conditions be brought up to code prior to TV signed off on site plan.

VI. Pre Submission(s):

A. 92 Front Street., SBL: 13-13-17 (2nd fl)

Wes Solway-Millie's Pooch Parlor is now occupying and operating on the 1st floor. 2nd floor apartment is front apartment is complete and occupied. The rear 2nd floor break area/office to be changed to an apartment. A variance will be required from the ZBA to change status. Make application to ZBA for 9/5/17 meeting.

B. KJB Building., LLC, (Dr.Little), 11 & 13 Orchard Street., SBL 9-12-2.1 & 9-12-2.2

Johnny Little /obo/ KJB-new construction for medical building. Building will be placed on 11 Orchard w/ parking on 13 Orchard parcel. Hours of operation-6:00 am-9:00 pm Sunday - Saturday, 8 employees, a 1 story Cape style to keep a residential look. DR-add to the plan- screening along the fence between the parking lot and the neighboring property.

Motion to set Public Hearing: D.Cicalese/ D.Schields/ Approved

C. Seperac 12 North Maple Avenue., SBL: 20-1-1.2

Mr. Seperac, Sr. /obo/ Seperac, Jr.-presented plans to expand number of apartments. He asked the PB if it was necessary to go to the ZBA for a variance for parking and setback. Recommended to make application to ZBA for variance on 9/5.

VII. Old Business:

A. O&R- request for a 6 month extension and revisit the PB on **2/20/2017**. Work continues on the Town of Deerpark location.

Motion for continuance: D.Schields/ G.Oney/ Approved.

VIII. New Business:

A. Correspondence: Rural Features quarterly issue on Protect your Fire Dept. & Reservoirs.

B. Orange County Partnership newsletter arrived.

IX. Zoning Board Report: None





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

1. Rock Solid Drop Box behind the PJ Diner is a mess and been sent letters to no avail. Public Hearing set for 9/19 to address the matter and possible removal of the box.
2. There has been no movement on 100 Skyline Dr.

XI. Council Liaison Report: S.Siegel reported

1. 100 Pike St. has a signed contract with a grocery store
2. Jersey Ave sewer project is complete
3. Annexation is still in the works. The school district is in a stalemate.
4. Zoning committee has met
5. Homestead program is now underway and ready to have the 1st of the houses (35 Orchard St) go out to auction.
6. Filmmaker & Fireworks laws

XII. Adjournment: Motion: 8:24pm H.Dunn/ 2nd: G.Oney/ Approved.

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

Respectfully submitted by J.Schiolds