



CITY OF PORT JERVIS, NEW YORK PLANNING BOARD

**Aug., 21, 2018
7:00pm
Meeting Minutes**

In Attendance: Tom Vicchiariello - Planning Chair
D. Schields, J. Butto, H.Dunn, G.Oney, A.Foster, D.Cicilese,

Absent: D.Santini-Council Liaison

Additional Attendees: G.Plotsky-PB Atty, Tim Simmons, ZBA Chair, D.Rivera-Building Official,
Moment of Silence in memory of William Hubbard

Public Hearing:

A. **Nice-N-Neat Cleaning Center**, 131-135 Jersey Ave. SBL: 18-3-12.2, 19-2-21, 19-2-1
Holly Fuller /obo/ Kathleen Hylas Trust, Plan to create a drive up/thru at the existing laundry. ½ parcel id occupied, ½ is vacant. Parking lot & drive thru w/2 exits, 13 spaces, storm water to drain in the rear. 13 parking spaces, ADA parking in front/new dumpster & enclosure, no major lighting changes or intrusive lights, fence between the lot & the adjacent house, No H2O or sewer required, Keeping the cedar tree.

Board questions: Employees; hours of operation--all are shown on the map

Concerns as to number of parking spaces on Jersey Ave.(only 1) and if there is enough distance for clear vision.

Overnight parking for neighboring homes to be clarified by owner, Plan to resurface 75/80% of parking lot & parcel. Car wash line is real close to building; issue is behind the car wash which is in poor condition.

Sidewalks to remain existing but will be repaired if damaged.

Approved by Police Dept; DPW states Jersey Ave soon to be repaired. Addressed drainage, room for snow toward the back of the property, parking change & curb cuts,.no utilities to be changed, ADA/dumpster addressed.

Public Comment: None

Motion to Close Public Hearing: D.Cicilese, 2nd D.Schields, 7 yes, 0 no, 0 abs

- I. Call Meeting to Order: 7:15pm
 - A. Welcome AnnMarie Foster as a member of the Board
 - B. Appointed Dominick Cicilese as Planning Board Deputy Chair

II. Approval of Minutes: Motion to approve 7/17/18 minutes D.Schiels, 2nd J.Butto, 4 yes, 0 no, 3 abs.
Approved

III. Public Comment (3 Minute limit): None

IV. Discussion of Public Hearing: None

A. Motion to Appoint Por Jervis as Lead agent SEQR: G.Oney, 2nd H.Dunn, Approved 7 yes, 0, no, 0 abs.

B. Motion to Approve w/conditions (pavement & parking): D.Cicilese, 2nd D.Schiels, 7 yes, 0 no, 0 ads.

V. Pre Submission(s):

A. O&R, 86 Pike Street, SBL:12-9-3; conditional use

Alan Lipman /obo/ O&R to install Temporary mobile substation transformers. Deerpark substation is complete. PJ is next up to house portable transformer. Proposed to relocate to 86 Pike St., prepare to ready for total upgrade to Permanent substation. To be hooked up & ready by year end and will be removed once permanent transformers are installed. Lease agreement clarifies removal of temporary fencing, substation, etc. 7' high fence with barbed wire at top extending height to 8 foot. Gravel barrier at base; everything is grounded; oil containment to be secured. 2 gates on each end 20 ft. openings; raise the ground 2 feet/drainage toward the hill with 2 catch basins. No permanent foundation. Upon removal of temp. substation all gravel & fencing will be removed. No proposed lighting, no dumpster, no onsite employees. Sound to be 65 decibels, w/fans 75 decibels. Powered up 100% of the the time.

O&R will send plans to Orange County, escrow account needs to have additional funds to be replenished. Motion to set Public Hearing on 9/20; D.Cicilese, 2nd G.Oney, 7 yes, 0 no, 0 abs.

B. Heet LLC (laundromat) 19 Hamilton St., SBLs 6-1-6.1, 6-1-6.2

Tim Gottlieb /obo/ owner-Propose to purchase 78 Kingston Ave., demolish it and create a parking lot. Relocate dumpster and tree line. Infant stages, no water required, snow removal to rear corner, lighting-additional but not intrusive to street or neighbors (dark sky compliant), Exit on Kingston will remain the same as existing curb cut w/possible restrictions. Full set of plans to go to Orange County when ready (notify by Sept 13th if not ready). Sept. 20th Continued Pre-Submission

C. The Ice Cream Soda Club "Riverside Ice", 138 West Main Street, SBL 17-1-27

Holly Fuller /obo/ Penner & Doviak. Specialty Food Store (R1 District), ICSC/RI is before the ZBA to obtain variance and in the process of purchasing the property.

Plans to make and sell Italian ices, dairy free & vegan treats. Not to be a restaurant/no table service, self serve, take out. 1 to 3(max) employees on site, no reconstruction of the property, only clean-up and removal of old shed. 8 parking spaces w/1 ADA compliant, existing ADA ramp. Sig to be repurposed, dumpster (small) to go in rear where shed was. Traffic flow to remain as is-no changes, redraw directional arrows and add signs indicating direction. Closest parking onto Ferry; address curb to prevent exiting onto Ferry. No lighting changes/ 5 employees (add to map), hours of operation. Understand that the Public Hearing will take place IF the ZBA approves variance.

Motion to set Public Hearing on 9/20: D.Cicilese, 2nd D.Schiels, Approved 7 yes, 0 no, 0 abs

- VI. Old Business: Alan Lipman-requesting an extension of 6 months (Feb. 19, 2019) for O&R. Updated status of Deerpark substation-is "up & running". Prep area of facility(s) to have substations in place Skyline Drive (delivery Feb). Temporary 10 MW unit 10x12 box.
Motion to Renew Site Plan to Fe., 19, 2019: D.Schiels, 2nd D.Cicilese, Approved 7 yes, 0 no, 0 abs.
- VII. New Business: None
- VIII. Correspondence: None
- IX. Zoning Board Report: Report from T.Vicchiariello /obo/ Tim Simmons with ZBA status and updates
- X. Code Enforcement Report: D.Rivera reported on Building Dept updates
- XI. Council Liaison Report: D.Santini reported updates from the council
- XII. Adjournment: Motion: 8:25pm: D.Schiels, 2nd D.Cicilese, Approved 7-yes, 0-no, 0-abs

The next regular meeting is tentatively scheduled for **7:00 pm, August 21, 2018**

Respectfully submitted by J.Schiels