

CITY OF PORT JERVIS

P.O. BOX 1002
20 HAMMOND STREET
PORT JERVIS, NEW YORK 12771



Planning Board Minutes
August 15, 2023, at 7:00PM

Members – T. Vicchiarello – Chair, S. Addy, J. Butto, D. Cicalese, D. Schields

Also Present – L. Powrie, BD, G. Plotsky, Atty. R. Foster, Council Liaison

Absent - T. Sexton, ZBA, H. Dunn, T. Fuller

Pledge of Allegiance: T. Vicchiarello

Public Hearing:

Public Comment: none

Board questions: none

Public Comment: none

Call Meeting to Order: 7:03 PM

Approval of the Minutes: Motion to approve July minutes: D. Schields, 2nd S. Addy, 5 Aye, 0 Nah

Discussion of Public Hearing:

Pre-submission:

1. Cash for Cans, 1-3 Brooklyn St.; SBL: 8-5-1; Conditional use permit for a bottle/can redemption center. Hector Baras obo owner of Cash & Carry Recycle Center. Use of existing building which has 7 parking spaces, 3 employees, hours of operation noted on the map. Rear set back in question. Curb cuts are on 3 sides, no loading docks are needed, 10% of green space exists. For personal and private deposits; no outside business to be depositing cans/bottles. Local law #9 adopted 8/14/23 establishes setbacks of 20 ft. dependent upon determination as to which side of the building is the “front” 1-3 Brooklyn is the recorded address of record. Front being Canal St-setback is 29’, Brooklyn St setback is 6’11”, Orange St. is not doable at 1’. No underground drainage; no change in water; no add lighting; sign permit to be obtained at a later date when needed.

Motion to send to PJ ZBA for Area Variance: D. Cicalese, 2nd, D. Schields, 5 Aye, 0 Nah

2. 61 Pike St.; SBL: 13-3-13, Amend previous site plan approval for the conversion of common lounge/recreation to a studio apartment. This recreation area has 512 SF, a studio apartment requires 600 SF. John Fuller obo J. Altadoanna, prior application for 3 apartments on the 2nd floor. Outside recreation area require but a recreation/common room previously requested to inside in 2015 in an area that is under 600 sq. feet. Now requesting to convert said common room into a studio apartment. Under current code, the footage is short; this would nullify the zoning application from 2015. Square footage will be reviewed and remeasured for accurate footage report to board. No children are allowed as tenants due to no outside green space. No dumpster as the garbage room is on the first floor inside the building.

Motion to send to PJ ZBA for area variance use for no recreation/common room: D.Cicalese, 2nd, S. Addy, 5 Aye, 0 Nah

Public Comment: none

Old Business: none

New Business: none

Code Enforcement Report: L.Powrie provided updated building department business.

Zoning Board Report: Nothing to report

Council Liaison Report: Councilman Foster provided a report for the City.

Public Comment: None

Adjournment: Motion by S.Addy, 2nd D.Cicalese to adjourn 7Aye, 0 Nah

The next regular meeting is tentatively scheduled for 7:00 pm, September 19, 2023.

Respectfully submitted, J.P. Schields