

CITY OF PORT JERVIS

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



Planning Board Minutes
July 18, 2023, at 7:00PM

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

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

Absent - T. Sexton, ZBA,

Pledge of Allegiance: T. Vicchiarello

Public Hearing:

1. Wash-n-Fold LLC, 137 & 139 Jersey Ave. SBL: 19-2-21 & 19-2-1; Hector Baras obo of Warner Tschopp, owner. Conditional Use Permit for self-storage Trailer Park with a public parking lot.

Propose to place 25 storage containers on property. In front of the containers there will be a public parking lot with 11 spaces with one being ADA compliant; the container area will be enclosed with cyclone fencing with a gate; between the parking lot and front fencing there will be ecstatic landscaping; the rear containers will be pushed forward approx 9 feet from the rear setback; solar lights will be on each container with no obtrusive lighting to the street or neighborhood; hours will be restated from 6:00am to 11:00pm to 6:00am to 9:00pm.; garbage will be disposed of at the next door laundromat; zero employees; parking lot will be covered with an impervious surface of either oil & chip or blacktop and striped accordingly.

Motion to close the public hearing: D.Schields, 2nd S.Addy, 7 aye, 0 nah

2. Dunkin Donuts. MP Port Realty LLC, 291 East Main Street; SBL: 20-7-5; Amendment to approved site plan to extend the rear parking area.

John Fuller obo owner, Requesting to extend the rear parking area by 20' to allow for more efficient turning radius, allow for more "stacking" by approx. 4 cars and help with traffic flow. The exit sign to be moved from the current position on the left to the right of the exit for better visual when pulling out onto East Main St. and additional sidewalks will be installed for those who park in the rear for safer pedestrian movement. All other aspects of the original application remain the same.

Board comments: none. All department heads approved with comment from the Police Chief to add signage to deter traffic from stacking on East Main St. upon entry , and Orange County approved with comments regarding environmental concerns to run-off near the brook area (see file). With recent flooding the area has been being monitored by both Mr. Fuller and the Board Chair with no issue.

Public Comment: none

Motion to close the public hearing: D.Cicalese, 2nd D.Schields, 7 aye, 0 nah

Board questions: none; Public Comment: none

Call Meeting to Order: 7:18 PM

Approval of the Minutes: Motion to approve June minutes with amendment to add Mr. Addy's name to attendance: D,Cicalese, 2nd T.Fuller, 7 Aye, 0 Nah

Discussion of Public Hearing:

1. Wash-n-Fold LLC, 137 & 139 Jersey Ave. SBL: 19-2-21 & 19-2-1. The board reminded the applicant to update the site map for signing and to update the call list sheet to the Police department. The rear set back is 20 feet and one container will need to be eliminated making the total number to be 24.

Motion to name Port Jervis as Lead Agent under SEQR: D.Cicalese, 2nd, S.Addy, 7 Aye, 0 Nah

Motion to approve as advertised: S.Addy, 2nd T.Fuller, 7 Aye, 0 Nah

2. Dunkin Donuts. MP Port Realty LLC, 291 East Main Street; SBL: 20-7-5; Amendment to approved site plan to extend the rear parking area.

Motion to name Port Jervis as Lead Agent under SEQR: D.Cicalese, 2nd, J.Butto, 7 Aye, 0 Nah

Motion to approve as advertised: T.Fuller, 2nd S.Addy, 7 Aye, 0 Nah

Pre-submission: none

Public Comment: Jack Austin, city resident, stated he is "helping" with the Rumshock Veteran's Project and asked how he could obtain past minutes so he could be more informed. He was advised that they are posted on the City's website or he could FOIL them. He was also informed that the Project architect had recently requested a meeting with the Building Department and PB Chair and that the meeting was very productive.

Old Business: Green Port Smoke Shop, Inc., 180 Pike Street, SBL: 8-16-6 Special use permit to operate a smoke shop as per Local Law No. 11 of 2022; Appl. for: Supplementary regulations applying to cannabis retail dispensaries and tobacco retailers.

In light of the recent Moratorium imposed by the City of Port Jervis, a Motion to Table this application was made by T.Fuller, 2nd H. Dunn, 7 Aye, 0 Nah

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 D.Cicalese, 2nd J. Butto to adjourn 7Aye, 0 Nah

The next regular meeting is tentatively scheduled for 7:00 pm, August 15, 2023.

Respectfully submitted, J.P. Schields