

CITY OF PORT JERVIS

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



Planning Board Minutes
September 19, 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: none

Public Comment: none

Board questions: none

Call Meeting to Order: 7:07 PM

Approval of the Minutes: Motion to approve August minutes: D. Schields, 2nd D.Cicalese, 7 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 Munoz-Baras obo owner of Cash & Carry Recycle Center. No changes to the existing building; Hours of operation for employee(s) 8:00am-7:00pm, to accept deposits 9:30am-7:00pm.; number of employees-3; tractor trailer collection 8:30 am approx. twice a month; signage in the future; the back setback is 1.9ft, but a non-issue in accordance with code. All cans and bottles will remain inside the building until they are collected via tractor trailer. There is no need for loading docks; curb cuts are on 3 sides; no businesses to deposit bottles or cans-only-personal/retail only; registration will be submitted once request is approved; more than 500ft from East Main St.; dumpster to be on Brooklyn St. side; water drainage as existing with no modifications; no excessive lighting. Local Law #9 was mistaken and corrected-okayed by the State.
 - a. Mr. Addy questioned the tractor trailer entry and exit. Mr. Baras stated it would come off of Canal St. into the parking lot and exit on the Brooklyn St. side.

Motion to set Public Hearing for October 17th: S.Addy, 2nd, T.Fuller, 7 Aye, 0 Nah

2. 61 Pike St.; SBL: 13-3-13, Pre Submission to be held over to October meeting.
3. 17 Cahoonzie Street, SBL: 3-10-33; Site plan approval for an accessory apartment on the 2nd floor of new construction two-story garage. R1. John Fuller obo owner states the applicant requests to remove 2 sheds and replace with an attached 2 car garage with a 2nd story accessory apartment permitted under R1 zone for the son. The accessory apartment would have to meet requirements. No closer to property lines than the sheds. Lot area (1-family) is smaller (10,519SF) than required for 2-family (12,000SF); garage to be attached to house by

mud room.

Board to send to PJ ZBA October 3rd at 7:00 pm for variance.

Public Comment: none

Old Business: John Fuller obo-1 Kingston Ave, J's Mobil requesting extension of prior approval for 9 months.

Motion to extend 9 months: D.Cicalese, 2nd D.Schiels 7 Aye, 0 Nah

New Business: none

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

Zoning Board Report: T.Vicchiarello provided report

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

Public Comment: None

Adjournment: Motion to adjourn: 7:31pm D.Cicalese, 2nd T.Fuller 7Aye, 0 Nah

The next regular meeting is tentatively scheduled for 7:00 pm, October 17, 2023.

Respectfully submitted, J.P. Schields