

CITY OF PORT JERVIS

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



Planning Board Minutes
February 20, 2024, at 7:00PM (due to inclement weather)

Members – T. Vicchiarello – Chair, S.Addy, J. Butto, K.Farr, T. Fuller, D. Schields

Also Present – L.Powrie, BD, G. Plotsky, Atty.

Absent - H.Dunn, T. Sexton, ZBA, C.O’Connell, Council Liaison

Pledge of Allegiance: T. Vicchiarello

Public Hearing:

1. 61 Pike St.; SBL: 13-3-13; continuation of public hearing with revised site plan to 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.

Holly Fuller obo owner Altadonna, previously went before the ZBA for variances and was approved to return to the planning board for final review and amend a proper approval for the conversion of the community room to a studio apartment. No change to lighting , employee hours, no children under the age of 18 to reside in the apartments. Issue with trash on the 1st-floor being difficult to maintain; residents deposit trash in the dumpster across the street and around the back of the pizza restaurant. Upon the sale of the restaurant, the 1st-floor trash room would revert for the 3 apartments, the studio apartment and the office.

Department heads approved with no comments.

Board Comment: T.Vicchiarello stated the county has approved the project and is awaiting the written approval.

Public Comment: none.

Motion to close the Public Hearing: T.Fuller, 2nd S.Addy, 6 aye, 0 nay

2. Rumshock Veterans Foundation at properties owned by Rumshock Veterans Foundation, seeking a Conditional Use Permit for Philanthropic and Eleemosynary Uses to allow for housing and related uses for Military Veterans on Property located at 297 East Main Street, Port Jervis, Orange County, New York and designated as Section 20, Block 7, Lots 7.12. This property is located in the NMU (Neighborhood Mixed Use) Zoning District.

Ted Donnell obo RVF-requesting permitted conditional use for Community house, 10 cottages, hydro growing containers, and a storage container. Working with S.Quinn, Engineer on several issues and concerns. Cottages to be 400sf w/

1 bedroom and efficient kitchen (bigger than a hotel suite). Co-house will be for cooking, social gathering (TV, games, communal time); all solar and/or electric, smoke and CO2 detectors, no gas.

Parking changed to parallel parking, extending the sidewalk from the house next door to the driveway. A place for veterans not in “the system” who want to live independently.

S.Quinn-a couple minor items to adjust but all else have been resolved.

Board Comments: request that on the final plans it is stated the site is a private development for use of US veterans only. Orange County Comments: on file property within 2,000 feet of the former Barrier Industries be mindful of ground water usage.

State of NJ: 2,100 feet of trees; Orange County Veterans are in support

All Dept heads: approved. Public Comment: None

Motion to close the public hearing: S.Addy, 2nd T.Fuller, 6 aye, 0 nay

Mr. Vicchiarello and Mr. Schields have been appointed by the Mayor for another 3 year term to the Planning Board

Motion to name Scott Quinn as engineer for the Board: D.Schields, S.Addy, 6 aye, 0 nay

Board Comment: none

Public Comment: none

Call Meeting to Order and Pledge: 7:24 PM

Approval of the Minutes: Motion to approve January minutes with date change: T.Fuller, 2nd S.Addy, 6 aye, 1 nay, 0 abstention

Discussion of Public Hearing:

1. 61 Pike St.; SBL: 13-3-13

Motion to make Port Jervis lead agent under SEQR: T.Fuller, 2nd S.Addy, 6 aye, 0 nay

Motion to approve project as advertised: T.Fuller, 2nd S.Addy, 6 aye, 0 nay

2. Rumshock Veterans Foundation, 297 East Main Street, SBL 20-7- 7.12.

Motion to make Port Jervis lead agent under SEQR: S.Addy, 2nd T.Fuller, 6 aye, 0 nay

Motion to approve project with final 4 stipulations before project completion: J.Butto, 2nd D.Schields, 6 aye, 0 nay

Pre-submission:

1. KFC-Port Jervis: Appl No.: PB-2024-0001, SBL: 20-6-11.22, 290 East Main Street; Conditional Use Permit for a Restaurant; Kentucky Fried Chicken

Holly Fuller obo applicant stated the property will be leased; the site will have several improvements, the wooden fence to chain link, new dumpster gate, space between parking lot and sidewalk addressed, keeping existing lights, corner where sign is located will be green space, no sight distance issues are expected.

Board questions the hours of operation, number of employees, etc be placed on the site map.

Motion to set Public Hearing on March 19 at 7:00; J.Butto, 2nd D.Schields, 6 aye, 0 nay

Public Comment: none

Old Business: Local Law over views given; LL#2: WaterFront District/Mountain Cons District
Motion to make Port Jervis the Lead (not the Planning Board) on LL#2: T.Fuller, 2nd S.Addy 6 aye, 0 nay

New Business: none

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

Zoning Board Report: T.Vicchiarello provided report

Council Liaison Report: Councilperson J.Vicchiarello provided a report for the City.

Public Comment: None

Adjournment: Motion to adjourn: 7:40 pm S.Addy, 2nd D. Schields, 6 Aye, 0 Nay

The next regular meeting is tentatively scheduled for 7:00 pm, March 19, 2024.

Respectfully submitted, J.P. Schields