



CITY OF PORT JERVIS

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

Planning Board Meeting Minutes July 21, 2022; 7:00 pm

In Attendance: D. Cicalese – Deputy Chair, H.Dunn, A.Foster, D.Schiolds
Additional Attendees: L.Powrie, BD, G.Plotsky, M.Decker, Council Liaison
Absent: T.Sexton, ZBA, G.Belcher, T.Vicchiarello, J. Butto

Call Meeting to Order: 7:00 pm

Pledge of Allegiance: D. Cicalese

Public Hearing:

1. Rumshock Veterans Foundation, 297 & 299 East Main St. SBL: 20-7-7.1 & 20-7-7.2; Conditional use permit for Philanthropic and Eleemosynary. Use to allow for housing for Military Veterans. Zone: NMU.

John Laroe discussed, combining lots, tiny home construction timeframe, fundraising efforts and reviewed current site plan. He also mentioned hydroponic gardening that veterans living on premise would be working in lieu of rent.

Board Comments: D.Cicalese inquired about garbage collection, He also noted that the board has only received department head comments from the Fire Inspector, who does approve of the project.

L. Powrie asked Mr. Laroe for a time frame on combining lots and explained to Mr. Laroe that process has to be completed with the Assessor's Office. D. Cicalese stated the site plan needed to be updated to reflect utilities. D. Cicalese recommended holding the public hearing open to allow site plan modifications.

Mr. Plotsky recommended to Mr. Laroe that all hydroponic operations, 2 phases of construction be identified and explained, and lot consolidation needed to be completed within 60 days of purchase. All items to be stated on the site plan, along with utilities.

Orange County commented and recommended sidewalk installation.

Motion to hold the public hearing open for revision until August 16th, 2022: D. Schiolds, 2nd H. Dunn, 4 yes, 0 no

2. AcupointTouch, Herb & Meditation; 157 Ball St., SBL: 14-11-11.1; Conditional Use Permit for a Personal Service Store: Acupuncture, Massage, Moxibustion, Meditation and retail sales. Appl for: Accessory owner or caretaker apartment. Zone: NMU

Owner discussed proposed business plan and reviewed site plan.

Mr. Plotsky asked the owner to explain the extraction process, possible chemical usage, and construction of a possible apartment.

Board comments: D. Cicalese inquired about ethanol usage and storage plan. Owner responded that all ethanol would be stored properly and within the 5-gallon limit. Site plan revisions to include increased number of employees, utilities to be identified, chemicals to be used and quantities.

Public comment: Resident, 176 Front Street, expressed concerns regarding the ongoing construction of the inside

of the building, lighting, loading and unloading traffic.

Ms. Powrie explained no construction should be started until the project gets approved and permits get issued.

The board has not received comments from Orange County; therefore, the public hearing will be held open until comments are received.

Motion to extend the public hearing until August 16th, 2022: D. Schields, 2nd H. Dunn, 4 yes, 0 no

Public Comment:

Jack Austin, Port Jervis resident spoke in favor of the proposed Rumshock Veterans project at 297 -299 East Main Street.

Stanley Siegel, Port Jervis resident spoke in favor of the proposed Rumshock Veterans project at 297 -299 East Main Street.

Motion to approve June 21st minutes: A. Foster, 2nd D. Schields, 4 yes, 0

Old Business: none

New Business: none

Zoning Board Report: none

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

Council Liaison Report: Mr. Decker provided council updates and reports.

Adjournment: 7:40 pm Motion: H. Dunn, 2nd A. Foster, 4 yea, 0 no

The next regular meeting is tentatively scheduled for **7:00 pm, August 16th, 2022**