



CITY OF PORT JERVIS
P.O. BOX 1002
20 HAMMOND STREET
PORT JERVIS, NEW YORK 12771
Planning Board Meeting Agenda
May 19, 2026 7:00 p.m.

Members: Chairman T. Vicchiarello, S. Addy, J. Butto, H. Dunn, K. Farr, T. Fuller, D. Schields

Additional Attendees: Assistant Building Official L. Powrie, Attorney G. Plotsky, ZBA Chairman T. Simmons, and Council Liaison C. O'Connell

- I. Pledge of Allegiance
- II. Public Hearing:
 - The Tunnel Apartments LLC/BNT Property Holdings, 103-129 Jersey Avenue, SBL: 18-3-12.1
 - Site Plan Approval for new construction of a mixed-use building; ZD: NMU
- III. Call Meeting to Order
- IV. Discussion of Public Hearing
- V. Approval of Minutes: April 21, 2026
- VI. Public Comment
- VII. Pre-Submissions:
 - Carmela Foglia, 41-47 East Main Street, SBL: 8-10-16
 - Conditional Use Permit for a restaurant with a bakery; ZD: NMU
 - Betel Beauty Studio LLC, 76 East Main Street, SBL: 9-3-21
 - Conditional Use Permit for a hair salon; ZD: NMU
 - V & V Capital LLC, 37 & 39 Pike Street, SBLs: 18-5-12 & 18-5-13
 - Site Development Plan for a mixed-use building: one (1) commercial space and four (4) accessory apartments; ZD: WMU
- VIII. Board Comments
- IX. Old Business
- X. New Business
- XI. Zoning Board Report
- XII. Code Enforcement Report
- XIII. Council Liaison Report
- XIV. Adjournment

The next regular Planning Board meeting is tentatively scheduled for June 16, 2026 at 7:00 p.m. in the Common Council Chambers