



CITY OF PORT JERVIS

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

Planning Board Meeting Agenda April 21, 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:

- 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 with four (4) accessory apartments; ZD: WMU

III. Call Meeting to Order

IV. Discussion of Public Hearing

V. Approval of Minutes: March 17, 2026

VI. Public Comment

VII. Pre-Submissions:

1. The Tunnel Apartments LLC/BNT Property Holdings, 103-129 Jersey Avenue, SBL: 18-3-12.1 (*continued*)
 - Site Plan Approval for new construction of a mixed-use building; ZD: NMU
2. Scott Caravella, 27 Railroad Avenue, SBL: 17-8-2
 - Site Development Plan for a Trade Shop; ZD: WMU

VIII. Board Comments

IX. Old Business

- 157 Ball Street Extension Request

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 May 19, 2026 at 7:00 p.m. in the Common Council Chambers