



## CITY OF PORT JERVIS

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

### Planning Board Meeting Agenda January 20, 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:

- MHV Port Jervis LLC; 255-257 East Main Street, 10 South Maple Avenue, 18 South Maple Avenue, and 28 South Maple Avenue; SBLs: 20-7-13, 20-8-4.2, 20-8-5.2, and 20-8-6.22
  - Site Development Plan for new construction of a mixed use building in the Tri-State Commercial Overlay Zone; ZD: NMU

III. Call Meeting to Order

IV. Discussion of Public Hearing

V. Approval of Minutes: December 16, 2025

VI. Public Comment

VII. Pre-Submissions:

- 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
- Hammertime Enterprises LLC, 12 & 14 Sussex Street, SBL: 13-3-3 & 4.2
  - Site Development Plan for Mixed-Use Building-Restaurant on the first floor & seven (7) apartments on the second floor, ZD: CBD

VIII. Board Comments

IX. Old Business

- Higher Reason, 77 Fowler Street, SBL: 9-14-23 (*for discussion, further deliberation, and determination*)
  - Special Use Permit for a Cannabis Dispensary; ZD: NMU

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 February 17, 2026 at 7:00 p.m.*  
Revised Agenda 1/13/2026