



## CITY OF PORT JERVIS

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

### Planning Board Meeting Agenda February 17, 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:
  - 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
- III. Call Meeting to Order
- IV. Public Comment
- V. Approval of Minutes: January 20, 2025
- VI. Discussion of Public Hearing
- 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
  - V & V Capital LLC, 37 & 39 Pike Street, SBLs: 18-5-12 & 12-5-13
    - Site Development Plan for a mixed-use building—one (1) commercial space with four (4) accessory apartments; ZD: WMU
  - Heritage Financial Credit Union, 100 Pike Street, SBL: 12-9-1.1
    - Special Use Permit for an ATM booth located in the parking lot; ZD: CBD
- 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 March 17, 2026 at 7:00 p.m.*