



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. Shields

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.