



CITY OF PORT JERVIS

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

Planning Board Meeting Agenda September 16, 2025 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:
 - Black & Veatch on behalf of JP Morgan Chase Bank, 16 Sussex Street; SBL: 13-2-3.2
 - Site development for a solar carport in the bank parking lot; ZD: CBD
- III. Call Meeting to Order
- IV. Public Comment
- V. Approval of Minutes: August 19, 2025
- VI. Discussion of Public Hearings
- VII. Pre-Submissions:
 - Higher Reason, 77 Fowler Street; SBL: 9-14-23 (*continuation*)
 - Special Use Permit for a Cannabis Dispensary; ZD: NMU
 - Darryl McKeeby, 31 Pike Street, SBL: 18-5-10
 - Special Use Permit for a Cannabis Dispensary
 - MHV Port Jervis LLC, 255-257 East Main Street, SBL: 20-7-13; ZD: WMU
 - Site Development Plan for new construction of a mixed-use building in the Tri-State Commercial Overlay Zone; ZD: NMU
- 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 October 21, 2025 at 7:00 p.m.