



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. Public Comment
- V. Approval of Minutes: December 16, 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
- 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