



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

The next regular Planning Board meeting is tentatively scheduled for February 17, 2026 at 7:00 p.m.