



CITY OF PORT JERVIS

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

Planning Board Meeting Agenda June 16, 2026 7:00 p.m.

Members: Chairman T. Vicchiarello, 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 Hearings:

- Carmela Foglia, 41-47 East Main Street, SBL: 8-10-16
 - Conditional Use Permit for a restaurant with a bakery; ZD: NMU
- Betel Beauty Studio LLC, 76 East Main Street, SBL: 9-3-21
 - Conditional Use Permit for a hair salon; ZD: NMU
- V & V Capital LLC, 37 & 39 Pike Street, SBLs: 18-5-12 & 18-5-13
 - Site Development Plan for a mixed-use building: one (1) commercial space and four (4) accessory apartments; ZD: WMU

III. Call Meeting to Order

IV. Discussion of Public Hearing

V. Approval of Minutes: May 19, 2026

VI. Public Comment

VII. Pre-Submission(s):

- Scott Caravella, 27 Railroad Avenue, SBL: 17-8-2 (*continued*)
 - Site Development Plan for a Trade Shop; ZD: WMU
- Baltic Avenue Properties LLC, 11 Sussex Street, SBL: 13-5-33
 - Site Development Plan for a mixed-use building: one (1) commercial space and two (2) apartments; 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 July 21, 2026 at 7:00 p.m. in the Common Council Chambers