



CITY OF PORT JERVIS

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

Planning Board Meeting Agenda July 21, 2026 7:00 p.m.

Members: Chairman T. Vicchiarello, J. Butto, H. Dunn, K. Farr, T. Fuller, J. Kowal, Jr., 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 Hearings:

- V & V Capital LLC, 37 & 39 Pike Street, SBLs: 18-5-12 & 18-5-13 (*Continuation*)
 - Site Development Plan for a mixed-use building: one (1) commercial space and four (4) accessory apartments; ZD: WMU
- Scott Caravella, 27 Railroad Avenue, SBL: 17-8-2
 - 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

III. Call Meeting to Order

IV. Discussion of Public Hearing

V. Approval of Minutes: June 16, 2026

VI. Public Comment

VII. Pre-Submission(s):

- Fun Valley Inc. 1 Water Street, 3 Water Street, 5 Water Street, & 7 Water Street, SBLs: 18-5-2, 18-5-1, 17-10-1.1, & 17-5-1.1
 - Sub-divide four (4) parcels into eleven (11) lots—Ten (10) lots for the new construction of two-family dwellings and one (1) lot for the existing Creamery business; ZD: WMU

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 August 18, 2026 at 7:00 p.m. in the Common Council Chambers