



CITY OF PORT JERVIS

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

Planning Board Meeting Agenda August 19, 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:
 - BNT Property Holdings, 103-129 Jersey Avenue; SBL: 18-3-12.1
 - Sub-divide into two parcels for future development of a mixed-use building
- III. Call Meeting to Order
- IV. Public Comment
- V. Approval of Minutes: June 17, 2025 (*no meeting held July 2025*)
- VI. Discussion of Public Hearing
- VII. Pre-Submissions
 - Black & Veach on behalf of JP Morgan Chase Bank, 16 Ball Street (proposed consolidated address); SBL: 13-2-3.2 [*continuation of pre-submission from June 17, 2025 Planning Board meeting*]
 - Site development for a solar carport in the bank parking lot; ZD: CBD
 - Higher Reason, 77 Fowler Street; SBL: 9-14-23
 - Special Use Permit for a Cannabis Dispensary
- 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 September 16, 2025 at 7:00 p.m.