



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, May 28, 2025

6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of April 22, 2025 Meeting Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **121 PARKER AVENUE : SITE PLAN**
2. **'8' SOUTH CLINTON STREET: SITE PLAN**

IV. EXTENSION REQUESTS

1. **70 AND 72-78 PROSPECT STREET: EXTENSION REQUEST**
Request for a 1-year extension of the site plan approved on 4/25/24;
Owner: Poughkeepsie Landing Corporation; Applicant: Brian K. Dreeland;
Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and
788513; Zoning District: General Industrial (I-2); File #2023-024 and 2023-
025
2. **45 READE PLACE: EXTENSION REQUEST**
Request for a 1-year extension of the site plan approved on 6/25/24;
Applicant: Vassar Brothers Medical Center; Consultant: LaBella
Associates; Grid #6061-43-843721 (0000, 0001, 0002 and 0004); Zoning

District: Hospital Medical (H-M); File #2024-013

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 110 SOUTH GRAND AVENUE: SITE PLAN

Application for site plan review relative to the construction of an addition to a church and a renovation of a youth center. Owner/Applicant: Faith Apostolic Ministries Inc; Consultant: Michael R. Berta, AIA Architecture & Planning; Grid #6161-49-620556: 2023-067; Zoning District: Medium Low-Density (R2) District; File #PB2023-067.

2. 191 COTTAGE AVENUE : SITE PLAN

Application for site plan review for the construction of a three-story mixed-use building with a brewery on the first floor and eight dwelling units. Owner: Cardinal Assets Twenty Fourteen LLC; Applicant: Jim Sullivan; Consultant: LRC Engineering & Surveying, DPC; Grid #6162-72-452173; Zoning District: MU3; File #PB2025-008

3. 175 MANSION STREET: SITE PLAN

Application for site plan review relative to the proposed conversion of an existing single-family dwelling at 175 Mansion Street to a four (4) family dwelling. Owner/applicant: Shane Bartholomew; Consultant: John Sullivan; Grid #6162-71-262207; Zoning District: RNC; File #PB2025-014

4. LOT 276969 '149' CANNON STREET : SITE PLAN

Application for site plan review for the construction of a four (4) family residence. Owner/Applicant: 5COPNY LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6161-23-276969; Zoning District: RNC; File #PB2025-019

5. Lot #288150 '53' N CLINTON STREET : SITE PLAN

Application for site plan review relative to the construction of a four (4) family dwelling. Owner/Applicant: 4COPNY LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6162-72-288150; Zoning District: RNC; File #PB2025-020

6. LOT 069344 '24-26' PARKER AVE : SITE PLAN

Application for site plan review relative to the construction of a six (6) family residential building. Owner: Parker CPK LLC; Applicant: Siegrist Properties LLC; Consultant: Ciro Interrante Architect; Grid # 616-62-069344; Zoning District: WG; File #PB2025-037

VI. ADJOURNMENT

1. Meeting Adjourned June 24, 2025