



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers

Tuesday, July 22, 2025

6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of June 24, 2025 minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 121 PARKER AVENUE: SITE PLAN

IV. EXTENSION REQUESTS

1. **14 GRAND STREET: EXTENSION REQUEST**

Site Plan application for the proposed conversion of the existing carriage house at the rear of the property to a single-family dwelling. There is an existing three family dwelling on the premises.; Owner/Applicant: Justin Brown and Caroline Alsup; Grid #6062-84-957077 and #6162-69-112219; Zoned: Central Urban Density Residence District (R-4A); File #2024-014; Approved 6/25/24

V. REVIEW OF RESOLUTIONS

1. 191 COTTAGE STREET: 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 (8) 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

2. '8' SOUTH CLINTON STREET: SITE PLAN

An application for the proposed construction of a three-story residential structure on a vacant lot. The new building is proposed to contain 16 dwelling units. The applicant is requesting a parking waiver based on the Little Smith Street municipal parking lot. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture, PLLC; Grid # 6161-22-239997; Zoning District: PID-B; File #2025-009

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. SEQRA REVIEW

1. 488 MAIN STREET: SITE PLAN

Application for site plan review relative to the proposed development of the

property at 488 Main Street for a mixed-use building containing ground floor commercial space fronting Main Street with 81 dwelling units, accessory parking and an accessory playground with access from Cannon Street. This action is subject to a coordinated SEQRA review.

Owner/Applicant: Hudson River Housing, Inc; Consultant: CPL, Architecture, Engineering, Planning (Andrew Learn); Grid #6161-23-290979; Zoning District: MU5; File #PB2025-048

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 148 FRANKLIN STREET: SITE PLAN

Application for site plan review relative to the proposed conversion of the single family dwelling at 148 Franklin Street to a three unit multiple dwelling, including development of an off-street parking area with retaining walls and landscaping. Owner/Applicant: S1 Properties LLC; Consultant: Brian Stokosa, Day Stokosa Engineering; Zoning District: RNC; Grid: #6161-29-110801; File #PB2025-015

2. 171 SOUTH CHERRY STREET: SITE PLAN

Application for site plan review relative to the proposed construction of a three-family dwelling with accessory parking on the vacant parcel located at 171 South Cherry Street. Owner: Quincy Williams; Applicant: Williams Assets LLC (Quincy Williams); Consultant: Ciro Interrante, Architect; Grid #6161-31-318779; Zoning District: RNC; File #PB2025-021

3. 357 HOOKER AVENUE: SITE PLAN

Application for site plan review for the amendment of the previously approved site plan for the restaurant at 357 Hooker Avenue, including expansion of the dining pavilion and addition of a pavilion for cooking, and alterations to the landscaping. Owner: Highway Displays, Inc; Applicant: Terricenia A. Brown; Consultant: Ciro Interrante, Architect; Grid #6161-67-758348; Zoning District: MU3; File #PB2025-042

4. 396 MAIN STREET: FAÇADE REVIEW

Application for façade review relative to proposed alterations to the façade of 386 Main Street. Owner/Applicant: Newburgh Broadway Property Inc; Consultant: none; Grid #6162-78-174029; Zoning District: PID-A; File #PB2025-044

5. 20-72 VASSAR FARM LANE: SITE PLAN

Application for site plan review relative to the proposed construction of a pavilion at 20-72 Vassar Farm Lane. Owner/Applicant: Vassar College; Consult: LRD Engineering & Surveying, DPC (Ken Casamento); Grid #6161-84-910090; Zoning District: CD; File #PB2025-047

6. 386 MAIN STREET: FAÇADE REVIEW

Application for façade review relative to proposed alterations to the façade of 386 Main Street. Owner/Applicant: 360 Management (agent); Consultant: none; Grid #6162-78-165024; Zoning District: PID-A; File #PB2025-049

VIII. ADJOURNMENT

1. Meeting adjourned to Wednesday August 27, 2025