



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, August 27, 2025
6:00 PM

- I. ROLL CALL**
- II. APPROVAL OF MEETING MINUTES**
 - 1. APPROVAL OF JULY 22 MEETING MINUTES**
- III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS**
 - 1. 121 PARKER AVENUE: SITE PLAN**
 - 2. 357 HOOKER AVENUE: SITE PLAN**
 - 3. 386 MAIN STREET: FAÇADE REVIEW**
 - 4. 396 MAIN STREET: FAÇADE REVIEW**
- IV. REVIEW OF RESOLUTIONS**
 - 1. '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

2. 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

V. 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

2. 17 SOUTH HAMILTON STREET: SITE PLAN

Application for site plan review relative to the proposed expansion of an attached row building at 17 South Hamilton Street from a two-story building to a four-story mixed use structure, and the renovation of a four-story building including the addition of a residential unit on the ground floor. The applicant is requesting a pay-in-lieu of parking waiver for 10 parking spaces. This action is subject to a coordinated SEQRA review.

Owner/Applicant: Y&S Group NY LLC; Consultant: KARC Planning Consultants; Grid # 616162-78-166012; Zoning District: PID-B; File #PB2025-075

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 278-282 MAIN STREET: SITE PLAN

Application for site plan review for the re-use and expansion of the existing structure at 278-282 Main Street to include 28 dwelling units, 11,000 square feet of commercial space and 8,000 square feet of open space.

Owner/Applicant: Kirchner Realty, Inc.; Consultant: Aryeh Siegel Architect; Grid #PB26162-77-059087; Zoning District: PID-A; File #PB2025-043

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

VII. ADJOURNMENT

- 1. ADJOURN MEETING TO SEPTEMBER 23RD**