



**City of Poughkeepsie  
Planning Board  
Meeting Agenda**

Common Council Chambers

Tuesday, September 23, 2025

6:00 PM

**I. ROLL CALL**

**II. APPROVAL OF MEETING MINUTES**

- 1. Approval of August 27, 2025 Meeting Minutes**

**III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS**

- 1. "8' SOUTH CLINTON STREET: SITE PLAN**
- 2. 357 HOOKER AVENUE: SITE PLAN**
- 3. 386 MAIN STREET: FAÇADE REVIEW**

**IV. 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

**V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS**

**1. 100-106 ALBANY SITE: SITE PLAN**

Application for site plan review relative to the proposed construction of a new four family dwelling on a vacant lot previously known as 100-106 Albany Street. Owner/Applicant: Albany St LLC; Consultant: Ernst Martin Jr, PE, LS; Zoning District: R4/RNC; Grid# 6062-59-848458; File #2024-029.

**2. 121 PARKER AVENUE: SITE PLAN**

Application for site plan review relative to the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements on the property at 121 Parker Avenue, currently a surface parking lot, to create a mixed-use parcel. Use and Area Variances have been granted by the Zoning Board of Appeals. Owner: Parker Avenue Realty, LLC; Applicant: Verizon Wireless of the East L.P.; Consultant: Scott Olson, Young Sommer LLC; Zoning District: G-CM; Grid #6162-55-257465; # PB 2024-066.

**3. 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

**4. 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

**5. LOT#912184 N PERRY STREET (FORMERLY 135 MAIN ST): AMENDED SITE PLAN**

Application for amended site plan approval relative to the proposed construction of a 72-unit apartment building. Amendments include modifications to the building elevations, expansion of the maintenance facilities and changes to the utilities (the building will be fully electric to comply with HCR requirements). Owner: Admiral Halsey II, LP; Applicant: Tinkelman Architecture PLLC; Consultant: LRC Group; Grid #6062-76-911183; Zoning District: R-6/RC-5; File #PB2025-100

**VI. ADJOURNMENT**

**1. Adjourn Meeting to October 28th**