



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, October 28, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of September 23, 2025 meeting minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **357 HOOKER AVENUE: SITE PLAN - Date to be determined**
2. **386 MAIN STREET: FAÇADE REVIEW - Date to be determined**

IV. SEQRA REVIEW

1. 136 PARKER AVENUE: SITE PLAN

Application for the proposed conversion of an existing office building into a multi-family residence containing five dwelling units. Owner: DNH Valley LLC; Applicant: Hammad Ahemd; Consultant: Amy Bombardi, Day Stokosa Engineering, PLLC; Grid #6162-55-257435; Zoning District: W-G File #PB2025-045

2. 141 NORTH WATER STREET: SITE PLAN

Application for the proposed construction of a fifty-six (56) unit residential building with accessory structured parking. Owner/Applicant; 141 North Water Street LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6062-59-771405; Zoning District: W; File #PB2025-065

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **LOT 848458 (100-106) ALBANY STREET: 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. **“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 pay-in-lieu of parking waiver for 8 parking spaces located in the Cannon 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

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. **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

6. 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 23 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

7. 165 SMITH STREET: SITE PLAN

Application for placement of a concrete pad and classifying a temporary fabric structure as permanent. Owner/Applicant: PHI-TAN, LLC; Consultant: Day Stokosa Engineering; Grid #6162-72-461234; Zoning District: IM Industrial Mixed; File #PB2025-114

**8. NORTH PERRY STREET: AMENDED SITE PLAN
(Formerly part of the 135 Main Street parcel)**

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 pedestrian circulation. 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. BOARD BUSINESS

1. Approval of 2026 Meeting Dates

VII. ADJOURNMENT

1. Meeting Adjourned to WEDNESDAY , November 19.