



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, November 19, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. **Approval of October 28th Meeting Minutes**

III. ADJOURNED APPLICATION REVIEW

1. **136 PARKER AVENUE: SITE PLAN - adjourned to December 17th**

IV. REVIEW OF RESOLUTIONS

1. **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

V. SEQRA REVIEW

1. **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

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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

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 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

3. 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. ADJOURNMENT

1. Meeting adjourned to WEDNESDAY December 17th