



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, December 17, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

- 1. Approval of October 28, 2025 Minutes
Approval of November 19, 2025 Minutes**

III. EXTENSION REQUESTS

1. 31 & 39 MARKET STREET

The conversion of the existing office buildings at 31 and 39 Market Street to a mixed-use building with restaurants, box office/lobby space and office space of the first floors, and a total of 49 dwelling units of the upper floors, including construction of two additional stories on the building at 39 Market Street and the combining of the two lots into a single lot of record.

Owner/Applicant: 31 Market LLC; Consultant: Natalie Quinn, KARC Planning Consultants; Grid # 6162-77-030072 and 031066; Zoning District: PID-HC; File #2024-061

2. 47-51 CANNON STREET: SITE PLAN

Construction of a 6-story mixed use building at 47-51 Cannon Street, with first floor restaurant/artisanal beverage production and 140 dwelling units on the upper stories. The proposal includes the demolition of two existing buildings and combining two lots of record into a single lot of record.

Owner: 47 Cannon Street, LLC; Applicant: James Sullivan; Consultant: LRC Engineering & Surveying; Grid # 6162-77-086045 and 092041; Zoning District: PID-UV; File #2024-060

IV. REVIEW OF RESOLUTIONS

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 Bombardieri, Day Stokosa Engineering, PLLC; Grid #6162-55-257435; Zoning District: W-G File #PB2025-045

V. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

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. 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. SEQRA REVIEW

1. 49 & 85 CIVIC CENTER PLAZA: SITE PLAN

Application for site plan review for the expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza.

Owner/Applicant: Journal Plaza LLC/ Page Park Associates LLC; Consultant: KARC Planning, Kelly Libolt & LRC Group; Grid # 6162-69-065177 & 6162-69-090193; Zoning District: PID-B; File # PB2025-126

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 654 & 698 MAIN STREET, PARCELS 6161-33-526859 THROUGH 6161-33-567848 REYNOLDS AVENUE: SITE PLAN, SPECIAL PERMIT AND SUBDIVISION

Application for subdivision, site plan and special permit review relative to a proposed development that will include the reconfiguration of fourteen lots

of record into three lots. One lot, 654 Main Street, contains an existing building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed-use building with commercial on the first floor and 7 dwelling units. The third lot will front Reynold Avenue and contain 28 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties; Owner/Applicant: EFDS Realty Corp; Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6161-33-543870, 543870, 543864, 543859, 543858, 543857, 543856, 543855, 543854, 543853, 543852, 543851, 543850, 543849, 543848; Zoned: C-2A, R-4; File #PB2024-006

VIII. ADJOURNMENT

- 1. Meeting adjourned to January 27, 2026**