



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, January 27, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

- 1. Approval of December 17, 2025 Meeting Minutes**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

- 1. 488 MAIN STREET: SITE PLAN**

IV. REVIEW OF RESOLUTIONS

- 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

V. PUBLIC HEARINGS FOR 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 from EFDS Realty Corp for the subdivision, site plan and special permit review to reconfigure fourteen lots into three lots of record. One lot, 654 Main Street, would retain the existing grocery store. Another

lot, 698 Main Street, is to contain a mixed-use building with commercial space on the first floor and 7 dwelling units. The third lot is to front Reynolds Avenue and contain 18 dwelling units. 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, File #PB2024-006

VI. SEQRA REVIEW

1. 185 SMITH STREET: SITE PLAN

Application for the proposed expansion of an existing automobile repair shop and accessory parking lot. Owner: Ricky Autobody Inc. Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid # 6162-65-510286; Zoning District: R&D; File #PB2025-112

2. 16 PERSHING AVENUE: SITE PLAN

Application for a proposed addition to an existing automobile repair shop including a new one story attached parking garage. Owner: AJ Autobody LLC; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid #PB2025-113; Zoning District: MU5; File #PB2025-113

3. MILTON STREET LOT # 6162-73-623227: REZONING

Referral from the Common Council for SEQRA review of an application for the rezoning of lot # 6162-73-623227 from Residential Neighborhood A to Residential Neighborhood D, and the construction of two multifamily buildings including 63 units between them. Application for site plan review for new construction of two multi family developments. Owner/Applicant: Maselo Realty, LLC; Consultant: LaBella Associates; Grid #PB2025-113; Zoning District: RNA; File #2025-140

4. 287 & 307 SOUTH AVENUE: SITE PLAN

Application for the proposed construction of a five-story residential development to contain 82 dwelling units and accessory structured parking. Owner/Applicant: PK South Ace LLC; Consultant: KARC Planning Consultants; Grid # 6061-60-974481 & 6061-60-982453; Zoning District: CD; File #PB2025-132

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

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

- 2. 584 MAIN STREET:SITE PLAN AMENDMENT/FAÇADE REVIEW**
Application for review of amended as-built elevations at 584 Main Street.
Owner/Applicant: 584 Main Street, LLC; Consultant: Kevin Yereance,
Architect; Grid # 6161-24-439917; Zoning District: ; File #2025-133

VIII. ADJOURNMENT

- 1. Meeting Adjourned to Tuesday, February 24, 2026**