



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, February 24, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of :

- **December 17, 2025 Meeting Minutes**

- **January 27, 2026 Meeting Minutes**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **488 MAIN STREET: SITE PLAN**

IV. REVIEW OF RESOLUTIONS

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

2. 306-316 MAIN STREET: SITE PLAN

Application for site plan review for the construction of a six-story mixed-use building on two lots currently being utilized as a one-story office building and a two-story commercial building. The proposed development is to include 120 apartment units, 14,809 SF of ground floor commercial space and resident amenity space. Owner/Applicant; 316 Main LLC Consultant; KARC Planning Consultants; Grid # 6162-77-091064 Zoning District: PID-HC File #PB2024-059. Approved March 25, 2025

3. 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

V. SEQRA REVIEW

1. 271 CHURCH STREET: SITE PLAN & SUBDIVISION

Application for subdivision and site plan review relative to the proposed subdivision of the property into two lots of record, Lot 1 to contain the existing two family dwelling and Lot 2, a flag lot, on which a four family dwelling will be constructed. The project includes shared access/egress from Church Street to two off-street parking areas each serving its own lot. Owner/Applicant: 271 Church Street; Consultant: KARC Planning Consultants; Grid #6161-23-259941; Zoning District: RNC; File #PB2025-134 & 2025-135

2. 208 N HAMILTON STREET: SITE PLAN

Application for site plan review for the proposed conversion of an existing former mixed-use building as a six unit multiple dwelling, including the creation of a shared driveway and off-street parking area with 210 North Hamilton. Owner/Applicant: NAJAW LLC; Consultant: Jason Lichwick Architecture PLLC; Grid # 6162-55-267439; Zoning District: W-G; File #PB2026-016

3. 210 N HAMILTON STREET: SITE PLAN

Application for site plan review for the proposed conversion of the existing two family dwelling to a three family dwelling, including the creation of a shared driveway and off-street parking area with 208 North Hamilton. Owner/Applicant: Christine Holdings LLC; Consultant: Jason Lickwick Architecture PLLC; Grid # 6162-55-268444; Zoning District: W-G; File

#PB2026-017

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **396 MAIN STREET: FAÇADE REVIEW**

Application for review of the proposed modifications to the façade of 396 Main Street. Owner/Applicant; Wally Alrowhani, Grid # 6162-78-174029; Zoning District: PID-A, File #2025-044

2. **185 SMITH STREET: SITE PLAN**

Application for the proposed expansion of an existing nonconforming automobile repair facility, including additions to the building and reconfiguration of the parking lot. Owner: Ricky Autobody Inc. Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid # 6162-65-510286; Zoning District: RNC; File #PB2025-112

3. **16 PERSHING AVENUE: SITE PLAN**

Application for the proposed expansion of an existing nonconforming automobile repair facility including an addition to the building and reconfiguration of the parking lot and on-site traffic circulation. Owner: AJ Autobody LLC; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid #PB2025-113; Zoning District: MU5; File #PB2025-113

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

5. **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: MU-5; File #2025-133

6. **MILTON STREET LOT # 6162-73-623227: REZONING**

Referral from the Common Council for SEQRA review of an application for the rezoning of a vacant parcel (# 6162-73-623227) on Milton Street from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) to allow the construction of two multifamily buildings containing a total of 63 units between them. Site Plan Review follows the rezoning by the Council. Owner/Applicant: Maselo Realty, LLC/Simon Abikhzer; Consultant: LaBella

Associates/Caren LoBrutto); Grid #6162-73-623227; Zoning District: RNA to RND requested; File #PB 2025-140

VII. ADJOURNMENT

1. Meeting Adjourned to March 24th, 2026