



**City of Poughkeepsie
Planning Board
Meeting Agenda**

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

- I. **NOTICE: The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.**

- II. **ROLL CALL**

- III. **APPROVAL OF MEETING MINUTES**
 1. Approval of February 24, 2026 meeting minutes

- IV. **ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS**
 1. **Application review adjourned to April 28, 2026**
 - 185 SMITH STREET: SITE PLAN
 - 16 PERSHING AVENUE: SITE PLAN
 - 488 MAIN STREET: SITE PLAN

- V. **PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS**
 1. **94 MARKET STREET: SITE PLAN/SPECIAL PERMIT**

Application for site plan and special permit review to allow the conversion of the existing building from offices to five (5) dwelling units including street-facing residential; Owner: 94 Market Street Holding LLC/Chris Rozycki; Applicant/Consultant: Mazzarelli Architecture & Planning, PC; Grid # 6061-28-980993; Zoning District MU-5; File #2025-121

2. 2 CEDARCLIFF LANE: SITE PLAN / SPECIAL PERMIT

Application for site plan and special permit review to allow the keeping of chickens, including the installation of a chicken coop with accessory fencing in the side/rear yard of the existing single family dwelling, pursuant to the provisions of section 19-5.25 of the zoning code. Owner/Applicant: Daniel Palatnik; Grid #6161-61-125344; Zoning District: (RNA) File #PB 2026-001

VI. SEQRA REVIEW

1. 9 DUTCHESS AVENUE: SITE PLAN

SEQRA circulation relative to an application for site plan review for the construction of a six-story building with 27 dwelling units and structured parking on a parcel previously known as 9 Dutchess Avenue which is being combined with a larger parcel known as 1 Dutchess Avenue.

Owner/Applicant: 9 Dutchess LLC; Consultant: Mark Day/Day Stokosa Engineering PLLC; Current Grid #6062-59-777390; Zoning District: Waterfront (W); File #2026-007

VII. 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. 287 & 307 SOUTH AVENUE: SITE PLAN

Application for the proposed construction of a five-story residential development to contain 74 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

3. 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

4. 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

5. 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

6. 208 NORTH 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: NAJWA LLC; Consultant: Jason Lichwick Architecture PLLC; Grid # 6162-55-267439; Zoning District: W-G; File #PB2026-016

7. 210 NORTH 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

VIII. ADJOURNMENT

1. Meeting adjourned to April 28, 2026