



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, April 28, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of March 24, 2026 meeting minutes

III. ADJOURNED APPLICATIONS / PUBLIC HEARINGS

1. 208 North Hamilton Street
210 North Hamilton Street
488 Main Street
271 Church Street
9 Dutchess Avenue

IV. 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. 39-45 SOUTH HAMILTON STREET: SUBDIVISION

Application for subdivision relative to the proposed subdivision of the existing parcel at 39-45 South Hamilton Street, containing a funeral home with an accessory parking lot and a single-family dwelling into two lots of

record, one of which will contain the funeral home and bulk of the parking lot and one of which will contain the single family dwelling with two off-street parking spaces. An ingress/egress easement allowing access through the funeral home parcel to the rear yard of the single-family parcel is proposed. Both uses are legally nonconforming. Owner/Applicant: Kayleen Darrow Rovere; Consultant: Joseph Berger, PE LS, Berger Engineering and Surveying PLLC; Grid #6161-22-13295; Zoning District: PID-B; File #PB2025-059

V. SEQRA REVIEW

1. 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

2. 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 onsite traffic circulation. Owner: AJ Autobody LLC; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid #PB2025-113; Zoning District: MU5; File #PB2025-113

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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

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: MU-5; File #2025-133

3. 15 NORTH CHERRY STREET: SITE PLAN

Application for the amendment of an approved site plan for the conversion of the existing building at 15 North Cherry from a warehouse to a multiple

residence containing 42 dwelling units. Proposed amendment would enclose the stair system and raise the height of the southern portion of the building to three stories from one. Owner/Applicant: North Cherry Holdings LLC; Consultant: KARC Planning Consultants; Grid # 131300-6162-79-344012-0000; Zoning District: MU-5; File #PB 2026-036

4. 70 AND 72-78 PROSPECT STREET: SITE PLAN

Application for site plan review relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility; Owner: Poughkeepsie Landing Corporation; Applicant: AG Aggregates, LLC C/o Natalie Quinn, KARC Planning Consultants, Inc. ; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: Mixed Industrial (I-M); File #2026-035

VII. ADJOURNMENT