



**City of Poughkeepsie  
Planning Board  
Meeting Agenda**

Common Council Chambers  
Wednesday, May 27, 2026  
6:00 PM

**I. ROLL CALL**

**II. APPROVAL OF MEETING MINUTES**

1. Approval of April 28, 2026, Meeting Minutes

**III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS**

1. 185 Smith Street  
16 Pershing Avenue  
287 & 307 South Avenue  
271 Church Street  
208 North Hamilton Street  
210 North Hamilton Street  
Milton Street Lot # 6162-73-623227

**IV. EXTENSION REQUESTS**

1. **Lot 276969 '149' CANNON STREET: SITE PLAN EXTENSION** Application for site plan approval extension for the construction of a four (4) family residence. Owner/Applicant: 5COPNY LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6161-23-276969; Zoning District: RNC; File #PB2025-019
2. **LOT 288150 '53' NORTH CLINTON STREET: SITE PLAN EXTENSION** Application for site plan approval extension relative to the construction of a four (4) family dwelling. Owner/Applicant: 4COPNY LLC;

Consultant: KARC Planning Consultants, Inc.; Grid #6162-72-288150;  
Zoning District: RNC; File #PB2025-020

## V. REVIEW OF RESOLUTIONS

1. **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
2. **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

## VI. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **9 DUTCHESS AVENUE: SITE PLAN/SPECIAL PERMIT**  
An application for site plan and special permit review for the construction of a five story building with 27 dwelling units and structured parking for 132 spaces 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. SEQRA REVIEW

1. **9 AUSTIN COURT: SEQRA REFERRAL** Referral from the Common Council for SEQRA review of an application for the rezoning of 9 Austin Court from Residential Neighborhood A (RNA) to Residential Community 3 (RC3) to allow the construction of a 77-unit multifamily development on 9 Austin Court and 23 Cedar Ave. Site Plan Review follows the review of the rezoning application by the Council. Owner/Applicant: PK Cedar Dev LLC; Consultant: Natalie Quinn, KARC Planning Consultants, Inc.; Grid # 6161-67-790286; Zoning District: RNA to RC3 requested; File #PD 2025-153

## VIII. 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 61 dwelling units, accessory parking and an accessory playground with access from Cannon Street. Owner/Applicant: Hudson River Housing, Inc.; Consultant: CPL, Architecture, Engineering, Planning; Grid #6161-23-290979; Zoning District: MU-5; File #PB2025-048
2. **15 NORTH CHERRY: 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, raise the height of the southern portion of the building to three stories from one and add 6 additional dwelling units to the development. Owner/Applicant: North Cherry Holdings LLC; Consultant: KARC Planning Consultants; Grid # 131300-6162-79-344012-0000; Zoning District: MU-5; File #PB 2026-036

## IX. ADJOURNMENT

1. Meeting adjourned to June 23, 2026.