



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, June 23, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of May 27, 2026, Meeting Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 185 Smith Street
16 Pershing Avenue
287 & 307 South Ave
271 Church Street
9 Dutchess Avenue
Milton Street

IV. 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

V. REVIEW OF RESOLUTIONS & EXTENSION REQUESTS

1. **110 SOUTH GRAND AVENUE: EXTENSION REQUEST**
2. **191 COTTAGE STREET: EXTENSION REQUEST**
3. **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

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

1. **17 SOUTH AVENUE: SUBDIVISION** Application for the subdivision of 17 South Avenue into two lots of record, one lot to contain an existing mixed use building fronting South Avenue, and a second lot to front Garfield Place. Owner/Applicant Anthony Starpoli; Consultant Siegrist Construction; Grid # 6061-28-990917; Zoning District; RNA; File# PB-2026-041

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **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: NAJAW LLC; Consultant: Jason Lichwick Architecture PLLC; Grid # 6162-55-267439; Zoning District: W-G; File #PB2026-016
2. **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 July 28, 2026