



**City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda**

Common Council Chambers
Tuesday, April 11, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of December 22, 2022 Minutes
2. Approval of February 14, 2023 Minutes

III. BOARD BUSINESS

1. Selection of Vice Chair

IV. PUBLIC HEARINGS & DELIBERATIONS

1. **579 MAIN STREET: USE VARIANCE**
REVIEW ADJOURNED UNTIL MAY 9, 2023

2. **9 THOMPSON STREET: AREA VARIANCE**

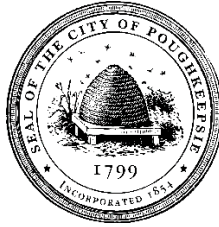
Application for an area variance relative to the installation of a parking area in the front yard of the property. The variance requested is in regards to Section 19.4.13(2) which states no parking or storage of motor vehicles shall be allowed in the front yard of any property located in an R-1, R-2, R-2A, R-3, R-3A or R-4 Zoning District to allow for the addition of a parking area in the south front and west side yard of the property.

Owner/Applicant: Everton & Verna Meyers; Grid #6162-70-238140 Zoning District: Medium High Density Residential (R-4); File #2022-022.

3. 13 HARRISON STREET: AREA VARIANCE

Application for area variance relative to the construction of a two (2) story single family modular home. The area variance requested is in regards to Section 19-3.1.14(4)(a)1 requiring a lot area of 6,000 square feet to allow for a reduction of 2,472 square feet or over 41% reducing the lot area to 3,528 square feet, which allows for compliance with Section 19-4.12(6) requiring that not more than 10% of the minimum area requirement of a lot may be fulfilled by land which is underwater or subject to periodic flooding.

Owner: Habitat for Humanity Dutchess County Applicant/Consultant: David Freeman, RA, Architect; Grid: # 6162-79-3390686, Zoning District: R-2A Central Low-Density, File #2023-005



City of Poughkeepsie
Zoning Board of Appeals
DRAFT Meeting MINUTES

Common Council Chambers
Thursday, December 22, 2022 6:00 PM

Attendance

PRESENT

Scott Parker, Chair
Thomas Klug
Steve Reifler
John Gildard
Brian Ineson

EXCUSED

Jessica Vinall

Staff

Natalie Quinn, Development Director
Lori Garcia, Board Administrative Assistant
Joanna Longcore, Assistant Corporation Counsel

I. CALL TO ORDER 6:00 pm

II. APPROVAL OF MEETING MINUTES

Approval of November 8, 2022 Minutes
Motion: Thomas Klug
Second: Steve Reifler
Carried: 5:0:0

III. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

- 1. 135 MAIN STREET: AREA VARIANCES:** Application for area variances relative to the application for site plan review and subdivision for the subdivision of the property at 135 Main Street into two lots of record, and construction of a new building with 72 dwelling units on the new lot with an existing 119 unit multiple on the original lot. Variances requested of Sections 19-3.17(4)(b), 19-3.17(4)(f)(1), 19-3.17(4)(i), 19-3.17(4)(e), 19-4.3(11), and 19-4.13 of the Zoning Ordinance relative to lot area, front and side yard set-backs, usable open space, off-street parking and set-backs for accessory uses. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76- 911183; Zone: Urban Density (R-6) District; File #2021-023

Motion to receive and print the approval resolution
Motion: Thomas Klug
Second: John Gildard
Carried: 5:0:0

IV. PUBLIC HEARINGS & DELIBERATIONS

- 1. 579 MAIN STREET: USE VARIANCES** Application for use variances to establish three (3) residential units and two (2) commercial spaces in an existing building in a C-2A district, which does not permit residential use. Owner: Johanny Properties, LLC, Applicant: Kenneth Pagan; Consultant: One Stop Property Service, LLC; Grid #6161-24-423946; Zoning District Main Street Commercial District; File #2022-020

Presenting: Ciro Interrante, Architect
 Jonathan Pagan, Applicant
 Abe Ramadan, Applicant

The applicants answered board questions about the materials submitted providing proof that none of the permitted uses could produce a reasonable rate of return. The board agreed that the materials did not provide clear proof. Scott Parker felt the materials did not show an analysis of return on the permitted uses. They suggested that the applicant provide clearer organization of information such as a table or chart that shows a more complete rate of return calculation for all permitted uses. They also pointed out that a number of the calculations included costs that would not likely be borne by the applicant. It was recommended that those costs be removed.

The applicant stated that the building is unique because of its vacant state and that all surrounding buildings are currently residential. Natalie Quinn recommended that the applicant add this information to the material to help support their claim of uniqueness.

Natalie Quinn suggested referring to applicable New York case law to support the documentation submitted, especially in regards to documentation requested for the self-created hardship test.

Natalie Quinn clarified that the board is responsible for justifying a use variance based on the current code, not the anticipated new code that is not adopted yet. Their responsibility is to make decisions provided in the guidelines provided by the state of New York, not the city of Poughkeepsie. All proof needs to be provided in written form, not just verbal.

Motion to open the public hearing

Motion: Thomas Klug
Second: Steve Reifler
Carried: 5:0:0

No Speakers

Motion to ADJOURN public hearing to January 10, 2023 meeting

Motion: John Gildard

Second: Thomas Klug

Carried: 5:0:0

- 2. 67 WORRALL AVENUE: USE & AREA VARIANCE**
PUBLIC HEARING WAS ADJOURNED UNTIL THE DECEMBER 13, 2022 MEETING
REVIEW POSTPONED TO JANUARY APPLICANT'S REQUEST

Motion to adjourn public hearing to January 10, 2023 meeting

Motion: Thomas Klug

Second: Steve Reifler

Carried: 5:0:0

V. NEW BOARD BUSINESS

- 1. Approval of 2023 Meeting Schedule**

Motion: Thomas Klug

Second: Steve Reifler

Carried: 5:0:0

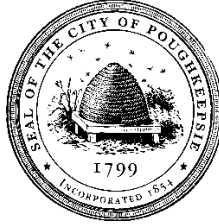
Motion to adjourn the meeting to January 10, 2023

Motion: Steve Reifler

Second: Thomas Klug

Carried: 5:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.



City of Poughkeepsie Zoning Board of Appeals

DRAFT Meeting Minutes
Common Council Chambers

Tuesday, February 14, 2023 6:00 PM

ATTENDANCE

Scott Parker
Thomas Klug
John Gildard
Jessica Vinall

EXCUSED

Brian Ineson

STAFF

Natalie Quinn, Development Director
Rebecca Valk, Corporation Counsel
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:02pm

II. APPROVAL OF MEETING MINUTES

Approval of December 22, 2022 Minutes

No vote due to lack of quorum Jessica was absent in December

Approval of January 10, 2023 Minutes

Noted that title of document was incorrect and will be changed from “Agenda” to “Minutes”

Motion: Scott Parker

Second: Thomas Klug

Carried: 4:0:0

Before starting the rest of the meeting Natalie noted that, because one member will need to be recused, we do not have full quorum and the Board would not be able to vote, the applicants for 519 Main Street, the second item on the agenda under Public Hearings & Deliberations, have decided to step away from this meeting.

III. PUBLIC HEARINGS & DELIBERATIONS

1. 16 SEAMAN ROAD AREA VARIANCE

Application for area variance relative to the addition a cooking island on the side of an existing residence. The area variance requested is in regards to Section 19-4.13(1) requiring an accessory use to be located not nearer than 6 feet to an adjoining property line to allow 1 foot 6 inches (a reduction of 4 feet 4 inches) on the east side of the addition.

Owner/Applicant: Michael DeCiutiis; Grid: #6161-54-156395; File #2022-027

Presenting; Michael DeCiutiis, owner/applicant

Michael presented materials for the public hearing and discussed comments from the building and Fire departments regarding the proximity of the cooking island to another combustible structures and that the outside appliance needs to be coded for outdoor use.

Because of the format the information was in and the fact that it was not circulated to the Board before the meeting, conditions will be added to the approval regarding Building and Fire department approvals.

Motion to open the Public Hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 4:0:0

No speakers

Motion to close the Public Hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 4:0:0

The approval was read:

In the matter of the appeal of Michael DeCiutiis, regarding the property at 16 Seaman Road, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 14th day of February, 2023:

With regard to our File #ZBA2022-027

WHEREAS, the Zoning Board of Appeals has received an application from Michael DeCiutiis for the proposed construction of a cooking island on the eastern side of an existing residence; and,

WHEREAS, a variance of five (5) feet four (4) inches is requested in regards to Section 19-4.13(1) of the code in order to permit a one (1) foot six (6) inch set back where a setback from the property line of six (6) feet minimum is required for an accessory use; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Michael DeCiutiis, dated 1/4/2023 and supplemental documentation; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, a public hearing was held on February 14, 2023.

NOW THEREFORE BE IT RESOLVED THAT THE ZONING BOARD OF APPEALS MAKES THE FOLLOWING FINDINGS:

In making its determination on an area variance application, this Board must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The Board considers the following criteria in making this determination:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting an area variance;

Allowing the proposed cooking island (a use accessory to a residential structure) to be located closer to the side yard is consistent with the current nonconforming setback of the residential structure and will not change the character of the neighborhood or be a detriment to nearby properties.

(2) whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than an area variance;

The Applicant wishes to construct the cooking island in a location that can easily access the kitchen within the residential structure. There is no alternative to an area variance given that the residential structure is already nonconforming as to side setback on the side closest to the kitchen.

(3) whether the requested area variance is substantial;

The requested variance is a reduction of the side yard setback by 75%. However, the actual impact is minimal because the primary structure is already nonconforming as to setback. Therefore, the Board finds the variance is not substantial.

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

There has been no evidence that the setback will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Also relevant is that the construction of an accessory structure such as this is a Type II action under SEQRA which is an action that has been determined not to have a significant adverse impact on the environment.

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board, but shall not necessarily preclude the granting of the area variance.

The alleged difficulty is self-created but the Board finds that all of the other factors weigh in favor of granting the variance.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance for File #ZBA2022-027 as outlined above, with the following conditions:

- The two comments raised by the building and fire department, respectively, will be addressed to the satisfaction of each department.

Motion: John Gildard
Second: Scott Parker
Carried: 4:0:0

2. 579 MAIN STREET: USE VARIANCE

Application for use variances to establish three (3) residential units and one (2) commercial spaces in an existing building in a C-2A district, which does not permit residential use.

Owner: Johanny Properties, LLC, Applicant: Kenneth Pagan; Consultant: One Stop Property Service, LLC; Grid #6161-24-423946; Zoning District: Main Street Commercial District; File #2022-020

Adjourned to March 21, 2023 due to lack of quorum:

Motion: Scott Parker

Second: John Gildard

Carried: 4:0:0

3. 67 WORRALL AVENUE: AREA VARIANCES

Application for area variances in regards to a two-family dwelling including variances of Section 19-3.14(4)(a)2 which requires a minimum lot area of 10,000 square feet; plans provided show the lot area of 7,057 square feet, Section 19-3.14(4)(d)1, which requires a minimum front yard of 20 feet; plans provided show southern front yard setback of 15 feet.

Owner: Damian Mercado, Applicant: Jose Santos; Consultant: John Sullivan; Grid #6061-41-563723; Zoning District: Medium-Density Residence District; File #2023-001

Presenting: John Sullivan, Consultant

John presented a new application for the proposed restoration of the current structure to a two family home. He is requesting variances for lot area where 10,000 square feet is required and there is 7,057 square feet are existing and for the setback of the existing porch where 20 feet is required and there are 15 feet existing.

The parking requirement is met, landscaping will be added.

The Board further reviewed the application and it was the general consensus that the application met the prongs of an area variance and that it caused no particular impact on the conditions of the neighborhood given that the structure is existing.

Motion to open the Public Hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 4:0:0

No speakers

Written comment by Brian Tietje

Motion to close the Public Hearing

Motion: Scott Parker

Second: John Gildard

Carried: 4:0:0

In the matter of the appeal of Jose Santos, Fortuna Realty, Inc., regarding the property at 67 Worrall Avenue, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 14th day of February, 2023:

With regard to our File #ZBA2023-001

WHEREAS, the Zoning Board of Appeals has received an application from Jose Santos, Fortuna Realty for the proposed two family including variances regarding lot area and minimum front yard; and,

WHEREAS, Section 19-3.14(4)(a)2 requires a minimum area of 10,000 square feet, and the plans provided show a lot area of 7,057 square feet, requiring a variance of 43 square feet; and,

WHEREAS, Section 19-3.14(4)(d)1 which requires minimum front yard of 20 feet and the plans provided show a front yard setback of 15 feet, requiring a variance of 5 feet; and,

WHEREAS, the action is more fully detailed on a site plan prepared by John V. Sullivan, dated 1/18/ 2023; and,

WHEREAS, the application has been classified as a Type II action for the purposes of SEQRA requiring no further environmental review; and,

WHEREAS, a public hearing was held on February 14, 2023.

NOW THEREFORE BE IT RESOLVED THAT THE ZONING BOARD OF APPEALS MAKES THE FOLLOWING FINDINGS:

In making its determination on an area variance application, this Board must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The Board considers the following criteria in making this determination:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting an area variance;

The Board finds that both variances are related to pre-existing conditions that were already introduced into the neighborhood. There are similar two-family properties within the neighborhood, and that landscaping will further improve the impact of the variances on the neighborhood.

(2) whether the benefits sought by the applicant can be achieved by some method feasible for the applicant to pursue other than the area variance.

The Board finds that there is no alternative to the area variance given that the building and the porch are pre-existing and are already non-complying with the lot area and the front yard setback..

(3) Whether the requested variance is substantial,

The Board finds that the requested variances are not substantial.

- (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district,

The Board finds that there is no evidence that either variance will have an adverse effect or impact on the physical environmental conditions in the neighborhood or district.

Also relevant is that the occupation of the existing structure as a two family home is a Type II action and that the associated variances are Type II actions under SEQRA which is an action that has been determined not to have a significant adverse impact on the environment.

- (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board but should not necessarily preclude the granting of the area variance.

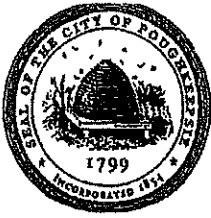
The alleged difficulty is self-created by the property owner's desire to turn the existing structure into a two family home. But the board finds that all other factors weigh in favor of granting the variance.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variances for file number ZBA 2023-001 as outlined above with no conditions.

Motion: Scott Parker
Second: Thomas Klug
Carried: 4:0:0

IV. ADJOURN THE ZONING BOARD OF APPEALS TO MARCH 14, 2023

Motion: Scott Parker
Second: Thomas Klug
Carried: 4:0:0



**THE CITY OF POUGHKEEPSIE
NEW YORK**

PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: \$350.00

CODE: A2112

ID# _____

IPS# _____

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 9 Thompson St., Poughkeepsie, NY 12601

ZONING DISTRICT: _____

OWNER INFORMATION:

Name:

Address:

Phone:

Email:

APPLICANT INFORMATION:

Name:

Address:

Phone:

Email:

CONSULTANT INFORMATION:

Name:

Address:

Phone:

Email:

SUBJECT OF APPEAL

This application relative to the above referenced property constitutes an appeal from the decision, determination or violation of an official of the City of Poughkeepsie.

Name and title of agent: _____

Date of decision/determination/violation: _____

Please note that a copy of the communication must be attached with this application.

RECEIVED
OCT 31 2022

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 9 Thompson St. Pok, Ny 12601

AREA VARIANCE REQUESTS

All sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief.

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?
- 3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.
- 4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 9 Thompson St, Pok. NY 12601

LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER OF THE PROPERTY, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.

SIGNATURE OF APPLICANT

DATE

Print Name

Garcia, Lori

From: Verna Myers <verna.myers@aol.com>
Sent: Monday, November 14, 2022 8:57 PM
To: Garcia, Lori
Subject: Variance Request Justification

1---No the Variance will allow one less car to be parked on the street, less congestion and my safety.

2--No this is an old neighborhood where there are limited parking space off the street.

We tried to build a shared drive way the side of my home, where we could drive to the back of my house
My Neighbour on that side disagree, thus we decided to use the front of my home
Please see the drawing submitted to the effect.

3---This Variance would allow me to come home and have somewhere to park and also feel safe, this neighborhood is very rough and some people don't know how to drive, due to parking on the road, Three of our vehicle have been badly damaged on three occasions, this causes our insurance to spike
I also get in from work very late at night and my husband leaves for work very early in the morning,
If when I get in from work late at night there is no parking I have no choice but to walk a block to my house which is not safe, Even the police warned me not to walk at those hours of the night.

The variance is substantial for one of our cars to park, just for the car I drive to work and back due to my safety.
Please see drawing to the effect.

4---No the variance will not have an adverse effect, we keep our property in good condition, we plant flowers and keep our lawn in good condition, whatever changes are made we will properly maintain to enhance the neighborhood.

5---We would never do anything to create hardship on our part, by making a parking space the property will enhance the neighborhood, if you know Thompson street we have always gone above and beyond to keep our property beautiful.
Please whatever assistance you can afford us in acquiring this variance will be much appreciated.

9 Thompson St.
Poughkeepsie, NY
12601
10/23/2022

City of Poughkeepsie
Zoning Board of Appeals
City Hall
300 Civic Center Plaza
POK., NY 12601

Dear Sir / Madam

We submitted an Application for Variance in December 2021 and a response in February 22. The reason for the application was that we were getting violation/tickets for parking on the drive way because the sidewalk was open. After the violation ~~tickets~~, we had to park on the street, only to ~~see~~ ^{waked} up to see our cars smashed up (Hit & Run). No one was there to take responsibility for the damages. I, Verna Myers get home late in the nights from

work between 12:30 & 1 am. my husband leaves very early in the mornings to get to work by 4:00 am. When I Verna gets home there is no parking for me and I was warned by the police not to walk by myself at that time. This is why I would park at the front of my house, and I would get a ticket for that. We noticed that tickets would be placed on our cars very early in the mornings before 7 a.m. when my husband is leaving at 4 a.m. he would move the vehicles to the Alternate side and we would still come and get a ticket Although the cars were not parked overnight. It seems as if we have been targeted and being discriminated against, we try to comply with the rules. But we are not getting any help to get this variance so that it would be one less car parked in the road. It is so sad to see how we try to fix and keep our place. but cannot beautify it.

We are crying out for your help
as soon as possible. Thank you.

Yours truly
Everton / Verna Myers

REVISIONS

854-464-2305
Evertomymers62@gmail.com
854-380-7623
verna.myers@aol.com

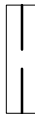
9 THOMPSON STREET
POUGHKEEPSIE N.Y. 12601

COVER SHEET

A photograph of a two-story white house with a porch and a white picket fence in the foreground. The house has white horizontal siding and a gabled roof. The front porch is covered by a white picket fence and has a small set of stairs leading up to it. There are several windows visible, including a large multi-paned window on the second floor and a smaller window on the first floor. The house is surrounded by green grass and trees, and a concrete sidewalk runs along the front.

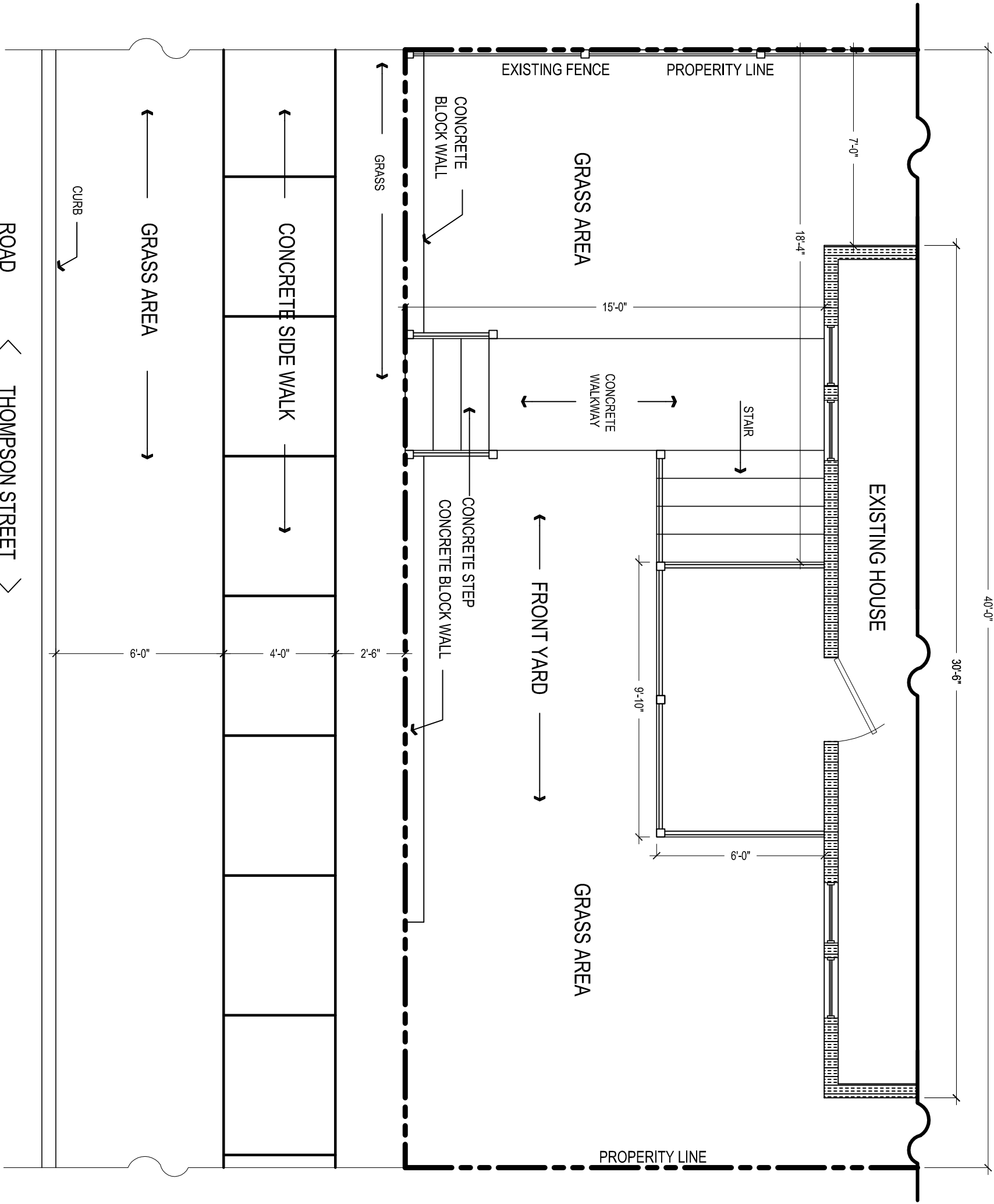
LOCATION
9 THOMPSON STREET
Poughkeepsie N.Y. 12601

PROJECT: PROPOSED TO BUILD PARKING AREA
FOR EXISTING SINGLE FAMILY DWELLING LOCATION

LIST OF DRAWINGS	LEGEND	
0.1 COVER SHEET A.1 EXISTING PLAN A.2 PROPOSED DRIVEWAY AND PARKING PLAN A.3 PARKING A.4 SECTION AA A.5 STAIR SECTION BB	 EXISTING HOUSE  ASPHALT/ BLACK TOP  GRAVEL  SOIL  EXISTING WALL  FOOTING  PROPERTY LINE	

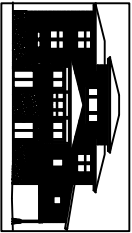
EXISTING FRONT ELEVATION

SCALE: NTS



ROAD < THOMPSON STREET >

1 EXISTING PLAN
SCALE: 1/4"=1'-0"



RESIDENT
OF
Everton and Verna
Myers

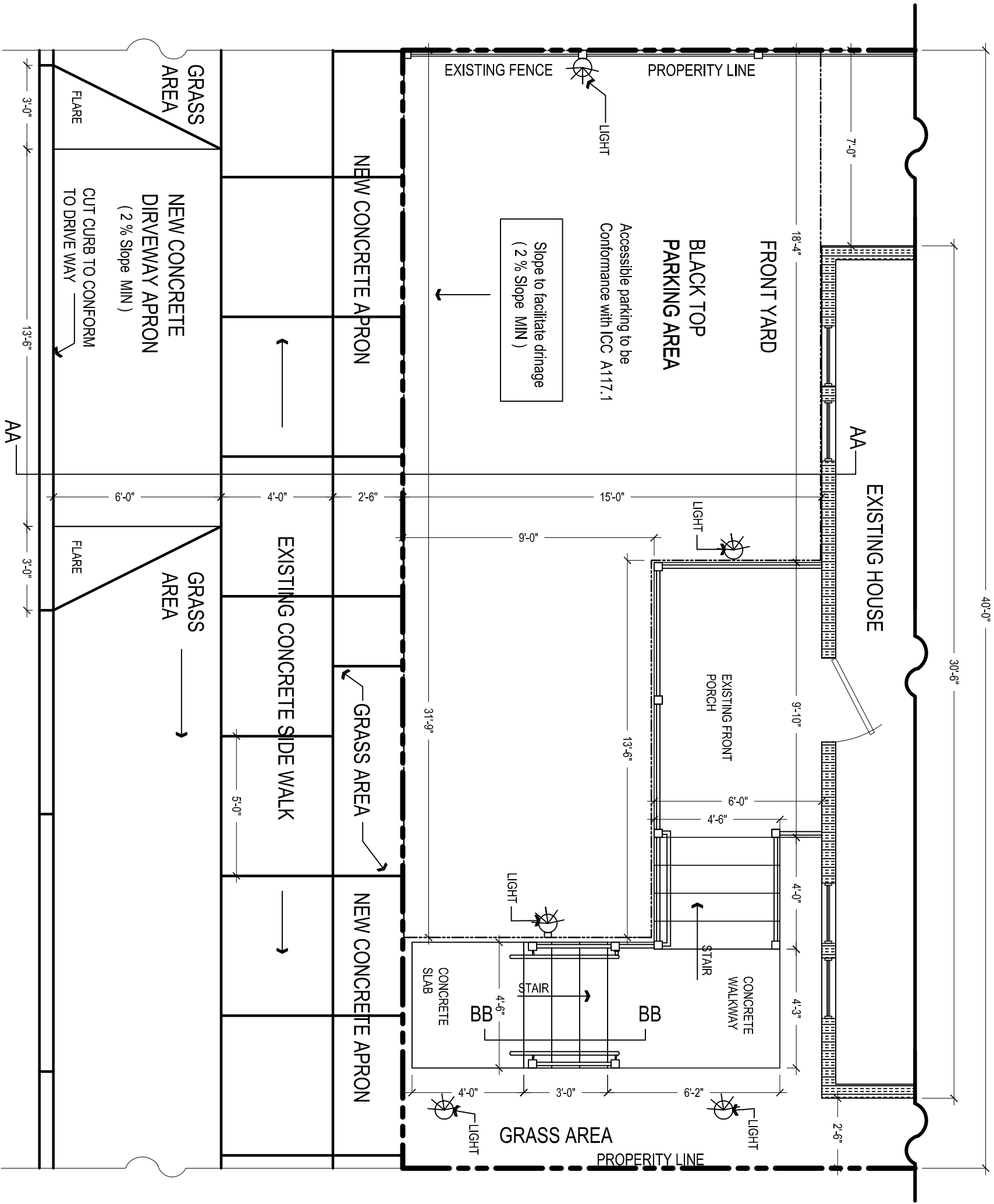
854-464-2305
Evertonmyers62@gmail.com
854-380-7623
verna.myers@aol.com

LOCATION
9 THOMPSON STREET
Poughkeepsie N.Y. 12601

Perry, Mclean
37 S. Randolph Ave.
Poughkeepsie N.Y. 12601
845-416-7399
Perrymc@gmail.com
DATE: 02-8-2023
SCALE: AS NOTED
DRAWN BY: PM

EXISTING
PLAN

A.1



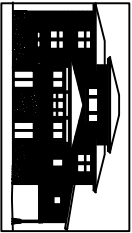
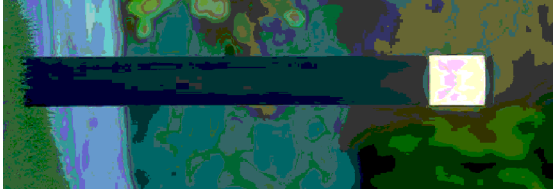
THOMPSON STREET

PROPOSED DRIVEWAY AND PARKING PLAN

2

SCALE: 1/4"=1'-0"

Note:
Lighting should not violated neighbours property, by allowing encroaching of glaring from lighting on their yard.



RESIDENT
OF
Everton and Verna
Myers

854-464-2305
Evertonmyers62@gmail.com
854-380-7623
verna.myers@aol.com

LOCATION
9 THOMPSON STREET
Poughkeepsie N.Y. 12601

Perry. Mclean
37 S. Randolph Ave.
Poughkeepsie N.Y. 12601
845-416-7399
Perrymcl@gmail.com
DATE: 02-8-2023
SCALE: AS NOTED
DRAWN BY: PM

PROPOSED
DRIVEWAY AND
PARKING PLAN

A.2

DATE	No.	DESCRIPTION

REVISIONS

CONSULTANTS:

CONSULTANTS:



RESIDENT
OF
Everton and Verna
Myers

854-464-2305
E:vertonmyers62@gmail.com
854-380-7623
verma.myers@aol.com

LOCATION

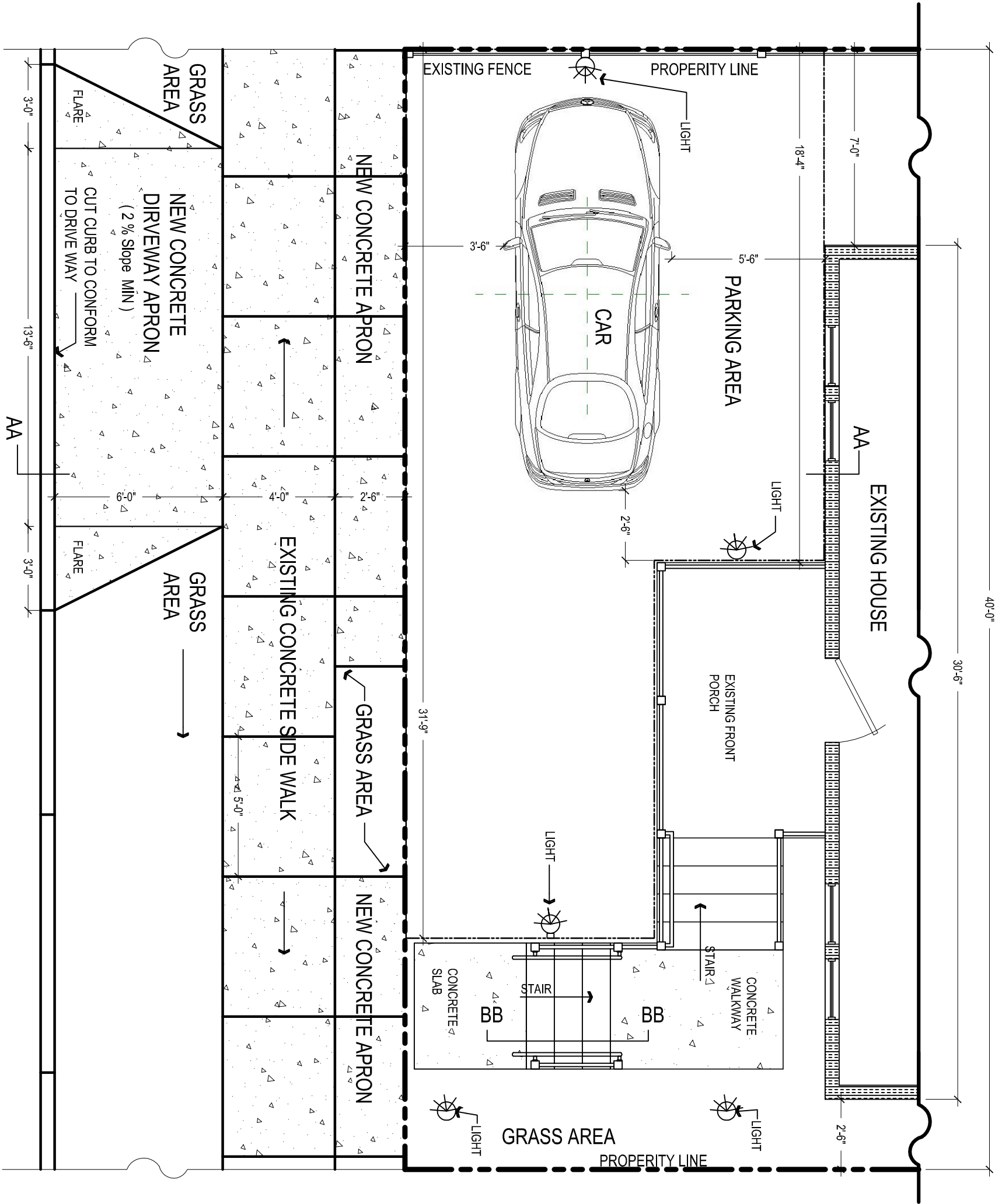
9 THOMPSON STREET
POUGHKEEPSIE N.Y. 12601

Perry. Mclean
37 S. Randolph Ave.
Poughkeepsie N.Y. 12601
845-416-7399
Perrymcl@gmail.com

DATE: 02-8-2023
SCALE: AS NOTED
DRAWN BY: PM

PARKING PLAN

A.3

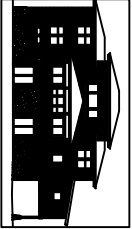


Note:
Lighting should not violated neighbours property, by allowing encroaching of glaring from lighting on their yard.



DATE No. DESCRIPTION
REVISIONS

CONSULTANTS:



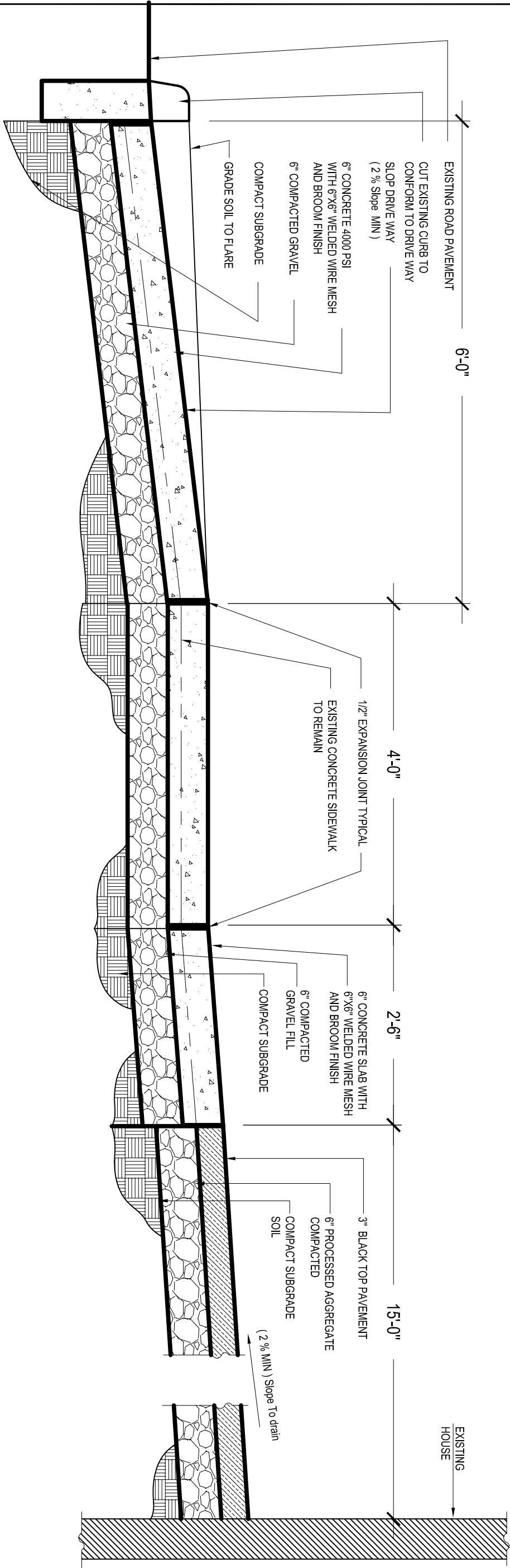
RESIDENT
OF
Everton and Verna
Myers

854-464-2305
Evertonmyers62@gmail.com
854-380-7623
verna.myers@aol.com

LOCATION
9 THOMPSON STREET
Poughkeepsie N.Y. 12601

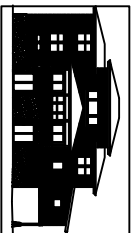
Perry McLean
37 S. Randolph Ave.
Poughkeepsie N.Y. 12601
845-416-7399
Perrymlc@gmail.com
DATE: 02-8-2023
SCALE: AS NOTED
DRAWN BY: PM

SECTION AA



1 SECTION AA

SCALE: 3/4"=1'-0"



RESIDENT
OF
Everton and Verna
Myers

854-464-2305
Evertonmyers62@gmail.com
854-380-7623
verna.myers@aol.com

LOCATION

9 THOMPSON STREET
Poughkeepsie N.Y. 12601

Perry. Mclean

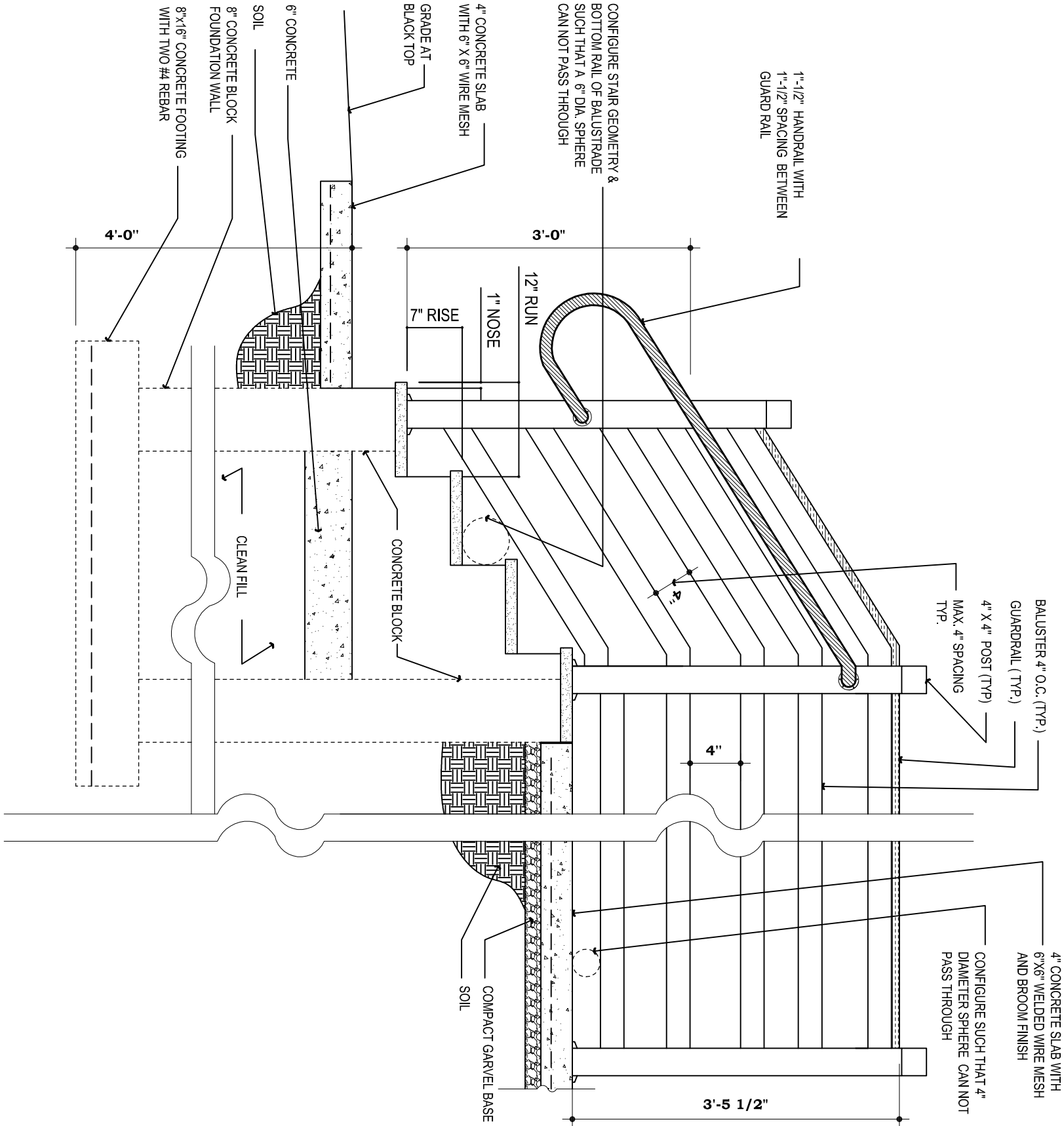
37 S. Randolph Ave.
Poughkeepsie N.Y. 12601

845-416-7399
Perrymc1@gmail.com

DATE: 02-8-2023
SCALE: AS NOTED
DRAWN BY: PM

STAIR
SECTION BB

A.5



STAIR SECTION BB

2

SCALE: 3/4"=1'-0"

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Verna & Everton MYERS			
Name of Action or Project: To Put in a driveway parking space			
Project Location (describe, and attach a location map): See Drawing already submitted			
Brief Description of Proposed Action: To construct a parking space ^{see} left side of house located at 9 Thompson St. Psk. NY 12601.			
Name of Applicant or Sponsor: Verna & Everton MYERS		Telephone:	
		E-Mail:	
Address: 9 Thompson St.			
City/PO: Poughkeepsie, NY 12601		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐ ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			☒ ☐
3.a. Total acreage of the site of the proposed action?		_____ acres <i>see drawing</i>	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban N/A			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ _____	NO ☒ ☒ ☒	YES ☐ ☐ ☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☒	YES ☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Verna & Everton Myers Date: 10-31-2022

Signature: [Signature]

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? <i>NA</i>	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land? <i>NA</i>	☐	☐
3. Will the proposed action impair the character or quality of the existing community? <i>NA</i>	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? <i>NA</i>	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? <i>NA</i>	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? <i>NA</i>	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? <i>NA</i>	☐ ☐	☐ ☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? <i>NA</i>	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? <i>N/A</i>	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? <i>NA</i>	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health? <i>NN</i>	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT



**THE CITY OF POUGHKEEPSIE
NEW YORK**

DEVELOPMENT DEPARTMENT

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: Everton & Verna, Applicant
From: Natalie Quinn, Development Director
Date: December 12, 2022
Re: 9 Thompson Street, #ZBA2022-022 - SEQRA Classification

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes the conversion of the front yard of the property with a 1 family dwelling be converted to a one car parking space.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(17) "granting of an area variance for a single-family, two-family or three-family residence" The action is therefore not subject to further environmental review.



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

NOTICE OF VIOLATION AND ORDER TO ABATE

July 16, 2021

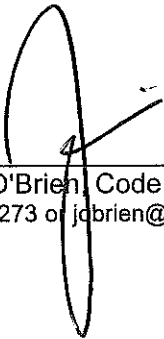
VERNA MYERS
9 THOMPSON STREET
POUGHKEEPSIE, NY 12601
Glenroy Adams
9 Thompson St
Poughkeepsie, NY 12601

RE: 9 Thompson St
ID# 441010
Grid ID# 6162-70-238140-0000
Complaint Number: 2021-0382

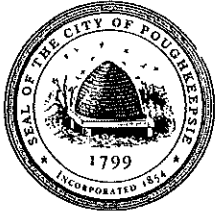
PLEASE TAKE NOTICE that the building located at **9 Thompson St** in the City of Poughkeepsie, New York has been found to be in violation with Chapter 19 Zoning Ordinance of the Code of Ordinances of the City of Poughkeepsie as indicated in the attached violation(s) report.

YOU ARE HEREBY ORDERED TO ABATE the violation(s) by **08/16/2021** and to schedule an inspection by contacting Joseph O'Brien, at the below listed number on or before **08/16/2021**.

YOU ARE HEREBY ORDERED to cease and desist from the use of the property at **9 Thompson St** as indicated in the attached violation(s) report. In the event of your failure to comply with the terms of this notice within thirty (30) days of the date of notice, you may be subject to prosecution and penalties as set forth in Section 19-7.8 of the Zoning Ordinance. You may request a hearing on the alleged violations by submitting an appeal to the Zoning Board of Appeals with the Building Inspector/Zoning Administrator within sixty (60) days of the date of this notice.



Joseph O'Brien, Code Enforcement Officer,
845-451-4273 or jobrien@cityofpoughkeepsie.com



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

VIOLATION(S) / SCHEDULE A

Property Address: 9 Thompson St
Complaint Number: 2021-0382

Issued To: VERNA MYERS
Issued To: Glenroy Adams

Count: 1

Violation Date: 07/16/21

Description: Front yard parking created and curb removed.

Area involved: Front yard

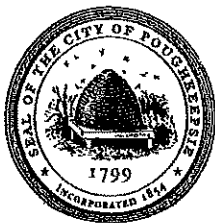
Violation Code:

CHARTER AND CODES OF THE CITY OF POUGHKEEPSIE, NEW YORK\Chapter 19, ZONING AND LAND USE REGULATIONS\ARTICLE IV, SUPPLEMENTARY REGULATIONS\Section 19-4.13 Location of accessory uses.\(2)

Off-street parking having access to a street or alley shall be provided and maintained according to the requirements of Section 19-4.3(11) of this Chapter. No parking or storage of motor vehicles shall be allowed in the front yard of any property located in an R-1, R-2, R-2A, R-3, R-3A or R-4 Zoning District, unless said front yard is crossed by a duly constructed driveway extending through such front yard to a garage, carport or properly surfaced parking area located beyond the front yard line. For uses requiring four or fewer parking spaces, said driveway shall be not less than eight feet nor more than 15 feet in width.

Comply by date: 08/16/21

Corrective Action: Cease use of parking in front yard and repair curb along with replanting grass in damaged areas of front yard within 30 days.



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING**
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: \$350.00
CODE: A2112
ID# _____
IPS# _____

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 13 HARRISON ST

ZONING DISTRICT: R-2A

OWNER INFORMATION:

Name: HABITAT FOR HUMANITY DUTCHESS COUNTY
Address: 1822 SOUTH RD
WAPPINGERS FALLS, NY 12546
Phone: 845-297-0806
Email: MAUREEN.LASHLEE@HABITATDUTCHESS.ORG

APPLICANT INFORMATION:

Name: DAVID FREEMAN RA
Address: 26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
Phone: 845-452-5359
Email: DAVID@DFARLIGHT.COM

CONSULTANT INFORMATION:

Name: SAME AS APPLICANT
Address: _____

Phone: _____
Email: _____

SUBJECT OF APPEAL

This application relative to the above referenced property constitutes an appeal from the decision, determination or violation of an official of the City of Poughkeepsie.

Name and title of agent: _____

Date of decision/determination/violation: _____

Please note that a copy of the communication must be attached with this application.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 13 HARRISON ST

AREA VARIANCE REQUESTS

All sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief.

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
<u>19-3.14(4)(a)1</u>	<u>6000 SF</u>	<u>3528 SF</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

SEE ATTACHED

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?
- 3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.
- 4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: _____

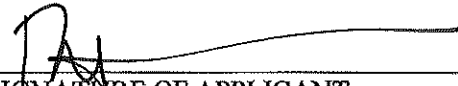
LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER OF THE PROPERTY, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.



SIGNATURE OF APPLICANT

3/10/23

DATE

DAVID FREEMAN

Print Name

D. FREEMAN ARCHITECT

26 SHELDON DRIVE
POUGHKEEPSIE, NEW YORK 12603
Telephone 845-452-5359
Fax 845-452-5359
Email david@dfarcht.com
Web www.dfarcht.com

Cover Letter
13 Harrison Street
For New Home for Habitat for Humanity of Dutchess County

Application to Planning Board is to construct a single family home of Modular Construction at 13 Harrison Street. Application to Zoning Board of Appeals is for reduction in required Lot Area.

Thank you.

A handwritten signature in black ink, appearing to read "David Freeman", with a long horizontal flourish extending to the right.

March 13, 2023

PARCEL INFORMATION

PARCEL NUMBER 131300-6162-79-339068-0000
ADDRESS 13 HARRISON STREET
OWNER: HABITAT FOR HUMANITY
1822 SOUTH ROAD
WAPPINGERS FALLS, NEW YORK 12590

ZONING

ZONE R-4

LOT AREA	REQUIRED	PROPOSED	VARIANCE
REQUIREMENTS	6000 SF	3528SF	REQUESTED

SETBACK REQUIREMENTS

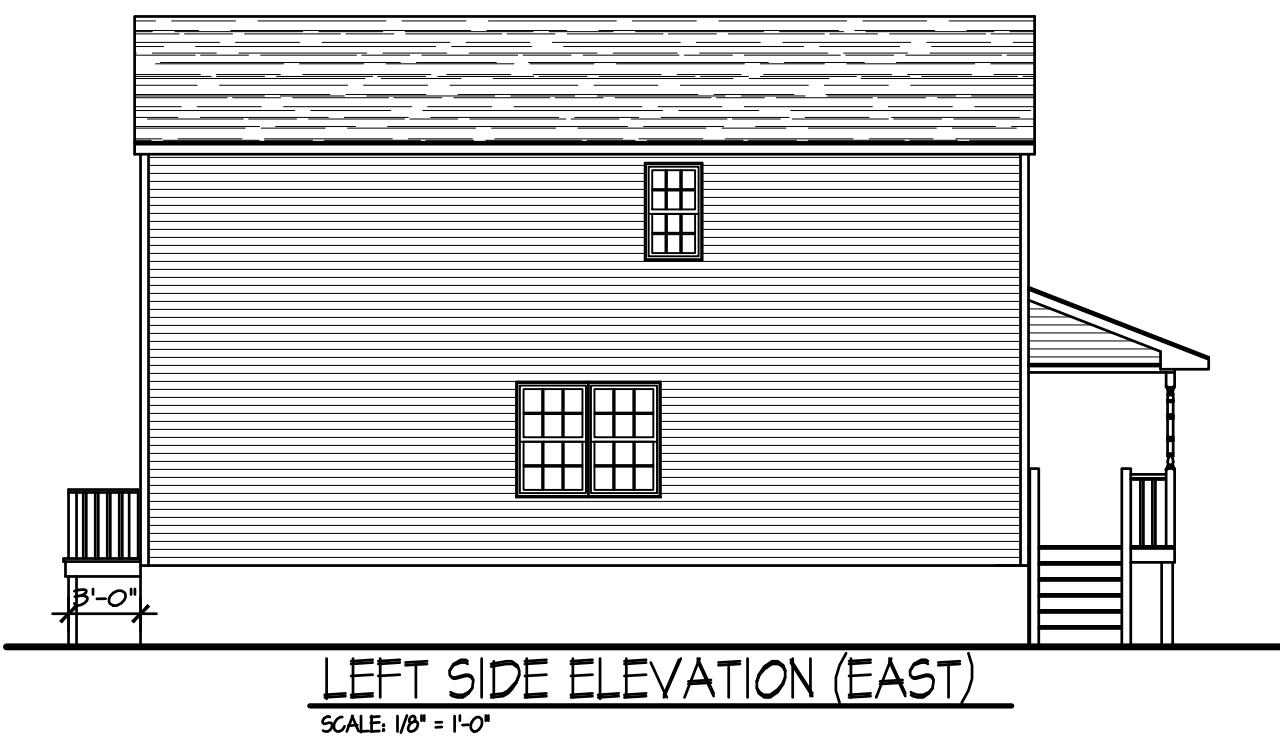
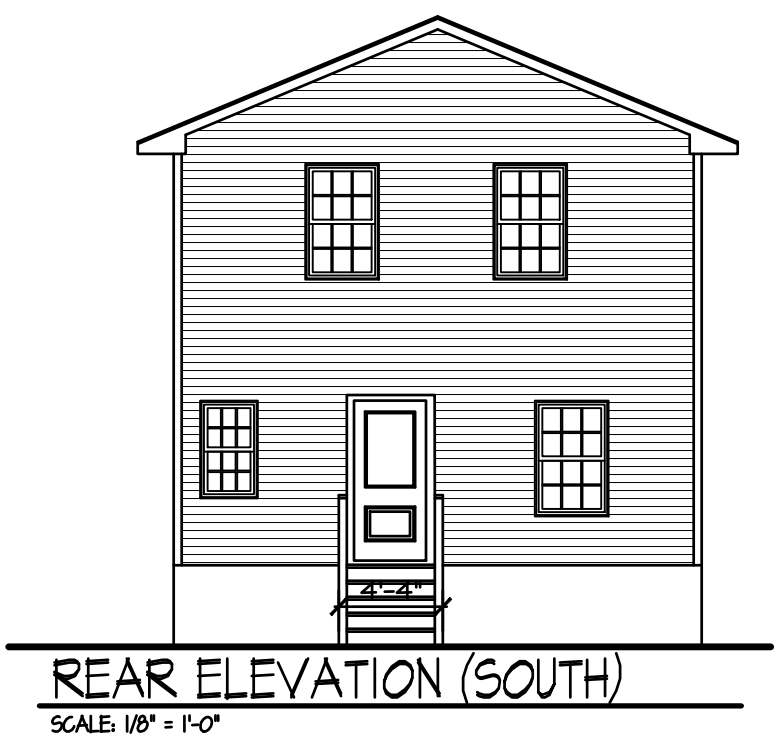
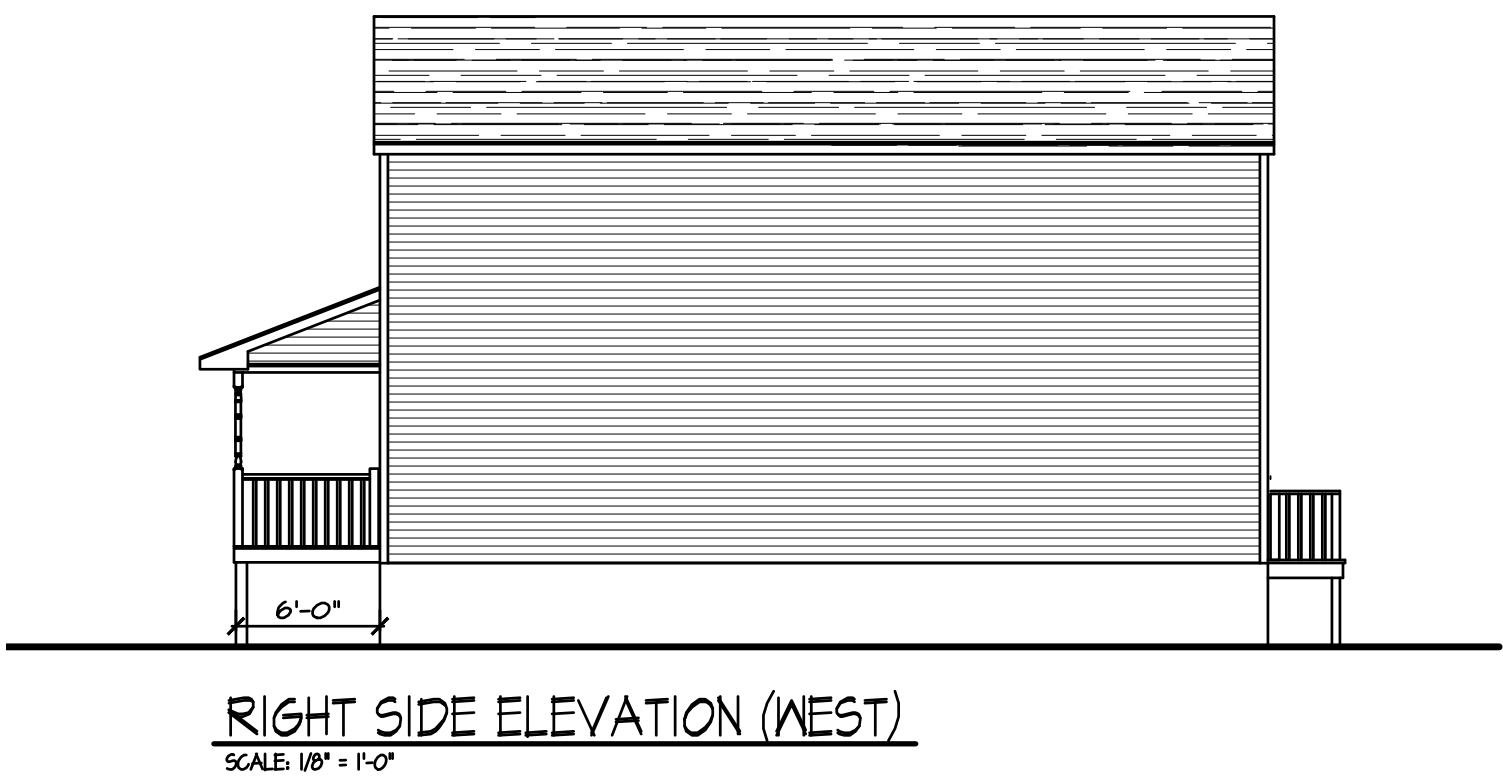
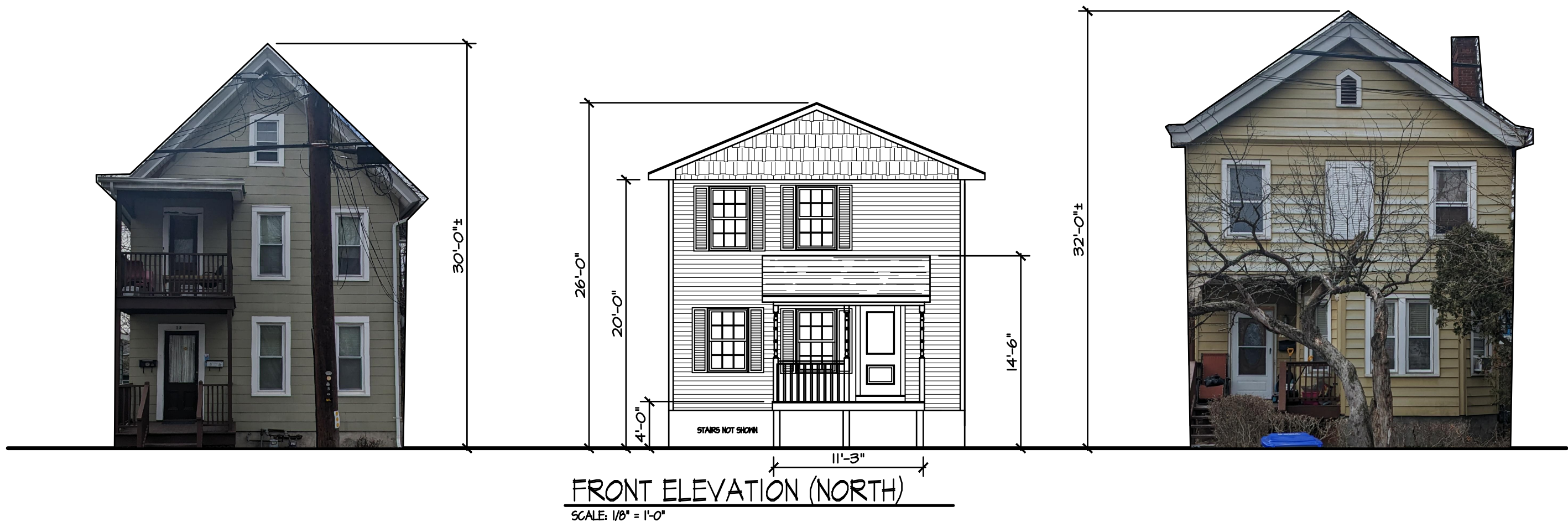
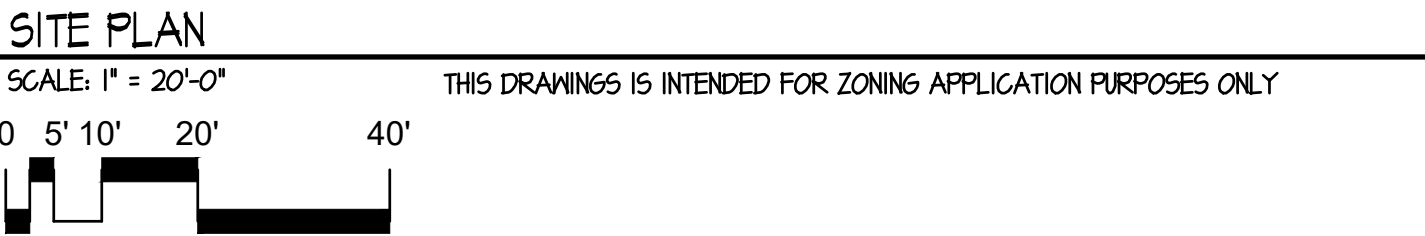
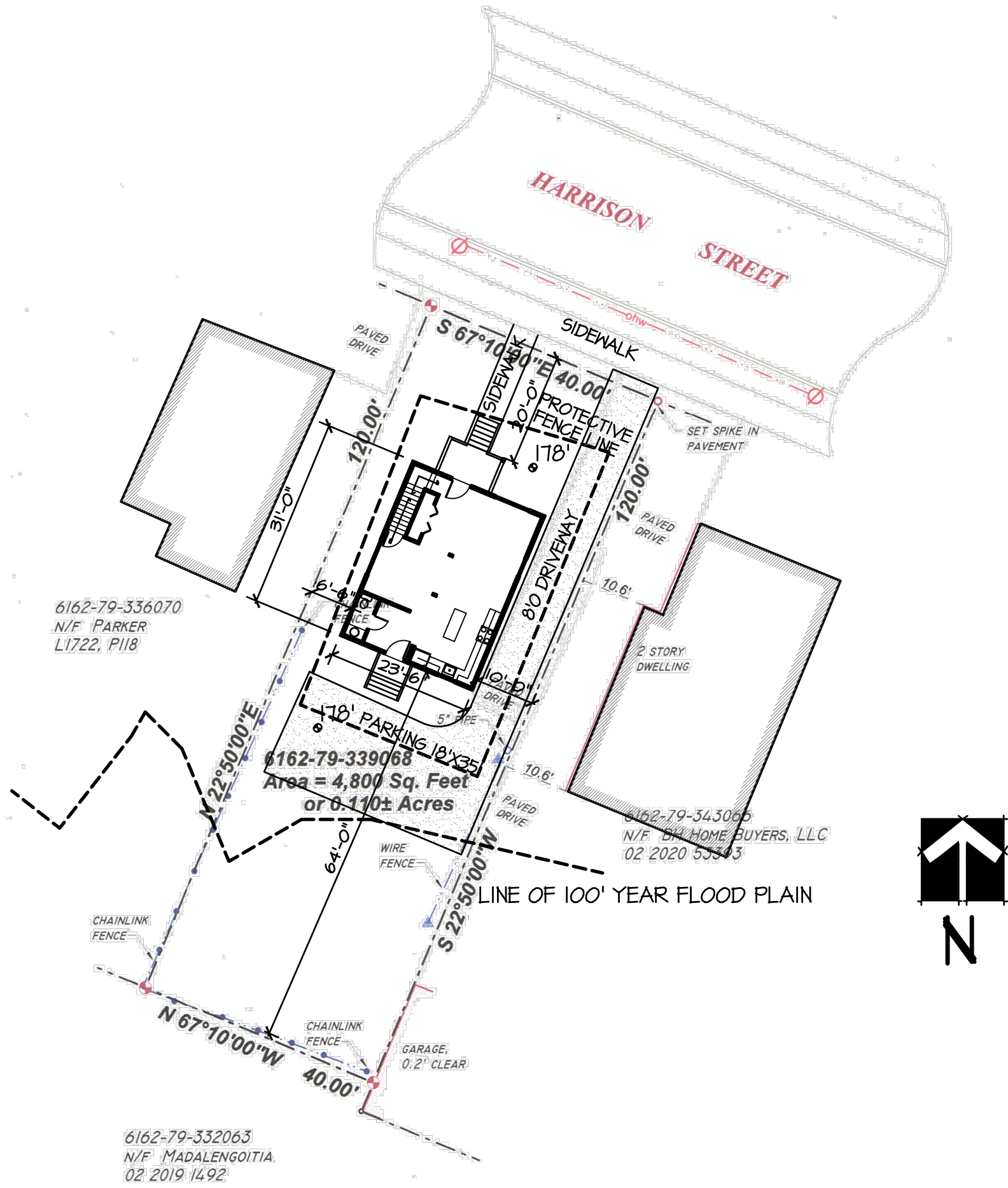
FRONT WIDTH	A	40'	COMPLIES
FRONT	20'	20'	COMPLIES
SIDE 1	6'	6'	COMPLIES
SIDE 2	6'	10'	COMPLIES
REAR	15'	64'	COMPLIES
LOT COVERAGE	MAX. 35%	15%	COMPLIES

PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

THERE ARE NO EXISTING OR PROPOSED EASEMENTS, RIGHTS-OF-WAY, SETBACKS, CONVENANTS OR DEED RESTRICTIONS

EXISTING GRADE TO REMAIN

PROTECTIVE FENCING TO BE INSTALLED AND MAINTAINED ON ALL SIDES PRIOR TO THE START OF CONSTRUCTION



PROJECT

PROPOSED NEW HOME FOR DUTCHESS COUNTY HABITAT FOR HUMANITY

LOCATION

13 HARRISON STREET
CITY OF Poughkeepsie, NEW YORK

D. FREEMAN ARCHITECT

26 SHELTON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5354
FAX 845-452-5354
email david@dfarcht.com
www.dfarcht.com

DATE

march 13, 2023

APRIL 4, 2023 100 YEAR FLOOD SHOWN



**THE CITY OF POUGHKEEPSIE
NEW YORK**

DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: David Freeman RA, Applicant
From: Natalie Quinn, Development Director
Date: March 7, 2023
Re: 13 Harrison Street, #PB2023-010 - SEQRA Classification

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes construction of a new single family modular dwelling.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(11) "construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith" The action is therefore not subject to further environmental review.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: PROPOSED NEW HOME							
Project Location (describe, and attach a location map): 13 HARRISON ST							
Brief Description of Proposed Action: CONSTRUCTION OF NEW SINGLE FAMILY HOME							
Name of Applicant or Sponsor: DAVID FREEMAN RA		Telephone: 845.452.5359 E-Mail: DAVID@DFARCHT.COM					
Address: 26 SHELDON DRIVE							
City/PO: POUGHKEEPSIE		State: NY	Zip Code: 12603				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		0.118 acres					
b. Total acreage to be physically disturbed?		.026 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.016 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline	☐ Forest	☐ Agricultural/grasslands
☐ Wetland	☒ Urban	☐ Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan? HOUSE LOCATION IS NOT IN 100 YR FLOOD PLAN	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>DAVID FREEMAN RA</u> Date: <u>2/28/23</u>		
Signature: <u></u> Title: <u>ARCHITECT</u>		

PRINT FORM



1830 South Rd. Wappingers Falls NY 12590 | www.habitatdutchess.org | (845) 297-0806 x8

February 14,2023

To whom it may concern:

This letter is to attest that Habitat for Humanity of Dutchess County, located at 1830 South Rd, Wappingers Falls NY, 12590 is the owner of 13 Harrison St property located in the City of Poughkeepsie.

David Freeman is the Architect for Habitat for Humanity of Dutchess County and may act as an agent of the organization in all discussions and applications to the City of Poughkeepsie Planning Board and Building Department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Maureen Brennan Lashlee".

Maureen Brennan Lashlee
CE



Corporate Offices
2 Jefferson Plaza
Poughkeepsie, NY 12601
845-454-8555
www.rhinebeckbank.com

March 8th, 2023

Habitat for Humanity Dutchess County
1822 South Rd
Wappingers Falls NY 12590

Please allow this letter to serve as acknowledgment that Habitat for Humanity Dutchess County has a deposit relationship with Rhinebeck Bank.

As requested, I can confirm that their deposit account balances support the building of the two modular homes in the City of Poughkeepsie. Specifically, they have sufficient funds to cover the cost of the two modulars (\$230k), foundations (\$30k), and site work (\$16k), totaling \$276k.

Please let me know if you have any questions.

Sincerely,

Stephanie Sentinelli

Stephanie Sentinelli
AVP Cash Management Support
P: (845) 763-4728
E: ssentinelli@rhinebeckbank.com

D. FREEMAN ARCHITECT

26 SHELDON DRIVE
POUGHKEEPSIE, NEW YORK 12603
Telephone 845-452-5359
Fax 845-452-5359
Email david@dfarcht.com
Web www.dfarcht.com

Variance Zoning Request Justification 13 Harrison Street For New Home for Habitat for Humanity of Dutchess County

1. Will the of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties.

The Variance will not produce any undesirable changes. The proposed house is a single family home like many in the neighborhood and the proposed reduction in the available lot size based on the flood plain will have no effect on the placement of the house, design or construction.

2. Can the benefit sought be achieved by some other method feasibly for the applicant to pursue other than an area variance?

The reduction in the available lot size based on the flood plain will have no effect on the placement of the house, design or construction.

3. Is the requested variance substantial?

Typically, a variance greater than 50 percent is considered substantial. The Variance is less than 50%, is not self created and will have no effect on the placement of the house, design or construction.

4. Will the variance have an adverse effect or impact on the physical or environment conditions in the neighborhood or district?

The reduction in the available lot size based on the flood plain will have no effect on the placement of the house, design or construction.

5. Is the need for the area variances the result of self-created difficulties on your part, or unique to the property?

The need for area variances is unique to the property based on the flood plain.

Thank you.



March 10, 2023

D. FREEMAN ARCHITECT

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POUGHKEEPSIE, NEW YORK 12603
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Site Plan Information

13 Harrison Street

For New Home for Habitat for Humanity of Dutchess County

I).11 Habitat for Humanity of Dutchess County has the financial capability to complete the proposed project.

I).12. A Waiver is request for the following

II)4. Showing existing contours. The lot is relatively flat. Spot elevations are shown.

II) 8. Showing locations of ALL Existing utilities. Sanitary, Water, Gas and Electric are all existing adjacent to the project at the sidewalk and will be used.

III) 6. Lighting will be residential in nature with porch lights

II)2. III) 8. There are no existing or proposed easements, rights-of-way, setback, reservations and rears dedicated to public use, outline of existing covenants and deed restriction within, adjacent or otherwise pertaining to the property.

II) 7. There are no rock outcroppings or trees with a diameter of 8" or more on the site.

III) 5. Screening and landscaping plan is not required

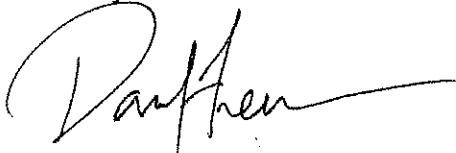
III)7. There are no new grades so no information is provided.

III) 9. There are no fire alarm boxes or connections to the City Fire Alarm System proposed

III) 10. This is a determination to be made by the Board or City Engineer and is not up to the applicant

IV). 1. There are no plans for storm water improvements. This is a single family home.

Thank you.



March 3, 2023

D. FREEMAN ARCHITECT

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Site Photo

New Home for 13 Harrison Street for Habitat for Humanity of Dutchess County

