

**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers

Thursday, April 13, 2023

6:00 PM

I. CALL TO ORDER

II. APPROVE MINUTES

1. Approve February 9, 2023 Minutes

III. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 23 GARFIELD PLACE

Owner: Michael Tighe

Project Classification: Exterior Alteration - Driveway

2. 31 GARFIELD PLACE

Applicant/Owner: Robert Martell

Project Classification: Exterior Alteration - Central Air Condenser,
Landscaping Removal

3. 81 SOUTH HAMILTON STREET

Applicant/Owner: Terry Horner

Project Classification: Exterior Repairs

4. 22 GARFIELD PLACE

Applicant/Owner: Antonio Cillis and Danielle DiCarlo

Project Classification: New Construction, Replacement

IV. EXECUTIVE SESSION

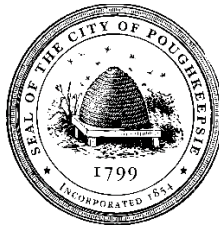
1. Discussion regarding Pelton Manor

V. COMMISSION VOTE

1. Vote regarding Pelton Manor

VI. ADJOURNMENT

1. Adjourn meeting to May 11, 2023



City of Poughkeepsie
Historic District and Landmarks Preservation Commission
DRAFT Meeting Minutes
Common Council Chambers
Thursday, February 9, 2023

Attendance
Tim McQueen
John Bartlestone
Werner Steger
Anthony LaRocca
Elisa Li

Absent
Da’Ron Wilson

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

I) OPEN MEETING WITH PLEDGE OF ALLEGIANCE 6:05PM

II) INTRODUCTION OF NEW MEMBERS BY CHAIRMAN

Elisa Li and Anthony LaRocca

III) APPROVE JANUARY 2023 MINUTES

Motion: Werner Steger
Second: John Bartelstone
Carried: 3:0:2

IV) APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1) 63 MONTGOMERY STREET

Application Information

Applicant/Owner: Allison Cannarsa-Barr and Timothy Barr

Project Classification: Landscaping – Fencing replacement and installation

Presenting: Allison Cannarsa-Barr and Timothy Barr

Summarized application to install a 5 foot spear picket fence along the Garfield Place on side of the property but inside the tree line that exists. No trees will be removed. The Commission was presented with some options for the top of the fence; a pressed spear top or quad finial. The quad finial was preferred. The existing stockade fence around the rest of the back yard will be replaced with the same cedar stockade fence. There will be a gate at the walk going from Garfield to the house. The commission asked about using wrought iron instead aluminum. Allison stated that wrought iron was not affordable. The commission further discussed the project with the applicants and were satisfied with the answers.

A motion was made for approval:

With regard to our file 2023-009 for 63 Montgomery Street regarding the installation of an aluminum five foot fence with quad finial tops along the eastern portion of the yard with a six foot cedar stockade fence along the southern and western portions of the yard,

The HDLPC hereby certifies that this application does meet the criteria for issuance of a Certificate of Appropriateness as set forth in section 19-4.5 (6) of the Zoning Ordinance.

Motion: Tim McQueen

Second: Elisa Li

Carried: 5:0:0

V) BOARD BUSINESS

1) Future workgroups and topics

There are none at this time

VI) EXECUTIVE SESSION

Before entering the executive session, Rebecca Valk spoke to the Commissioners regarding the correct actions to take if they receive communications directly from the public regarding matters of Board business.

There was a motion to open the Executive Session

Motion: Tim McQueen

Second: Anthony LaRocca

Carried: 5:0:0

Also, before entering the session, Tim McQueen explained that Werner Steger was leaving the Board and thanked him for his service. Werner left the meeting at this point. The rest of the commissioners entered the executive session.

Close Executive Session

Motion: Tim McQueen

Second: Anthony LaRocca

Carried: 4:0:0

VII) ADJOURNMENT

Motion: Tim McQueen

Second: Elisa Li

Carried: 4:0:0

Poughkeepsie, New York

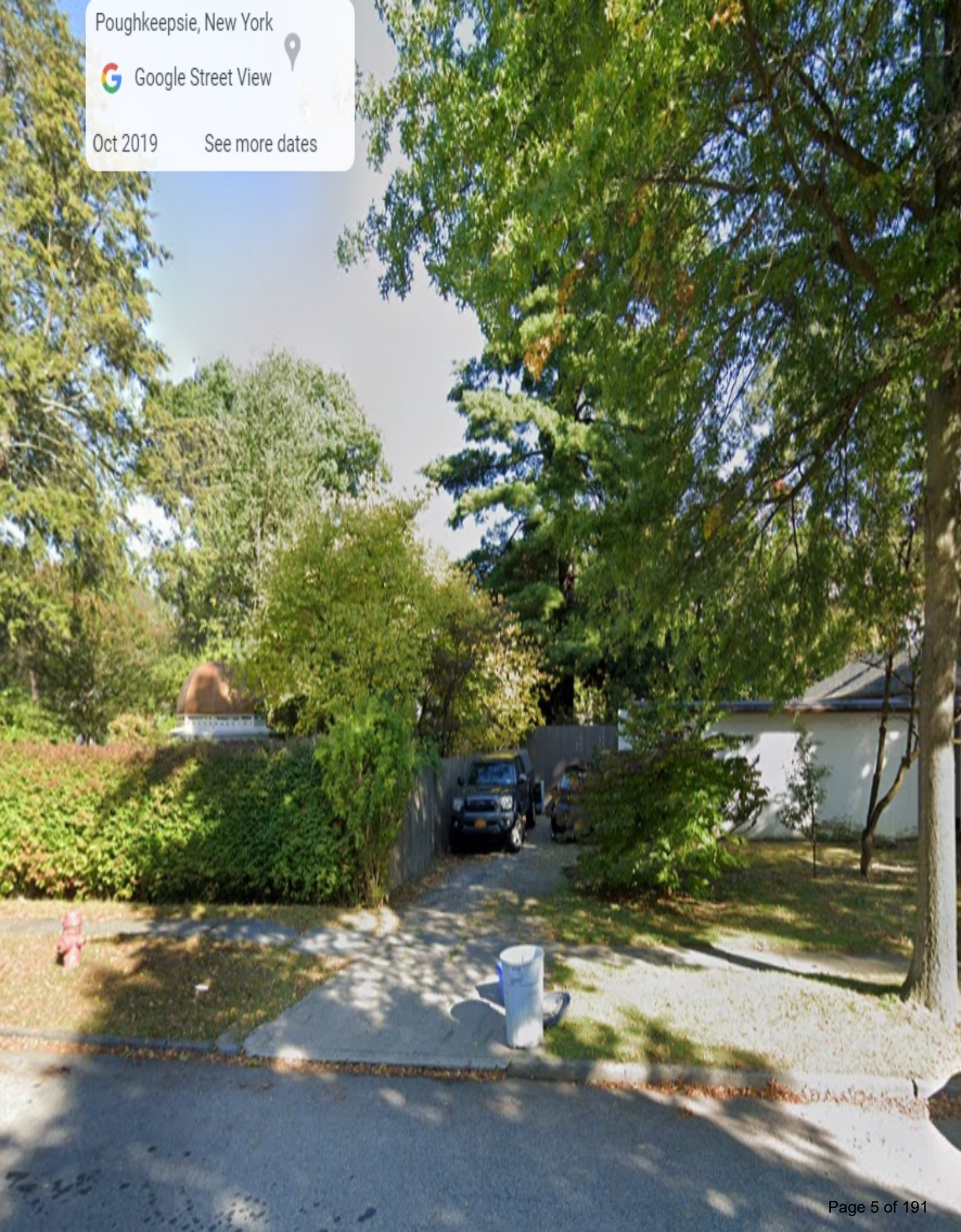


Google Street View



Oct 2019

[See more dates](#)









Google picture from 2012



Finished 2023

CITY OF POUGHKEEPSIE
PLANNING DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NEW YORK
12601



THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 31 GARFIELD PLACE, POUGHKEEPSIE, NY 12601

Applicant Name: ROBERT & MALINDA MORTEN

Applicant's Address: SAME AS ABOVE

City: _____

State/Zip: _____

Email: RMORTEN31@GMAIL.COM

Phone Number(s): 845-473-7319 914-475-1418

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☒ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☐ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

INSTALLING CENTRAL AIR CONDITIONING IN HOUSE,
EXTERIOR IMPACT WILL BE THE INSTALLATION OF 2 YORK
3-TON CONDENSERS AT THE REAR OF THE HOUSE AT GROUND-LEVEL.
THE CONDENSERS WILL NOT BE VISIBLE FROM THE STREET.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission


Signature of Owner
Date: 2/21/23

OR Signature of Agent/Applicant
Date: _____



FRONT (WEST) SIDE OF HOUSE



SOUTH SIDE OF HOUSE



REAR (EAST) SIDE OF HOUSE



NORTH SIDE OF HOUSE (FACES NELSON)



1
LOCATION OF AIR CONDITIONING UNITS - REAR OF HOUSE
TO THE RIGHT (NORTH) OF BACK PORCH

RECEIVED

MAR 03 2011

Condenser
locations



St. Greff

RECEIVED

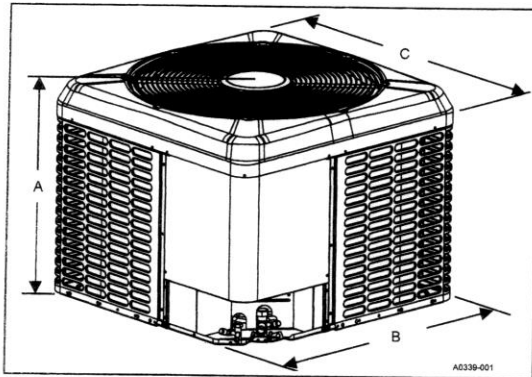
MAR 03 2011

PHYSICAL AND ELECTRICAL DATA

MODEL		YCD18 B21(H,S)	YCD24 B21(H,S)	YCD30 B21(H,S)	YCD36 B21(H,S)	YCD42 B21(H,S)	YCD48 B21S	YCD60 B21S
Unit Supply Voltage		208-230V, 1 ϕ , 60Hz						
Normal Voltage Range ¹		187 to 252						
Minimum Circuit Ampacity		9.6	12.3	14.2	19.9	21.9	28.5	34.3
Max. Overcurrent Device Amps ²		15	20	20	30	35	50	60
Min. Overcurrent Device Amps ³		15	15	15	20	25	30	35
Compressor Type		Recip	Recip	Recip	Recip	Recip	Scroll	Scroll
Compressor Amps	Rated Load	7.0	9.2	10.7	14.7	16.5	21.8	26.4
	Locked Rotor	45.0	45.0	57.0	78.0	88.0	117	134
Crankcase Heater		No	No	No	No	No	No	No
Factory External Discharge Muffler		No	No	No	No	Yes	No	No
HS Kit Required with TXV ⁴		Yes*	Yes*	Yes*	Yes*	Yes*	No	No
Fan Diameter Inches		18	18	18	18	22	22	22
Fan Motor	Rated HP	1/8	1/8	1/8	1/4	1/4	1/4	1/4
	Rated Load Amps	0.80	0.80	0.80	1.50	1.30	1.30	1.30
	Nominal RPM	1075	1075	1075	1100	850	850	850
	Nominal CFM	1925	1950	2150	2575	2925	3225	3350
Coil	Face Area Sq. Ft.	8.26	9.78	11.07	12.37	12.22	13.83	17.37
	Rows Deep	1	1	1	1	1	1	1
	Fins / Inch	23	23	23	23	23	23	23
Liquid Line Set OD (Field Installed)		3/8	3/8	3/8	3/8	3/8	3/8	3/8
Vapor Line Set OD (Field Installed) ⁵		3/4	3/4	3/4	3/4	7/8	7/8	1-1/8†
Unit Charge (Lbs. - Oz.) ⁶		2 - 15	3 - 4	3 - 13	4 - 1	4 - 6	4 - 8	5 - 6
Charge Per Foot, Oz.		0.62	0.62	0.62	0.62	0.67	0.67	0.75
Operating Weight Lbs.		125	130	140	140	175	165	175

Models with "H" on the end of the model number are shipped with a Hard Start Kit installed at the factory.

1. Rated in accordance with AHRI Standard 110-2012, utilization range "A".
2. Dual element fuses or HACR circuit breaker. Maximum allowable overcurrent protection.
3. Dual element fuses or HACR circuit breaker. Minimum recommended overcurrent protection.
4. See Hard Start Kit Accessory Installation Manual for Hard Start Kit part number for each model.
5. For applications with non-standard vapor line sizes, see the "Applications & Accessories" section of this Technical Guide.
6. The Unit Charge is correct for the outdoor unit, smallest matched indoor unit, and 15 feet of refrigerant tubing. For tubing lengths other than 15 feet, add or subtract the amount of refrigerant, using the difference in actual lineset length (not the equivalent length) multiplied by the per foot value.

**DIMENSIONS**

Unit Model	Dimensions (Inches)			Refrigerant Connection Service Valve Size	
	A	B	C	Liquid	Vapor
YCD18B21(H,S)	23-1/2	24	24	3/8	3/4
YCD24B21(H,S)	26-3/4	24	24		
YCD30B21(H,S)	30	24	24		
YCD36B21(H,S)	33-1/4	24	24		7/8
YCD42B21(H,S)	26-3/4	29-1/4	29-1/4		
YCD48B21S	30	29-1/4	29-1/4		7/8
YCD60B21S	36-1/4	29-1/4	29-1/4		7/8†

† Adapter fitting must be field installed for the required 1-1/8" line set.
All dimensions are in inches and are subject to change without notice.
Overall height is from bottom of base pan to top of fan guard.
Overall length and width include screw heads.



THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

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

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 31 GARFIELD PLACE
Applicant Name: ROBERT + MARILINDA MORTELL
Applicant's Address: 31 GARFIELD PLACE
City: POUGHKEEPSIE
State: NY
Zip: 12601
Phone Number(s): 845-473-7389

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- ☐ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
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- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately. Attach additional sheets as necessary.

REMOVE PLANTINGS ON REAR SOUTH SIDE OF DRIVEWAY,
ADJACENT TO DWELLING AT 35 GOLFVIEW PLACE.
PLANTINGS ARE OVERGROWN, PARTIALLY DEAD, AND COVERED WITH
VINES. GREEN GRASS COULD REMAIN.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit "hard" copies of the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

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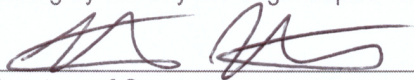
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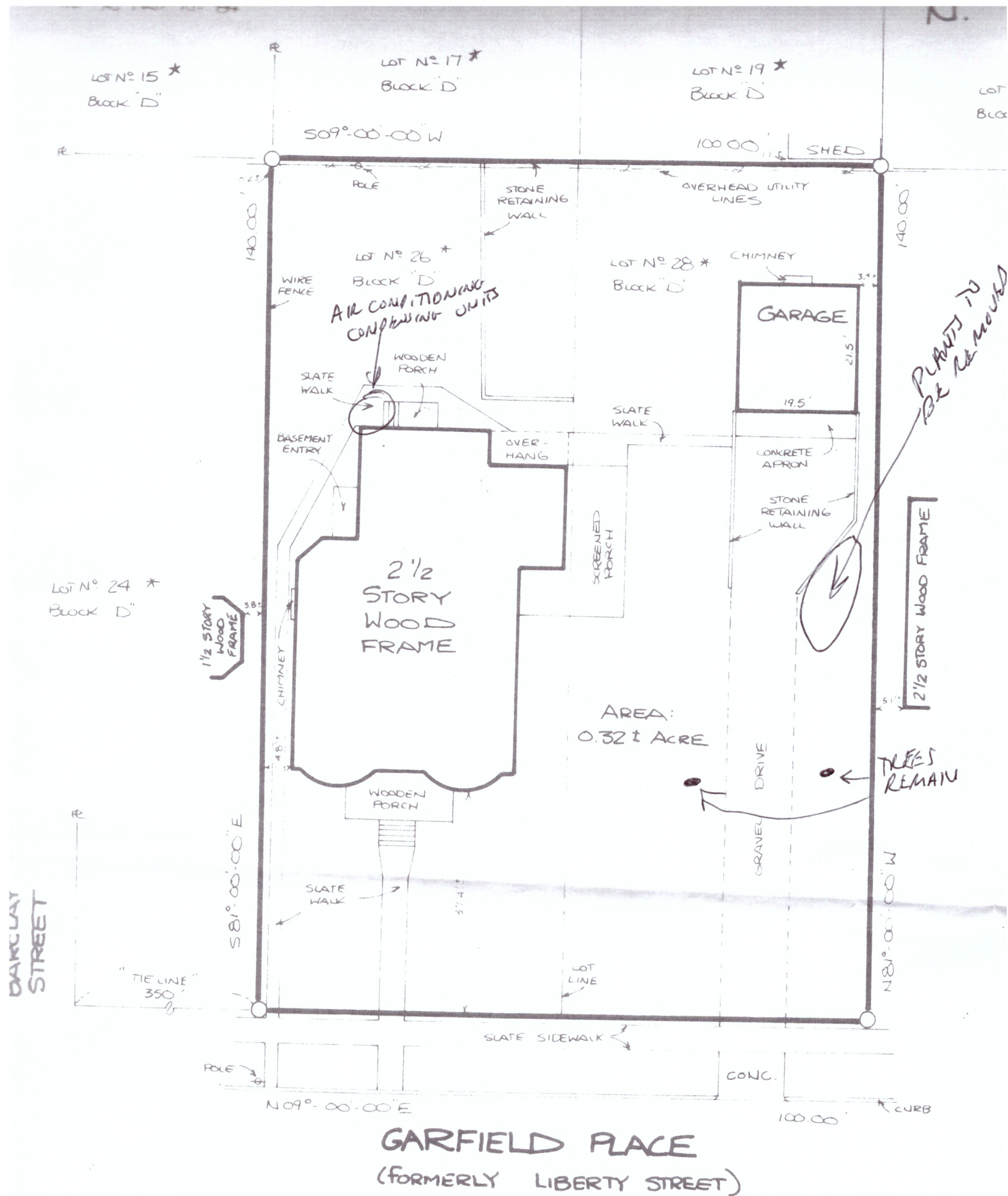
IMPORTANT: PLEASE NOTE THAT A DIGITAL/ELECTRONIC COPY OF ENTIRE SUBMISSION IS ALSO REQUIRED.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission


Signature of Owner
Date: 4/4/23

OR
Signature of Agent/Applicant
Date: _____



MAP OF SURVEY
LOT N° 26, BLOCK "D" AND LOT N° 28, BLOCK "D"





THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

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

Staff Use Only
Application #

ID # PD

2023-031

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

RECEIVED

(Type or print neatly. Illegible applications will not be accepted.)

MAR 30 2023

APPLICANT INFORMATION

Project Address: 81 S. Hamilton St.

Applicant Name: Terry Horner

Applicant's Address: same as above

City: nyappealslawyer@gmail.com

State: _____

Zip: 12601

Phone Number(s): 845-891-5802

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

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See rider.

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OWNER/APPLICANT SIGNATURE:

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Signature of Owner
Date: 3/30/23

OR

Signature of Agent/Applicant
Date: _____

Terry & Elizabeth Horner
81 S. Hamilton Street
Poughkeepsie
845-891-5802

RIDER TO HDLPC APPLICATION

Project: Repair and/or like replacement of deteriorated features

Intention is to repair where possible, as determined by carpenter after inspection. Replacement only where required due to significant deterioration. Much of the required work will require scaffolding or a lift, and has not yet been closely inspected by carpenter.

Components will be custom-fabricated lumber as needed to replicate deteriorated features.

Slate roof

repair/replace individual slates or small sections as needed upon inspection. Current imbrication will be maintained. Non-conforming slates used in previous repairs will be removed where possible

Slate: Vermont red, semi-weathering green

For cost reasons, we hope to avoid full replacement

Frieze at top of slate roof—restore missing triangles to match frieze under soffit

Dormers—general

sills and plinth blocks, as needed
deteriorated sash, as needed
glass replacement, as needed
coat/recoat roofs with Acrymax (<https://www.preservationproducts.com/>) in Forest Green, existing color on tower dormers, porch rooves, bay rooves on south side of main house

Dormer—south side, east

Rebuild as barrel dormer if not cost prohibitive; coat new roof with Acrymax. (Shed dormer is not original; was installed in the 1970s after adjacent chimney collapsed and damaged original barrel dormer.)
Repair shed dormer if not rebuilt as barrel dormer

Dormer—south side, center

Rebuild as all-shed or double barrel depending on cost. (Barrel half is original. Shed half added in 1926 during conversion to apartments.)
Coat roof with Acrymax

Shed dormer—west side, triple window (1926 addition)

Repair/replace 3 double-hung sash with salvaged period double-hung sash
Add gutter and downspout to drain shed roof to trough gutter

Main tower—third floor, north window

Repair/replace deteriorated sash

North tower

Repair fascia east side—previously poorly patched after long-ago raccoon incursion
Add copper half-round gutters on north, east, south sides to drain into north wing trough gutter

Trough gutters—main tower and main house

Recoat with Acrymax throughout—not visible from the ground, but existing Bronze—dark brown—is closest standard Acrymax color to fascia trim
East side, north section—raise front lip to reduce overflow, which has rotted soffit
Side porch—raise front lip to reduce overflow
North wing, west side—raise front lip at south downspout to reduce overflow

Soffit—main house—east side, north section

Repair rot where gutter has overflowed (chronic problem)

Front porch

North foundation—complete masonry infill of former window—beam or plate
Floor—remove marble paving, rebuild subfloor, restore/replace marble. Will use best efforts to replicate the existing pattern dimensions, but availability unknown at present
Brownstone steps—repoint with tinted mortar
Front doors—repair/restore/refinish/weatherseal

Side porch

replace steps
prepare porch floor for paint
repair north end of rotted lattice skirting
install missing trim on porch columns

Back porch

Paint floor

Horner application (cont.)

Conservatory—repair beadboard skirting as needed to address rot and vermin damage

Cellar entrance (west side)

rebuild foundation

fabricate/install bulkhead doors

Foundation

east side, north section—repoint/repair where gutter overflow has washed out mortar and loosened brick

north tower, east side—repoint where splash from terrace has washed out mortar

west side—reinstall missing section of water table

Painting

new components to be back-primed before installation

existing Pratt & Lambert (now Sherwin Williams) colors will be continued

dark red body—Burnt Mahogany

brown trim—Congo Brown

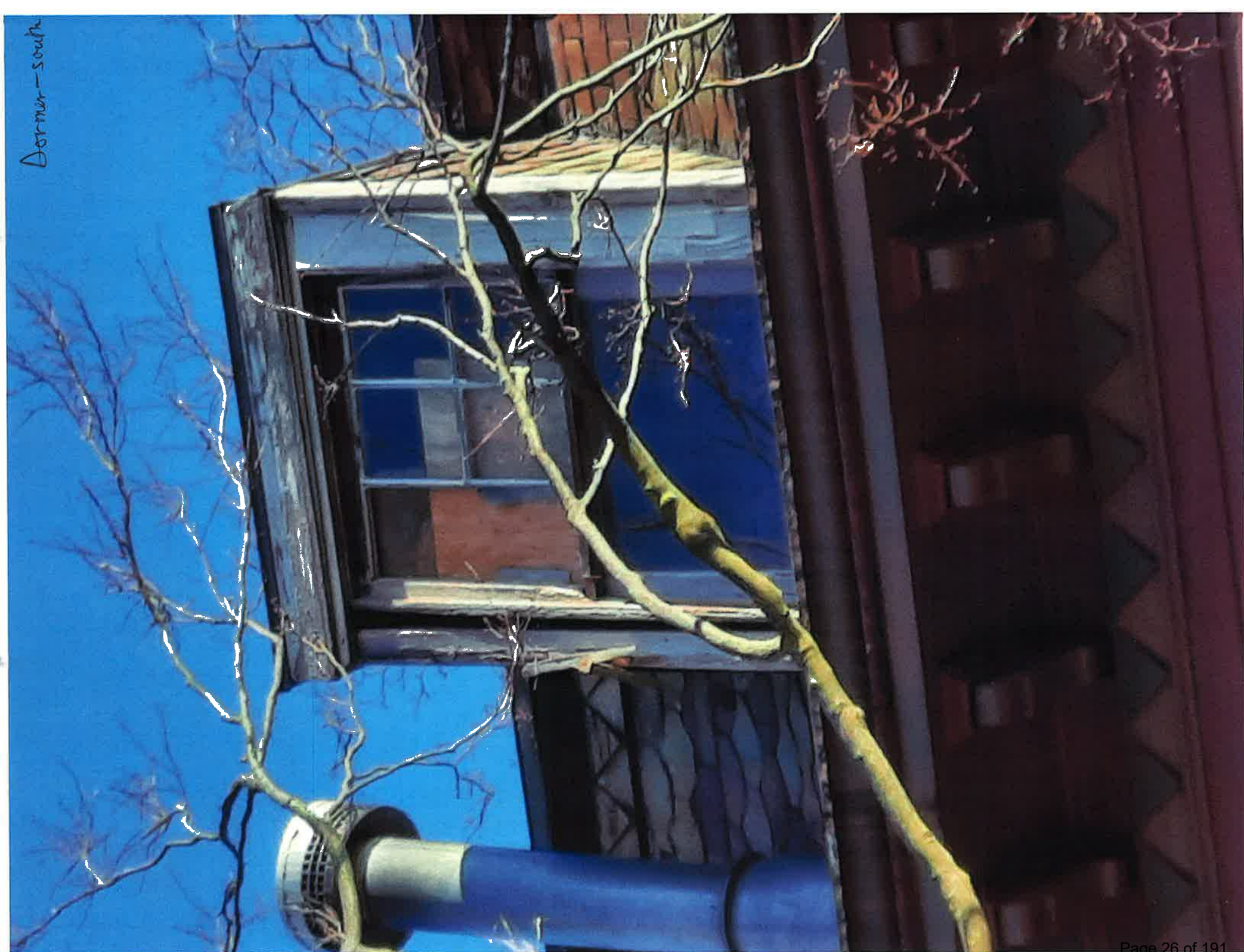
green accent and foundation—Sierra Night

scraping and repainting as needed throughout

Frieze



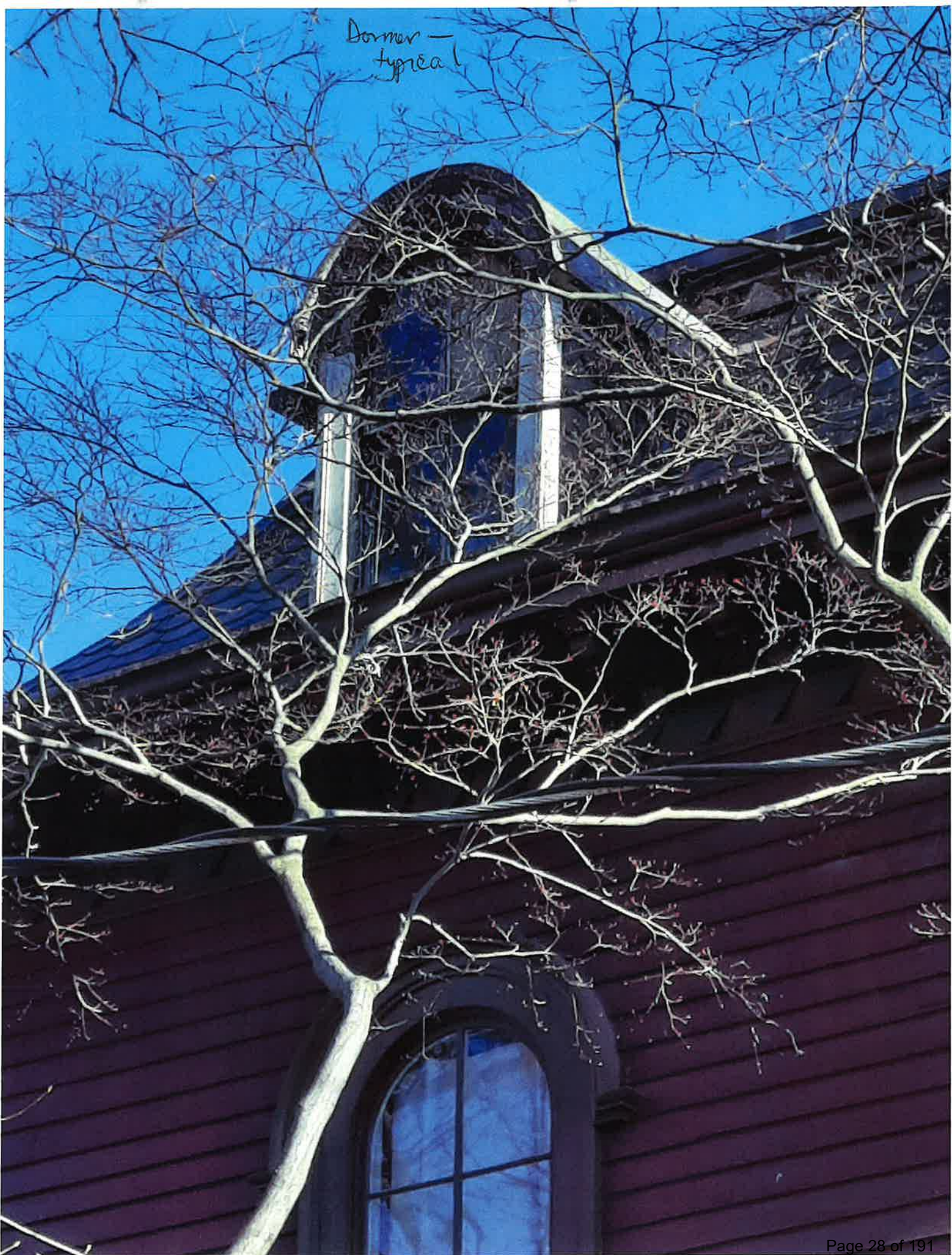
Dormer - south



Dormer
South



Dormer —
typical





Dormer —
Center

Dormer - west



Donner - west sash



Soft - rot



Front
porch

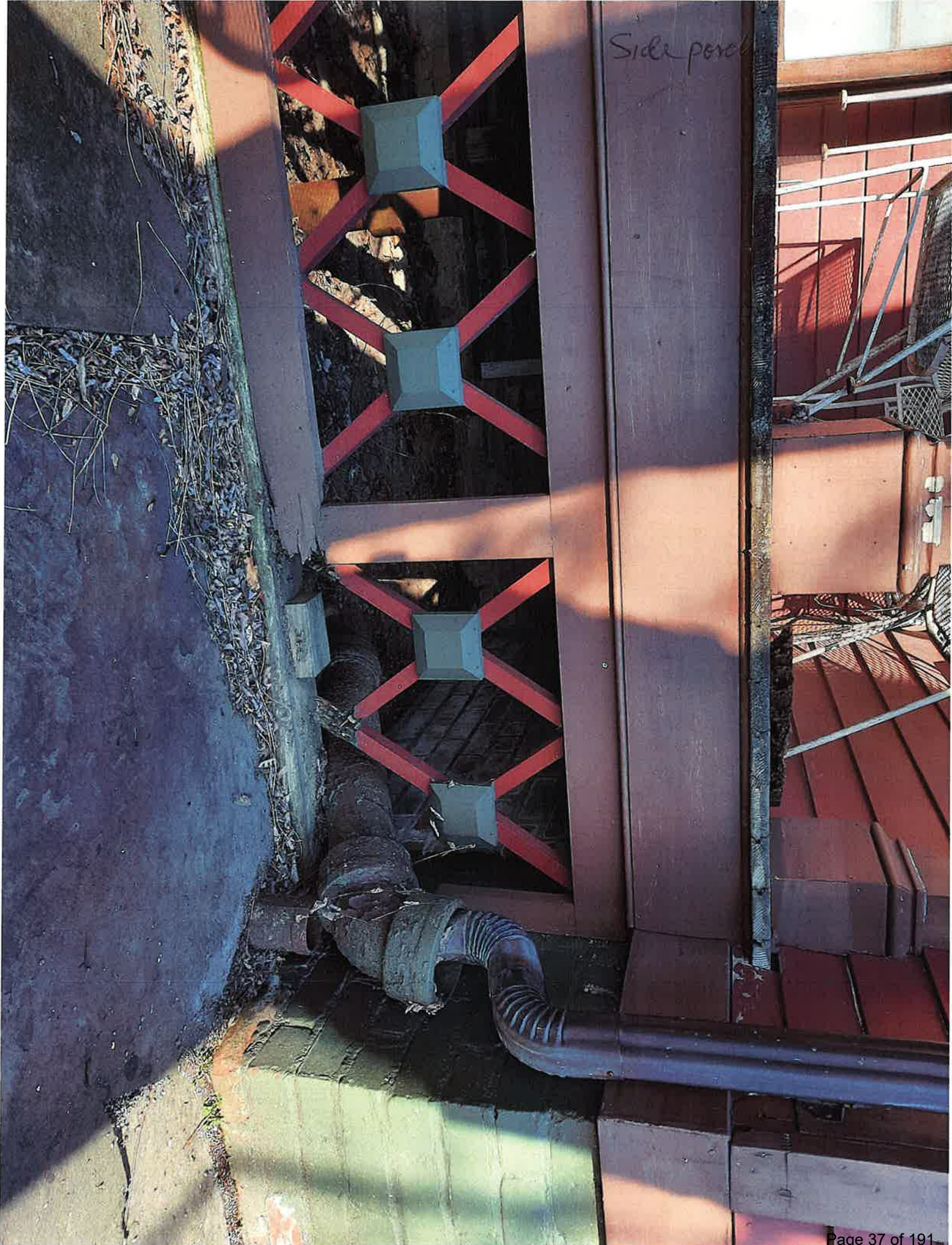




Front porch



Side porch



Conservatory



Cellar stairs



Foundation - east

Foundation
North tower



Foundation
North Tower

West side









THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

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

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 22 Garfield Pl

Applicant Name: Antonio Cillis and Danielle DiCarlo

Applicant's Address: 22 Garfield Pl

City: Poughkeepsie

State: New York

Zip: 12601

Phone Number(s): (914) 588-6952

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner MUST accompany the application.)

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(1) New shed construction along West fence line, 'New England Barn' style, with paint matched to residence (Stonington Grey with blue trim)

(2) Repair and replace existing chain link fence along property border, same height (4'), matching galvanized steel

(3) Pergola construction over existing patio in backyard

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IMPORTANT: PLEASE NOTE THAT A DIGITAL/ELECTRONIC COPY OF ENTIRE SUBMISSION IS ALSO REQUIRED.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

Anthony C. Cillis, Esq.

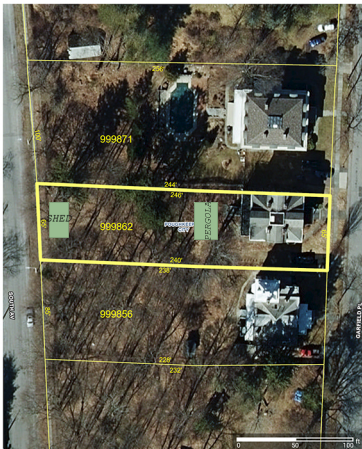
Signature of Owner

Date: 3/29/2023

OR

Signature of Agent/Applicant

Date: _____



Existing Patio



View From North Corner to Backyard



Location of Shed, Backyard, lower portion near South Avenue



Pergola over existing patio



Shed Location



Pergola over existing patio



Street View - 22 Garfield Place



Garfield Pl Street View of Backyard



Location of Pergola, 30 feet from Residence



View of Pergola Location from Back Door



Garfield Pl Sidewalk View of Backyard



Garfield Pl Street View of Backyard



Damaged Fence, South Property Line



View of 22 Garfield from Shed Location, Approx. 200' From Back Door



Damaged Fence, West Property Line



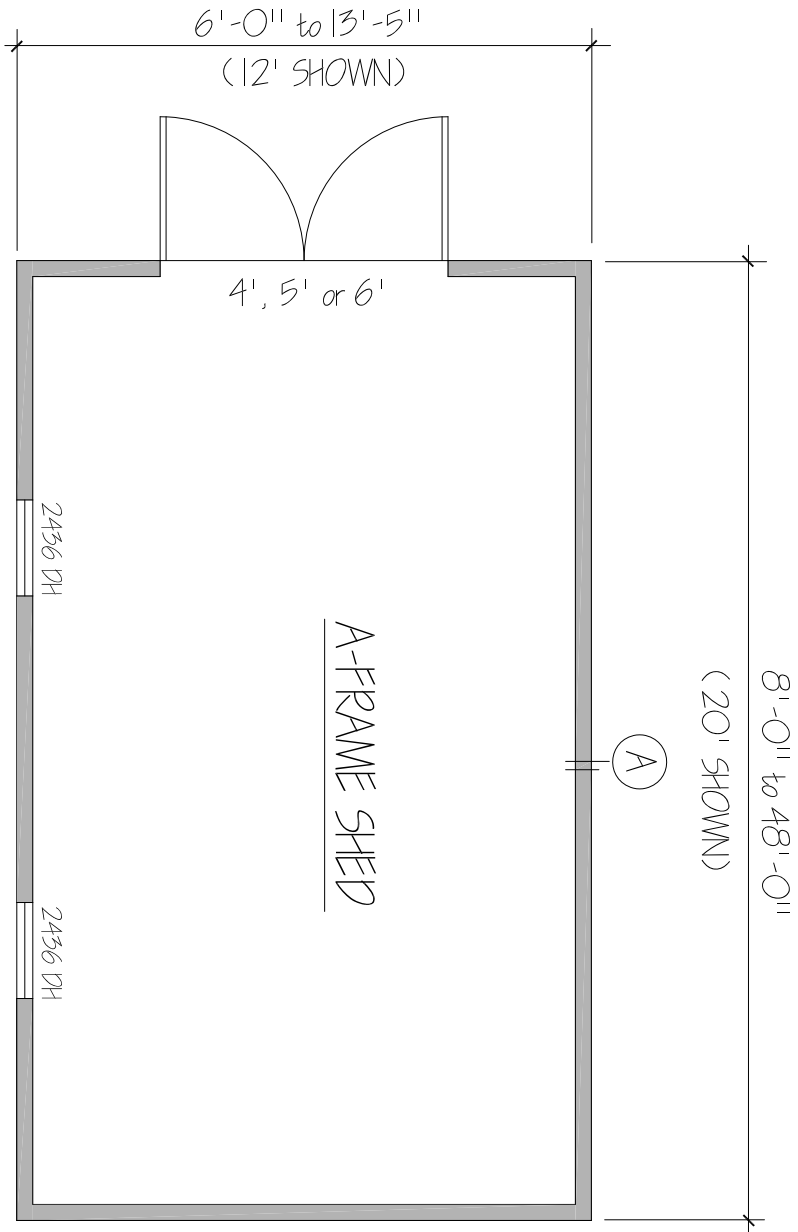
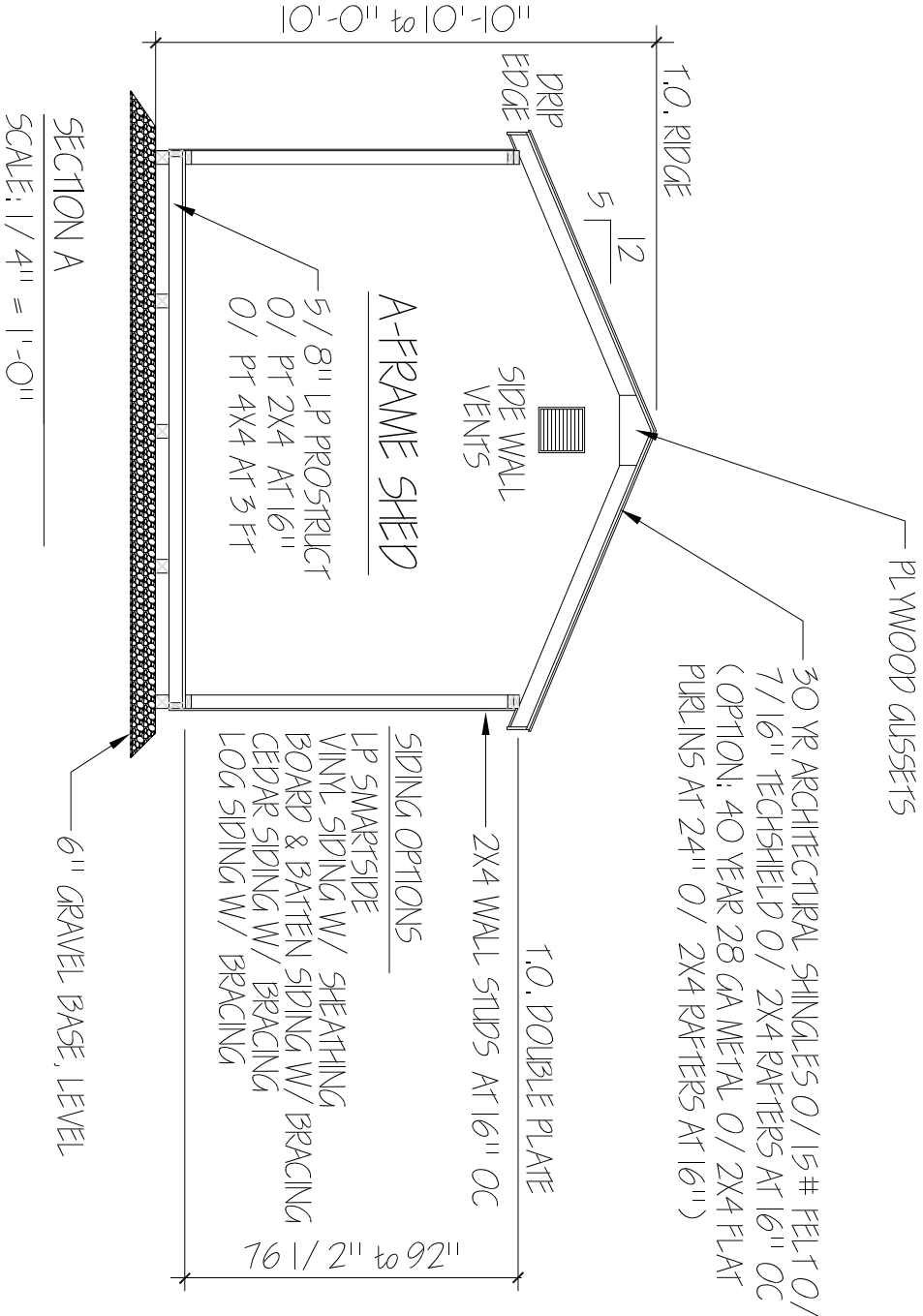
Damaged Fence, South Property Line



Damaged Fence, South Property Line







FLOOR PLAN

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

2015 INTERNATIONAL RESIDENTIAL CODE W/ 2016 NYS UNIFORM CODE SUPPLEMENT

SCOPE:

GROUND SNOW LOAD:

WIND SPEED:

TOPOGRAPHIC EFFECTS

SPECIAL WIND REGION

WIND BORN DEBRIS ZONE

SEISMIC DESIGN CATEGORY:

WEATHERING:

FROST LINE DEPTH:

TERMITE:

WINTER DESIGN TEMP:

ICE BARRIER UNDERLAYMENT:

FLOOD HAZARDS:

AIR FREEZING INDEX:

MEAN ANNUAL TEMP:

RESIDENTIAL ACCESSORY BLDG (STORAGE SHED)

40 PSF (MAX)

115 MPH

NO

SEE WIND MAP

NO

B

SEVERE

N/A FOR STORAGE SHEDS LESS THAN 600 SF

MODERATE TO HEAVY

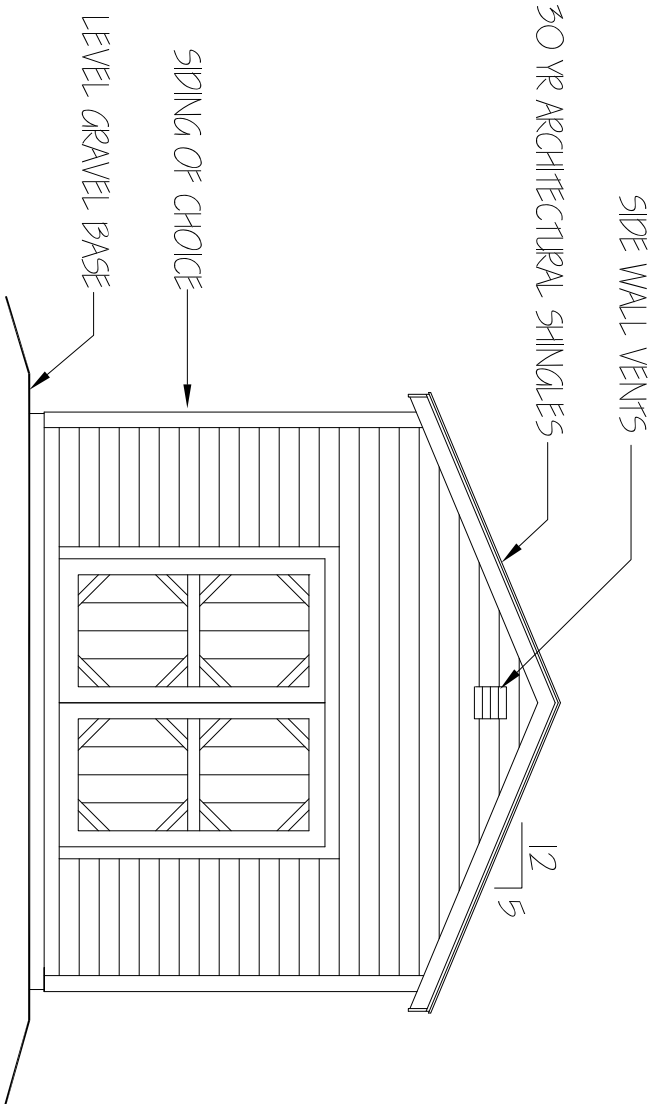
N/A FOR UNHEATED SHED

N/A FOR UNHEATED SHEDS

AS PER PLANNING & ZONING

N/A FOR UNHEATED SHED

N/A FOR UNHEATED SHED



Model:

A-FRAME SHED

Builder:

The Barn Raiser

DATE:

08-17-17

REVISION:

DRAWING #

A-1

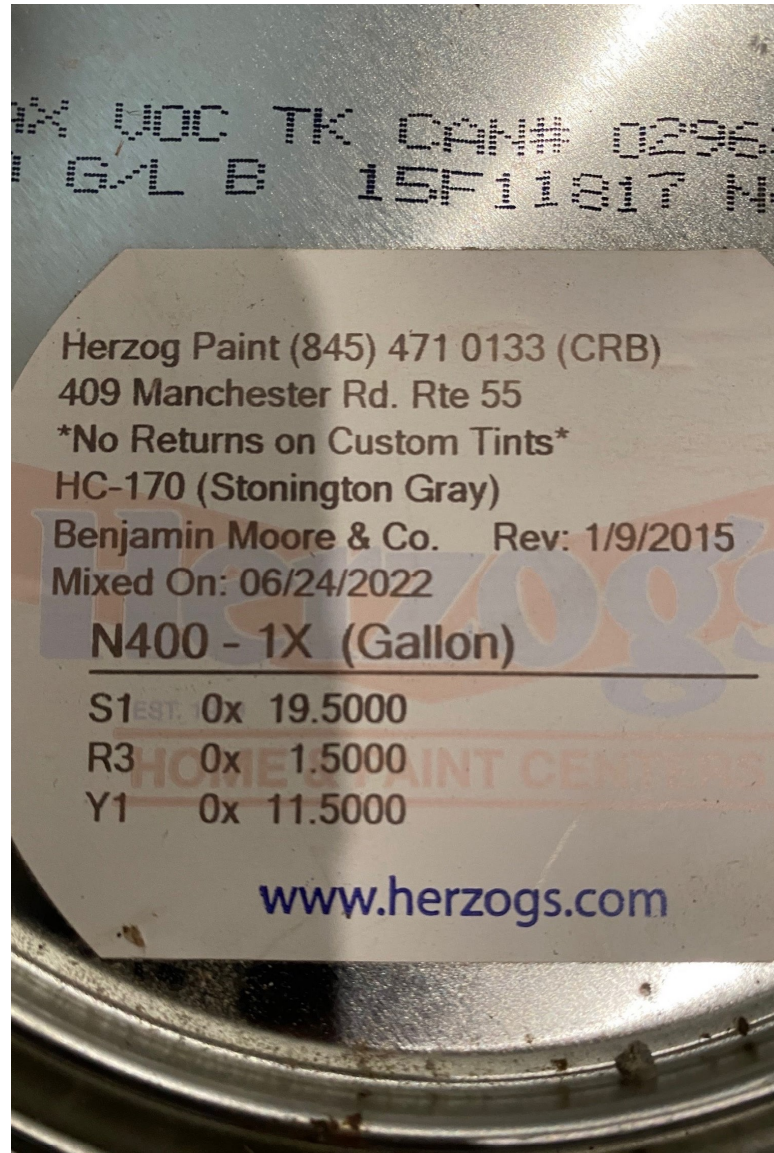
SHEET 1 OF 1

Pergola Material List

- Vertical Posts | 6" x 6" pressure treated lumber, secured to existing patio blocks with ornamental wood tie post base.
- Horizontal Support Risers | 2" x 10" pressure treated lumber, decorative end tails.
- Horizontal Rafters | 2" x 8" pressure treated lumber, decorative end tails.
- 45° Corner Braces | 4" x 4" pressure treated lumber.

Chain Link Material List

- 4' height to match existing fence along property border
- Galvanized steel to match existing fence
- Repair sections where possible, if not, replacement.



Pelton Mount Carmel

36 NORTH CLOVER STREET

POUGHKEEPSIE, DUTCHESS COUNTY NY



1 AREA LOCATION MAP
NOT TO SCALE

PROPERTY OWNER
(CONTRACT VENDEE):

Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, New York 12603

ARCHITECT / LAND PLANNER:

Tinkelman Architecture PLLC
33 Arlington Ave, Suite 8
Poughkeepsie, New York 12603

LANDSCAPE ARCHITECT:

The Michael Boice Collaboration
11 South Fowlerhouse Road
Wappingers Falls, New York 12590

CIVIL ENGINEER:

LRC Group
85 Civic Center Plaza, Suite 103
Poughkeepsie, New York 12601

DRAWING INDEX

TS-001 COVER SHEET

ARCHITECTURAL DRAWINGS:

PZ-01	NOT INCLUDED	NOT INCLUDED
PZ-02	ADJOINING PROPERTY OWNERS	
PZ-03	SITE DEVELOPMENT PLAN	
PZ-04	SITE SECTION	
PZ-05	SITE DETAILS	
PZ-06	SITE DETAILS	
PZ-20	ENLARGED MONUMENTAL STAIR PLAN & ELEVATIONS	
PZ-21	ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION	
PZ-22	FRONT ENTRANCE SIGN	
PZ-23	DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS	
PZ-24	ENTRANCE DRIVEWAY PLAN	ENTRANCE DRIVEWAY PLAN
PZ-25	TRAFFIC CIRCULATION PLAN	

NOTE: ALL MATERIAL AND FINISH
PRODUCTS/MANUFACTURERS MAY
BE SUBSTITUTED WITH SIMILAR
SELECTED BY ARCHITECT

REVISIONS
04/13/2023 HDPLC RE-SUBMISSION
05/09/2023 HDPLC SUBMISSION
11/9/2021 2021 HDPLC SUBMISSION
11/01/2019 ISSUED TO HDPLC
8/29/2019 ISSUED TO HDPLC
6/25/2019 ISSUED TO PLANNING BOARD
6/4/2019 ISSUED TO PLANNING BOARD
5/26/2019 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD



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SECTION 7209 SUBDIVISION 2 OF THE
NEW YORK STATE EDUCATION LAW.

CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



COVER SHEET

DRAWN BY:

J.D.

JOB NO.

Y1022

DATE:

02/02/2017

TS-01

TABLE - ADJOINING PROPERTY OWNERS :		
PARCEL NUMBER:	PARCEL ADDRESS:	OWNERS ADDRESS:
131300-6062-67-842251	48 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	CITY OF POUGHKEEPSIE PO BOX 300 POUGHKEEPSIE, NY 12602
131300-6062-68-887266	135 MILL ST POUGHKEEPSIE, NY 12601	MICHAEL L. REED 135 MILL ST POUGHKEEPSIE, NY 12601
131300-6062-67-873252	137 MILL ST POUGHKEEPSIE, NY 12601	MICHAEL L. REED 135 MILL ST POUGHKEEPSIE, NY 12601
131300-6062-68-884258	139 MILL ST POUGHKEEPSIE, NY 12601	MICHAEL L. REED 135 MILL ST POUGHKEEPSIE, NY 12601
131300-6062-76-881247	145 MILL ST POUGHKEEPSIE, NY 12601	STRIPPOLI HOLDINGS LLC 145 MILL ST POUGHKEEPSIE, NY 12601
131300-6062-68-927260	21 CHARLES ST POUGHKEEPSIE, NY 12601	EASTMAN & BIXBY REDEV CO LLC 22 MONTGOMERY ST POUGHKEEPSIE, NY 12601
131300-6062-76-878231	144 MILL ST POUGHKEEPSIE, NY 12601	ANTONIO & MARIA MAZZARELLI 32 SCHOOLHOUSE LANE POUGHKEEPSIE, NY 12603
131300-6062-76-876226	39 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	ROBERT C. CIFONE 321 VINEYARD AVENUE HIGHLAND, NY 12528
131300-6062-76-876222	37 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GIULIO & GIOVANNI MAZZARELLI TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE, NY 12603
131300-6062-76-877219	35 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GIULIO & GIOVANNI MAZZARELLI TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE, NY 12603
131300-6062-76-876214	31 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GIULIO & GIOVANNI MAZZARELLI TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE, NY 12603
131300-6062-76-875209	29 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	ELEANOR M. LOMORIELLO GRACE & TERESA MOSCHETTO 9 EAST ARNOLD ROAD POUGHKEEPSIE, NY 12601
131300-6062-75-874205	27 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	JUDITH ALEYDA QUIJADA-GUERRA 27 NORTH CLOVER ST POUGHKEEPSIE, NY 12601
131300-6062-75-861236	44 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GCAABB LLC 44 NORTH CLOVER ST POUGHKEEPSIE, NY 12601
131300-6062-75-860233	42 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GCAABB LLC 44 NORTH CLOVER ST POUGHKEEPSIE, NY 12601
131300-6062-75-859231	40 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	T J ASSOCIATES INC PO BOX 5310 POUGHKEEPSIE, NY 12602
131300-6062-75-859227	38 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	PASQUALE & CONCETTA PROVENZANO 18 MT. CARMEL PL POUGHKEEPSIE, NY 12601
131300-6062-75-856219	32 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	WARREN & SHELLY JONES 20 MT. CARMEL PL POUGHKEEPSIE, NY 12601
131300-6062-75-854216	30 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	RALPH A VILLANO 30 NORTH CLOVER ST POUGHKEEPSIE, NY 12601
131300-6062-75-853212	28 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GUISEPPINA & CONSTANTINO TROCINO MARTINA MILEA 585 SALT POINT TPKE POUGHKEEPSIE, NY 12601
131300-6062-75-852209	26 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GUISEPPINA & CONSTANTINO TROCINO MARTINA MILEA 585 SALT POINT TPKE POUGHKEEPSIE, NY 12601
131300-6062-75-851200	18 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	CITY OF POUGHKEEPSIE PO BOX 300 POUGHKEEPSIE, NY 12602
131300-6062-75-837201	18 DAVIS PL POUGHKEEPSIE, NY 12601	HOLY COMFORTER CHURCH 18 DAVIS PL POUGHKEEPSIE, NY 12601
131300-6062-75-820200	19 DAVIS PL POUGHKEEPSIE, NY 12601	I.D.Z PROPERTIES INC 4 BRISTOL DR PLEASANT VALLEY, NY 12569
131300-6062-75-819210	DAVIS PL POUGHKEEPSIE, NY 12601	CITY OF POUGHKEEPSIE PO BOX 300 POUGHKEEPSIE, NY 12602
131300-6061-27-794956	41 MAIN ST POUGHKEEPSIE, NY 12601	CONRAIL 580 WALNUT ST #9W CINCINNATI, OH 45202



1 ADJOINING PROPERTY OWNERS MAP
NOT TO SCALE



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CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



ADJOINING PROPERTY OWNERS	
DRAWN BY: J.D.	PZ-02
JOB No. Y1022	
DATE: 2/09/2023	

REVISIONS:
4/13/22 - HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

- GENERAL SITE PLAN NOTES:
1. SITE GRADING INFORMATION, REFER TO DWG. SG-1 BY LRC GROUP.
 2. SIDEWALK DETAILS, REFER TO DWG. PZ-06.
 3. HANDI-CAP PAVING MARKINGS, REFER TO DWG. PZ-06.
 4. STREET/PARKING SIGNS, REFER TO DWG. PZ-06.
 5. CURB DETAILS, REFER TO DWG. PZ-06.
 6. DUMPSTER ENCLOSURE DETAILS, REFER TO DWG. PZ-05.
 7. SITE STAIRS DETAIL, REFER TO DWG. PZ-05.
 8. PAVEMENT DETAILS, REFER TO DWG. PZ-05.

BUILDING GROSS AREAS	
FALLKILL GROSS AREA:	
LOWER DUPLEX - LEVEL 1	3,396 SF
LOWER DUPLEX - LEVEL 2	3,324 SF
UPPER DUPLEX - LEVEL 1	3,039 SF
TOTAL GROSS AREA	9,759 SF
DONGAN GROSS AREA:	
LOWER DUPLEX & SIMPLEX - LEVEL 1	2,056 SF
LOWER DUPLEX & SIMPLEX - LEVEL 2	3,101 SF
UPPER DUPLEX - LEVEL 3	2,839 SF
TOTAL GROSS AREA	7,996 SF
RIVER GROSS AREA:	
STUDIO - LEVEL 1	1,658 SF
LOWER DUPLEX - LEVEL 2	2,357 SF
UPPER DUPLEX - LEVEL 3	2,357 SF
TOTAL GROSS AREA	6,372 SF
PELTON MANOR GROSS AREA:	
LOWER LEVEL	1,949 SF
FIRST FLOOR	2,338 SF
SECOND FLOOR	1,970 SF
THIRD FLOOR	1,699 SF
TOTAL GROSS AREA	7,956 SF
STATION GROSS AREA:	
SIMPLEX - LEVEL 1	2,249 SF
SIMPLEX - LEVEL 2	3,714 SF
SIMPLEX - LEVEL 3	3,714 SF
TOTAL GROSS AREA	9,677 SF
CARRIAGE HOUSE GROSS AREA:	
CARRIAGE HOUSE - LEVEL 1	4,247 SF
CARRIAGE HOUSE - LEVEL 2	4,247 SF
CARRIAGE HOUSE - LEVEL 3	787 SF
TOTAL GROSS AREA	9,281 SF
BUILDING GROSS AREAS:	
FALLKILL	9,759 SF
DONGAN	7,996 SF
RIVER	6,372 SF
PELTON MANOR	7,956 SF
STATION	9,677 SF
CARRIAGE HOUSE	9,281 SF
GRAND TOTAL	51,041 SF



1 SITE DEVELOPMENT PLAN
1" = 20'

- SITE DEVELOPMENT NOTES:
- 1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S GRADING & DRAINAGE PL. SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MC INFORMATION & DETAILS.
 - 2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AI OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALKS WITH INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
 - 3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SIL 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 OR NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
 - 4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.
 - 5) THE MECHANICAL EQUIPMENT FOR DONGAN, FALLKILL, RIVER STATION BUILDINGS WILL BE LOCATED ON THE ROOF.
 - 6) GROSS BUILDING AREA APPROXIMATE, SUBJECT TO FINAL FL. PLAN REVISIONS.

REVIEWS:	
4/13/2023	HOLPC RE-SUBMISSION
2/09/2023	HOLPC SUBMISSION
8/15/2022	ISSUED TO HOLPC
1/5/2021	2021 HOLPC SUBMISSION
8/29/19	ISSUED TO HOLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HOLPC
1/17/2018	ISSUED TO HOLPC
8/1/2018	ISSUED TO HOLPC
6/4/2018	ISSUED TO PLANNING BOARD
3/28/2018	ISSUED TO PLANNING BOARD
6/15/2018	ISSUED TO PLANNING BOARD
1/29/2018	ISSUED TO SCENIC HUDSON
1/24/2018	ISSUED TO HOLPC
11/4/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD



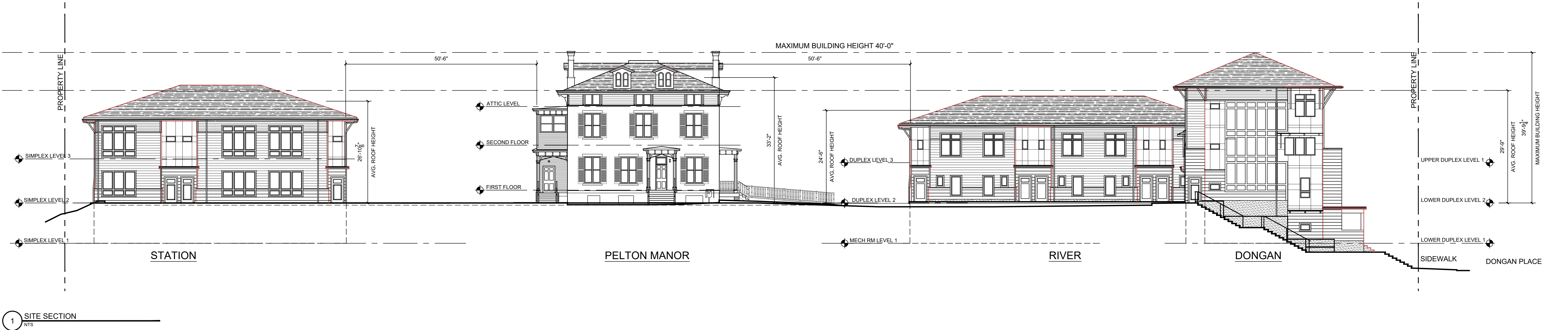
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CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



SITE DEVELOPMENT PLAN	
DRAWN BY:	J.L.
JOB No.	Y1022
DATE:	6/16/22
PZ-03	



1 SITE SECTION
NTS

REVISIONS:	
4/13/2023	HDLPC RE-SUBMISSION
2/08/2023	HDLPC SUBMISSION
11/05/2021	2021 HDLPC SUBMISSION
8/29/2019	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HDLPC
11/07/2018	ISSUED TO HDLPC
8/03/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD
1/24/2017	ISSUED TO HDLPC
12/18/2017	PRESENTED TO PLANNING BOARD
12/08/2017	ISSUED TO MASS DESIGN
10/5/2017	ISSUED TO PLANNING BOARD

TA

TINKELMAN
ARCHITECTURE

33 Arlington Avenue, 2nd Floor, Poughkeepsie, NY 12603 | 845.473.0200 | view our work at tinkarch.com

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CLIENT:

Pelton Partners LLC

33 Arlington Ave, Suite 8

Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel

36 N. Clover St.

Poughkeepsie, NY 12601

REGISTERED ARCHITECT
STEVEN TINKELMAN
18928
STATE OF NEW YORK

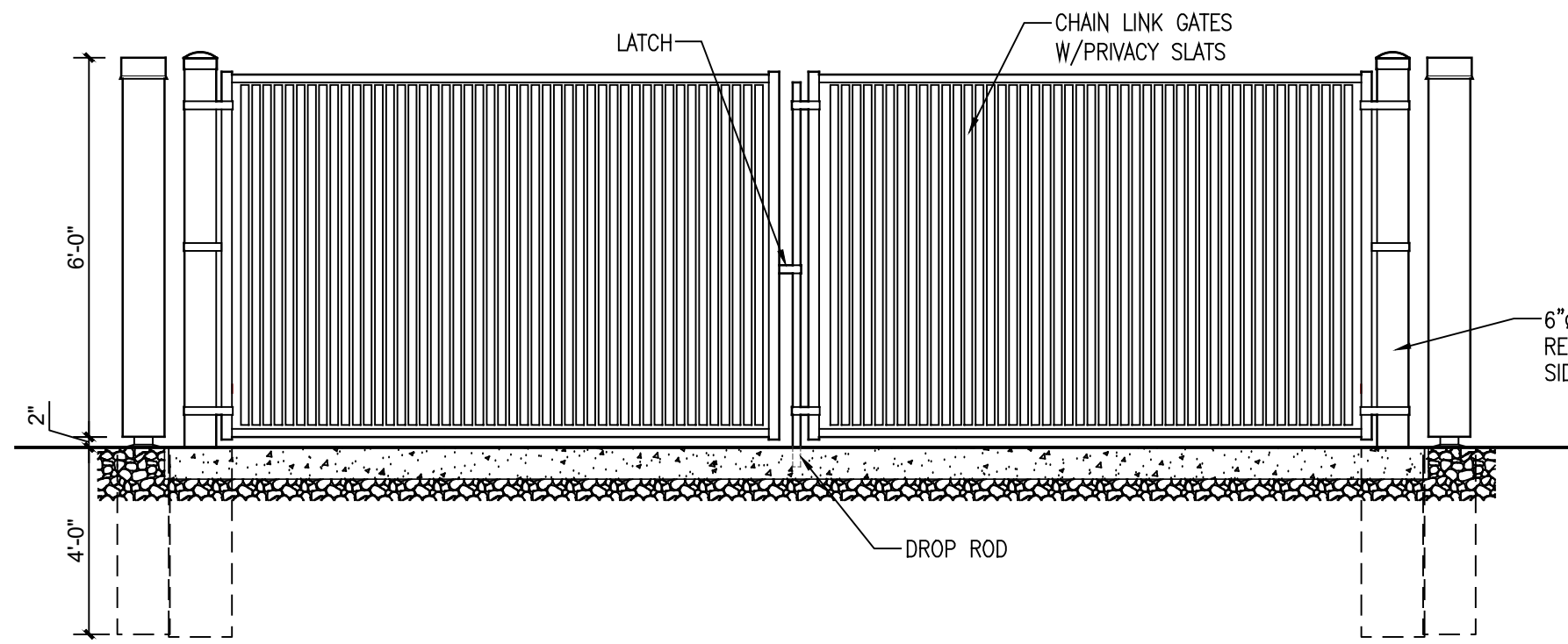
SITE SECTION

DRAWN BY:
J.D.

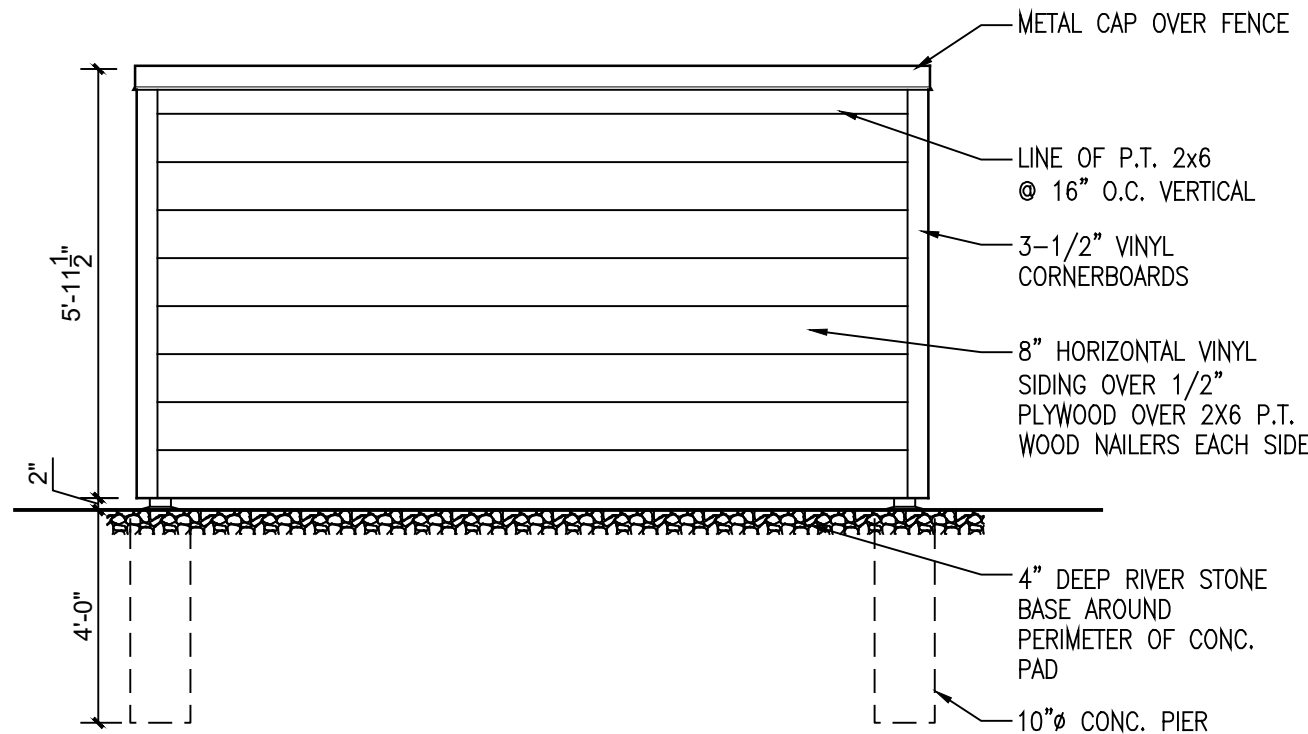
JOB No.
Y1022

DATE:
9/16/2017

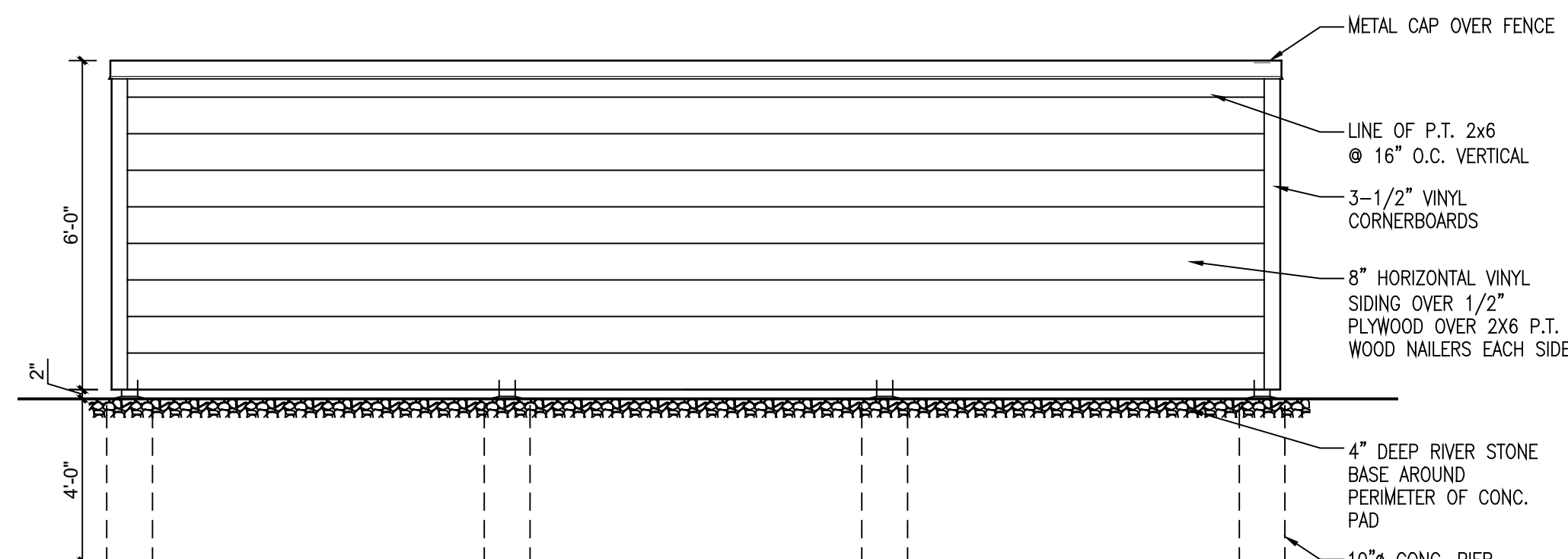
PZ-04



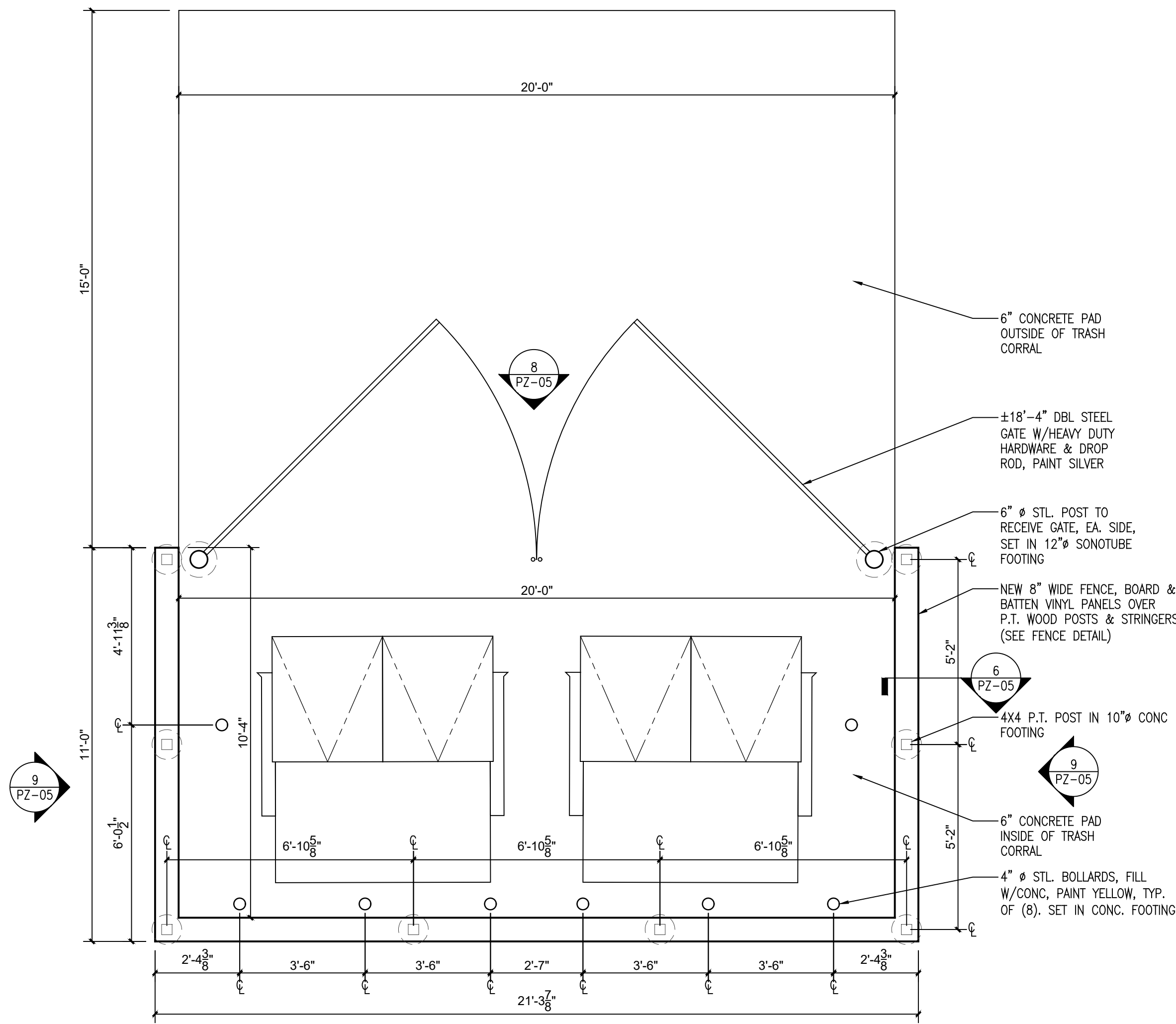
8 FRONT ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"



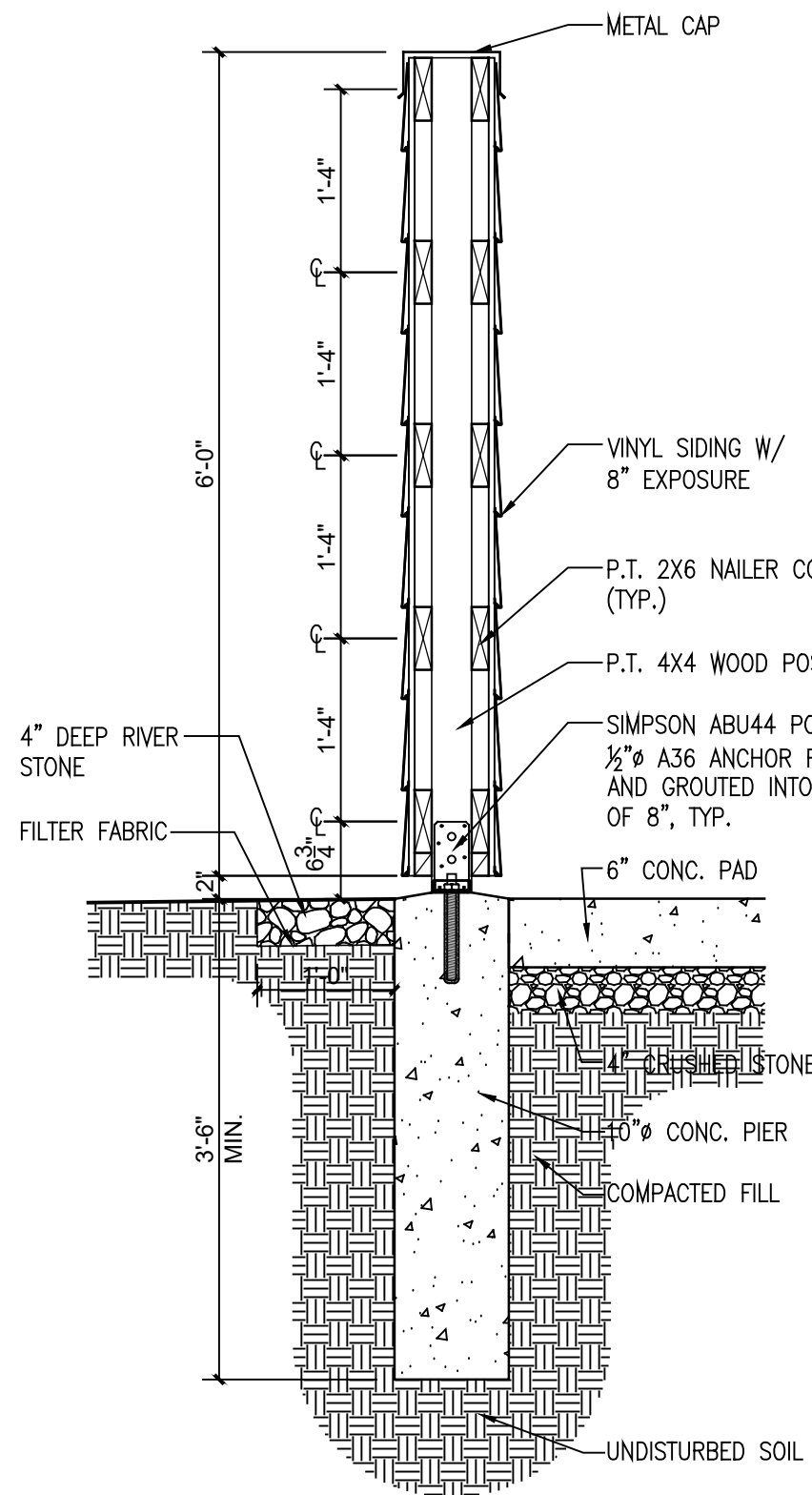
9 LEFT & RIGHT ELEVATIONS - DUMPSTER ENCLOSURE
3/8" = 1'-0"



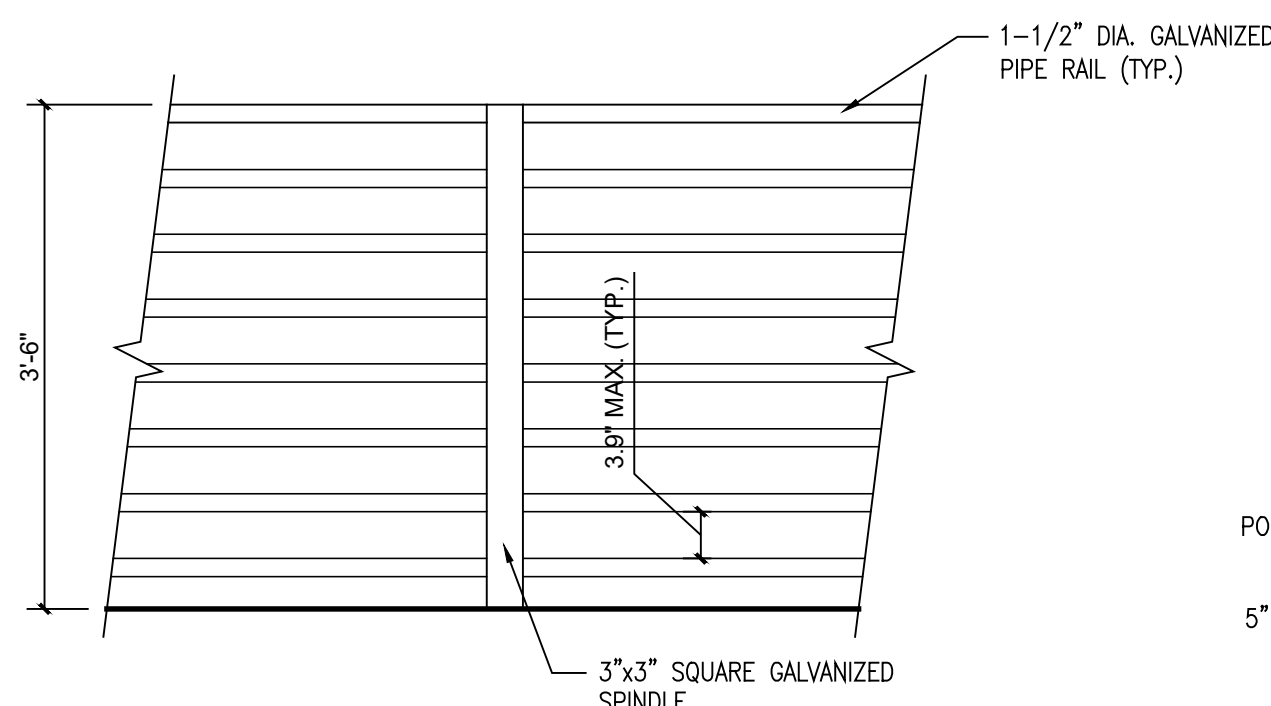
10 REAR ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"



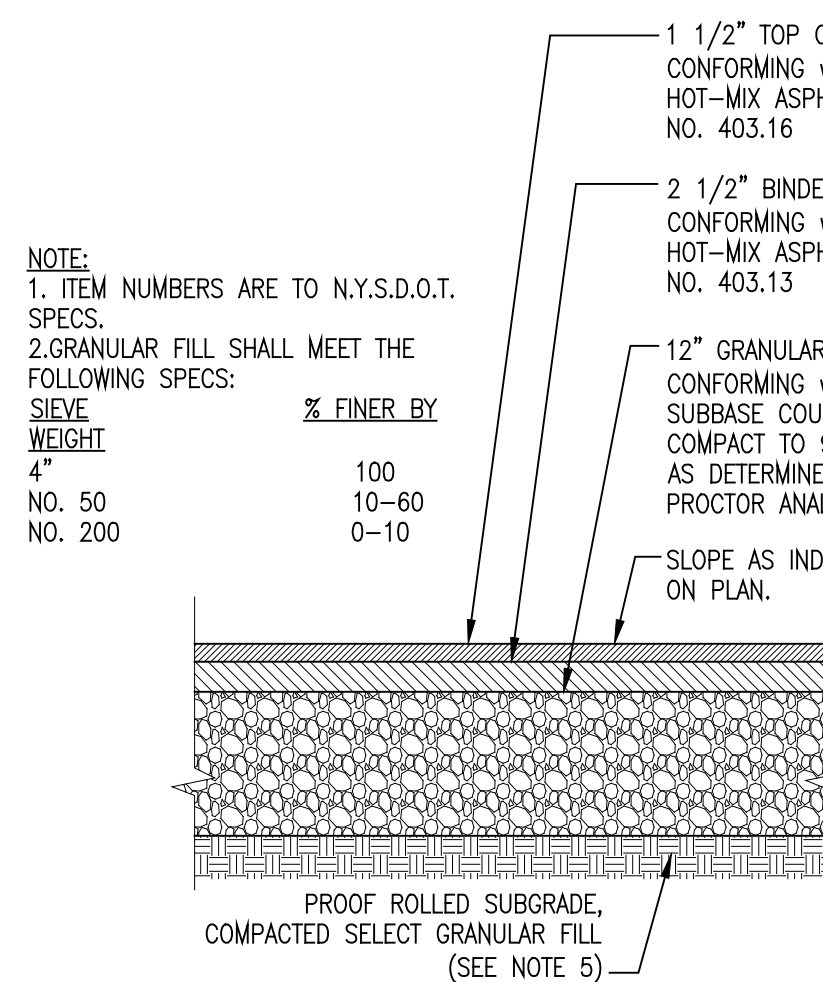
7 FLOOR PLAN - DUMPSTER ENCLOSURE
3/4" = 1'-0"



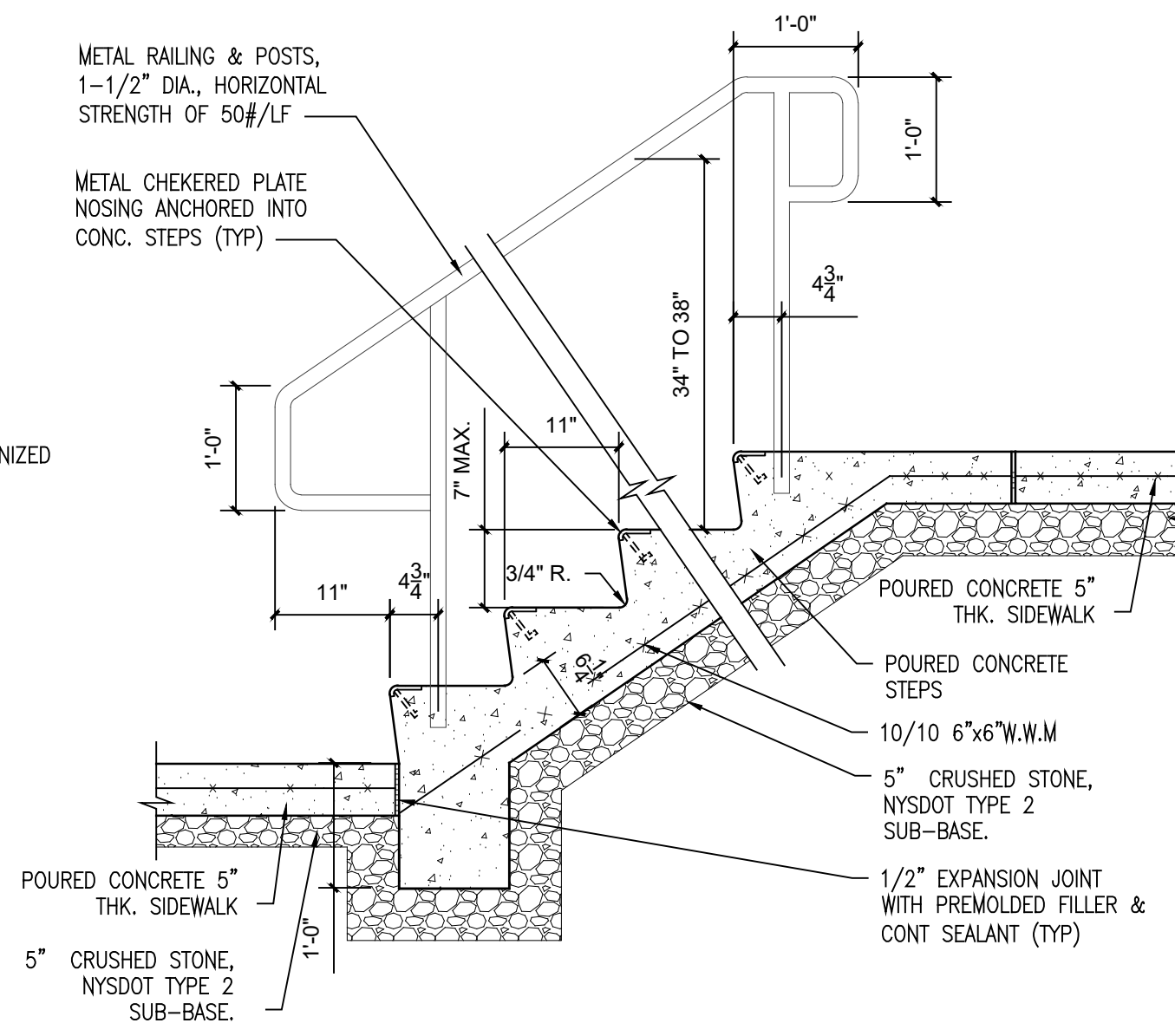
6 DUMPSTER - WALL SECTION
3/4" = 1'-0"



11 TYPICAL GUARDRAIL DETAIL
3/4" = 1'-0"

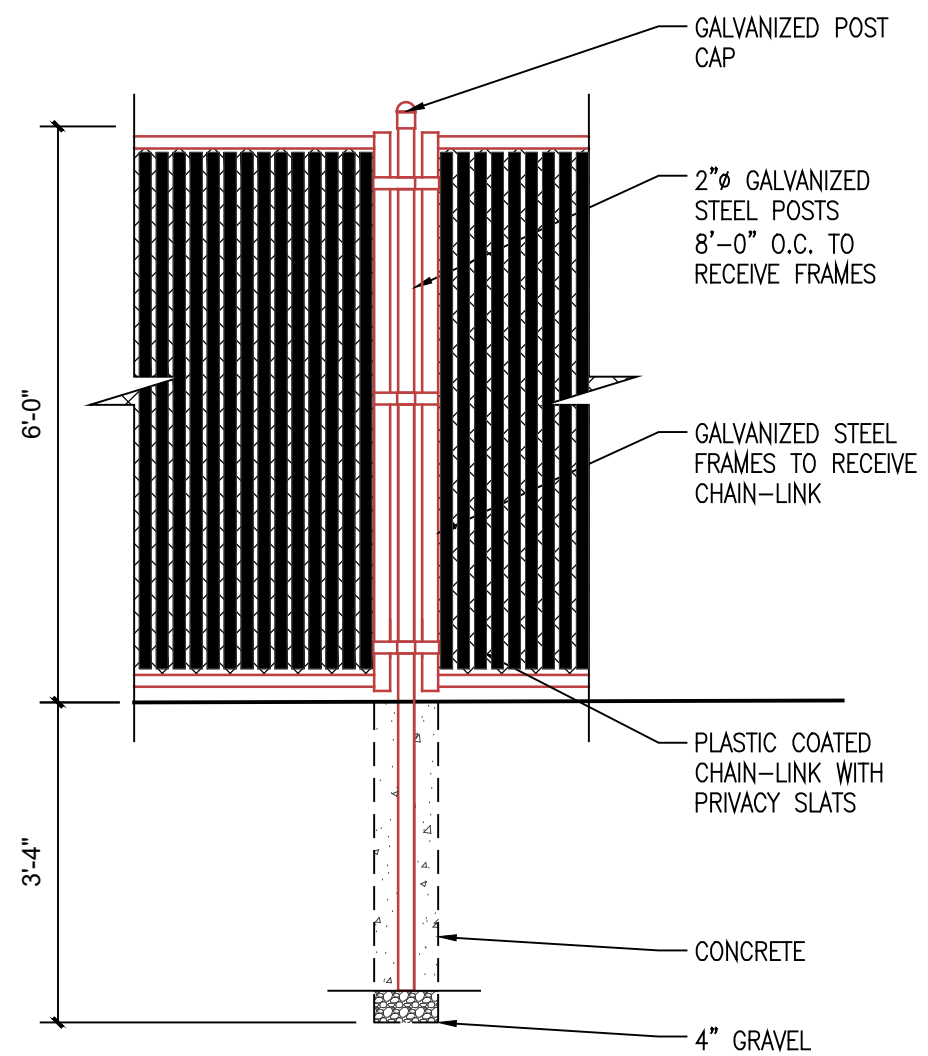


3 PAVEMENT SECTION DETAIL
3/4" = 1'-0"

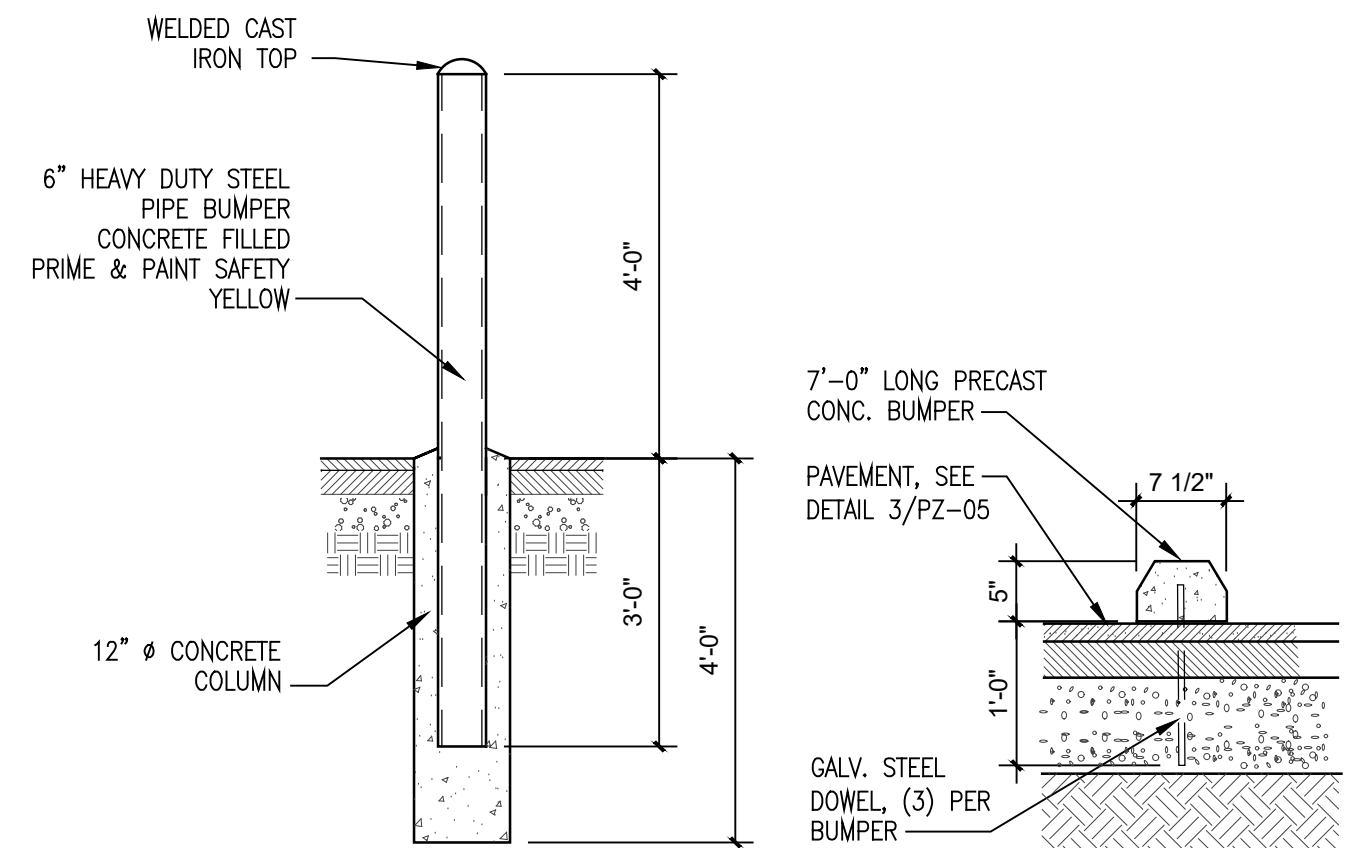


2 CONCRETE STAIR & RAILING DETAIL
3/4" = 1'-0"

PAVING NOTES:
1. MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE W/ THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, & ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM W/ SECTION 400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS & THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THESE CONTRACT SHALL BE SPECIFIED UNDER SECTION 40-HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM W/ SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE W/ SECTION 203-EXCAVATION & EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.



4 CHAINLINK FENCE DETAIL
1/2" = 1'-0"



1 BOLLARD DETAIL
1/2" = 1'-0"

5 WHEEL STOP ANCHORING DETAIL
3/4" = 1'-0"

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/08/2023 HDLPC SUBMISSION
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD



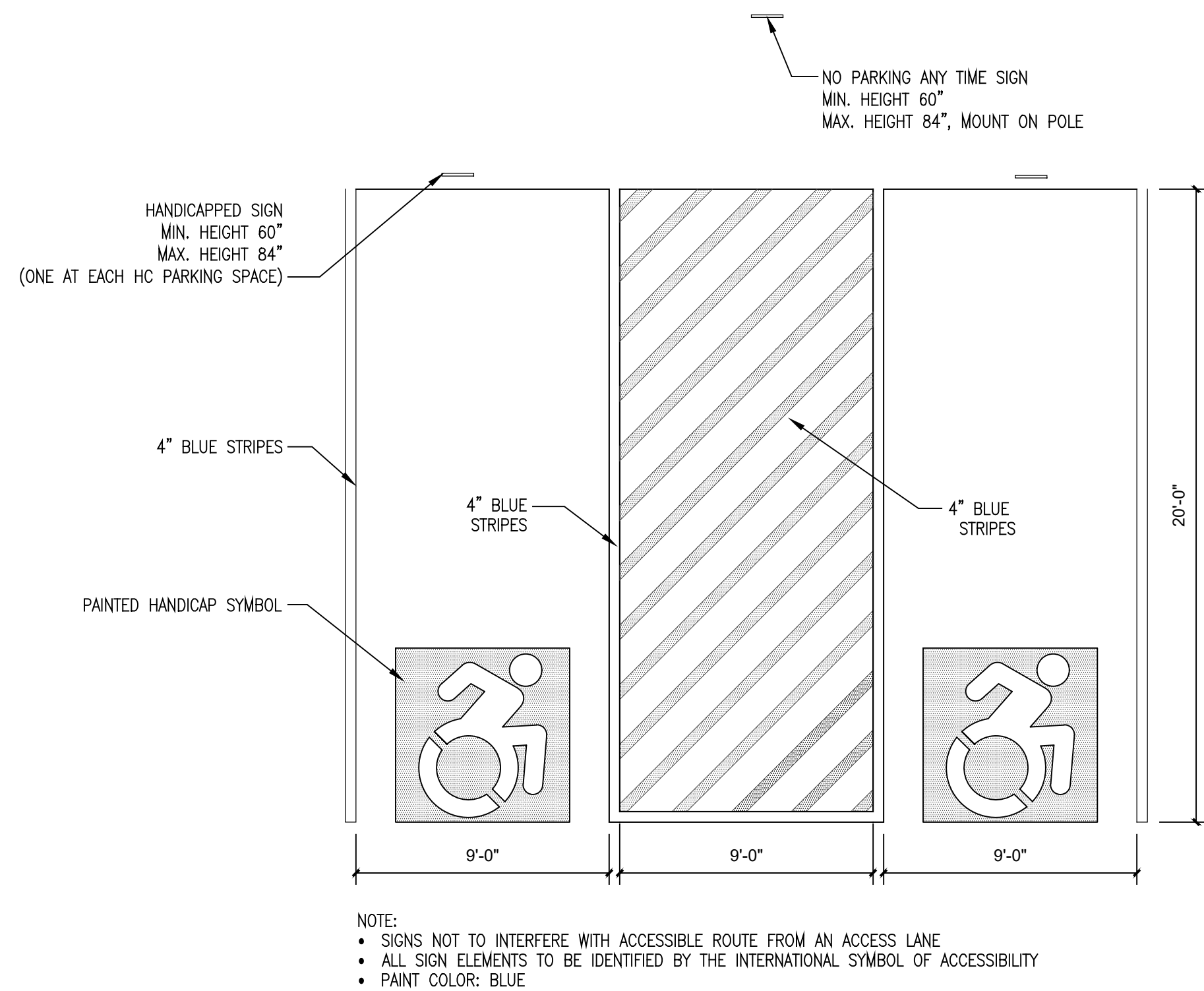
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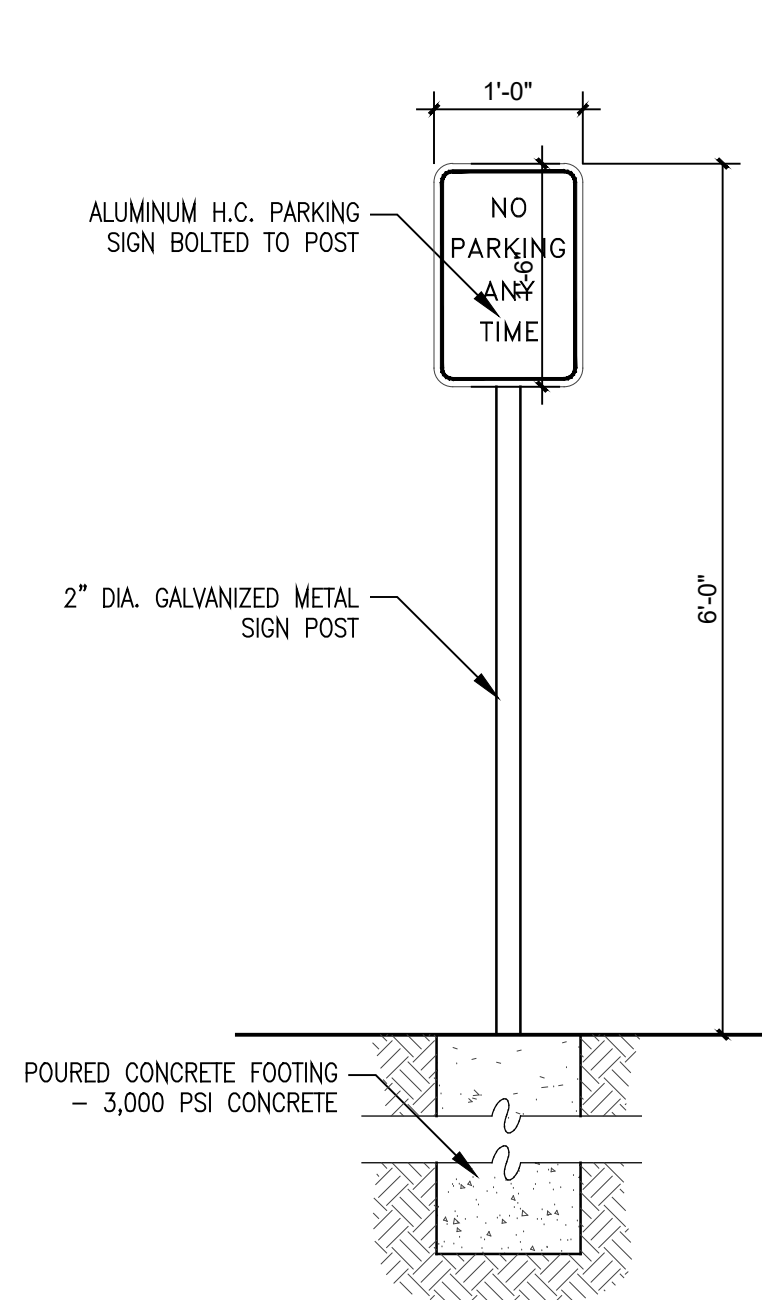
PROJECT NAME:
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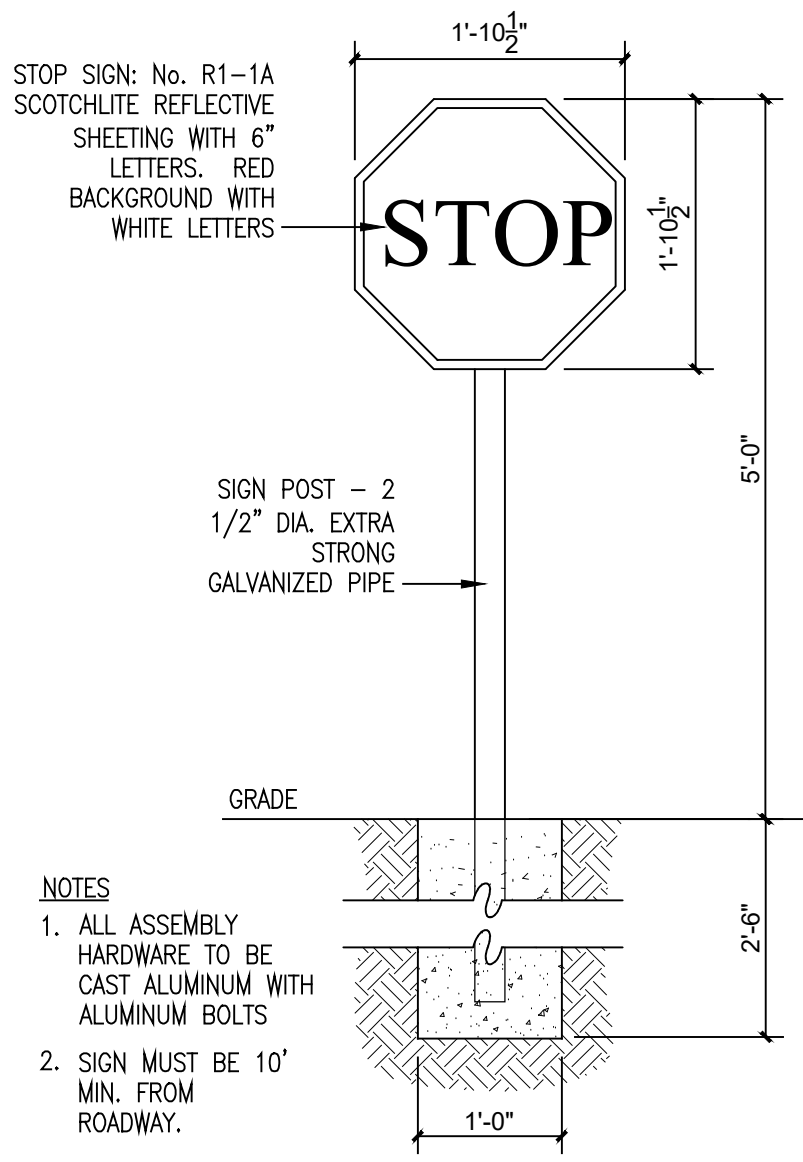
SITE DETAILS
DRAWN BY: J.D.
JOB No. Y1022
DATE: 6/26/2017
PZ-05



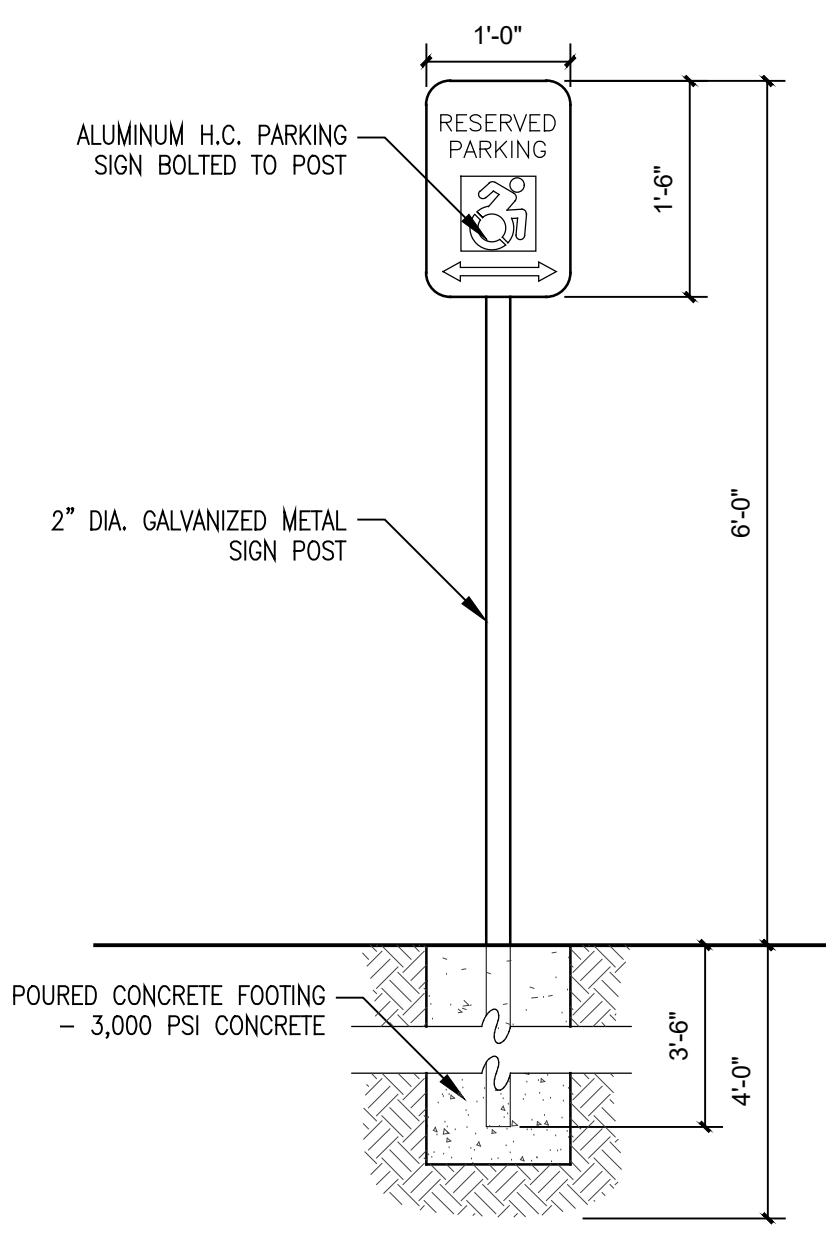
1 PAVING MARKINGS - HANDI-CAP PARKING STALLS
1/4" = 1'-0"



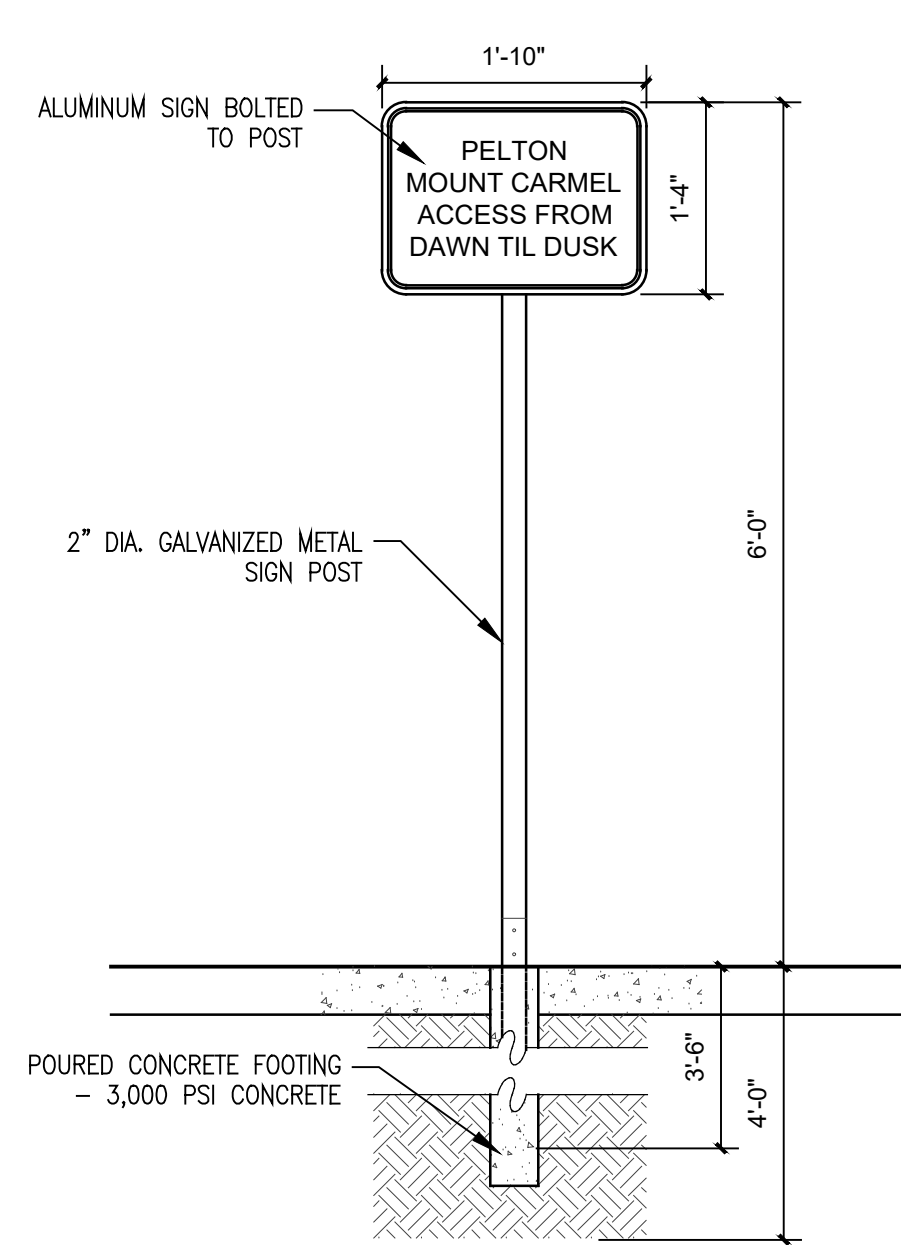
5 NO PARKING SIGN
3/4" = 1'-0"



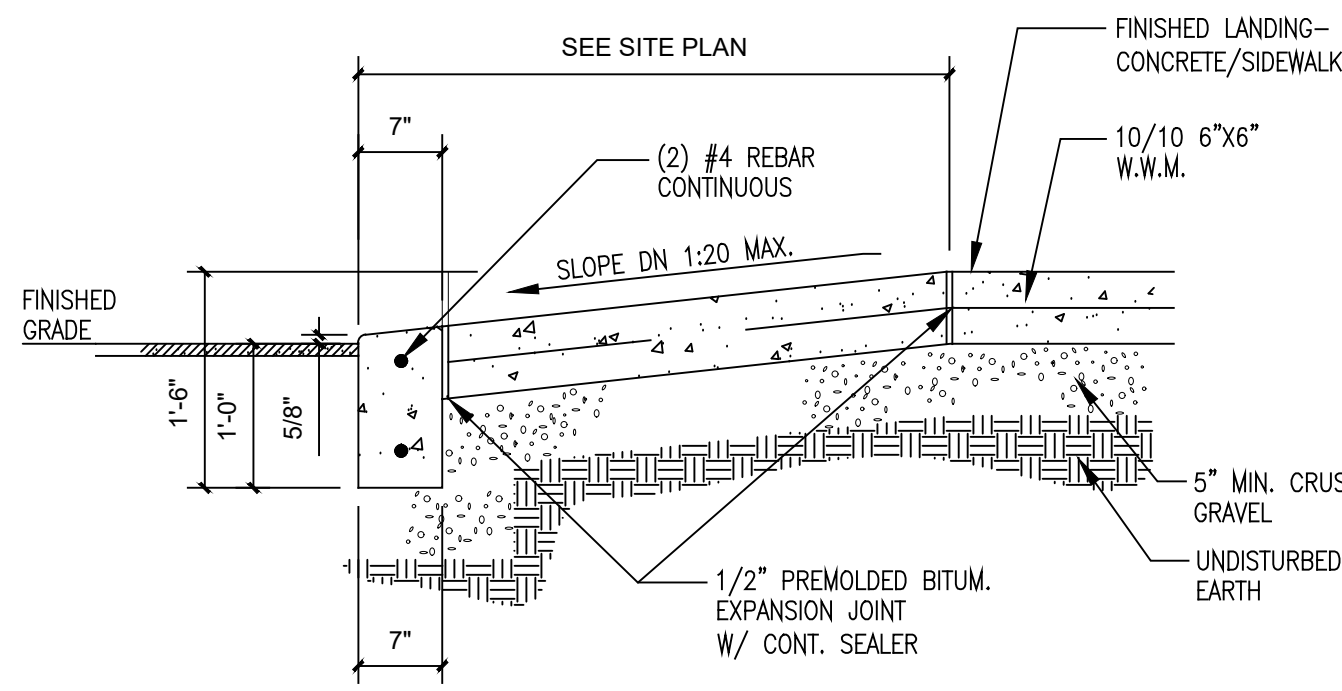
3 STOP SIGN DETAIL
3/4" = 1'-0"



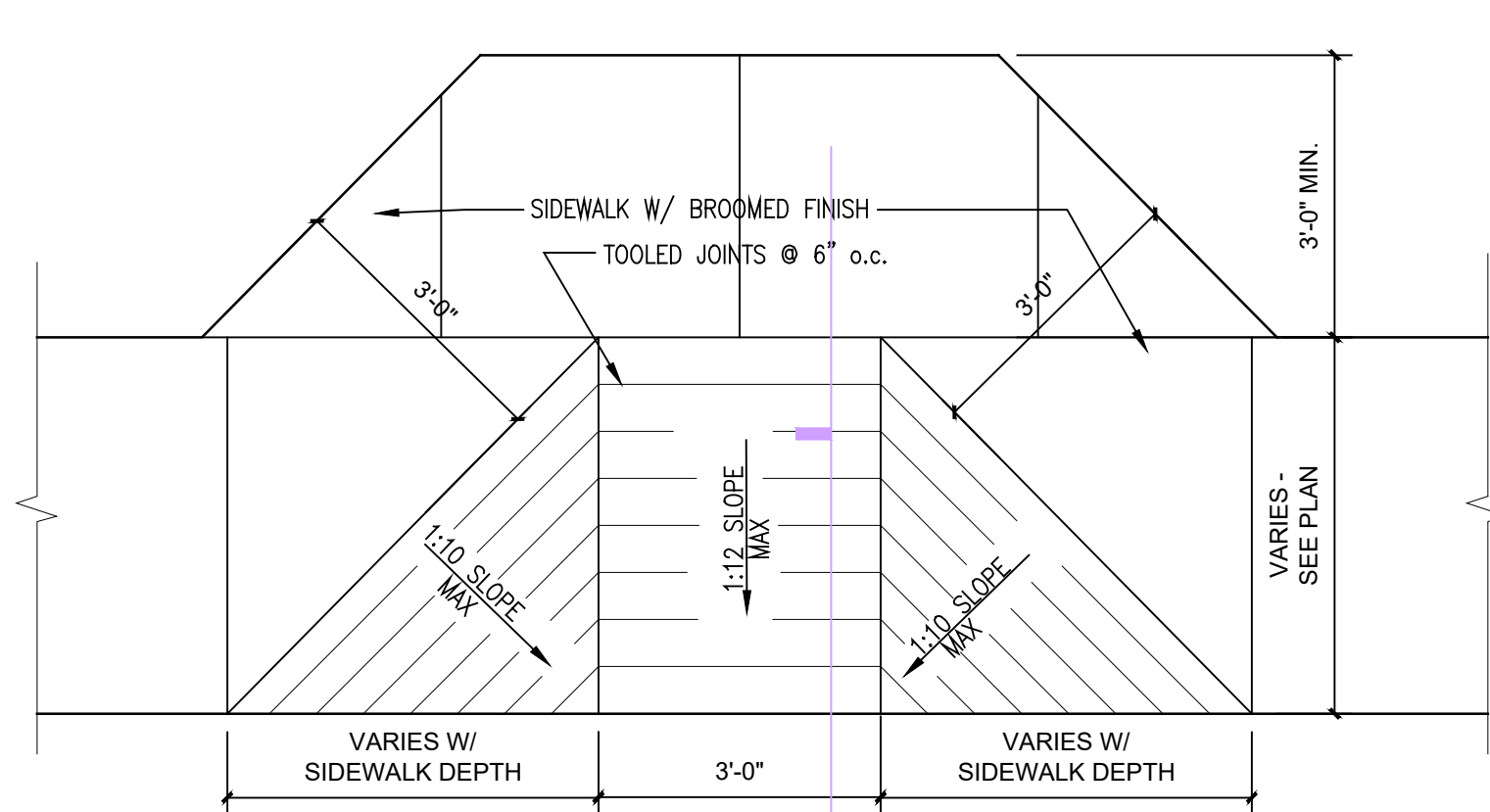
4 HC PARKING SIGN DETAIL
3/4" = 1'-0"



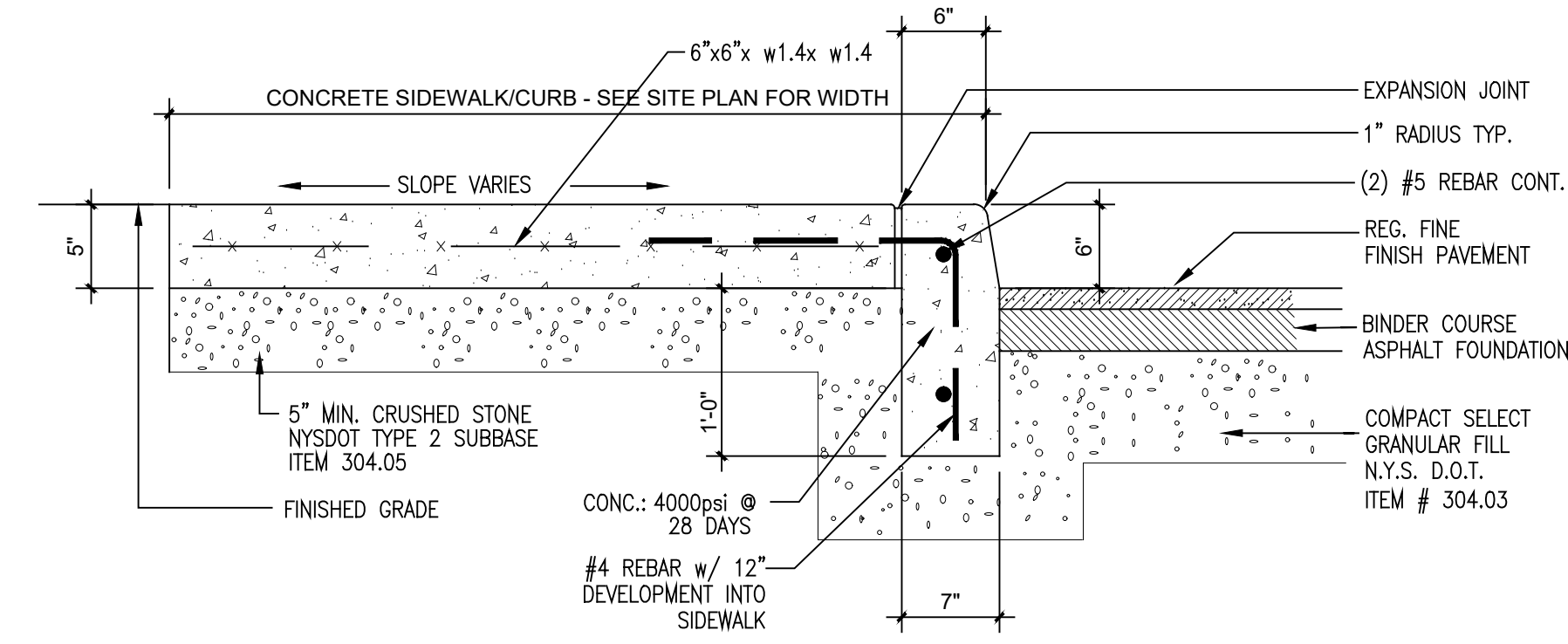
13 PUBLIC ACCESS SIGN DETAIL
3/4" = 1'-0"



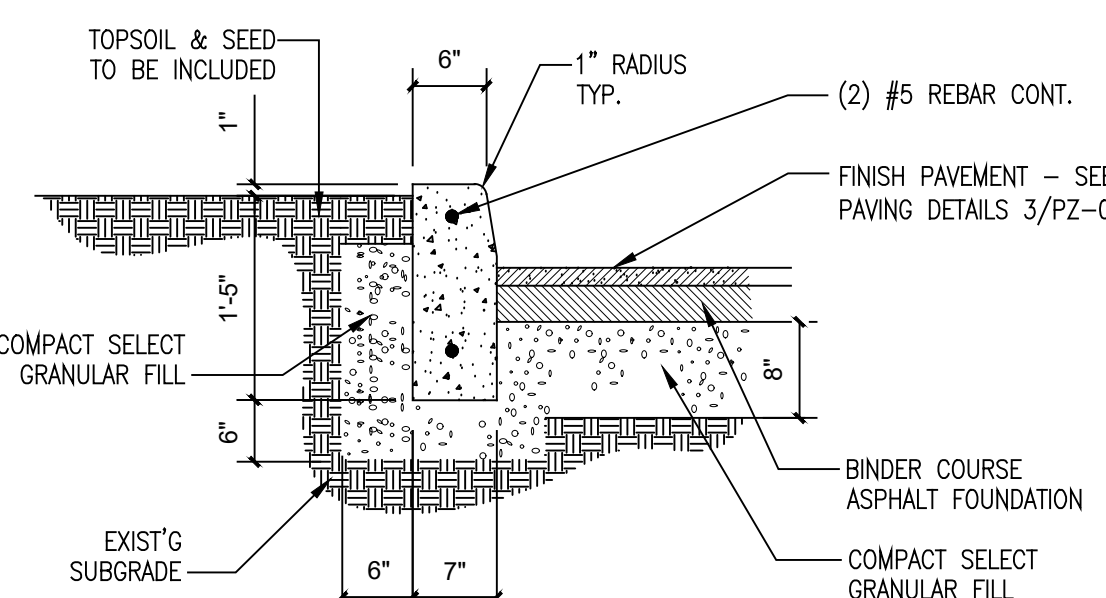
6 HANDI-CAP RAMP - SECTION
3/4" = 1'-0"



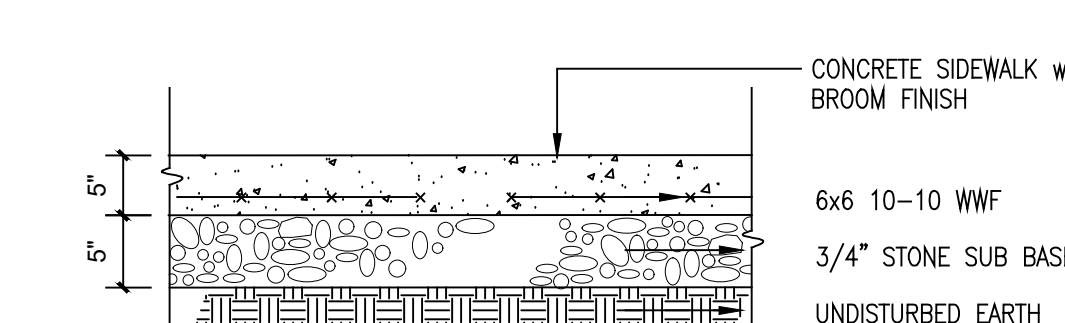
7 HANDI-CAP RAMP - PLAN
1/2" = 1'-0"



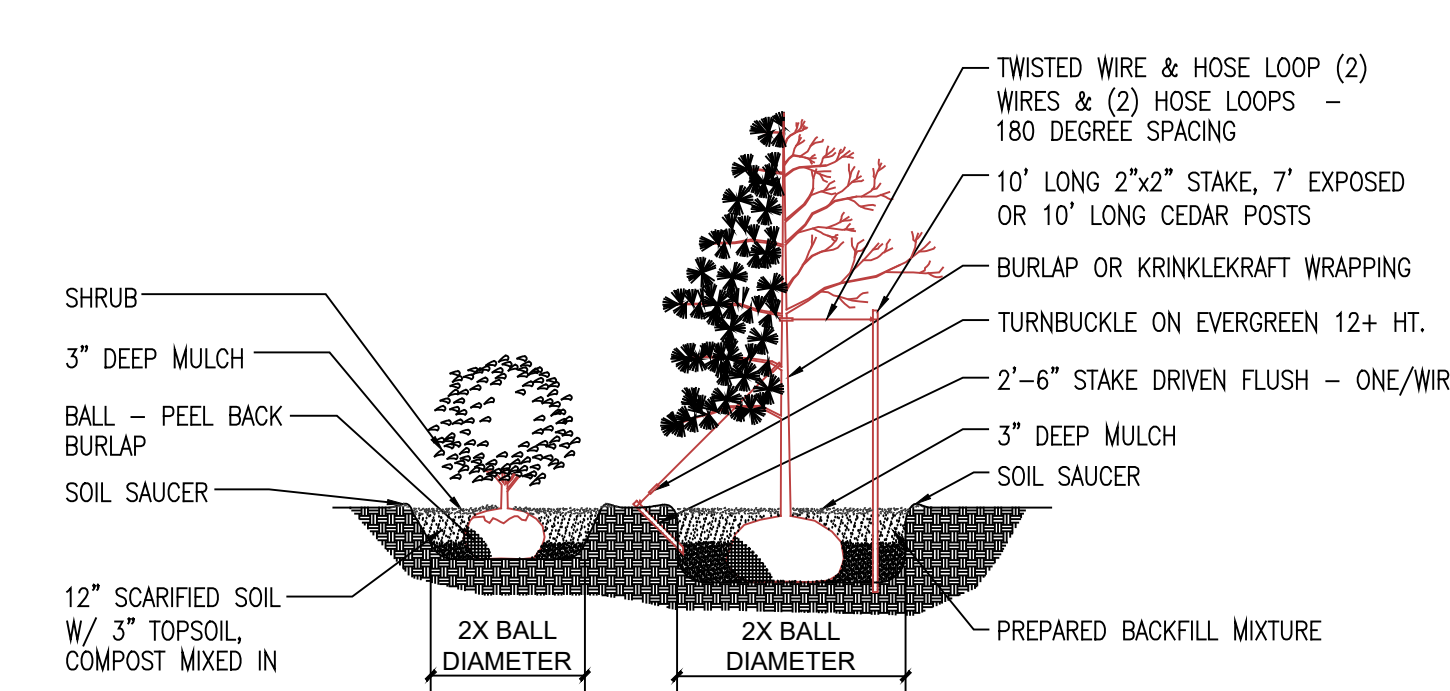
8 POURED CONCRETE SIDEWALK & CURB SECTION
1" = 1'-0"



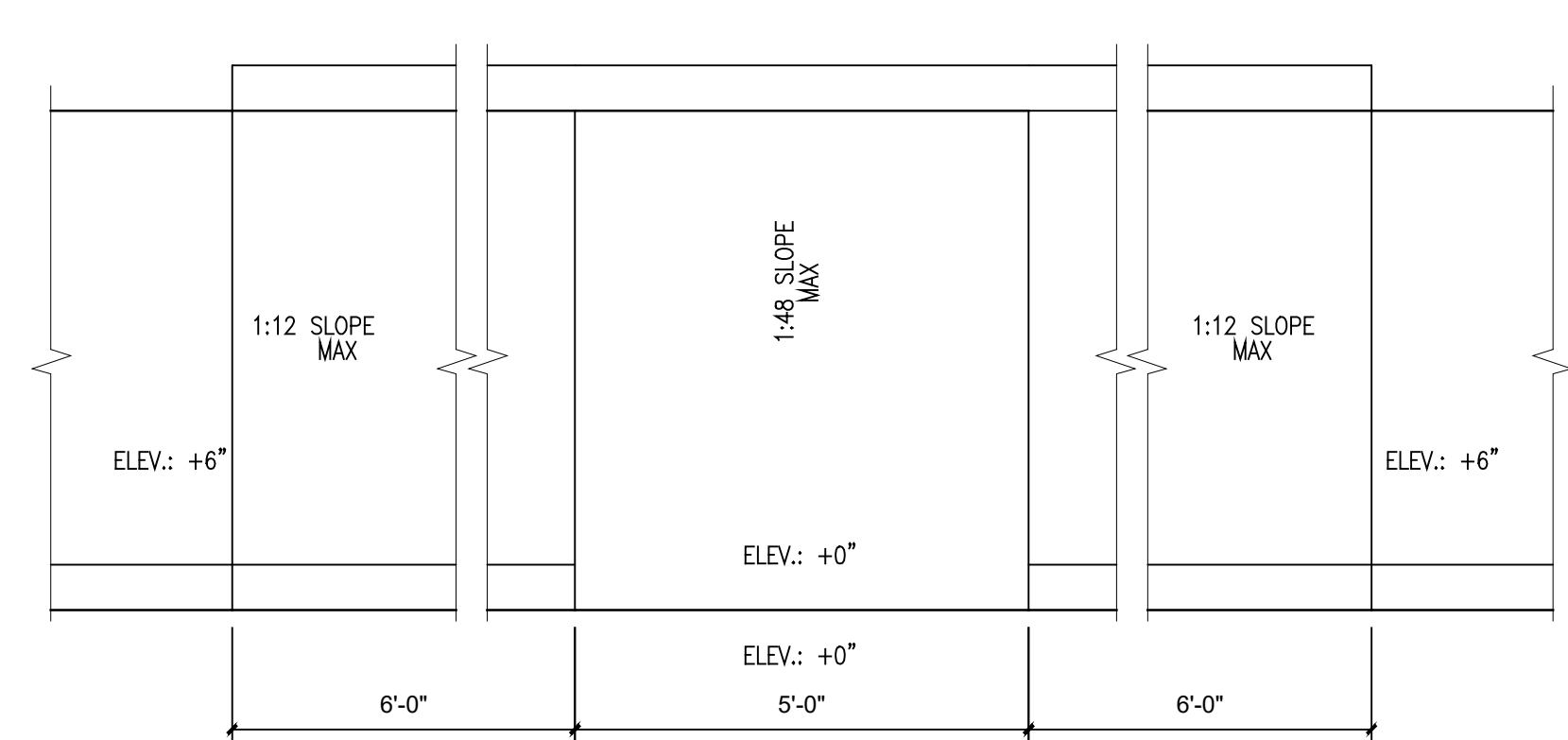
9 POURED CONCRETE CURB DETAIL
3/4" = 1'-0"



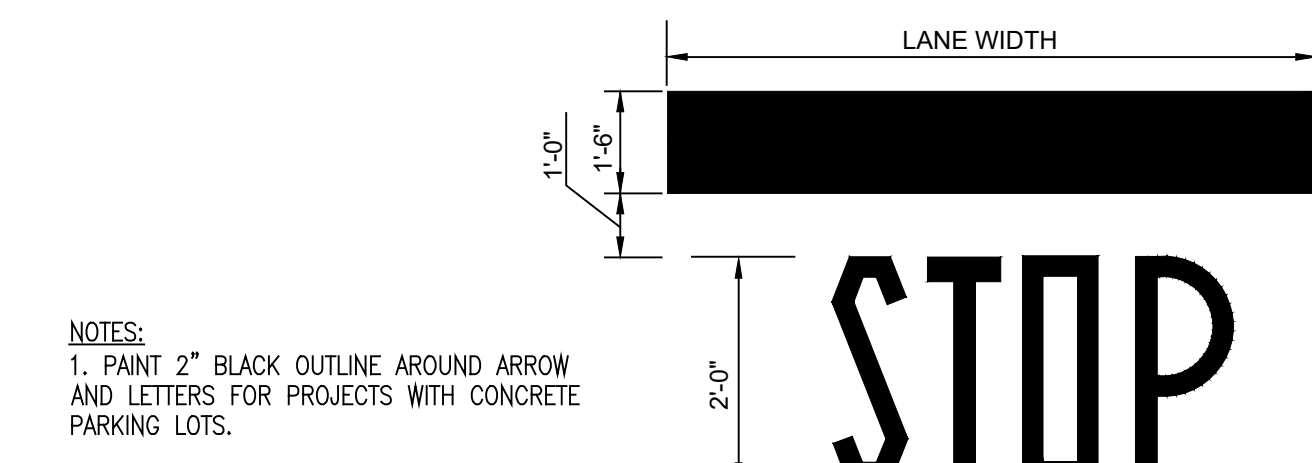
10 POURED CONCRETE SIDEWALK SECTION
3/4" = 1'-0"



11 TREE & SHRUB PLANTING DETAILS
NOT TO SCALE



12 HANDI-CAP RAMP - PLAN
1/2" = 1'-0"



2 PAVING MARKINGS - DIRECTIONAL
3/8" = 1'-0"

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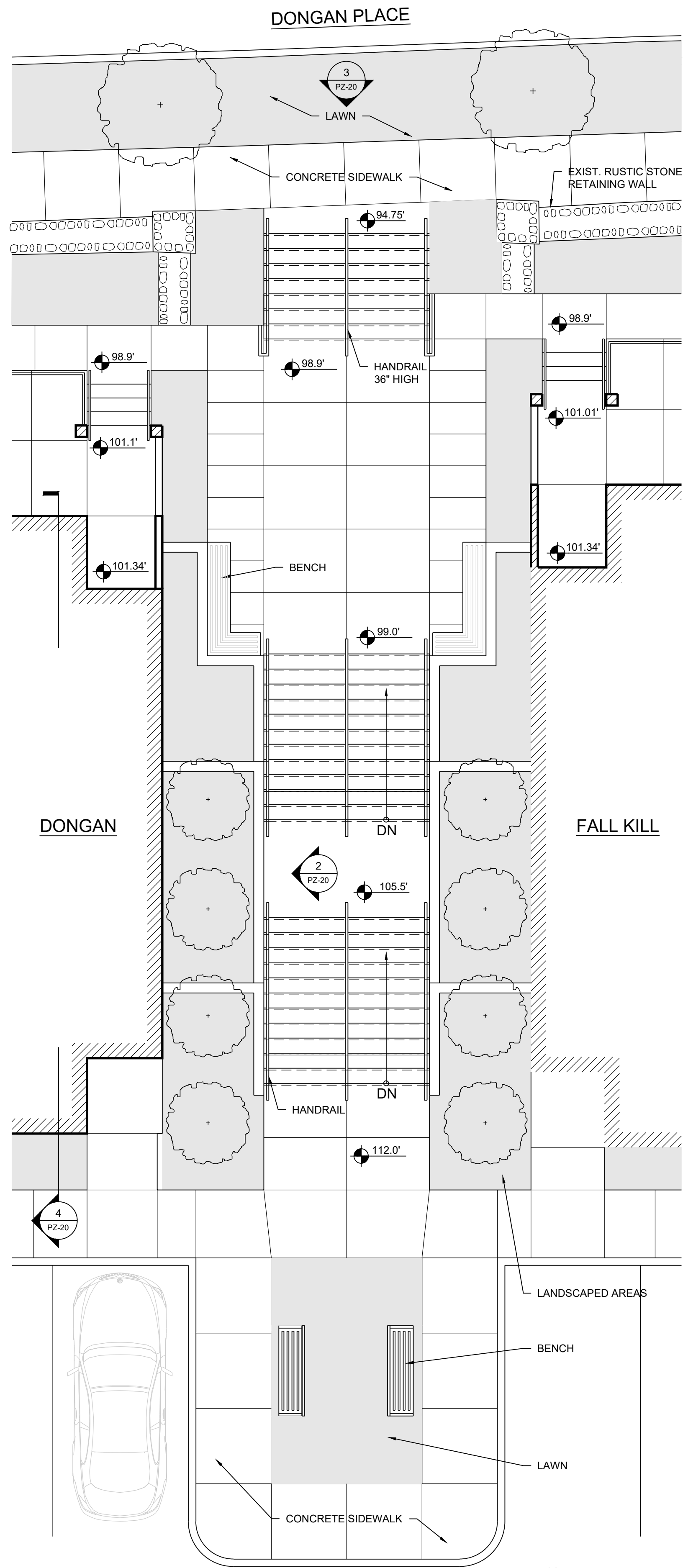
CLIENT: Pelton Partners LLC
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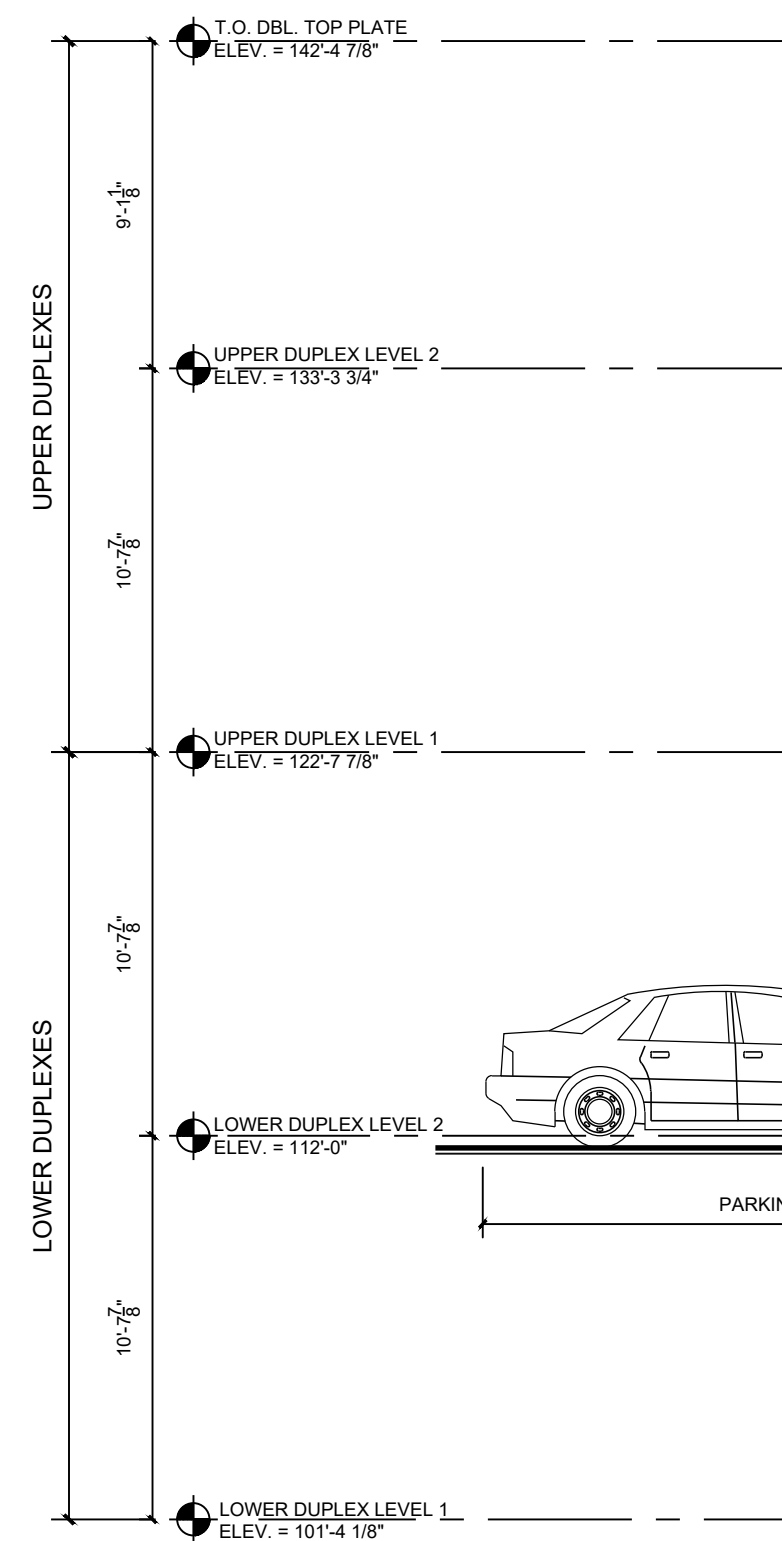
REGISTERED ARCHITECT
STEVEN TINKELMAN
STATE OF NEW YORK
18828

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3/26/2018 ISSUED TO PLANNING BOARD
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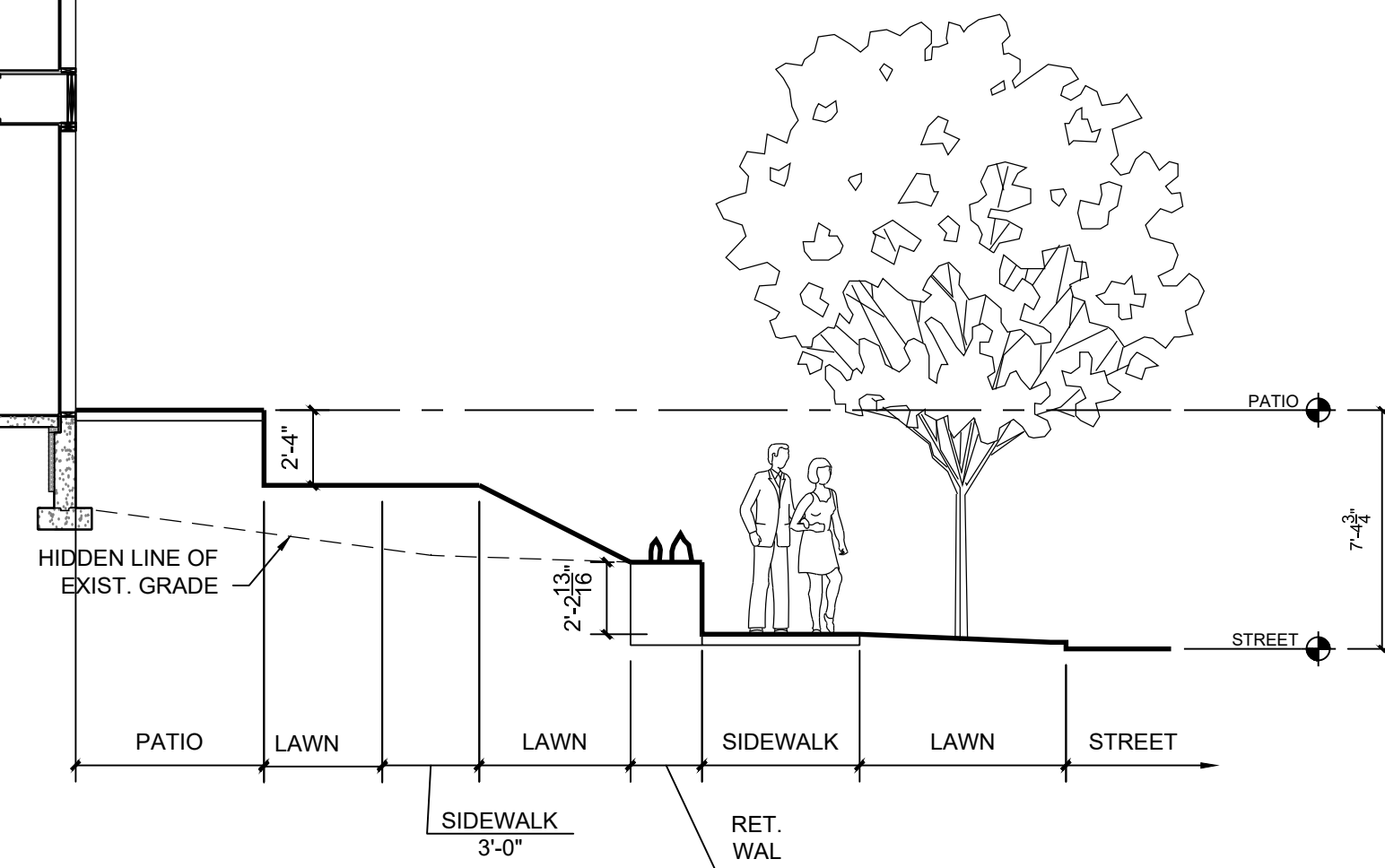
SITE DETAILS
DRAWN BY: J.D.
JOB No. Y1022
DATE: 2/09/2023
PZ-06



1 ENLARGED MONUMENTAL STAIR PLAN
3/16" = 1'-0"



2 MONUMENTAL STAIR SECTION
3/16" = 1'-0"



3 MONUMENTAL STAIR ELEVATION
3/16" = 1'-0"

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
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1/18/2021 2021 HDLPC SUBMISSION
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6/25/2019 ISSUED TO PLANNING BOARD
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3/26/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD



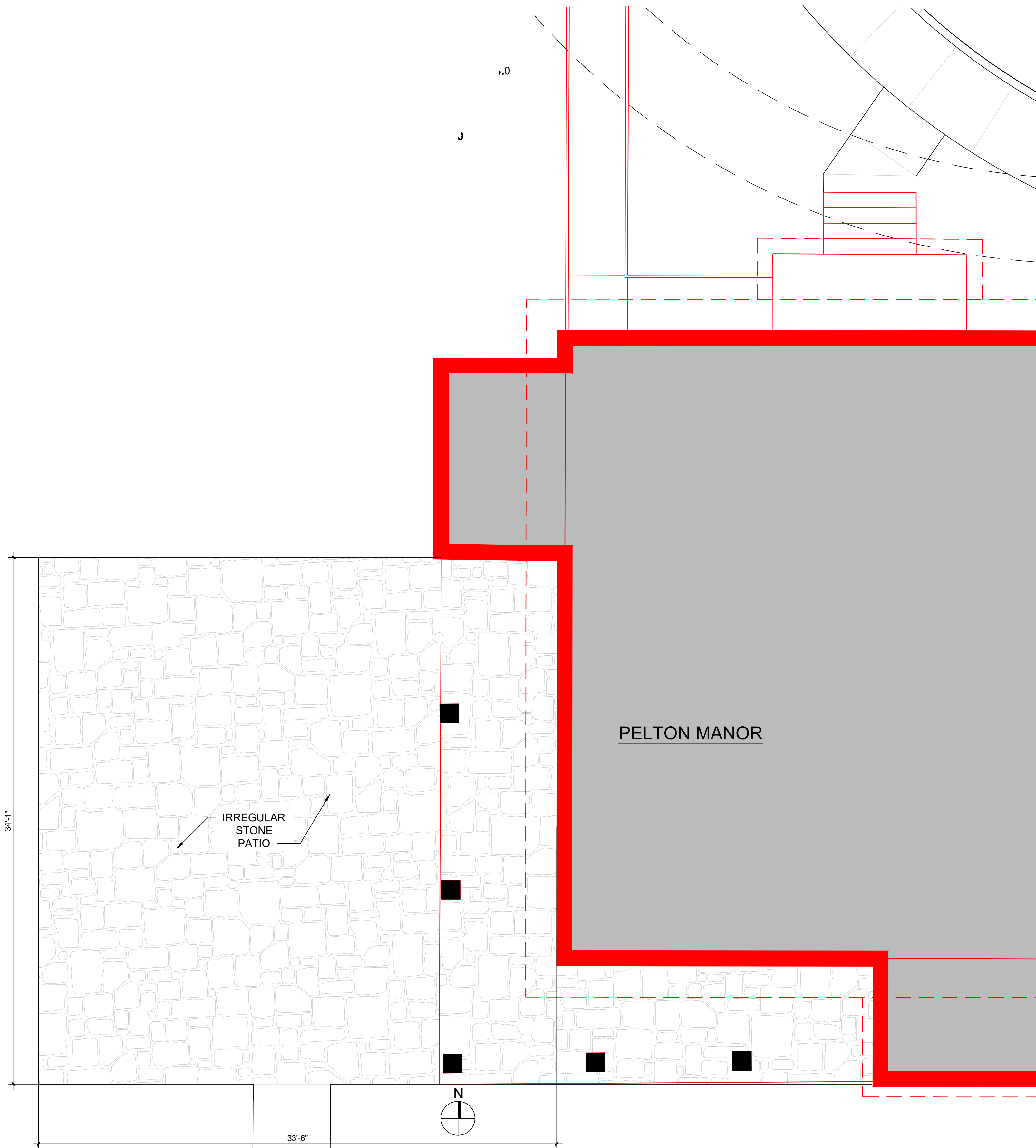
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Poughkeepsie, NY 12601



ENLARGED
MONUMENTAL STAIR
PLAN & ELEVATIONS
DRAWN BY:
M.L.L.
JOB NO.
Y1022
DATE:
19 Nov 2015
PZ-20



REVISIONS:	
4/13/2023	HDLPC RE-SUBMISSION
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11/02/2021	2021 HDLPC SUBMISSION
8/29/2019	ISSUED TO HDLPC
6/29/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HDLPC
11/07/2018	ISSUED TO HDLPC
8/03/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD



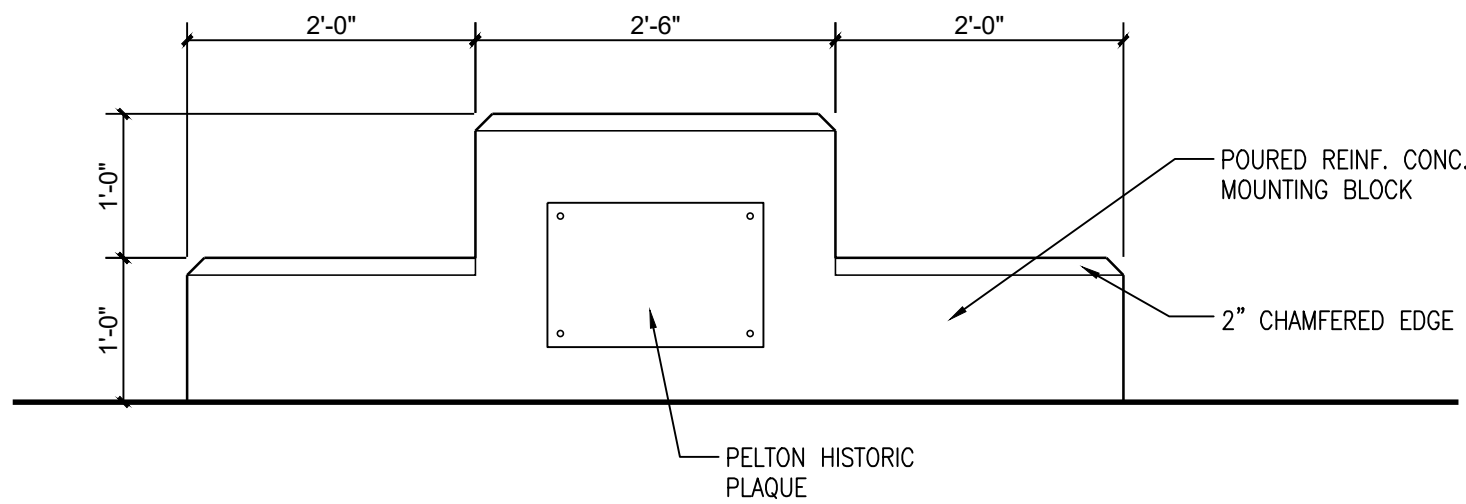
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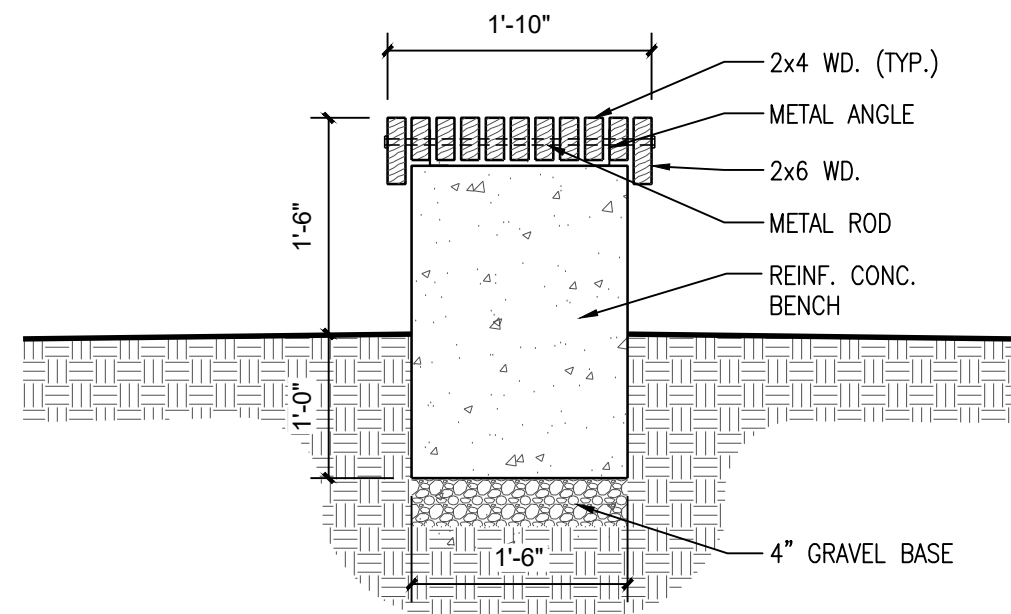
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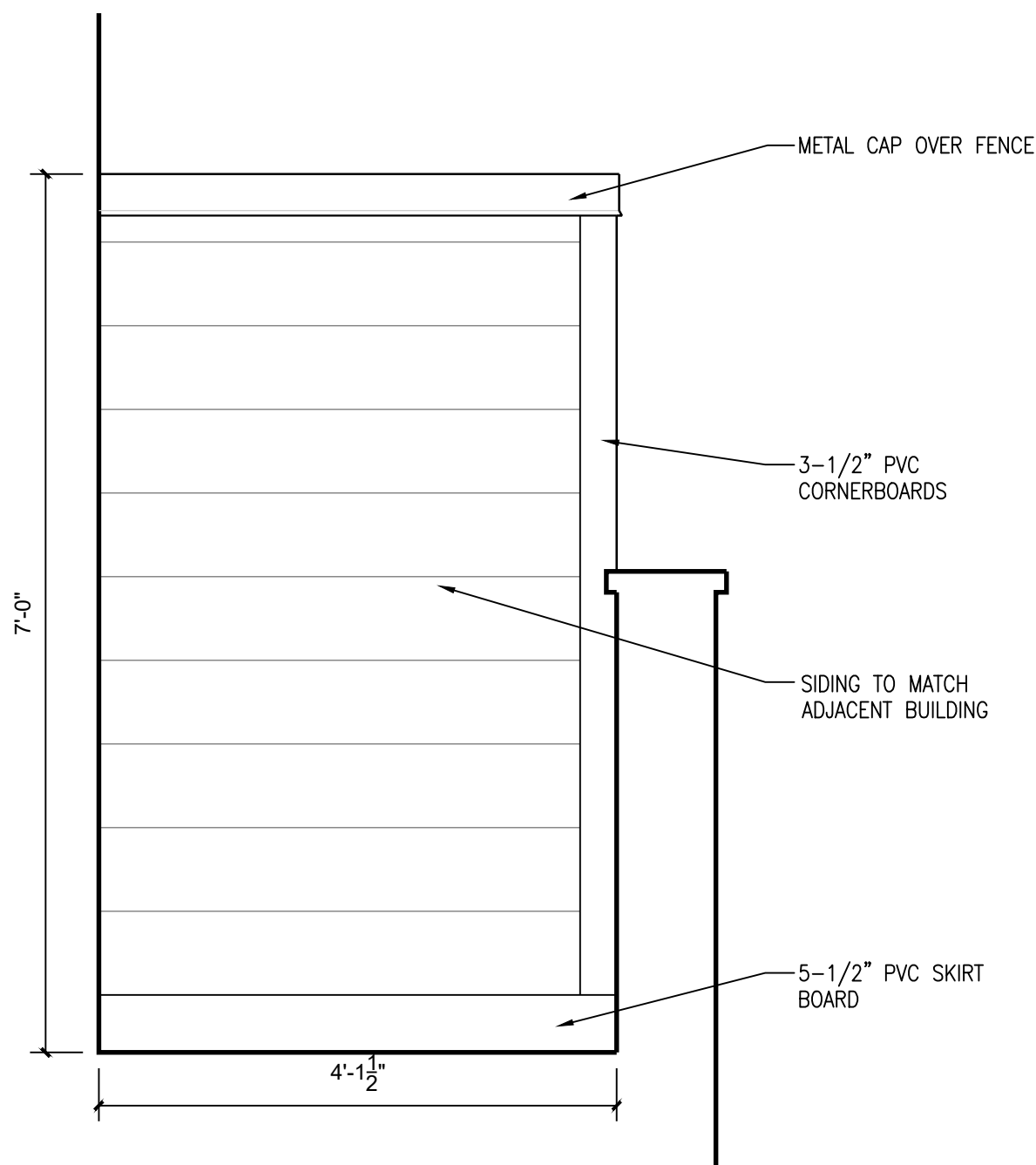
ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION	
DRAWN BY: J.D.	PZ-21
JOB No. Y1022	
DATE: 8/29/17	



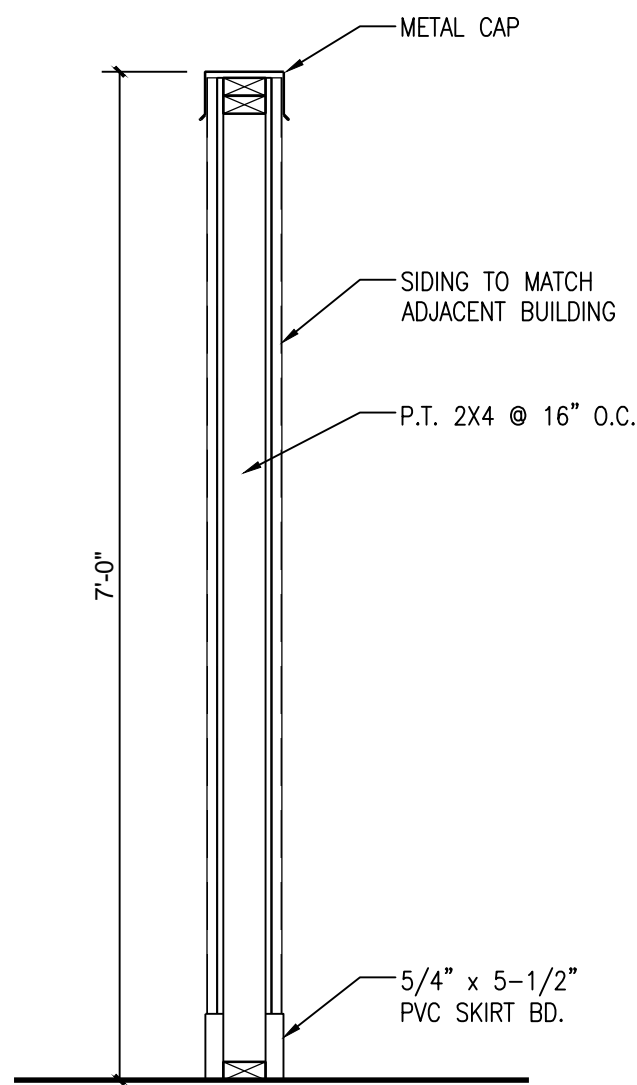
7 MOUNTING BLOCK ELEVATION
3/4" = 1'-0"



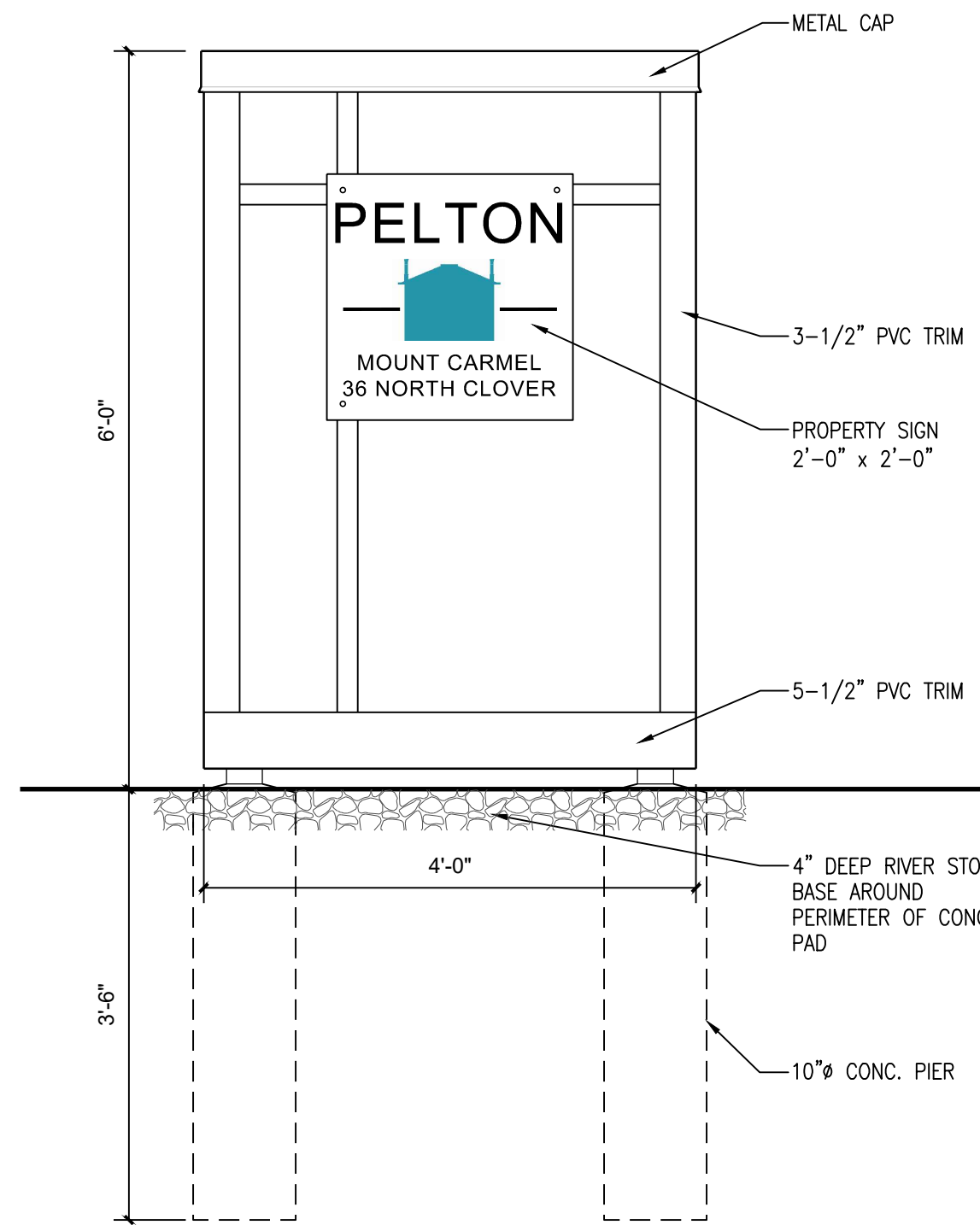
9 BENCH DETAIL
3/4" = 1'-0"



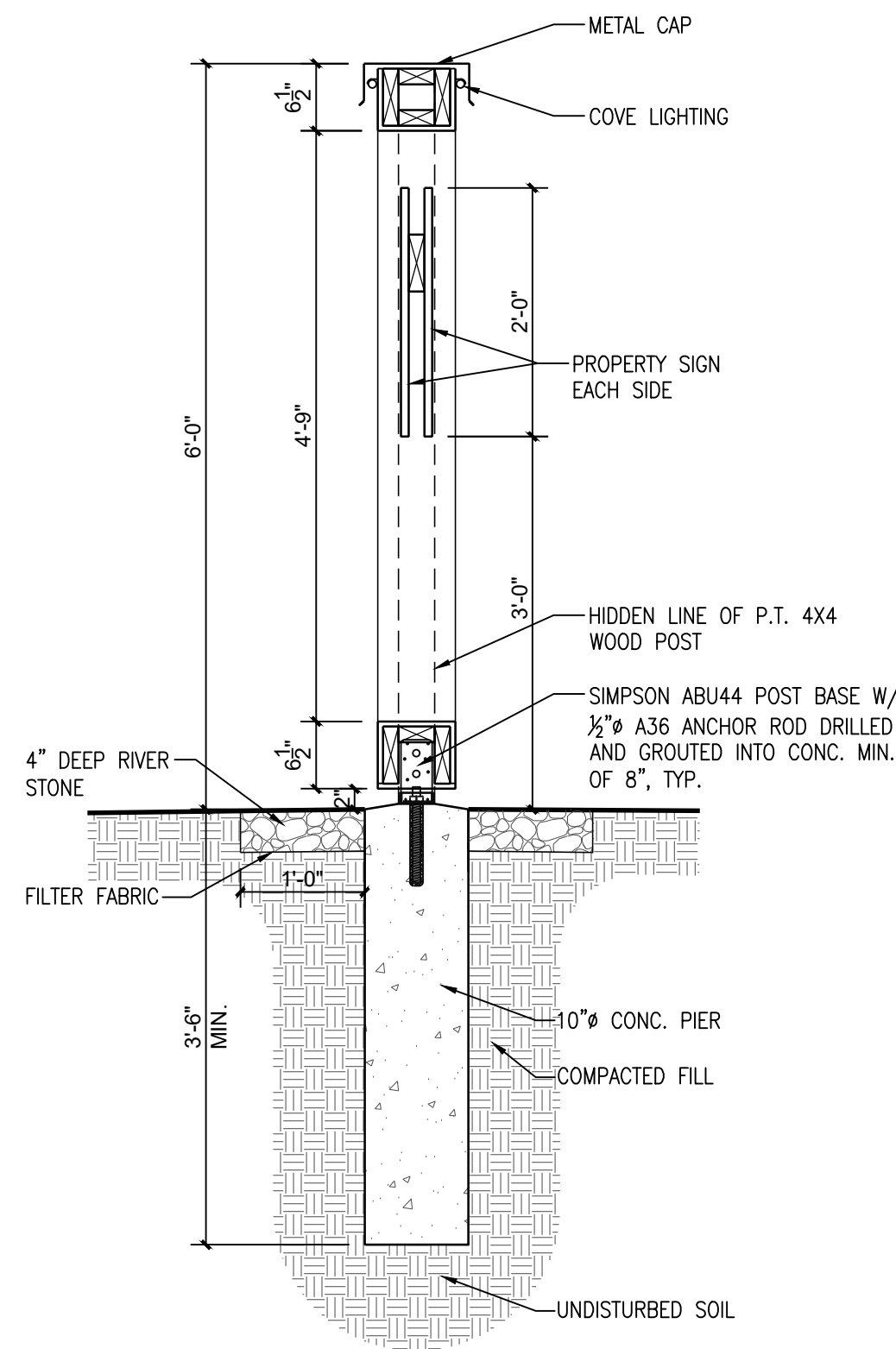
5 PRIVACY WALL ELEVATION
3/4" = 1'-0"



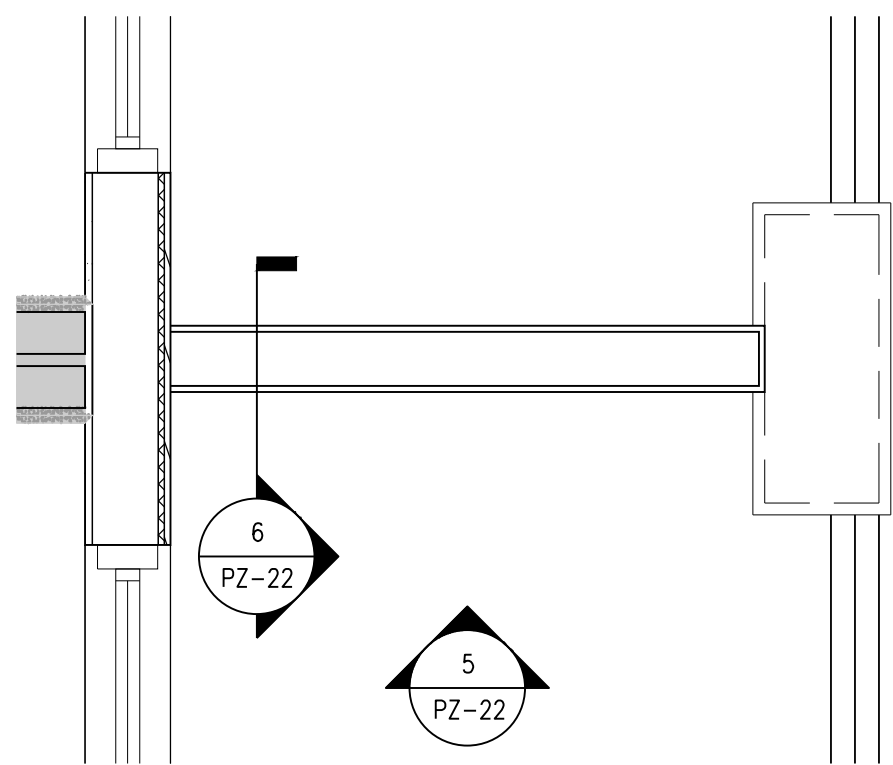
6 PRIVACY WALL SECTION
3/4" = 1'-0"



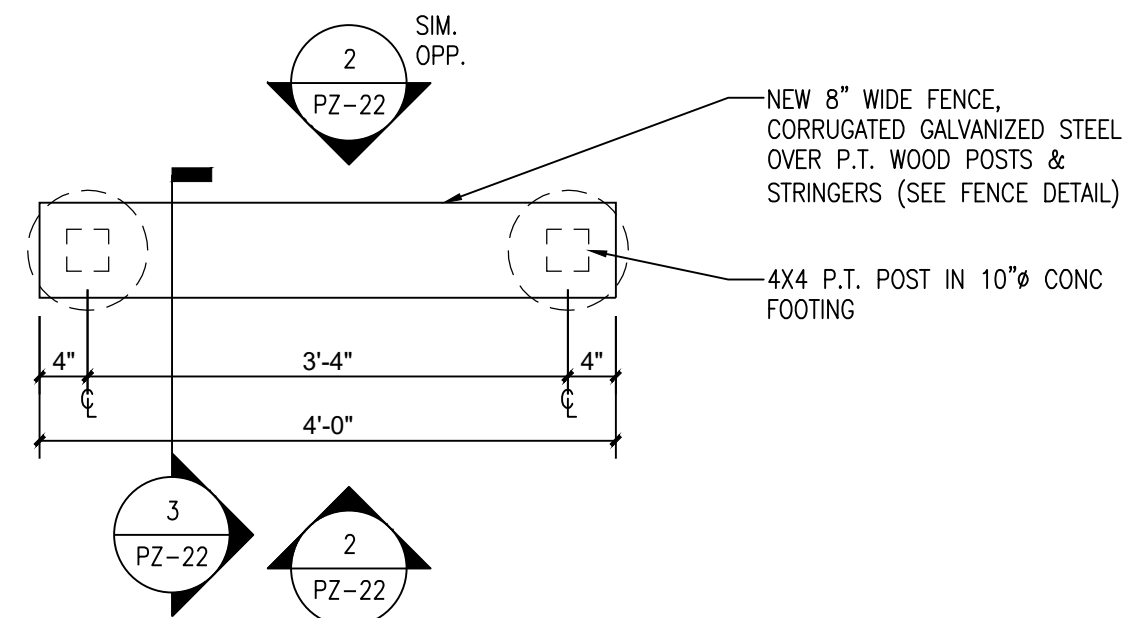
NOTE: OPPOSITE SIDE SIMILAR.
2 FRONT ENTRANCE SIGN ELEVATION
3/4" = 1'-0"



3 FRONT ENTRANCE SIGN SECTION
3/4" = 1'-0"



4 PRIVACY WALL PLAN
3/4" = 1'-0"



1 FRONT ENTRANCE SIGN PLAN
3/4" = 1'-0"

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
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6/25/2019 ISSUED TO PLANNING BOARD
3/28/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD



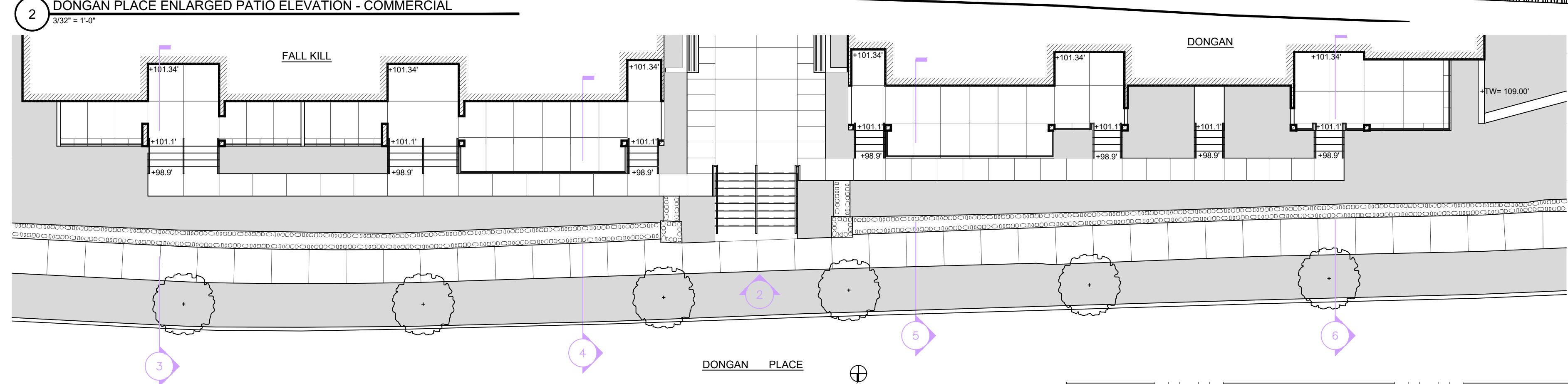
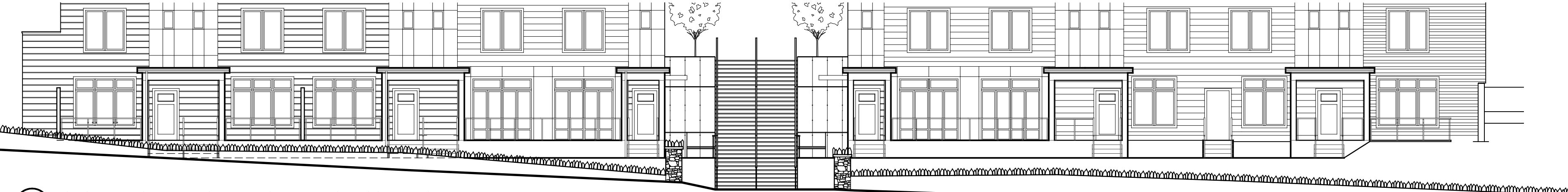
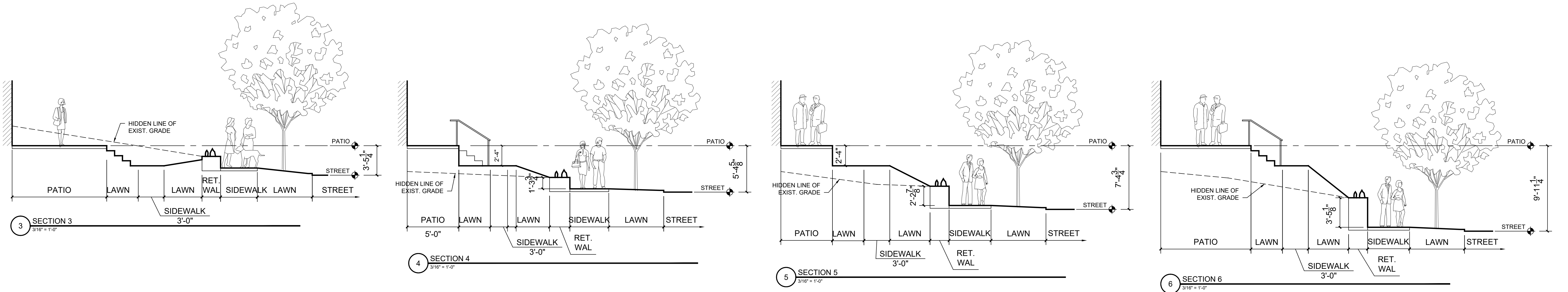
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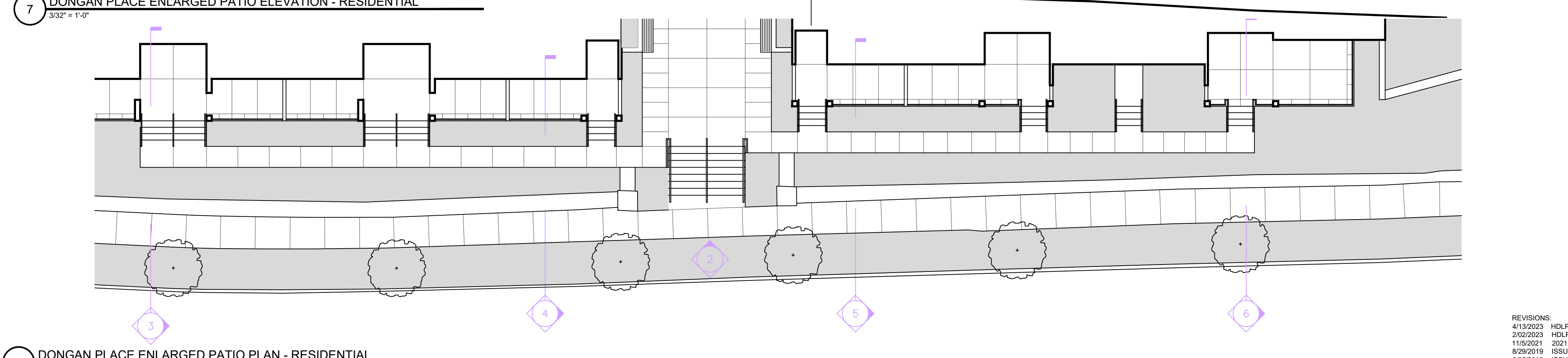
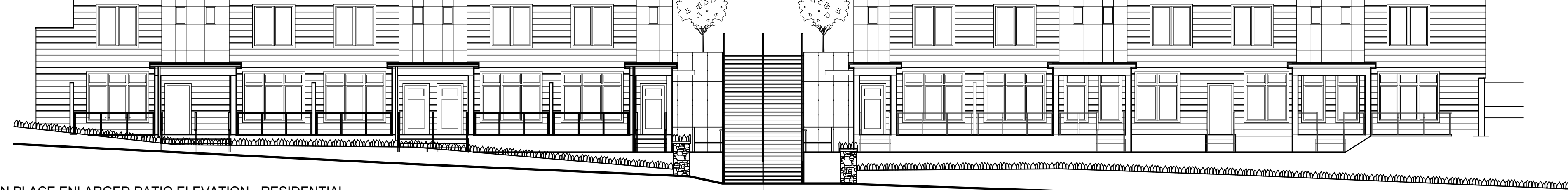


FRONT ENTRANCE SIGN	
DRAWN BY: M.L.L.	PZ-22
JOB NO. Y1022	
DATE 18 Nov 2015	



1 DONGAN PLACE ENLARGED PATIO PLAN - COMMERCIAL
3/32" = 1'-0"

2 DONGAN PLACE ENLARGED PATIO ELEVATION - COMMERCIAL
3/32" = 1'-0"



8 DONGAN PLACE ENLARGED PATIO PLAN - RESIDENTIAL
3/32" = 1'-0"

7 DONGAN PLACE ENLARGED PATIO ELEVATION - RESIDENTIAL
3/32" = 1'-0"



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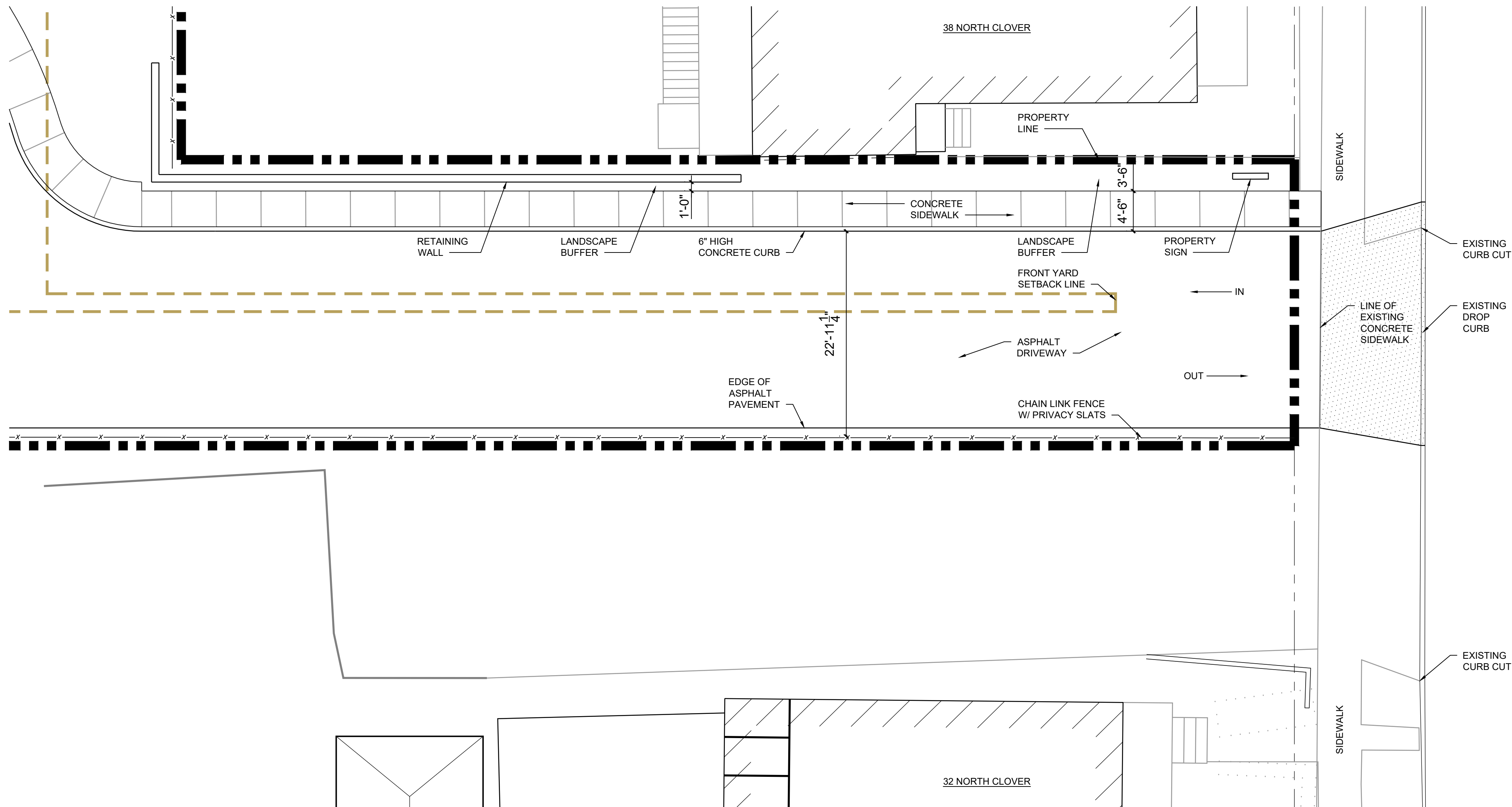
36 N. Clover St.
Poughkeepsie, NY 12601



DRAWN BY: M.L.L.	PZ-23
JOB NO. Y1022	
DATE 4/18/18	

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2/02/2023	HD LPC SUBMISSION
11/05/2021	2021 HD LPC SUBMISSION
8/26/2019	ISSUED TO HD LPC
6/25/2019	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD



1 ENLARGED DRIVEWAY ENTRANCE PLAN
1/8" = 1'-0"

REVISIONS:
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2/09/2023 HDLPC SUBMISSION
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ENTRANCE DRIVEWAY
PLAN

DRAWN BY:

M.L.L.

JOB No.

Y1022

DATE:

18 Nov 2015

PZ-24



- TRAFFIC CIRCULATION PAVING MARKINGS & SIGN LEGEND:
- 1 STOP BAR w/ LETTERS "STOP" SEE DETAIL 2/PZ-06
 - 2 STOP SIGN SEE DETAIL 3/PZ-06
 - 3 RESERVED PARKING SIGN w/ HANDI-CAP SYMBOL SEE DETAIL 4/PZ-06
 - 4 NO PARKING ANY TIME SIGN SEE DETAIL 5/PZ-06
 - 5 PUBLIC ACCESS FROM DUSK TO DAWN SIGN SEE DETAIL 14/PZ-06

1 TRAFFIC CIRCULATION PLAN
1" = 20'

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
11/5/2021 2021 HDLPC SUBMISSION
8/29/2019 ISSUED TO HDLPC
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9/07/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD



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TRAFFIC CIRCULATION & SIGNAGE PLAN

DRAWN BY:
J.D.
JOB NO.
Y1022
DATE
7/5/17
PZ-25

36 NORTH CLOVER STREET - DONGAN MATERIAL MODEL



NOTE:
Rendering is for material call-outs only.
Refer to updated drawings and model
for revised design of Dongan.

Note: Colors in rendered image are representational of the proposed materials.
Refer to samples for actual appearance.





MATERIAL "M1"

- Lap Siding
 - o Manufacturer: James Hardie
 - o Product: Hardie Plank Lap Siding
 - o Exposure: 5"
 - o Color: Heathered Moss JH50-20
 - o Location: Upper Entablature



MATERIAL "M1" ALTERNATE

- Siding
 - o Manufacturer: LP Smartside
 - o Product: 18" Bold Profile Lap Siding
 - o Exposure: 4"
 - o Color: Colonial Revival Green by Sherwin Williams
 - o Location: Upper Entablature

Note: Alternate material sample is not shown in the actual color, see color swatch.



MATERIAL "M2"

- Lap Siding
 - o Manufacturer: James Hardie
 - o Product: Hardie Plank Lap Siding
 - o Exposure: 5"
 - o Color: Light Mist JH70-10
 - o Location: Mid-Section



MATERIAL "M2" ALTERNATE

- Siding
 - o Manufacturer: LP Smartside
 - o Product: 18" Bold Profile Lap Siding
 - o Exposure: 4"
 - o Color: Chelsea Gray by Sherwin Williams
 - o Location: Mid-Section



Note: Alternate material sample is not shown in the actual color, see color swatch.



MATERIAL "M3"

- Siding
 - o Manufacturer: LP Smartside
 - o Product: 18" Bold Profile Lap Siding
 - o Exposure: 8"
 - o Color: Peppercorn by Sherwin Williams
 - o Location: Lower Base



Peppercorn

Note: Material samples are not shown in the actual color, see color swatch.

M-3



MATERIAL "M4"

- Siding
 - o Manufacturer: Trespa
 - o Product: Meteon
 - o Color: Rusted Brown

M-4



MATERIAL "M5"

- Siding
 - o Manufacturer: Trespa
 - o Product: Meteon
 - o Color: Tempered Grey

M-5



MATERIAL "M6"

- Sunshade "Building Your Own"
 - o Manufacturer: C.R. Laurence
 - o Material: Aluminum
 - o Color: Silver Metallic

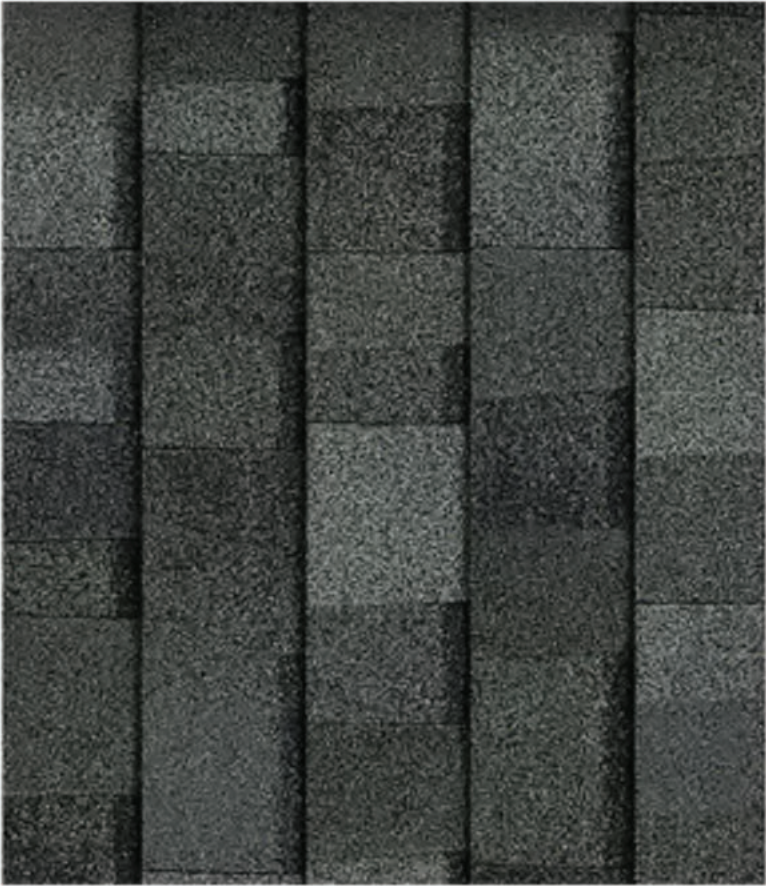
M-6



MATERIAL "M7"
o Windows

- ☐ Manufacturer: Andersen
- ☐ Series: 100
- ☐ Color: Terratone

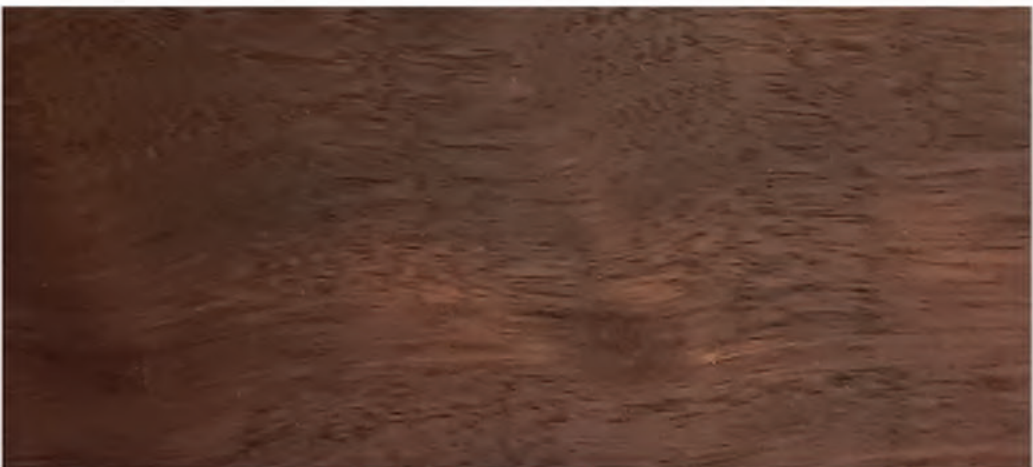
M-7



- MATERIAL "M8"
- Roof Shingles
 - o Manufacturer: Owens Corning
 - o Product: Tru Definition Duration Shingles
 - o Color: Estate Gray



- MATERIAL "M9"
- Patio Pavers
 - o Manufacturer: Johnston & Rhodes Bluestone Co.
 - o Product: Bluestone Pavers
 - o Color: Bluestone
 - o Finish: Honed



MATERIAL "M10"

- Bench Seat
 - o Manufacturer: Forms + Surfaces
 - o Product: Ipe Hardwood
 - o Color: Ipe

M-10



MATERIAL "M11"

- Bike Rack
 - o Manufacturer: Forms + Surfaces
 - o Product: Capitol Bike Rack
 - o Color: Powdercoat Aluminum Texture



M-11



- MATERIAL "M12"
- Recessed Panels
 - o Manufacturer: Versatex
 - o Product: Trimboard & Sheet
 - o Color: Peppercorn by Sherwin Williams

Note: Material samples are shown in the actual color, see color swatch.

M-12



- MATERIAL "M13"**
- Wood Clapboard Siding
 - o Location: Manor House Porches
 - o Color: Site White by Sherwin Williams

Note: Image shown is a typical area for the proposed color.
All wood clapboard siding areas are to receive this color.

M-13



MATERIAL "M14"

- Brick Veneer
 - o Location: Manor House
 - o Color: Site White by Sherwin Williams



Note: Image shown is a typical area for the proposed color.
All brick veneer areas are to receive this color.

M-14



MATERIAL "M15"

- Clapboard Siding
 - o Location: Manor House Upper Entablature
 - o Color: Colonial Revival Green Stone by Sherwin Williams



Note: Image shown is a typical area for the proposed color.

All Clapboard in the upper entablature areas are to receive this color.

M-15



NOT USED

- MATERIAL "M16"
- Corrugated Galvanized Steel
 - o Location: Privacy Walls
 - o Size: 7/8"

~~M16~~



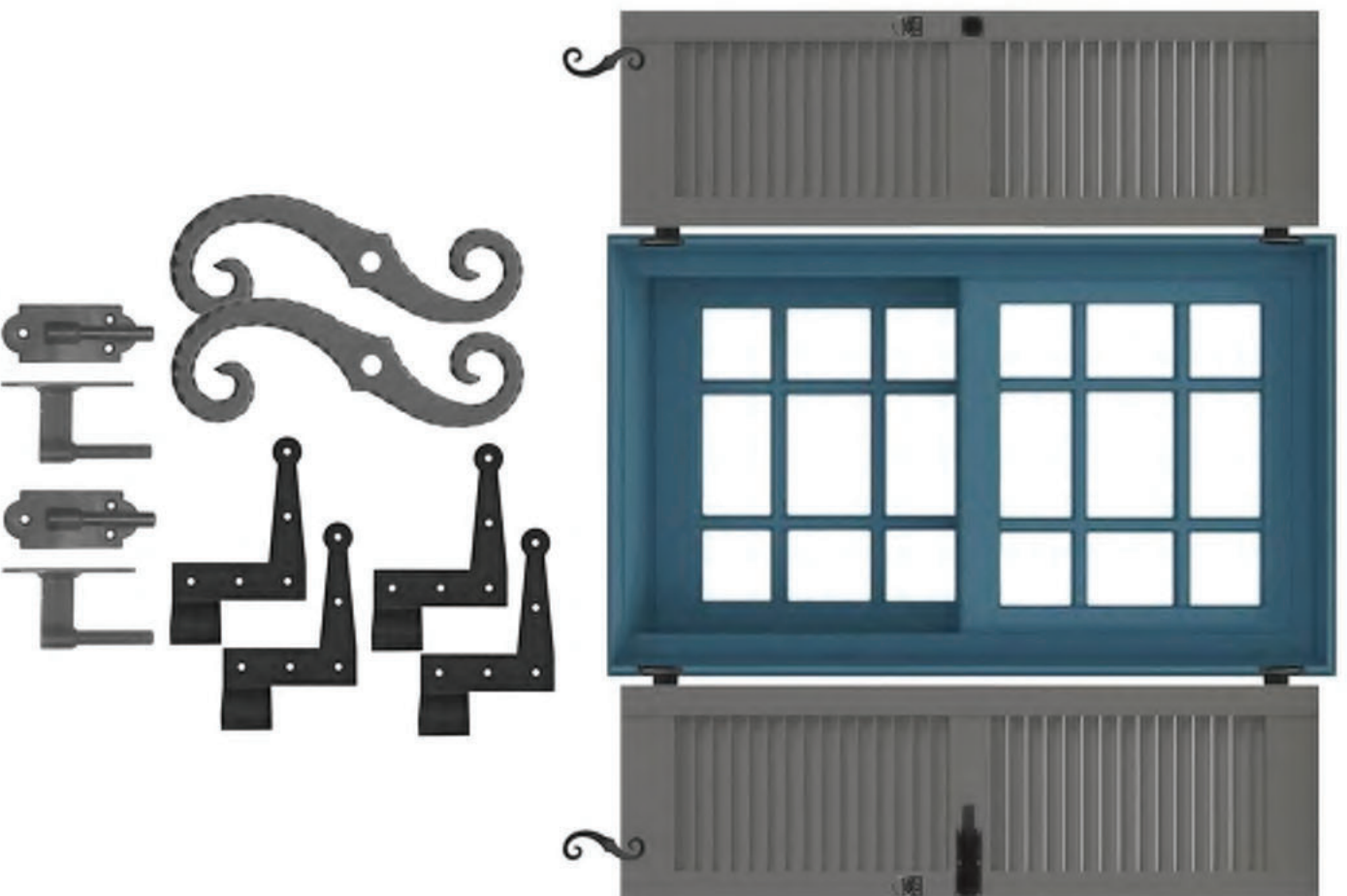
MATERIAL "M17"

- PVC Bracket, painted
 - o Location: Upper Entablature
 - o Size: 3'-0" x 3'-0" x 0'5"
 - o Color: Colonial Revival Green by Sherwin Williams



Note: Material samples are not shown in the actual color, see color swatch.

M-17



MATERIAL "M18"

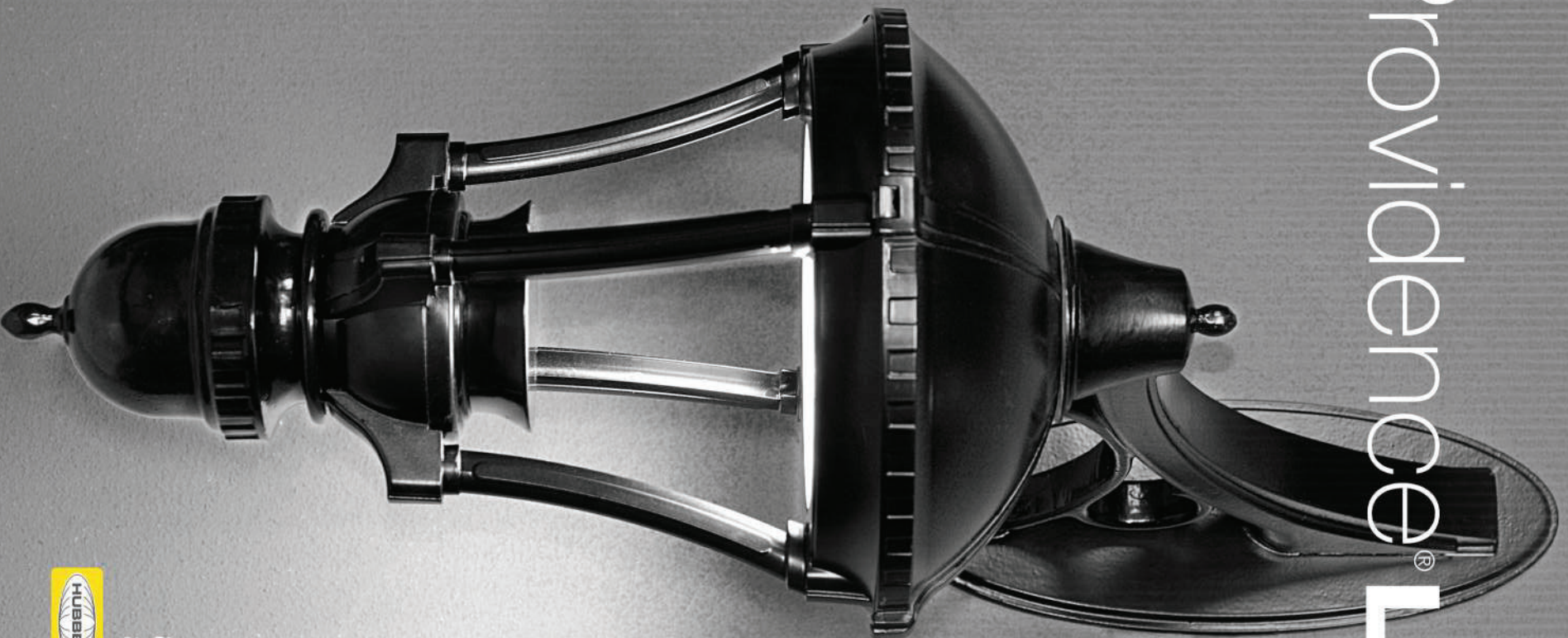
- Wood Exterior Shutters
 - o Location: Manor House Windows
 - o Size: 18" width by 78" & 86" height
 - o Color: Colonial Revival Green by Sherwin Williams
 - o Accessories: 2 (pair) pintels, 1 (pair) "S" holdbacks & 2 (pair) 6in L-Hinges



Note: Material samples are not shown in the actual color, see color swatch.

M-18

Providence® LED



architectural
arealighting
HUBBELL
Lighting



ORDERING INFORMATION

EXAMPLE: PROS-Y2-3050-MAL-TRA59U

MODEL PROS PROB

Model	Distribution	Lumen Package	Color	Options	Mounting
PROS	Y2	3050	BLK	FS1	TRA59D

1. MODEL

PROS Providence Small LED
PROB Providence Bollard LED

2. DISTRIBUTION

Y2 Type 2
Y3 Type 3
Y4 Type 4
Y5 Type 5

3. LUMEN PACKAGE

3050 5000K CCT, 43 watts
3040 4000K CCT, 43 watts
3030 3000K CCT, 43 watts
2050 5000K CCT, 25 watts
2040 4000K CCT, 25 watts
2030 3000K CCT, 25 watts

4. COLOR

AWT Arctic White
BLK Black

MTB Matte Black
DGN Dark Green
DBZ Dark Bronze
WRZ Weathered Bronze
BRM Bronze Metallic
VBL Verde Blue
CRT Copper
MAL Matte Aluminum
MDG Medium Grey
ATG Antique Green
LGY Light Grey
RAL Premium Color
CUSTOM ** Contact factory

5. OPTIONS

FS1 Fusing
DSC Dark Sky Cap (PROB only)
HTD High Transmission Diffuser
PFC Brass Painted Finial (PROB only)
PFN Brass Painted Finial (PROS only)
SPK Brass Painted Spike (PROS only)
BPS Brass Painted Struts

6. MOUNTING

PROS Standard mount shall slip over a 3" / 75mm pole or may choose one.

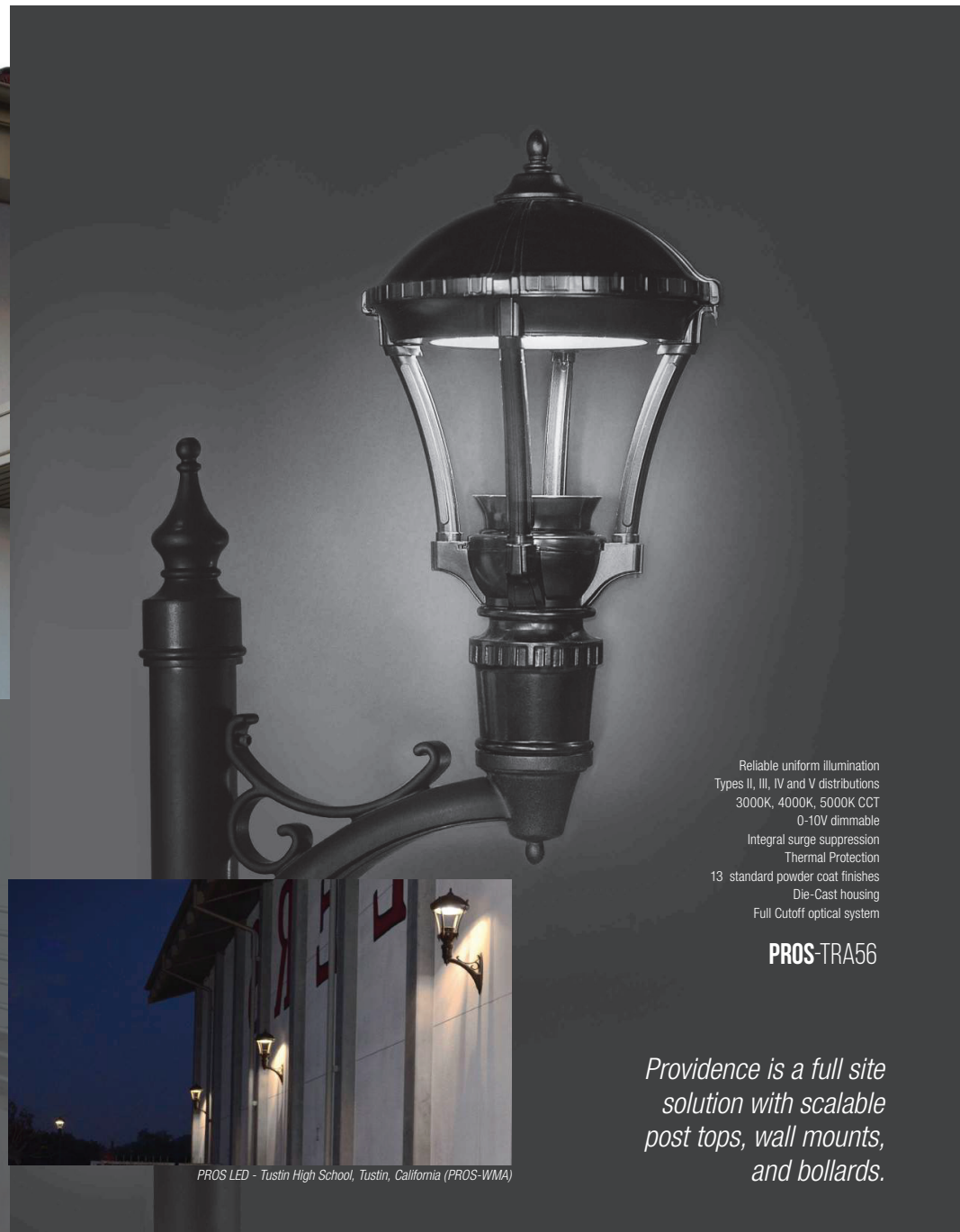
WALL MOUNT
WMA59D Mount down
WMA59U Mount up

POLE MOUNT
Side mounts slips over to a 4" O.D. pole.

TRA59D Mount down
TRA59U Mount up

PROB

FL Fluted Shaft 5" DIA.
RD Round Shaft 5" DIA.
PM Pier Mount



Reliable uniform illumination
Types II, III, IV and V distributions
3000K, 4000K, 5000K CCT
0-10V dimmable
Integral surge suppression
Thermal Protection
13 standard powder coat finishes
Die-Cast housing
Full Cutoff optical system

PROS-TRA56

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post tops, wall mounts,
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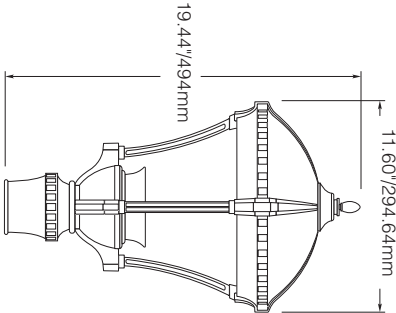
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FEATURES

- Reliable uniform illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimmable
- Integral surge suppression
- Thermal Protection
- 13 standard powder coat finishes
- Die-Cast housing
- Full Cutoff optical system



SPECIFICATIONS



- Diameter: 11.60" / 294.64 mm
- Height: 19.44" / 494 mm
- Weight: 9 lbs / 4kg
- EPA: .46
- IP Rating: 66

ORDERING INFORMATION

1	2	3	4	5	6
PROS					
Model	Distribution	Lumen Package	Color	Options	Mounting

1. MODEL
PROS Providence Small LED

2. DISTRIBUTION
Y2 Type 2
Y3 Type 3
Y4 Type 4
Y5 Type 5

3. LUMEN PACKAGE
3050 5000K CCT, 43 watts
3040 4000K CCT, 43 watts
3030 3000K CCT, 43 watts
2050 5000K CCT, 25 watts
2040 4000K CCT, 25 watts
2030 3000K CCT, 25 watts

4. COLOR
WH Arctic White
BL Black
BLT Matte Black
DB Dark Bronze
DGN Dark Green
TT Titanium
WDB Weathered Bronze
MDB Bronze Metallic
VBU Verde Blue
CRT Corten
MAL Matte Aluminium
MG Medium Grey
AGN Antique Green
LG Light Grey
RAL Premium Color
CUSTOM * Contact Factory

5. OPTIONS
FS1 Fusing
PFN Brass Painted Finial
SPK Brass Painted Spike
BPS Brass Painted Struts
LDL Lightly diffused lens
AD4 Adapter used only with standard AAL arms and post top mount fixtures to slip over a 4" / 100mm O.D. pole

6. MOUNTING
Standard mount shall slip over a 3" / 75mm pole or may choose one:
WALL MOUNT
WMAS9D Mount down
WMAS9U Mount up
POLE MOUNT
Side mounts
TRA59D Mount down
TRA59U Mount up

Providence® LED™ – Small Housing PROS

TYPE

LUMINAIRE PERFORMANCE

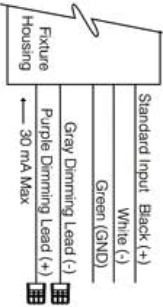
Light Engine	Lensing	Distribution	Ordering Code	Ordering Code												Average System Watts			
				5000K CCT					4000K CCT					3000K CCT					
				Delivered Lumens	Efficacy (lm/W)	BUG Rating	B	U	G	Delivered Lumens	Efficacy (lm/W)	BUG Rating	B	U	G		Delivered Lumens	Efficacy (lm/W)	BUG Rating
				3050					3040					3030					
3000 Series	Clear Lens (Standard)	TYPE 2	Y2	3238	75	1	0	1	3247	76	1	0	1	2975	69	1	0	1	
		TYPE 3	Y3	3261	75	1	0	1	3270	76	1	0	1	3038	70	1	1	1	
		TYPE 4	Y4	3253	75	1	0	1	3262	76	1	0	1	2988	69	1	0	1	
		TYPE 5	Y5	3148	73	2	0	1	3157	73	2	0	1	2892	67	2	0	1	
	Lightly Diffused Lens	TYPE 2	Y2...LDL	2386	56	1	1	1	2342	54	1	1	1	2092	49	1	1	1	43
TYPE 3		Y3...LDL	2385	57	1	1	1	2341	56	1	1	1	2091	50	1	1	1		
TYPE 4		Y4...LDL	2295	53	1	2	1	2252	52	1	2	1	2012	47	1	2	1		
TYPE 5		Y5...LDL	2234	52	1	1	1	2193	51	1	1	1	1959	46	1	1	1		
				2050					2040					2030					
2000 Series	Clear Lens (Standard)	TYPE 2	Y2	1951	78	1	0	1	1957	78	1	0	1	1792	71	1	0	1	
		TYPE 3	Y3	1958	78	1	0	1	1970	78	1	0	1	1830	73	1	0	1	
		TYPE 4	Y4	1960	78	1	0	1	1957	78	1	0	1	1793	71	1	0	1	
		TYPE 5	Y5	1889	76	1	0	1	1894	76	1	0	1	1735	69	1	0	1	25
	Lightly Diffused Lens	TYPE 2	Y2...LDL	1387	56	1	1	1	1361	54	1	1	1	1216	49	1	1	1	
TYPE 3		Y3...LDL	1386	57	1	1	1	1361	56	1	1	1	1216	50	1	1	1		
TYPE 4		Y4...LDL	1334	53	1	2	1	1309	52	1	2	1	1170	47	1	2	1		
TYPE 5		Y5...LDL	1299	52	1	1	1	1275	51	1	1	1	1139	46	1	1	1		

ELECTRICAL CHARACTERISTICS

Configuration		LED Drive mA		System Watts		Line Voltage		Amps AC		Min. Power Factor	Max THD (%)	Operating Temp. Range	Inrush Current		Dimming Range		Source/ Sink Current
Ordering Code	3050	3000 series	400	42	120-277	50/60	0.35	0.15	≥ 9	20	-40°C To +55°C	21	160 µS	49	160 µS	10% TO 100%	1mA
Ordering Code	3040	2000 series	255	25	120-277	50/60	0.21	0.09	≥ 9	20	-40°C To +55°C	21	160 µS	49	160 µS	10% TO 100%	1mA

WIRING LEADS

Luminaires shall be provided with 0-10 purple and gray dimming leads.



LED COLOR

	Ordering Code		
	3K	4K	5K
CCT Average	3000K	4000K	5000K
CRI Minimum	70	70	70
S/P Ratio	1.2	1.5	1.8

Consult factory for Amber, Turtle Friendly, Gulf Coast and Observatory applications.

TM-21 LIFETIME CALCULATION

Optical System	Ordering Code	Ambient Environment °C	Projected Lumen Maintenance (% vs. Khrs)				Reported L70
			15	25	50	TM-21* 60	100
MicroCore	32LED		15	100%	99%	98%	97%
			25	99%	98%	98%	95%
			40	98%	97%	94%	89%



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JOB
TYPE
NOTES

SPECIFICATIONS

HOUSING

- Luminaire shall have discrete optical and gear compartments that do not share any physical housings.
- All housing components shall be die-cast aluminum, sealed with continuous silicone rubber gaskets.
- Standard configurations do not require a flat lens, optional lenses shall be tempered glass
- All internal and external hardware shall be stainless steel.
- Optical bezel finish shall match the luminaire housing.

OPTICAL

- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- LED optics shall be clear injection molded PMMA acrylic.
- MCPCB and optic shall be sealed to a die-cast anodized aluminum heat sink with an injection molded silicone rubber gasket. IP66.

ELECTRICAL

- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J.
- Drivers shall be U.L. recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NFTV.

SERVICING

- Luminaires shall have tool-less service access to the gear compartment. Driver shall be mounted to a prewired tray with quick disconnects that may be removed from the gear compartment.

MOUNTING

- One-piece cast aluminum arms accept the standard 3" slip fitter on the Providence fixture.
- Arms are prewired with quick disconnects.
- Wall mounted arms do not include wall mounting hardware.
- Pole mounted arms use 3/8-16 hardware bolts for attaching to the pole.

FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

- Luminaire shall be listed with ETL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:
<http://www.hubbellinglighting.com/resources/warranty/>



February 8, 2023

Chairperson Tim McQueen and
Members of the City of Poughkeepsie
Historic Landmark Preservation Commission
62 Civic Center Plaza
Poughkeepsie, New York 12601

**RE: Pelton Mount Carmel
36 North Clover Street
Revised Submission**

Dear Chairperson McQueen and Members of Historic District Commission:

During the course of the litigation a new approach to the design and function of the Pelton Mansion has been developed by Pelton Partners LLC in conversation with other interested parties. This letter is intended to cover an amended application which gives meaning to those conversations.

Instead of the proposed use described in the application previously denied by the Commission, Pelton Partners LLC now proposes to dynamically change that application by reducing the vertical footprint of that application, by eliminating the residential use of the Pelton Mansion, and by designing and developing the Pelton Mansion as a dynamic facility for the not-for-profit arts community within our city. The following is a brief description of the physical modifications contained in this amended application:

- a) Commercial uses shall be allowed within the lower level of the Fall Kill Building and the Dongan Building. This use shall occur on either side of the above Monumental Stair leading down to Dongan Place. With the addition of such commercial spaces, appropriate storefront glazing and entry systems and outdoor terraces shall be incorporated into the design of both of these two new premises.
- b) The residential units previously placed in the Manor shall be eliminated from the submitted project. The main and second floors shall be converted into space for use by an arts based not for profit that will incorporate public arts offerings during hours of operation that will be open to the public.
- c) The exterior of the Pelton Manor shall be rehabilitated as per the previously submitted architectural plans with the lone addition of an accessible route to reaching the first floor. Those modifications will be required so that the first floor of the Pelton Manor can be handicap accessible.

- d) Pelton Partners shall install a commemorative plaque or other mutually agreeable marker permanently on the site in close proximity to the Pelton Manor. The text of the marker shall be drafted by the HDLPC.

Of course, the promise of this amended application can only be had if the occupancy proposed by this amended application is financially possible. In that regard, we would offer you a brief outline of how that aspect of the proposed use will be put into place.

The Pelton Manor shall be reconfigured for use by a not-for-profit art organization(s) on both the main and second floors and built out by the Landlord as per agreed upon plans and specifications. It shall not include the basement or attic. Said organization shall be solicited by an RFP process in which Pelton Partners LLC shall have the final say. The space shall be rent free for the selected not for profit organization for the first two years with the base rent over the next 8 years to be as per the following rent schedule:

Year 3: \$ 4.00/sf
Year 4: \$ 5.00/sf
Year 5: \$ 6.00/sf
Year 6: \$ 7.00/sf
Year 7: \$ 8.00/sf
Year 8: \$ 9.00/sf
Year 9: \$10.00/sf
Year 10:\$11.00/sf

Although the financial relationship between Pelton Partners LLC and the arts community would normally fall outside of the jurisdiction of the HDLPC, here, it is integral to the proposal now being made by Pelton Partners LLC because it is the promise of that use that is the basis for everything else in the amended application.

If the HDLPC were to issue a Certificate of Appropriateness for this amended application, Pelton Partners LLC would stipulate that its performance of its financial obligations described in this letter will be honored by it. Pelton Partners LLC would agree that the Certificate of Appropriateness would be conditioned upon the fulfillment of the vision portended by this application which is that the Pelton Mansion will not only serve residential and commercial uses within its approval but will provide a central home for the robust not-for-profit art community within our city.

The fundamental components of this submission have previously been approved by both the City of Poughkeepsie Planning Board and Zoning Board of Appeals in 2019 except for those specific items enumerated in this package. Within the Letter to Mr. Rollin, dated August 29, 2019, is Exhibit "A". This is a copy of the Planning Board Resolution Granting Amended Site Plan Approval detailing what was unanimously approved at their 20 August 2019 meeting. Please note that this document was previously submitted to the HDLPC as part of our comprehensive application on 29 August 2021, and that this resolution is made part of this current package along with the drawings and documents previously submitted to the HDLPC on this date that remain part of this undertaking. Also included with this letter is Exhibit "B", dated August 29, 2019 which explains the changes that had been made from the submission that was previously submitted to the HDLPC.

This package also includes the additional material submitted to the HDLPC as per my letter dated 1 November 2019, to then Chairman Arthur Rollins, that referenced additional materials

requested at the 12 September 2019 HDLPC meeting. Please note, that as stated in this correspondence and submission, that detailed drawings for the dog park fence, pergola structure and signage for such will be submitted once the overall project has been approved.

Also included you'll find an updated "The Historic District and Landmark Preservation Commission Application" that reflects this revised submission. The new application, Exhibit "A" and the previous referenced submission are all made part of this updated submission, including project details and materials.

Also included, Exhibit "B" outlines the specific changes that have been made to the previously submitted effort and also lists the specific drawings that have been modified to delineate the work that is now to be completed. No other changes have been made other than what is referenced in this cover letter, the submitted Exhibit "B" and the new application to the commission.

As noted at the outset, this proposal is the result of many conversations had during the course of the litigation in which all parties sought to find a resolution of our differences without an imposed judicial resolution. This amended application is the product of those conversations.

Nonetheless, this proposal contains several moving parts. The grant or denial of this amended application is the first step in which to put those moving pieces into place.

For instance, the commercial component of the amended application will require rezoning from the City of Poughkeepsie and the acquisition of some parking spaces by the City. Additionally, since the application previously denied by the Commission did not contain any of the physical and financial components that are now described in this amended application, funding sources, such as an application to the IDA, must now be explored. The determination as to whether or not a Certificate of Appropriateness will be issued by the Commission is the logical requisite to these inquiries being made. It will be an impetus to giving life to the vision described in this amended application.

Finally, my understanding from the lawyers is that the process for consideration of this amended application must be presented to the Court in order for us to proceed. I understand that a document, titled Stipulation of Process, will be submitted to the Court with the request that the Court adjourn all of its proceedings for 90 days to allow the Commission's timely consideration of this amended application. I am told by the lawyers that without the consent of the Court, with respect to this adjournment, we will not be able to proceed without the pressure of the possibility of a judicial determination of the matters before it while we attempt to resolve this new issue that has just been presented to the Commission. I am certain your lawyer will discuss this with you directly.

We look forward to meeting with you so we can publicly discuss the possibility of community presented by this application.

Sincerely,

A handwritten signature in dark ink, appearing to read 'hA', with a stylized flourish at the end.

Steven Tinkelman, AIA
Managing Member

Att: Exhibit "B" – 5November2021
Rollin Letter 29August2019
Exhibit "A" – Planning Board Resolution Granting Amended Site Plan Approval.
Exhibit "B" – Changes made to the new plan set.
Rollin Letter 1November2019

Date: February 8, 2023

Re: Project: Pelton Mount Carmel
36 North Clover Street
Re: Revised design of proposed development for HDLPC Approval

Below is an outline of the revisions with associated explanations for such change from the previously submitted design to the HDLPC with the revision date of November 1, 2019. All revisions included within that drawing set and described with Exhibit B of the Submission Letter to Arthur Rollin & the Members of the HDLPC dated August 29, 2019, are to remain as part of the project. The current revisions are identified as 'Revision 1' and have been clouded on each of the respective sheets.

Sheet TS-01 – Cover Sheet:

1. Drawing Index
 - a. Eliminate Sheet PZ-01 – Charts & Tables.
 - b. Sheet PZ-26 - Photometric Plan & Schedule and the Landscaping Plans & Schedules have not yet been revised to reflect the new site plan layout. This work will be conducted once it is known that this new application is favorably considered.

Sheet PZ-3 – Site Development Plan:

1. Adjustments were made to the patios located on the east end of the Dongan Building and the west end of the Fall Kill Building to accommodate the proposed commercial spaces located on Lower Duplex Level 1.
2. A handicap ramp and additional sidewalk has been added to the north side of the Pelton Manor allowing for accessibility to the First Floor.
3. The Gross Square Foot Areas have been adjusted to comply with the reduction of the gross square foot area of the Dongan and Fall Kill Buildings with the elimination of the Upper Duplex Level 2.
4. The Building Gross Areas Chart has been relocated to this sheet and reflects the reduction in the Gross Building Areas. This chart will be amended to reflect the adjustments made to the River Building and the Station Building.
5. Adjustments have been made to the gross square foot area of the River Building and the Station Building to provide for an approximately equal separation between these buildings and the Pelton Manor.

Sheet PZ-04 – Site Section:

1. A handicap ramp and additional sidewalk has been added to the north side of the Pelton Manor allowing for accessibility to the First Floor.
2. The lower portion of the east elevation of the Dongan Building has been adjusted to accommodate changes associated with the provision of the commercial space on Lower Duplex Level One. This includes the elimination of a small window on this level.
3. The upper portion of the east elevation shows the reduction in the ridge height of the 'Tower' form and the adjustment in the configuration of the roof line.

Sheet PZ-08 – Preliminary Elevations – Pelton Manor:

1. Elevations 1, 2 & 4 have been modified to include the elevations of the proposed handicap ramp being proposed for the north side of the Pelton Manor.

Sheet PZ-08.1 – Material Callouts – Pelton Manor:

1. Elevations 1, 2 & 4 have been modified to include the elevations of the proposed handicap ramp being proposed for the north side of the Pelton Manor.

Sheet PZ-10 – Preliminary Elevations – Fall Kill:

1. On all elevations, the Upper Duplex Level 2 has been restored to the design of the building, thus increasing the height of the building.
2. The ridgeline of the roof has been lowered to a height of 38'-11-1/4"
3. Elevation 3 – Fall Kill West Elevations
 - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial space. This includes changes the elimination of a window for the former residential unit.
4. Elevation 4 – Fall Kill North Elevation
 - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial space. This includes changes in the building materials and the window configuration in this area and the elimination of a door to the former residential unit.

Sheet PZ-12 – Preliminary Elevations - Dongan:

1. On all elevations, the Upper Duplex Level 2 has been restored to the design of the building, thus increasing the height of the building.
2. The ridgeline of the roof has been lowered to a height of 38'-11-1/4"
3. Elevation 3 – Dongan East Elevations
 - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial space. This includes changes the elimination of a window for the former residential unit.
4. Elevation 4 – Fall Kill North Elevation
 - b. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial space. This includes changes in the building materials and the window configuration in this area and the elimination of a door to the former residential unit.

Sheet PZ-19 – Street Elevations:

1. Street View at Dongan Street
 - a. The changes that were outline for Sheet PZ-10 for the Fall Kill Building & PZ-12 for the Dongan Building have been incorporated into this street view.
2. Street View at Davies Place
 - a. The handicap ramp has been added to the Pelton Manor.
 - b. The elevation of the Dongan Building has been modified to reflect the changes in the height of the building.

Sheet PZ-20 – Enlarged Monumental Stair Plan & Elevations:

1. Enlarged Monumental Stair Plan 1
 - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial spaces for both the Fall Kill & Dongan Buildings. This would include increasing the width of the patio to allow for outdoor seating.

2. Monumental Stair Section 2
 - a. The east elevation of the Dongan Building has been modified to reflect the reduction in height of the building, the new roof line as well as the elimination of the window on the Lower Duplex Level to accommodate the commercial use. Refer to Sheet PZ-12.
3. Building Section 4
 - a. The Upper Duplex Level 2 has been removed and the roof assembly has been lowered. Refer to Sheet PZ-12 for additional information.

Sheet PZ-21 – Enlarged Pelton Terrace & View Shed Plan & Section:

1. Add the HC ramp to the Enlarged Pelton Terrace/View Shed Plan.

Sheet PZ-23 – Dongan Place Patio Plan, Elevation and Sections:

1. Dongan Place Enlarged Patio Plan 1
 - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial spaces for both the Fall Kill & Dongan Buildings. This would include increasing the depth of the patio to allow for outdoor seating/use.
2. Dongan Place Enlarged Patio Elevation 2
 - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial spaces for both the Fall Kill & Dongan Buildings. This includes changes in the building materials and the window configuration in these areas and the elimination of doors to the former residential units.

Sheet PZ-25 – Traffic Circulation & Signage Plan:

1. Adjustments were made to the patios located on the east end of the Dongan Building and the west end of the Fall Kill Building to accommodate the proposed commercial spaces located on Lower Duplex Level 1.
2. A Handicap Ramp and additional sidewalk has been added to the north side of the Pelton Manor allowing for accessibility to the First Floor.
3. The current Site Plan has been incorporated into the sheet layout.



August 29, 2019

Chairperson Arthur T. Rollin and
Members of the City of Poughkeepsie Historic District Landmark
Preservation Commission
62 Civic Center Plaza
Poughkeepsie, NY 12601

**RE: PELTON MOUNT CARMEL
36 North Clover Street
September 12, 2019 Meeting**

Dear Chairperson Rollin and Members of the Historic District Commission:

Pelton Partners is submitting a new application for a Certificate of Appropriateness for its project at 36 No. Clover Street. This new application includes a plan set with a last revision date of [FILL IN]. This plan set was granted amended site plan approval by the Planning Board on August 20, 2019. A copy of the Planning Board Resolution Granting Amended Site Plan Approval is annexed to this letter as **Exhibit "A"**.

I am requesting that this matter be placed on the September 12, 2019 Meeting Agenda and that you authorize staff to advertise for a Public Hearing for the evening of September 12, 2019.

The changes in the new plan set are set forth in **Exhibit "B"** to this letter. These changes have been made in an effort to address, to the extent feasible and reasonable, comments from your Commission as well as comments from other interested parties and the general public.

It is respectfully requested that the Commission grant approval for a Certificate of Appropriateness because the project as submitted satisfies all of the requirements for such a Certificate.

Sincerely,

Steven Tinkelman, AIA
Managing Member

RESOLUTION OF CONDITIONAL AMENDED SITE PLAN APPROVAL

In the Matter of the Application of:

36 NORTH CLOVER STREET – PELTON MANOR CARMEL

WHEREAS, the Planning Board of the City of Poughkeepsie (the, "Planning Board") received an application dated June 25, 2019 for site plan approval from Pelton Partners, LLC (the, "Applicant"), contract vendee of a ±2.45 acre parcel of real property located at 36 North Clover Street, City of Poughkeepsie, County of Dutchess, New York, which bears tax map parcel identification number 6062-75-837228 (the, "Property"); and

WHEREAS, the Property is owned by the City of Poughkeepsie; and

WHEREAS, the Property is currently improved with Pelton Manor and is located in the Mill Street / North Clover Street Historic District; and

WHEREAS, the Property is in the Medium High Density "R-4" Residence Zoning District; and

WHEREAS, on July 23, 2018, the Planning Board granted conditional site plan approval for the restoration and repurposing of the Pelton Manor and the development of the Property into multifamily residences, which will result in the construction of forty-four (44) multifamily units (14-studios, 19 one-bedrooms, and 13 two-bedroom units) in six (6) buildings and sixty-seven (67) parking spaces (the "Project"); and

WHEREAS, pursuant to Section 19-6.1(3)(a) of the Zoning Code, the Applicant requested an extension of the Condition Site Plan Approval dated June 18, 2018; and

WHEREAS,; and

THE ENVIRNOMENTAL REVIEW

WHEREAS, the Common Council designated the Project a Type 1 Action pursuant to the New York State Environmental Quality Review Act (SEQRA) due to the fact that the Property was located in a historic district; and

WHEREAS, the Common Council was the Lead Agency for SEQRA purposes; and

WHEREAS, an expanded Full Environmental Assessment Form was prepared by The Chazen Companies and dated October 30, 2015 for review by the Common Council (the "2015 EAF"); and

WHEREAS, on December 22, 2015, by resolution, the Common Council accepted a Negative Declaration for the proposed project (negative declaration dated December 14, 2015), finding that the proposed action would not result in a significant adverse impact on the environment (the "Negative Declaration"); and

WHEREAS, the Negative Declaration was based on the Project being comprised of the following details, including but not limited to, a total of thirty-nine (39) multifamily dwelling units, seventy-two (72) parking spaces, 1.65 acres of disturbance, and 1.2 acres of impervious surface (the "Original Proposal"); and

WHEREAS, on October 26, 2015 Governor Cuomo signed Ch. 408 of the Laws of 2015 into law authorizing the City to sell the Property to a private entity for a public benefit and economic development; and

WHEREAS, the Applicant entered into a contract for sale with the City, dated January 4, 2016, for the purchase of the Property (the "Contract"); and

WHEREAS, the Contract is still valid as of the date of this Resolution; and

WHEREAS, the City received a letter dated December 7, 2015 from the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") that stated that "we have no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site. We are encouraged by plans to rehabilitate Hill House in a historically appropriate manner"; and

THE ORIGINAL CONDITIONAL SITE PLAN APPROVAL

WHEREAS, on August 30, 2017 the Applicant submitted its original application to the Planning Board for site plan which site plan was conditionally approved on July 23, 2018 (the, "Original Site Plan"); and

WHEREAS, this Original Site Plan application to the Planning Board included revisions not before the Common Council, including but not limited to forty-one (41) proposed multifamily dwelling units, seventy-two (72) parking spaces, 1.95 acres of area of disturbance, and 1.63 acres of impervious surfaces; and

WHEREAS, on October 5, 2017 Chazen Companies, Applicant's engineers, determined that the Original Site Plan was consistent with the 2015 EAF and the Negative Declaration and that an amended negative declaration was not required; and

WHEREAS, related to the Original Site Plan, pursuant to New York State General Municipal Law § 239-m, on November 16, 2017 the Dutchess County Department of Planning and Development issued a "local concern with comments" determination. On April 4, 2018, based on a review of the most recent project revisions, the Dutchess County Department of Planning and Development re-issued its determination for the Planning Board approving the project as a "matter of local concern" without further comments; and

WHEREAS, the Applicant proposed additional revisions to the Project on or around February 13, 2018, which included revised details including but not limited to forty-four (44) multifamily dwelling units, sixty-seven (67) parking spaces (where seventy (70) spaces are required), 2.08 acres of disturbance, and 1.5 acres of impervious surface (the "Project"); and

WHEREAS, The Chazen Companies, the Applicant's engineers, prepared an evaluation, dated March 22, 2018, of the consistency of the Project with the 2015 EAF and Negative Declaration concluding that the Project is "consistent with and within the thresholds of the 2015 FEAF and adopted [N]egative [D]eclaration, and that an amended negative declaration is not required, in accordance with 6 NYCRR Part 617 Section 617.7(e)(1)[]"; the evaluation was submitted to the City Planning Board and the City's engineer for review; and

WHEREAS, on May 1, 2018, the Planning Board's consulting firm, Clark Patterson Lee, after a thorough review of the changes to the Project advised the Planning Board that in comparing "project modifications against the original project and SEQRA determination, we feel that the changes are *de minimus* and do not rise to the level of requiring an amendment to the original Negative Declaration. Therefore, in our professional opinion, the determination remains valid and applicable[]"; and

WHEREAS, the Planning Board held public hearings on November 28, 2017, January 18, 2018, February 21, 2018 and April 17, 2018 on the Project and its related revisions, during which time all who wished to address the Planning Board were heard; and

WHEREAS, on April 11, 2018, the ZBA held a public hearing and granted four (4) area variances for the Project including two side yard setback variances (east and south), a lot area variance, and a parking variance; and

WHEREAS, on November 21, 2017, the City's architectural consultant, MASS Design Group, provided a report to the Planning Board reviewing the Site Plan Proposal to "assist the Planning Board in an effort to serve the long-term visions for the City[]"; and

WHEREAS, on April 24, 2018, MASS Design Group, provided an updated report to the Planning Board based on the most recent projects revisions, which comprise the Project; and

WHEREAS, on April 27, 2018 the Applicant submitted to the Planning Board a report from Tinkleman Architecture defining the compatibility of the Project in the district and neighborhood of the Pelton Manor (the "Tinkelman Report"); and

WHEREAS, the Tinkelman Report provided the Planning Board with an "in-depth analysis of the defining features of architectural compatibility within the Mill Street/North Clover Street Historic District, and the immediate neighborhood of the Pelton Manor" in accordance with City Zoning Code ("Zoning Code") § 19-6.1(e)(1)(b); and

WHEREAS, on May 7, 2018 Tinkleman Architecture submitted a letter to the Planning Board in response to MASS Design Group's letter dated April 24, 2018 (the "Tinkelman Memo") addressing MASS Design Group's comments and concerns; and

WHEREAS, on February 10, 2018, in response to the Planning Board's request for feedback, the City of Poughkeepsie Historic District and Landmark Preservation Commission ("HDLPC") issued comments for the Planning Board's review and consideration; and

WHEREAS, there has been substantial interest in the community in this Project, both positive and negative; and

WHEREAS, the Planning Board received, reviewed and considered several written comments from members of the public related to the Project in addition to those comments made at the relevant public hearings; and

WHEREAS, written comments were accepted by the Planning Board up until April 17, 2018; and

WHEREAS, the Planning Board considered the applications, supporting materials, Applicant comments, consultant comments and public comments, and held its own discussion during meetings held on September 19, 2017, October 17, 2017, November 28, 2017, January 18, 2018, February 21, 2018, March 20, 2018, and April 17, 2018; and

WHEREAS, the Planning Board considered the following materials received from the Applicant:

1. Letter from Tinkelman Architecture dated March 26, 2018.
2. Revised Planning Board site plan application dated March 26, 2018.
3. Revised Project Architectural Drawings — Dated 3/26/2018 — Issued to Planning Board:

PZ-01	Charts and Tables
PZ-02	Adjoining Property Owners
EC1	Map of Existing Conditions
PZ-03	Site Development Plan
PZ-04	Site Section
PZ-05	Site Details
PZ-06	Site Details
PZ-07	Preliminary Floor Plans — Pelton Manor
PZ-08	Preliminary Elevations — Pelton Manor
PZ-09	Preliminary Floor Plans — Fall Kill
PZ-10	Preliminary Elevations — Fall Kill
PZ-11	Preliminary Floor Plans — Dongan
PZ-12	Preliminary Elevations — Dongan
PZ-13	Preliminary Floor Plans — River
PZ-14	Preliminary Elevations — River
PZ-15	Preliminary Floor Plans - Station
PZ-16	Preliminary Elevations — Station
PZ-17	Preliminary Floor Plans — Carriage House
PZ-18	Preliminary Elevations — Carriage House
PZ-19	Street Elevations
PZ-20	Enlarged Monumental Stair Plan & Elevations
PZ-21	Enlarged Pelton Terrace & View Shed Plan & Section
PZ-22	Front Entrance Sign
PZ-23	Dongan Place Patio Plan, Elevation & Section
PZ-24	Entrance Driveway Plan & Walkway Ramp Plan & Section
PZ-25	Traffic Circulation Plan

4. Revised Project Landscape Drawings - Dated 3/23/2018:

Existing Tree Inventory
Landscape Plan
Landscaping Plant Table
Landscaping Plant Photos
Landscaping Planting Specs and Notes

5. Revised Project Civil Drawings — Dated 3/27/2018:

SG-1	Site Grading
SD-1	Site Drainage
UT-1	Site Utilities
EC-1	Erosion Control
NS-1	Notes Sheet
DN-1	Sanitary Details
DN-2	Water Details
DN-3	Stormwater Details
DN-4	Stormwater Details
DN-5	Erosion Control Details

6. April 27, 2018 report from Tinkelman Architecture “Defining Compatibility in the District and neighborhood of the Pelton Manor”; and
7. “Site Development Plan Findings for Pelton Project for Property known as 36 North Clover Street”, prepared by the Applicant and dated April 30, 2018 including the following exhibits:
- a. Exhibit A – April 10, 2018 ZBA area variance determination;
 - b. Exhibit B – Negative Declaration adopted by the Common Council on December 22, 2015;
 - c. Exhibit C – Chazen SEQRA consistency analysis dated October 5, 2017; and
 - d. Exhibit D – Chazen SEQRA consistency analysis dated March 22, 2018.
8. May 7, 2018 correspondence from Tinkelman Architecture responding to comments from MASS Design Group; and
9. A 3-D Virtual Reality Simulation that depicted the Project as if it had been built, allowing the viewer to move around the constructed space and to experience the massing of the buildings, the pathways and proposed public space, among other aspects of the Project.

WHEREAS, after its extensive review, on July 23, 2018, the Planning Board granted Site Plan approval to the Applicant for the Project; and

THE AMENDED SITE PLAN APPLICATION

WHEREAS, the application seeking amended site plan approval proposes certain changes and additional improvements to be made to the Project, including, among other things, the relocation of the River building to increase open space around the Pelton Manor; the elimination of street level retaining walls which was replaced with street side covered entries and stairs; several retaining walls surrounding the monumental stair have been revised to reduce the overall massing; the parking lot and driveway have been moved to created more open space; benches, planters, and paved terraces have been eliminated in the viewing shed area; the Pelton Manor terrace has been modified by eliminating the western cantilevered seating area; the retaining wall at the Davies Place entrance has been modified and a dog park and additional access walks have been added (the, "Amended Project"); and

WHEREAS, the Original Site Plan as approved is incorporated herein and made a part hereof as fully set forth here, except for the proposed changes contained in the Amended Site Plan and together are collectively known as the "Amended Site Plan"); and

WHEREAS, along with its application dated June 25, 2019 the Applicant has submit the following documents is support of its application for Amended Site Plan:

1. Letter from Tinkelman Architecture dated June 25, 2019.
2. Letter from Tinkelman Architecture dated July 11,2019, revised July 12, 2019.
3. Revised Amended Project Architectural Drawings — Dated 3/26/2018 — Issued to Planning Board:

PZ-01	Charts and Tables
PZ-02	Adjoining Property Owners
PZ-03	Site Development Plan
PZ-04	Site Section
PZ-05	Site Details
PZ-06	Site Details
PZ-07	Preliminary Floor Plans — Pelton Manor
PZ-08	Preliminary Elevations — Pelton Manor
PZ-08.1	Material Callouts- Pelton Manor
PZ-10	Preliminary Elevations — Fall Kill

PZ-12	Preliminary Elevations — Dongan
PZ-14	Preliminary Elevations — River
PZ-16	Preliminary Elevations — Station
PZ-18	Preliminary Elevations — Carriage House
PZ-19	Street Elevations
PZ-20	Enlarged Monumental Stair Plan & Elevations
PZ-21	Enlarged Pelton Terrace & View Shed Plan & Section
PZ-22	Front Entrance Sign
PZ-23	Dongan Place Patio Plan, Elevation & Section
PZ-24	Entrance Driveway Plan & Walkway Ramp Plan & Section
PZ-25	Traffic Circulation Plan

4. Revised Amended Project Landscape Drawings - Dated 6/24/2019:

Existing Tree Inventory
Landscape Plan
Landscaping Plant Table
Landscaping Planting Specs and Notes

5. Revised Amended Project Material Spec Booklet consisting of specs M1- M18 and dated _____.

6. State Environmental Quality Review Comparison of Impacts- Concept Plan Reviewed for Negative Declaration Adopted 12-21-2015 vs Currently Proposed Amended Site Plan” prepared by The Chazen Companies dated June 25, 2019; and

WHEREAS, on July 16, 2019 at a regularly scheduled meeting of Planning Board, Applicant provide the Planning Board with an overview of the Amended Site Plan Application, and at that time the board determined that the application should proceed without the necessity of a public hearing and voted to refer the Amended Site Plan Application to the Planning Board’s engineering consultant Clark Patterson Lee for the purpose of determine whether or not the Amended Site Plan Application will affect the Negative Declaration issued pursuant to SEQRA; and

WHEREAS, the Amended Site Plan Application is deemed complete; and

NOW, THEREFORE, BE IT RESOLVED that the foregoing “whereas” provisions are incorporated by reference as if fully set forth herein; and

BE IT FURTHER RESOLVED that the Planning Board has reviewed all application materials related to the Amended Project and its most recent revisions and finds that the Amended Project is consistent with and within the thresholds of the 2015 EAF and adopted Negative Declaration and that an amended negative declaration is not required; this conclusion is supported by the Planning Board's consultant Clark Patterson Lee in a Memorandum dated August 18, 2019 which states:

"Based on the information contained in the above documents and our own review of the project modifications against the original project (2015), the revised project (2018), this secondary revision (2019), the original 2105 SEQRA determination and subsequent reviews in 2018 and 2019, we feel that the changes are de minimis and do not rise to the level of requiring an amendment to the original Negative Declaration. We concur with the SEQRA comparison provided by the applicant and therefore, in our professional opinion, the original SEQRA determination remains valid and applicable."

BE IT FURTHER RESOLVED that, pursuant to §19-6.1 of the Zoning Code, the Planning Board has considered the application in conjunction with the applicable requirements and design standards for the R-4 District in which the proposed Amended Project is to be located, and the nature, arrangement and appearance of all structures, improvements and uses which comprise the Amended Project, including their potential effect on adjacent properties, the Mill Street / North Clover Street Historic District, the historic nature of the Pelton Manor, architectural features and land uses, and has given due consideration to the effect of the Amended Project on the public health, safety and welfare; the comfort and convenience of the public in general, and the residents or users of the Amended Project and of the immediate neighborhood in particular, and makes the findings set forth below.

Specifically, the site plan application and supporting materials demonstrate the following:

- (a) The Amended Site Plan is in conformance with the relevant portions of the City Comprehensive Plan.*

The City's Comprehensive Plan (the "Comprehensive Plan") (November 1998) does not specifically provide recommendations for the Property. The Comprehensive Plan does recommend the creation of a downtown core surrounded by professional offices, neighborhood commercial uses and a mix of office and residential uses surrounding the linear Main Street corridor. See Comprehensive Plan § 6.2.1. The Common Council also made this same finding in the Negative Declaration.

Accordingly, the Amended Site Plan pending before the Planning Board is consistent with the Comprehensive Plan recommendation by including multi-family residential apartments within walking distance to the downtown core area, train station and surrounding professional offices and commercial uses.

(b) The design of all structures is compatible with that of surrounding structures. Compatibility shall be determined by a review of proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the site.

Zoning Code § 19-6.1(e)(1)(b) recites that compatibility shall be determined by a review of proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the site. The word compatible is defined in the Merriam-Webster Dictionary New Edition 2016 as "capable of existing together in harmony." Therefore, the Planning Board finds that compatibility does not require uniformity.

As noted above and demonstrated in the administrative record (the "Record"), on April 27, 2018 the Applicant submitted a report from Tinkelman Architecture entitled, "Defining Compatibility in the District and neighborhood of the Pelton Manor" (the "Compatibility Report").

In the Compatibility Report, the Applicant photographed and analyzed 125 buildings within the Mill Street/North Clover Street Historic District and forty-seven (47) additional nearby buildings within the neighborhood.

In accordance with the Compatibility Report, the Planning Board found that the Project height, scale and massing were consistent with the 2-4 story range in the Mill Street / North Clover Historic District (the "District"). In buildings on lots .30 acres or more, 70% of the buildings are 3.5-4 stories. New structures included in the Project flanking the existing three-story Pelton Manor building are two stories or lower in height. The Applicant has noted that this height was specifically designed to respect the existing Pelton Manor. The Planning Board further finds that the Amended Project only serves to improve on the height, scale and massing by reducing the height of a portion of the buildings and the softening of the massing of the monumental stairs.

In addition, the average building footprint coverage for sites greater than .30 acres in the District is 22%. The proposed building footprint on the Pelton site plan is 18.1%. Importantly, the buildings are sited to maximize open space for public gathering. Therefore, the Amended Project is compatible with other similar properties in the District.

We also find that 34% of the buildings within the district are non-brick veneer and have either vinyl or wood siding. The proposed building materials for the Amended Project are sterling grey and dark grey wood composite and are therefore consistent with those in the neighborhood. Color in the District consists of majority red at 44% and gray/white at 27%. Here, the Amended

Project color scheme is primarily tones of grey with some areas on the facade with red panels. Therefore, the Amended Project is compatible with the District and neighborhood.

On larger lots of .30 acres or more, 60% of the total structures have porches. The proposed buildings along the Amended Project's Dongan Place have terraces raised above the street level continuing the same fabric of those buildings found along Mill Street. The Amended Project incorporates street side covered entries and stairs meant to create a front porch space at the street level to continue the fabric of the adjacent neighboring traditional front porches. Therefore, the Amended Project is compatible with the District.

The Compatibility Report revealed that there is no consistent style or period of architecture that defines the Mill Street/North Clover Street Historic District or the surrounding neighborhood. However, we find that the large cornice with brackets is a reoccurring detail on both residential and commercial buildings. We also find that another common feature is the "frieze windows" along the upper entablature area. These common details/features are incorporated into the design of the new structures for the Amended Project. Therefore, the Amended Project is compatible with the District and surrounding neighborhood.

Based on the Record, we find that the following building design elements are implemented into the new structures for the Amended Project and are similar to those found on the existing Pelton Manor as well as nearby neighborhood structures within the District:

1. The Amended Project design uses different materials, colors of siding and

dimension of exposure establishes a lower base, a middle second section and an upper entablature and articulates the private entrances of the individual units promoting a townhouse look and feel to the massing from the street. The Amended Project shifts in planes and diversity of materials and colors are similar features found along Mill Street and in the neighborhood.

2. The Amended Project incorporates front porch/terrace space to encourage residents to engage with the exterior elements as well as promoting a connection to the neighborhood/community. The step back above the balcony levels reflects a two-story structure in the massing along the Dongan Place street level.
3. The Amended Project's large entablature and deep overhang with decorative brackets are respectful of the Italianate style and scale of the Pelton Manor albeit while being contemporary in form and material.
4. The Amended Project's proportions and arrangement of the windows at the top floors in the buildings are paired casements, tall and narrow, with transom windows above situated in the entablature to mimic the "frieze windows" in the entablature of the existing Pelton Manor; and
5. The Amended Project's main roof forms on the new buildings are the same low-pitched hip-style found on the Pelton Manor. The use of shallow pitched roof canopies over the entry doors and brise soleil above the windows relates to the

flat/low pitched roofs on the Pelton Manor porches and entrances.

Views of the Pelton Manor will be framed by careful placement of the Amended Project's new structures while exposing and engaging the public to the existing Pelton Manor. The new structures are situated on the Property in order to maintain the important west/northwest views of the Hudson River, the Mid-Hudson Bridge, the Walkway over the Hudson and Fall Kill Creek. Dwelling units along Dongan Place are built into the topography to situate the lower apartments adjacent to the street level to create an interactive street scape similar to that found in the surrounding neighborhood. Therefore, the new construction is secondary to the historic Pelton Manor and does not detract from the Property's historic significance.

The Amended Project's new architecture also relates to place in addition to style making it compatible with the District and surrounding neighborhood. There are four areas on the site which have been designed to promote active urban environments: the monumental stair between the northern most structures, the viewing shed area in the northwest corner of the site, the Pelton Manor terrace and viewing platform, and the Davies Place entrance and pathway up to the Pelton Manor. These areas are integrated into the fabric of the District and neighborhood and therefore compatible with the District.

Existing elements such as the rustic stone property retaining wall along the west and north sides and the entrances into the Property are preserved and maintained as existing elements and facilitate circulation through the site for residents and to the public.

Importantly, the Planning Board finds that the new buildings proposed by the Amended Project appropriately contrast with the Pelton Manor structure. The new buildings highlight the Manor's historic presence and detailing while being compatible in scale, proportion, shape and

detail. Prior to the current Amended Project design as approved herein, the previous design color schemes included the M4 Meteor Panel at more locations. The Applicant refined the design and the locations of this material to specifically be applied in areas facing the public spaces and to highlight the procession through the site at entrance locations. The balance of the color palette for the new structures is both muted and neutral, thus allowing the Pelton Manor to have a more dynamic presence with its lighter coloration.

In response to the HDLPC comments dated February 10, 2018, the Planning Board specifically notes that, the above Amended Project details demonstrate that the Amended Project's compatibility with the historic nature of the Mill Street / North Clover Historic District and the Pelton Manor. As demonstrated above, the Applicant reviewed several surrounding properties and considered both the historic nature of the district and the Pelton Manor in developing the Amended Project. Therefore, the Applicant has retained the historic relationship between the historic district and the Pelton Manor. The Amended Project also increases the distance between the River building and the Pelton Mansion to increase the "zone of respect" as recommended by the HDLPC.

In addition, certain public open spaces being provided by the Amended Project will enhance the use of the Property and allow City residents to enjoy the historic district and Pelton Manor vistas by facilitating a walkable community, which is not currently achieved. Specifically, the proposed landscaping and open spaces enhance the context and setting of the Pelton Manor consistent with the goals of a historic district.

Importantly, the Amended Project does not propose any demolition or alteration (other than renovation) of a historic structure. The Amended Project maintains the "gateway" vista of Pelton Manor for those traveling into the City by car or rail by framing the view of Pelton Manor. The Amended Project proposes additional multifamily structures around the Pelton Manor in a manner

that respects the historic structure and adds to its prominence in the historic district. The Planning Board finds that development of the Property with the proposed density is required for the Amended Project to proceed. The proposed density will facilitate a walkable community in the Mill Street / North Clover Historic district and the public access to the Property will allow for residents and visitors to enjoy the historic area and vistas.

The Planning Board received and considered a detailed presentation of the architecture and materials proposed by the Applicant on April 17, 2018 and again on June 16, 2019 with respect to the Amended Site Plan. The Applicant also provided actual samples of the materials proposed to be used.

In accordance with the above, the Planning Board finds that the design of all structures, including the proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the Property, is compatible with that of surrounding structures in the District.

(c) All proposed traffic access ways are adequate but not excessive in number; in width, grade, alignment and visibility; not located too near street corners or other places of public assembly; and other similar safety considerations.

The application demonstrates that the proposed traffic access ways are adequate. The proposed traffic access ways are not located too near street corners or other places of public assembly.

The traffic access ways have been designed in compliance with the City's requirements related to width, grade, alignment and visibility. The proposed access way is at a width of twenty-two (22) feet and therefore meets the City's minimum requirements. Further, the access way is relatively flat in its contour with an overall grade elevation change of less than 0.5% over 360 feet. The access way is aligned perpendicular to North Clover Street.

The Planning Board also finds that there is ample visibility and sight distance, both in the northerly and southerly directions where the access way connects to North Clover Street, retaining the existing curb cut. The existing curb cut is a safe distance from the nearest street corner. It is approximately 150 feet from the North Clover Street and Mill Street intersection and is not located near places of public assembly that would impact the use of this curb cut. The structures adjacent to the entrance way along North Clover Street are significantly set back from the street at twenty-five (25) feet to the north and thirty-three (33) feet to the south allowing for unobstructed views.

Importantly, the access driveway has been used for over 100 years by the previous occupants of the site including the Poughkeepsie Day nursery.

As noted in the Negative Declaration, a traffic assessment was prepared as part of the SEQRA review. This traffic study found, based upon observed traffic patterns and volumes on North Clover Street and the immediate area, that the expected Amended Project generated traffic would not have any significant impact on the local roadway system and that no mitigation due to the Amended Project generated traffic is warranted. Traffic generated by the proposed Amended Project is expected to be less than the traffic generated by the former day nursery facility.

Moreover, based on a review of the application, the Planning Board finds that the entrance driveway is designed with ample street lighting and a double-sided property sign located at the public way which will be illuminated during nighttime hours to assist in locating the entry to this development. The Amended Project sign has been located so as not to impact the visibility of the North Clover Street connection.

In accordance with the above, the Planning Board finds that there will be no negative traffic impact from the Amended Project and that the requirements of Section 19-6.1(e)(1)(c) are satisfied.

(d) That adequate off-street parking and loading spaces are provided to prevent parking in public streets of vehicles of any persons connected with or visiting the use and that the interior circulation system is adequate to provide safe accessibility to all required off-street parking lots, loading bays and building services.

The Amended Site Plan provides 67 off-street parking spaces where 70 are required by the Zoning Code. The Applicant has obtained an area variance for 3 parking spaces from the ZBA. Therefore, the proposed off-street parking is adequate. The Zoning Code does not require loading spaces in a residential district and the Amended Project appropriately provides none.

Accordingly, the Planning Board finds that an adequate number of off-street parking for vehicles and bicycle storage is proposed so that there will be no need for the use of parking on public streets adjacent to the Property.

Moreover, the property is located directly across from the Waterfront Transit-Oriented Development District (WTOD) as well as the Poughkeepsie train station. This district promotes walking in lieu of car travel. The WTOD district also allows a lower density parking requirement of 0.5 space per dwelling unit which is less than the requirements listed for the R-4 district. The property is also within walking distance of the downtown area, the County office buildings and Marist College. There is also a bus route and stop along Dongan Place to provide an alternative to car travel. Therefore, due to the Amended Project's facilitation of a walkable environment, the need for off-street parking is reduced.

The parking lot driveways and configuration have been established so that the interior circulation system is adequate to provide safe accessibility to all off-street parking spaces and building service facilities. The lot layout and travel lane width of 22'-0" meets all City requirements for the design of such facilities. The parking area has been arranged for movement and circulation of life safety and fire service equipment. The Amended Project has been reviewed and approved by Ronald Knapp, former City of Poughkeepsie Police Chief, and Mark Johnson, Chief of the City of Poughkeepsie Fire Department.

In accordance with the above, the Planning Board finds that, in satisfaction of Zoning Code § 19-6.1(e)(1)(d), the Amended Project provides an adequate number of off-street parking and loading spaces to prevent parking in public streets and that the interior circulation system is adequate to provide safe accessibility to all required off-street parking lots, loading bays and building services.

(e) That all playground, parking and service areas are reasonably screened at all seasons of the year from the view of adjacent residential lots and streets and that the general landscaping of the site is such as to enhance the character of the city and is in character with that generally prevailing in the neighborhood.

All parking and service areas of the Amended Project are located within the center of the Property. The Property, by reason of natural topography, sits at the top of a hill significantly higher than the street level along the northwestern edges. Therefore, the Planning Board finds that the parking and service areas are not visible from the surrounding City streets regardless of the season of the year.

Moreover, the Applicant has demonstrated that the site will be screened from adjacent residential lots by opaque fencing and/or landscaping along the southern and easterly property lines.

The Applicant has provided a comprehensive landscaping plan. Based on this comprehensive landscaping plan, the Planning Board finds that landscaping will enhance the character of the City and neighborhood as well as the Property. The landscaping plan includes new trees on the site as well as along the green area adjacent to the existing sidewalk on Dongan Place, along with considerable new plantings and ground covers to provide visual effect during the Spring through Fall season. There are approximately 2,700 plants and trees proposed to be planted.

In addition, the Planning Board finds that this landscaping plan will enhance the presence of the Pelton Manor by highlighting and framing the Pelton Manor. The Pelton Manor is not visible to the public at the present time except in winter due to the site being overgrown.

There are no playgrounds or equipment in the design requiring screening.

In accordance with the above, and in satisfaction of Zoning Code § 19 6.1(l)(e)(1)(e), the Planning Board finds that all playground, parking and service areas are reasonably screened at all seasons of the year from the view of adjacent residential lots and streets and that the general landscaping of the site is such as to enhance the character of the City and is in character with that generally prevailing in the neighborhood.

(f) That all existing trees over eight inches in diameter, measured three feet above the base of the trunk, shall be retained to the maximum extent possible.

The application demonstrates that all existing trees over 8" in diameter, measured 3' feet above the base of the trunk, are retained to the maximum extent possible. A detailed inventory of

existing trees on the Property was developed by the Applicant to establish tree species and conditions of the thirty-five (35) existing trees on the Property (12 of them will be retained). The Planning Board finds that most of the twenty-three (23) trees proposed to be removed are invasive species such as Norway Maples and a Tree of Heaven and are in poor condition or in a state of decline.

Existing mature non-invasive trees such as a Large Leaf Linden tree 26" in caliper located in the parking area and a Sugar Maple tree 28" in caliper located along Davies Place are in good condition, have reached legacy tree status and will remain.

The Planning Board further finds that a 24" caliper Kentucky Coffee tree, having some local significance within the community, will remain as part of the proposed landscaping plan. The westerly most structure was specifically located in order to allow this tree to remain intact.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(f), the Planning Board finds that, to the maximum extent possible, existing trees over eight inches in diameter, measured three feet above the base of the trunk, will be retained.

(g) That all plazas and other paved areas intended for use by pedestrians use decorative pavements and plant materials so as to prevent the creation of vast expanses of pavement.

The application demonstrates that all plazas and other paved areas intended for use by pedestrians use decorative pavements and plant materials so as to prevent the creation of vast expanses of pavement.

The parking area has been designed to include two (2) distinctive and separate areas for vehicular parking. The largest Linden tree found on the Property will be retained and is located in the center of the main parking field and will be surrounded by an 18' x 40' planting bed. This will greatly soften the center of the northern parking area.

The landscape parking islands have been designed to incorporate dropped curb inlets to allow for the passage of water into them thus reducing the number of curbs constructed.

Planting beds frame the central parking field and soften the paved area. In addition, the northern most row of parking spaces in the main parking area is subdivided with the placement of a small plaza constructed of stone pavers, landscaping and benches. This pedestrian element also acts as the formal entrance to the Amended Project's monumental staircase that connects the interior of the Amended Project site to Dongan Place.

The entire northern parking area, consisting of forty-one spaces, is broken into four distinct zones to reduce the expanse of paving. In addition, the entire perimeter of this area is framed with both lawn and landscaping.

In response to the HDLPC comments dated February 10, 2018, the Planning Board specifically notes that, the above Amended Project details demonstrate that the Amended Project's parking areas, access ramps and related lighting are unobtrusive to the maximum extent possible while still providing a safe environment for residents and pedestrians. Additionally the Amended Site Plan calls for shifting of the west end of the parking lot and driveway eastward 18' in order to increase the open space around the Pelton Manor and accommodate a set of porch stairs off the north side of the Pelton Manor.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(g), the Planning Board finds that decorative pavements and plant materials are utilized in all plazas and other paved areas intended for use by pedestrians use so as to prevent the creation of vast expanses of pavement.

(h) That all outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare onto adjoining properties and streets.

The application demonstrates that all outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare on to adjoining properties and streets.

The lighting of the parking area will be from fixtures that will not exceed sixteen (16) feet in height and have been placed to prevent light spillage on to neighboring properties. All other lighting fixtures are decorative in nature, being either waist high, low level bollards for creating illumination for safety along walkways or stairways, or are wall mounted for marking the entry of a given dwelling unit. These fixtures are also decorative in nature.

The lighting design, using best practices, has taken into account reducing the amount of light spillage on to adjacent properties by limiting foot candles to minimum requirements while maintaining levels adequate for safety, as well as using downward facing glare shields on the fixtures.

The Pelton Manor will be lit at night by up lighting the structure. With this up lighting technique, the selected fixtures provide the requisite light source that will not cause glare.

All proposed site lighting fixtures are located within the internal portion of the Property and thus reduce potential light spillage on adjacent properties.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(h), the Planning Board finds that all proposed outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare onto adjoining properties and streets.

(i) That the drainage system and the internal water and sewer systems are adequate and that all connection to city systems are in accordance with city standards.

The application demonstrates that the drainage system and the internal water and sewer systems are adequate and all connections to City systems are in accordance with City standards.

All work in constructing this Amended Project will be performed in accordance with all governing codes and City requirements. The Property is connected to municipal water and sewer service. The development will result in an increase of water usage and waste water generation over the former use of the Property as a day nursery.

Correspondence from the City Commissioner of Public Works dated October 26, 2015, and from Ed Steeprock, Project Manager of the City Water Plant Operations dated October 28, 2015, state that the City has sufficient capacity to provide water and sewer service to the proposed Amended Project.

The final drawings and plans will be reviewed and ultimately approved by the City Water and Sewer Departments. All civil design work by LRC Engineers will be certified to meet all governing regulations.

The Applicant has incorporated elements into the design to control and treat storm water runoff including the use of catch basins, storm-sewer piping, bioretention and porous pavement. Post development flow off the Property will not increase from pre-development conditions.

Water efficient plumbing fixtures and equipment will be incorporated into the design of the dwelling units thus reducing overall water usage and waste water generation. Water utility lines will be connected to a City water meter pit enabling the measuring and monitoring of water usage.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(i), the Planning Board finds that the proposed drainage system and the internal water and sewer systems are adequate and that all connection to City systems are in accordance with City standards.

(j) That the site plan and building design accommodate the needs of the handicapped and are in conformance with the state standards for construction concerning the handicapped.

The application demonstrates that the site plan and the building design will accommodate the needs of the handicapped and are in conformance with the New York State's Standards for Construction concerning the handicapped, as follows:

1. Four (4) accessible parking spaces have been provided throughout the Property together with requisite drop curbs to allow connection to the walkway system. The required number of accessible parking spaces is three (3) per the 2015 International Building Code. Detailing of such spaces will meet all governing codes.
2. Accessible pathways with 2% slope or less have been designed to allow for connection from the North Clover Street entrance of the site to all public facilities such as the community spaces and outdoor terrace, the gym, bicycle room, storage areas and dog wash station.
3. Accessible dwelling units are also provided as per the requirements in the 2015 International Building Code. Where one "Type A" unit is required, the Amended Project is providing two units. All apartments accessed at grade level are "Type B" units meeting the requirements and exceptions as elaborated in the Building Code.
4. Handicap access from North Clover Street will be provided with a new concrete sidewalk.
5. Mandated signage and site markings will be provided, as required by code.

In accordance with the above, and in satisfaction with Zoning Code § 19-6.1(e)(1)(j), the Planning Board finds that the Amended Project site plan and building design accommodate the needs of the handicapped and are in conformance with the state standards for construction concerning the handicapped.

(k) That the site plan and building design maximize the conservation of energy.

The application demonstrates that the Amended Project buildings will either meet or exceed the requirements as mandated in the 2015 International Energy Conservation Code. The Applicant has noted that quality windows, energy efficient HVAC equipment and a substantive insulated building envelope will be included in the final building construction

detailing and specifications. Further, energy star rated appliances and fixtures utilizing LED light bulbs will be incorporated into the dwelling units.

The parking area and access way configuration have been designed to minimize the required area to the extent practicable.

Two (2) electric car charging stations will be provided with the construction of the parking lot.

In accordance with the above, and in satisfaction with Zoning Code § 19-6.1(e)(1)(j), the Planning Board finds that the proposed site plan and building design maximize the conservation of energy.

AND, BE IT FURTHER RESOLVED that based on the foregoing findings, the Planning Board finds that the granting of site plan approval for the Amended Project is appropriate, but that the imposition of certain conditions and safeguards is required to further the expressed intent of Chapter 19 of the City Zoning Code, as follows:

1. **Public Access.** As depicted on site plan sheet PZ-03 and labeled "Viewing Shed Area," limited public access for passive activities such as walking areas and sitting benches on a portion of the Property shall be instituted and maintained on the Property as a part of the Amended Project. Such public access shall be subject to the following rules and regulations:
 - a. Access will be permitted from dawn to dusk, seven days a week for passive recreational use.
 - b. The consumption of alcoholic beverages and the use or consumption of controlled substances are prohibited.
 - c. Smoking is prohibited on the Property.
 - d. The public entering on the Property will be required to act in a lawful manner and to refrain from loud and annoying sound.
 - e. The public entering on the Property will be required to remove all trash created by their presence on the Property.
 - f. Amplified music or other amplified sounds are prohibited.
 - g. The use of skateboards and bicycles are prohibited.
 - h. Guns, knives and all other weapons are prohibited except by law enforcement officials.

- i. All activities which negatively interfere with the quiet enjoyment of the tenants are prohibited.
 - j. The public access space shall be ADA compliant.
 - k. The Rules and Regulations may be modified from time to time by the owner of the Property subject to the approval of the City Planning Department.
2. **Sewer and Water.** The applicant will provide language satisfactory to the City of Poughkeepsie Corporation Counsel for the deed restriction for operation and maintenance of the privately-owned storm sewer mitigation system, sanitary sewer and water utility.
3. **Sanitary Sewer Ownership.** The applicant will work out an arrangement with the City of Poughkeepsie Corporation Counsel and City Engineer, satisfactory to both, for the City to take ownership of the portion of the proposed sanitary sewer located within the Davies Place Right of Way between proposed Sanitary Manhole #7 and proposed Sanitary Manhole #8, a total of 88 LF, provided that the sanitary sewer is designed by a NYS Licensed Professional Engineer and built to City standards. All other sanitary sewer as part of the development would remain the owner's responsibility.
4. **Certificate of Occupancy.** No certificate of occupancy shall be issued until any and all outstanding fees owed to the City or its consultants have been paid and all proposed improvements shall have been completed in accordance with the approved Site Plan.
5. **Resolution Acknowledgement.** The Applicant shall sign a copy of this resolution and file it with the Planning Board for the purpose of indicating familiarity with the provisions of this resolution and acknowledging receipt of a copy thereof.

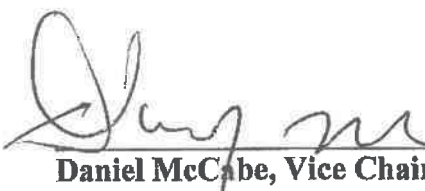
AND BE IT FURTHER RESOLVED, that Applicant's request of an extension is approved and incorporated herein to provide for an expiration date one (1) year from the date of this site plan approval.

When the above conditions have been satisfied, three (3) sets of the above-referenced plans shall be submitted for endorsement by the Planning Board Chairman or his designee. One (1) set shall be returned to the Applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the City Engineer. The Applicant must return for approval from the Planning Board if any changes from the endorsed plans are subsequently desired.

The foregoing resolution was put to a vote. The following Planning Board members were present and voted as follows:

Robert Levine, Chair	RECUSED
Daniel McCabe, Vice Chair	
Sakima A.G. Brown	
Robert Mallory	
Patrick Moore	
Anne Saylor	
Marjorie Smith	
Richard E. Mignault, Alternate	

THIS RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL WAS DULY AUTHORIZED AT A REGULAR MEETING OF THE PLANNING BOARD HELD ON AUGUST 20, 2019, AND THEREAFTER DECLARED ADOPTED.

Date <u>8/20/19</u>	 Daniel McCabe, Vice Chair
---------------------	---

Further information may be obtained from:

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

Received and Reviewed:

Signature of Applicant: 
Name (please print): STEVEN TANKELMON
Title: MEMBER

Date: August 29, 2019

Re: Project: Pelton Mount Carmel
36 North Clover Street
Re: Revised design of proposed development for HDLPC Approval

Below is an outline of the revisions with associated explanations for such change from the previous submitted design to the HDLPC.

1. The River building has been shifted north.
 - a. This design revision was done to increase the open space ("zone of respect") between the Pelton Manor and the River building.
2. The street level retaining walls along Dongan have been eliminated and street side covered entries and stairs have been incorporated into the design.
 - a. This design revision was done to create more of a "front porch" space at the street level to continue the fabric of the adjacent neighboring traditional front porches.
3. The retaining walls of the monumental stair between Dongan and Fall Kill has been revised to reduce the overall massing by creating terraced landscaped areas.
 - a. This design revision was done to reduce the amount of continuous vertical concrete retaining wall as well as introducing more landscaping in this area.
4. The west end of the parking lot and driveway has been brought in eastward 18' and the parking layout has been modified in this location.
 - a. This design revision was done to additionally increase the amount of open space around the Pelton Manor and to accommodate the porch stairs off the north side of the Pelton Manor.
5. The concrete benches, the planters, steps and paved terraces has been eliminated in the viewing shed area.
 - a. This design revision was done to simplify the view shed area to focus on a more traditional greenspace so as not to detract from the Pelton Manor.
6. The Pelton Manor terrace has been modified by eliminating the western cantilevered seating area and the shape to be rectangular.
 - a. This design revision was done to simplify the shape and to correlate to a more traditional Victorian terrace.
7. The shape of the retaining wall at the Davies Place entrance has been modified.
 - a. This design revision was done to simplify the shape.
8. The parking striping in front of the Pelton Manor has been modified.
 - a. This design revision was done to incorporate an additional parking space in the lot.
9. New dog park area in the northeast corner of property and access walks and stairs to such.
 - a. This design revision was done to incorporate an additional amenity to the Pelton residents as well as the neighborhood residents.

Sheet PZ-08 – Preliminary Elevations – Pelton Manor:

The design revisions outlined below to the Pelton Manor was done to not alter the current façade fenestration and to restore and maintain its current state of architectural detailing.

1. Eliminated the demo note to remove existing shutters and added new proposed shutters to match existing with the addition of hinges and hold back hardware. (Refer to material spec booklet)

2. Revised the windows in the covered porch to reflect maintaining the existing window openings and installing replacement windows.
3. Removed the second story porch on the North façade and added a new pair of double hung windows in existing modified door opening on the second floor.
4. Added a stair off the north porch on the first floor leading to grade.
5. The foundation piers for the porch column are painted brick masonry units, 16"x16" in size.
6. The previously proposed French doors with sidelights at the lower level community room has been eliminated and the existing double hung window is to be restored.
7. The exterior doors at the lower level has been revised to match the other six panel style exterior doors on other facades.

Sheet PZ-10 – Preliminary Elevations – Fall Kill:

1. Eliminated a portion of the upper floor dwelling units and reduced the height on the East side.
 - a. This design revision was done to reduce the majority of the building's height and its impact on the Dongan street side. The majority of the Fall Kill building is now lower than the adjacent building on the corner of Dongan and North Clover.
2. Eliminated the horizontal awning windows at the upper duplex level 1 and the lower duplex level 2.
 - a. This design revision was done to simplify the fenestration types.
3. Added the entry covered porches at the lower duplex level 1.
 - a. This design revision was done to create more of a "front porch" space at the street side to continue the fabric of the adjacent neighboring residence entry porches.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
 - a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
 - a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building's overhangs.
6. Removed vinyl siding material. (Revision reflected in material spec booklet)
 - a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
7. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
 - a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-12 – Preliminary Elevations - Dongan:

1. Eliminated a portion of the upper floor dwelling units and reduced the height on the West side.
 - a. This design revision was done to reduce the majority of the building's height and its impact on the Dongan street side.
2. Eliminated the horizontal awning windows at the upper duplex level 1 and the lower duplex level 2.
 - a. This design revision was done to simplify the fenestration types.

3. Added the entry covered porches at the lower duplex level 1.
 - a. This design revision was done to create more of a “front porch” space at the street side to continue the fabric of the adjacent neighboring residence entry porches.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
 - a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
 - a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building’s overhangs.
6. Removed vinyl siding material. (Revision reflected in material spec booklet)
 - a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
7. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
 - a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-14 – Preliminary Elevations - River:

1. Removed the exterior stair on the north side.
 - a. This design revision was done to eliminate the presence of the concrete retaining wall necessary to install the stairs to get to the lower level units. This was accomplished by moving the stair into the building.
2. Revised West elevation to reflect windows in studio units on lower level and the elimination of north exterior stair.
 - a. This design revision was done to accommodate the added unit on the lower level.
3. Revised North elevation to show the elimination of the north exterior stair.
 - a. This design revision was done to eliminate the presence of the concrete retaining wall necessary to install the stairs to get to the lower level units. This was accomplished by moving the stair into the building.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
 - a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
 - a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building’s overhangs.
6. Removed the brise solei on all facades.
 - a. This design revision was done per the request of the HDLPC to eliminate the presence of the metal brise solei.
7. Removed vinyl siding material. (Revision reflected in material spec booklet)
 - a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
8. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)

EXHIBIT 'B'



- a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-16 – Preliminary Elevations - Station:

1. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
 - a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
2. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
 - a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building's overhangs.
3. Removed the brise solei on all facades.
 - a. This design revision was done per the request of the HDLPC to eliminate the presence of the metal brise solei.
4. Removed vinyl siding material. (Revision reflected in material spec booklet)
 - a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
5. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
 - a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-18 – Preliminary Elevations - Carriage House:

1. Revised elevations to reflect new design with additional units.
 - a. This design revision was done to compensate for the lost units in Fallkill and Dongan.

Sheet PZ-26 – Photometric Plan:

1. The site parking light fixture has been changed and specifications for such will be presented at the meeting. Although the Photometric Plan has not been updated it is our intent to submit additional updated plans contingent on the board's approval.



November 1, 2019

Chairperson Arthur T. Rollin and
Members of the City of Poughkeepsie Historic District Landmark
Preservation Commission
62 Civic Center Plaza
Poughkeepsie, NY 12601

**RE: PELTON MOUNT CARMEL
36 North Clover Street
November 14, 2019 Meeting**

Dear Chairperson Rollin and Members of the Historic District Commission:

Pelton Partners is submitting the following outlined below for their project at 36 No. Clover Street in addition to what was previously submitted. This submission includes drawings that were inadvertently omitted from the previously submitted set and information requested by the commission at the September 12th meeting.

As discussed at the last meeting it is our intentions to submit further detailed drawings on the dog park fence, pergola structure and signage for such once the overall concept has been approved. The front entry sign details were included in the last submission, details 1,2 & 3 on sheet PZ-22.

Drawings:

1. Exterior elevations of Pelton Manor with material callouts. Drawing PZ-08.1
2. Exterior elevations of Fall Kill building. Drawing PZ-10
3. Exterior elevations of Dongan building. Drawing PZ-12
4. Exterior elevations of Station building. Drawing PZ-16
5. Exterior elevations of Carriage House building. Drawing PZ-18

Additional information:

1. Drawing of Pelton Manor door and window details. Drawing PZ-8.2
2. The distance the River Building moved in the north direction is 13'-0".
3. The amount of open space between the Pelton Manor and River building gained by moving River building north is approximately 560 square feet.
4. Proposed Manor exterior door specification sheet.
5. Revised Title Sheet TS-01 to include the additional drawing PZ-8.2 in the drawing index.

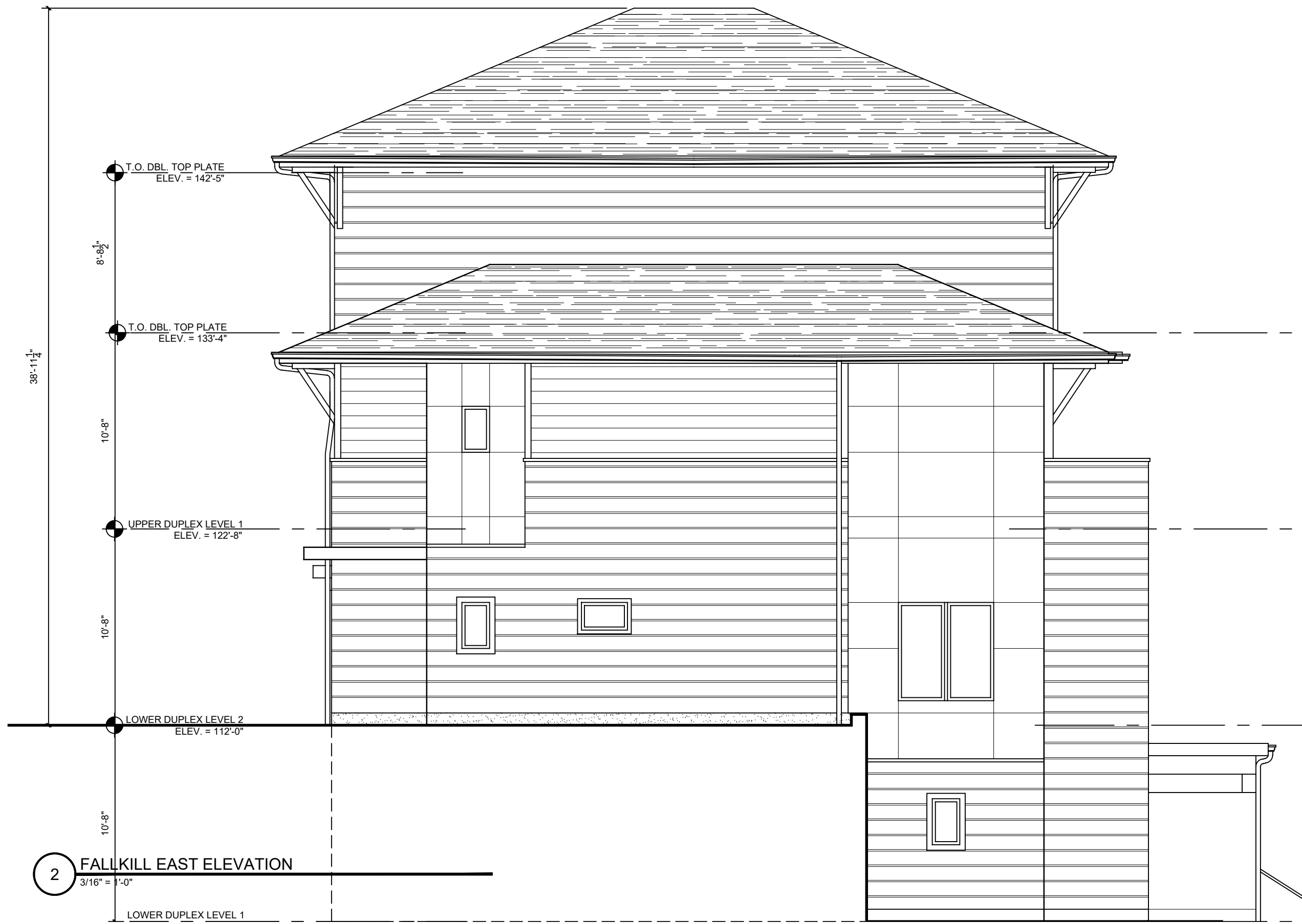
I am requesting that this matter be placed on the November 14, 2019 Meeting Agenda and that you authorize staff to advertise for a Public Hearing for the evening of November 14, 2019.

It is respectfully requested that the Commission grant approval for a Certificate of Appropriateness because the project as submitted satisfies all of the requirements for such a Certificate.

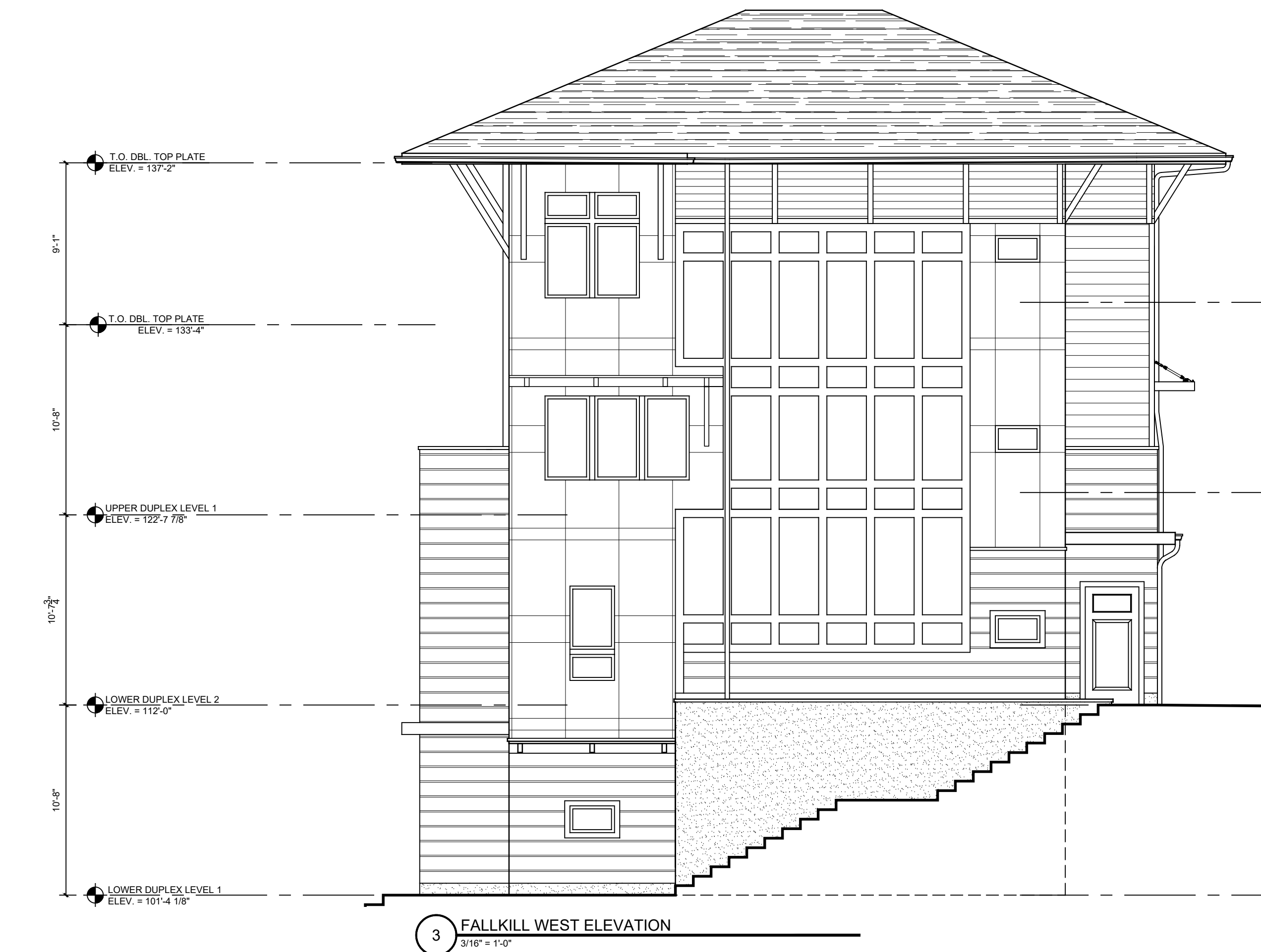
Sincerely,
Steven Tinkelman, AIA



1 FALKKILL SOUTH ELEVATION
3/16" = 1'-0"



2 FALKKILL EAST ELEVATION
3/16" = 1'-0"



3 FALKKILL WEST ELEVATION
3/16" = 1'-0"



4 FALKKILL NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
1/15/2021 2021 HDLPC SUBMISSION
1/15/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
1/10/2018 ISSUED TO HDLPC
6/03/2018 ISSUED TO HDLPC
3/28/2018 ISSUED TO PLANNING BOARD
1/10/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD



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CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

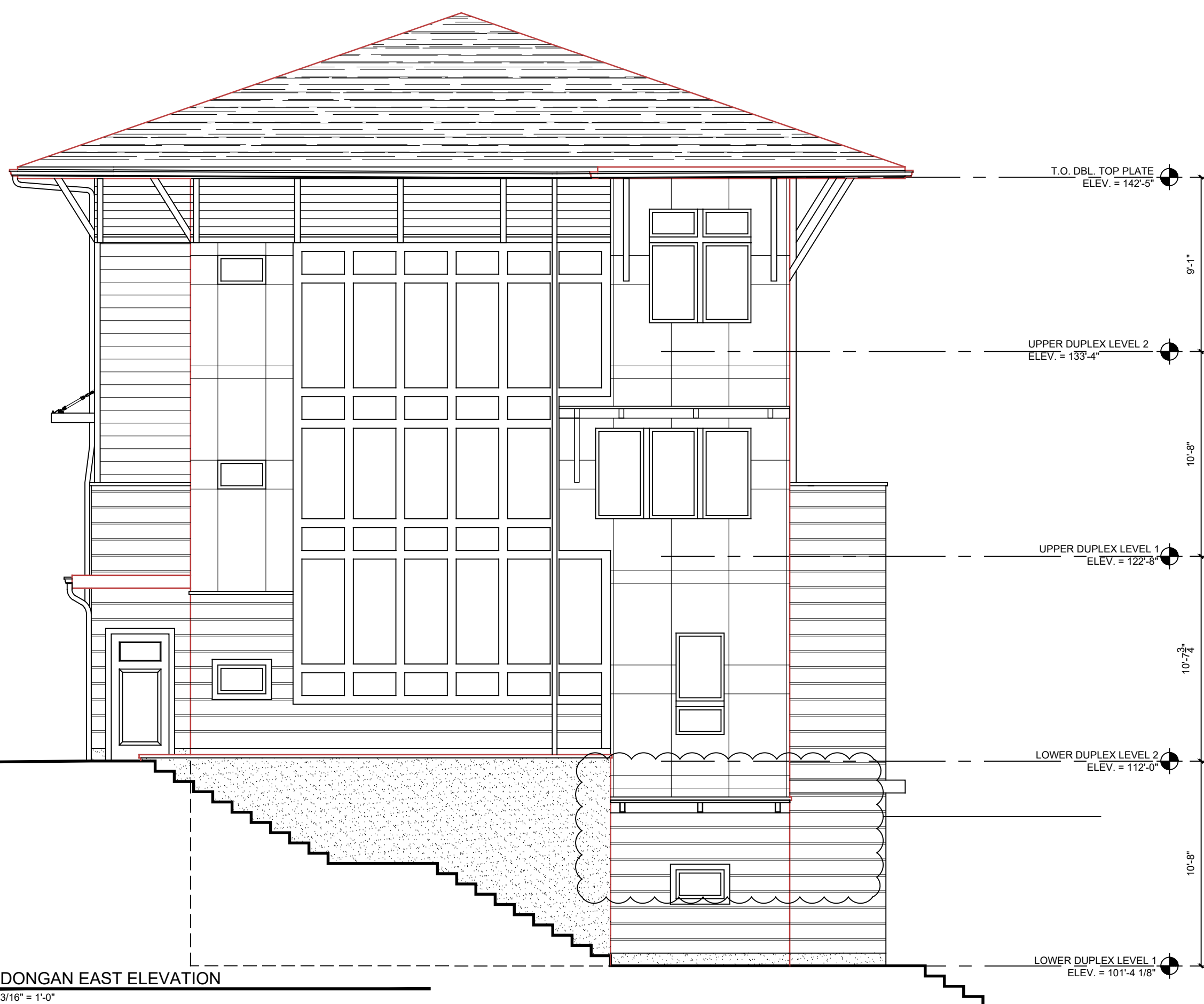
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



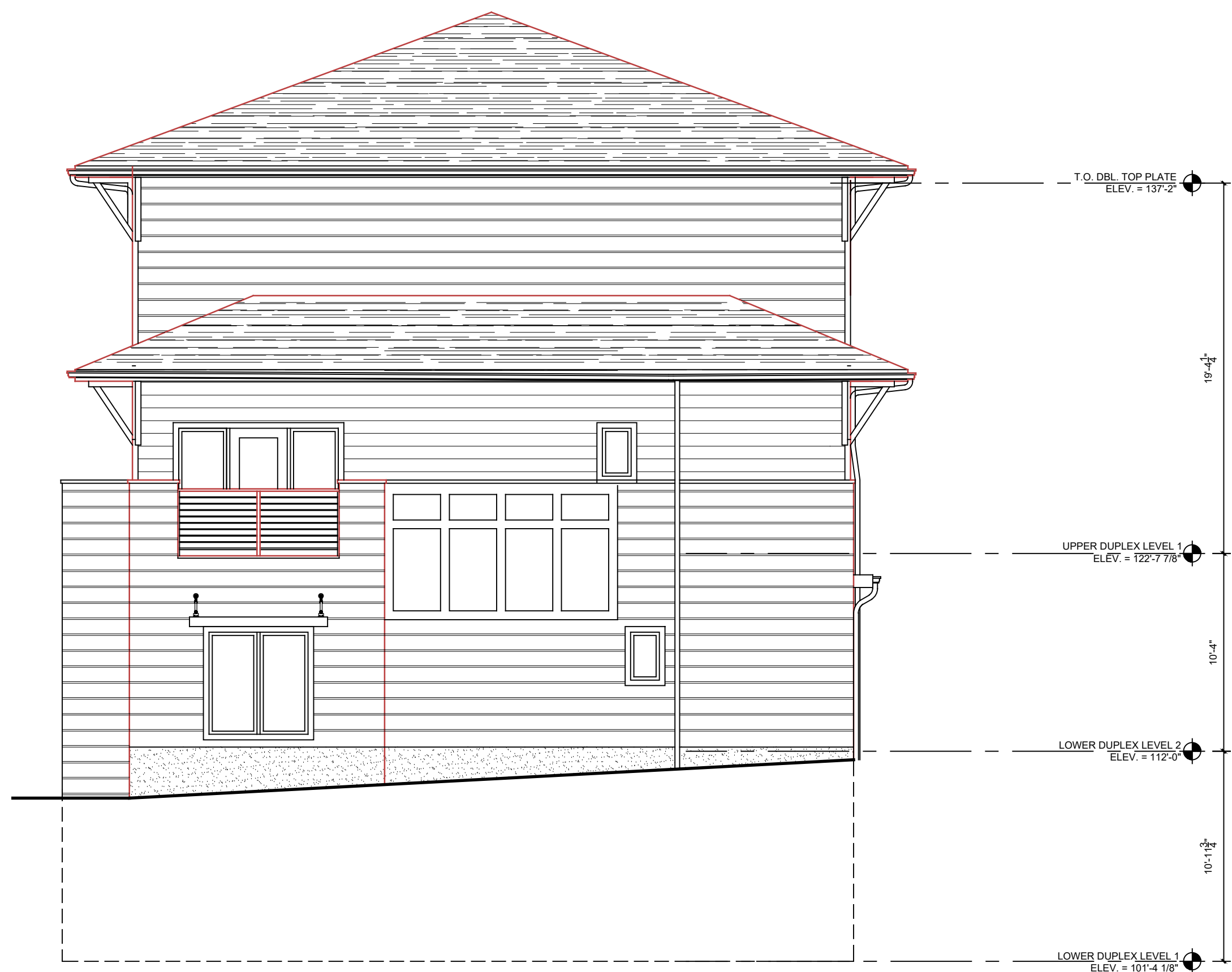
PRELIMINARY ELEVATIONS - FALKKILL - RES.	
DRAWN BY: J.D.	PZ-10.1
JOB No. Y1022	
DATE: 7/5/17	



1 DONGAN SOUTH ELEVATION
3/16" = 1'-0"



2 DONGAN EAST ELEVATION
3/16" = 1'-0"



3 DONGAN WEST ELEVATION
3/16" = 1'-0"



4 DONGAN NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:
4/13/2023 HPLPC RE-SUBMISSION
2/06/2023 HDLPC SUBMISSION
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11/01/2019 ISSUED TO HDLPC
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3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD



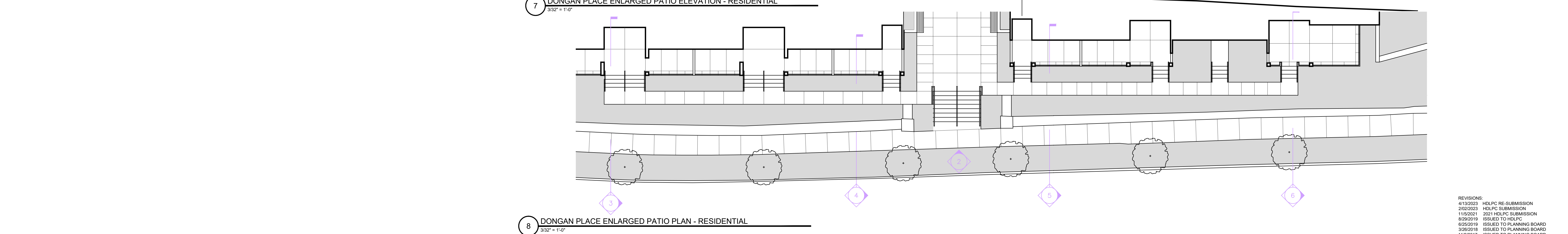
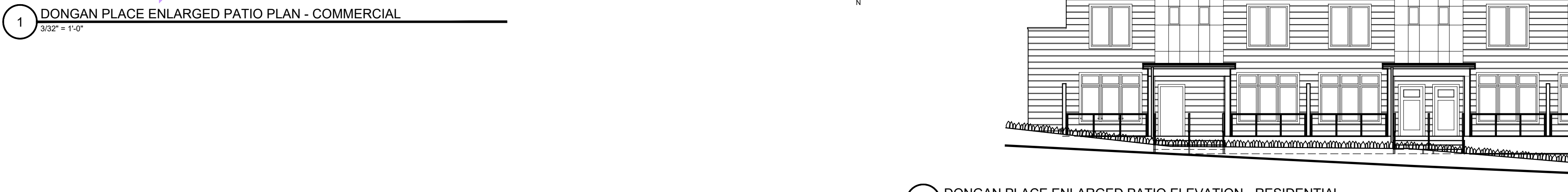
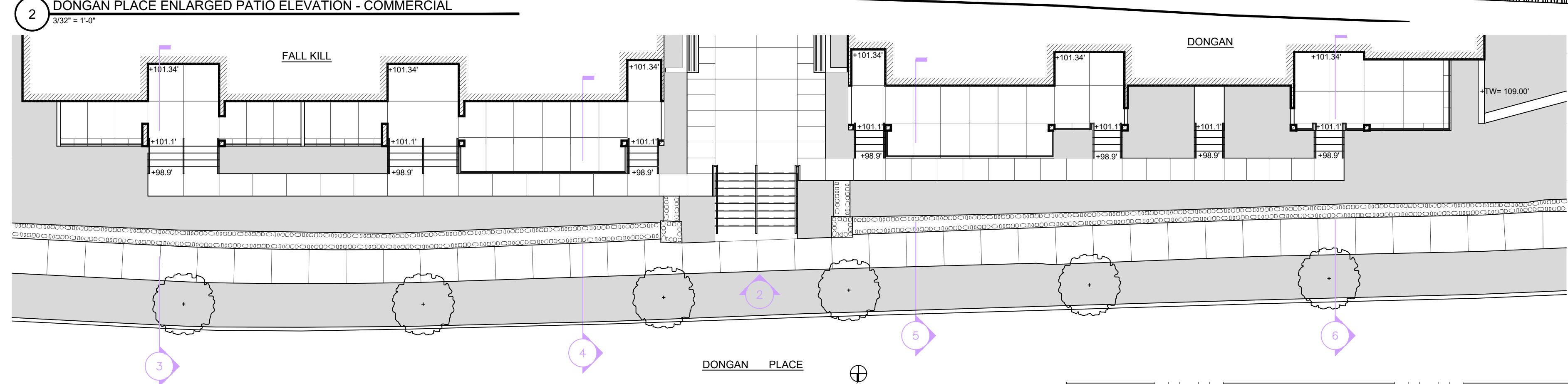
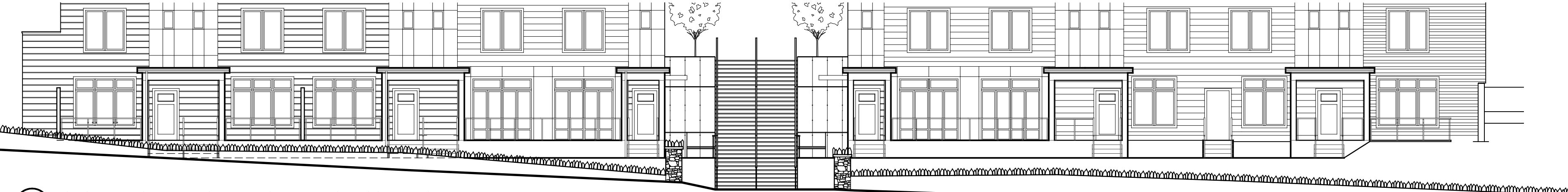
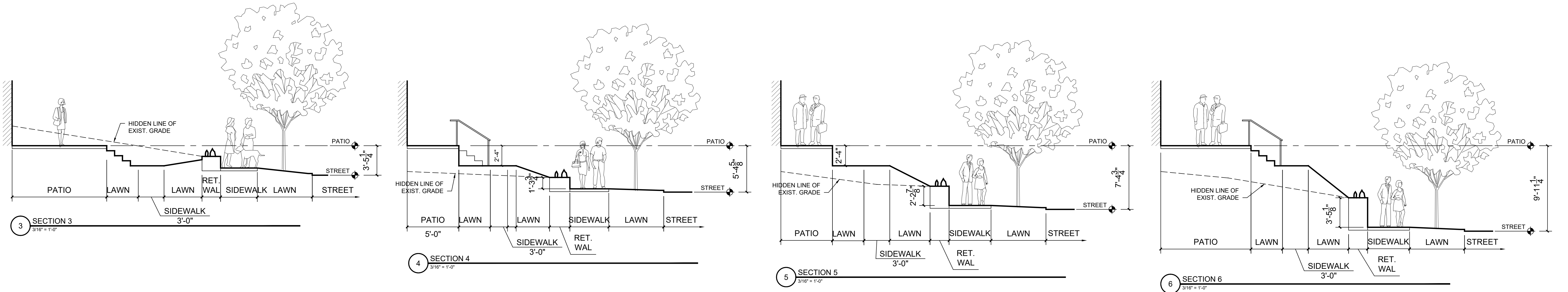
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CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



PRELIMINARY ELEVATIONS - DONGAN - RES.
DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
PZ-12.1





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ARCHITECTURE

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CLIENT:

Pelton Partners LLC

33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel

36 N. Clover St.
Poughkeepsie, NY 12601



REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/22/2023 HDLPC SUBMISSION
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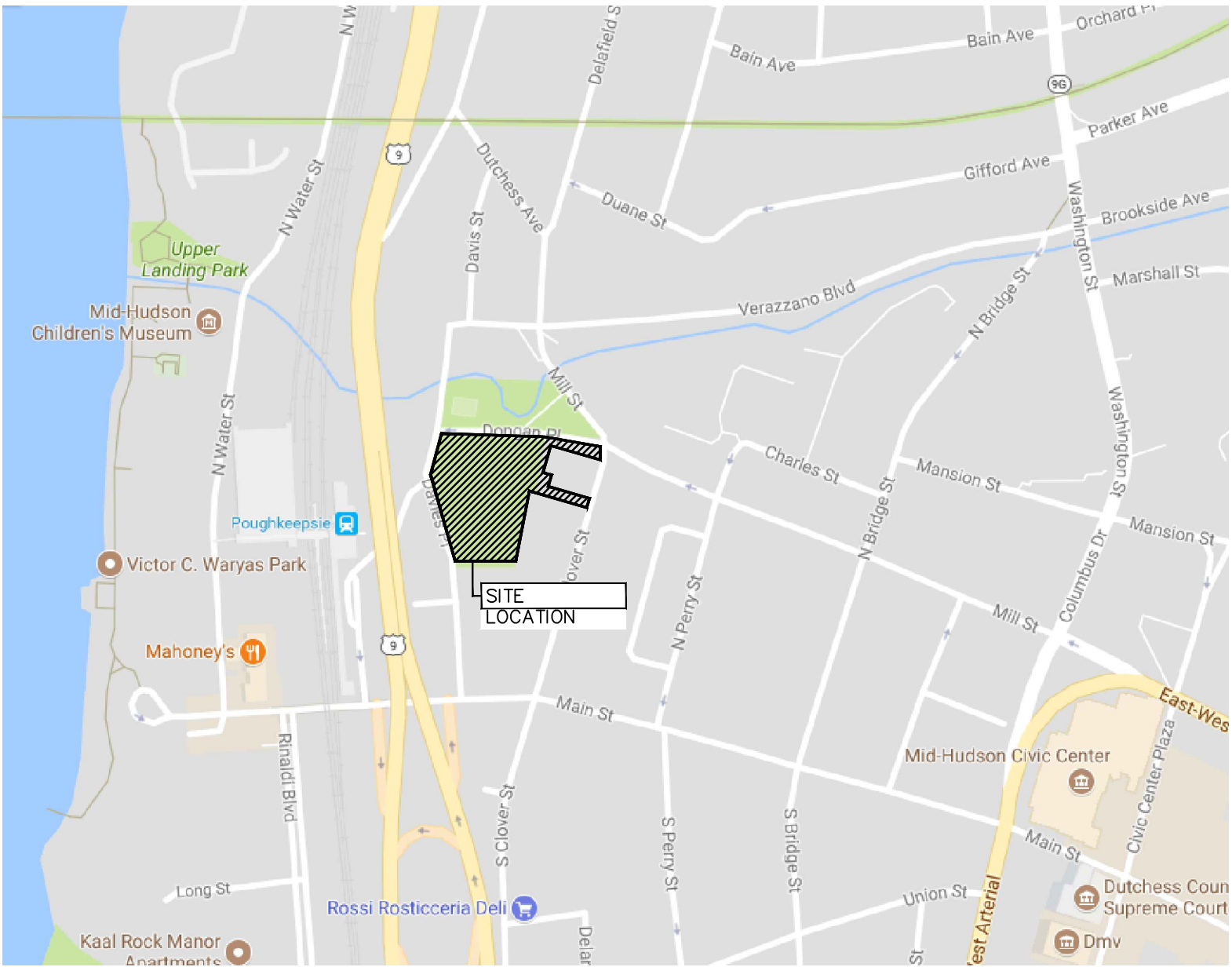
DRAWN BY: M.L.L.	PZ-23
JOB NO. Y1022	
DATE 4/18/18	

DONGAN PLACE PATIO
PLAN, ELEVATION AND
SECTIONS

Pelton Mount Carmel

36 NORTH CLOVER STREET

POUGHKEEPSIE, DUTCHESS COUNTY NY



1 AREA LOCATION MAP
NOT TO SCALE

PROPERTY OWNER
(CONTRACT VENDEE):

Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, New York 12603

ARCHITECT / LAND PLANNER:

Tinkelman Architecture PLLC
33 Arlington Ave, Suite 8
Poughkeepsie, New York 12603

LANDSCAPE ARCHITECT:

The Michael Boice Collaboration
11 South Fowlerhouse Road
Wappingers Falls, New York 12590

CIVIL ENGINEER:

LRC Group
85 Civic Center Plaza, Suite 103
Poughkeepsie, New York 12601

DRAWING INDEX

TS-01 - COVER SHEET	
ARCHITECTURAL DRAWINGS:	
PZ-04	SITE SECTION
PZ-08	PRELIMINARY ELEVATIONS - PELTON MANOR
PZ-08.1	MATERIAL CALLOUTS - PELTON MANOR
PZ-08.2	EXISTING PELTON MANOR FENESTRATION
PZ-10	PRELIMINARY ELEVATIONS - FALLKILL - COMMERCIAL
PZ-10.1	PRELIMINARY ELEVATIONS - FALLKILL - RESIDENTIAL
PZ-12	PRELIMINARY ELEVATIONS - DONGAN - COMMERCIAL
PZ-12.1	PRELIMINARY ELEVATIONS - DONGAN - RESIDENTIAL
PZ-13	PRELIMINARY FLOOR PLANS - RIVER (NOT SUBMITTED)
PZ-14	PRELIMINARY ELEVATIONS - RIVER
PZ-16	PRELIMINARY ELEVATIONS - STATION
PZ-18	PRELIMINARY ELEVATIONS - CARRIAGE HOUSE
PZ-19	STREET ELEVATIONS
PZ-20	ENLARGED MONUMENTAL STAIR PLAN & ELEVATIONS
PZ-23	DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS
PZ-24	ENTRANCE DRIVEWAY PLAN

NOTE: ALL MATERIAL AND FINISH
PRODUCTS/MANUFACTURERS MAY
BE SUBSTITUTED WITH SIMILAR
SELECTED BY ARCHITECT

REVISIONS	HDPLC RE-SUBMISSION:
04/13/2023	HDPLC SUBMISSION
02/09/2023	HDPLC SUBMISSION
11/8/2021	2021 HDLPC SUBMISSION
11/01/2019	ISSUED TO HDLPC
8/29/2019	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
6/4/2018	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD



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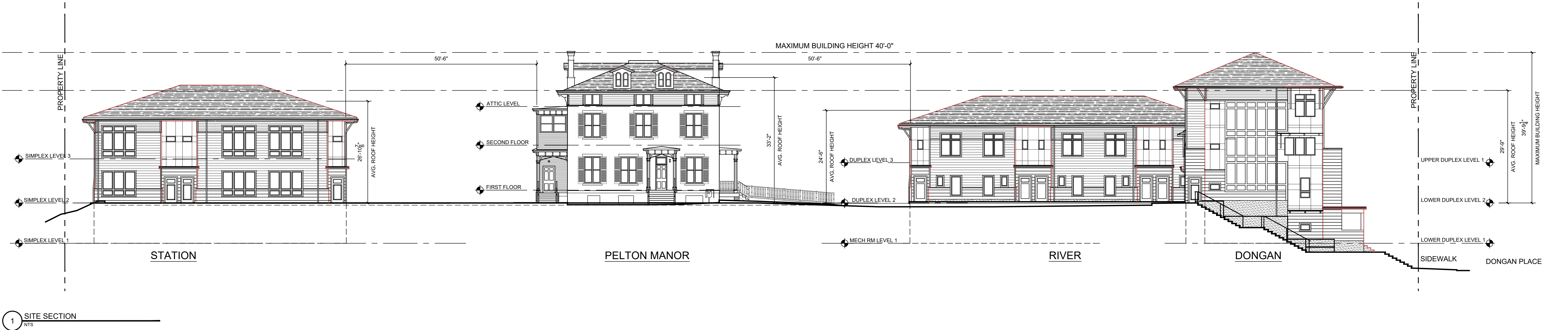
CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



COVER SHEET

DRAWN BY: J.D.	TS-01
JOB No. Y1022	
DATE: 02/09/2017	



1 SITE SECTION
NTS

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
11/6/2021 2021 HDLPC SUBMISSION
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
8/03/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
1/24/2017 ISSUED TO HDLPC
12/18/2017 PRESENTED TO PLANNING BOARD
12/08/2017 ISSUED TO MASS DESIGN
10/5/2017 ISSUED TO PLANNING BOARD

TA

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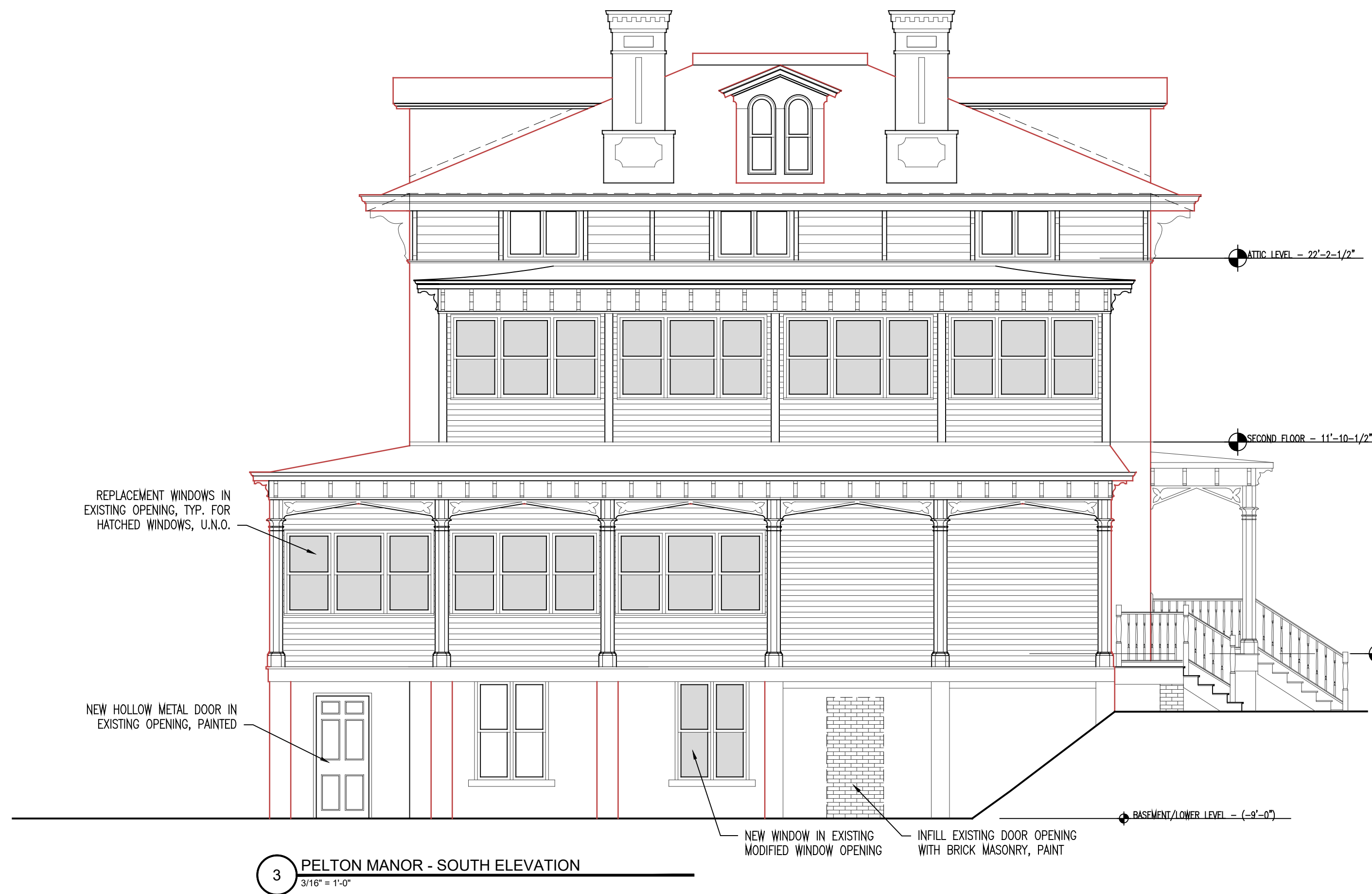
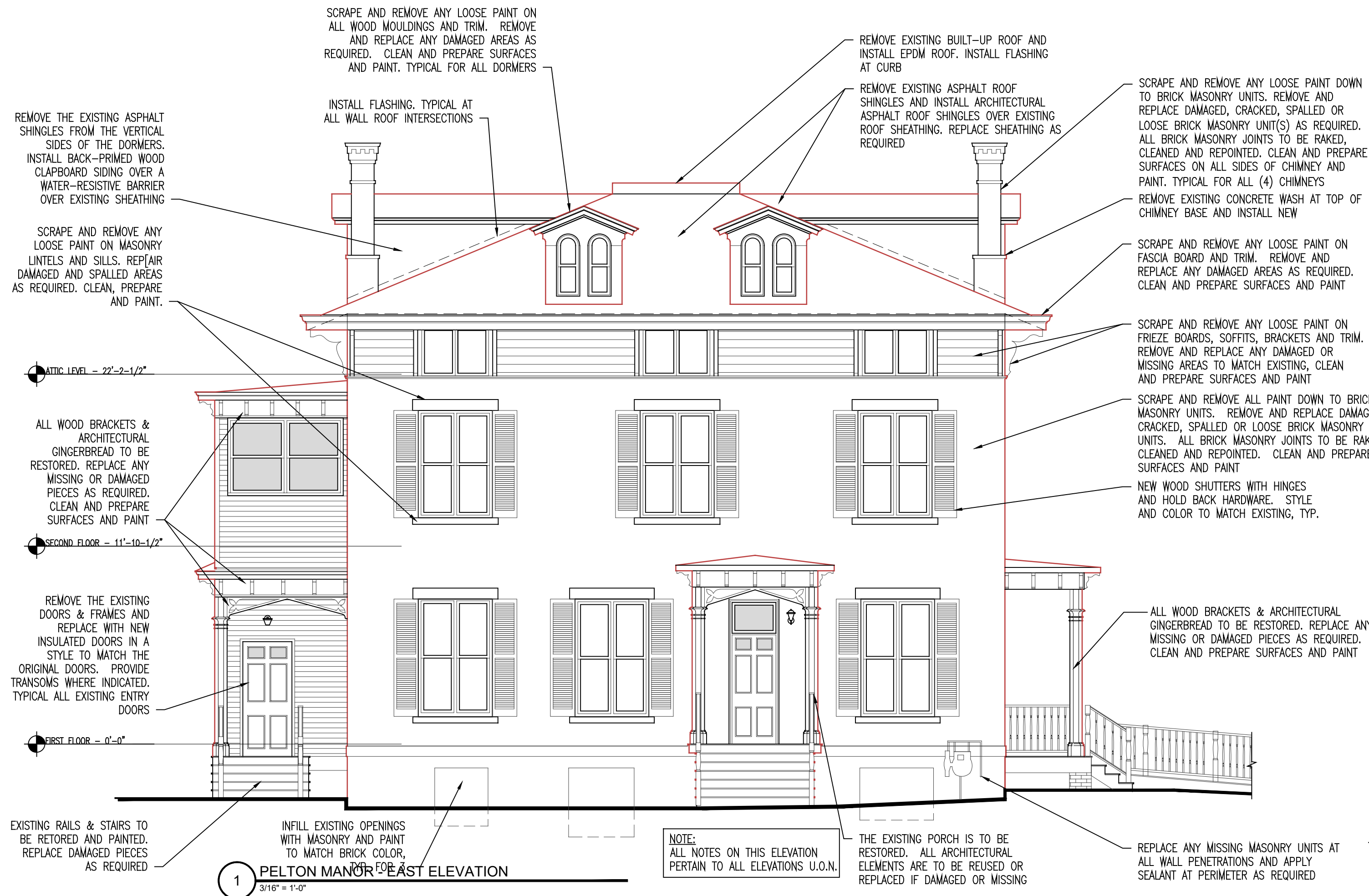
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CLIENT:
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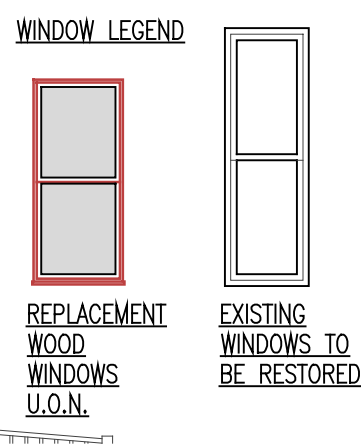
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



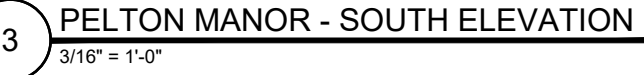
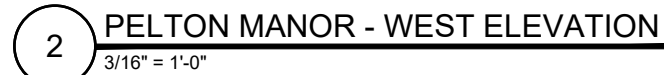
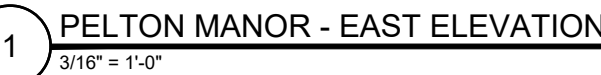
SITE SECTION		
DRAWN BY: J.D.	PZ-04	
JOB No. Y1022		
DATE: 9/16/2017		



- GENERAL NOTES:
1. REMOVE AND REPLACE DAMAGED ROOF SHEATHING AS REQUIRED.
2. NEW BRICK MASONRY UNITS TO MATCH ORIGINAL'S SIZE, COLOR AND PROFILE. JOINT MORTAR TO MATCH ORIGINAL'S STRENGTH AND COLOR. ALL FINISH AND MATERIAL COLORS TO BE APPROVED BY OWNER AND ARCHITECT.
3. CONTRACTOR TO DETACH AND REMOVE AND MISCELLANEOUS ANCHORS/STEEL BRACKETS AND RESTORE DAMAGED AREAS TO MATCH ADJACENT SURFACES.
- GENERAL WINDOW NOTES:
1. ALL EXISTING ALUMINUM STORM WINDOWS SHALL BE REMOVED AND REPLACED.
2. THE EXISTING WOOD WINDOWS ON THE MANOR ARE TO REMAIN AND TO BE RESTORED. ALL WINDOWS ON THE PORCHES SHALL BE REPLACED WITH REPLACEMENT WOOD WINDOWS.
3. ALL OPERABLE WINDOWS TO HAVE NEW BRONZE WEATHERSTRIPPING ADDED.

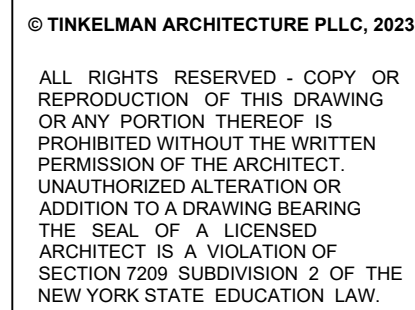


REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
11/05/2021 2021 HDLPC SUBMISSION
8/29/2019 ISSUED TO HDLPC
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3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
8/03/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD



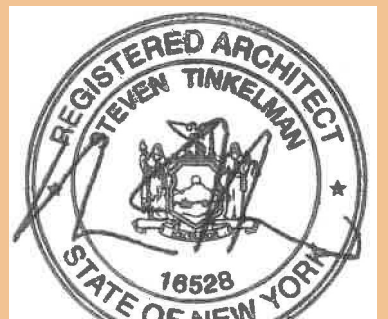
MATERIAL
CALLOUTS
ELTON MANOR

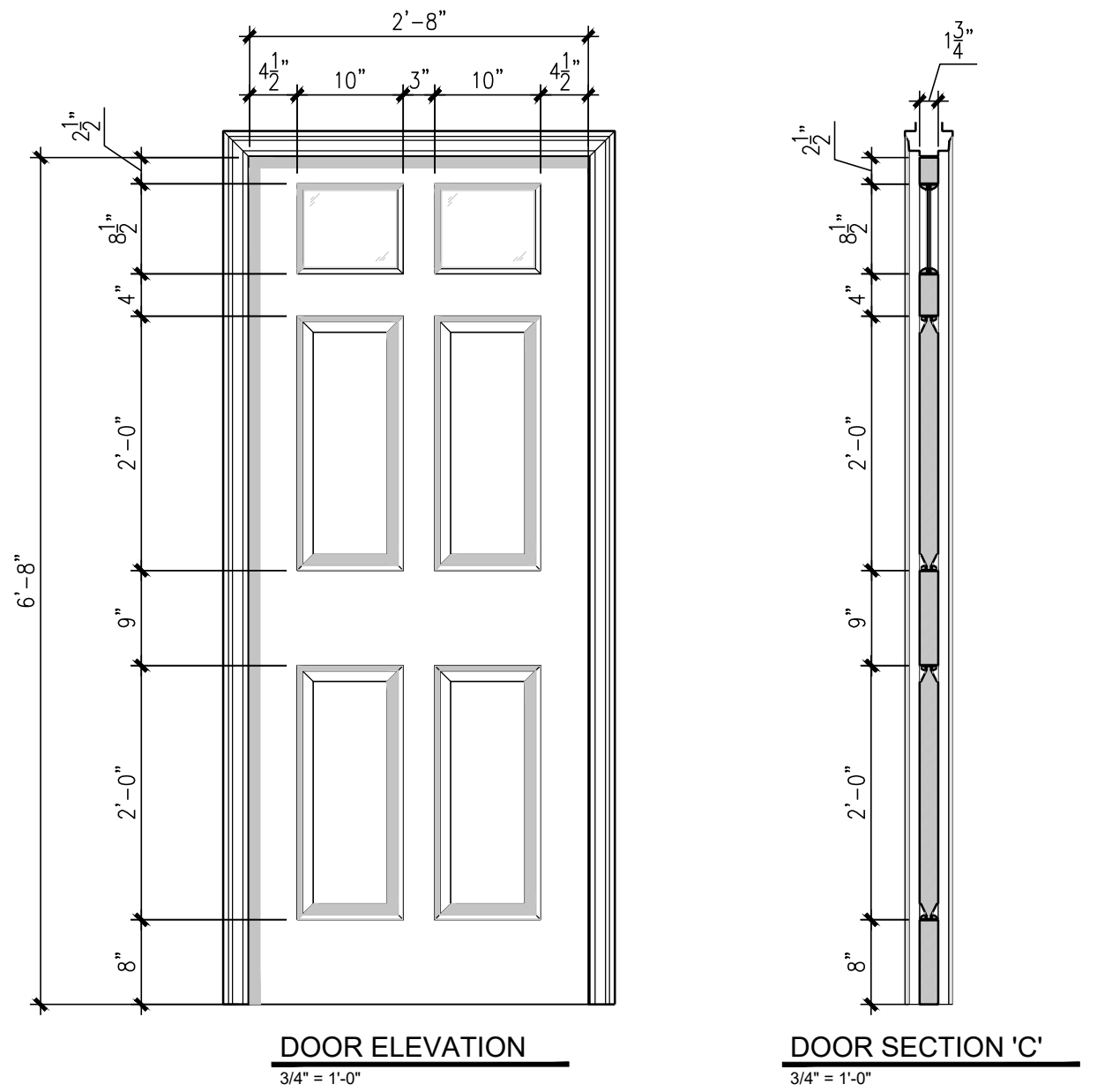
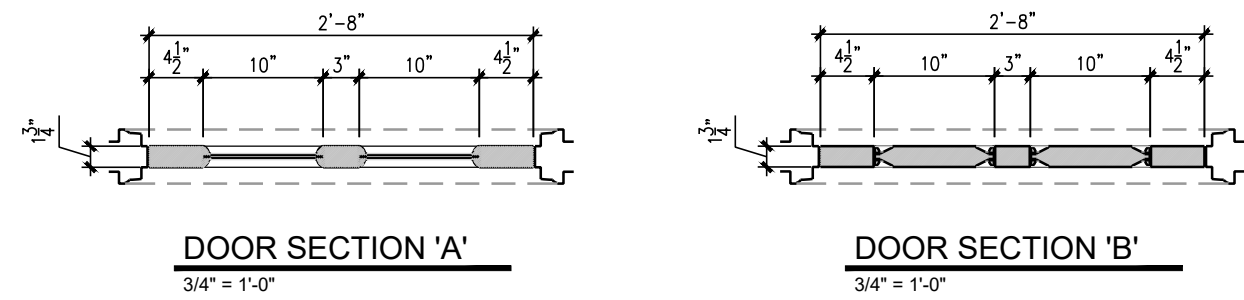
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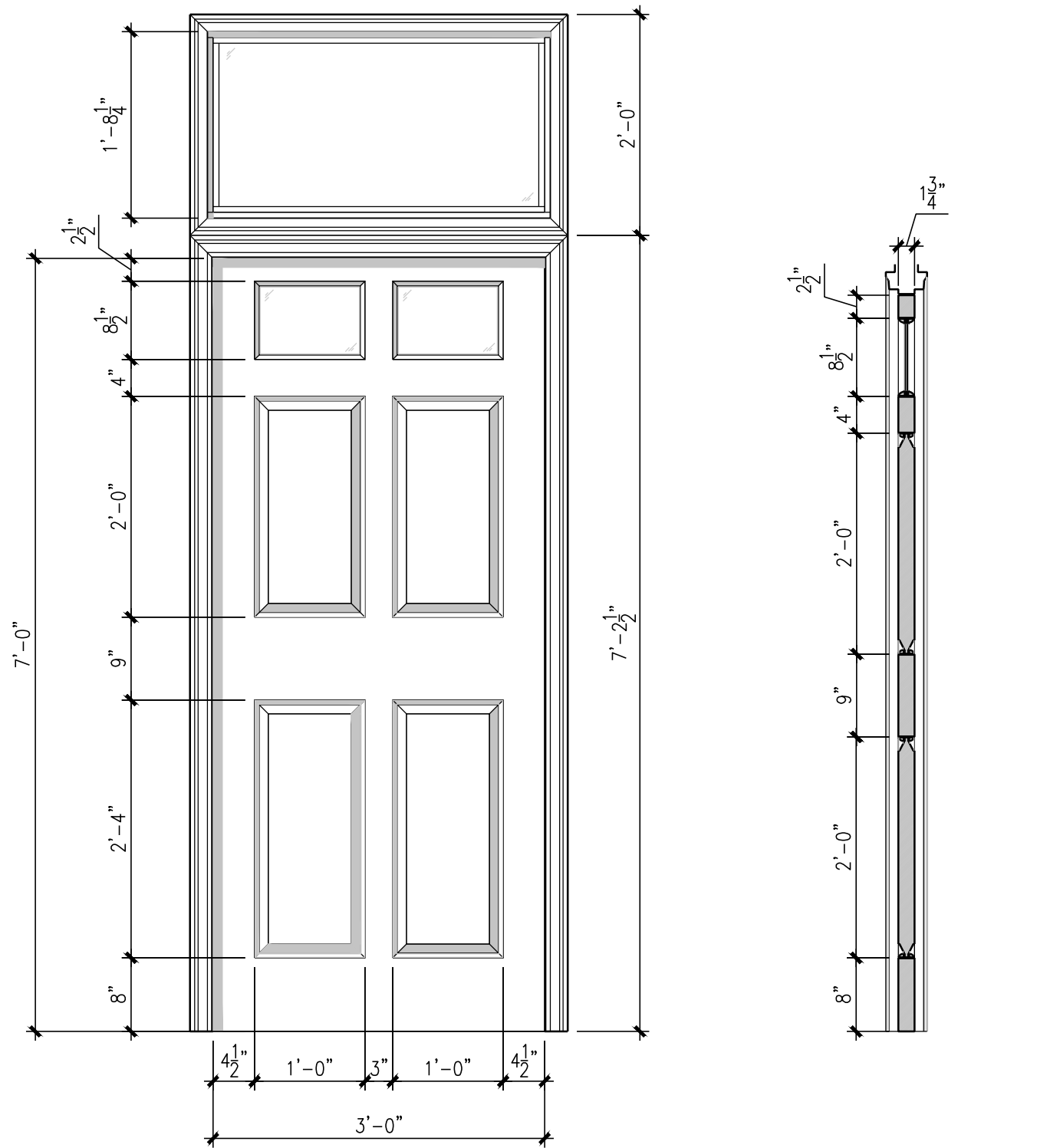
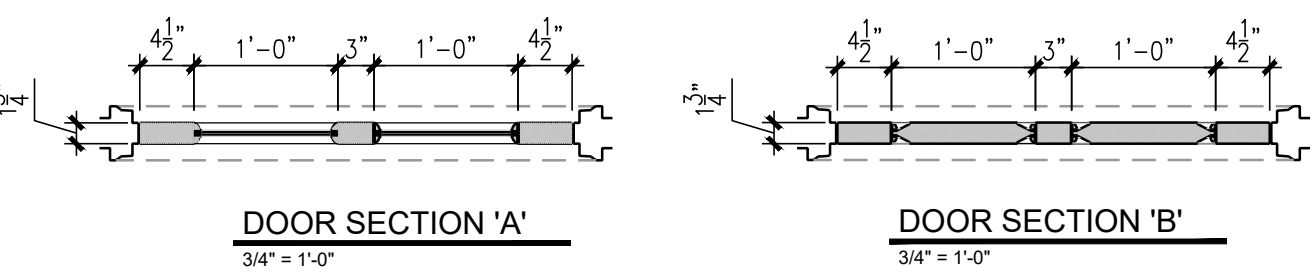
PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

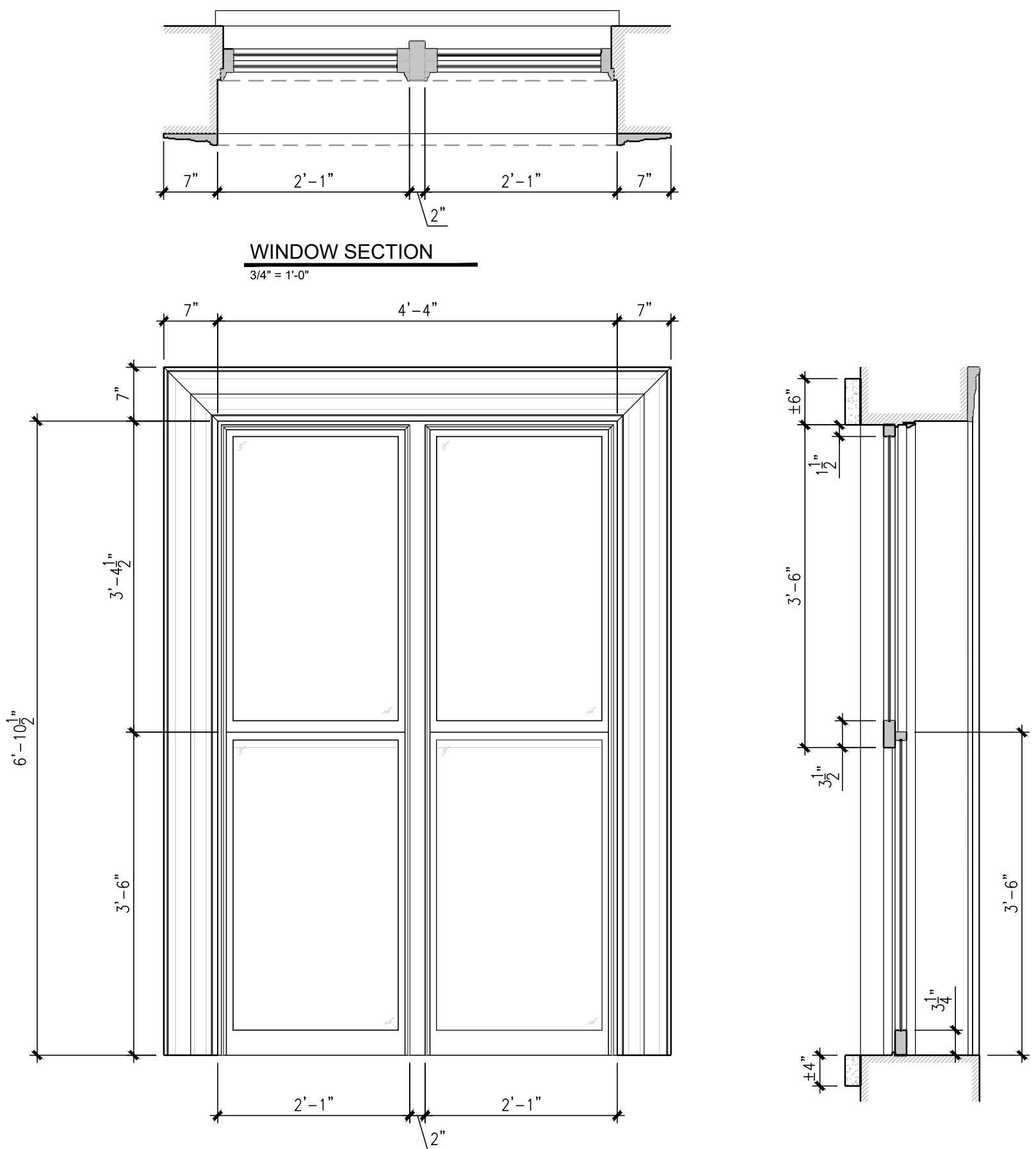




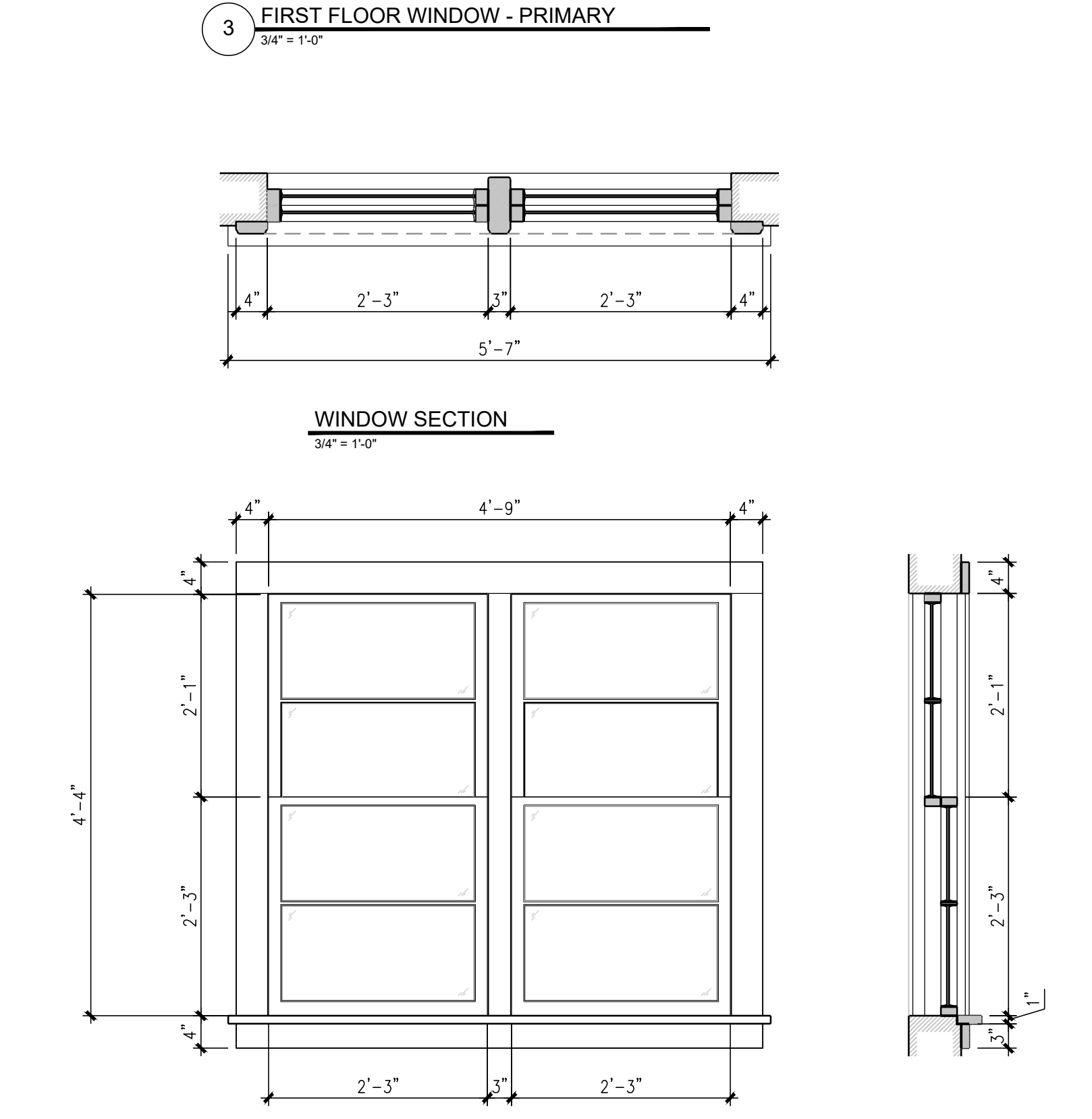
1 EAST FACADE ENTRANCE DOOR - 32X80
AS NOTED



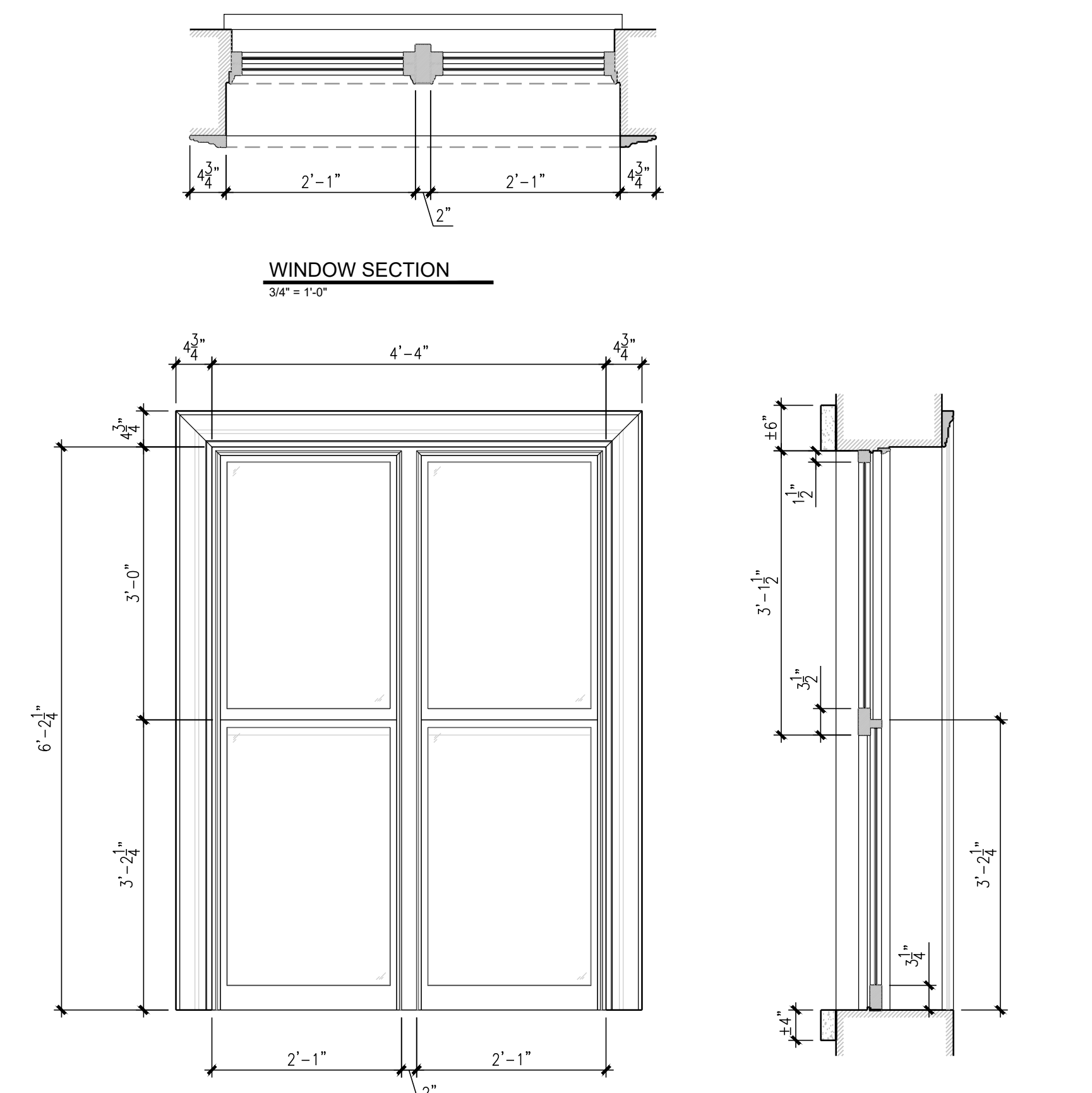
2 NORTH FACADE ENTRANCE DOOR - 38X84
3/4" = 1'-0"



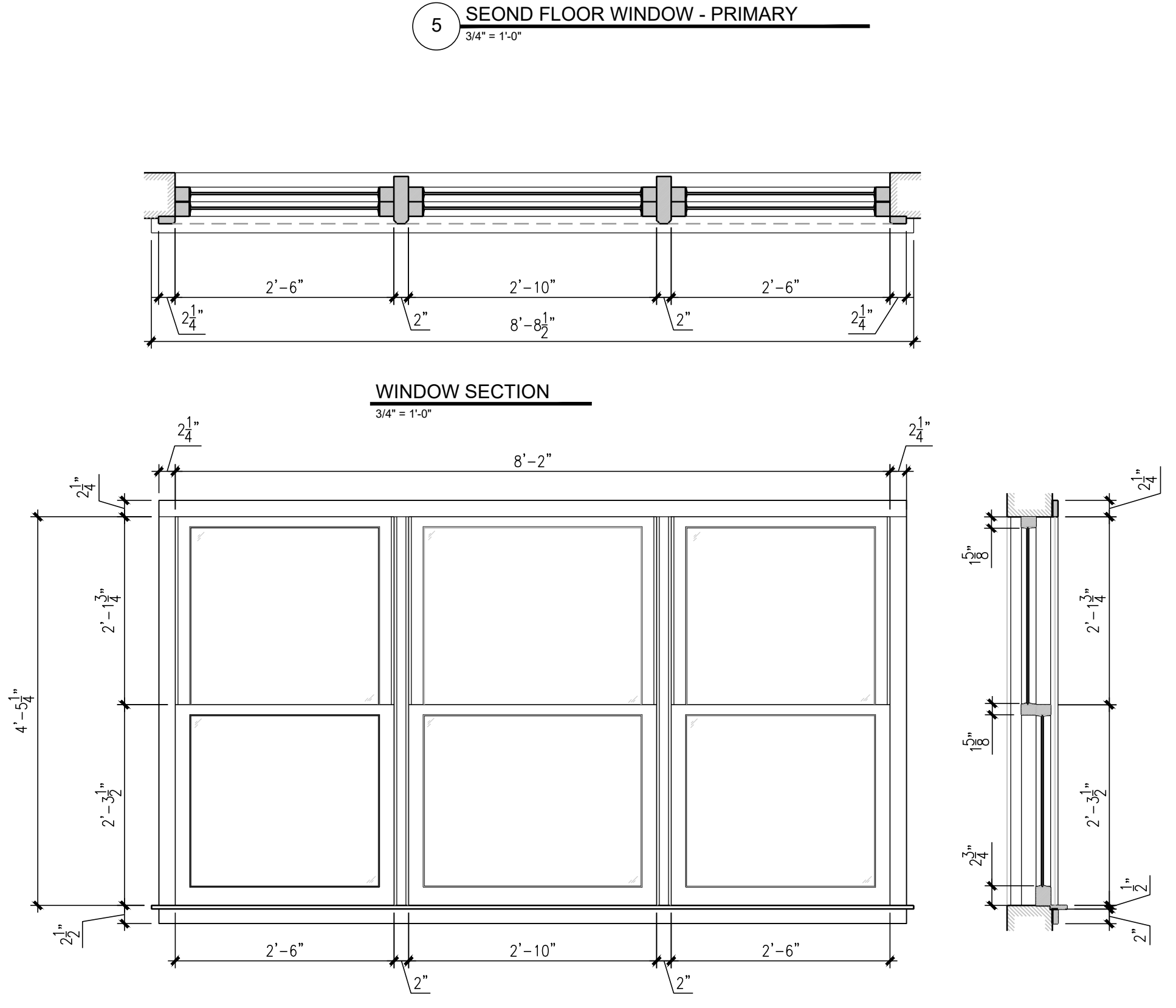
3 FIRST FLOOR WINDOW - PRIMARY
3/4" = 1'-0"



4 FIRST FLOOR WINDOW - WEST SUN ROOM
3/4" = 1'-0"



5 SECOND FLOOR WINDOW - PRIMARY
3/4" = 1'-0"



6 FIRST FLOOR WINDOW - SOUTH SUN ROOM
3/4" = 1'-0"

TA

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Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT
TINKELMAN
16528
STATE OF NEW YORK

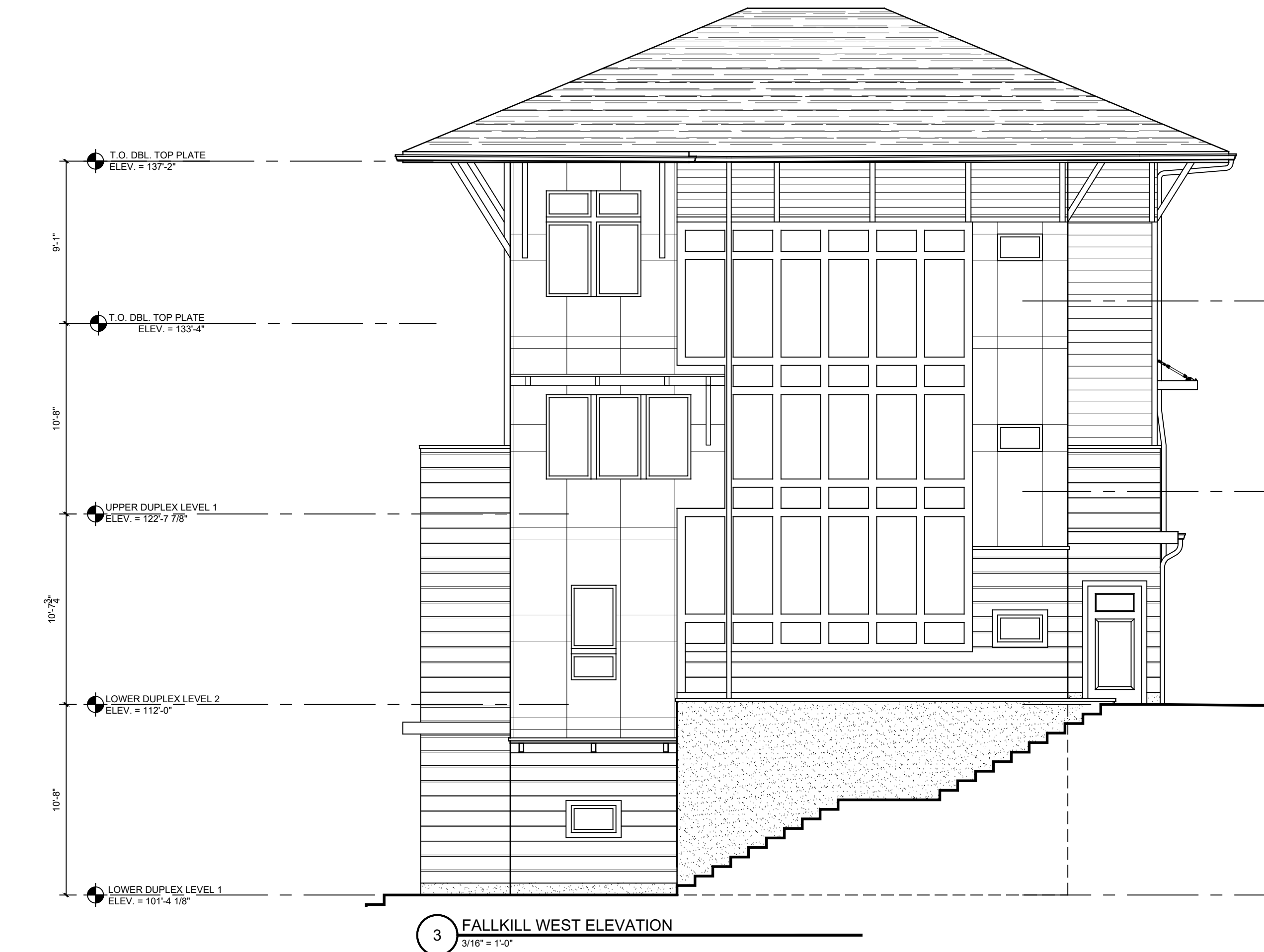
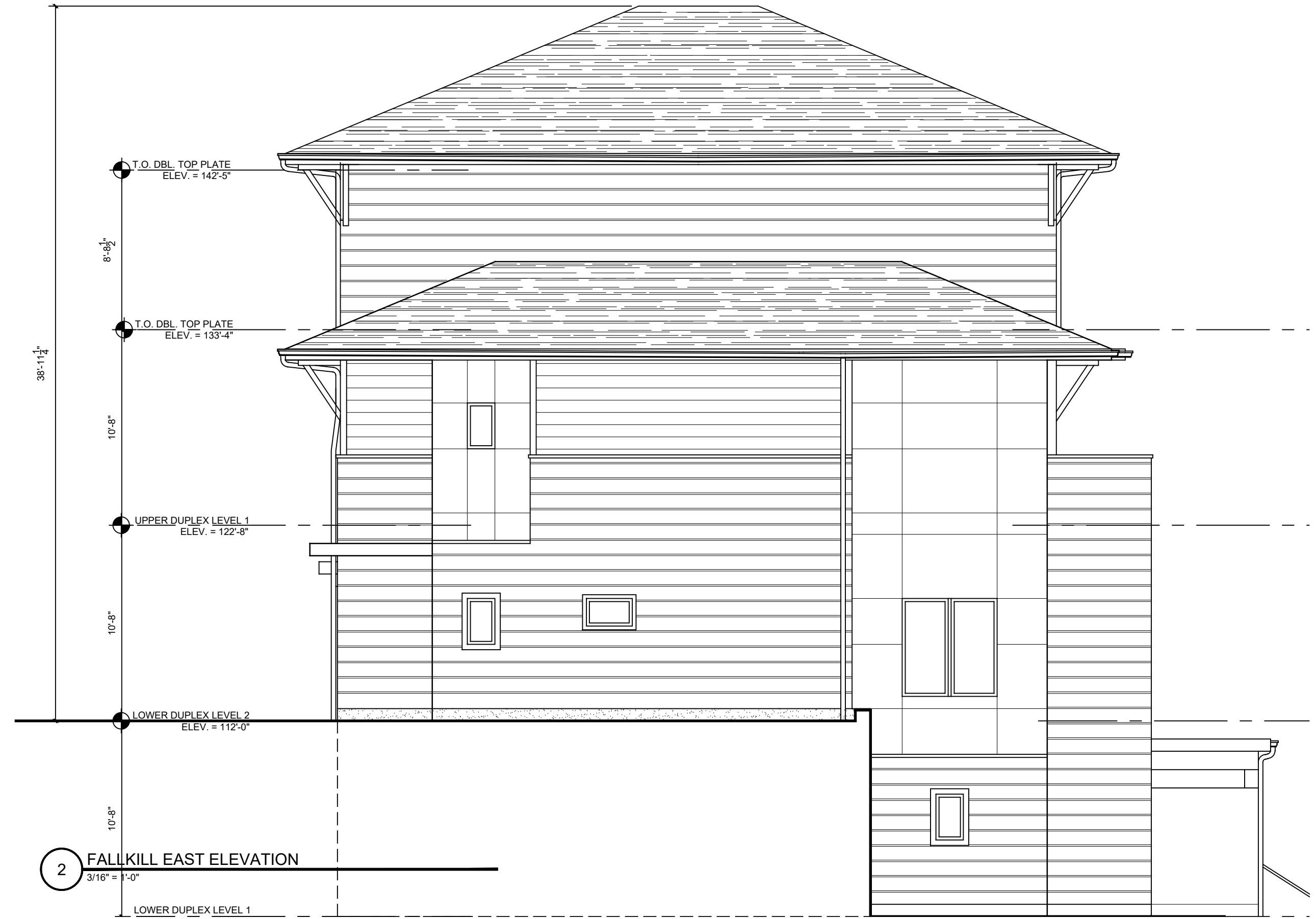
EXISTING
PELTON MANOR
FENESTRATION

DRAWN BY:
CDM

JOB No.
Y1022

DATE:
10/25/2019

PZ-08.2



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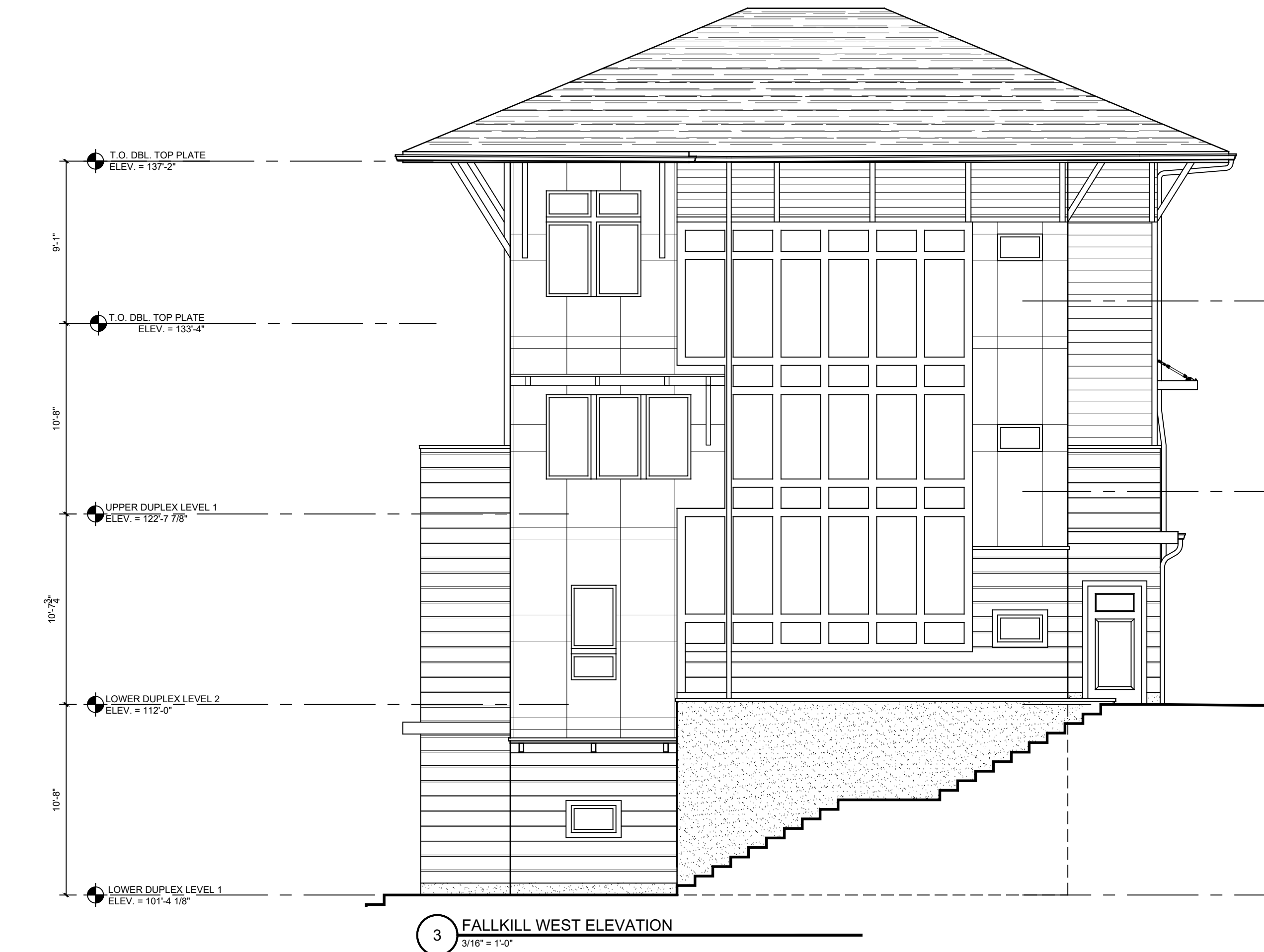
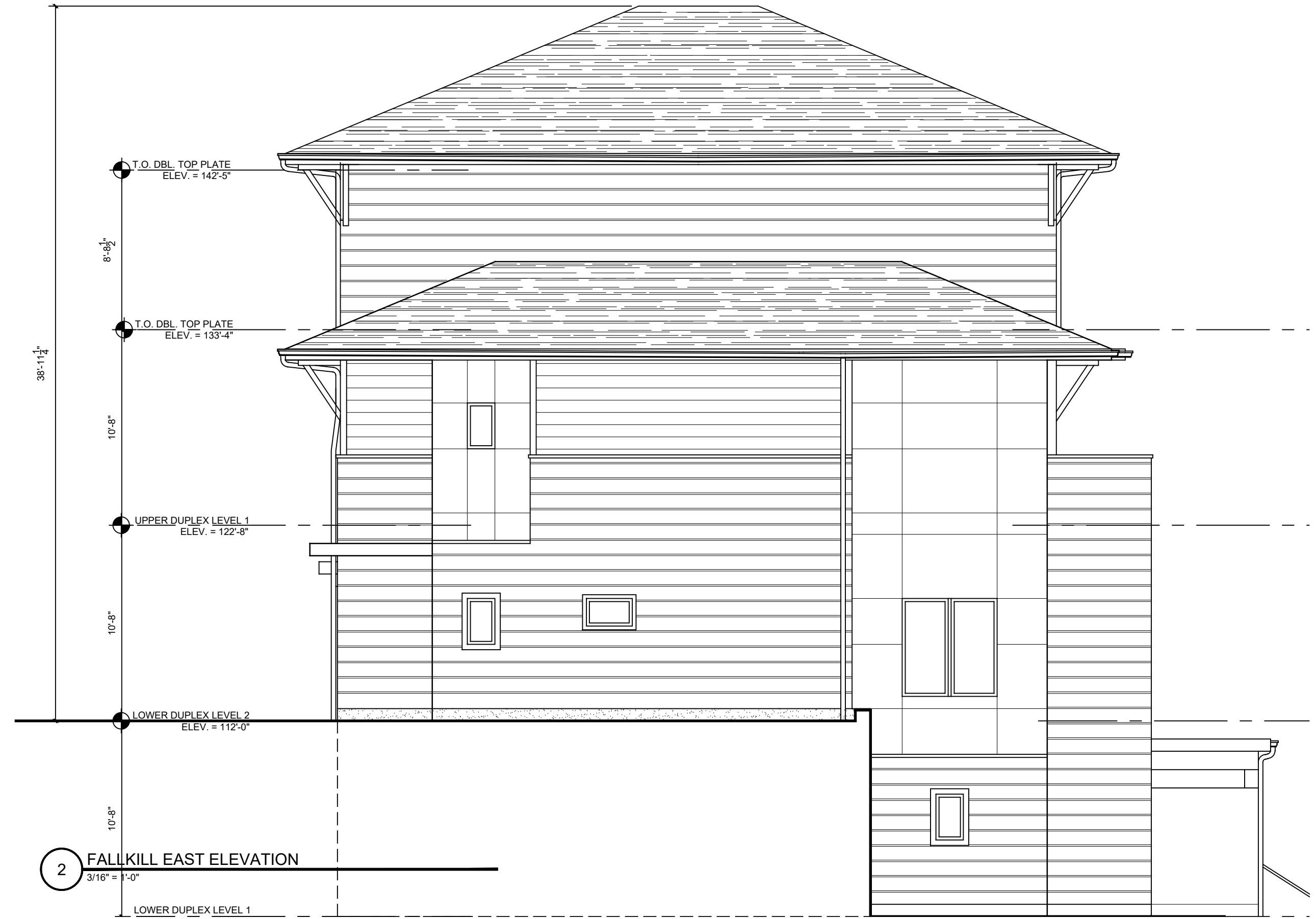
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Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



PRELIMINARY
ELEVATIONS -
FALKKILL - COMM.

DRAWN BY:
J.D.
JOB No.
Y1022
DATE
7/5/17
PZ-10



REVISIONS	
4/13/2023	HOLPC RE-SUBMISSION
2/09/2023	HOLPC SUBMISSION
1/15/2021	2021 HOLPC SUBMISSION
1/15/2019	ISSUED TO HOLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HOLPC
1/10/2018	ISSUED TO HOLPC
6/03/2018	ISSUED TO HOLPC
3/28/2018	ISSUED TO PLANNING BOARD
1/10/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD



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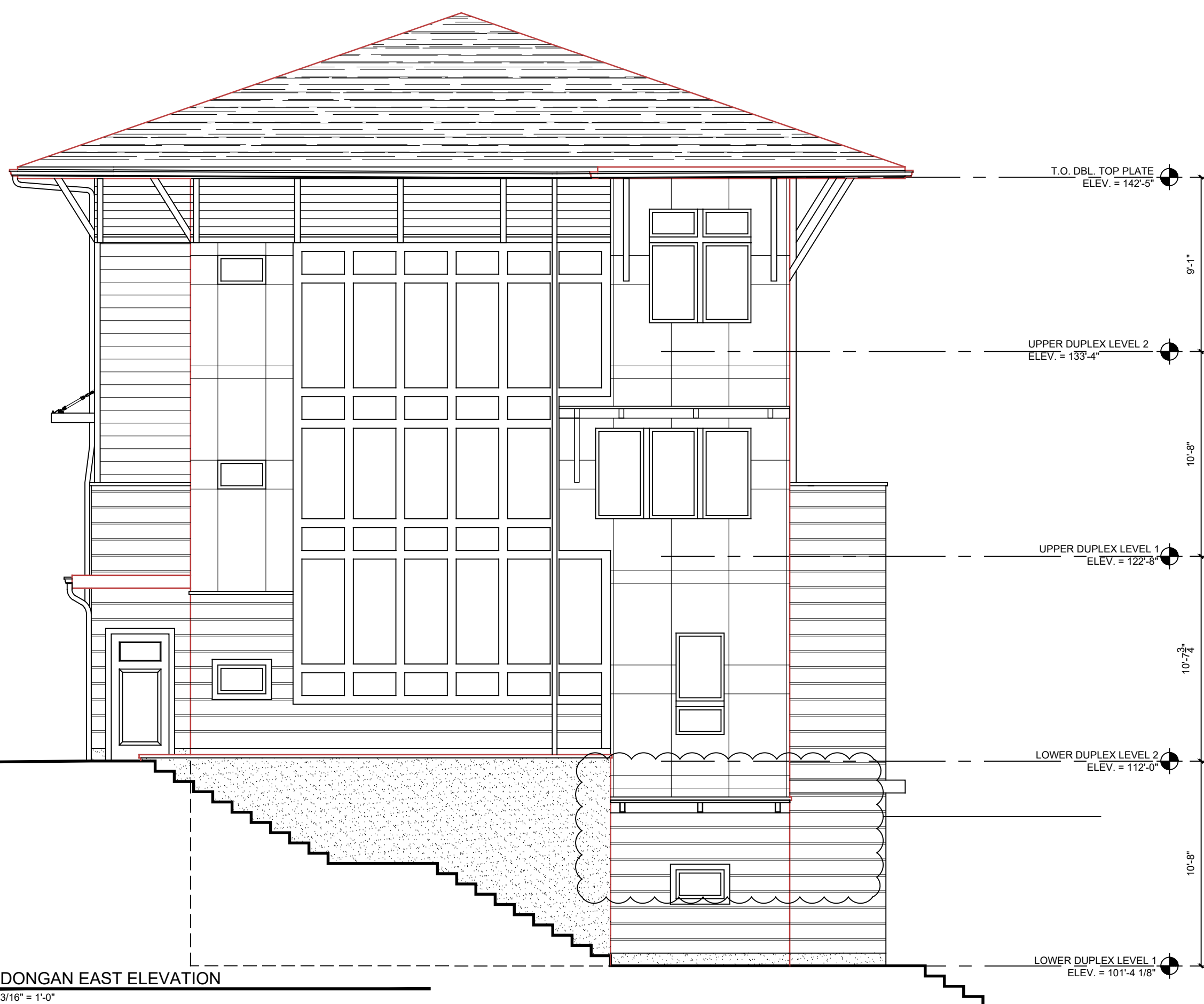
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



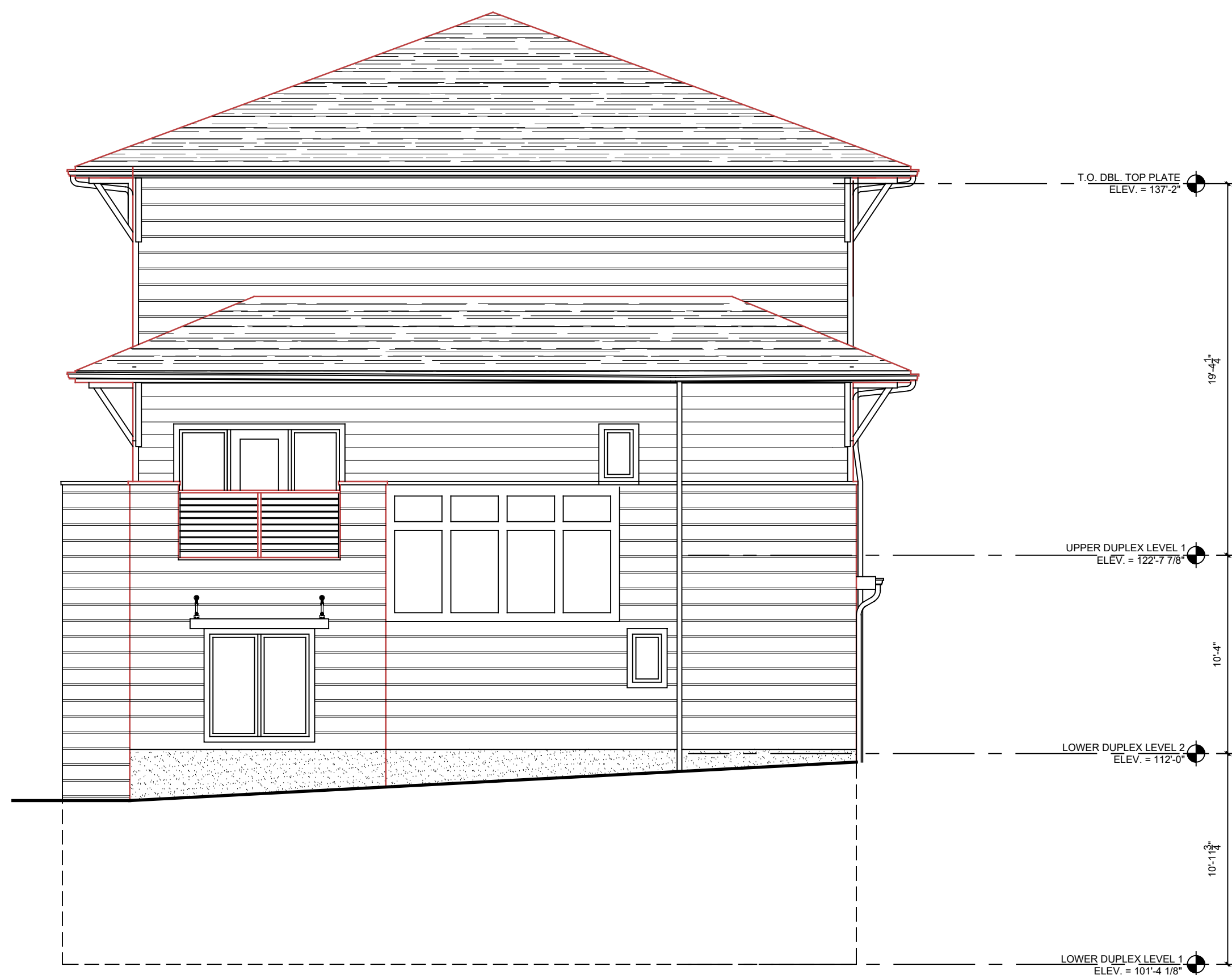
PRELIMINARY ELEVATIONS - FALKKILL - RES.	
DRAWN BY: J.D.	PZ-10.1
JOB No. Y1022	
DATE: 7/5/17	



1 DONGAN SOUTH ELEVATION
3/16" = 1'-0"



2 DONGAN EAST ELEVATION
3/16" = 1'-0"



3 DONGAN WEST ELEVATION
3/16" = 1'-0"



4 DONGAN NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:
4/13/2023 HPLPC RE-SUBMISSION
2/06/2023 HDLPC SUBMISSION
11/5/2021 2021 HDLPC SUBMISSION
11/01/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
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11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD



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Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



PRELIMINARY
ELEVATIONS -
DONGAN - COMM.

DRAWN BY:

J.D.

JOB No.

Y1022

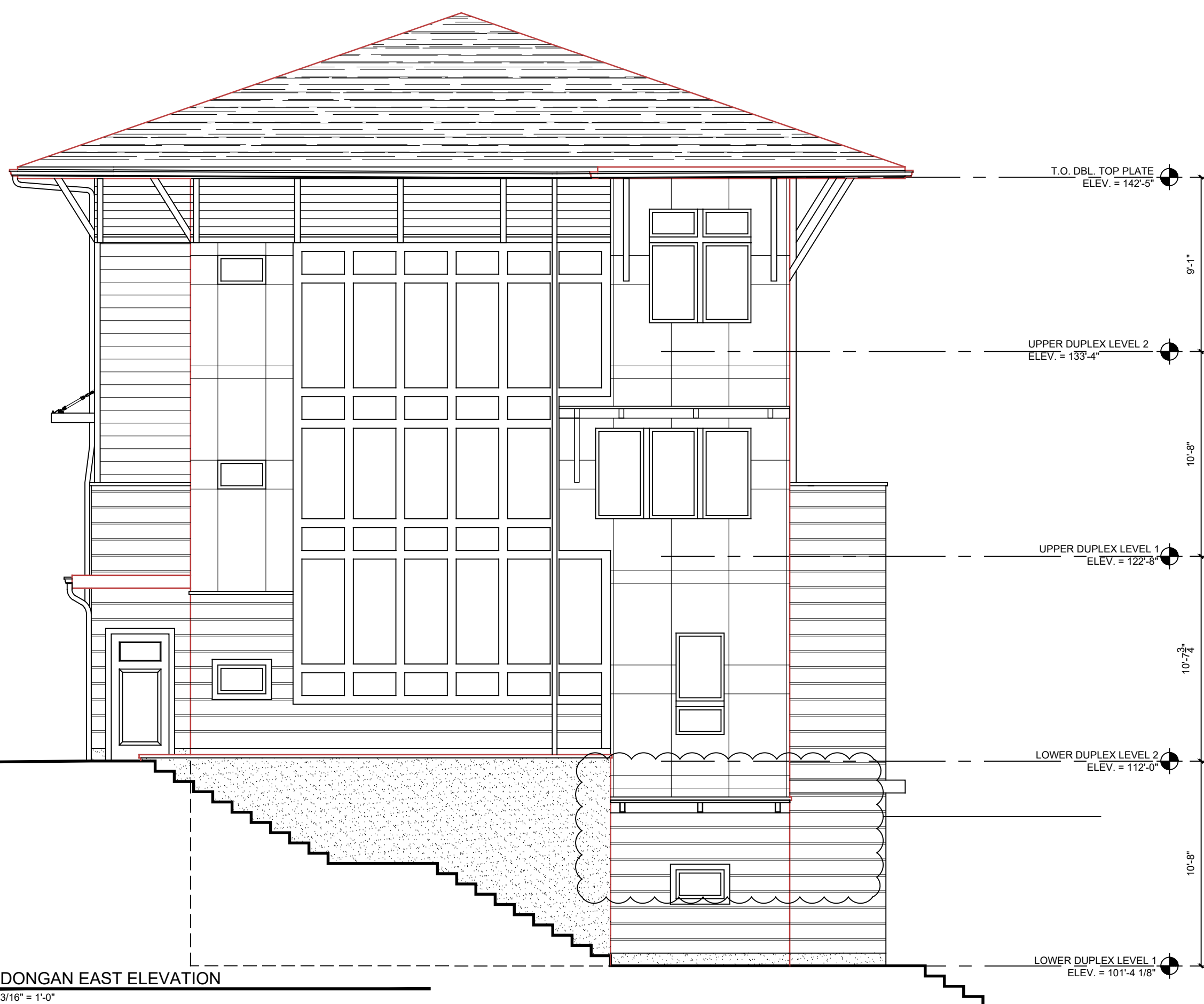
DATE

7/5/17

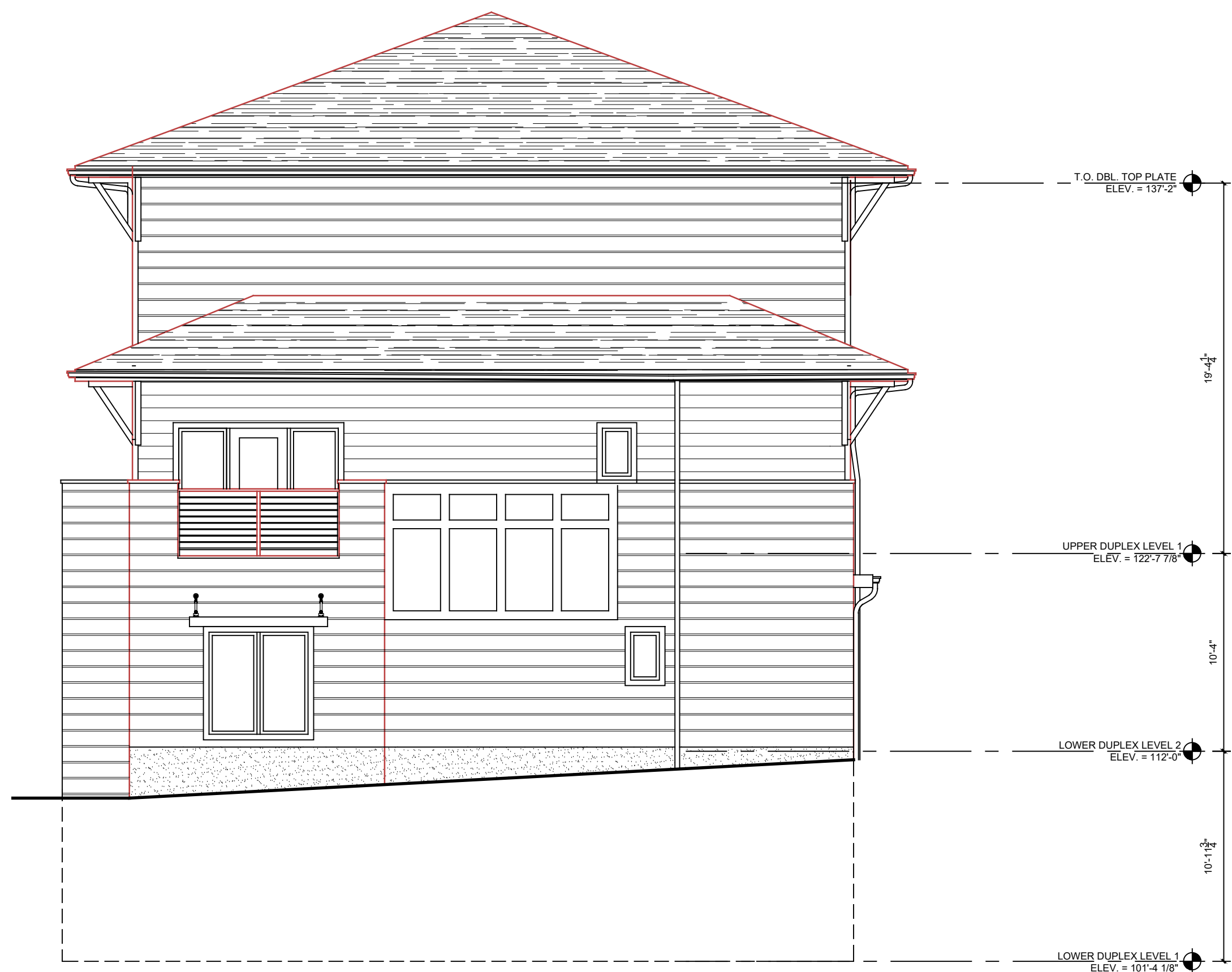
PZ-12



1 DONGAN SOUTH ELEVATION
3/16" = 1'-0"



2 DONGAN EAST ELEVATION
3/16" = 1'-0"



3 DONGAN WEST ELEVATION
3/16" = 1'-0"



4 DONGAN NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:
4/13/2023 HPLPC RE-SUBMISSION
2/06/2023 HDLPC SUBMISSION
11/5/2021 2021 HDLPC SUBMISSION
11/01/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
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11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD



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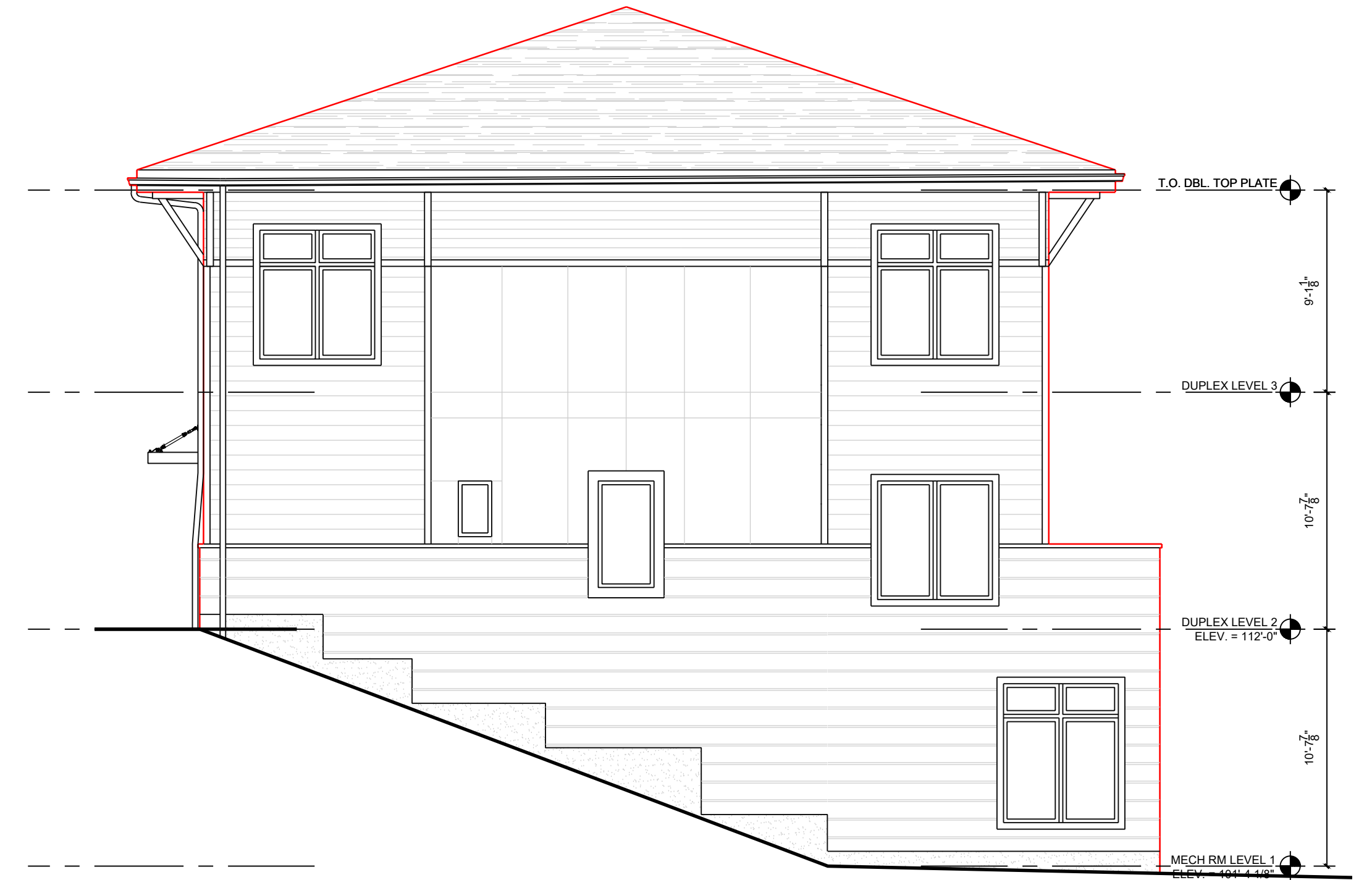
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



PRELIMINARY
ELEVATIONS -
DONGAN - RES.
DRAWN BY:
J.D.
JOB No.
Y1022
DATE:
7/5/17
PZ-12.1



1 RIVER EAST ELEVATION
3/16" = 1'-0"



2 RIVER NORTH ELEVATION
3/16" = 1'-0"



3 RIVER SOUTH ELEVATION
3/16" = 1'-0"



2 RIVER WEST ELEVATION
3/16" = 1'-0"



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Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

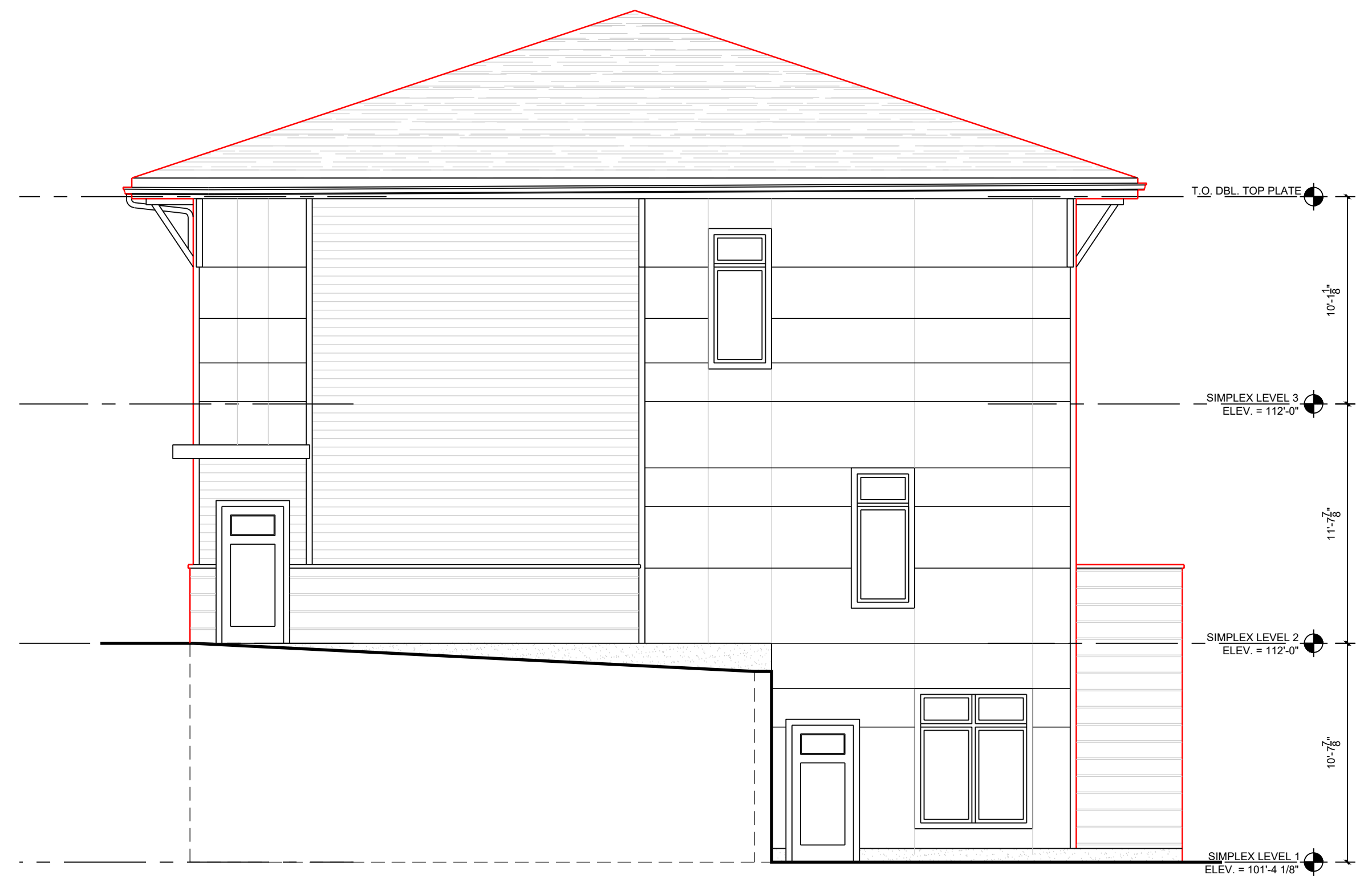


PRELIMINARY
ELEVATIONS -
RIVER
DRAWN BY:
J.O.
JOB No.
Y1022
DATE
7/5/17
PZ-14

REVISIONS
4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
3/28/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD



1 STATION EAST ELEVATION
3/16" = 1'-0"



2 STATION NORTH ELEVATION
3/16" = 1'-0"



3 STATION SOUTH ELEVATION
3/16" = 1'-0"



4 STATION WEST ELEVATION
3/16" = 1'-0"

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
11/01/2019 ISSUED TO HDLPC
0/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
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Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



PRELIMINARY
ELEVATIONS -
STATION

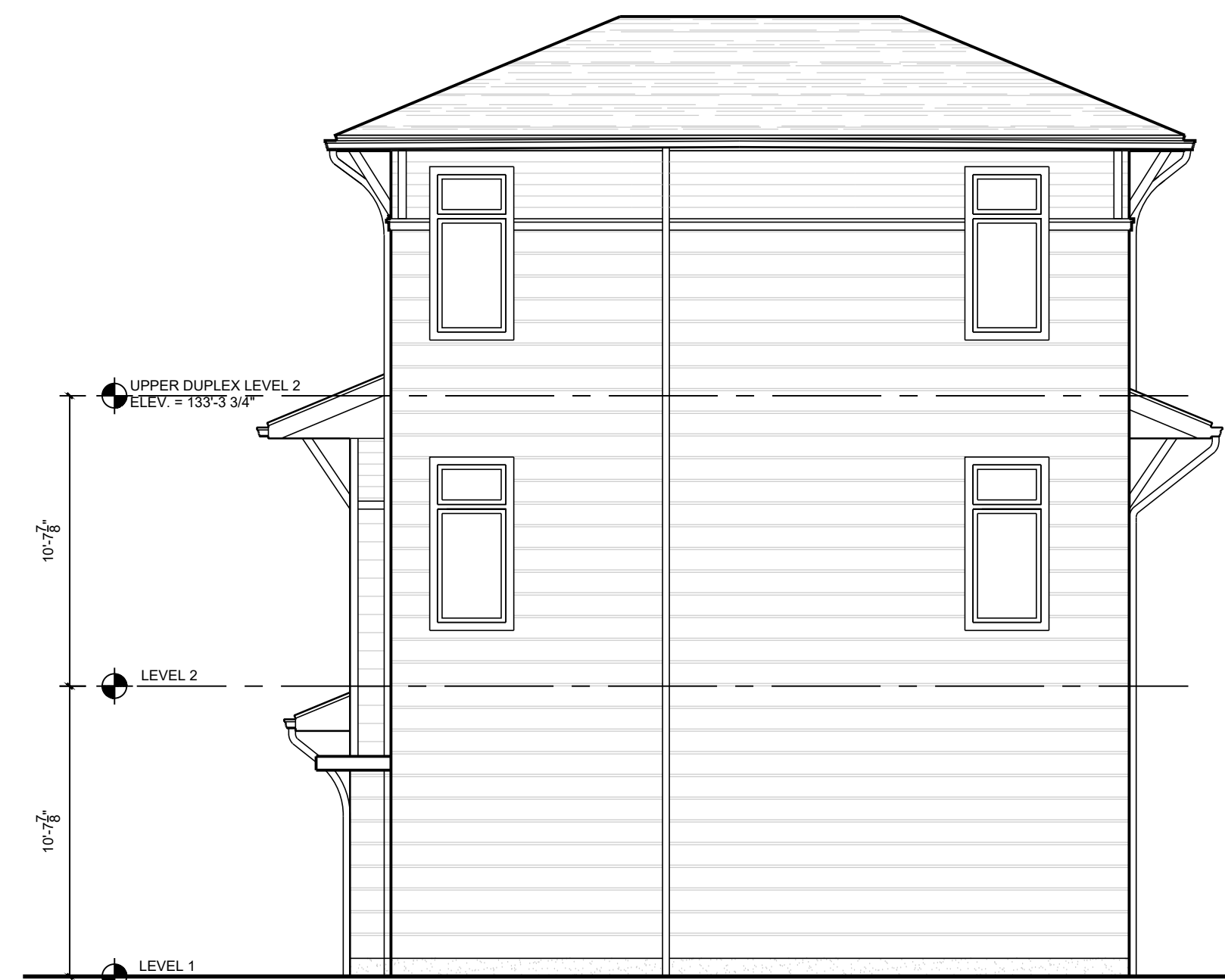
DRAWN BY:
J.D.
JOB No.
Y1022
DATE
7/5/17
PZ-16



1 CARRIAGE HOUSE WEST ELEVATION
3/16" = 1'-0"



2 CARRIAGE HOUSE NORTH ELEVATION
3/16" = 1'-0"



3 CARRIAGE HOUSE SOUTH ELEVATION
3/16" = 1'-0"



4 CARRIAGE HOUSE EAST ELEVATION
3/16" = 1'-0"

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
11/01/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
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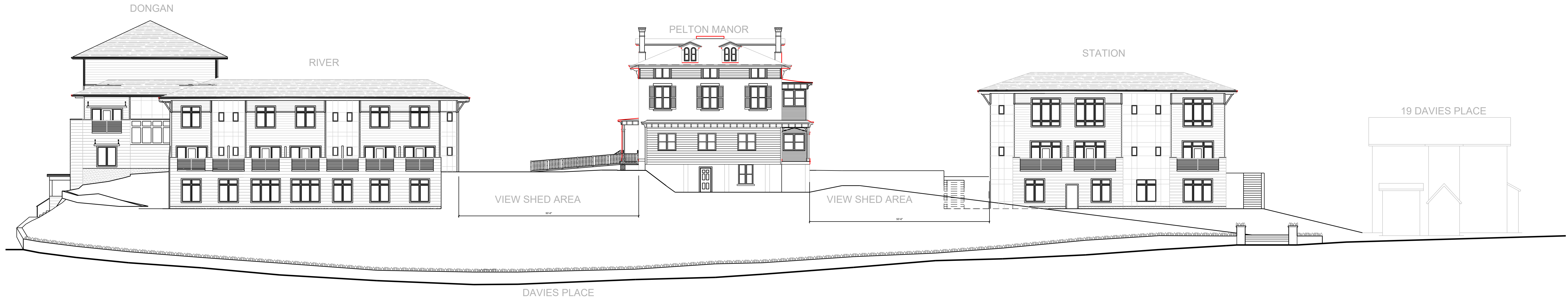
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



PRELIMINARY
ELEVATIONS -
CARRIAGE HOUSE
DRAWN BY:
J.O.
JOB NO.
Y1022
DATE:
7/5/17
PZ-18



1 STREET VIEW AT DONGAN PLACE
NTS



2 STREET VIEW AT DAVIES PLACE
NTS

REVISIONS:
4/13/2023 HOLPC RE-SUBMISSION
2/09/2023 HOLPC SUBMISSION
11/5/2021 2021 HOLPC SUBMISSION
8/28/2018 ISSUED TO HOLPC
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11/07/2018 ISSUED TO HOLPC
8/03/2018 ISSUED TO HOLPC
3/26/2018 ISSUED TO PLANNING BOARD
1/24/2017 ISSUED TO HOLPC



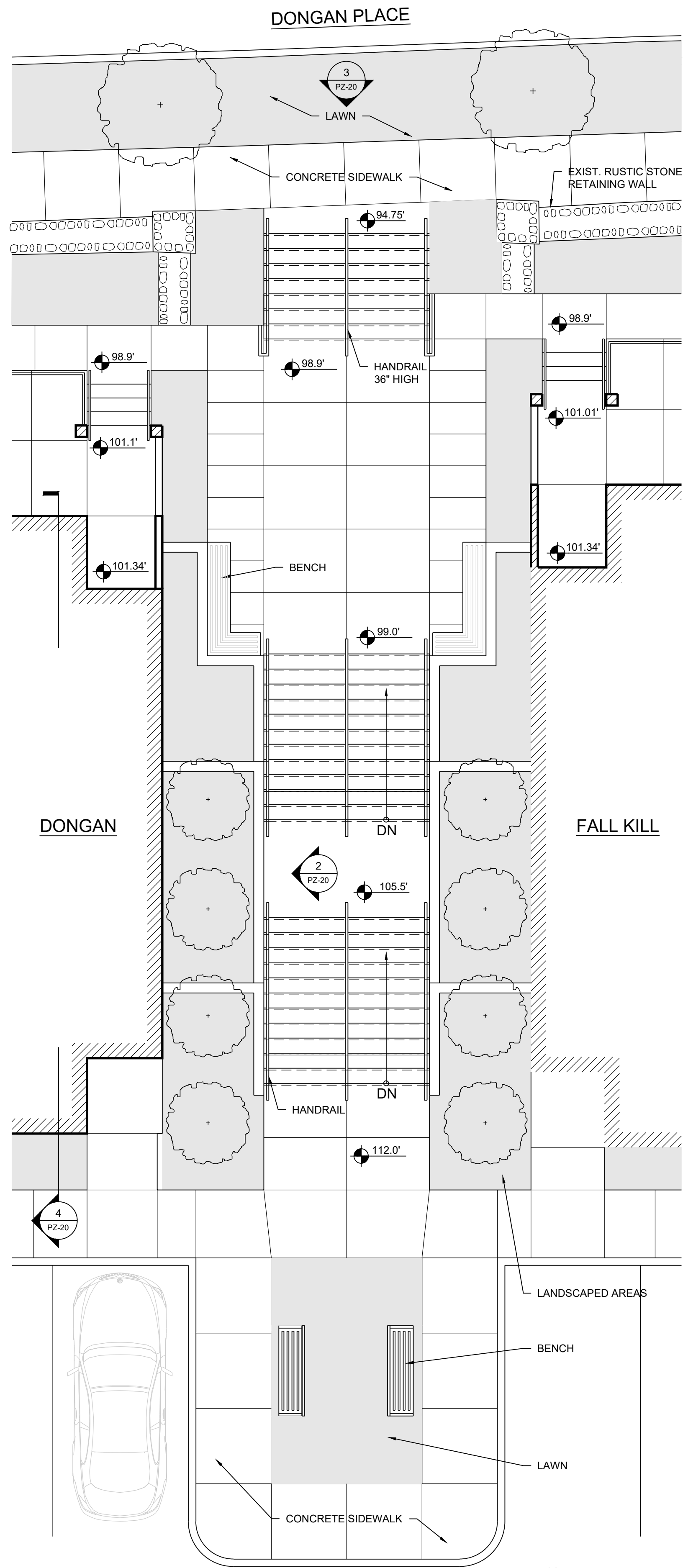
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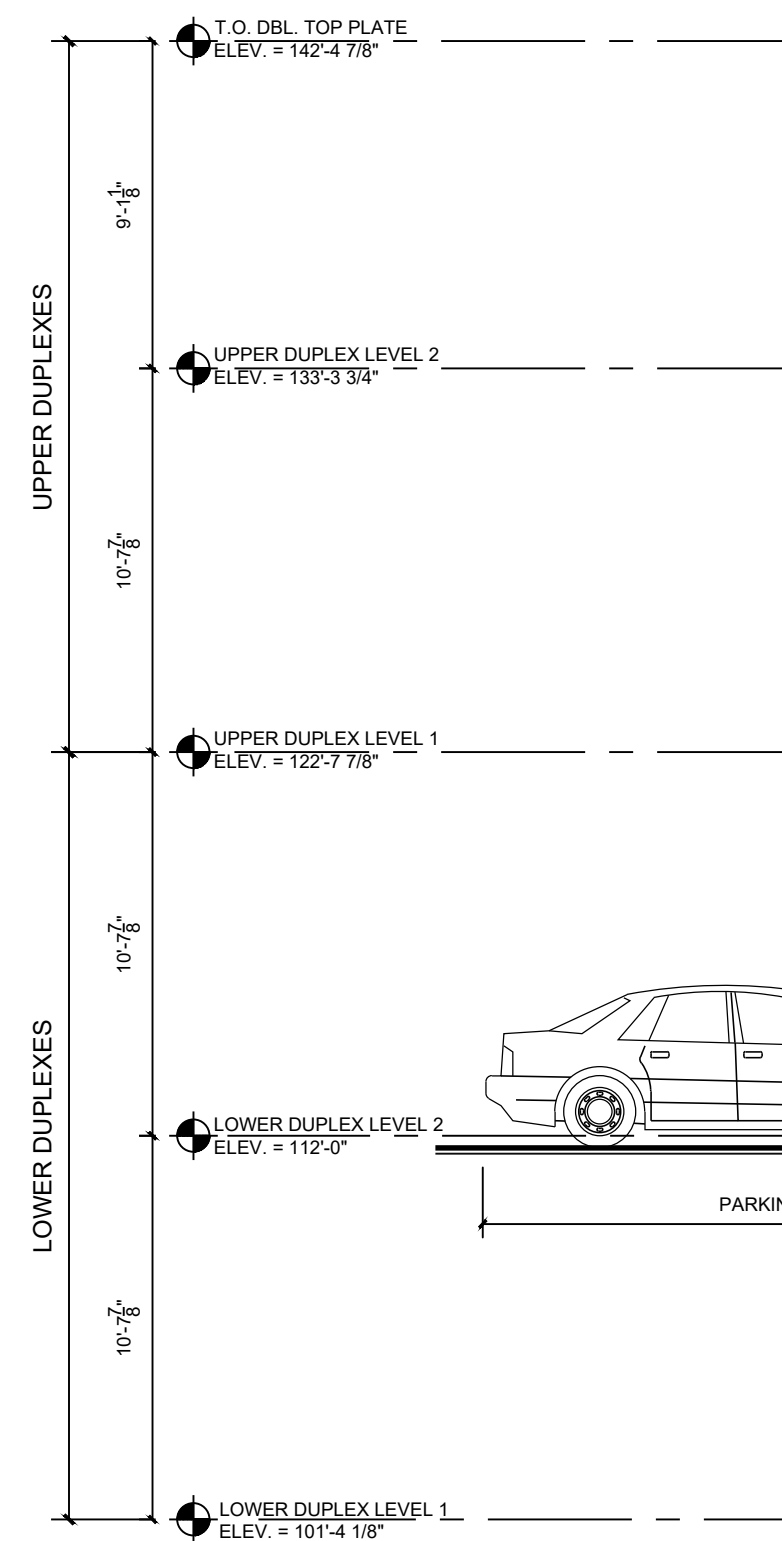
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



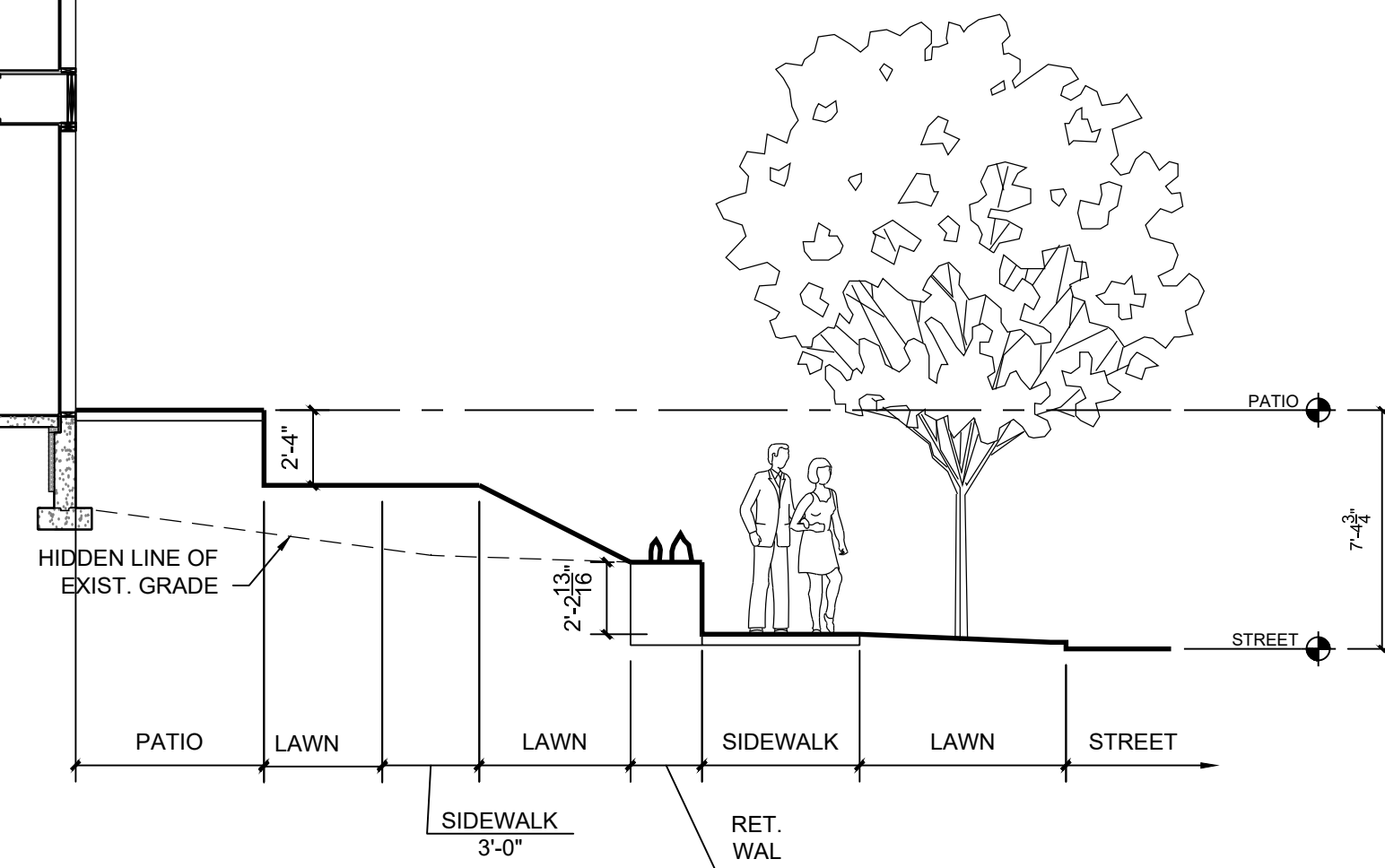
STREET ELEVATIONS		
DRAWN BY: M.L.L.	PZ-19	
JOB No. Y1022		
DATE: 19 Nov 2015		



1 ENLARGED MONUMENTAL STAIR PLAN
3/16" = 1'-0"



2 MONUMENTAL STAIR SECTION
3/16" = 1'-0"



3 MONUMENTAL STAIR ELEVATION
3/16" = 1'-0"

4 BUILDING SECTION
3/16" = 1'-0"



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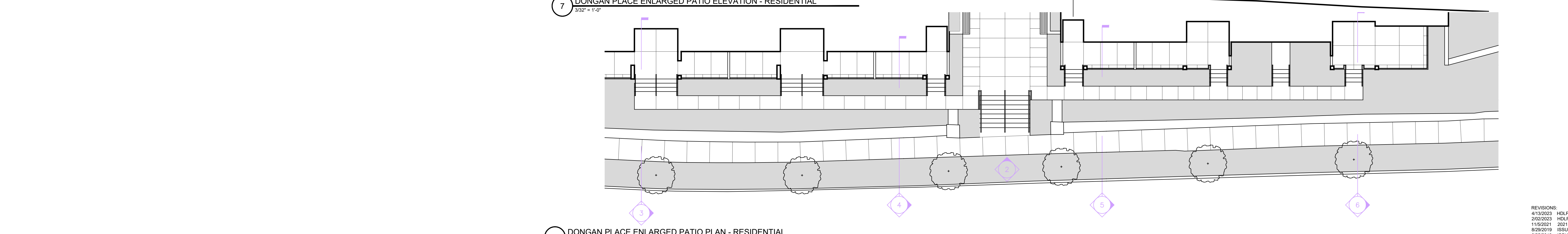
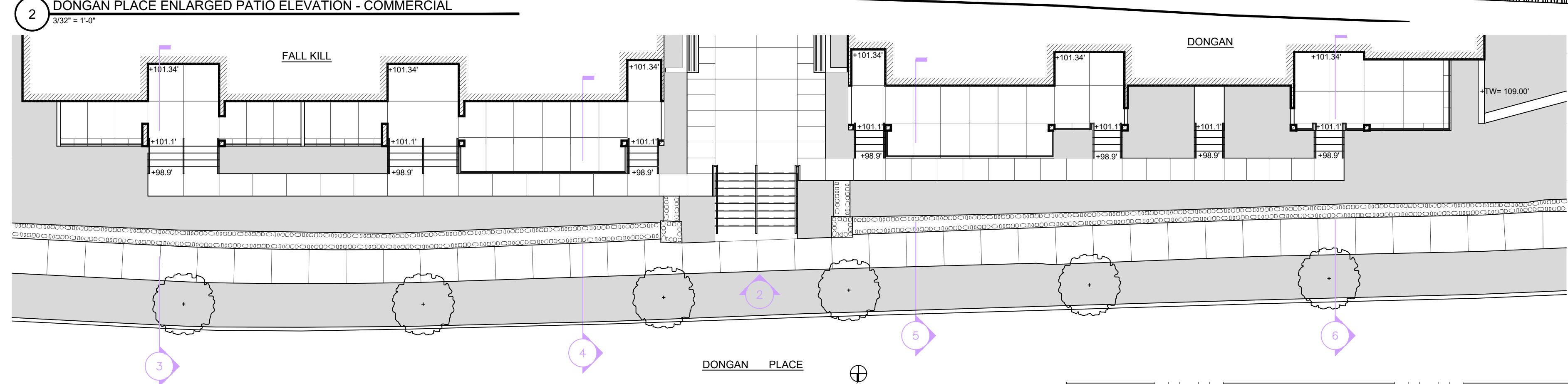
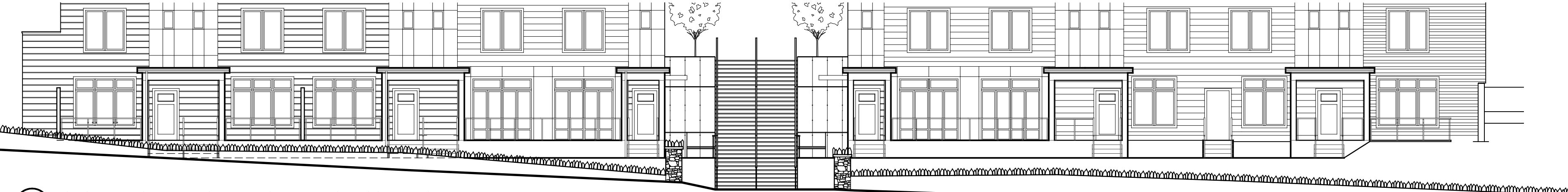
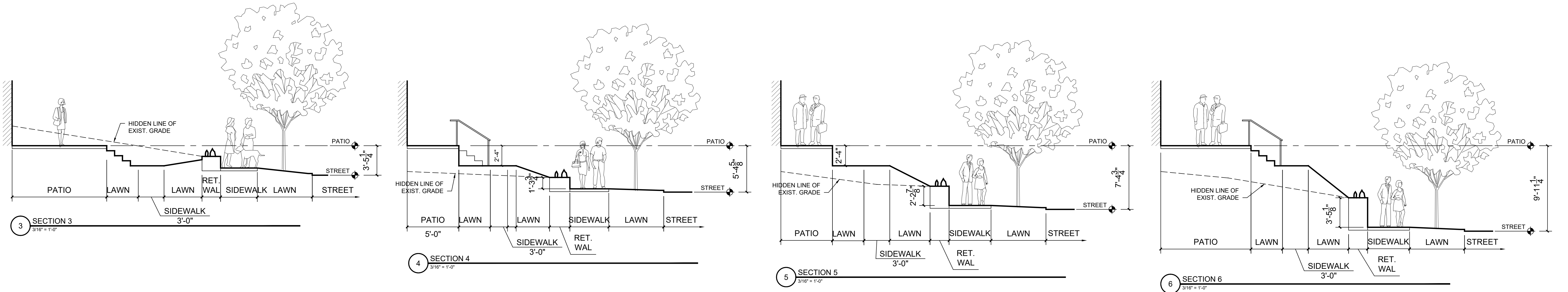
CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



ENLARGED
MONUMENTAL STAIR
PLAN & ELEVATIONS

DRAWN BY: M.L.L.	PZ-20
JOB NO. Y1022	
DATE: 19 Nov 2015	





TINKELMAN
ARCHITECTURE

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CLIENT:

Pelton Partners LLC

33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel

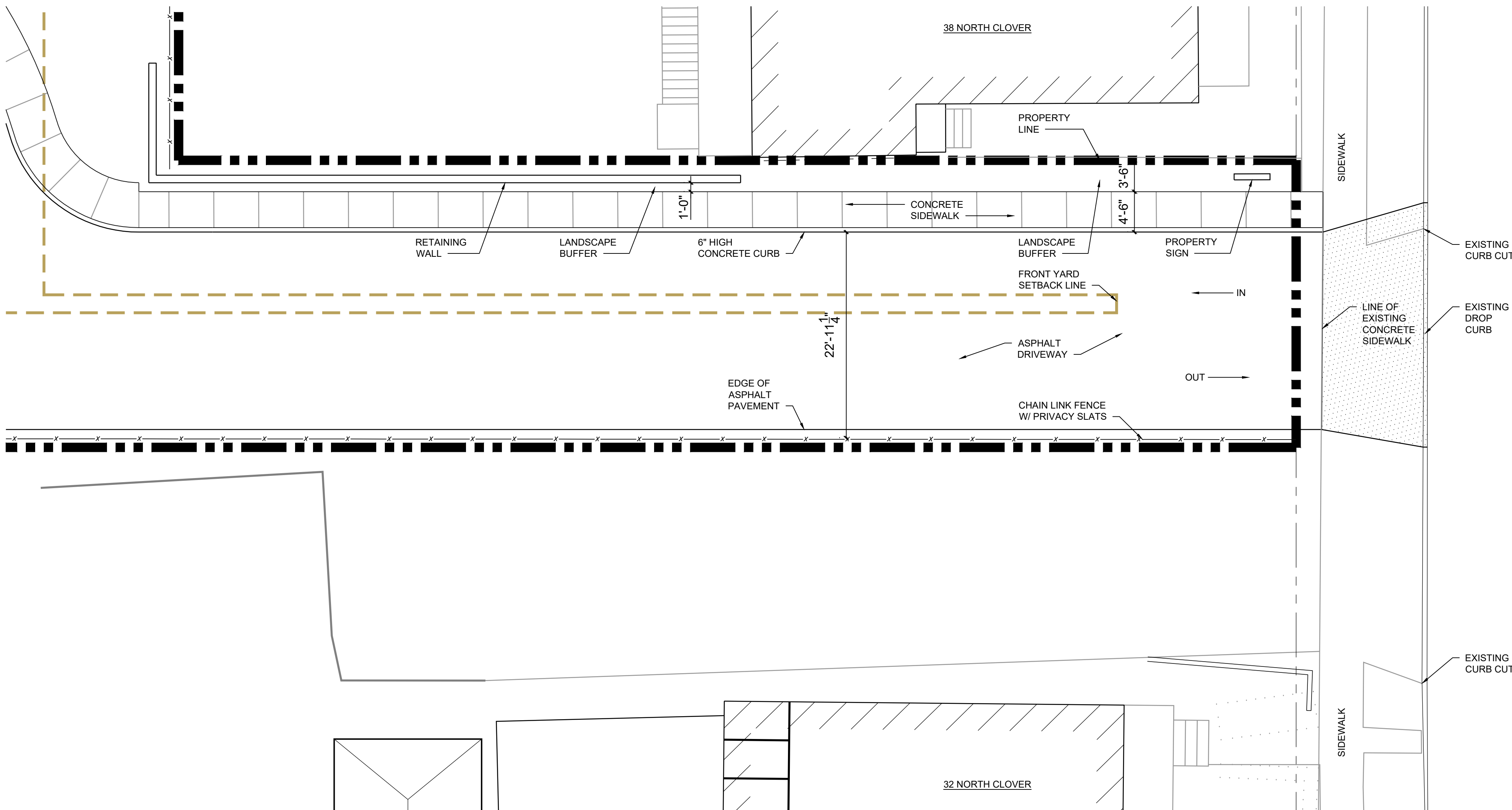
36 N. Clover St.
Poughkeepsie, NY 12601



DRAWN BY: M.L.L.	PZ-23
JOB NO. Y1022	
DATE 4/18/18	

REVISIONS:

4/13/2023	HD LPC RE-SUBMISSION
2/02/2023	HD LPC SUBMISSION
11/05/2021	2021 HD LPC SUBMISSION
8/26/2019	ISSUED TO HD LPC
6/25/2019	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD



1 ENLARGED DRIVEWAY ENTRANCE PLAN
1/8" = 1'-0"

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
8/29/2018 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD



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CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



ENTRANCE DRIVEWAY
PLAN

DRAWN BY:
M.L.L.

JOB No.
Y1022

DATE:
19 Nov 2015

PZ-24

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF DUTCHESS

-----X
PELTON PARTNERS, LLC,

Petitioner-Plaintiff,

-against-

CITY OF POUGHKEEPSIE, COMMON COUNCIL
OF CITY OF POUGHKEEPSIE and THE CITY OF
POUGHKEEPSIE HISTORIC DISTRICT AND
LANDMARK PRESERVATION COMMISSION,

Respondents-Defendants
-----X

**STIPULATION OF
SETTLEMENT
BETWEEN PELTON
PARTNERS, LLC, CITY
OF POUGHKEEPSIE,
AND THE CITY OF
POUGHKEEPSIE
HISTORIC DISTRICT
AND LANDMARK
PRESERVATION
COMMISSION**

Index No. 2021-50400

WHEREAS, Pelton Partners, LLC (hereinafter “Pelton”), the City of Poughkeepsie (hereinafter “City”), and the City of Poughkeepsie Historic District and Landmark Preservation Commission (hereinafter “HDLPC”) have reached and agreed upon terms of this Stipulation; and,

WHEREAS, Pelton, the City and HDLPC wish to include in the terms of this Stipulation various facts and circumstance which have played a role in the decision of each party to enter into this Stipulation; and,

WHEREAS, the Common Council of the City of Poughkeepsie (hereinafter “Common Council”), was made a party in this matter solely for the purpose of defending Pelton’s challenges to its review and affirmance of the HDLPC denial of its application in its appellate capacity; and

WHEREAS, the terms of this Stipulation do not pertain to or resolve any issue between Pelton and the Common Council involving the Common Council’s conduct in its appellate capacity; and

WHEREAS, as a consequence of the foregoing, the Common Council is not a party to this Stipulation; and

WHEREAS, the facts and circumstances, supporting the parties participation in this Stipulation, pertain to the history of the property, the history of this litigation, and the right of the People of the City to enjoy the Pelton property, and the historic architecture of the mansion situate on the same; and

WHEREAS, the basis for this Stipulation is presented in subtitles as follows:

THE HISTORY OF THE PELTON PROPERTY

WHEREAS, the Pelton property was once the residence of the Pelton family, a family of local renown and the owner of a successful business in the City;

WHEREAS, during the course of their ownership of the property, the Pelton family, in celebration of their economic position, built a private mansion within which they lived, to the exclusion of other citizens of the City, while operating the Pelton Carpet Factory at 110 Mill Street; and

WHEREAS, the mansion and the Pelton property are no longer occupied by the Pelton family, and has not been in use as a residence since the property was sold to the City in 1910; and

WHEREAS, the Pelton mansion was operated as a children's school; and

WHEREAS, the use of the property as a children's school ceased and the mansion has had no use whatsoever since 2014; and

WHEREAS, the property and its mansion, in consequence of the failure of its use, has significantly deteriorated in appearance and structure to the current point where it is dilapidated; and

WHEREAS, after a Request for Proposal process, the City entered into a contract of sale with Pelton on January 4, 2016, which subsequently closed on March 29, 2022, vesting title in the property to Pelton Partners, LLC; and

WHEREAS, Pelton received a unanimous approval from the City of Poughkeepsie Planning Board on June 19, 2018 for a proposed development of the property which included a renovation of the exterior of the mansion, a restoration of the grounds upon which it existed, and residential uses; and

WHEREAS, Pelton received a unanimous amended conditional site plan approval from the City of Poughkeepsie Planning Board on August 20, 2019 specifically to incorporate and respond to the architectural comments of the HDLPC dated February 10, 2018; and

WHEREAS, after receiving unanimous Planning Board approval, Pelton was required to receive a Certificate of Appropriateness from the HDLPC as a condition of the issuance of a Building Permit necessary to the work to restore the mansion, and the grounds upon which it was located, as approved by the Planning Board; and

WHEREAS, the HDLPC on January 10, 2019, denied Pelton's application for a Certificate of Appropriateness, and did so for a second time on December 12, 2019; and

WHEREAS, on October 1, 2020, the City of Poughkeepsie Common Council, sitting in its appellate capacity, affirmed the second denial made by the HDLPC; and

WHEREAS, as a consequence of the action of the HDLPC, the Pelton mansion, and the grounds upon which it is located, remain in a continuing state of disuse and disrepair which has worsened in that condition over time (see photograph of Pelton Mansion annexed hereto and made a part hereof as **Exhibit A**); and

WHEREAS, at the time of its nomination as a local historic landmark some 13 years ago, the HDLPC's then-Chair described the structure as an "impressive hilltop mansion;" and

WHEREAS, the mansion no longer is a revered, cherished, and prominent piece of Poughkeepsie's history; rather, it is now a symbol of neglect and dilapidation; and

WHEREAS, those viewing the mansion from outside vantage points are no longer met with the distinctive feature that once sat upon the Pelton property, but see an eyesore impeding the progress of the City of Poughkeepsie; and

HISTORY OF PREVIOUS SETTLEMENT ATTEMPTS

WHEREAS, the City has previously attempted to negotiate a settlement in this matter by proposing that the Pelton property, and the mansion located within it, become a home for the City of Poughkeepsie arts community (see City's proposal of settlement annexed hereto and made a part hereof as **Exhibit B**); and

WHEREAS, this proposal reflects its previous community based use as a private children's school by opening the premises and property to a more broad audience as a home for the City's Arts; and

WHEREAS, the City of Poughkeepsie Public Arts Commission (hereinafter "Arts Commission") endorsed this idea with a resolution of support which is annexed hereto and made a part hereof as **Exhibit C**; and

WHEREAS, Pelton was willing to join this proposal to resolve this litigation; and

WHEREAS, despite the Court's previous attempts to facilitate a settlement in furtherance of the strong public policy favoring the settlement of litigation, the HDLPC refused to join in the proposal which had been made by the City, was endorsed by the Arts Commission, was accepted

by Pelton, and which would have immediately benefitted the People of the City by restoring the mansion and the property upon which it is situated; and

WHEREAS, the parties to this Stipulation of Settlement believe that the People of the City of Poughkeepsie deserve better than this current state of affairs, and that the continuation of this litigation is in the best interest of no one. Rather, the parties believe it is time to find a compromise over Pelton's plan of development which will best serve the interest of the People of the City and honor the mission of the HDLPC.

HISTORY OF THE LITIGATION

WHEREAS, this action was commenced by Pelton by a filing in the office of the Dutchess County Clerk on January 30, 2021, and

WHEREAS, by commencement of this litigation, Pelton asserted that the HDLPC did not have jurisdiction over its application as approved by the Planning Board due to alleged defects in the process of nominating the Pelton property for local landmark status; and

WHEREAS, Pelton also challenged the basis of denials made by the HDLPC, and the Appellate confirmation of those denials made by the Common Council; and

WHEREAS, on September 7, 2022, the Supreme Court rendered its Judgment and found that the HDLPC did have jurisdiction over the Pelton application while allowing Pelton to continue its challenge on other grounds; and

WHEREAS, on March 16, 2023, the Supreme Court of the State of New York of Dutchess County vacated the prior Judgment on the grounds that Kenneth Stier had so interfered with the integrity of the judicial process, that it required the vacation of the Judgment which found that the HDLPC had jurisdiction over the application of Pelton; and

WHEREAS, as a consequence of the same, the Complaint of Pelton has been reinstated in full for consideration by a new Judge free of the taint of the conduct of Kenneth Stier; and

WHEREAS, as a consequence of the foregoing, all of the parties to this Stipulation have now looked closely at the attendant uncertainty, risk, and expense of proceeding with this litigation; and

WHEREAS, all of the parties have reached an understanding that, if this litigation continues, the real party at risk will be the People of the City of Poughkeepsie who, while they watch the mansion fall further into disuse and disrepair, and while not being able to enjoy the Pelton property, or make their history within it, will suffer the most from a continuation of this litigation; and

THE NEED FOR COMPROMISE

WHEREAS, on February 8, 2023, Pelton delivered to HDLPC a revised plan of development for the Pelton mansion and property which was devised by Pelton in furtherance to the proposal previously made by the City and endorsed by the Arts Commission (see Exhibits B and C); and

WHEREAS, on April 7, 2023, Pelton supplemented the filing of February 8, 2023 with a second filing in which Pelton presented an elevation of the project in the event the commercial use proposed on Dongan Street and Fallkill Street is not permitted by zoning and these forms are used solely for residential purposes; and

WHEREAS, Pelton has presented these submissions to the HDLPC as a plan offered in compromise to end this litigation; and

WHEREAS, the parties to this Stipulation have agreed to incorporate the same into this Stipulation, by reference, as **Exhibit “D”**; and

WHEREAS, as a consequence of the Court's action of March 16, 2023, the HDLPC is once again at risk of being found to have no jurisdiction over the Pelton property; and

WHEREAS, if the Court were to find that no jurisdiction existed, the HDLPC would lose any ability to control development at the Pelton property whatsoever; and

WHEREAS, Pelton is willing to stipulate to the jurisdiction of the HDLPC if the HDLPC will grant a Certificate of Appropriateness to the plan described at Exhibit D; and

WHEREAS, Pelton has made, among others, the following modifications to the development proposal which was previously denied by the HDLPC:

1. Relocated and adjusted the massing of both the River and Station buildings so that they are equidistant from the Pelton Mansion as to enhance the prominence of the mansion.
2. Created a handicap ramp system to the Pelton Mansion so that it is accessible as per law and ADA standards for accessible design.
3. Removed all HVAC condensing units from the ground plane and placed them on the various building's roofs so they are not visible.
4. Modified the exterior first floor elevations and outdoor patios of the Dongan and Fallkill buildings along Dongan Place so as to allow appropriate commercial uses in each of these two buildings and provided elevations for the same in the event that the commercial use was not permitted; and
5. Raised the two tower forms adjacent to the monumental stair so that they can be constructed as originally conceived.
6. Modified the exterior elevations for the Dongan, the Fallkill, the River and the Station buildings to show the changes to the massing of the buildings; and
7. Demonstrated that no new buildings proposed to be constructed on the property, will over shadow the mansion or the immediately surrounding neighborhood; and

8. Created more open space within the Pelton property resulting in an enhancement of the prominence of the mansion; and
9. The plan does not reduce the size of any proposed form, but, the impact of that circumstance has been reduced by the relocation of those forms on the Pelton property.

WHEREAS, the HDLPC has reviewed all applications materials related to the project and its most recent revisions and finds that the Project, as amended, is consistent with and within the thresholds of the 2015 EAF and adopted Negative Declaration as adopted by the Common Council; and

WHEREAS, the HDLPC by reference adopts the Negative Declaration as adopted by the Common Council dated December 14, 2015; and

WHEREAS, Local Law §21-06(a), among other things, advises the HDLPC that it is to be guided by the Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, Local Law §21-06(b) describes factors to be considered in determining compatibility of the application; and

WHEREAS, Local Law §21-06(a) and (b) are intended to guide the HDLPC in considering applications and do not contain language making any of the standards mandatory, or required, as a condition of a Certificate of Appropriateness; and

WHEREAS, these standards along with the complete record of this matter have been considered by the HDLPC in considering whether to enter into this Stipulation; and

WHEREAS, in addition to the above described modifications, the HDLPC has considered the recommendations made by Lacey Thaler Reilly Wilson, Architecture & Preservation, LLP, dated October 8, 2018, which considered all prior plans, the compatibility

analyses conducted by the HDLPC and Pelton's consultant, and the guidelines of the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

WHEREAS, Lacey Thaler Reilly Wilson recommended, among other things, that:

- a. The Pelton Manor, stone retaining walls and associated site entries are the main historic elements of the site and their restoration is critical; and
- b. The Mill Street-North Clover Street District is comprised of many different architectural styles, materials, colors and massing; therefore, the massing, design and materials of the new buildings should be considered as to how they relate to the existing Pelton Manor and not the overall district; and
- c. The River Building and the Station Building are acceptable in height due to their location lower than the Pelton Mansion;

WHEREAS, last year the HDLPC, in direct contradiction to the recommendations of Lacey Thaler Reilly Wilson, spent excessive amounts of time attempting to persuade Pelton that the removal of the River Building, and the addition of that density to the remaining buildings (Station, Dongan, Fallkill and the Carriage House) would be a preferred solution;

WHEREAS, the HDLPC finds that moving the River Building density to the remaining buildings would serve to further restrict the views of the Pelton Mansion from the surrounding community and does not serve the goals of the HDLPC; and

WHEREAS, the HDLPC has found that the proposed project will:

- a. Restore the mansion to its former appearance while the surrounding development will emphasize its centrality and importance to the property;
- b. The new work, in its spacing, design, and choice of materials, is differentiated from the mansion while prioritizing the integrity of the mansion; and

- c. The new construction will be undertaken in such a manner so that, if it is ever removed in the future, the essential historic form of the mansion will be preserved; and
- d. The community, surrounding and supporting the mansion, is a vibrant part of the culture of the City. The mansion has fallen into such a state of blight that it has lost its prominence in that community. (See Exhibit A). The plan of development proposed and by this Stipulation will make the mansion as vibrant as the community that surrounds it. This factor renders this proposal compatible with, and beneficial to, the surrounding neighborhood; and

WHEREAS, it cannot be ignored that each year this litigation continues, the mansion moves closer and closer to an irreparable state that has been referred to as “demolition by neglect” by those who have publicly, and privately, opposed the Pelton proposal as if it were they, not Pelton, who owned the property; and

WHEREAS, all parties to this Stipulation of Settlement are committed to the idea that the development of the Pelton property by Pelton shall be executed in a manner, described at Exhibits B and D, and which the Arts Commission will have its heart within the mansion; and

WHEREAS, all parties to this Stipulation acknowledge that the settlement of this litigation is the first step in realizing that vision and that there are other steps over which the parties to this Stipulation do not have control, such as the rezoning of a portion of the property to allow for a commercial use; and

WHEREAS, the parties to this Stipulation of Settlement each have concluded that without the settlement of this litigation, the process of gaining the various approvals and determinations necessary to give meaning to the concept that the Pelton property and mansion be

the hub of a vibrant arts community dedicated to the enjoyment and benefit of all of those who live in the City of Poughkeepsie, and all of those who will visit the City of Poughkeepsie, to enjoy it; and

WHEREAS, all parties to this Stipulation recognize that the compromise, upon which this Stipulation is based, is necessary to prevent the perfect from becoming the enemy of the good; and

WHEREAS, all parties to this Stipulation agree that it is time that the pressure of the few, who have used their political and social positions to oppose all previous plans to restore the mansion, and who will now oppose this Stipulation, shall no longer deny the benefit to the many in their privileged opposition; and

NOW, THEREFORE, the parties hereto agree as follows:

1. The introductory paragraphs of this Stipulation are deemed to be incorporated into the body of the same as if set forth in full at length;
2. Pelton and the HDLPC agree, acknowledge and stipulate that the HDLPC has jurisdiction over the property owned by Pelton as a consequence of the designation of the property as historic by the City of Poughkeepsie Common Council in compliance with City of Poughkeepsie City Code Section 19-4.5(6).
3. Pelton and the HDLPC agree and stipulate that the HDLPC, in exercise of the jurisdiction agreed to exist between the parties by virtue of paragraph 2 above, does hereby grant, authorize and issue its Certificate of Appropriateness to the Petitioner-Plaintiff for the development plan described at annexed **Exhibit D**. That certificate is annexed hereto and made a part hereof as **Exhibit E**.
4. The parties to this Stipulation each agree and acknowledge that there are steps to be taken by third parties which are necessary to allow the use of the Pelton property as a home to the arts community in the City of Poughkeepsie, and that, further, none of them have any control over the determinations and decisions which may be made by these third parties.
5. With the understanding that none of the parties to this Stipulation have the ability to control the outcome of those approvals, and steps, which must be taken to give meaning

to the vision which all parties to this Stipulation support, now, each of the parties to this Stipulation of Settlement do hereby pledge to the other, and the People of the City of Poughkeepsie, that they will use their best and continuing efforts to seek the approvals and the conditions required to give meaning to the proposal that the Pelton property become the heart of the arts community in the City of Poughkeepsie. The failure of others to make the decision and approvals necessary to allow the use of the Pelton property and mansion as the center for the arts in the City, as envisioned by this Stipulation of Settlement, shall have no effect on the Certificate of Approval made under it.

6. This Stipulation shall be “So Ordered” by the Court for the purpose of retaining its jurisdiction to enforce the same, simultaneously with the Court “So Ordering” the same, a Stipulation discontinuing this action as to the City of Poughkeepsie and the HDLPC will be filed with the office of the Dutchess County Clerk.
7. This Stipulation will not effect the interest of the Common Council, if any, in this litigation.

STENGER, DIAMOND & GLASS, LLP
Attorneys for Petitioner-Plaintiff Pelton Partners, LLC

By:_____ Date:_____
Kenneth M. Stenger, Esq.

CITY OF POUGHKEEPSIE CORPORATION COUNSEL
Attorneys for Respondent-Defendant City of Poughkeepsie
and the City of Poughkeepsie Historic District and
Landmark Preservation Commission

By:_____ Date:_____
Rebecca A. Valk, Esq.

CITY OF POUGHKEEPSIE

By:_____ Date:_____
_____, Mayor

CITY OF POUGHKEEPSIE HISTORIC DISTRICT AND
LANDMARK PRESERVATION COMMISSION

By: _____ Date: _____
 _____, Chairman

PELTON PARTNERS, LLC

By: _____ Date: _____
 _____, Managing Member

Dated: _____
Poughkeepsie, New York

SO ORDERED:

Hon. Michael G. Hayes

- GENERAL SITE PLAN NOTES:
1. SITE GRADING INFORMATION, REFER TO DWG. SG-1 BY LRC GROUP.
 2. SIDEWALK DETAILS, REFER TO DWG. PZ-06.
 3. HANDI-CAP PAVING MARKINGS, REFER TO DWG. PZ-06.
 4. STREET/PARKING SIGNS, REFER TO DWG. PZ-06.
 5. CURB DETAILS, REFER TO DWG. PZ-06.
 6. DUMPSTER ENCLOSURE DETAILS, REFER TO DWG. PZ-05.
 7. SITE STAIRS DETAIL, REFER TO DWG. PZ-05.
 8. PAVEMENT DETAILS, REFER TO DWG. PZ-05.

BUILDING GROSS AREAS	
FALLKILL GROSS AREA:	
LOWER DUPLEX - LEVEL 1	3,396 SF
LOWER DUPLEX - LEVEL 2	3,324 SF
UPPER DUPLEX - LEVEL 1	3,039 SF
TOTAL GROSS AREA	9,759 SF
DONGAN GROSS AREA:	
LOWER DUPLEX & SIMPLEX - LEVEL 1	2,056 SF
LOWER DUPLEX & SIMPLEX - LEVEL 2	3,101 SF
UPPER DUPLEX - LEVEL 3	2,839 SF
TOTAL GROSS AREA	7,996 SF
RIVER GROSS AREA:	
STUDIO - LEVEL 1	1,658 SF
LOWER DUPLEX - LEVEL 2	2,357 SF
UPPER DUPLEX - LEVEL 3	2,357 SF
TOTAL GROSS AREA	6,372 SF
PELTON MANOR GROSS AREA:	
LOWER LEVEL	1,949 SF
FIRST FLOOR	2,338 SF
SECOND FLOOR	1,970 SF
THIRD FLOOR	1,699 SF
TOTAL GROSS AREA	7,956 SF
STATION GROSS AREA:	
SIMPLEX - LEVEL 1	2,249 SF
SIMPLEX - LEVEL 2	3,714 SF
SIMPLEX - LEVEL 3	3,714 SF
TOTAL GROSS AREA	9,677 SF
CARRIAGE HOUSE GROSS AREA:	
CARRIAGE HOUSE - LEVEL 1	4,247 SF
CARRIAGE HOUSE - LEVEL 2	4,247 SF
CARRIAGE HOUSE - LEVEL 3	787 SF
TOTAL GROSS AREA	9,281 SF
BUILDING GROSS AREAS:	
FALLKILL	9,759 SF
DONGAN	7,996 SF
RIVER	6,372 SF
PELTON MANOR	7,956 SF
STATION	9,677 SF
CARRIAGE HOUSE	9,281 SF
GRAND TOTAL	51,041 SF



1 SITE DEVELOPMENT PLAN
1" = 20'

- SITE DEVELOPMENT NOTES:
- 1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S GRADING & DRAINAGE PL/ SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MC INFORMATION & DETAILS.
 - 2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AI OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALK W/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
 - 3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SIL 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 REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
 - 4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.
 - 5) THE MECHANICAL EQUIPMENT FOR DONGAN, FALLKILL, RIVER STATION BUILDINGS WILL BE LOCATED ON THE ROOF.
 - 6) GROSS BUILDING AREA APPROXIMATE, SUBJECT TO FINAL FL/ PLAN REVISIONS.

REVIEWS:	
4/13/2023	HOLPC RE-SUBMISSION
2/09/2023	HOLPC SUBMISSION
8/15/2022	ISSUED TO HOLPC
1/5/2021	2021 HOLPC SUBMISSION
8/29/19	ISSUED TO HOLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HOLPC
11/7/2018	ISSUED TO HOLPC
8/1/2018	ISSUED TO HOLPC
6/4/2018	ISSUED TO PLANNING BOARD
3/28/2018	ISSUED TO PLANNING BOARD
6/15/2018	ISSUED TO PLANNING BOARD
1/29/2018	ISSUED TO SCENIC HUDSON
1/24/2018	ISSUED TO HOLPC
11/8/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD

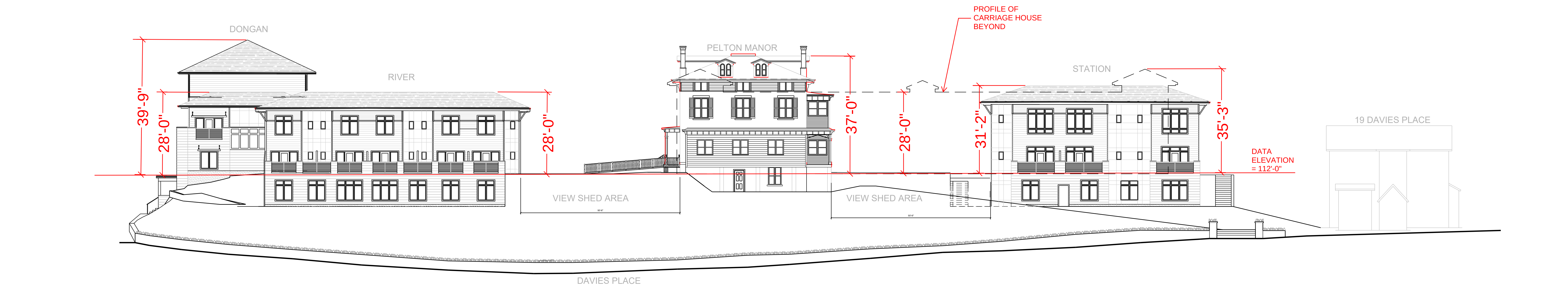
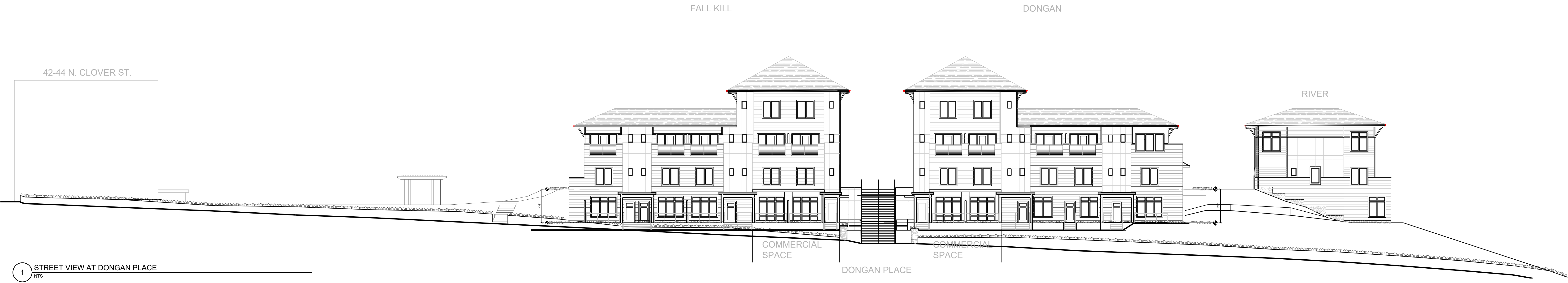


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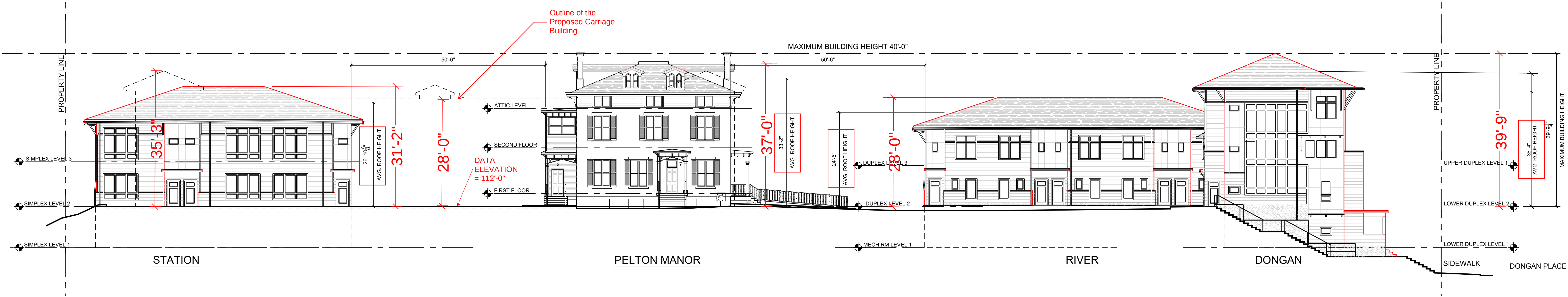
SITE DEVELOPMENT PLAN	
DRAWN BY:	J.L.
JOB No.	Y1022
DATE:	6/16/22
PZ-03	



2 STREET VIEW AT DAVIES PLACE
NTS

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			DRAWN BY: M.L.L.	PZ-19
			JOB NO. Y1022	
			DATE 19 Nov 2015	

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4/13/2023 HDLPC RE-SUBMISSION
2/09/2023 HDLPC SUBMISSION
11/5/2021 2021 HDLPC SUBMISSION
8/29/2018 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
8/03/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
1/24/2017 ISSUED TO HDLPC



1 SITE SECTION
NTS

REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
2/08/2023 HDLPC SUBMISSION
11/6/2021 2021 HDLPC SUBMISSION
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
8/03/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
1/24/2017 ISSUED TO HDLPC
12/18/2017 PRESENTED TO PLANNING BOARD
12/08/2017 ISSUED TO MASS DESIGN
10/5/2017 ISSUED TO PLANNING BOARD

TA

TINKELMAN
ARCHITECTURE

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CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

SITE SECTION	
DRAWN BY: J.D.	PZ-04
JOB No. Y1022	
DATE: 9/16/2017	



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April 12, 2023

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***Re: Pelton Partners, LLC v. City of Poughkeepsie, et al.
Index No.: 2021-50400
SDG File No.: 39801.0019***

Dear Ms. Valk:

First, I want to thank you and Ms. Lee for providing me with the substance of the communication that Ms. Wahlberg and Mr. Rollins had directly with Ms. Lee, and to the exclusion of the entire HDLPC and the applicant. I am hopeful that the actions taken by each of you will now discourage the use of surreptitious communication in the future to support or oppose a proposed project.

Since the inception of my representation of Pelton Partners, LLC, I have been made aware of, and have witnessed, the power of those who oppose this project, and who do so from the shadows. This cabal appears to be members of a wealthy gentry who have used their political and social positions, and attendant patronage, to influence the HDLPC's conduct of applications before it, all without engaging in the exchange of ideas and concerns which is inherently part of the process.

As a consequence of that tactic, the proceedings before the HDLPC have been diminished. Nobody in the public can trust any decision made by any governmental agency when it is generally known that the decision making process is subject to the influence of known, and unknown, persons who act outside of it.

Furthermore, this surreptitious exercise of influence, as previously enjoyed by the opponents of the Pelton project, may cause intimidation. I can hardly imagine Ms. Lee's reaction to Ken Stier accosting her at her home. I can hardly imagine Ken Stier accosting her at her home without the explicit, or implicit, approval of those who oppose the Pelton project from the shadows.

Finally, beyond the damage that this surreptitious campaign has done to the process, this method of communication can infuse the consideration of any application, before the HDLPC, with bad information.

In this respect, I have reviewed Ms. Lee's comments with respect to Pelton's current proposal. These comments are similar to those made by Mr. Rollins, who, as we all know, was a member of the HDLPC until he resigned under his own peculiar set of ethical circumstances. In any event, those comments are wrong with respect to the height of the buildings proposed to be constructed by Pelton.

In fact, all of the buildings, except for the two towers, are lower than the mansion. The towers face on Dongan Street and are 123 feet from the mansion, exceed the height of the mansion by approximately 3 feet. I have attached the drawings necessary to confirm the representation made by me in the preceding paragraph.

This is the problem with surreptitious communication. It is not transparent. It cannot be seen when it is made. It cannot be confronted with a fact until after it is already offered into the record as a fact. That is not the fault of Ms. Lee. It is the fault of those who have intended this result in that communication.

I believe that a firm policy of disclosure of this sort of communication will put an end to this pernicious practice. It has long since been the time when those, who operate in the shadows, are required to come out into the daylight with the rest of us in this process. The process deserves this respect. So do we.

Thank you.

Very truly yours,

STENGER, DIAMOND & GLASS, LLP



KENNETH M. STENGER, ESQ.

kstenger@sdglaw.com

KMS/klg

Encs.

cc: Pelton Partners, LLC

RESOLUTION No. 8: A RESOLUTION OF THE POUGHKEEPSIE PUBLIC ARTS COMMISSION SUPPORTING FUTURE USE OF THE HISTORIC PELTON MANSION TO BENEFIT ARTS AND CULTURE IN THE CITY OF POUGHKEEPSIE

WHEREAS; The City of Poughkeepsie Public Arts Commission is charged with advising the City on issues relating to the arts, including advising on and advocating for the development, implementation, evaluation, and potential modification of the City's art and culture policies, legislation, programs and services with an aim of fostering a wide range of arts and cultural offerings that engage a diverse public audience; and

WHEREAS; The Public Arts Commission's mission is to advocate for the role and value of arts and culture in civic life, while promoting the City as an "arts destination" within the region; and

WHEREAS; The Pelton Mansion, located at 36 North Clover Street, also known as the "The Hill House", is a significant historical asset of the City of Poughkeepsie, and reminds us of the role the Pelton family had in the development of the City of Poughkeepsie, as well as for the nearly one hundred year usage of the building as the former Poughkeepsie Day Nursery; and

WHEREAS; The Pelton Mansion is situated between the Poughkeepsie Train Station and the Little Italy neighborhood, in the City's First Ward, and is proximate to the Walkway Over The Hudson State Park which brings more than half a million visitors to the area each year; and

WHEREAS; Pelton Partners, LLC, presented to the Commission on January 20, 2022 an amended proposal for restoration and re-use of Pelton Mansion, establish an anchor non-profit arts entity as the resident of the mansion, and provide cost incentives to attract suitable non-profit organizations desiring to reside in the mansion; and

WHEREAS; The amended proposal would provide outdoor event space on the site for the purpose of promoting arts in Poughkeepsie and other changes to activate the space as an arts destination;

NOW THEREFORE: The City of Poughkeepsie Public Arts Commission hereby resolves to advise the Mayor and the Common Council, and all involved Boards and Agencies, of our support for use of the Pelton Mansion to house a non-profit arts organization for furthering arts, culture, education, and tourism in our city.

RESOLVED this 17th day of February, 2022.

Jeffrey Aman, Chair

Azia Brown, Vice Chair

Arthur Jones, Secretary

Jean Hinkley, Commission Member

Tim McQueen, Commission Member

Alexa Comuniello, Commission Member

Jeff Kosmacher, Commission Member



**THE CITY OF POUGHKEEPSIE
NEW YORK**

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

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

**HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS
April 13, 2023**

LOCATION

Address: 36 North Clover Street

APPLICANT and OWNER

Pelton Partners LLC
Poughkeepsie, NY 12601

PROJECT DESCRIPTION:

Rehabilitate and repurpose the Pelton Mansion as a community arts center and to develop the remaining property with commercial uses (Donegan and Fallkill Buildings) and multi-family residences, which will result in the construction of 39 multi-family units in six (6) buildings and 69 parking spaces (the "Project") if the site becomes an Arts Center with commercial use in Dongan and Fallkill Buildings.

In the alternative, the commercial uses may be replaced with 46 multi-family residences if the conditions outlined in the first paragraph are not met. This alternative was agreed to in furtherance of settling an outstanding litigation.

HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION ACTION

Set for Public Hearing Yes [☒] No [☐]

Subject to numerous public hearings during course of the project where the views of the public were received. The matter was the subject of litigation and this certificate was issued in conjunction with a stipulation of settlement.

The HDLPC hereby certifies that this application **does** meet the criteria for issuance of a certificate of appropriates as set forth in Section 19-4.5(6) of the Zoning Ordinance as set forth in the Stipulation of Settlement dated April 13, 2023.

Motion:

Second:

Votes:

Ayes Nays Abstentions

Signature of Chairman

Date:





The City of Poughkeepsie

New York

Robert G. Rolison
Mayor

Marc S. Nelson
City Administrator

Memorandum

Confidential

TO: Gary Privratsky, Chairman & Commission Members
City of Poughkeepsie Historic Districts & Landmark Preservation Commission

FROM: Marc Nelson, City Administrator

DATE: September 3, 2021

SUBJECT: Pelton Litigation Settlement

CC: Paul Ackerman, Corporation Counsel, Hon. Rob G. Rolison, Mayor

The developers and the City Administration have reached a conceptual agreement on the terms of a settlement of the current litigation between the developer, the HPDLC, and the City. The consent of the HPDLC and the issuance of a “Certificate of Appropriateness” is necessary in order to move the proposal forward. The purpose of this Memorandum is to outline the settlement concept so that members of the HPDLC can be prepared to discuss the matter in executive session at their upcoming regular meeting on September 9th, 2021. This Memorandum is confidential and is distributed solely in furtherance of reaching a settlement in the ongoing litigation, and without prejudice to the legal positions of any party.

Preservation of the Manor Itself & the Incorporation of Additional Public Space

Recognizing this over-arching goal of the HPDLC, the Administration has requested, and the developer has agreed to remove all the residential units from the Manor itself. Instead, the first and second floors shall be renovated to accommodate a non-profit arts entity tenant, which shall occupy the Manor under the terms of a long-term lease. The Manor, with its umbrella-arts tenant, shall be open during reasonable hours of public access for the furtherance of arts in the City of Poughkeepsie.

In addition, public space shall be established on the property “bluff” above the Poughkeepsie Train Station and in view of the Hudson River, for the occasional display of outdoor “pop-up” art. The concept was demonstrated recently by the installation of a temporary sculpture garden by organizers of the “Upstate Immersive Art Project” the weekend of August 28th, 2021 and was extremely well received by community members. It is envisioned that the arts-entity-tenant or its partners will organize similar events no less frequently than annually.

The significant reduction in density of the project not only restores the Manor to its former glory, but places a non-profit arts anchor on the property thereby assuring the entire parcel is genuinely welcoming to the public and that the incorporated public space is truly public and viewed as inviting by the public. Importantly, this proposed change in the development plan makes the former Pelton Manor a true destination in the City of Poughkeepsie, in close proximity to the Poughkeepsie train station, Little Italy, the Walkway-Over-The-Hudson, and the connecting Dutchess Rail Trail.

The exterior of the Manor shall be renovated in accordance with the previously submitted plans. The parties understand and agree that ADA accessibility modifications will be required.

Certain Changes Recognize Comments Made by the HPDLC during the Original Approvals Process

- a. The tower forms flanking the grand staircase, connecting the project site with Dongan Place, shall be lowered so that the habitable spaces previously located within the upper floor of these forms shall be removed. This further reduces the density of the project, while also lowering the height of the towers.
- b. Commercial uses shall be incorporated on either side of the staircase on the Dongan Place lower level. With the addition of such commercial spaces, appropriate storefront glazing and entry systems and outdoor terraces shall be incorporated into the design of both of two new premises (for example, a small coffee-shop with some outside seating is envisioned). The City Administration will support the necessary re-zoning of the site to permit the commercial use. (This action will require approval of the Common Council).
- c. The City will establish on-street parking on both sides of Dongan Place for public use and for use of tenants (This action will require the City Administration to terminate a current license agreement with the M.T.A., and will require Common Council approval setting the on-street parking rules).

Public Call for Arts Umbrella Organization to be Tenant at Pelton Manor

As originally conceived, the developer was to use ‘best efforts’ to secure a non-profit tenant for occupancy of the manor. Unrelated to the current litigation, the issue of what constituted ‘best efforts’ and the fact that the developer was unable to secure a non-profit tenant and ultimately proposed plans to divide the Manor into residential units, became a matter of some controversy. In order to best assure the positive outcome all parties desire, the developer has agreed to a public and transparent process designed to select the tenant.

A competitive “call for resident arts-entity” shall be drafted jointly by the city and the developer. Designed as a contest, the successful respondent shall receive build-out and renovation work which, to the fullest extent practical, satisfies their specific operational needs (including, but not necessarily limited to, office space, gallery space, academic space, a dance studio, artist-in-residence space, etc.).

The RFP shall be drafted by a selection committee comprised of five members, which shall include the Chair of the HPDLC, the Chair of the Public Arts Commission, the City Administrator, one member of the public knowledgeable in the local arts environment, and one appointed by the developer. After release of the RFP, respondents shall have thirty days in which to submit response, which shall then be reviewed by the selection committee.

In addition to the build-out of the space, the successful respondent shall receive favorable rental terms to include the first two years free and discounted rent during the term as follows:

Year 3: \$ 4.00/sf
Year 4: \$ 5.00/sf
Year 5: \$ 6.00/sf
Year 6: \$ 7.00/sf
Year 7: \$ 8.00/sf
Year 8: \$ 9.00/sf
Year 9: \$10.00/sf
Year 10:\$11.00/sf

(The first floor is approx. 2343 sf in size and the second floor is approx.)

Tenant shall be responsible for all utility and operational costs, including maintenance of the interior of the premises during the 10 year lease term. It is not believed that a zoning change to accommodate the revised use of the Manor will be necessary, but to the extent it is the City Administration will support such a change, which would require the approval of the Common Council.

Commemorative Plaque or Historical Marker to be Permanently Installed

A commemorative plaque or other mutually agreeable marker shall be permanently erected on site, in close proximity to the Manor. The text of the marker may be drafted by the HPDLC. The concept was demonstrated when the city authorized the hanging of a temporary sign at the Manor during the recent Upstate Immersive Arts Project which took place the weekend of August 28th. The temporary sign depicted the history of the Manor for the benefit of the visiting public.

City Administration to Support Project for Certain Tax Benefits and/or Inclusion in its Upcoming DRI Application for Possible State Grant Funding.

As part of this Agreement the City Administration shall support a properly completed and submitted application for a real property tax benefit from the City's Industrial Development Agency (IDA). The approval of any such PILOT agreement shall be at the sole discretion of the IDA, and neither the City nor the HPDLC may make any assurance one will be approved or what its terms might be. The parties have noted, however, the previous actions of the IDA and believe that the addition of the commercial component to the project, the attraction of a first-class arts organization to occupy the Manor and reside in Poughkeepsie, as well as the addition of public space for "pop-up" art which will attract visitors and commerce to the City, are all factors that might be viewed favorably by the IDA.

Similarly, the City agrees to incorporate the revised development plan into its upcoming application to the New York State Downtown Revitalization Initiative (DRI) Grant Program. While there is no assurance the city's application will be successful, a review of prior winning DRI proposals suggests these types of projects, which activate city-owned property into a sustainable long-term use or public-private partnership with significant community benefits, are viewed favorably by the selection committee.

Summary

While there are a number of things that necessarily remain fluid, and there are approvals that lay within the sole authority of different parties, it is the intention of this agreement to allow the Pelton Partners, LLC the right to commence with construction of the proposed development as soon as practicable. A schedule outlining the steps and proposed timeframes for this effort to go forward shall be included in the Stipulation of Settlement between the parties once the HPDLC approves the settlement proposal.

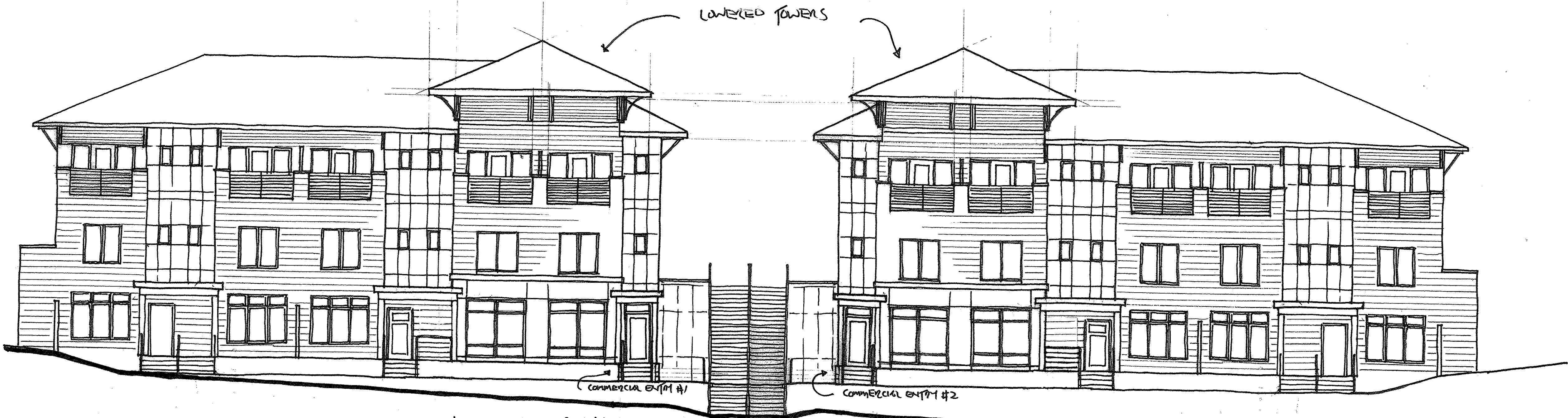
Next Steps

- Meetings with individual Commission members to review proposal.
- Attorneys to prepare Stipulation of Settlement for formal approval at the upcoming meeting of the HPDLC on September 9th.
- Upon HPDLC approval, meetings with Common Council members to review settlement. Potential council action at their meeting of September 27th.
- Settlement submitted to Judge for approval, litigation discontinued.
- Developer returns to Planning Board for revised site plan approval.

FALL KILL BUILDING.

PONGAN BUILDING

LOWEDED TOWERS



COMMERCIAL SPACE #1
w/ OUTDOOR TERRACE

GRAND STAIRCASE

COMMERCIAL SPACE #2
w/ OUTDOOR TERRACE

REVISED PONGAN PLACE ELEVATION

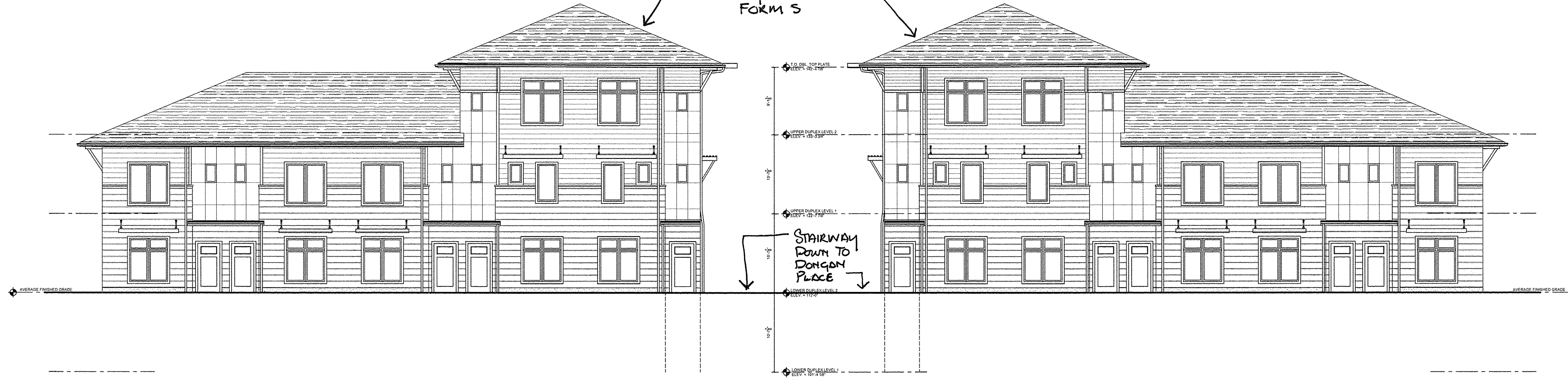


DONGAN PLACE ELEVATION
 APPROVED BY PLANNING BOARD

DOGAN

FALL KILL

EXISTING TOWER
FORM S

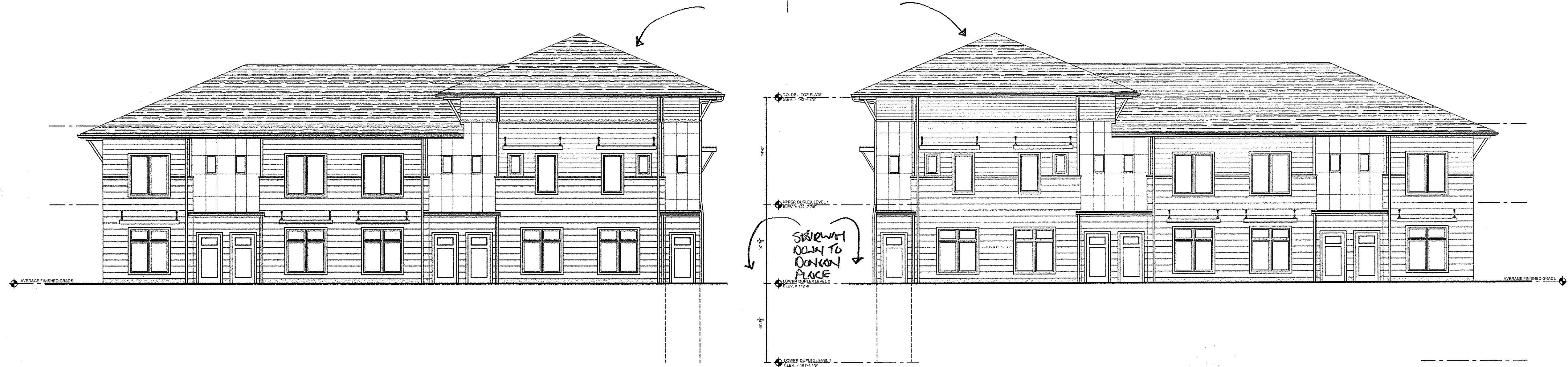


VIEW FROM PARKING FIELD.
FACING NORTH.

DONGAN

FALL KILL

LOWEDED TOWER FORMS



TO DBL TOP PLATE
ELEV. = 122.478'

UPPER DUPLEX LEVEL 1
ELEV. = 122.778'

LOWER DUPLEX LEVEL 2
ELEV. = 115.0'

LOWER DUPLEX LEVEL 3
ELEV. = 101.418'

STAIRWAY
DOWN TO
DONGAN
PLACE

VIEW FROM PARKING FIELD
FACING NORTH