



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

Common Council Chambers
Tuesday, May 9, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of April 11, 2023 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. **579 MAIN STREET: USE VARIANCE**
REVIEW ADJOURNED UNTIL JUNE 13, 2023

2. **9 THOMPSON STREET: AREA VARIANCE**
REVIEW ADJOURNED UNTIL JUNE 13, 2023

3. **13 HARRISON STREET: AREA VARIANCE**
Application for area variance relative to the construction of a two (2) story single family modular home. The area variance requested is in regards to Section 19-3.1.14(4)(a)1 requiring a lot area of 6,000 square feet to allow for a reduction of 2,472 square feet or over 41% to be 3,528 square feet which allows for compliance with Section 19-4.12(6) requiring that not more than 10% of the minimum area requirement of a lot may be fulfilled by land which is underwater or subject to periodic flooding. Owner: Habitat for Humanity Dutchess County Applicant/Consultant: David Freeman, RA, Architect; Grid: # 6162-79-3390686

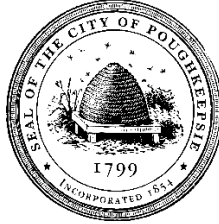
4. **75 NORTH WATER STREET: AREA VARIANCES**

Sign review regarding freestanding monument sign with message board.

The variance requested is in regards to the sign code Section 19-4.9(8)(c)3b.i requiring that the message display change only once every 12 hours to allow the display to change once every 10 minutes; Section 19-4.9(9)(d)3 which permits no more than three colors to allow unlimited colors; and Section 19-4.9(9)(d)4 which permits no more than 5 words to allow for 12 words. Owner/Applicant: Midhudson Discovery Museum; Consultant: GNS Sign Group; Grid #6062-66-738231; Zoning District: Waterfront District (W); File #ZBA2023-007

5. 285084 SMITH STREET: AREA VARIANCES

An application regarding area variances relative to the construction of a three (3) unit apartment building. A variance is requested for **Section 19-3.15(4)(c)3** which requires 12,000sf of lot area; the lot is 7,237sf.; a reduction of 4,763sf (39.6%), **Section 19-3.15(4)(e)2** requires the side yard be at least 15'; the proposed right side yard is 12'; a reduction of 3' (30%), **Section 19-3.15(4)(f)** requires the front yard be at least 20'; the proposed front yard is 10', **Section 19-4.11(b)** requires landscaping or other opaque screening; a chain link fence is proposed for a portion of the property line, **Section 19-4.3(1)** requires landscaping whenever a parking area containing three or more spaces faces a street or a property line; a chain link fence is proposed, **Section 19-4.3(2)** requires opaque screening where a parking area for three or more vehicles abuts a residential property; a chain link fence is proposed, **Section 19-4.3(5)(a)** requires an access drive of at least one 15 foot wide lane for parking areas with fewer than 20 spaces; a 12 foot access is proposed; a reduction of 3 feet (20%), **Section 19-4.3(5)(b)** requires the width of each parking space to be at least 9'; all six spaces appear to be only 8'9". Owner/Applicant: Patterson Calhoun, LLC; Consultant: Ciro Interante; Grid #6162-79-285084; Zoning District: Medium to High Density Residential (R-4); File #ZBA2023-006



CITY OF POUGHKEEPSIE ZONING BOARD OF APPEALS

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

ATTENDANCE EXCUSED ABSENT STAFF

Scott Parker
Thomas Klug
John Gildard
Jessica Vinall
Brian Ineson

Joe Donat, Development Director
Richard Distel, City Planner
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:00 pm

II. APPROVAL OF MEETING MINUTES

1. Approval of December 22, 2022 Minutes
Motion: Scott Parker
Second: John Gildard
Carried: 4:0:1 (Jessica Vinall abstained)
2. Approval of February 14, 2023 Minutes
Motion: Scott Parker
Second: Jessica Vinall
Carried: 4:0:1 (Brian Ineson abstained)

III. BOARD BUSINESS

1. Selection of Vice Chair
Jessica Vinall was nominated
Motion: Scott Parker
Second: Tom Klug
Carried: 5:0:0

IV. PUBLIC HEARINGS & DELIBERATIONS

1. **579 MAIN STREET: USE VARIANCE**
REVIEW AND PUBLIC HEARING ADJOURNED UNTIL MAY 9, 2023
Motion to open the public hearing
Motion: Scott Parker
Second: Tom Klug
Carried: 5:0:0

Motion to adjourn the public hearing and adjourn review to May 9, 2023

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

2. 9 THOMPSON STREET: AREA VARIANCE

Application for an area variance relative to the installation of a parking area in the front yard of the property. The variance requested is in regards to Section 19.4.13(2) which states no parking or storage of motor vehicles shall be allowed in the front yard of any property located in an R-1, R-2, R- 2A, R-3, R-3A or R-4 Zoning District to allow for the addition of a parking area in the south front and west side yard of the property. Owner/Applicant: Everton & Verna Meyers; Grid #6162-70-238140 Zoning District: Medium High Density Residential (R-4); File #2022-022.

Presenting - Everton & Verna Meyers, Owners

The presenters explained reason for requested variance sighting safety when walking from the car to the home at late hours and damage done to vehicles parked on the street.

- Jessica Vinall explained the difficulty granting the requested variances and discussed some of the prongs that need to be considered for approval.
- Scott Parker asked applicant if it would be feasible to change the design of the project and install a driveway up the west side yard leading to the back of the property. This could be used as parking instead thus requiring a smaller variance.
- The applicants agreed that this would be feasible and would submit revised plans.

Motion to open the public hearing

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

No speakers

Motion to adjourn the public hearing to May 9, 2023

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

3. 13 HARRISON STREET: AREA VARIANCE

Application for area variance relative to the construction of a two (2) story single family modular home. The area variance requested is in regards to Section 19-3.1.14(4)(a)1 requiring a lot area of 6,000 square feet to allow for a reduction of 2,472 square feet or over 41% reducing the lot are to 3,528 square feet, which

allows for compliance with Section 19-4.12(6) requiring that not more than 10% of the minimum area requirement of a lot may be fulfilled by land which is underwater or subject to periodic flooding. Owner: Habitat for Humanity
Dutchess County Applicant/Consultant: David Freeman, RA, Architect; Grid: # 6162-79-3390686, Zoning District: R-2A Central Low-Density, File #2023-005

Presenting: David Freeman, RA, Architect

David described reasons for requested variances. The lot size was established years ago, before the flood plain was added. The addition of the flood plain reduced the buildable lot area even more. No proposed construction, including the parking area, will be done within the flood plain.

The board felt that the project was self-explanatory regarding the reasoning for the request for a variance. They instructed staff to draft a resolution for the May 9, 2023 meeting.

Motion to open the public hearing

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

No Speakers

Motion to adjourn the public hearing to May 9, 2023

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

V. ADJOURNMENT

Meeting adjourned to May 9, 2023

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

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

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. PROPERTY ADDRESS: 13 HARRISON ST.
- II. PROPERTY OWNER: MAUREEN LASHLEE
ADDRESS: DIRECTOR
HABITAT FOR HUMANITY
DUTCHESS COUNTY
1822 SOUTH ROAD
WAPPINGERS FALLS
NEW YORK 12590 (state and zip code)
- PHONE NUMBER: 845.346.297.0806 (include area code)
- III. NAME OF APPLICANT: DAVID FREEMAN RA
ADDRESS: 26 SHELDON DRIVE
POUGHKEEPSIE
NEW YORK 12603 (state and zip code)
- PHONE NUMBER: 845.452.5359 (include area code)
- EMAIL ADDRESS: DAVID@DFARCHT.COM

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

- IV. CONSULTANT: _____
ADDRESS: SAME AS APPLICANT

(state and zip code)
- PHONE NUMBER: _____ (include area code)

- V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): _____
SINGLE FAMILY HOME - MODULAR
- VI. ZONING DISTRICT: R-2A

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____

Total, from:
\$500, plus
\$ _____
(\$150 per 1000
square feet of floor
area), plus
\$ _____
(\$35 per number of
required parking
spaces), plus
\$ _____
(\$500 for special
permit, if applicable)

(Proceed to XVII for special permit & façade approval only)

PROJECT INFORMATION

New construction: X (yes) _____ (no)

Change of use: _____ (yes) _____ (no)

Expansion/addition: _____ (yes) _____ (no)

Alteration: _____ (yes) _____ (no)

Cost of Construction: \$ _____

LOT AND BULK INFORMATION:

Lot area: 0.110 (acres) 4800 (square feet)

Building Footprint: 864 (proposed square feet for new construction)

_____ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

_____ (total building footprint, square feet)

Lot Coverage: 15% (percentage, building coverage only)

Gross Floor Area: 1728 (proposed square feet for new construction)

_____ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

_____ (total gross floor area, square feet)

Building Height: 2 (stories) 20 (feet)

Floor Area Ratio: 35% (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 1

B) Number of Off-Street Parking Spaces provided: 1

C) Waiver Requested: _____ (Yes) _____ (No)

Is municipal parking available within 500 feet? _____ (Yes) _____ (No)

If yes, name all such municipal facilities: _____

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) _____ (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):

IX. RESIDENTIAL PROPOSALS

A) Type of Development: _____
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public? _____ Yes _____ No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (_____ Medical/Dental _____ Professional _____ Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

- A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: _____
- C) Number of Washing Machines (for laundromat): _____
- D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

- A) Type of Mercantile (specify): _____
- B) Number of Employees: _____
- C) Days/Hours of Operation: _____

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

- A) Specify Use: _____
- B) Number of seats (excluding bar stools and outdoor seating): _____
- C) Meals served (i.e., breakfast, lunch, dinner): _____
- D) Type of Menu: _____
- E) Days/Hours of Operation: _____
- F) Entertainment (live and/or recorded): _____
- G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No
- H) If yes, how many seats at the bar? _____
- I) Is a drive-through window proposed? _____
- J) Is a walk-up window proposed? _____
- K) Is an outdoor seating area proposed? _____
- L) If yes, how many seats are proposed? _____
- M) If yes, is outdoor cooking proposed? _____

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

- A) Specify Use: _____
- B) Number of shifts (if any): _____
- C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): _____
- F) Days/Hours of operation: _____

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

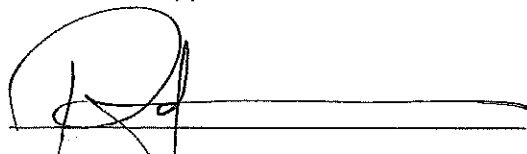
I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

XVII. APPLICANT CERTIFICATION

I, DAVID FREEMAN, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

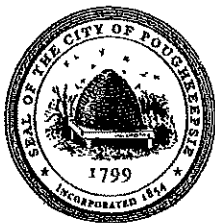
The applicant certifies that all information contained herein is accurate and complete as of the date of this application.



Signature of Applicant

2/13/23

Date



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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 13 HARRISON ST

ZONING DISTRICT: R-2A

OWNER INFORMATION:

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

APPLICANT INFORMATION:

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

CONSULTANT INFORMATION:

Name: SAME AS APPLICANT
Address: _____

Phone: _____
Email: _____

SUBJECT OF APPEAL

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

Name and title of agent: _____

Date of decision/determination/violation: _____

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

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

AREA VARIANCE REQUESTS

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

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

VARIANCE REQUEST JUSTIFICATION

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

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

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

SEE ATTACHED

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: _____

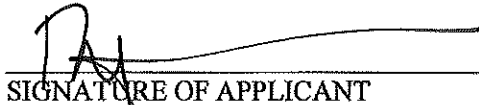
LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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



SIGNATURE OF APPLICANT

3/10/23

DATE

DAVID FREEMAN

Print Name

D. FREEMAN ARCHITECT

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

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

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

Thank you.

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

March 13, 2023

PARCEL INFORMATION

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

ZONING

ZONE	R-4	REQUIRED	PROPOSED	VARIANCE
LOT AREA	6000 SF	3528SF	REQUESTED	

SETBACK REQUIREMENTS			
FRONT WIDTH	A	40'	COMPLIES
FRONT	20'	ALIGN WITH ADJACENT	COMPLIES
SIDE 1	6'	6'6"	COMPLIES
SIDE 2	6'	11'	COMPLIES
REAR	15'	64'	COMPLIES
LOT COVERAGE	MAX. 35%	15%	COMPLIES

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

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

EXISTING GRADE TO REMAIN

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

ROADWAY TO BE SWEEP OF DEBRIS AND SOIL EACH DAY CONSTRUCTION OCCURS

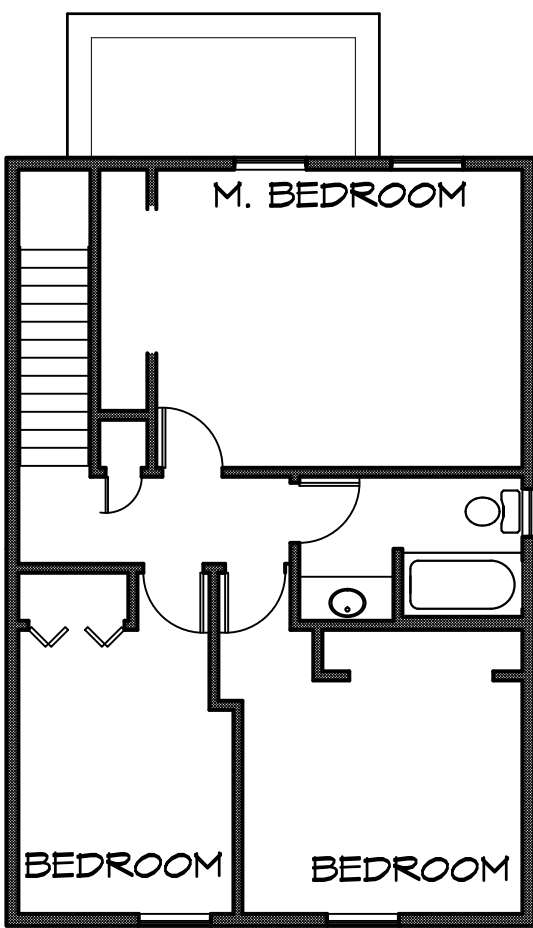
PROJECT

PROPOSED NEW HOME FOR DUTCHESS COUNTY HABITAT FOR HUMANITY

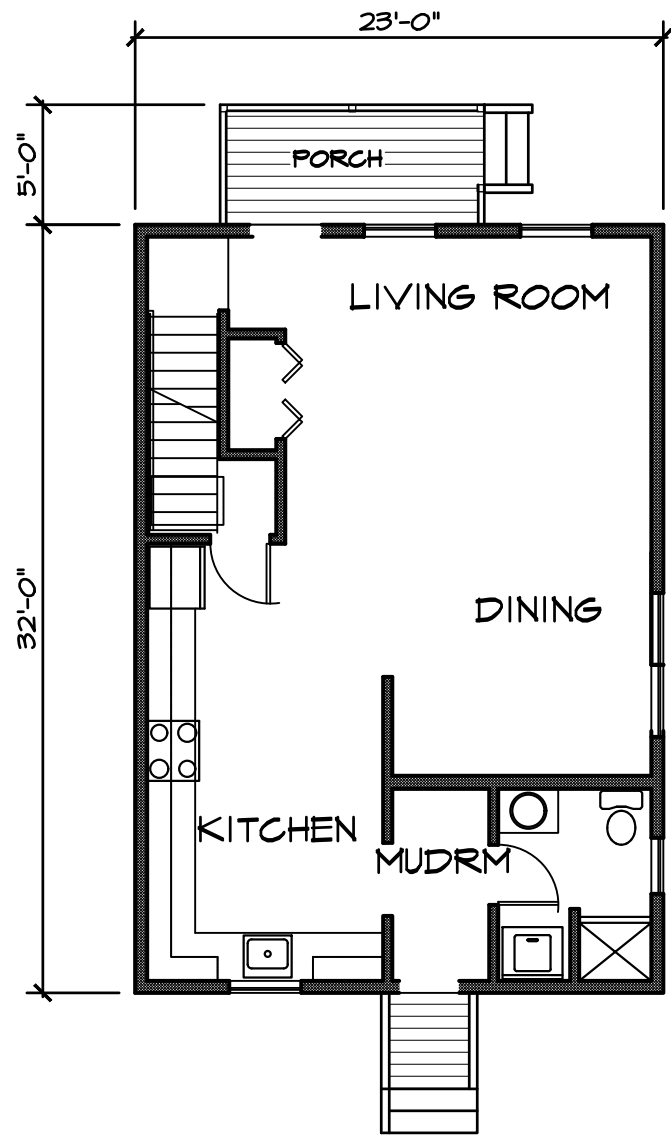
LOCATION
13 HARRISON STREET
CITY OF Poughkeepsie, NEW YORK

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

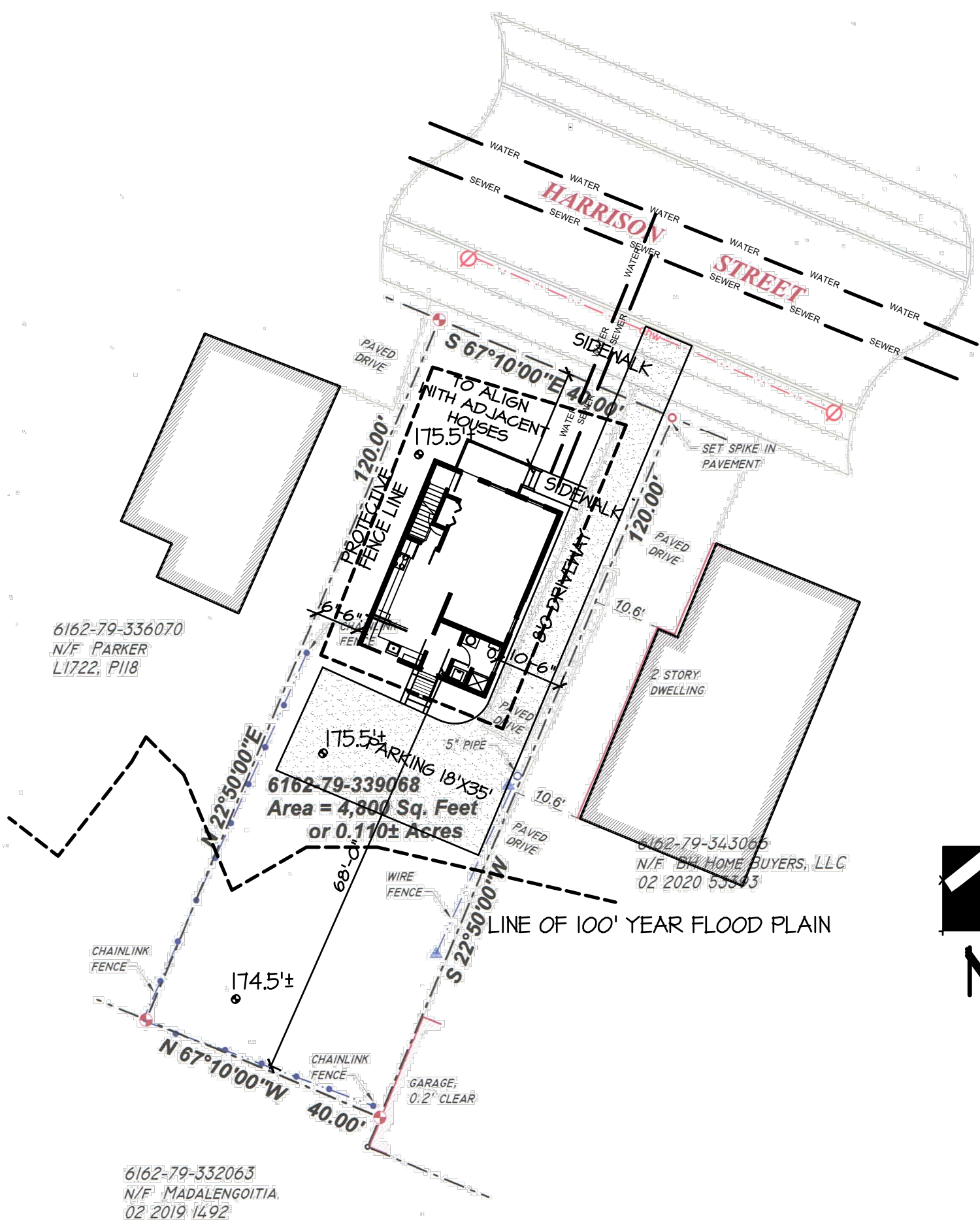
DATE
march 13, 2023
APRIL 4, 2023 100 YEAR FLOOD SHOWN
APRIL 24, 2023



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

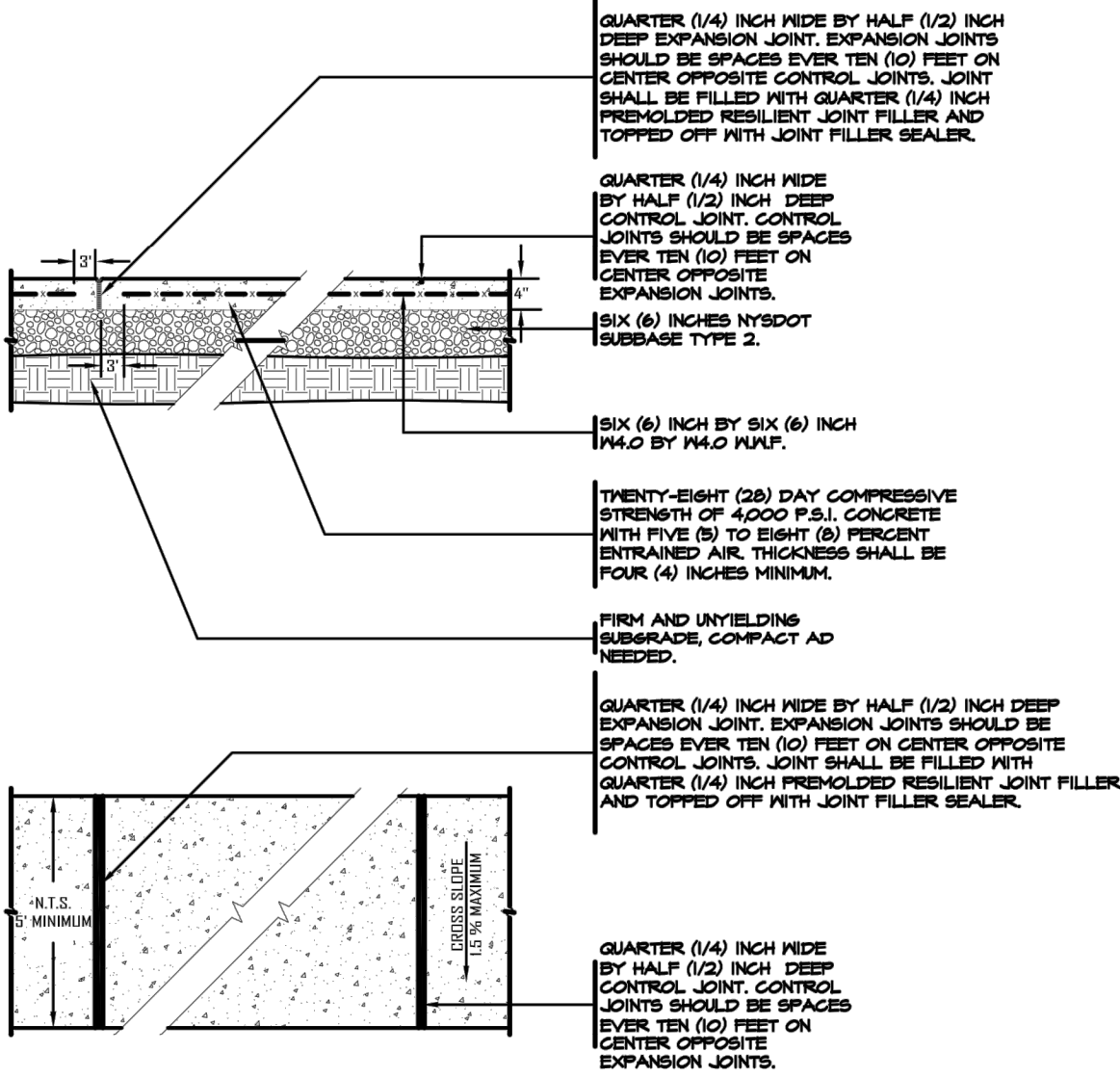


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



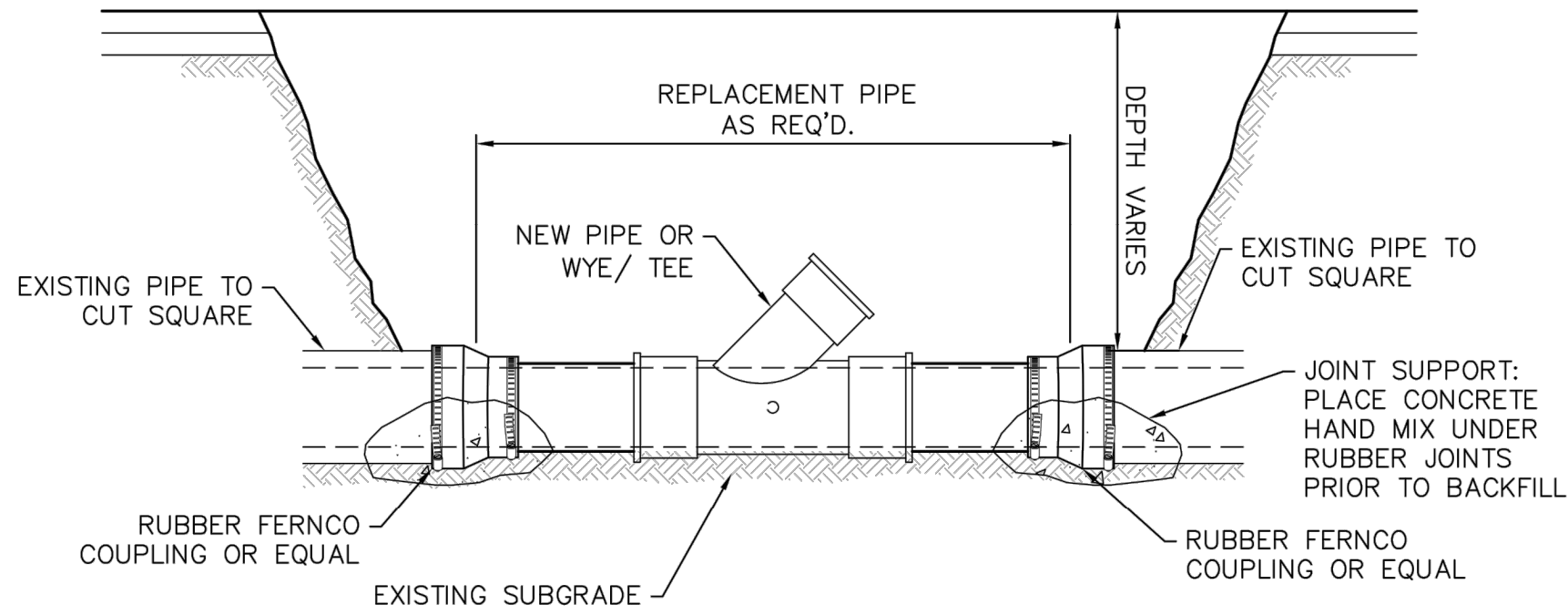
SITE PLAN

SCALE: 1" = 20'-0"
THIS DRAWING IS INTENDED FOR ZONING APPLICATION PURPOSES ONLY
0 5' 10' 20' 40'



DETAIL NOTES:

- MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
- ALL WORK SHALL CONFORM WITH SECTION 608 (SEWER, WASTEWATER AND RECYCLED PIPES) OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE.
- ALL CONCRETE SHALL BE 4000 P.S.I. CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 (PORTLAND CEMENT CONCRETE) OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE.
- REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 506 (REINFORCING STEEL FOR CONCRETE) OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE, AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
- SUBGRADE MATERIAL SHALL CONFORM WITH SECTION 504 (ROADWAY COURSE) OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE.
- ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURE FINISH WITH A TOOLED EDGE, UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINTS SHALL BE INSTALLED AT ALL EXISTING IMMOVABLE OBJECTS, AT CONSTRUCTION JOINTS, AND AS PER THE SPACING IDENTIFIED IN THIS DETAIL OR SPECIFICALLY CALLED OUT IN THE DRAWINGS.
- NO JOINTS SHALL NOT BE SAW CUT. ALL JOINT SHALL BE AS PER THE STAMPED TEXTURE OR TOOLED, REFER TO NOTE NO. 6 ABOVE.
- WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRUSHING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 209 (GRAVEL) OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE.

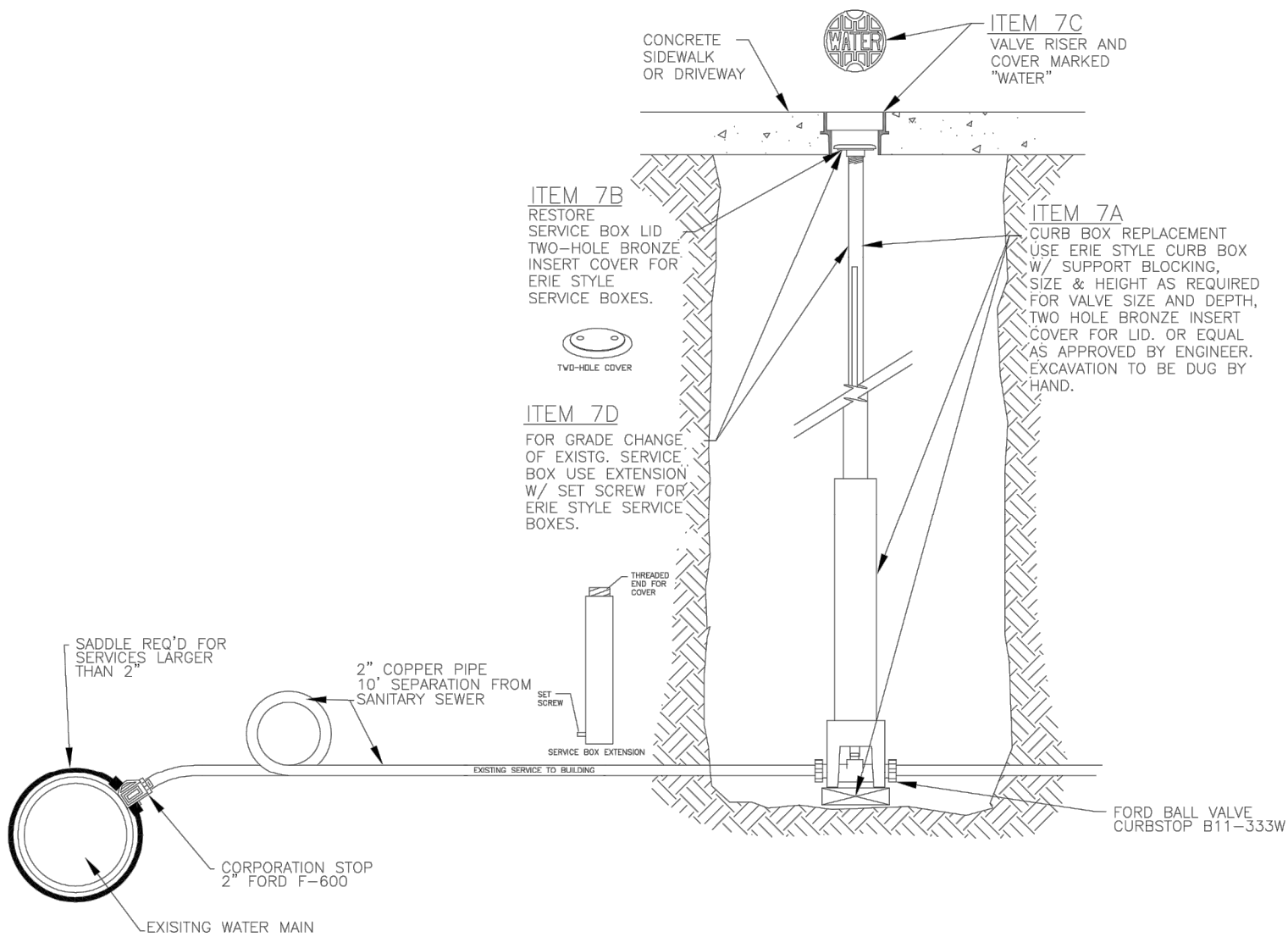


NOTES:

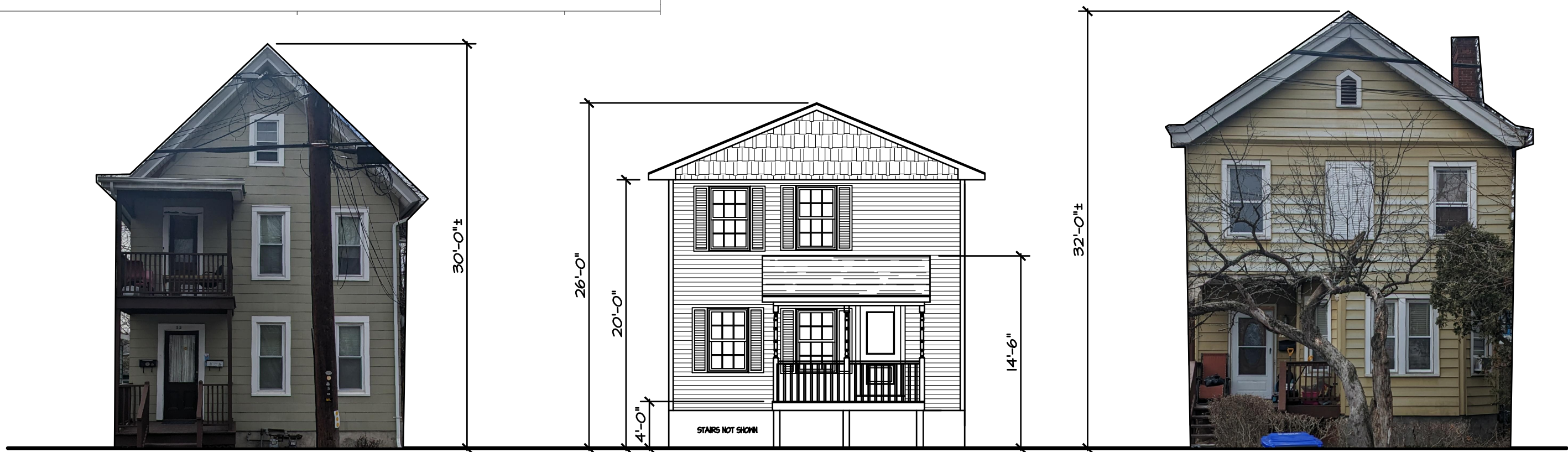
- FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY METHODS APPROVED BY THE CITY ENGINEER.

TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL

SCALE: N.T.S.

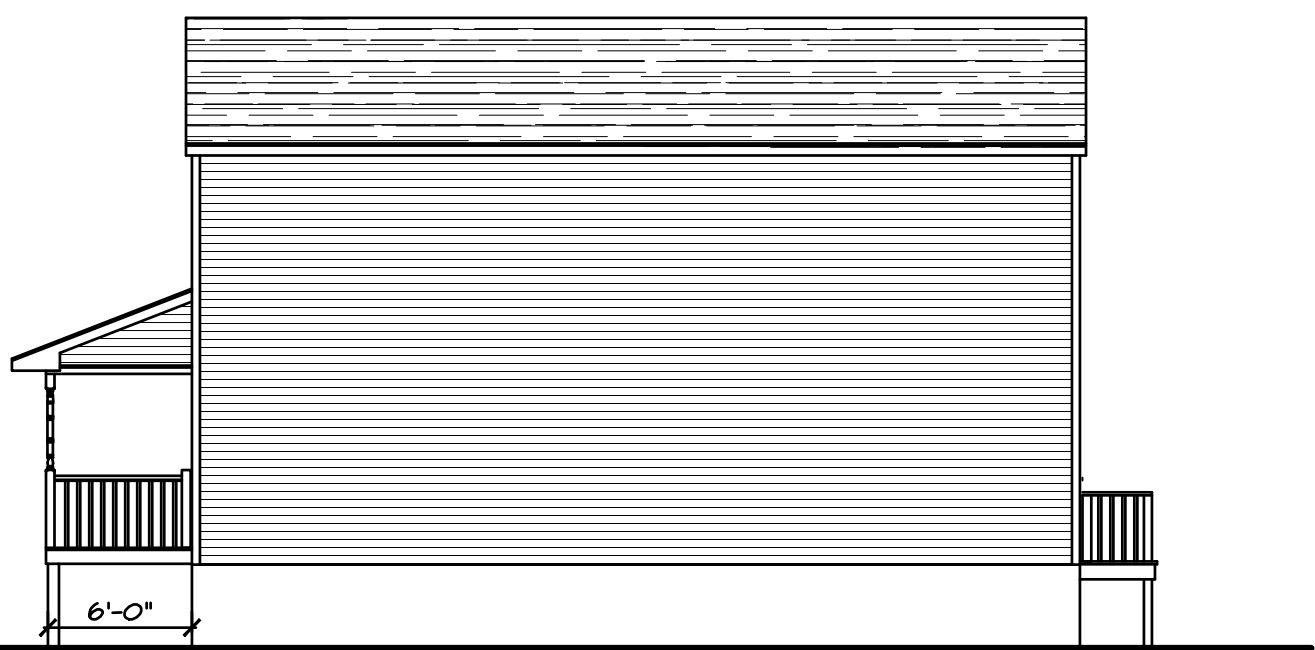


CURB BOX AND SERVICE CONNECTION
SCALE: N.T.S.



FRONT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



**THE CITY OF POUGHKEEPSIE
NEW YORK**

DEVELOPMENT DEPARTMENT

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

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

MEMORANDUM

To: David Freeman RA, Applicant

From: Natalie Quinn, Development Director

Date: March 7, 2023

Re: 13 Harrison Street, #PB2023-010 - SEQRA Classification

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

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

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:						
☐ Shoreline	☐ Forest	☐ Agricultural/grasslands				
☐ Wetland	☒ Urban	☐ Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
16. Is the project site located in the 100-year flood plan? HOUSE LOCATION IS NOT IN 100 YR FLOOD PLAN		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
a. Will storm water discharges flow to adjacent properties?		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE						
Applicant/sponsor/name: <u>DAVID FREEMAN RA</u> Date: <u>2/28/23</u>						
Signature: <u>[Signature]</u> Title: <u>ARCHITECT</u>						

PRINT FORM



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

February 14, 2023

To whom it may concern:

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

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

Sincerely,

A handwritten signature in cursive script, reading "Maureen Brennan Lashlee".

Maureen Brennan Lashlee
CE



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

March 8th, 2023

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

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

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

Please let me know if you have any questions.

Sincerely,

Stephanie Sentinelli

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

D. FREEMAN ARCHITECT

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

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

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

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

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

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

3. Is the requested variance substantial?

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

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

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

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

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

Thank you.



March 10, 2023

D. FREEMAN ARCHITECT

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

Site Plan Information
13 Harrison Street
For New Home for Habitat for Humanity of Dutchess County

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

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

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

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

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

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

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

III) 5. Screening and landscaping plan is not required

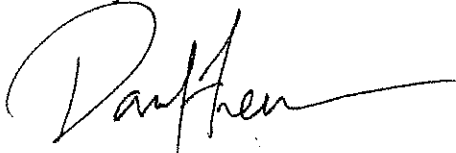
III)7. There are no new grades so no information is provided.

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

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

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

Thank you.



March 3, 2023

D. FREEMAN ARCHITECT

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

Site Photo

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





**THE CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4623 Fax: (845) 451-4006**

DRAFT RESOLUTION OF APPROVAL:

In the matter of the appeal of Habitat for Humanity and David Freeman, RA, regarding the property at 13 Harrison Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, on the 9th day of May, 2023, at 6:00pm:

WHEREAS, the Planning Board has received an application from David Freeman for the proposed construction of a two (2) story single family modular home. The area variance requested is in regards to Section 19-3.1.14(4)(a)1 requiring a lot area of 6,000 square feet to allow 4,800 square feet, a reduction of 1,200 square feet or 20%, City File #ZBA2022-023; and,

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

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by David Freeman, RA, dated 3/13/2023, and supplemental documentation; and,

WHEREAS, a public hearing on the application was held and closed on April 11, 2023; and,

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

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

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

The addition of a modular home will not be a detriment to the character of the neighborhood in that it will be of similar style and height of the surrounding structures. The lot size variance is created because this was a pre-existing lot established prior to the current lot area requirements and cannot be enlarged due to the existence of pre-existing lots/structures.

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

The applicant has demonstrated that it can't be achieved by any other means than a variance. The lot size can't be enlarged due to pre-existing lots/structures. Also, the home can only be located in a certain area of the lot due to the FEMA line that cannot be changed; locating the house on the lot in a different place would still require a variance.

(3) whether the requested area variance is substantial;

The variance requests a reduction in minimum lot size by 20% and could be argued to be substantial in terms of percentage. However the variance does not have a substantial impact as the proposed lot and home are consistent with other, pre-existing structures in the neighborhood.

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

The applicant demonstrated there would not be an adverse impact on the physical or environmental conditions of the neighborhood. It is a fairly densely populated neighborhood with other homes in close proximity, the lot size is similar in size and shape to nearby lots. The creation of a single family home would not appear to significantly add to the existing population density or usage of services- i.e. water/sewer, traffic etc.

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

The difficulty does not appear to be self-created in that; the lot size was created many years ago, is not able to be increased, and is impacted by the FEMA drawing which changed after the creation of the lot.

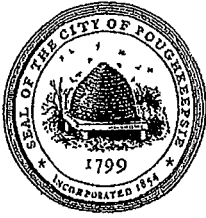
NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance for File #2022-23 as outlined above, with the following conditions:

-
-

Motion:
Second:
Carried:

Board Administrative Assistant

Date



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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 75 N Water St.
ZONING DISTRICT: Waterfront District 19-3.34

OWNER INFORMATION:

Name: Mid Hudson Childrens Museum DBA Mid Hudson Discovery Museum
Address: Private 501 c(3) Foundation
75 N. Water St. Poughkeepsie, NY 12601
Phone: 845-471-0589 Ext. 21
Email: jsasson@mhdm.org

APPLICANT INFORMATION:

Name: GNS Group, Ltd.
Address: 97 N Clinton St.
Poughkeepsie, NY 12601
Phone: 845-471-4366
Email: nforrester@gnsgroutd.com

CONSULTANT INFORMATION:

Name: GNS Group, Ltd.
Address: 97 N Clinton St.
Poughkeepsie, NY 12601
Phone: 845-471-4366
Email: nforrester@gnsgroutd.com

SUBJECT OF APPEAL

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

Name and title of agent: Nancy Forrest - GNS Sales Rep.

Date of decision/determination/violation: 2/24/23

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: _____

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-4.9(8)(c)3b.i	message change 12hrs.	message change 10 minutes
19-4.9(9)(b)3	no more than 3 colors	unlimited colors
19-4.9(9)(d)4	no more than 5 words	12 words
_____	_____	_____
_____	_____	_____

VARIANCE REQUEST JUSTIFICATION

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

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

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

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

ZBA APPLICATION RESPONSES FOR JUSTIFICATION 1-5

- 1) The granting of the variance will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. The sign is of the right height, design, and lighting for its location. It is attractive and will help the Museum to advertise and attract business needed to keep its doors open. Some adjoining neighbors have attended the public hearings in favor of the sign and additional lighting on the dark street.
- 2) The benefit cannot be achieved in any other manner. We have worked with the Planning Board through multiple meetings revising the design, size, and lighting to a sign they were happy with. The electronic message board can advertise with one picture what many words could not achieve as a potential customer passes by. Manual changeable signs cannot achieve this in a location such as this.
- 3) The requested area variances could be considered substantial based on the rigid ordinance for this type of sign.

1)MESSAGE CHANGE TIME—FEDERAL GUIDELINE CHANGE TIMES ON MAJOR HIGH SPEED MULTI LANE HIGHWAYS IS AS LOW AS 10 SECONDS. WE ARE REQUESTING EVERY 10 MINUTES. THE CITY GUIDELINE IS 12 HOURS. THE SIGN DOES NOT FADE OR MOVE WHEN THE CHANGE TAKES PLACE BUT GOES BLACK AND THE FULL MESSAGE IS COMPLETE THEREFORE DOES NOT CAUSE A DISTRACTION.

2)MESSAGES WILL OFTEN BE PHOTOS AND BE MULTICOLORED SO RESTRICTING TO 3 COLORS DOES NOT MAKE SENSE IF THE CITY IS GOING TO HAVE ELECTRONIC SIGNS IN THE ORDINANCE.

3)RESTRICTION TO FIVE WORDS ON THE SIGN WILL NOT ALLOW A COMPLETE MESSAGE. THE MANUAL SIGNS IN THE CITY HAVE MORE THAN THAT(EXAMPLE SCHOOLS / CHURCHES

4)THE SIGN WILL NOT HAVE AN ADVERSE AFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD. PHYSICALLY IT IS SIZED CORRECTLY FOR ITS LOCATION AND SERVES AN IMPORTANT ATTRACTION (MUSEUM) ALONG THE WATERFRONT. THE SIGN HAS NO ENVIRONMENTAL IMPACT BASED ON ITS INSTALLATION.THERE IS NO SUBSTANTIAL AMOUNT OF PROPERTY BEING DISRUPTED.

5)ALTHOUGH IT COULD BE SAID THE DIFFICULTY IS SELF CREATED, THAT IN ITSELF IS NOT REASON ENOUGH FOR A NEGATIVE DECISION. THE ORDINANCE WAS UPDATED RECENTLY AND THE MUSEUM HAS BEEN THERE FOR SOME TIME.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 75 N Water St. Poughkeepsie

LIST OF REQUIRED ATTACHMENTS

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

Letter From Museum

Compromises From 1st to 3rd meeting w/planning board

Watch Fire Light Study + e-mail

DOT Study report

SIGNATURE AND VERIFICATION

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

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

Nancy Forrest
SIGNATURE OF APPLICANT

4/3/23
DATE

Nancy Forrest
Print Name



Dear City of Poughkeepsie Zoning Board of Appeals,

The Mid-Hudson Discovery Museum is a not-for-profit institution serving children ages 0-12 and their families. The Museum first opened in the Town of Poughkeepsie in 1989 and later relocated to PK City Waterfront in 2004. The museum enriches the lives of our young children and the community in a significant way even though it receives no form of regular government support to do what we do. The Museum conducts all of its own fund raising in order to remain solvent.

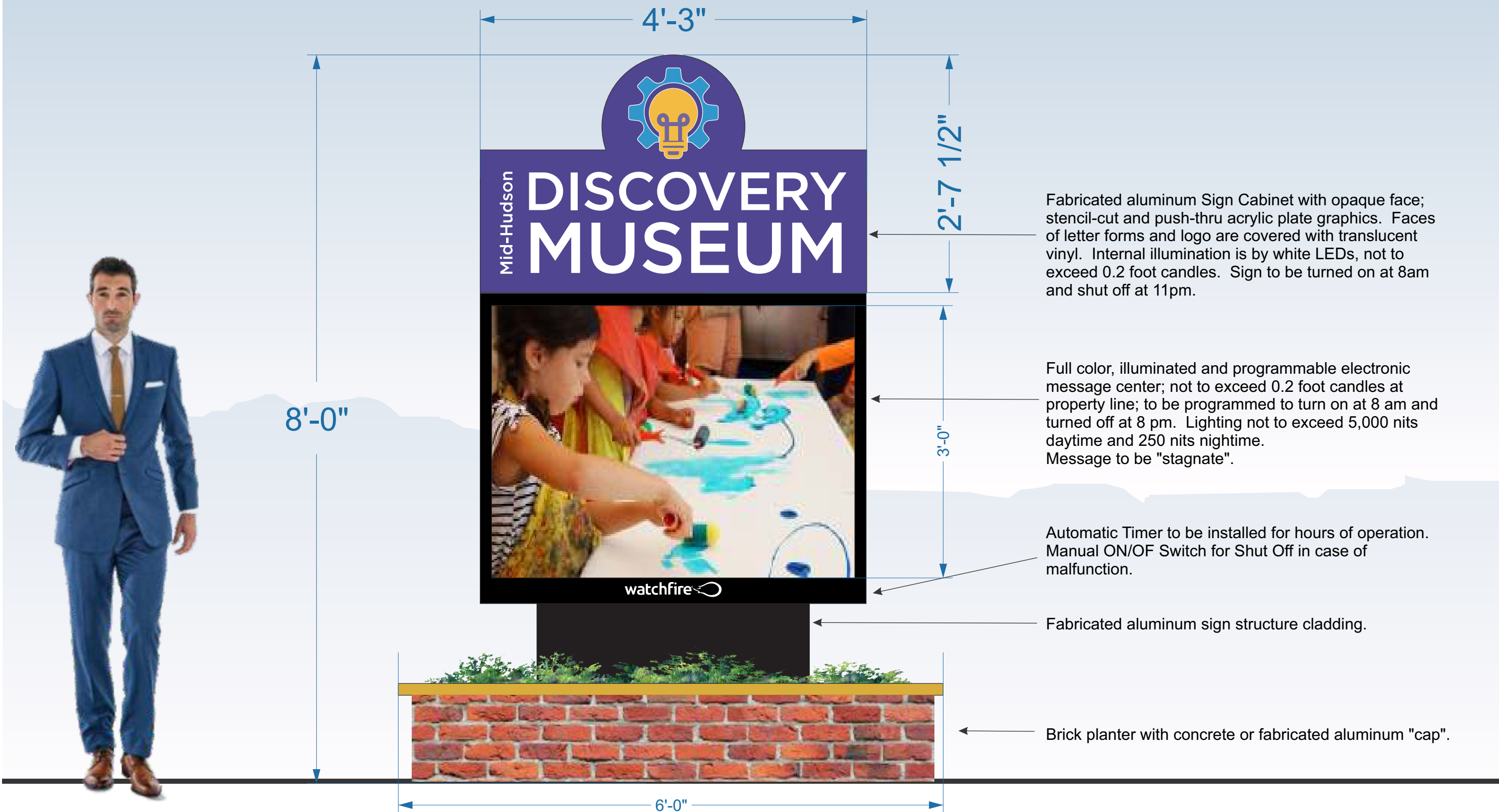
The Museum is located between Waryas Park, Upper Landing Park, only feet from the Poughkeepsie train station, and within walking distance where hundreds of weekend tourists arrive on any given weekend day or holiday. The Museum is also located near several new and growing apartment building complexes and a fair number of restaurants. The tourism the Museum attracts to the city not only supports the local restaurants and lodging industry, but it also contributes to the city's economy by creating good paying jobs and employs the use local business service providers. As a recognized cultural institution, the Museum also elevates the City's image. Approaching insolvency some years ago, the Museum only exists today due to the community interest and generosity of the Dyson Foundation. Now on a firm financial footing MHD's intention is to stay financially sound. And to do so, we need to grow our business and of course a street sign will play a major role to achieve that.

The sign submitted for approval contains an LED screen. The purpose of the LED screen is inform the public through still images of the programs being offered within the museum any give hour, day or week. With increased vehicle traffic for the Walkway over the Hudson pretty much April through October, the sign will be a very effective low cost way to market ourselves.

Thank you for your consideration.

Sincerely,

Jeff Sasson
Executive Director



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client/Project location:
Mid-Hudson Children's Museum
75 North Water Street
Poughkeepsie, NY 12601

File Name:
Freestanding
Sign, Water St
rvsd post PB
review.cdr

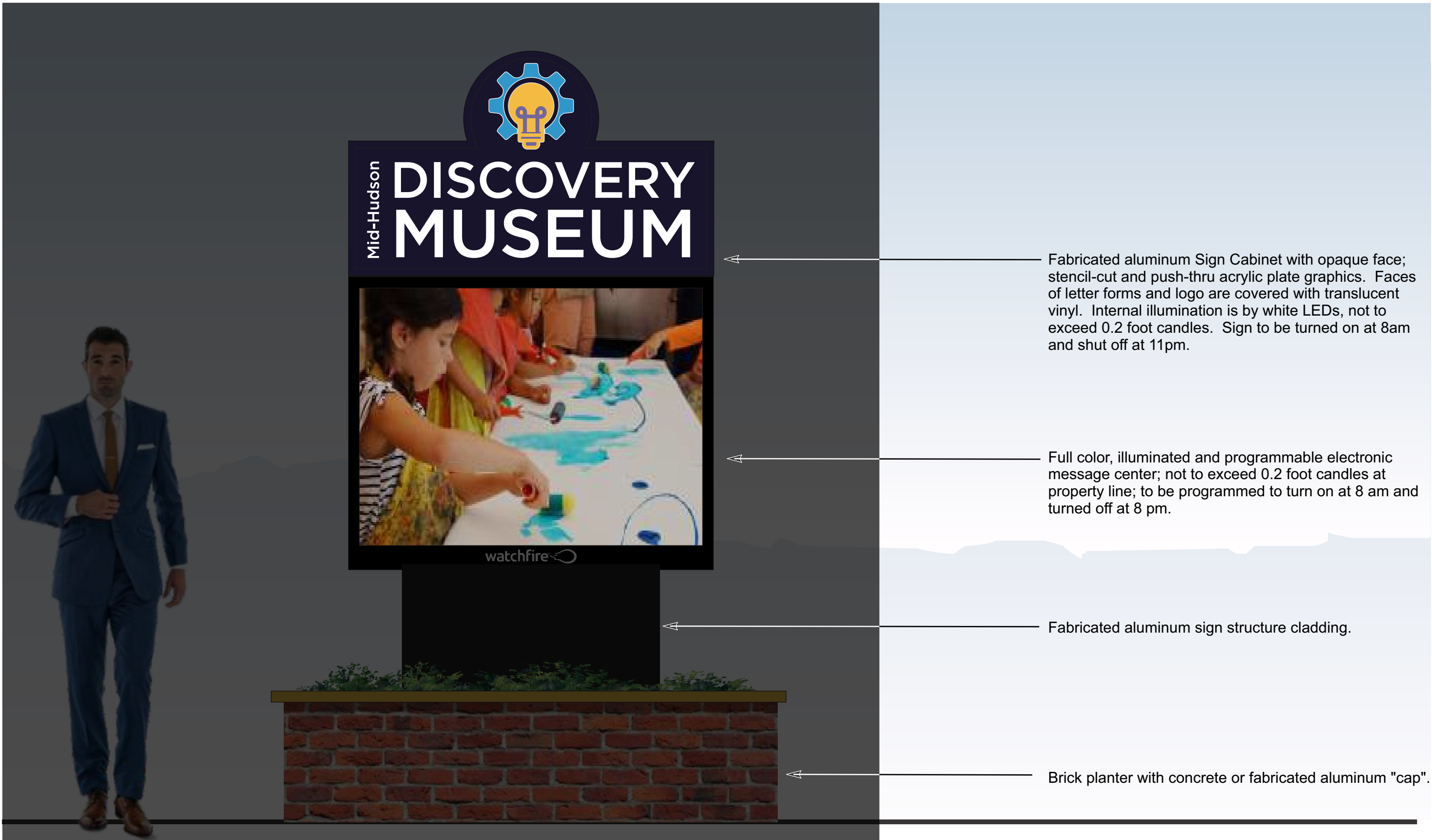
Date:
12/6/2022
3/30/2023
Scale:
3/4"=1'-0"

Client Approval: _____
Date: _____

This diagram is the property of GNS Group Ltd., and may not be reproduced without written consent until such time an agreement has been reached as to the terms and conditions of the sale of this diagram.



Sheet:
G.1



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client/Project location:
Mid-Hudson Children's Museum
75 North Water Street
Poughkeepsie, NY 12601

File Name:
Freestanding
Sign, Water St
rvsd post PB
review.cdr

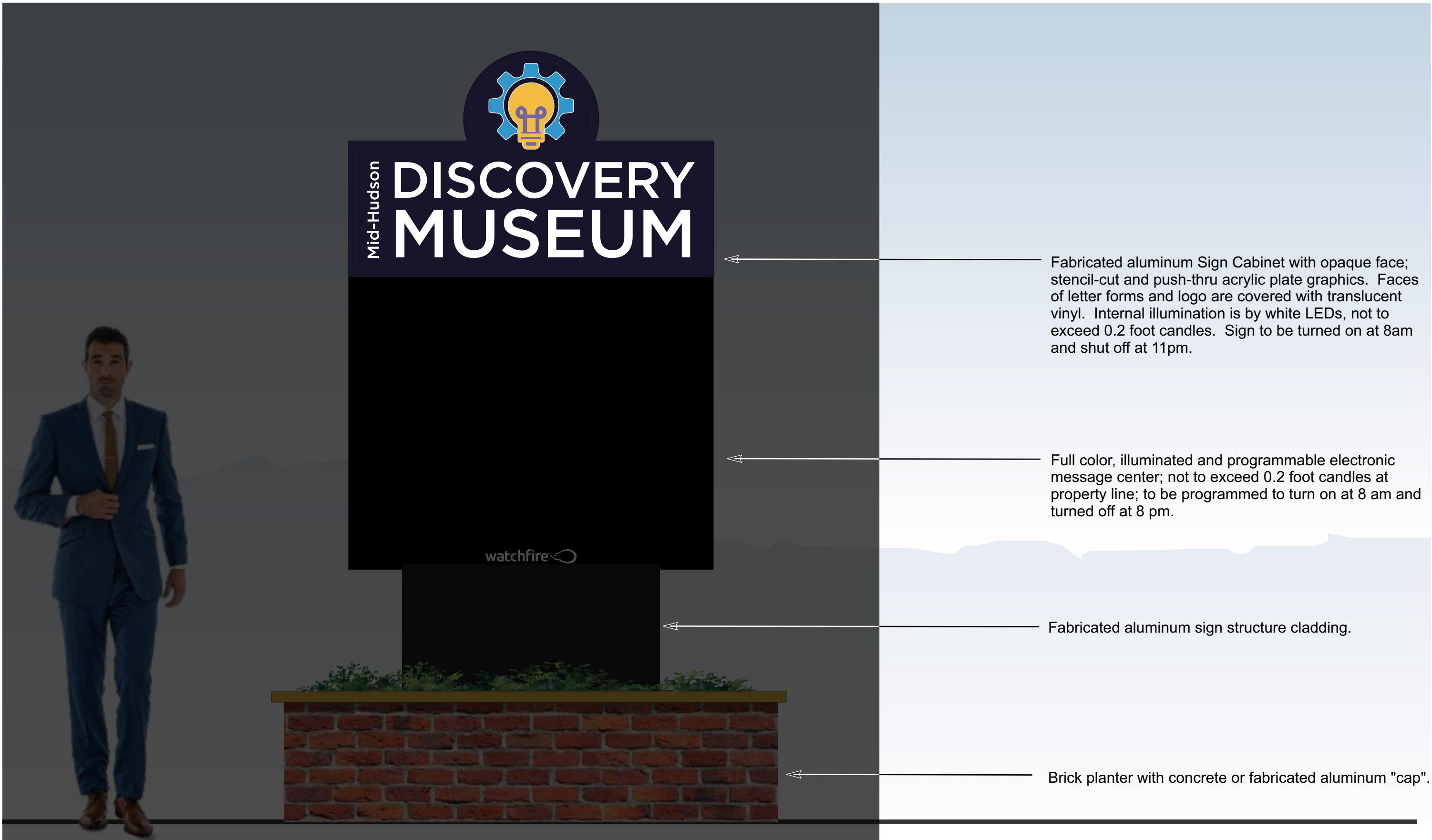
Date:
12/6/2022
1/3/2023
Scale:
3/4"=1'-0"

Client Approval: _____
Date: _____

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Sheet:
G.1N



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client/Project location:
Mid-Hudson Children's Museum
75 North Water Street
Poughkeepsie, NY 12601

File Name:
Freestanding
Sign, Water St
rvsd post PB
review.cdr

Date:
12/6/2022
1/3/2023
Scale:
3/4"=1'-0"

Client Approval: _____
Date: _____

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Sheet:
G.1N2



Elevation View of Proposed D/F ground sign



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845-471-0987 - fax
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Client/Project location:
Mid-Hudson Children's Museum
75 North Water Street
Poughkeepsie, NY 12601

File Name:

Date:
8.24.22
12/19/2022
1/3/2023

Client Approval: _____

Date: _____

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Sheet:
G.1S



Mid-Hudson

DISCOVERY
MUSEUM



watchfire



18 ft from corner of driveway entrance
to Sign Base.

10 ft from driveway to Sign Base.

5 ft from edge of sidewalk to Sign
Base.

Elevation View of Proposed D/F ground sign



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Client/Project location:
Mid-Hudson Children's Museum
75 North Water Street
Poughkeepsie, NY 12601

File Name:

Date:
8.24.22
12/19/2022
1/4/2023

Client Approval: _____

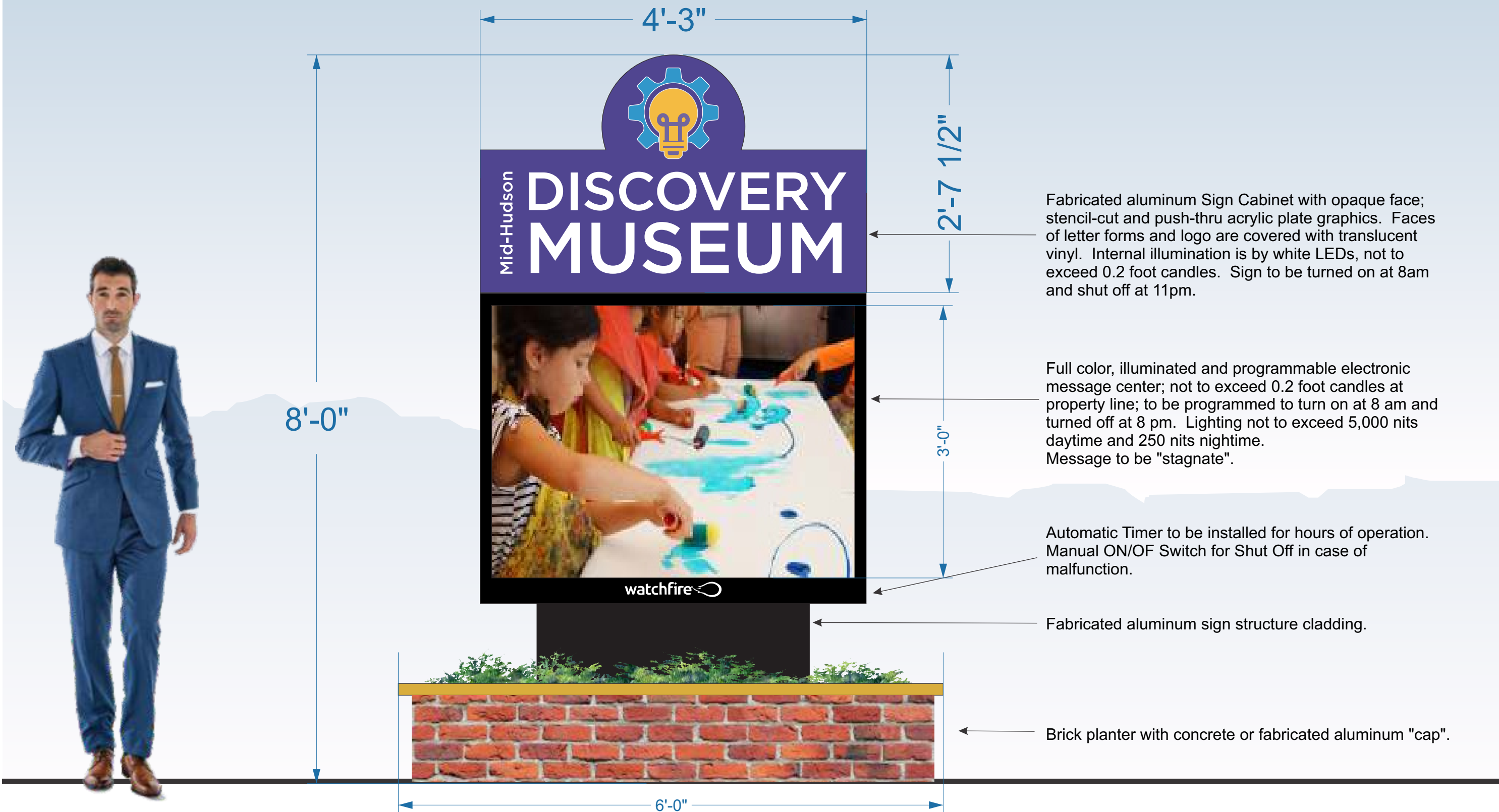
Date: _____

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Sheet:

G.1S2



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Mid-Hudson Children's Museum
75 North Water Street
Poughkeepsie, NY 12601

File Name:
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Sign, Water St
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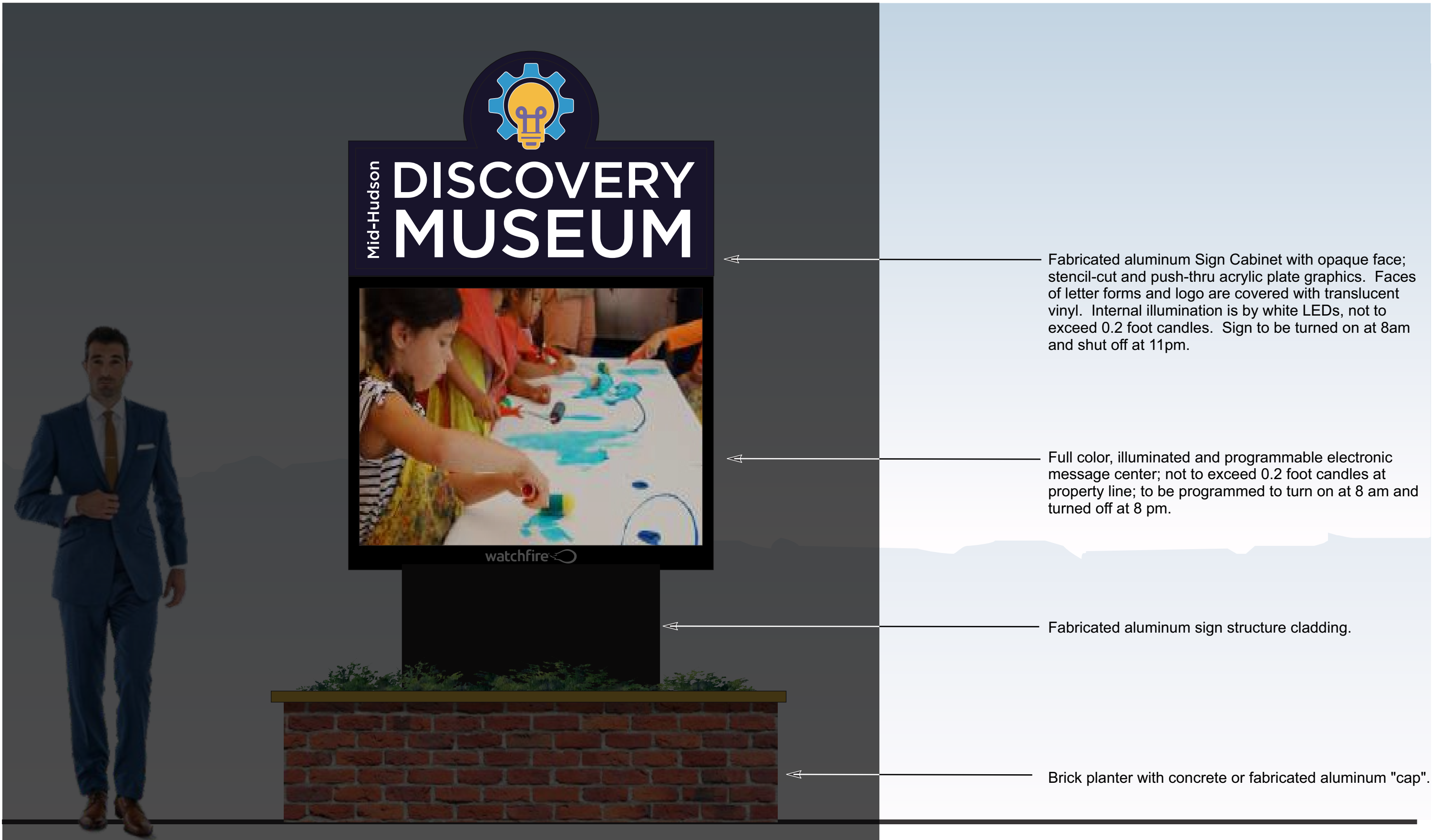
Date:
12/6/2022
3/30/2023
Scale:
3/4"=1'-0"

Client Approval: _____
Date: _____

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Sheet:
G.1



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Freestanding
Sign, Water St
rvsd post PB
review.cdr

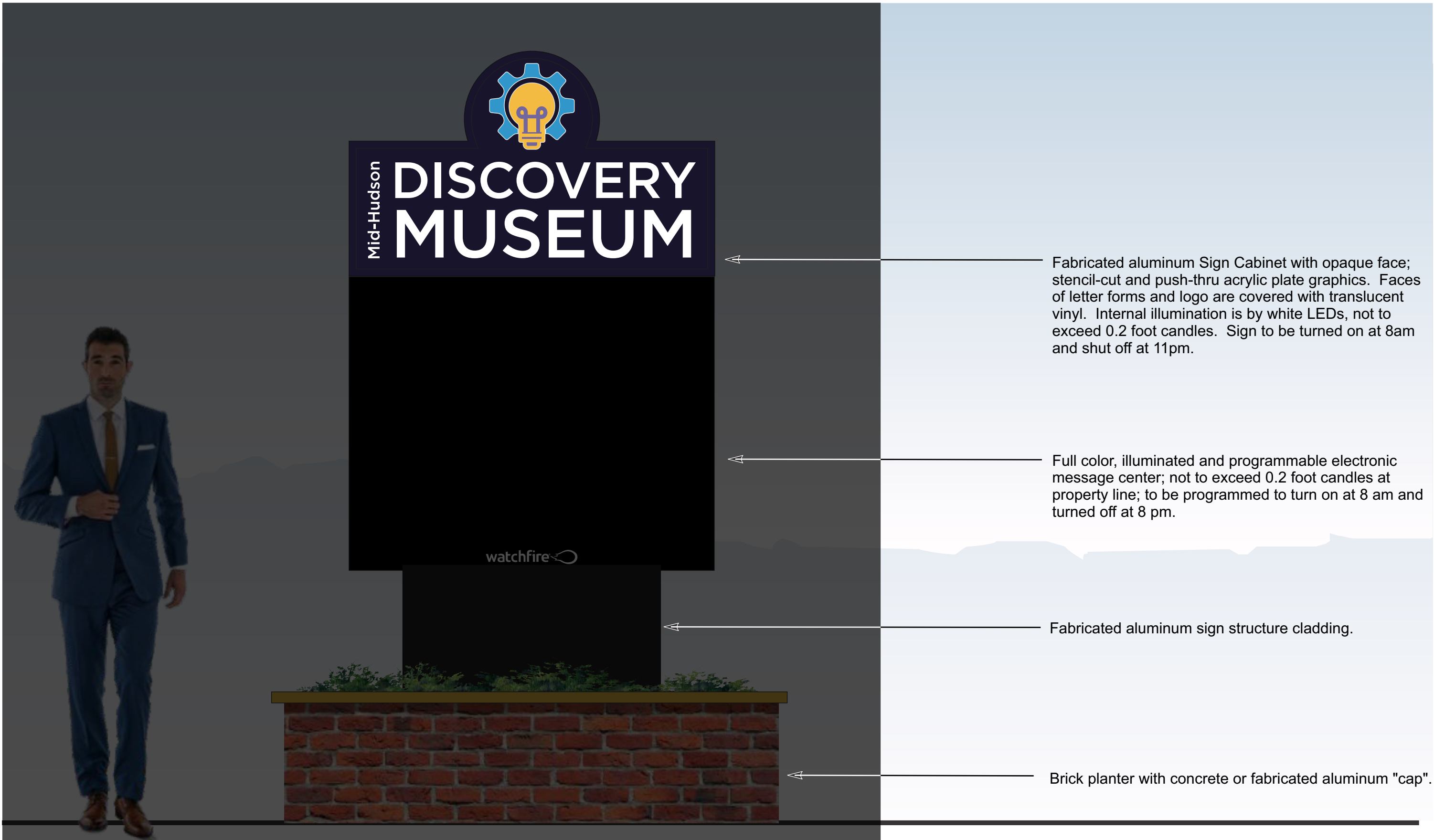
Date:
12/6/2022
1/3/2023
Scale:
3/4"=1'-0"

Client Approval: _____
Date: _____

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Sheet:
G.1N



Fabricated aluminum Sign Cabinet with opaque face; stencil-cut and push-thru acrylic plate graphics. Faces of letter forms and logo are covered with translucent vinyl. Internal illumination is by white LEDs, not to exceed 0.2 foot candles. Sign to be turned on at 8am and shut off at 11pm.

Full color, illuminated and programmable electronic message center; not to exceed 0.2 foot candles at property line; to be programmed to turn on at 8 am and turned off at 8 pm.

Fabricated aluminum sign structure cladding.

Brick planter with concrete or fabricated aluminum "cap".



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75 North Water Street
Poughkeepsie, NY 12601

File Name:
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Sign, Water St
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Date:
12/6/2022
1/3/2023
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Sheet:
G.1N2

92'
(Linear Ft of Building front)



Elevation View of Proposed D/F ground sign



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Date:
8.24.22
12/19/2022
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Sheet:
G.1S



Mid-Hudson

DISCOVERY
MUSEUM



watchfire



18 ft from corner of driveway entrance
to Sign Base.

10 ft from driveway to Sign Base.

5 ft from edge of sidewalk to Sign
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Elevation View of Proposed D/F ground sign



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Sheet:

G.1S2

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Mid Hudson Discovery Museum			
Name of Action or Project:			
Pylon Sign			
Project Location (describe, and attach a location map):			
75 N Water St. Poughkeepsie, NY 12601			
Brief Description of Proposed Action:			
Installation of one freestanding internally illuminated sign with an electronic reader board.			
Name of Applicant or Sponsor:		Telephone: 845-471-4366	
GNS Group, Ltd		E-Mail: nforrest@gngroup Ltd.com	
Address:			
97 N Clinton St.			
City/PO:		State:	Zip Code:
Poughkeepsie,		NY	12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☒
			☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☒
			☐
3. a. Total acreage of the site of the proposed action?		0 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Nancy Forrest</u> Date: <u>3/30/23</u>		
Signature: <u>Nancy Forrest</u> Title: <u>Contractor</u>		

PRINT FORM

January 07, 2014, 02:57 pm

DOT study finds digital billboards don't distract drivers

By Keith Laing

Drivers are not distracted by digital billboards alongside roads, according to a study conducted by the Department of Transportation (DOT). The study, which was released by the Federal Highway Administration (FHA), found that drivers are not any more likely to be distracted by digital billboards than stationary signs. "On average, the drivers in this study devoted between 73 and 85 percent of their visual attention to the road ahead for both [Commercial Electronic Variable Message Signs] and standard billboards," the study said. "This range is consistent with earlier field research studies. In the present study, the presence of CEVMS did not appear to be related to a decrease in looking toward the road ahead." The study surveyed drivers in Richmond, Va. and Reading, Pa. and found that the average length of time drivers spent looking at digital billboards was 379 milliseconds, compared to 335 milliseconds for standard signs. The results were both well below the "currently accepted threshold of 2,000 milliseconds," the study said. "The results did not provide evidence indicating that CEVMS, as

deployed and tested in the two selected cities, were associated with unacceptably long glances away from the road,” the study said. “When dwell times longer than the currently accepted threshold of 2,000 [milliseconds] occurred, the road ahead was still in the driver’s field of view. This was the case for both CEVMS and standard billboards.” The results were cheered by the Washington, D.C.-based Outdoor Advertising Association of America (OAAA), which has pushed the transportation department to relax its rules regarding digital billboards. “Studies have long shown that digital billboards do not cause distracted d

From: Evan Walsh <Evan.Walsh@watchfire.com>
Sent: Tuesday, March 28, 2023 1:07 PM
To: nforrest gnsgroupltd.com
Subject: RE: Discovery Museum

Evan Walsh
Watchfire – Territory Manager | New York | CT
917-524-4820
evan.walsh@watchfire.com
www.watchfire.com

From: nforrest gnsgroupltd.com <nforrest@gnsgroupltd.com>
Sent: Tuesday, March 28, 2023 1:00 PM
To: Evan Walsh <Evan.Walsh@watchfire.com>
Subject: Discovery Museum

[External Sender]

Hello Evan , I am still trying for the approval for this sign. Todd and I reviewed and some of the manufacturer requests we are putting GNS responsible for. There are just two things I hope you can help me with

- 1) You had told me that the sign will be restricted to the 5,000 and 250 NITS when manufactured and that will reduce to .2 foot candles or less and cannot be changed by the owner operator without watchfires assistance. The Planning Board was ok with my just telling them that but the ZBA wants it from the manufacturer. Is it possible ? **yes, the sign can be factory set with the brightness standard outlined above. Correct, a change in the brightness level would require Watchfire to make a change in the controller.**
- 2) If the sign malfunctions they want it stated that the entire sign will go dark. I don't believe that is a standard feature in the manufacturing of the sign. Let me know if there is something we can do on our end (GNS) to make that happen. **If there is a malfunction, Customer can simply turn off power to the sign locate an off on switch on the exterior sign cabinet. Watchfire has no built in automatic shut off.**

I am trying my best to get this through since the customer has already spent a lot of money with us for design work ,acquisition fees , and meeting fees. If I cannot get the rest of the information we will have to pull the plug. I don't know what else to do.

Thanks , Nancy

Nancy Forrest
Senior Sales Rep
GNS Group Ltd.
97 N. Clinton St.
Poughkeepsie , NY 12601
845-471-4366 Office
845-891-0826 Cell

2/7/2023

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed.

Automatic Brightness Adjustment: All Watchfire signs automatically adjust brightness levels using either a 100-step hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based around daily sunrise and sunset. A hardware photocell will automatically adjust a sign's brightness relative to changes in ambient light levels. For both options, a sign operator can manually decrease the brightness from standard settings, but for safety reasons and in conformance to industry codes, Watchfire cannot allow signs to operate brighter than standard settings.

Equipment used by Watchfire Signs to Measure Luminance

Foot-candles/Lux - Minolta Illuminance Meter T-10
Nits/candela/sq. m – Minolta Luminance Meter LS-100
Sign Calibration – Minolta CS-1000 Spectra radiometer

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the sign and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Sign Details

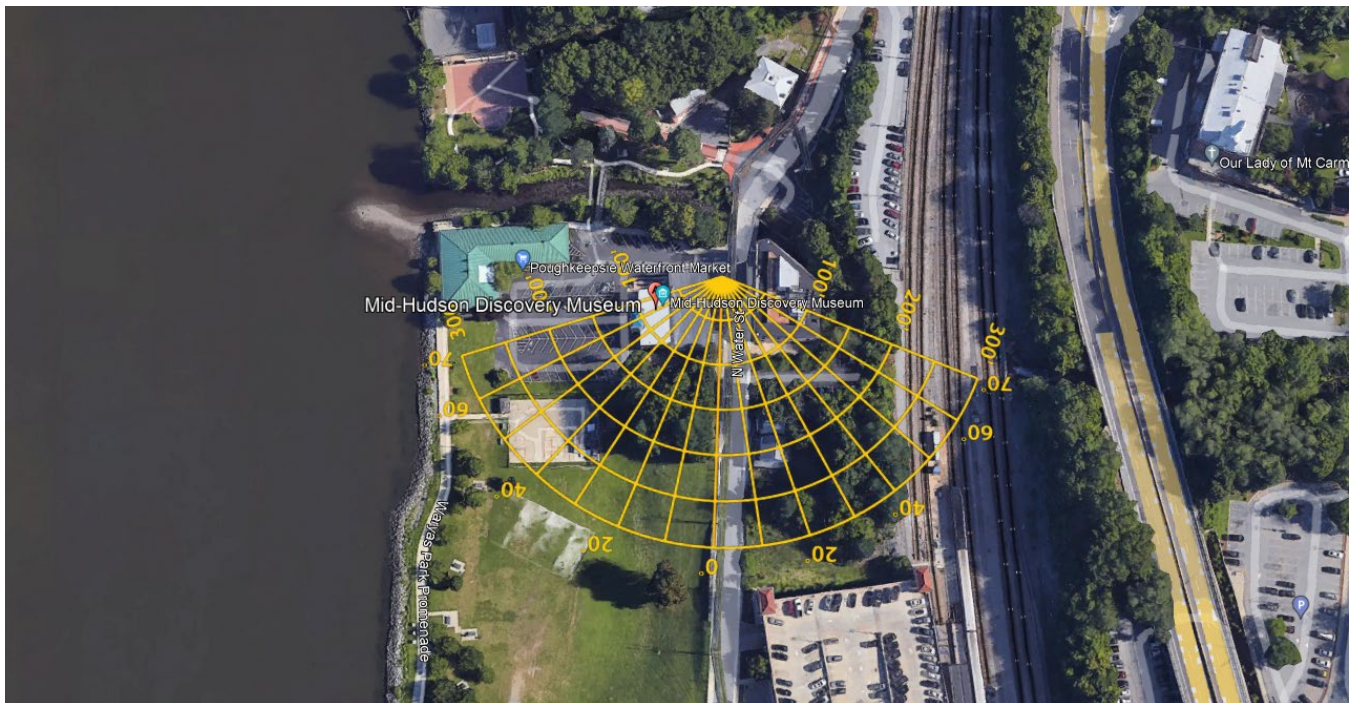
Size: 3' x 4'

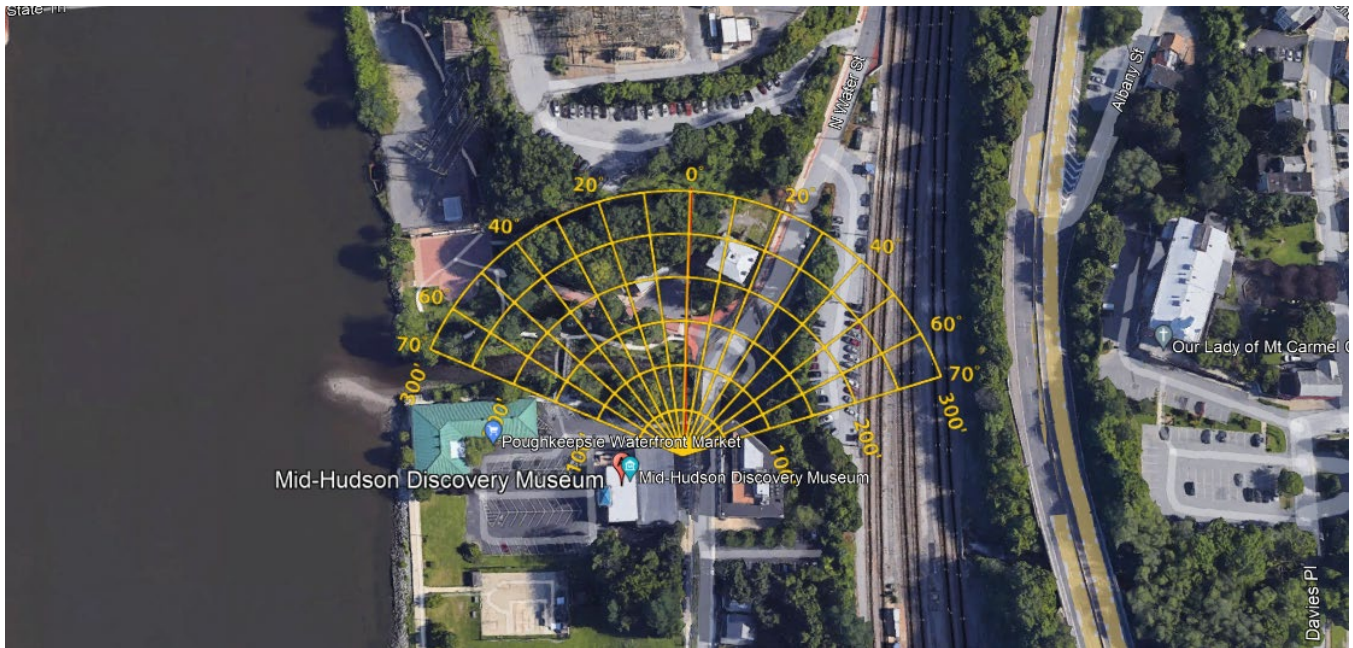
Location: *Mid-Hudson Discovery Museum, 75 N. Water Street, Poughkeepsie*

The table below represents a LED sign, demonstrating the increase in illuminance from the sign during normal night operation. The values are within the standards of both the ISA and OAAA and indicate that the ambient light broadcast into the surrounding area has minimal effect.

Foot-candles at night under normal operation					
	Horizontal Viewing Angle				
Viewing Distance (ft)	0°	20°	40°	60°	70°
150	0.01	0.01	0.01	0.01	0.00
200	0.01	0.01	0.01	0.00	0.00
300	0.00	0.00	0.00	0.00	0.00

Example Broadcast of Light at Distances and Angles





Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital LED Sign.

Ray Digby

Office 800-637-2645, ext 3006

email ray.digby@watchfiresigns.com

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. PROPERTY ADDRESS: 30-32 SMITH STREET

II. PROPERTY OWNER: PATTERSON CALHOUN, LLC
ADDRESS: 10 FITCHETT STREET

POUGHKEEPSIE
N.Y. 12601 (state and zip code)

PHONE NUMBER: 845-380-8627 (include area code)

III. NAME OF APPLICANT: _____

ADDRESS: 10 FITCHETT STREET
POUGHKEEPSIE
N.Y. 12601 (state and zip code)

PHONE NUMBER: 845-380-8627 (include area code)

EMAIL ADDRESS: JAMES.AA.PATTERSON@GMAIL.COM

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: CIPRO INTERPRETE

ADDRESS: 25 MARKET STREET
POUGHKEEPSIE, N.Y. 12601 (state and zip code)

PHONE NUMBER: 845-473-7572 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): PROPOSED
NEW 3 UNIT APARTMENT BUILDING

VI. ZONING DISTRICT: R-4

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____

Total, from:
\$500, plus
\$ _____
(\$150 per 1000
square feet of floor
area), plus
\$ _____
(\$35 per number of
required parking
spaces), plus
\$ _____
(\$500 for special
permit, if applicable)

(Proceed to XVII for special permit & façade approval only)

PROJECT INFORMATION

New construction: ☒ (yes) ☐ (no)
Change of use: ☐ (yes) ☒ (no)
Expansion/addition: ☐ (yes) ☒ (no)
Alteration: ☐ (yes) ☒ (no)
Cost of Construction: \$ 475,000

LOT AND BULK INFORMATION:

Lot area: 0.166 (acres) 7,237 (square feet)
Building Footprint: 1,555 (proposed square feet for new construction)
N/A (existing square feet for change of use/expansion)
N/A (additional proposed square feet for expansion)
1,555 (total building footprint, square feet)
Lot Coverage: 21.90 (percentage, building coverage only)
Gross Floor Area: 3,110 (proposed square feet for new construction)
N/A (existing square feet for change of use/expansion)
N/A (additional proposed square feet for expansion)
3,110 (total gross floor area, square feet)
Building Height: 2 (stories) 26' (feet)
Floor Area Ratio: 0.43 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 6
B) Number of Off-Street Parking Spaces provided: 6
C) Waiver Requested: ☐ (Yes) ☒ (No)
Is municipal parking available within 600 feet? ☒ (Yes) ☐ (No)

If yes, name all such municipal facilities: LITTLE SMITH STREET
& CORNER OF SMITH STREET & NORTH CLINTON STREET

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet? N/A
____ (Yes) ____ (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):

N/A

IX. RESIDENTIAL PROPOSALS

A) Type of Development: MULTIPLE RESIDENCY
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: 3 - 3 BR

Total number of units: 3

C) Is funding public? X Yes ____ No

If yes, describe funding source: COUNTY TRUST FUND & CPC BANK

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

- A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: _____
- C) Number of Washing Machines (for laundromat): _____
- D) Days/Hours of Operation: _____

N/A

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

- A) Type of Mercantile (specify): _____
- B) Number of Employees: _____
- C) Days/Hours of Operation: _____

N/A

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

- A) Specify Use: _____
- B) Number of seats (excluding bar stools and outdoor seating): _____
- C) Meals served (i.e., breakfast, lunch, dinner): _____
- D) Type of Menu: _____
- E) Days/Hours of Operation: _____
- F) Entertainment (live and/or recorded): _____
- G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No
- H) If yes, how many seats at the bar? _____
- I) Is a drive-through window proposed? _____
- J) Is a walk-up window proposed? _____
- K) Is an outdoor seating area proposed? _____
- L) If yes, how many seats are proposed? _____
- M) If yes, is outdoor cooking proposed? _____

N/A

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

- A) Specify Use: _____
- B) Number of shifts (if any): _____
- C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): _____
- F) Days/Hours of operation: _____

N/A

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

N/A

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____

(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

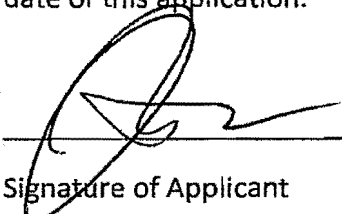
XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

N/A

XVII. APPLICANT CERTIFICATION

I, James Patterson, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.



Signature of Applicant

2/16/23

Date



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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 30-32 SMITH STREET
ZONING DISTRICT: R-4

OWNER INFORMATION:

Name: PATTERSON CALHOUN, LLC
Address: 10 FITCHETT STREET
POUGHKEEPSIE, N.Y. 12601
Phone: 845-380-8627
Email: JAMES.AA.PATTERSON@GMAIL.COM

APPLICANT INFORMATION:

Name: SAME AS OWNER-PATTERSON CALHOUN, LLC
Address: 10 FITCHETT STREET
POUGHKEEPSIE, N.Y. 12601
Phone: 845-380-8627
Email: JAMES.AA.PATTERSON@GMAIL.COM

CONSULTANT INFORMATION:

Name: CIRO INTERANTE
Address: 25 MARKET STREET
POUGHKEEPSIE, N.Y. 12601
Phone: 845-473-7572
Email: CIROINT@GMAIL.COM

SUBJECT OF APPEAL

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

Name and title of agent: JOSEPH D. O'BRIEN

Date of decision/determination/violation: MARCH 24, 2023 LETTER
APRIL 21, 2023 LETTER

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 30-32 SMITH STREET

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-3.16(4)(c) 3	12,000 sq ft	4,763
19-3.15(4)(c) 2	15'	3'
19-3.15(4)(f)	20'	10'
19-3.15(4)(i)	1200 sq ft	1596 sq ft PROVIDED
19-4.11(1)(b)	LANDSCAPING	194.11(1)(b)(2) FENCE w/ SLATS
19-4.3(1)	LANDSCAPING	CHAIN LINK FENCE w/ SLATS
19-4.3(2)	OPAQUE SCREEN	CHAIN LINK FENCE w/ SLATS
19-4.3(5)(a)	15'	3'
19-4.3(5)(b)	9'-0"	0'-3"

VARIANCE REQUEST JUSTIFICATION

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

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

Responses to the following questions shall be attached to and submitted with the application. -SEE EXHIBIT "A"

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 30-32 SMITH STREET

LIST OF REQUIRED ATTACHMENTS

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

EXHIBIT "A"

EXHIBIT "B"

SIGNATURE AND VERIFICATION

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

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


SIGNATURE OF APPLICANT

3/30/23
DATE

JAMES PATTERSON
Print Name



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

March 24th, 2023

Applicant left blank on application

Re: Smith Street (285084)
Zoning Review Request

To whom it may concern;

The Development Department is in receipt of your zoning review request relative to the vacant lot located on Smith Street (285084) and the proposed construction of a Three family dwelling each containing three bedrooms. This property is located within the Medium High Density Residence District (R-4) which does allow Three Family dwellings per code Section 19-3.15(2)(a)4 of the Zoning Ordinance. Upon review of the provided plans I've been able to determine a few Area Variances that will be required which are as follows;

1. Section 19-3.15(4)(c)3 requires 12,000sf of lot area; the lot is 7,237sf.
2. Section 19-3.15(4)(e)2 requires the side yard be at least 15'; the proposed right side yard is 12'.
3. Section 19-3.15(4)(f) requires the front yard be at least 20'; the proposed front yard is 10'.
4. Section 19-3.15(4)(i) requires 1,200sf of usable open space with a minimum dimension of 40'; the dimensions of 40' are not met on the proposed plan.
- ✓ 5. Section 19-4.11(b) requires landscaping or other opaque screening; a chain link fence is proposed for a portion of the property line.
6. Section 19-4.3(1) requires landscaping whenever a parking area containing three or more spaces faces a street or a property line; a chain link fence is proposed.
7. Section 19-4.3(2) requires opaque screening where a parking area for three or more vehicles abuts a residential property; a chain link fence is proposed.
8. Section 19-4.3(5)(a) requires an access drive of at least one fifteen-foot wide lane for parking areas with fewer than 20 spaces; a 12' access is proposed.
9. Section 19-4.3(5)(b) requires the width of each parking space to be at least 9'; all six spaces appear to be only 8'9".

After all Area Variances are granted by the Zoning Board of Appeals, you would need to file all required Building permits and obtain an issued Certificate of Occupancy from the Building Department.

Please note that the City is currently in the process of revising and updating its Zoning Ordinance. The draft and map are available to view at www.PK4Keeps.org.

If you have any questions or comments please feel free to contact me, info is listed below.
thanks.

Page 1



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

Joseph D. O'Brien
Deputy Zoning Administrator
Office - 845-451-4273
jobrien@cityofpoughkeepsie.com

SEE EXHIBIT "A" & "B"
FOR REPLY

EXHIBIT "A"

1. The granting of the variance will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. The proposal is for a newly constructed three apartment building. Exterior materials will be in scale, compatible & pleasing to the neighborhood. New construction that is compatible with existing buildings will not produce an undesirable change.
2. Contiguous property is not available for purchase. The area variances requested are not significant including side yard, front yard, driveway width & density variances. The width of the building was kept to a minimum, in order to reduce the dimensions of the requested variances.
3. The requested variances are not substantial. And represent approximately 20% to 50% of the required setback dimensions. The requested variances will not have an adverse effect on the physical or environmental conditions in the neighborhood. The neighborhood is made up of mostly existing buildings with a couple of newer buildings further down the street. The proposals for new construction of a three apartment building there should be no adverse impacts in the neighborhood as a result of the construction of this new building.
4. The project will not an adverse effect on the neighborhood. It is new construction and will actually be an improvement to the neighborhood. There are two newer homes across from this project and further down on Smith Street. There is also a large brick building one block away, undergoing extensive renovation. This new construction project will benefit the neighborhood.
5. The need for the area variance is not a result of self-created difficulty. It is unique to this property where more stringent zoning regulations were implemented over the property than existed prior to zoning when many of the existing buildings were constructed and are not in compliance with current zoning regulations. It could be considered that the implementation of the zoning regulations overlaid over entire neighborhoods could be the cause of the hardship by implementing regulations that the majority of the buildings and properties would not comply with.

EXHIBIT "B"

The following answers are provided in response to the Joseph D. O'Brien letter dated March 24, 2023. The answers are in the same numerical order.

1. A variance for lot area as requested. It is generally understood that there is a housing shortage in the city of Poughkeepsie, and possibly even state wide. A lot area variance of 4763 ft.² as requested in order to allow the construction of a three unit apartment building. There are numerous other houses on the street within a block or two that are multiple residences a fair amount of them are three units or more, including a large brick building at the corner of Smith and Somethings Street undergoing renovation currently.
2. A 3 foot variance is requested for the right side yard setback. We do not feel that this is excessive.
3. A 10 foot front yard setback as requested. The design the site plan design has been arranged so that the front of the building aligns with the existing buildings to the right and to the left, and also matches the majority of the buildings, a Longs, both sides of Smith Street Which do not have a 20 foot front yard setback.
4. The side has 1596 ft.² of usable open space in the rear, front and right side of the proposed building. The requirement for a 40' dimension was not in the zoning code available on line. The subject of a 40 foot measurement was discussed about a year and a half ago with the Kingston planning board. After much discussion, it was determined that the 40 feet is a linear requirement not a width requirement. Examples of bicycle trails, walking path and the rail trail were given.
5. The design shows the option for an opaque fence. Chain-link is shown for security measures. Slats will be installed in the chain links to provide an opaque screening system.
6. Screening will be provided by the installation of a chain-link fence with slats between the links.
7. Screening will be provided by the installation of a chain-link fence with slats between the links.
8. A 3 foot variance is requested for the access drive, since it is not anticipated to have heavy usage. 12 feet should be adequate and matches some of the existing driveways along Smith Street.
9. The spaces were laid out for 9 feet in width. Dimensions will be added to the site plan.



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

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

Eric Philipp
Building Inspector

April 21st, 2023

Patterson Calhoun LLC
10 Fitchett Street
Poughkeepsie NY 12601

Re: Smith Street (285084)
ID # 419160
Area Variance Application # 2023-006

To whom it may concern,

The Development Department is in receipt of your Area Variance Application #2023-006 relative to the vacant lot located on Smith Street (285084) and the proposed construction of a Three family dwelling each containing three bedrooms. This property is located within the Medium High-Density Residence District(R-4) which does allow Three Family dwellings per code Section 19-3.15(2)(a)4 of the Zoning Ordinance. Upon review of the provided plans I've been able to determine the Area Variances that will be required which are as follows;

1. Section 19-3.15(4)(c)3 requires 12,000sf of lot area; the lot is 7,237sf.
2. Section 19-3.15(4)(e)2 requires the side yard be at least 15'; the proposed right side yard is 12'.
3. Section 19-3.15(4)(f) requires the front yard be at least 20'; the proposed front yard is 10'. Section 19-4.14(1) states that "The front yard or setback shall meet the minimum for that district, except that if the lot is between two lots with structures, each located nearer to the street line than the required front yard, the front yard on the subject lot need not exceed the average of those on the two adjoining lots"; although it appears a variance will still be required it would not be for 10', plans are not clear on dimensions of the front yards for the neighboring properties.
4. Section 19-4.11(b) requires landscaping or other opaque screening; a chain link fence is proposed for a portion of the property line.
5. Section 19-4.3(1) requires landscaping whenever a parking area containing three or more spaces faces a street or a property line; a chain link fence is proposed.
6. Section 19-4.3(2) requires opaque screening where a parking area for three or more vehicles abuts a residential property; a chain link fence is proposed.
7. Section 19-4.3(5)(a) requires an access drive of at least one fifteen-foot wide lane for parking areas with fewer than 20 spaces; a 12' access is proposed.
8. Section 19-4.3(5)(b) requires the width of each parking space to be at least 9'; all six spaces appear to be only 8'9".

After all Area Variances are granted by the Zoning Board of Appeals, you would need to file all required Building permits and obtain an issued Certificate of Occupancy from the Building Department.



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

If you have any questions you may contact me at 845-451-4273 or at
jobrien@cityofpoughkeepsie.com.

Sincerely,

Joseph O'Brien
Deputy Zoning Administrator

SEE EXHIBIT "C" FOR REPLY

EXHIBIT "C"

The following answers are provided in response to the Joseph D. O'Brien letter dated April 21, 2023.

The answers are in the same numerical order.

1. The second floor design for the three apartments has been revised. The building is reduced from 3 three-bedroom apartments to 3 two-bedroom apartments. Accordingly, per Section 19-3.15(4)(c)3 the required lot area is reduced to 8,400 ft.². The existing lot area is 7,237 ft.². A variance is requested for 1,237 ft.² of lot area.
2. A side yard variance is requested for 3 feet. 12 feet is provided where 15 feet is required.
3. A front yard variance is requested for 10 feet. A 10 foot setback is provided where 20 feet is required. However, in agreement with your statement, the position of the front of the proposed building, 10 feet from the front property line, aligns with the existing buildings on the right and the left of the subject property. We feel this is reasonable, as we are aligning the front of the proposed building with the two existing buildings on the right and the left.
4. A chain-link fence is proposed for security purposes. Slats will be installed in the chain-link fence to provide privacy as is allowed in Section 19-4.11(b)(2).
5. A chain-link fence is proposed for security purposes. Slats will be installed in the chain-link fence to provide privacy as is allowed in Section 19-4.3(2).
6. A chain-link fence is proposed for security purposes. Slats will be installed in the chain-link fence to provide privacy.
7. A 3 foot variance is requested for the access driveway. A 12 foot wide access driveway is provided where a 15 foot dimension is required. We feel 12 feet is adequate for ingress and egress considering the limited use.
8. A 3 inch variance as requested. 8'-9" wide parking spaces are provided where 9'-0" wide parking spaces are required.

CIA

**Ciro Interrante Architect, P.C.
25 Market Street, 3rd Floor
Poughkeepsie, New York 12601**

(845) 473-7572

April 27, 2023

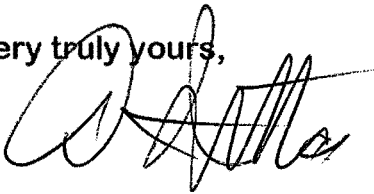
**Zoning Board
City of Poughkeepsie
PO Box 300
Poughkeepsie, NY 12602**

**RE: Cover Letter
30-32 Smith Street
Poughkeepsie, New York 12601**

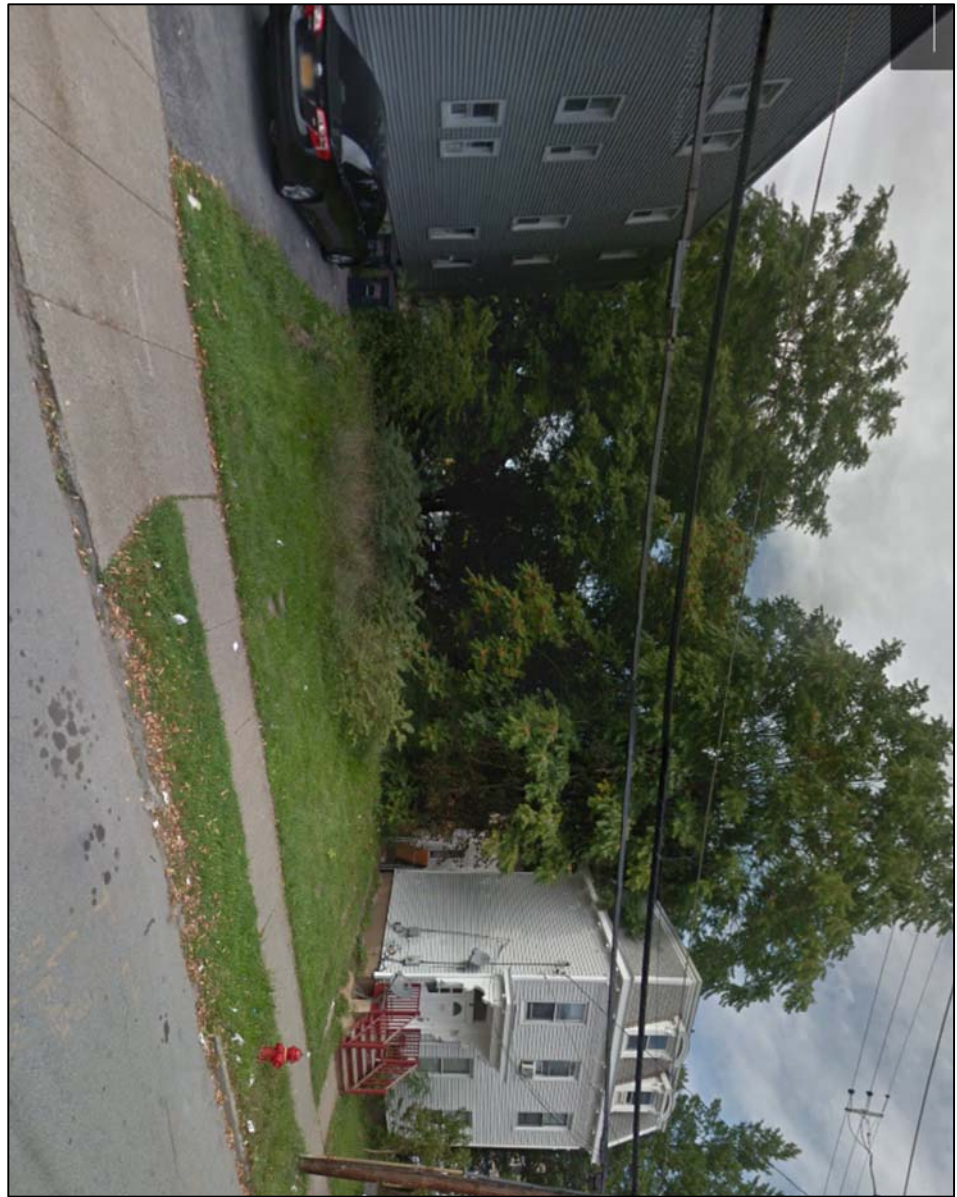
Dear Zoning Board:

The proposal is to construct a two-story three apartment building on an existing vacant lot in the City of Poughkeepsie located at 30-30 2 Smith Street. The existing empty lot is located on the west side of Smith Street approximately 1/10 of a mile north of its intersection with Mill Street. To the right side and left side of the existing empty lot exists two buildings each containing three apartments. The front of the proposed new building will be set back approximately 10 feet from the front property line to more closely align with the fronts of the two adjacent buildings on the right and the left. Please review the attached site plan and the proposed building floorplans and exterior elevation views of the proposed project for further understanding.

Very truly yours,

A handwritten signature in black ink, appearing to be 'C. Interrante', written over a horizontal line.

Ciro Interrante, Architect

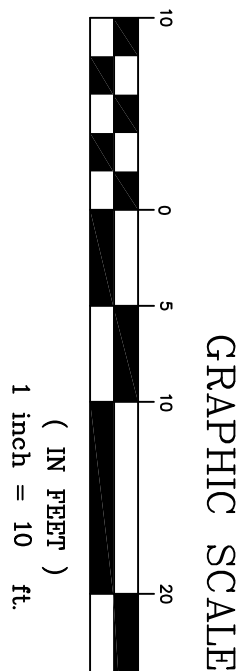
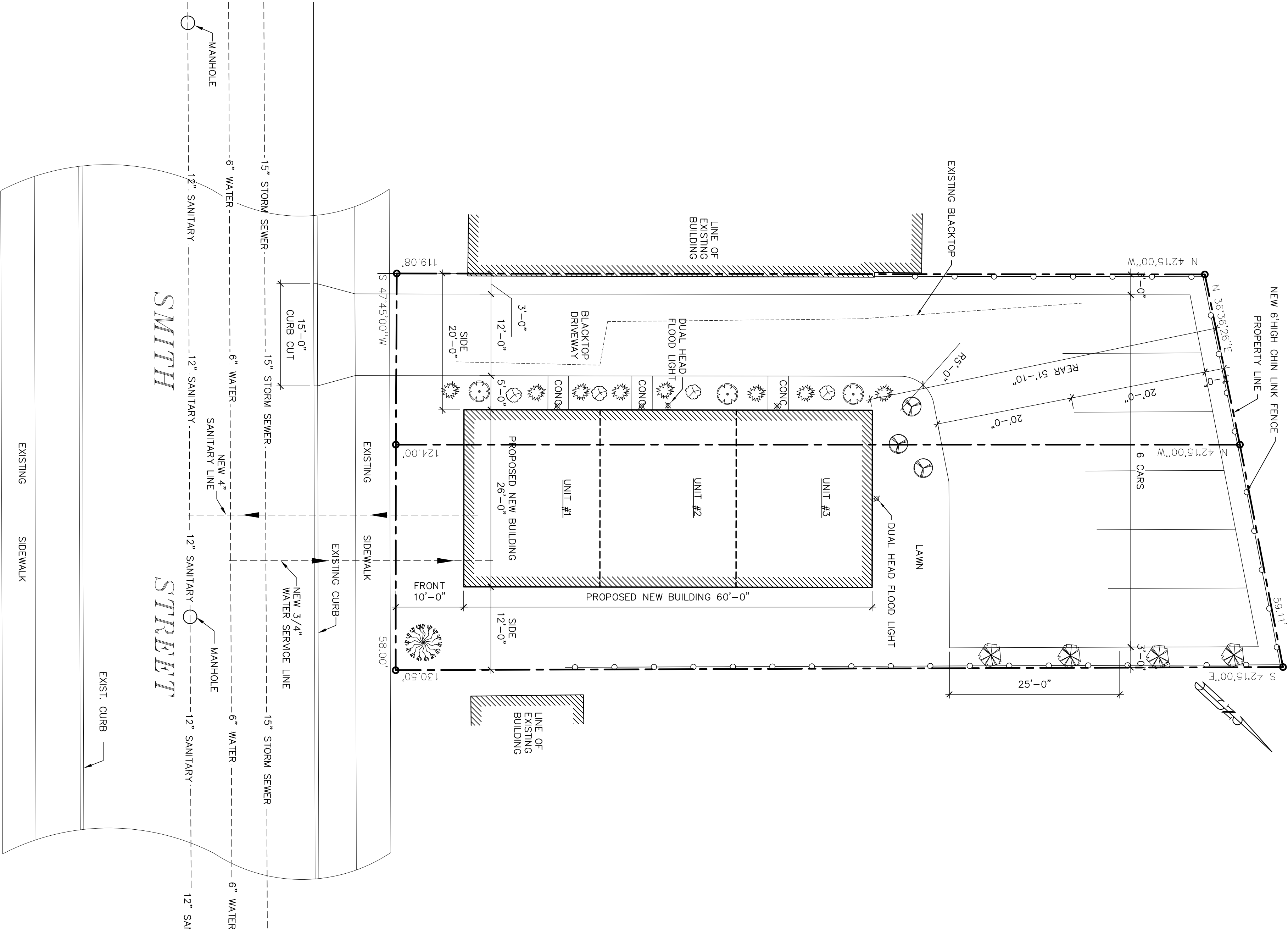


4 GOOGLE STREET VIEW
SP1 SCALE: N.T.S.



3 AERIAL VIEW
SP1 SCALE: N.T.S.

LANDSCAPING SCHEDULE			
TYPE	SYMBOL	QUANTITY	COMMON NAME
GRASS/ FLOWER	DYG	8	DWARF FOUNTAIN GRASS (HAMELN)
SHRUBS	GFS	3	COLD FLAME SPIREA
	RBB	3	ROYAL BURQUINDY BARBERRY (JAPANESE)
	MCS	4	MAGIC CARPET SPIREA
TREES	LL	4	LILAC
	SM	1	SUGAR MAPLE



1 SITE PLAN
SP1 SCALE: 1" = 10'-0"
TAX MAP#: 31-6162-72-458149



2 PARCEL MAP - LOT# 285084
SP1 SCALE: N.T.S.

DATA TABLE	
ZONE R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT	
REQUIRED	PROPOSED
LOT AREA	(4,000 SF. / UNIT) 0.166 Ac. (7,237 SF.)
LOT WIDTH	30 FT. 58 FT.
LOT DEPTH	130 FT. 58 FT.
LOT FRONTAGE	30 FT. 58 FT.
LOT COVERAGE (BUILDING)	40 % 21 %
OPEN SPACE	400 SF. / UNIT 2,519 SF
YARDS	
FRONT	20 FT. 10 FT.
SIDE	15 FT. 20'/12'
REAR	15 FT. 52 FT.
BUILDING HEIGHT	3 / 40 FT. 2/26 FT. +/-
BUILDING AREA	1,555 SF
TOTAL PARKING	
2 CARS / UNIT	6 CARS 6 CARS

GENERAL NOTES:

- OWNER / APPLICANT: 21st CENTURY LIVING, LLC
10 FITCHETT STREET
POUGHKEEPSIE, NY. 12601
- ARCHITECT: CIRO INTERRANTE, ARCHITECT
25 MARKET STREET, SUITE 3
POUGHKEEPSIE, NY 12601
- ZONING DATA: ZONING DISTRICT: R4
MEDIUM HIGH DENSITY RESIDENTIAL
TAX MAP: 6162-79-285084-0000
PROPERTY LINE INFORMATION TAKEN
FROM COPY OF SURVEY
PROVIDED BY APPLICANT
- MAP REFERENCE:

OWNER'S CONSENT
THE UNDERSIGNED OWNER OF THIS PROPERTY HERON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.
APPLICANT _____ DATE _____

APPROVAL BLOCK



SHEET NO. 1
Project Number: 22-08

SITE PLAN
PROPOSED SITE PLAN FOR: 30-32 SMITH STREET
30-32 SMITH STREET POUGHKEEPSIE, NY. 12601



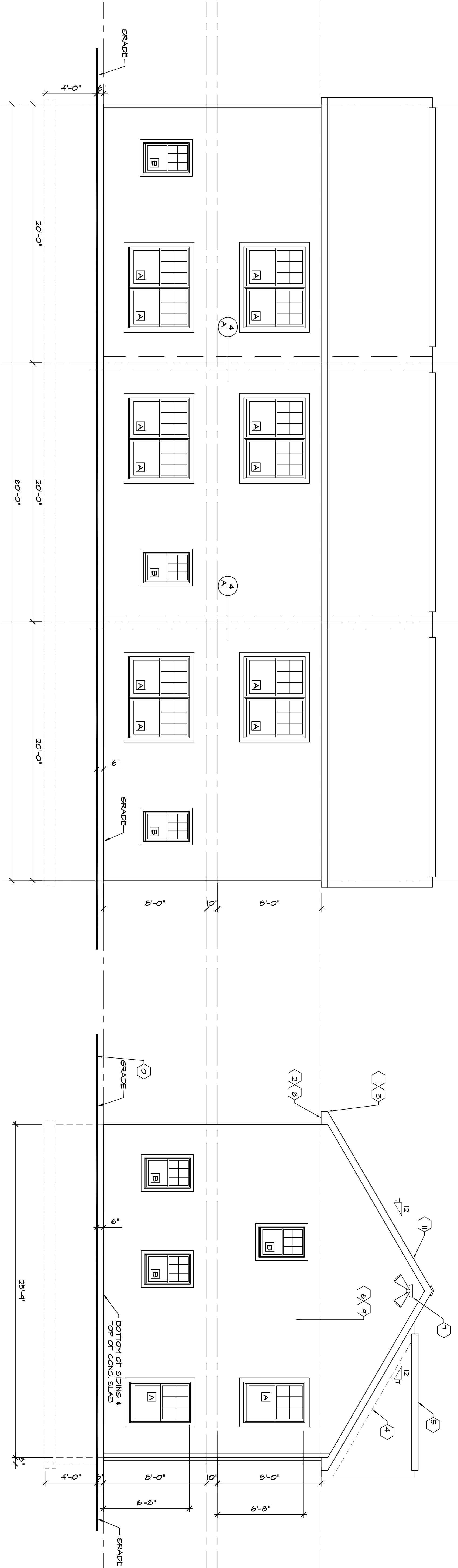
CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET, 3rd FLOOR POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax
DRAWN BY: S.T.T. CHECKED BY: C.I. ISSUED DATE: 1 FEB 2023



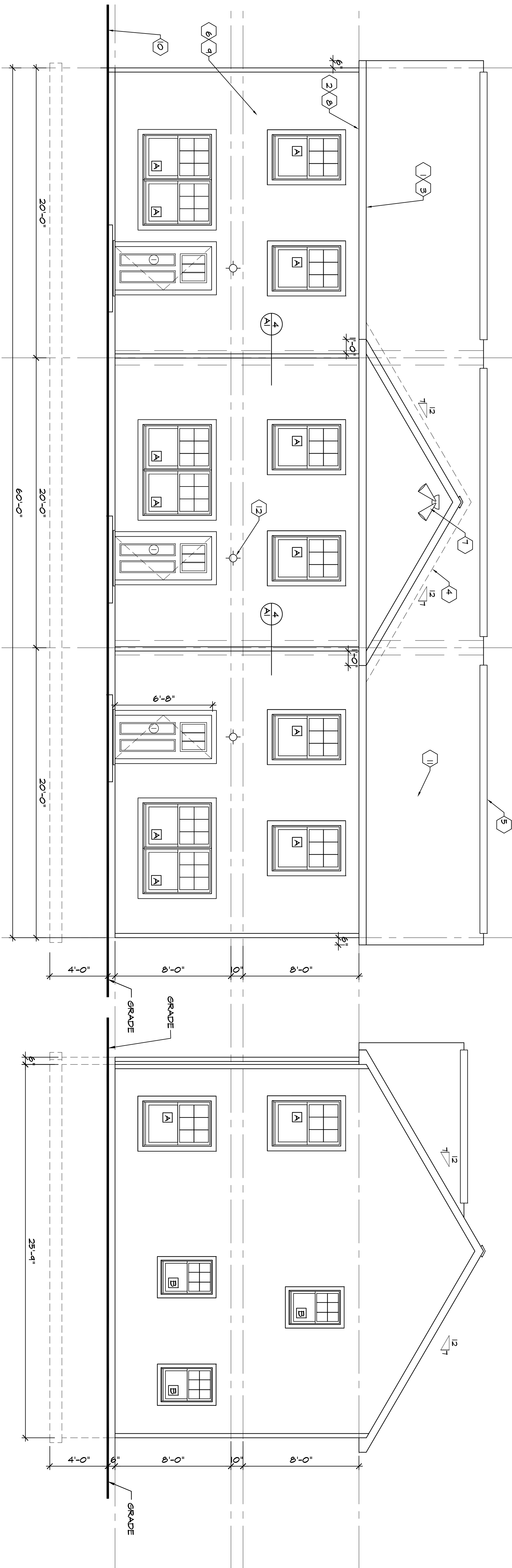
Revisions		
No. 1	4/25/23	GENERAL REVISIONS
No.	Date:	Description:

WINDOW SCHEDULE PER BUILDING (ANDERSON SERIES 100)					SYMBOL	
MARK	SIZE	QUANTITY	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	OPENING AREA
A	2'-11 1/2" X 4'-11 1/2"	30560	SINGLE HUNG	3'-0" X 3'-0"	YES	5.74
B	2'-5 1/2" X 3'-5 1/2"	2636	SINGLE HUNG	2'-6" X 3'-6"	NO	3.09

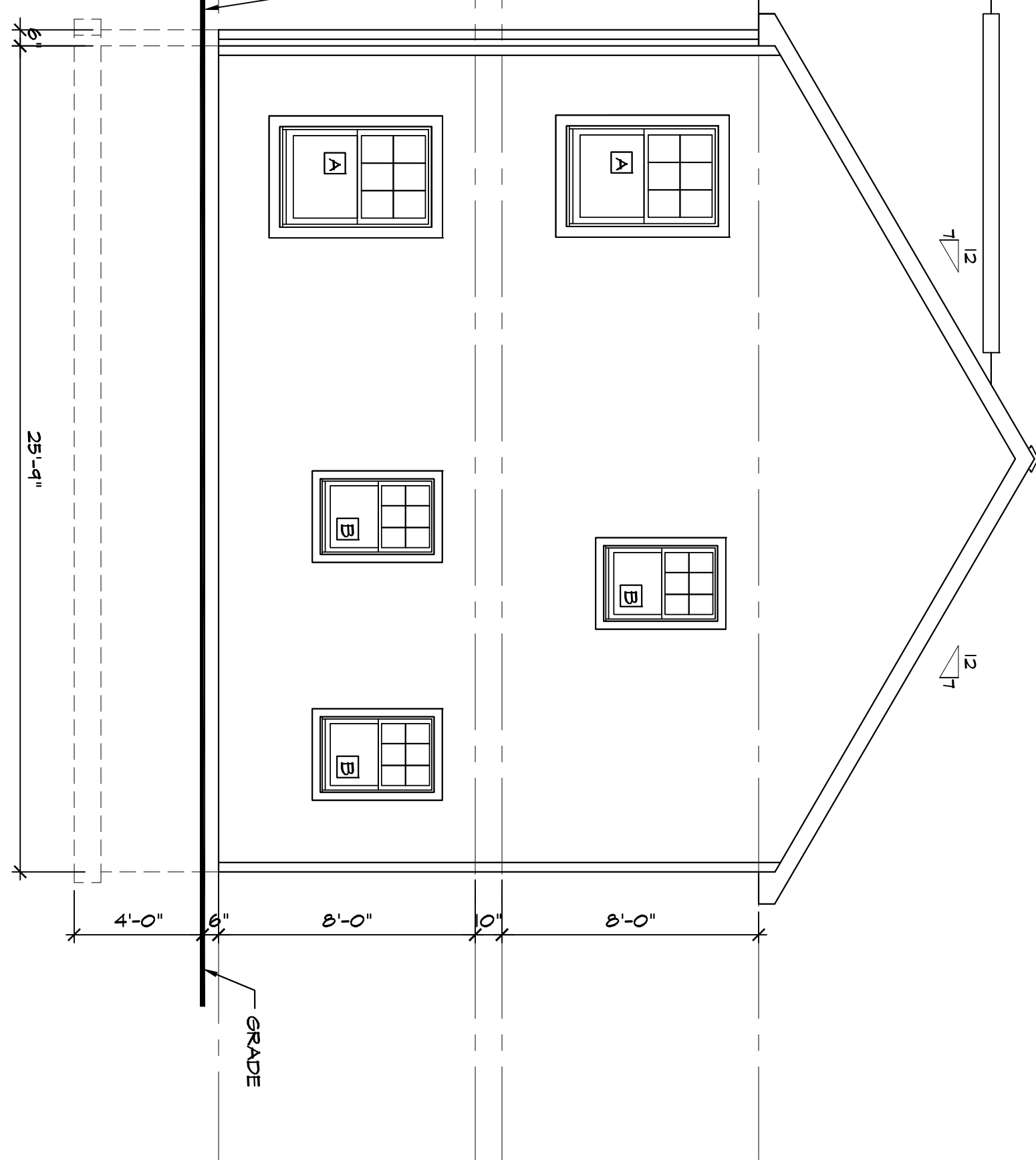
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



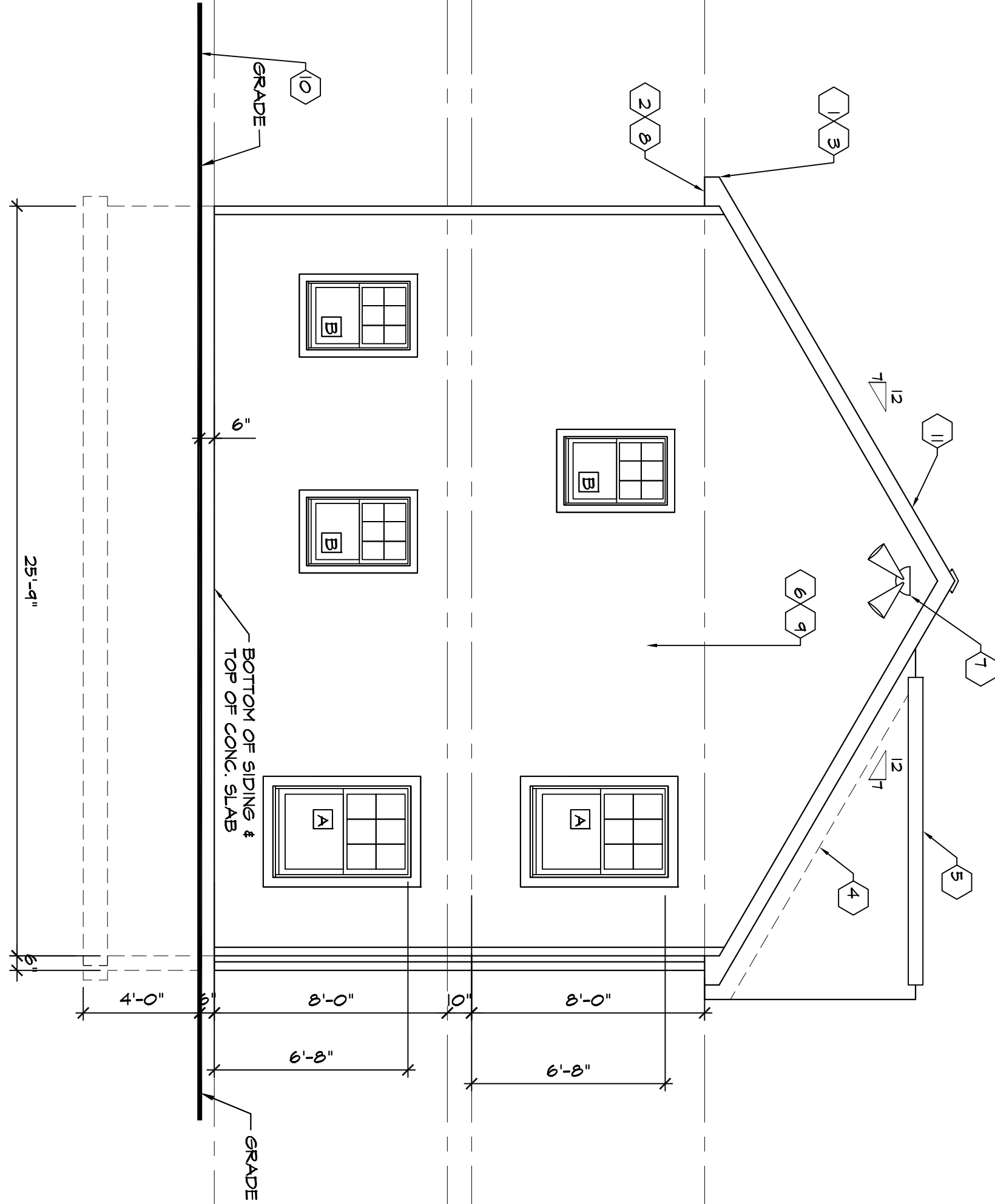
5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



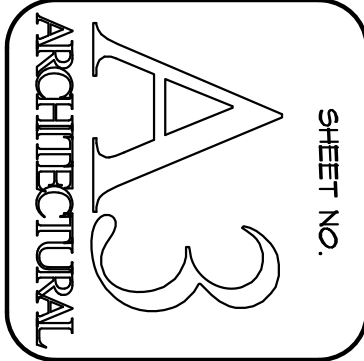
2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



- EXTERIOR MATERIALS**
- 1 CONTINUOUS WHITE ALUMINUM FASCIA & CONTINUOUS ALUMINUM DRIP EDGE
 - 2 CONTINUOUS FULLY VENTED WHITE VINYL SOFFIT
 - 3 INSTALL 6" WHITE ALUMINUM GUTTERS & DOWN SPOUTS
 - 4 36" ICE & WATER SHIELD IN VALLEYS & 24" IN FROM STUD WALLS ON RAKES & EAVES.
 - 5 CONTINUOUS SWOON COUNTRY RIDGE
 - 6 BRIDGE COLORED VINYL SIDING AND TRIM.
 - 7 INSULATE EXTERIOR WALLS AND ROOF WITH R-19 MINERAL WOOL BATT INSULATION & EXTERIOR FINISH.
 - 8 INSTALL LED SOFFIT LIGHTS TO ILLUMINATE PERIMETER OF BUILDING.
 - 9 EXTERIOR WALLS - 7/16" OSB SHEATHING & 1/2" GYPSUM BOARD FINISH.
 - 10 SLOPE GRADE AWAY FROM BUILDING.
 - 11 INSTALL 200 LB. TEST PER SQUARE FOOT (PSF) POLYETHYLENE GLASS REINFORCED (GFRP) MEMBRANE OVER EXISTING CONCRETE SLAB.
 - 12 INSTALL LIGHT ABOVE ENTRY DOORS TO ILLUMINATE SIDEWALK.



Project Number: 22-08

EXTERIOR ELEVATIONS

PROPOSED NEW APARTMENTS FOR:
21ST CENTURY LIVING, LLC
30-32 SMITH STREET
POUGHKEEPSIE, NEW YORK 12601



CIRO INTERRANTE ARCHITECT, P.C.

85 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601

(845) 473-7572 Office

(845) 473-7525 Fax

DRAWN BY: S.T.T.

CHECKED BY: C.I.

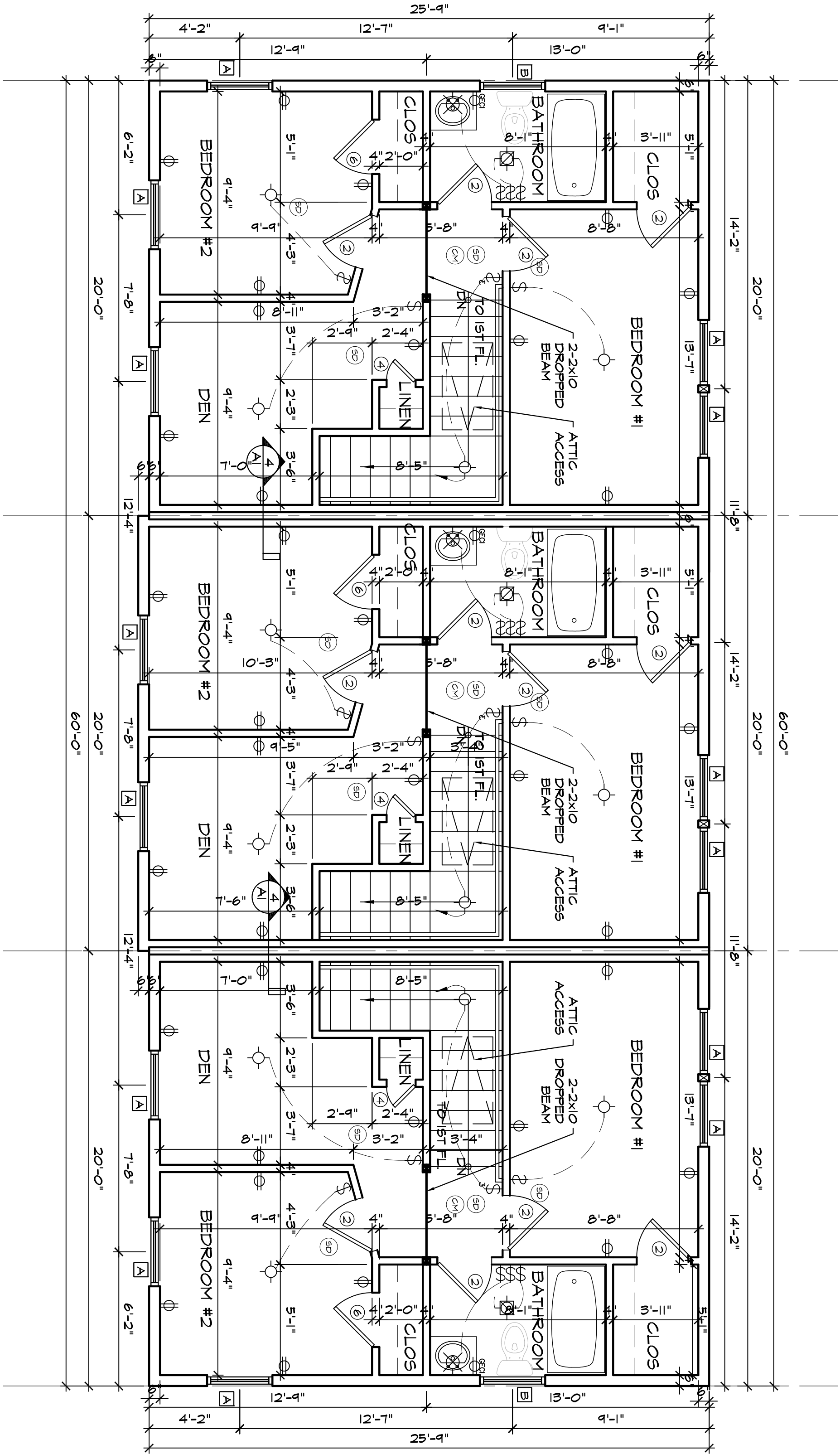
ISSUED DATE: 4 FEB, 2023



Revisions

No 1 4-25-23 GENERAL REVISIONS

No. Date: Description:



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

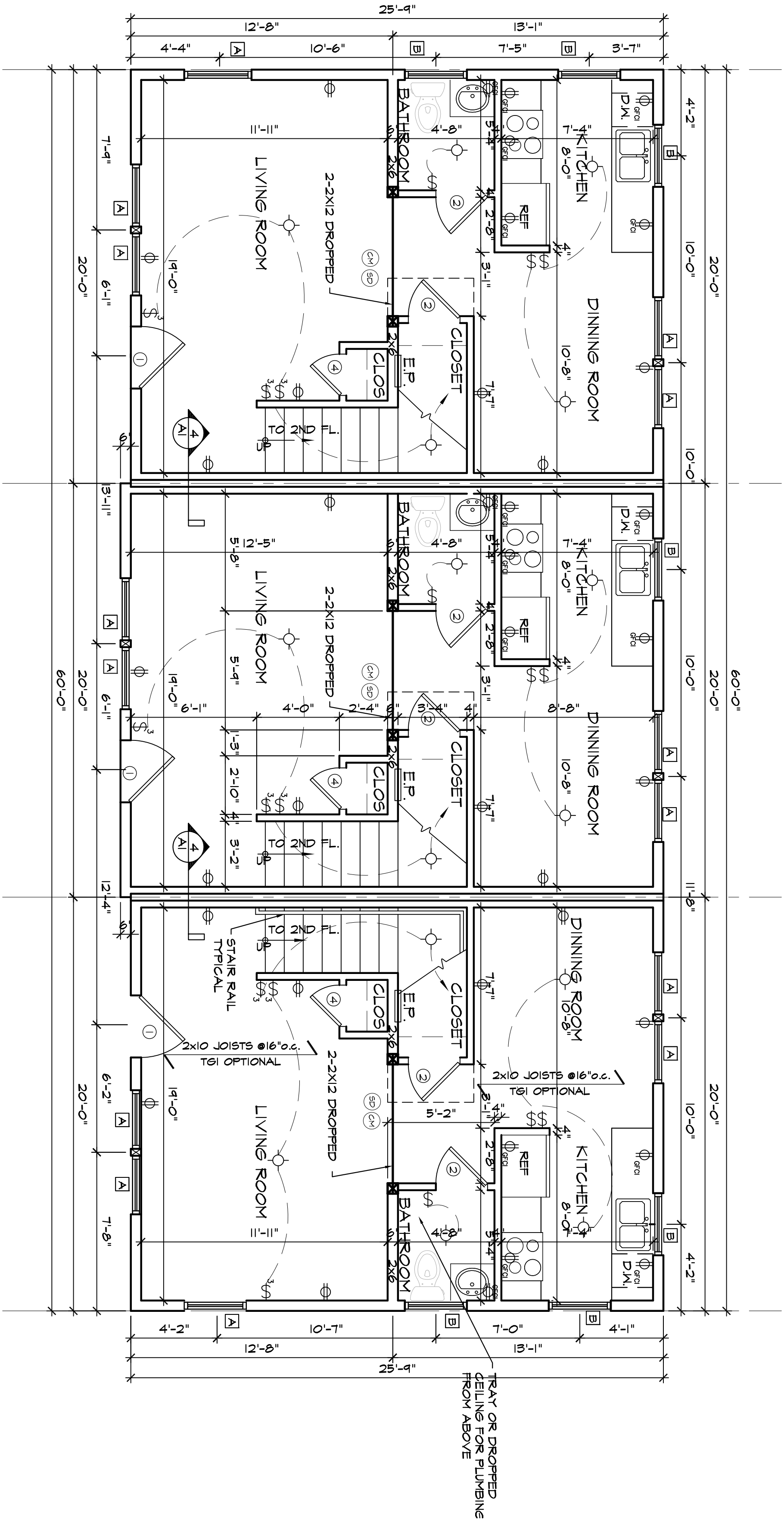
LIGHT & VENTILATION SCHEDULE (PER UNIT)				
ROOM NAME	FLOOR AREA (SQUARE FEET)	LIGHT 8% (REQUIRED)	VENT. 4% (REQUIRED)	VENTILATION % (ACTUAL)
LIVING ROOM	200	16	20.62	8
DINING ROOM	42	7.36	20.62	3.68
BED ROOM #1	117	9.36	20.62	4.68
BED ROOM #2	84	7.12	10.31	3.56
DEN	41	7.28	10.31	3.64
LIVING ROOM	213	17.04	20.62	8.52
DINING ROOM	42	7.36	20.62	3.68
BED ROOM #1	117	9.36	20.62	4.68
DEN	45	7.6	10.31	3.8
BED ROOM #2	40	7.2	10.31	3.6

LEGEND	
	4-2x6 STUDS GLUED & NAILED
NOTE: ALL WINDOWS & DOOR HEADERS TO BE 2-2X10 UNLESS NOTED OTHERWISE	

WINDOW SCHEDULE (PER BUILDING)						SYMBOL ☐		
MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	OPENING AREA	GLASS AREA
A	3'- 5/8" x 4'-8 7/8"	TW046	27	DOUBLE HUNG	3'-2 1/8" x 4'-8 7/8"	YES	5.7	10.31
B	2'- 5/8" x 3'-4 7/8"	TW052	4	DOUBLE HUNG	2'-8 1/8" x 3'-4 7/8"	NO	3.17	5.57

- WINDOW & DOOR NOTES:
1. EACH HABITABLE SPACE IS PROVIDED WITH AT LEAST ONE WINDOW THAT IS IN COMPLIANCE WITH NYS CODE REGULATIONS FOR EGRESS.
 2. ALL HABITABLE SPACES ARE IN COMPLIANCE WITH NYS CODE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION.
 3. ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
 4. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE (WHERE GLASS IS WITHIN 18" OF FLOOR OR LOWER).
 5. VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

DOOR SCHEDULE (PER BUILDING)			SYMBOL ☐	
MARK	SIZE	QUAN.	DESCRIPTION	
1	3'-0" x 6'-8"	3	EXTERIOR ENTRY DOOR	
2	2'-6" x 6'-8"	15	INTERIOR DOOR	
3	5'-0" x 6'-8"	0	INTERIOR BI-FOLD DOOR	
4	2'-0" x 6'-8"	3	INTERIOR DOOR	
5	1'-6" x 6'-8"	3	INTERIOR DOOR	
6	3'-0" x 6'-8"	3	INTERIOR DOOR	



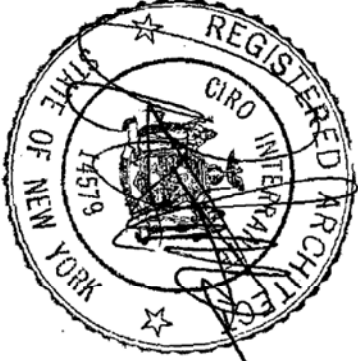
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



Project Number: 22-08

1st & 2nd FLOOR PLANS & SCHEDULES

PROPOSED NEW APARTMENTS FOR:
21ST CENTURY LIVING, LLC
30-32 SMITH STREET
POUGHKEEPSIE, NEW YORK 12601



CIRO INTERRANTE ARCHITECT, P.C.

85 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: S.T.T.

CHECKED BY: C.I.

ISSUED DATE: 4 FEB, 2023



Revisions

No. 1 4-25-23 GENERAL REVISIONS

No. Date: Description:

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 30-32 SMITH STREET			
Project Location (describe, and attach a location map): VACANT LOT LOCATED 1/10 MILE NORTH OF MILL STREET ON WEST SIDE OF SMITH STREET			
Brief Description of Proposed Action: CONSTRUCT A NEW 3 UNIT APOARTMENT BUILDING ON A VACANT LOT.			
Name of Applicant or Sponsor: PATTERSON CALHOUN, LLC		Telephone: 845-380-8627 E-Mail: JAMES.AA.PATTERSON@GMAIL.COM	
Address: 10 FITCHETT STREET			
City/PO: POUGHKEEPSIE		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD - SITE PLAN APPROVAL			YES ☒
3.a. Total acreage of the site of the proposed action?		0.166 acres	
b. Total acreage to be physically disturbed?		0.150 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.166 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>JOSE R ANTE, ARCHITECT</u> Date: <u>3-31-23</u> Signature: <u>[Signature]</u>		

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

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

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

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

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

PRINT



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 21st, 2023

Patterson Calhoun LLC
10 Fitchett Street
Poughkeepsie NY 12601

Re: Smith Street (285084)
ID # 419160
Area Variance Application # 2023-006

To whom it may concern,

The Development Department is in receipt of your Area Variance Application #2023-006 relative to the vacant lot located on Smith Street (285084) and the proposed construction of a Three family dwelling each containing three bedrooms. This property is located within the Medium High-Density Residence District(R-4) which does allow Three Family dwellings per code Section 19-3.15(2)(a)4 of the Zoning Ordinance. Upon review of the provided plans I've been able to determine the Area Variances that will be required which are as follows;

1. Section 19-3.15(4)(c)3 requires 12,000sf of lot area; the lot is 7,237sf.
2. Section 19-3.15(4)(e)2 requires the side yard be at least 15'; the proposed right side yard is 12'.
3. Section 19-3.15(4)(f) requires the front yard be at least 20'; the proposed front yard is 10'. Section 19-4.14(1) states that "The front yard or setback shall meet the minimum for that district, except that if the lot is between two lots with structures, each located nearer to the street line than the required front yard, the front yard on the subject lot need not exceed the average of those on the two adjoining lots"; although it appears a variance will still be required it would not be for 10', plans are not clear on dimensions of the front yards for the neighboring properties.
4. Section 19-4.11(b) requires landscaping or other opaque screening; a chain link fence is proposed for a portion of the property line.
5. Section 19-4.3(1) requires landscaping whenever a parking area containing three or more spaces faces a street or a property line; a chain link fence is proposed.
6. Section 19-4.3(2) requires opaque screening where a parking area for three or more vehicles abuts a residential property; a chain link fence is proposed.
7. Section 19-4.3(5)(a) requires an access drive of at least one fifteen-foot wide lane for parking areas with fewer than 20 spaces; a 12' access is proposed.
8. Section 19-4.3(5)(b) requires the width of each parking space to be at least 9'; all six spaces appear to be only 8'9".

After all Area Variances are granted by the Zoning Board of Appeals, you would need to file all required Building permits and obtain an issued Certificate of Occupancy from the Building Department.



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

If you have any questions you may contact me at 845-451-4273 or at
jobrien@cityofpoughkeepsie.com.

Sincerely,

Joseph O'Brien
Deputy Zoning Administrator



COUNTY OF DUTCHESS

William F.X. O'Neil
County Executive

March 28, 2023

James Patterson, Owner
21st Century Living, LLC
10 Raymond Avenue
Poughkeepsie, NY 12603

RE: *Smith Street Apartments* application to the Housing Creation and Preservation Program

Dear Mr. Patterson:

I am pleased to inform you that 21st Century Living, LLC has been awarded \$346,134 through the Dutchess County Housing Trust Fund's 2022 Housing Creation and Preservation (HCP) Program for the *Smith Street Apartments* project in the City of Poughkeepsie. Eight applications were received, requesting more than \$22 million in funding, compared to \$9 million of available funding.

Our commitment shall be conditioned upon the issuance of permanent funding commitments for the balance (if any) of funds needed to complete the project and the issuance of all required local approvals and permits. You will soon receive an email from the Department of Planning and Development with additional details about this funding award, and requesting information to begin the contract process.

We look forward to working with you to provide this gap financing that will help bring *Smith Street Apartments* to fruition, providing affordable rental housing in Dutchess County, where housing availability and affordability are long-standing issues.

If you have any questions, please contact the Dutchess County Department of Planning and Development's HCP project lead, Heather LaVarnway, at hlavarnway@dutchessny.gov or (845) 486-3618.

Sincerely,

William F.X. O'Neil
Dutchess County Executive

C: A. Gregg Pulver, Chairman, Dutchess County Legislature
Chris Baiano, Assistant County Executive
Eoin Wrafter, Commissioner, Planning and Development
Heather LaVarnway, Senior Planner, Planning and Development