



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

Common Council Chambers
Tuesday, March 12, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of February 13, 2024 Meeting Minutes

III. ADJOURNED APPLICATIONS

1. **134 SMITH STREET - USE VARIANCE** - Review Adjourned to May
2. **49 CIVIC CENTER PLAZA - INTERPRETATION** – Review/Public Hearing Adjourned to April

IV. PUBLIC HEARINGS & DELIBERATIONS

1. 40 CIVIC CENTER PLAZA - AREA VARIANCE

Application for area variance relative to the proposed construction of an additional story on the existing ten story building where the height of buildings is limited to six stories, requiring a variance of Section 19-3.37(8), Table 3.37-2 of the Zoning Ordinance. Owner: Rakesh Patel (IDA); Applicant: Jim Hutchinson; Zoning District: PID-CC; Grid #6162-69-038151; File #2024-002

2. 168 ACADEMY STREET - AREA VARIANCE

Application for area variances relative to the placement of two freestanding signs, requiring variances of Section 19-4.9(7)(b)(1) of the Zoning

Ordinance to allow two freestanding signs where only one is permitted; Section 19-4.9(9)(d)(1) to allow freestanding signs to be closer than five feet to the property line; Section 19-4.9(9)(d)(2) to allow freestanding signs to be 71" wide and 42" high for a total square footage of 20.25 square feet per sign face where such signs are restricted to a maximum dimension of three feet in height or width and a total of six square feet in area per sign face; and Section 19-4.9(9)(d)(4) to allow nine words where no more than five words are permitted per sign face. Owner: Manor At Woodside LLC (IDA), LLC; Applicant: Signarama of Dutchess; Zoning District: R-5; Grid #6061-44-989631 File #2024-003

3. 15 NORTH CLINTON STREET - AREA VARIANCE

Application for area variances relative to the proposed conversion of the existing four family dwelling at 15 North Clinton Street to an eight family dwelling, requiring variances of Section 19-3.15(4)(c), to allow a lot of 8,114.45 square feet where 22,400 square feet is required, Section 19-3.15(4)(i) to allow 1889 square feet of usable open space for tenant recreational purposes where 2,400 square feet is required, and Section 19-4.3(11)(a) to allow 12 off-street parking spaces where 16 are required, Section 19-4.3(1) and (2), to allow an opaque fence along the south property line where landscape strips are required, and Section 19-4.11, to allow an opaque fence along the south, east and west property lines where a landscape strip is required. Owner/Applicant: North Clinton Holdings LLC; Consultant: Jason Lichwick Architecture PLLC; Grid: # 6162-79-272082; File #2024-005

4. 14 GRAND STREET - AREA VARIANCE

Application for area variances relative to the conversion of the existing carriage house on the property to a single family dwelling. There is an existing three family dwelling on the premises. The conversion requires variances of the following sections of the Zoning Ordinance: Section 19-3.19(4)(f) to allow a zero rear yard set-back where 15 feet is required; and, Section 19-3.19(4)(k) to allow less than the required usable open space of 1,400sf with minimum dimensions of 30'x40'; For Section 19-4.3(11) which requires 8 parking spaces, the applicant plans to request a waiver from the Planning Board for 4 spaces, and for Section 19-4.11(1)(b) which requires that landscape strips be provided along all property lines of multifamily uses, the applicant plans to request the Planning Board approve an opaque fence or wall on the southern portion of the property. Owner/Applicant: Caroline Aslup and Justin Brown; Zoning District: R-4A; Grid #6062-84-957077; File #2024-007

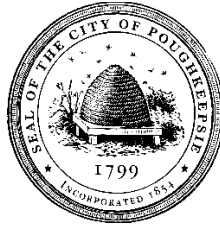
V. CONTINUED APPLICATION REVIEW

1. 27 SOUTH CLINTON STREET – USE & AREA VARIANCE APPLICATIONS

Application for use variance relative to the proposed construction of a 4-unit multiple dwelling on the vacant lot at 27 South Clinton Street (formerly the site of a single family dwelling) in an R-2A zoning district which limits the number of dwelling units to two (2), requiring a variance of Section 19-3.13.1(2) of the Zoning Ordinance. Application for area variances of: Section 19-3.13.1(4)(a)(3) which requires 10,000 square feet of lot area to allow 8712 square feet; Section 19-3.13.1(4)(d)(2), which requires a 20 front yard to allow a 10 foot front yard on South Clinton Street and an 8 foot front yard of Church Street; Section 19-3.13.1(4)(d)(2), which requires side yards of 10 feet, to possibly allow a side yard of 6 feet, depending on the configuration of the stairs on the south side of the building; Section 19-3.13.1(4)(d)(3), which requires a rear yard of 15 feet, to allow the (east) rear yard to be 5 feet (the remaining yard area is compromised by off-street parking); Section 19-4.3(5)(b) which requires parking spaces to be a minimum of 20 feet deep to allow 18 foot deep spaces; Section 19-4.3(5)(b), which requires aisles between rows of parking to be 22 feet wide, to allow an 18' wide aisle between rows of parking; Section 19-4.3(5)(11), which requires 9 parking spaces, to allow 8 parking spaces; Section 19-4.13, which requires that all accessory uses be set back a minimum of 6 feet from the property line, to allow garbage bins to be located virtually on the south side property line; and, Section 19-4.14(3)(a) which requires that all fences be a minimum of 10 feet from any wall containing a legal window, to allow a fence to be within 7 feet of a wall; Owner/Applicant: 27 South Clinton Street, LLC/Quincy William; Consultant: Ciro Interrante; Zoning District: R-2A; Grid #6161-22-237923; File #2023-035.

VI. BOARD BUSINESS

1. Vote on revised meeting dates



City of Poughkeepsie Zoning Board of Appeals

Draft Meeting Minutes

Common Council Chambers

Tuesday, February 13, 2024 6:00 PM

Present

Scott Parker
Jessical Vinall
Thomas Klug
Justin Phillips
Sam Finnerman
James Patterson

Staff

Rebecca Valk, Corporation Counsel
Richard Distel, City Planner
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER – 6:02 PM

II. APPROVAL OF MEETING MINUTES

Approval of January 9, 2024 Meeting Minutes

Motion: Scott Parker

Second: Justin Phillips

Carried: 6:0:0

III. REVIEWS / HEARINGS ADJOURNED UNTIL MARCH MEETING

1. 27 SOUTH CLINTON STREET – USE & AREA VARIANCE APPLICATIONS

Motion to adjourn application to review to March 12th meeting

Motion: Scott Parker

Second: Jessica Vinall

Carried: 6:0:0

2. 49 CIVIC CENTER PLAZA – INTERPRETATION

Motion to open the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

Motion to adjourn application to review and public hearing to March 12th meeting

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

3. 134 SMITH STREET: USE VARIANCES

Motion to adjourn application to review and public hearing to March 12th meeting

Motion: Scott Parker

Second: Justin Phillips

Carried: 6:0:0

IV. REVIEW OF RESOLUTIONS

1. 579 MAIN STREET - AREA VARIANCES

Application for variances relative to the proposed conversion of the building at 579 Main Street to a mixed use building containing retail and art studio space on the first floor, and three dwelling units, requiring variances of Section 19-3.23(2)(b)(9)(vi) of the Zoning Ordinance, which limits the size of apartments to no more than 750 square feet, to allow two apartments to be greater than 750 square feet, and Section 19-4.3(11), which requires 11 off-street parking spaces, to allow one off-street parking space. Owner: Johany Property LLC; Applicant: One Stop Property Service LLC; Consultant: Ciro Interrante, Architect; Zoning District: C-2A; Grid #6161-24-423946; File #ZBA2023-047

A motion to approve with additions stated by Corporation Counsel

Motion: Scott Parker

Second: Justin Phillips

Carried: 6:0:0

2. 110 SOUTH GRAND AVENUE - AREA VARIANCE

Application for area variances to allow the construction of an off-street parking lot in the Park Avenue front yard of the property, requiring a variance of Sections 19-4.13(1) and 19-4.13(2) of the Zoning Ordinance. Owner/Applicant: Faith Apostolic Ministries Inc.; Consultant: Michael Berta, AIA; Zoning District: R-2; Grid #6161-49-620556; File #2023-051

Speaker: Joe Berger, Engineer

A motion to adopt a negative declaration

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

A motion to approve with additions as stated by Corporation Counsel

Motion: Scott Parker

Second: Justin Phillips

Carried: 6:0:0

V. PUBLIC HEARINGS

1. 16 PERSHING AVENUE APPLICATION - AREA VARIANCES

Application for variances relative to the proposed conversion of the former emergency mobile response facility to an autobody repair shop, requiring a variance of Section 19-3.24(2)(a) of the Zoning Ordinance, which does not permit autobody facilities in the C-3 District to be located within thirty (30) feet of a residential zoning district, to allow the use to directly abut an R-4 residential district and several residential properties at the west, and Section 19-4.3(11)(c), which requires 29 parking spaces, to allow the 25 spaces. Owner/Applicant: Devanand Jaikarran; Consultants: Mackey Butts & Whalen, and Liscum McCormack VanVoorhis; Grid #6161-24-427963; Zoning District: C-2A; Grid #6161-24-427963; File #ZBA2023-040

Speakers: Joshua Mackey, Mackey, Butts & Whalen
Matthew Tether, Liscum McCormack VanVoorhis
Vidya Jaikarran, Owner/Applicant

Motion to open the public hearing

Motion: Scott Parker

Second: Jessica Vinall

Carried: 6:0:0

Motion to close the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

A motion to approve with additions as stated by Corporation Counsel

Motion: Scott Parker

Second: Justin Phillips

Carried: 6:0:0

2. 1 CIVIC CENTER PLAZA - AREA VARIANCE

Application for area variances relative to the placement of an awning sign, requiring variances of Section 19-4.9(9)(a)(2) of the Zoning Ordinance to allow a sign 19'8" wide where 10 feet is permitted and Section 19-4.9(9)(a)(4) to allow six words when five words is the limit. Owner: Acadia Hudson, LLC; Applicant: Victoria Rothman; Zoning District: PID-HC; Grid #6162-77-050111; File #2023-050

Speakers: Victoria Rothman, Applicant
Jamie Nardone

Motion to open the public hearing

Motion: Scott Parker

Second: Jessica Vinall

Carried: 6:0:0

Motion to close the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

Motion to close the public hearing
Motion: Scott Parker
Second: Thomas Klug
Carried: 6:0:0

A motion to approve with additions as stated by Corporation Counsel
Motion: Jessica Vinall
Second: Scott Parker
Carried: 6:0:0

5. 76 DELAFIELD STREET - AREA VARIANCE APPLICATION

Application for area variance relative to the installation of condensers on the building at 76 Delafield Street, requiring a variance of Section 19-4.13(1) of the Zoning Ordinance to allow a set-back of 3.5 feet where 6 feet is required. Owner: The Shamrock Association, Inc;
Applicant: Scott Parker, Vice President; Zoning District: R-4; Grid #6062-60-882431; File #2024-001

Speaker: Scott Parker, Applicant

Motion to open the public hearing
Motion: Jessica Vinall
Second: Thomas Klug
Carried: 5:0:0

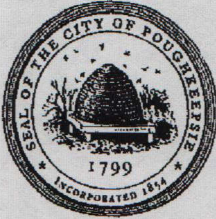
Motion to close the public hearing
Motion: Scott Parker
Second: James Patterson
Carried: 5:0:0

Scott Parker left the room during deliberations

A motion to approve
Motion: Justin Phillips
Second: Thomas Klug
Carried: 5:0:0

Jessica Vinall made a motion to adjourn the meeting
Carried: 6:0:0

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



**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: 40 Civic Center Plaza, Poughkeepsie, NY 12601

ZONING DISTRICT: Poughkeepsie Innovation District Civic Corridor - 'PID-CC'

OWNER INFORMATION:

Name: Rakesh Patel
Address: 6646 Old Collamer Road, Syracuse NY
13057
Phone: 315-663-7870
Email: RakeshPatel@visionshotels.com

APPLICANT INFORMATION:

Name: Jim Hutchinson
Address: 40 civic center plaza Poughkeepsie
NY 12601
Phone: 203-434-9634
Email: Jimhutchinson@visionshotels.com

CONSULTANT INFORMATION:

Name: Mussachio Architects, P.C.
Address: 30 North Forest Road
Williamsville, NY 14221
Phone: (716) 631-9949
Email: marc@mussachioarchitects.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: Judith Knauss, Deputy Zoning Administrator

Date of decision/determination/violation: Friday, November 17, 2023

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 40 Civic Center Plaza, Poughkeepsie, NY 12601

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
Section 19-3.37(8) Table 3.37-2	Maximum Bldg Height: 6-Stories	11-Stories
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

VARIANCE REQUEST JUSTIFICATION

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 40 Civic Center Plaza, Poughkeepsie, NY 12601

LIST OF REQUIRED ATTACHMENTS

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

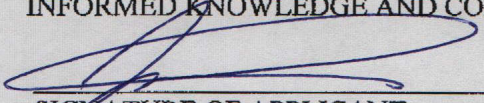
Roof Bar floor plan

Building elevation

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

11/29/2023
DATE

Jim Hutchinson
Print Name

Subject: Application for Zoning Approval - Hudson Valley Lodging Associated DBA DoubleTree By Hilton Poughkeepsie Rooftop Bar Project

Jim Hutchinson

40 civic center plaza

Poughkeepsie, NY, 12601

Jimhutchinson@visionshotels.com

203-434-9634

1/24/2024

Dear Members of the Zoning Board,

I am writing to formally submit for approval the proposed rooftop bar project by Hudson Valley Lodging Associated, doing business as DoubleTree By Hilton Poughkeepsie. The project aims to enhance the existing hotel facilities and contribute positively to the local community.

Project Overview:

Project Name: Hudson Valley Lodging Associated DBA DoubleTree By Hilton Poughkeepsie Rooftop Bar Project

Nature of Project: Construction of a rooftop bar atop the current hotel

Rationale for Project:

1. ****Job Creation:**** The rooftop bar project is expected to generate employment opportunities for 20 full and part-time workers. These positions will contribute to the local economy and provide stable employment for residents of Poughkeepsie.

2. ****Economic Impact:**** The construction phase of the project will also stimulate economic growth by creating additional jobs within the construction industry. Local contractors and suppliers will benefit from the project, further supporting the city's economic development.

3. **Tourism Enhancement:** The addition of a rooftop bar will enhance the overall appeal of the DoubleTree By Hilton Poughkeepsie, attracting more visitors to the area. This increased tourism will positively impact local businesses and contribute to the vibrancy of the community.

4. **Community Engagement:** The rooftop bar will serve as a gathering place for both residents and visitors, fostering community engagement and social interaction. It aligns with the city's goal of creating vibrant spaces for people to connect and enjoy the local amenities.

5. **Architectural Harmony:** The design of the rooftop bar will be in harmony with the existing structure of the hotel, ensuring that it complements the surrounding architecture and maintains the aesthetic integrity of the area.

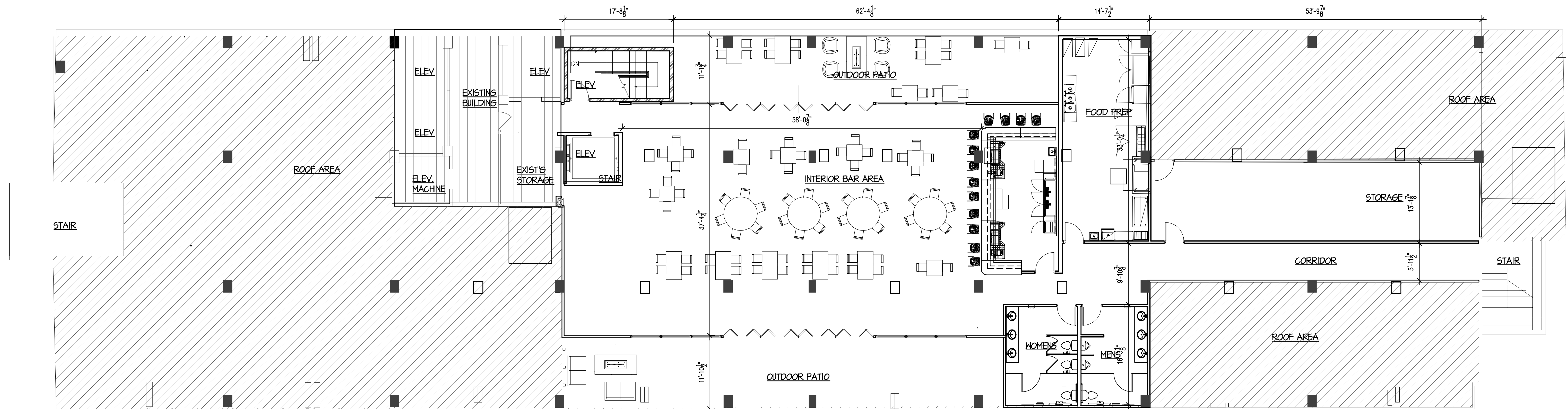
We understand the importance of adhering to zoning regulations and are committed to working closely with the Zoning Board to address any concerns or considerations. We have conducted a thorough assessment of the project's impact on the local community and believe it aligns with the city's goals for growth and development.

We kindly request the opportunity to present the project in more detail during an upcoming zoning board meeting. Your support for this project is crucial in realizing the economic and social benefits it promises to bring to Poughkeepsie.

Thank you for considering our application. We look forward to the opportunity to discuss the Hudson Valley Lodging Associated DBA DoubleTree By Hilton Poughkeepsie Rooftop Bar Project in further detail.

Sincerely,

Jim Hutchinson



ROOF FLOOR PLAN SCHEME "E"
SCALE: 1/8" = 1'-0"

DOUBLETREE HOTEL

POUGHKEEPSIE, NY

#223016
08/21/23

M MUSSACHIO ARCHITECTS
30 NORTH FOREST RD.
WILLIAMSVILLE, NEW YORK 14221
(716) 631-9949T (716) 631-0521 F
www.MussachioArchitects.com

© 2023 MUSSACHIO ARCHITECTS P.C.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

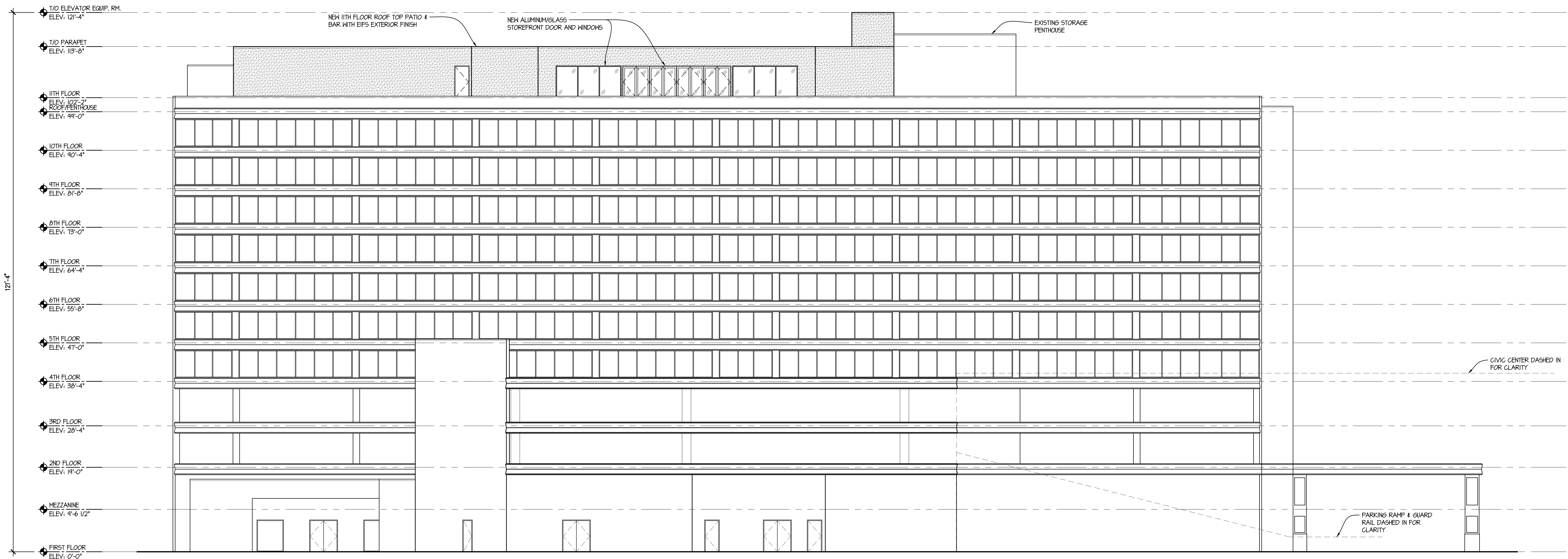
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

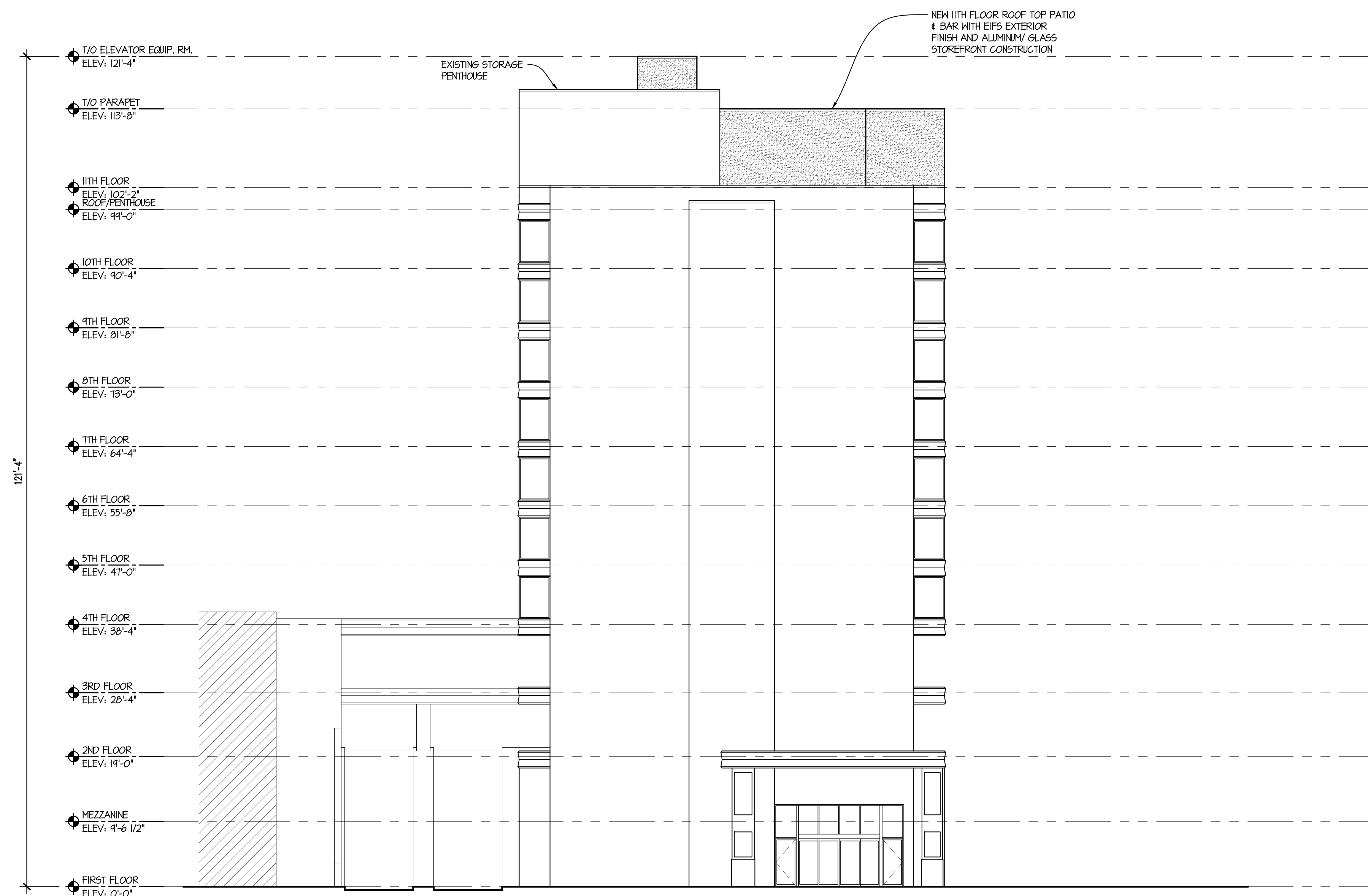
Part 1 – Project and Sponsor Information			
Name of Action or Project: Double Tree Grand Hotel Roof Bar			
Project Location (describe, and attach a location map): 40 Civic Center Plaza, Poughkeepsie, NY 12601			
Brief Description of Proposed Action: An area variance is requested to allow for the construction of a new rooftop bar and patio seating area on top of the existing hotel. A portion of the existing roof area will be covered within the bar and patio footprint which will increase the existing building height.			
Name of Applicant or Sponsor: Jim Hutchinson		Telephone: 203-434-9634 E-Mail: jimhutchinson@visionshotels.com	
Address: 40 civic center plaza			
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 government Agency? If Yes, list agency(s) name and permit or approval: The City of Poughkeepsie ZBA Area Variance Application			YES ☒
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ 0.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that 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>Jim Hutchinson</u> Date: <u>11/29/2023</u> Signature: <u><i>Jim Hutchinson</i></u> Title: <u>Regional Performance Manager</u>		



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



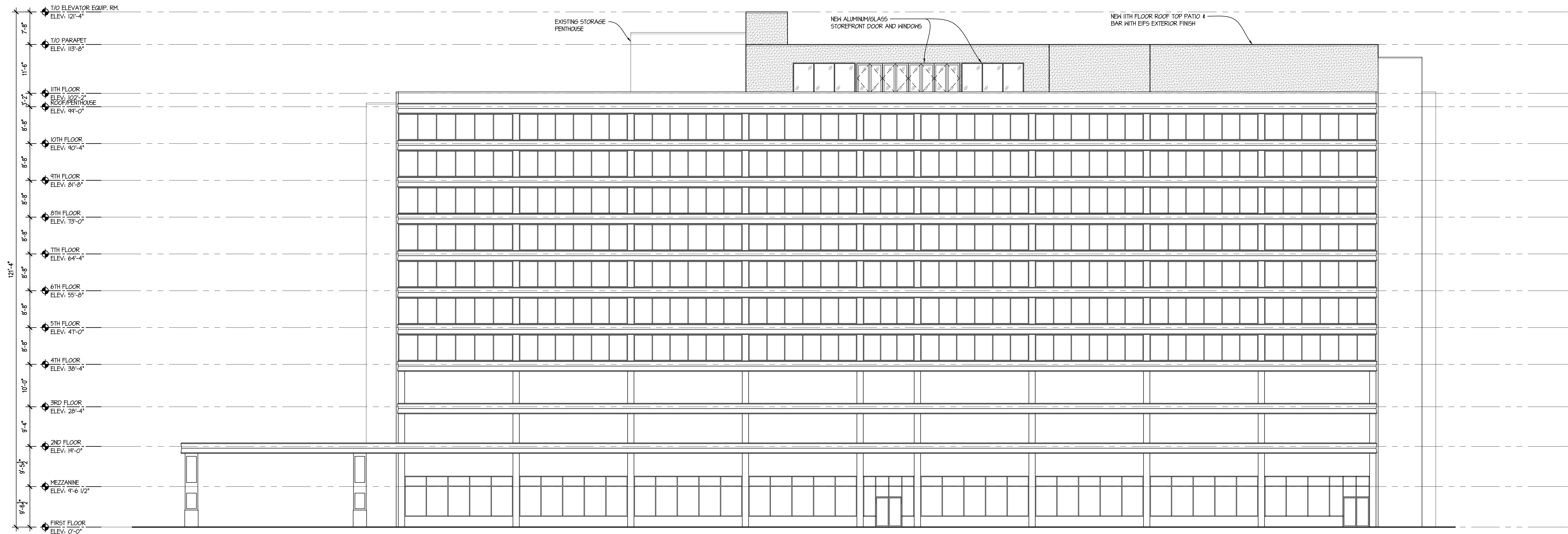
4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

DOUBLETREE HOTEL

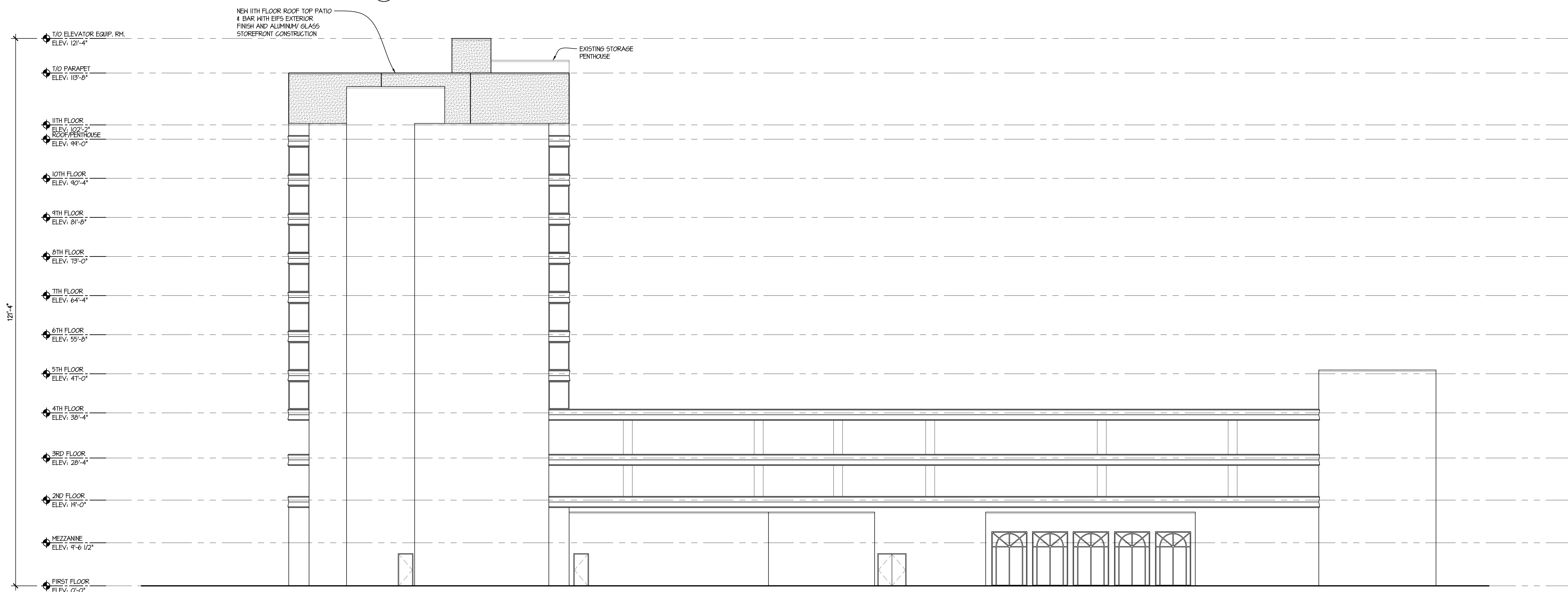
POUGHKEEPSIE, NY

#223016
12/01/23





1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

DOUBLETREE HOTEL

POUGHKEEPSIE, NY

#223016
12/01/23



m MUSSACHIO ARCHITECTS

30 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221
T:(716) 631-9949 F: (716) 631-0521

MARC C. MUSSACHIO, R.A.
ANTHONY C. MUSSACHIO, R.A.
www.MussachioArchitects.com

December 7, 2023

Arch. Job #223005

DOUBLE TREE HOTEL

POUGHKEEPSIE, NY



Looking North on Civic Center Plaza



North Elevation



West Elevation



West Elevation from parking ramp



6061-44-989631
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# 605100
IPS# 20A2024-003

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 168 Academy St

ZONING DISTRICT: R5

OWNER INFORMATION:

Name: Nic 6 Moor of Woodside LLC
Address: 300 East Market Street Suite 100
Louisville KY 40202

Phone: 502 770-7879

Email: JAYMES.delgado@Atr19seniorliving.com

APPLICANT INFORMATION:

Name: Signers of Dutchess
Address: 749 Freedom Plains RD
Poughkeepsie NY 12603

Phone: 845-849-1549

Email: ADAM@signersof-dutchess.com

CONSULTANT INFORMATION:

Name: S of D
Address: _____

Phone: _____

Email: _____

SUBJECT OF APPEAL

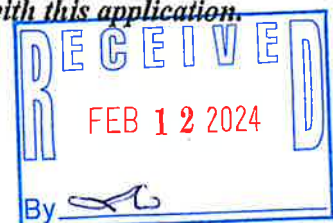
This application relative to the above referenced property constitutes an appeal from the decision, determination or violation of an official of the City of Poughkeepsie.

Name and title of agent: Joseph O'Brien Deputy Zoning Administrator

Date of decision/determination/violation: 2/5/24

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

PAID
J 1081
FEB 12 2024
350-



ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 168 Academy 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>19-4.9(7)(b)1</u>	<u>No More than 1 sign</u>	<u>two signs - similar to two signs there now SAME Footing + Post to be used (change sign - NO change SAME FACE</u>
<u>19-4.9(9)(D)1</u>	<u>Minum 5' from Property line</u>	<u>DIFFERENCE -</u>
<u>19-4.9(9)(D)2</u>	<u>MAX 3' H size</u>	<u>request variance of word</u>
<u>19-4.9(9)(D)4</u>	<u>No More than 5 words</u>	<u>9 words total now 1050 / more</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.

- 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

2/12/24

DATE

ADAM FELIOSO

Print Name

- 1.) The granting of the variance will not produce an undesirable change in the character of the neighborhood, nor will be a detriment to the nearby properties. This current signage application is for the modernization and rebranding of the main two signs at the property, allowing them to get a fresh new look as their brand in the new year.
- 2.) This variance is deemed necessary as the project focuses on rebranding for a more modern look, with no feasible alternatives explored. Due to the signs already being pre-existing on the site, this project aims to maintain similar dimensions while incorporating a newer and sleeker color scheme, which aligns with the specific objects of the requested variance.
- 3.) The area is not substantial due to not encompassing any major alterations outside of the zoning ordinance. The application is calling to match the previous specifications of the signs that already exist upon the property, such as the fact there are two signs at the entrance way. Additionally, the sizes that exist already are intended to be replicated with the 41" x 71" signs on the application, that the pre-existing posts were going to be utilized and only the sign itself will be swapped. The application's intent was to recreate those signs with the same sizing for the newer editions, while altering the text upon it for the rebranded logos with the addition of some text on the sign faces adding an additional four words than what the zoning ordinance permits.
- 4.) The variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. Upon the installation of the sign specified in the application, nothing new will be done on the property for the sign to where even the posts used to hold up the sign will be kept the same as the previous sign.
- 5.) The need for area variance is not the result of self-created difficulties. The area variance is unique to the property as the town has already permitted the scope of the project in the past and the new sign project aims to match the previous signage as closely as possible when it comes to size, location, and quantity of signs.



Sign placement here

11 ft

9 ft

PROPERTY LINE

Sign placement here

9 ft

11 ft

Academy St

185

Springside Dr

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

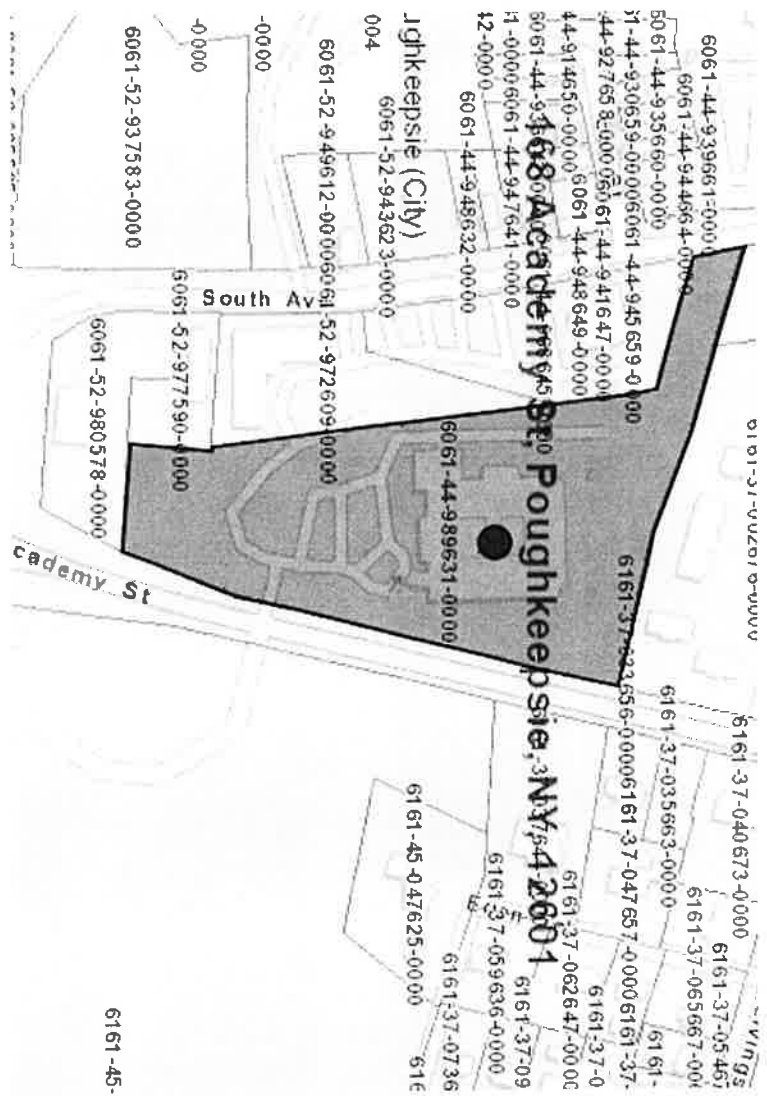
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

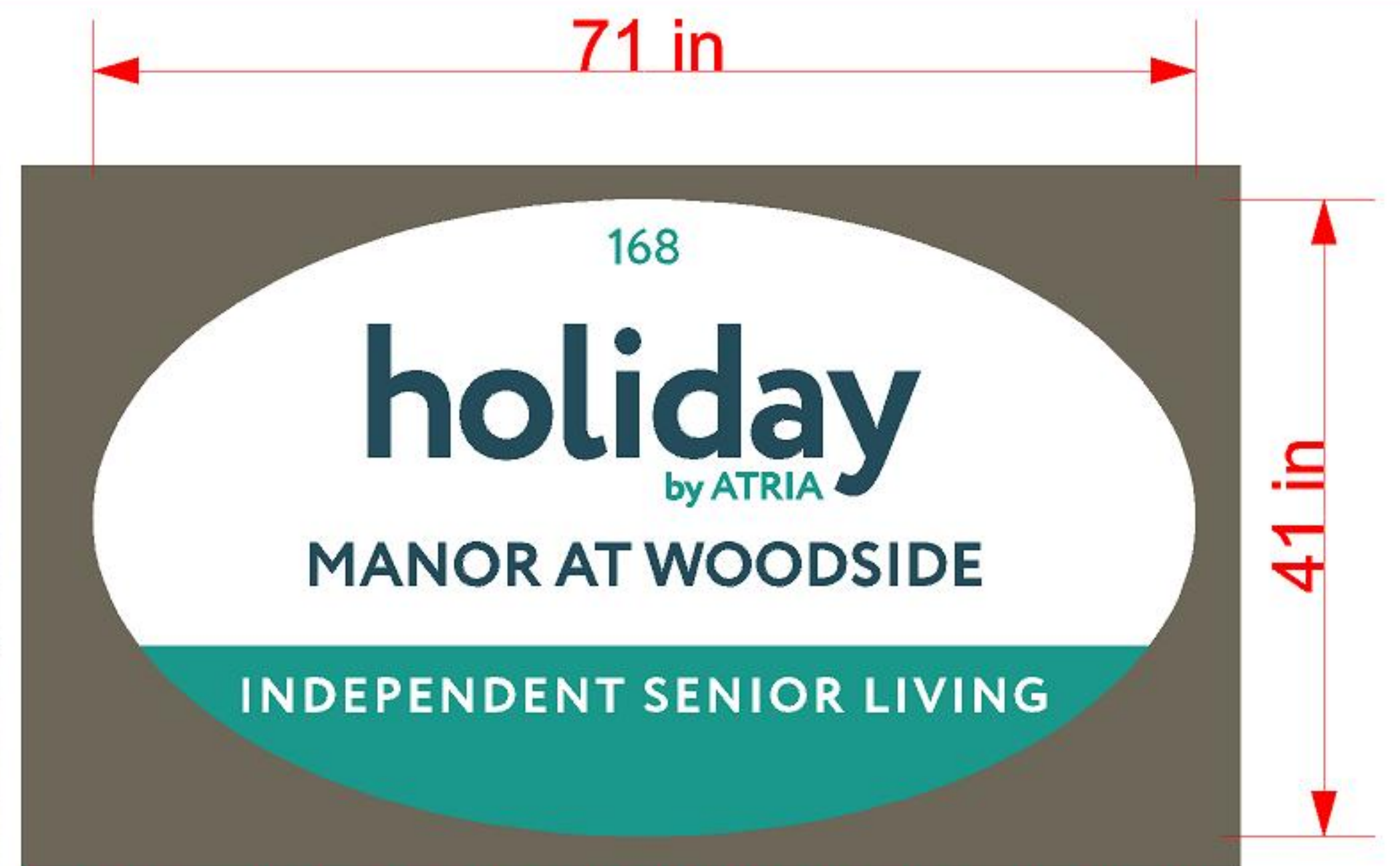
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>Atia - Manor at Woodside.</i>			
Project Location (describe, and attach a location map): <i>168 Academy Street Poughkeepsie NY 12603</i>			
Brief Description of Proposed Action: <i>Replace Sign Face</i>			
Name of Applicant or Sponsor: <i>ADAM Fridson (Signarama of Dutchess)</i>		Telephone: <i>845 849-1549</i>	
Address: <i>749 Freedom Plains Road</i>		E-Mail: <i>ADAM@Signarama-Dutchess.com</i>	
City/PO: <i>Poughkeepsie</i>		State: <i>NY</i>	Zip Code: <i>12603</i>
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:			NO ☒ YES ☐
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, 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>Adam Friel</u> Date: <u>2/12/24</u> Signature: <u>Adam Friel</u> Title: <u>Installer</u>		





Gray background on dimensions above not included. Only shown to see where the white borders end up. Sign will be made to be 71"W x 41"H. One single piece with graphics overlayed onto the front face of the sign. Mounted to pre-existing brackets.

Pantone colors displayed in the circles below.



Top of the sign is 58" off the ground with a 17" space between the bottom of the sign and the ground underneath. Both signs are mounted 11' from the property line before the sidewalk on Academy Street.



DEVELOPMENT 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

2/5/24

Signarama
749 Freedom Plains Road
Poughkeepsie, NY 12603-6356

RE: 168 Academy St
ID: 005120
Application # PB-2024-003

To Whom it May Concern:

A review of the sign permit application # PB-2024-003 found it to be deficient to complete the review process and issue the permit. Below is/are the deficiencies found:

- Section 19-4.9(7)(b)1 states that there shall be no more than one freestanding sign permitted for any one site. Two freestanding signs are proposed.
- Section 19-4.9(9)(d)1 states that freestanding signs shall be located in a front yard and a minimum of five feet from the front property line. The provided plan shows the distance to the curb and not the property line.
- Section 19-4.9(9)(d)2 states that a freestanding sign shall not exceed a maximum dimension of three feet in height or width, nor a maximum area of six square feet per sign face. Maximum height, including sign face and base, shall not exceed five feet in residential districts. The proposed dimensions of the sign is 71" wide, 41" tall, 20.25 square feet and the total height dimension was not provided.
- Section 19-4.9(9)(d)4 states that no more than five words are permitted per face per freestanding sign. Nine words are proposed.

Please submit the required additional information as listed above so that the review process can be completed. The intended work shall not commence until the application has been approved and a permit has been issued. Your application will be kept on file for a period of 30 days, failure to submit the required documentation in the specified time frame shall cause the application to expire.

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

Sincerely,

Joseph O'Brien
Deputy Zoning Administrator



**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: 15 N. CLINTON ST. POUGHKEEPSIE, NY 12603
ZONING DISTRICT: R-4 (MEDIUM HIGH-DENSITY RESIDENCE)

OWNER INFORMATION:

Name: NORTH CLINTON HOLDINGS LLC
Address: 167 N. GRAND AVE, POUGHKEEPSIE, NY 12603
Phone: 845-541-4567
Email: ISSANESH@GMAIL.COM

APPLICANT INFORMATION:

Name: NORTH CLINTON HOLDINGS LLC
Address: 167 N. GRAND AVE, POUGHKEEPSIE, NY 12603
Phone: 845-541-4567
Email: ISSANESH@GMAIL.COM

CONSULTANT INFORMATION:

Name: JASON LICHTWICK ARCHITECTURE PLLC
Address: 387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE NY 12603
Phone: 845-284-6344
Email: JASON@JLARCHITECTURE.NY.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: _____

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: 15 N. CLINTON ST., POUGHKEEPSIE, NY 12603

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>19-3.15(4) c</u>	<u>22,400 SF / 8,114.45 SF</u>	<u>14,285.55 SF</u>
<u>19-3.15(4) i</u>	<u>2,400 SF / 1880 SF</u>	<u>520 SF</u>
<u>19-4.3(11) a</u>	<u>16 SPACES / 12 SPACES</u>	<u>4 SPACES</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.

- 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: 15 N. CLINTON ST., Poughkeepsie, NY 12603

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):

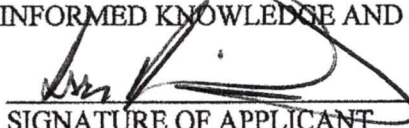
VARIANCE REQUEST JUSTIFICATION

AN QUESTION & ANSWERS

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

1/22/24
DATE

Issa Nesheim
Print Name

VARIANCE REQUEST JUSTIFICATION QUESTIONS/ANSWERS

1/22/2024

15 N. Clinton Street – Third Story Addition

- 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.

No, the expansion does not negatively impact neighboring buildings. The proposed third floor is set back from the neighboring building to maintain access to light. The structure retains the character of the existing building and serves as a multi-family unit, similar to other buildings on North Clinton Street. The structure and adjacent lot will be revitalized to enhance the streetscape by providing dedicated parking, open space and landscaping.

- 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?

No, we are adding a 3rd story addition above the existing building's footprint. There are no alternative options for the variance that do not involve extending beyond the existing structure's footprint which will create further hardship for parking and open space requirements. With the proposed addition, a variance is required because the building does not meet the minimum lot area requirement.

- 3) Is/are the requested variance(s) substantial? Explain why they are not substantial.

Yes, with the proposed addition, the property's current lot size is not sufficient to accommodate the minimum lot requirements and therefore needs a variance. For the parking variance, several dedicated parking spots will be available and a bus stop in front of the building will also allow tenants access to public transport. The proposed design provides a significant upgrade to the open space currently available.

- 4) Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Why not?

No, there are several three-story multifamily structures present in the vicinity. Dedicated parking, landscaping improvements and open space are part of the proposed design.

- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.

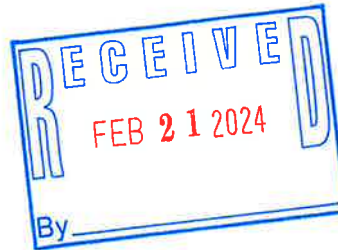
The need for variances is due to the constraints of the lot size.

Issa Nesheiwat
N. Clinton Holdings, LLC.
167 N Grand Ave.
Poughkeepsie, NY 12603

February, 21 2024

RE: N. Clinton Project Addition

Planning & Zoning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601



Dear Members of the Zoning Board,

As of last year, the existing four units at 15 North Clinton in the City of Poughkeepsie generated a gross income of \$40,200. When considering the total building expenses; property taxes (\$5068.73), school taxes (\$4498.65), water and sewage fees (\$1498.65), and other operational necessary expenses, the financial viability of this building becomes very questionable. The net income, when compared to the overall expenses, reflects a slim margin that doesn't cover my time to manage the property. The small net profit does not allow for the robust health of keeping a small but important source of housing viable for me without financial loss eventually coming into play.

Over the past three years, the building has accumulated a total net profit of \$18,280.54. While grateful for the income, it is essential to acknowledge that such minimal profits pose challenges in covering maintenance costs, unexpected repairs, longer vacancies, and ensuring a stable financial future for the property. Looking forward, it only makes sense to initiate a pragmatic and needed amendment to this property's zoning restriction, while keeping it aesthetically in character to the neighborhood.

The proposed addition of four units would make 15 North Clinton a source of modern market rate housing on a city bus line. The new units, estimated to generate \$1500 each per month, would contribute to boosting the overall net income allowing the small apartment building to thrive and self-maintain. With careful calculations and a conservative approach, anticipation is that the new units will not only cover their associated costs but also contribute substantially to the City of Poughkeepsie's own financial health.

By expanding the number of units, the aim is to create a more sustainable and financially robust investment that I have held on to for over 10 years and carried through the very difficult time of covid while barely collecting any rent, yet maintaining all its expenses from personal savings.

The increased rental income from the additional units would provide a buffer against rising operational costs, allowing for essential maintenance, improvements, and ensuring a healthier return on investment over time. Additionally, as the City of Poughkeepsie moves forward with reformed zoning rules to allow for renters to access superior housing in the cityscape, 15 North Clinton would already encourage higher density zoning near transit and other services.

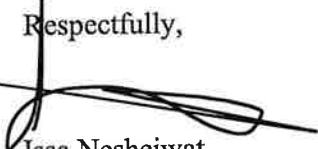
Your consideration of these financial factors in evaluating the proposal for four additional units is appreciated. This expansion is necessary for the overall financial health of the building and is a positive step forward in creating a more resilient and thriving property in our community. Providing the necessary housing that Poughkeepsie is demanding is a key goal for the proposed revision.

This project aligns well with the comprehensive plan and the Pattern for Progress housing needs assessment of 2022, while remaining cohesive to the aesthetics of the neighborhood and the City of Poughkeepsie's skyline. Additionally, without studying the new zoning law, it should be in alignment with the new code that is designed to increase housing and encourage development.

Finally, while the Common Council has yet to adopt the revised overhaul of the code, a proposal that received significant public input and was developed over several years' work, there is extraordinary consensus around the need to increase density, add more housing at all price-points, and provide greater options for those who call Poughkeepsie home and are struggling to stay here. Respectfully, this is exactly the type of small build-out that offers the best chance to meet our city's housing goals without having to resort to altering the character of our neighborhoods.

Thank you for your time and consideration.

Respectfully,

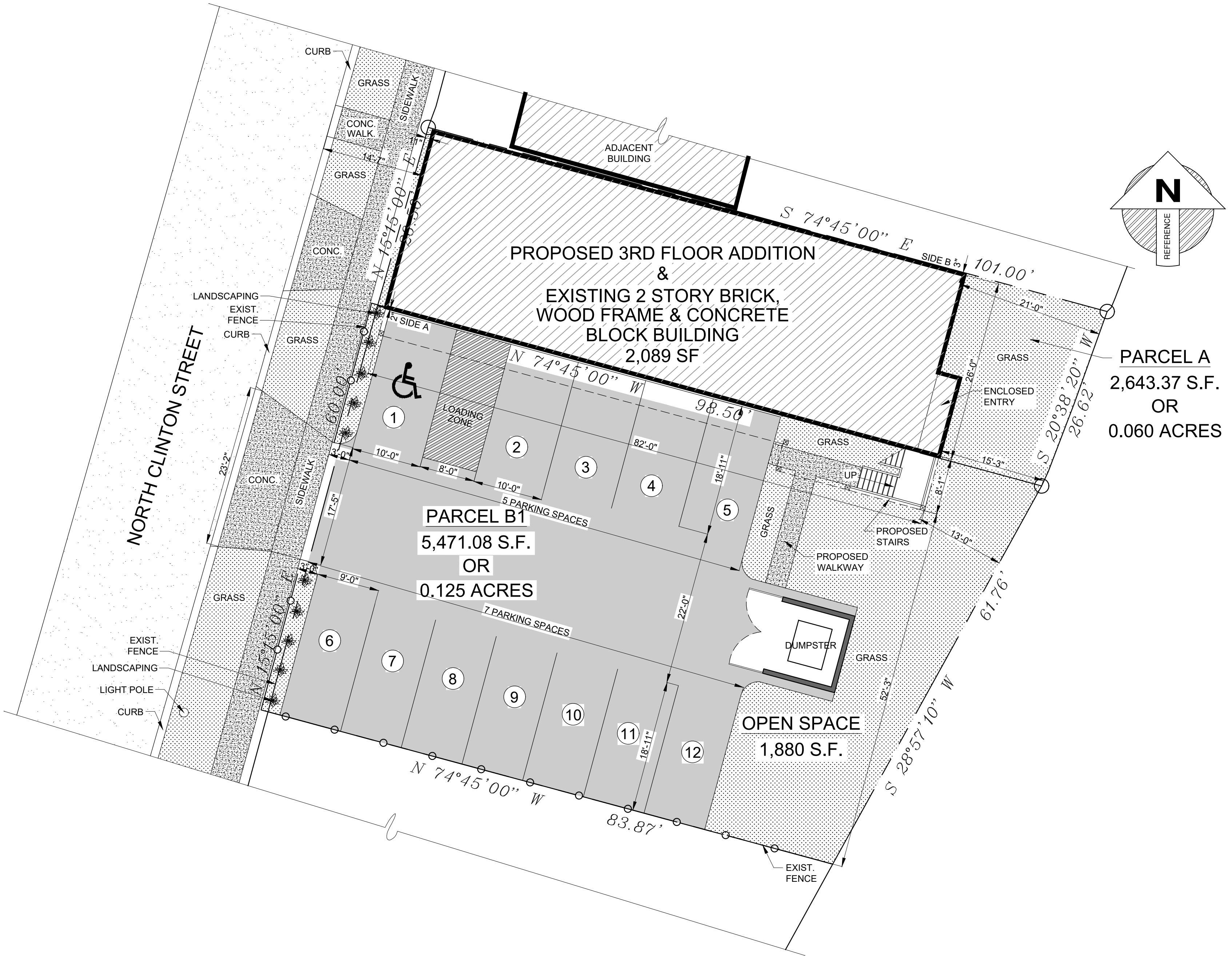


Issa Nesheiwat
N. Clinton Holding. LLC
845-541-4567

15 NORTH CLINTON STREET, POUGHKEEPSIE, NY 12601

ELEVATION PICTURES





1
ZB-1
Proposed Site Plan
Scale: 1" = 10'-0"

BULK TABLE REQUIREMENTS				
ZONING INFORMATION	ZONE :		R4 (Medium High-Density Residence)	
	Proposed Use :		Multifamily Dwellings	
	Permitted with:		By Right	
MINIMUM REQUIREMENTS				
	Required	Existing	Provided	Variance
Usable Open Space (2 Bedroom Unit)	2400 S.F.	491 S.F.	1880 S.F.	**520 S.F.
Min. Lot Frontage	15 FT	14'-7" FT	*14'-7" FT	_____
Min. Lot Width	15 FT	26 FT	*26 FT	_____
Min. Lot Area	Multifamily Dwellings Efficiency or 2-bedroom unit: 2,800 SF	*8,114.45 SF	(4) 2-bedroom unit: 11,200 SF	**14,285.55 SF
Min. Off-Street Parking	16 Spaces	12 Spaces	12 Spaces	**4 Spaces
YARD SETBACKS				
(Parcel A ONLY)	Required	Existing	Provided	Variance
Front	20 FT	0'-11" FT	*0'-11" FT	_____
Side A	15 FT	0'-2" FT	*0'-2" FT	_____
Side B	15 FT	0'-3" FT	*0'-3" FT	_____
Rear	15 FT	15'-4" FT	*15'-4" FT	_____
MAXIMUM PERMITTED				
(Parcel A ONLY)	Permitted	Existing	Provided	Variance
Lot Coverage	40% = 1,060 S.F.	78% = 2,649 S.F.	*78% = 2,649 S.F.	_____
Max. Building Height	40 FT 3 STORIES	±24'-4" FT 2 STORIES	±37'-3½" FT 3 STORIES	_____
* INDICATES PRE-EXISTING NONCONFORMING CONDITION				
** INDICATES VARIANCE REQUIRED				

JL
ARCHITECTURE

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.595.8524
jason@lichwick.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE.

REGISTERED ARCHITECT
JASON R. LICHWICK
038612
STATE OF NEW YORK

Third Story Addition

N. Clinton Holdings LLC
S.B.L.131300-6162-272082
15 N Clinton Street
Poughkeepsie, New York 12603

For Zoning Board of Appeals and Approval

Date: 1.19.2024

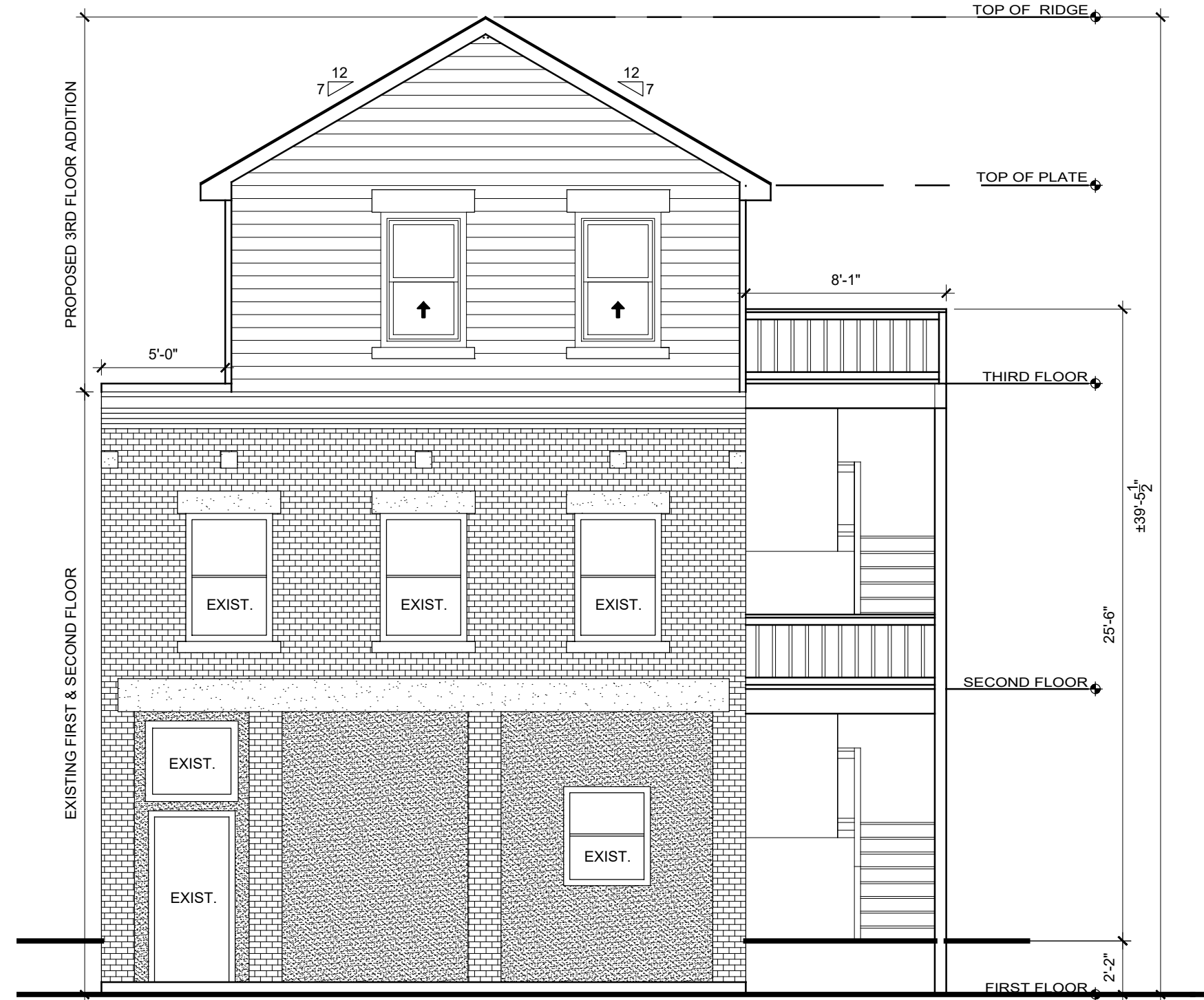
Revisions:

Drawn By: JL/AR

ZB-1

1 of 2

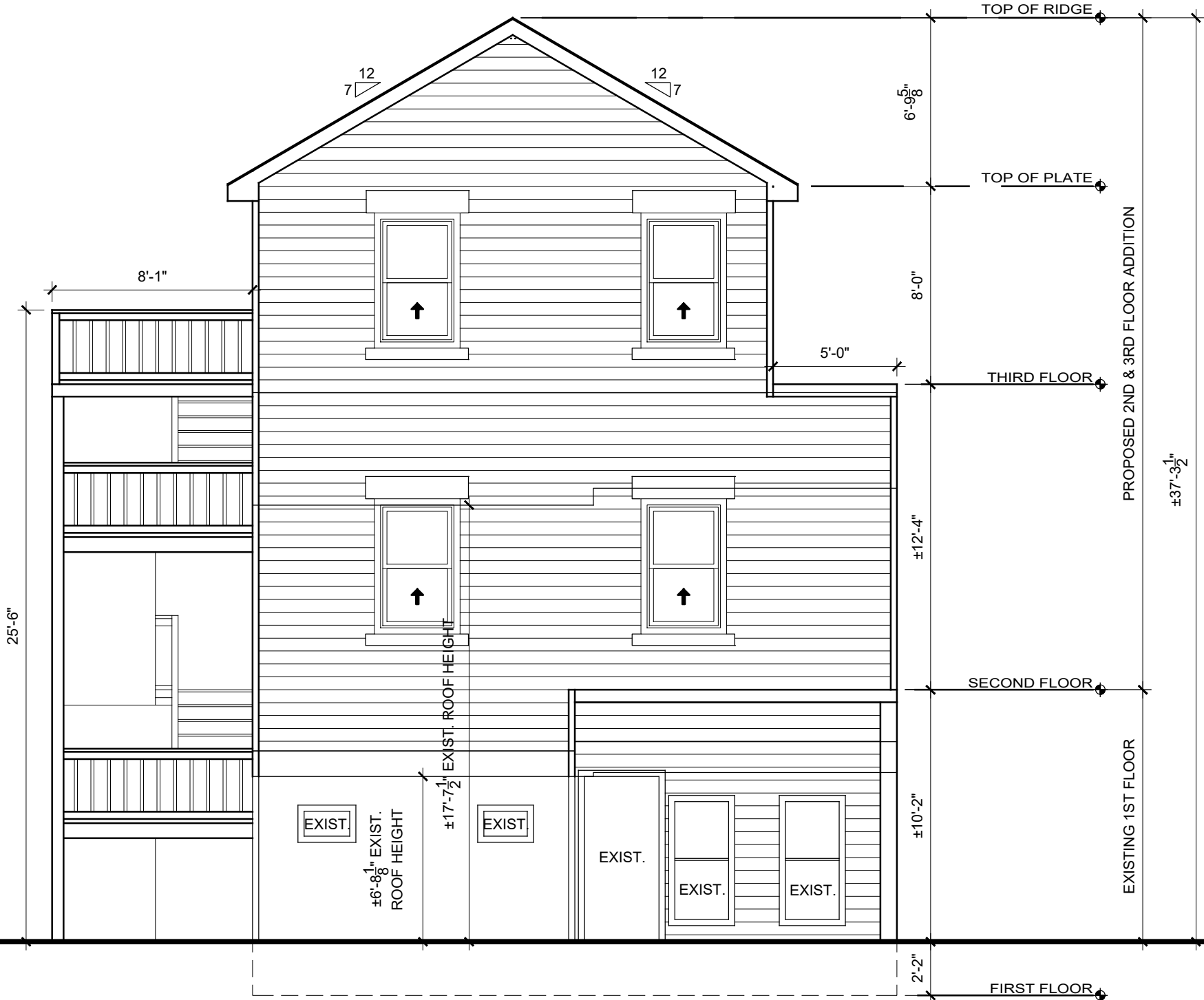
Page 40 of 112



1 Existing & Proposed Front Elevation (West)
ZB-2 Scale: 3/16" = 1'-0"



2 Existing & Proposed Right-Side Elevation (South Facing)
ZB-2 Scale: 3/16" = 1'-0"



3 Existing & Proposed Rear Elevation (East)
ZB-2 Scale: 3/16" = 1'-0"



4 Existing & Proposed Left-Side Elevation (North Facing)
ZB-2 Scale: 3/16" = 1'-0"

JL
ARCHITECTURE

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.595.8524
jason@lichwick.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE."

REGISTERED ARCHITECT
JASON R. LICHWICK
STATE OF NEW YORK
038812

Third Story Addition
N. Clinton Holdings LLC
S.B.L.13100-6162-272082
15 N Clinton Street
Poughkeepsie, New York 12603

For Zoning Board of Appeals and Approval

Date: 1.19.2024

Revisions:

Drawn By: JL/AR

ZB-2

2 of 2

Page 41 of 112



**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: City of Poughkeepsie Planning Board

From: Tyler Maegerle, Junior Planner

Date: 1/31/2024

Re: 15 North Clinton Street

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 expansion of a 4-unit multifamily residence to an 8-unit residence.

Based on the above description it is the determination of the planning division staff that the proposed action is classified as an Unlisted Action with regards to SEQRA, and therefore is subject to an uncoordinated or coordinated (optional) environmental review. This determination was made due to the fact that the proposed action was not expressly listed in 6 NYCRR Section 617.4 (Type I Actions) or 617.5 (Type II Actions).

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.

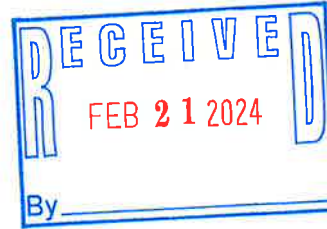
Part 1 – Project and Sponsor Information			
15 N. Clinton Street Addition			
Name of Action or Project:			
N. Clinton Holdings LLC			
Project Location (describe, and attach a location map):			
15 N. Clinton Street, Poughkeepsie, NY 12601			
Brief Description of Proposed Action:			
New Third story addition			
Name of Applicant or Sponsor:		Telephone: 845-284-6344	
Jason Lichwick Architecture PLLC		E-Mail: jason@JLArchitectureNY.com	
Address:			
387 Hooker Avenue, Suite 5			
City/PO:		State:	Zip Code:
Poughkeepsie		New York	12603
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: Zoning Board of Appeals			YES
			☐
			☒
3. a. Total acreage of the site of the proposed action? 0.19 acres			
b. Total acreage to be physically disturbed? 0.04 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.19 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that 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>Jason Lichwick</u> Date: <u>01.22.2024</u> Signature:  Title: <u>Architect</u>		

Issa Nesheiwat
Sole Member
N. Clinton Holdings, LLC.
167 N Grand Ave
Poughkeepsie, NY 12603
issanesh@gmail.com
845-541-4567

February 21, 2024



Planning and Zoning Board
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601
Phone: 845-451-4200

Re: Financial Projections for N. Clinton Street Project

Dear Members of the Planning and Zoning Boards,

I trust this letter finds you well. I am writing to provide an overview of the financial projections for the proposed development on N. Clinton Street. The analysis encapsulates the addition of four units to the existing property and delves into key financial aspects crucial for decision-making.

Outlined in the projections are the estimated construction costs for both the proposed 2-unit vs. 4-unit scenarios. These projections include the estimated total for newly added square footage, construction cost, fixed construction costs, and the anticipated annual gross and net rental income, and Return on Investment (ROI) period.

I have also included a breakdown of expenses for the projected addition on the 2-unit vs 4-unit scenario, while providing the building's current expenses for an overview of the comparisons. This includes property taxes, school taxes, water and sewage expenses, and a tally of other operating costs associated in maintaining the building.

In conclusion, the addition of a 4-unit project is a much more stable outlook for the N. Clinton Street project. The addition of 4 units is anticipated to yield a necessary increase in net income, with a reasonable ROI period to justify the construction cost. It is essential to note that these projections serve as a foundational guide of estimations.

Enclosed, please find the financial breakdown for your review. I am available at your earliest convenience to discuss any queries or further details related to these projections.

Thank you for your time and consideration. I look forward to the opportunity to discuss the N. Clinton Street project in greater detail.

Sincerely,


Issa Nesheiwat

15 N Clinton Project Financial Proforma

# of Units	Total New Sqft.	Estimated Construction Cost Total (All Units)	Estimated Construction Cost Per Unit	Estimated Fixed Construction Cost (All Units)	Construction Cost Total (-) Fixed Cost (All Units)	Annual Projected Rental Income Gross Unit	ROI Period (Years)
Current 4 Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Proposed 2 Units	1,091.22	\$163,683	\$81,841	\$30,000	\$133,683	\$36,000	8.6
Proposed 4 Units	2,262.88	\$339,432	\$84,858	\$30,000	\$309,432	\$72,000	4.71

Keys:

- **Total New Sqft.** – Projected added square footage.
- **Estimated Construction Cost** – Projected total cost of construction on addition including the fixed cost required for both case scenarios.
- **Fixed Cost** – Includes building permits & application fees, steel and structural support needed for mating platform, labor to build the platform on existing roof.
- **Construction Cost Total (-) Fixed Cost** – Estimated cost not including the estimated fixed cost.
- **Annual Projected Rental Income Unit** – Projected annual gross income from all added units.
- **ROI Period (Years)** – The length of time in years to get my Return on Investment.

Expense Category	Existing 4 Units Annual	Projected 8 Units Annual	Increase Due to 4 Units	Percentage Increase
Gross Income	\$40,200	\$112,200	\$72,000	179.6%
Property Taxes	\$5,068.73	\$6,887.56	\$1,818.83	35.54%
School Taxes	\$4,498.65	\$6,097.44	\$1,598.79	35.54%
Water & Sewage	\$1,498.65	\$1,948.05	\$449.40	30%
Other Operating Expenses	\$17,638.00	\$18,167.14	\$529.14	3%
Total Building Expenses	\$28,412.48	\$33,100.19		
Net	\$11,787.52	\$79,099.81		

Below is a summary of the key financial projections:

Construction Costs:

Proposed 2 Units:

Total New Sqft.: 1091.22
Estimated Construction Cost Per Unit: \$81,841
Estimated Fixed Construction Cost: \$30,000
Annual Projected Rental Income: \$36,000
ROI Period: 8.6 years

Proposed 4 Units:

Total New Sqft.: 2262.88
Estimated Construction Cost Per Unit: \$84,858
Estimated Fixed Construction Cost: \$30,000
Annual Projected Rental Income: \$72,000
ROI Period: 4.71 years

Please Note: 25% is the standard calculation for vacancy rate used by banks – this is not included in the reflected projected net income.

From: Issa Nesheiwat <issanesh@gmail.com>
Sent: Wednesday, January 24, 2024 3:26 PM
To: Jason Lichwick
Cc: Lori Garcia
Subject: Re: 15 N Clinton Street

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lori,

Thank you for taking the time to receive my application, I see that Mr. Lichwick has properly submitted the application now, and I hope to hear back from you soon. In the meanwhile, I have taken the liberty to look up the following properties that are comparable to what I am looking to build and are located within 1-2 city blocks from my property - literally a 1 minute walking distance. The following list of the neighboring properties are over the density requirements for the lot area. Many of these properties listed and others do not provide adequate parking or open space for their tenants. I have also listed two parks that are in the immediate vicinity which will assist in creating the open space requirements for my project. I would also like to note that there is a public bus stop within 100 feet of my building on 15 N Clinton Street, I mention this point to you because half of my current tenants do not have vehicles and use public transportation.

Thank you again for your tentativeness and help on this project.

Properties Not Meeting Density Requirements:

1- 37 N Clinton St

Parcel ID: 131300-6162-79-277115-0000

Description: 4 Units and commercial space

2- 55 N Clinton St

Parcel ID: 131300-6162-71-288157-0000

Description: 8 units on .22 acres

3- 169 Mansion Street

Parcel ID: 131300-6162-70-249211-0000

Description: 6 units on .13 acres

4- 171 Mansion St

Parcel ID: 131300-6162-71-254208-0000

Description: 6 units on lot size 55x130

5- 28 Smith Street

Parcel ID: 283081

Description: 3 stories

Parks NearBy:

1- Mainsion St Park

2- Pershing Ave Park

Please do not hesitate to reach out to Mr. Lichwick or myself for any further information.

Best Regards,

Issa Nesheiwat

Lori Garcia

From: Issa Nesheiwat <issanesh@gmail.com>
Sent: Wednesday, January 24, 2024 3:26 PM
To: Jason Lichwick
Cc: Lori Garcia
Subject: Re: 15 N Clinton Street

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lori,

Thank you for taking the time to receive my application, I see that Mr. Lichwick has properly submitted the application now, and I hope to hear back from you soon. In the meanwhile, I have taken the liberty to look up the following properties that are comparable to what I am looking to build and are located within 1-2 city blocks from my property - literally a 1 minute walking distance. The following list of the neighboring properties are over the density requirements for the lot area. Many of these properties listed and others do not provide adequate parking or open space for their tenants. I have also listed two parks that are in the immediate vicinity which will assist in creating the open space requirements for my project. I would also like to note that there is a public bus stop within 100 feet of my building on 15 N Clinton Street, I mention this point to you because half of my current tenants do not have vehicles and use public transportation.

Thank you again for your tentativeness and help on this project.

Properties Not Meeting Density Requirements:

1- 37 N Clinton St

Parcel ID: 6868552;6;72<27<<66:2555

Ijxhwuyts?9 Zsnx fsi htr r jwhrfqxufhj

72: : S Hqsyts Xy

Parcel ID: 6868552;6;72<627==6:<2555

Ijxhwuyts?= zsnx ts 377 fhwx

826;> R fsxits Xywjjy

Parcel ID: 6868552;6;72<5279>7662555

Ijxhwuyts?; zsnx ts 368 fhwx

926<6 R fsxits Xy

Parcel ID: 6868552;6;72<627:975=2555

Ijxhwuyts?; zsnx ts qyxrtj : : }685

:27= Xr nym Xywjjy

Parcel ID: 283081

Ijxhwuyts?8 xytwjx

Ufwpx S jfwG~?

62R frsxits XyUfw

72Ujwmsl F {j Ufw

Uqjfxj it stymjxyfyj yt wjfhm tzyyt R w8Qnm | hp twr ~xjcktwfs~kzwmjwsktwr fyt3

GjxyWjlfwix1

Nxf S jxmjn| fy
=9:2:9629:;<

On Wed, Jan 24, 2024 at 2:50 PM Jason Lichwick <jason@jlarchitectureny.com> wrote:

Hello Lori,

Please find attached the electronic copies of our submission. The client and I met with Judy Knauss and Eris Phillips last week to discuss this project. Judy was going to provide us with a denial letter so this application could be on the February agenda. I left Judy a voicemail regarding the letter and let her know that our application has been denied until we have this.

The other items in your email have been addressed and we'll deliver the (9) hard copies to your office.

Attached:

1. ZBA Application with sections for variance listed.
2. ZBA Application question & answers
3. EAF-short form
4. Photos of existing building
5. Financial Explanation
6. Site Plan with Bulk Regs and elevation drawings

If you should have any questions, please feel free to contact me directly.

Best Regards,

Jason

Jason Lichwick, RA

Principal

Jason Lichwick Architecture PLLC

387 Hooker Avenue, Suite 5

Poughkeepsie, NY 12603

845.284.6344



Jasonlichwick.com

THIS E-MAIL IS INTENDED ONLY FOR THE ADDRESSEE(S) AND MAY CONTAIN CONFIDENTIAL INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY USE OF THIS INFORMATION OR DISSEMINATION, DISTRIBUTION OR COPYING OF THIS E-MAIL IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY BY RETURN E-MAIL AND DELETE THE ORIGINAL MESSAGE. THANK YOU.

From: Lori Garcia <LGarcia@cityofpoughkeepsie.com>
Sent: Wednesday, January 24, 2024 9:52 AM
To: issanesh@gmail.com; Jason Lichwick <jason@jlarchitectureny.com>
Subject: RE: 15 N Clinton Street
Importance: High

I do apologize, The variance request justification questions were attached to your application. The pages must have stuck together on your application when I first reviewed it! Sorry for the confusion.

Thank you,

Lori García

Board Administrative Assistant

Development Department

City of Poughkeepsie

(845) 451-4263

From: Lori Garcia
Sent: Wednesday, January 24, 2024 9:36 AM
To: issanesh@gmail.com; jason@jlarchitectureny.com
Subject: 15 N Clinton Street

Dear Applicant,

The Development Department has received your application for the above named property. Please note that it is too incomplete cannot be submitted for further review. Please submit the following as soon as possible.

- Completed application form – the Subject of Appeal section, Area Variances requested, ~~Variance Request~~ Justification
- Letter or communication which resulted in the application to the ZBA
- Color photos of the current site condition
- A digital copy of the complete application (see attached guidelines)

Please submit these items by Thursday, January 25th, close of day, in order for your application to be forwarded for further review and determination if it may be placed on the February agenda. Otherwise the deadline for the March meeting is February 13th.

Thank you,

Lori Garcia

Board Administrative Assistant

Development Department

City of Poughkeepsie

(845) 451-4263

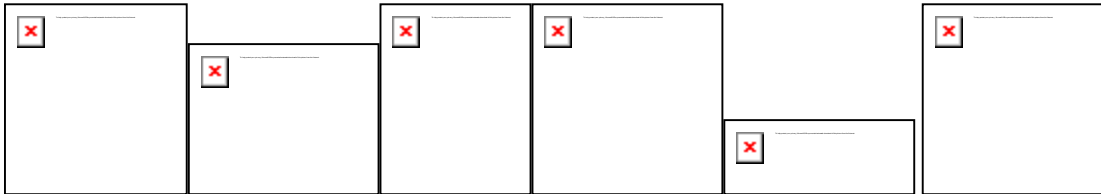
--

Issa E. Nesheiwat
President

P: 845-393-1477 Ext. 1

C: 845-541-4567

<https://link.edgepilot.com/s/69402649/ht2V0lpenkykIChHUUoEYw?u=http://www.apexmodulars.com/>



CONFIDENTIALITY NOTICE: This email and any attachments are intended solely for the named recipient(s) and may contain confidential and/or privileged information. If you are not the intended recipient, please delete this message immediately and notify the sender. Any unauthorized disclosure, copying, distribution, or use of the information contained in this email is prohibited and may be unlawful. All information and documents in this email are private and not meant to be shared, disclosed to any 3rd party company, replicated, or used for any unethical purposes. Your cooperation in protecting the confidentiality of this communication is appreciated.

If you have received this email in error, please notify us immediately by replying to this email, and then delete it from your computer.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.



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

September 12th, 2023

Issa Nesheiwat

Re: 15 North Clinton Street

ID: 083040

Zoning Review Request PD-2023-077

Dear Applicant,

The Development Department is in receipt of your zoning review request relative to the property at 15 North Clinton Street and the proposed expansion of a 4-unit Multifamily building each containing 2 bedrooms. This property is located within the Medium High-Density Residence District (R-4) which does allow Multifamily dwellings per code Section 19-3.15(2)(a)4 of the Zoning Ordinance. Although this is an allowed use, this building is currently noncomplying as it appears it does not meet the requirements for lot area, side yard, rear yard, open space, parking and landscaping although no plans were provided for the purpose of this review. Therefore, any expansion would require Area Variances which are listed as follows;

1. Section 19-3.15(4)(c) requires 2,200sf of lot area per studio or 1-bedroom unit, 2,800sf of lot area per 2-bedroom unit and 4,000sf of lot area per 3-bedroom unit or larger. Currently the building contains four 2-bedroom units requiring 11,200sf of lot area for which the lot only contains either 0.19 acres or 8,276.4sf of lot area; therefore, any increase in units would require a variance.
2. Section 19-3.15(4)(e) requires the side and rear yards to be half the height of the structure closest to the property line or 15', whichever is greater. The building is currently 2 stories, but no elevation was provided to determine the height of the building. Please note that the maximum allowable height for this district is either three stories or 40' per Section 19-3.15(4)(g).
3. Section 19-3.15(4)(i) requires 200sf of usable open space for each studio apartment, 300sf of usable open space for each 1-bedroom unit and 400sf of usable open space for each 2-bedroom or larger unit. This would total 1,600sf of usable open space with a minimum dimension of 40' for the current use and as it appears none currently exists, any increase in the number of units would require a variance.
4. Section 19-4.3(11) requires 1 parking space for each studio apartment, 1.5 parking spaces for each 1-bedroom unit and 2 parking spaces for each 2-bedroom or larger units. The current use of the property would require 8 parking spaces and as currently there are no legal parking spaces, a variance would be required for any additional units to be added or a waiver from the Planning Board. Also please note



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

that if a parking plan is submitted, it will need to adhere to **Section 19-4.3** in its entirety to avoid additional variances.

5. **Section 19-4.11** requires all portions of improved multifamily properties which are not used for buildings, structures, off-street parking and loading, permitted outdoor storage, driveways, walkways or similar purposes shall be appropriately landscaped with grass, shrubs, trees and other ground cover in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development. Landscape strips shall also be provided along all property lines and shall be at least three feet wide. This landscape plan shall be approved by the Planning Board as part of the Site Plan approval.

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

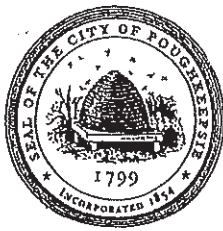
If you have any questions or comments, please feel free to contact me, info is listed below, thanks.

Joseph D. O'Brien

Deputy Zoning Administrator

Office - 845-451-4273

jobrien@cityofpoughkeepsie.com



**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: 14 Grand Street, Poughkeepsie NY 12601

ZONING DISTRICT: R-4A

OWNER INFORMATION:

Name: Justin Brown and Caroline Alsup

Address: 14 Grand Street, Poughkeepsie NY 12601

Phone: 917-670-5288

Email: justinsumnerbrown@gmail.com

APPLICANT INFORMATION:

Name: Justin Brown and Caroline Alsup

Address: 14 Grand Street #2 Poughkeepsie NY 12601

Phone: 917-670-5288

Email: justinsumnerbrown@gmail.com

CONSULTANT INFORMATION:

Name: Justin Brown and Caroline Alsup

Address: 14 Grand Street, Poughkeepsie NY 12601

Phone: 917-670-5288

Email: justinsumnerbrown@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: Joe O'Brien Zoning Review Request PD-2024-001 for future Development

Date of decision/determination/violation: 2/12/24

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 14 Grand Street, Poughkeepsie NY 12601

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
See attached letter dated 2/20/24 for list of requested Area Variances		

VARIANCE REQUEST JUSTIFICATION

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 14 Grand Street, Poughkeepsie NY 12601

LIST OF REQUIRED ATTACHMENTS

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

Slide deck dated 2/20/24

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

2/20/24

DATE

Justin Brown and Caroline Alsup

Print Name

The City of Poughkeepsie
Planning & Zoning
62 Civic Center Plaza, 2nd Fl
Poughkeepsie, NY 12601

February 20, 2024

Justin Brown and Caroline Alsup
14 Grand Street
Poughkeepsie, NY 12601

Dear Zoning Board of Appeals,

I am writing to request the following Area Variances necessary for the proposed conversion of the existing lot number 957077 containing a Three-family dwelling with an existing detached carriage house, to a Three-family dwelling (unmodified) with a detached Single-family dwelling, constructed within the existing envelope of the carriage house. Storm water management will be improved from the existing condition with the addition of a stormwater retention area. The load on the municipal sewer system will be increased by one toilet, one shower, and two sinks. This property is located within the Central Urban Density Residence District (R-4A) which does permit multifamily dwellings per code Section 19-3.15(2)(a)4 of the Zoning Ordinance, but would require the following Area Variances from the Zoning Board of Appeals:

1. **Section 19-3.19(4)f** requires the minimum rear yard shall be half the height of the principal structure closest to the rear property line or 15 feet, whichever is greater. The distance between the existing structure and the rear lot line is 0'-0".

As the carriage house is existing, compliance is not possible unless this historic artifact is demolished, which would be a loss to the character of the property and the neighborhood.

2. **Section 19-4.3(11)** requires 7 parking spaces for the proposed use (2 for each two-bedroom and 1 for the studio).

4 parking spaces are proposed, one for each apartment. The proposed use is within 600 feet of a municipally operated off-street parking facility. Therefore according to

19-4.3(9)(a) all or portions of the off-street parking requirement may be waived by the Planning Board.

3. **Section 19-4.11(1)(b) and Section 19-4.3(1) and 19-4.3(2)** requires that landscape strips of minimum of 3'-0" width be provided along all property lines of multifamily uses with more than 3 parking spaces.

This will be provided on the north edge but is not possible to provide on the south edge because of the existing 15' wide driveway. **Per 19-11(1)(b)(2)** an opaque wall or fence of location, height, design and materials approved by the Planning Board may be substituted for part or all of the required landscape strips.

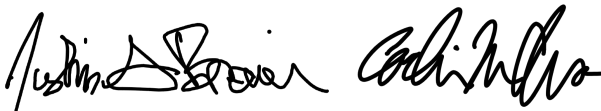
The following topics referenced in the 1/12/24 Zoning Review Request PD-2024-001 have been addressed in the attached revised drawings dated 2/20/23: Section 19-3.19(4)(g), 19-3.19(4)(i), 19-3.19(4)(k), 19-4.3(5)(a), 19-4.3(5)(b), and 19-4.3(5)(c).

In response to the five Variance Request Justification questions:

1. The granting of the requested area variances will not produce an undesirable change to the character of the neighborhood or be a detriment to nearby properties. On the contrary, it will allow the restoration of an existing historic carriage house. The structure is definitive of the Union Street neighborhood and is shown on maps dating to 1870.
2. The benefit sought cannot be achieved by some other method as the carriage house is existing. Without the requested variances, it would need to be demolished, which would be a loss not only to 14 Grand, but the historic neighborhood at large.
3. The requested variances are not substantial as they pertain to existing historic conditions which cannot be altered without demolition of the structure. The granting of these area variances would allow for the transformation of an existing liability into an asset, which would improve the value of neighboring properties. A very similar restoration was completed on a neighboring property to the north, 10 Grand Street.
4. The requested variances will not have an adverse affect or impact on the physical or environmental conditions of the neighborhood. To the contrary, the carriage house, once restored, will likely improve property values of its neighbors. Carriage houses were a defining feature of the properties on the west side of Grand Street, but only a handful have been restored including the one at 10 Grand Street.
5. The need for the variance is not the result of a self-created difficulty, but due to historic conditions. It is unique in that it is the last historic carriage house on the block still standing that has not already been demolished or restored.

Thank you for your consideration of this application. We look forward to being able to restore this important structure from 1870 for the benefit not only of this property but for the neighboring properties as well. Please don't hesitate to let me know if any further information is required for your assessment.

Sincerely,

Handwritten signatures of Justin Brown and Caroline Alsup in black ink.

Justin Brown and Caroline Alsup



PROJECT DESCRIPTION

Conversion of the existing lot number 957077 containing a Three-family dwelling with an existing detached carriage house, to a Three-family dwelling (unmodified) with a detached Single-family dwelling, constructed within the existing envelope of the carriage house.

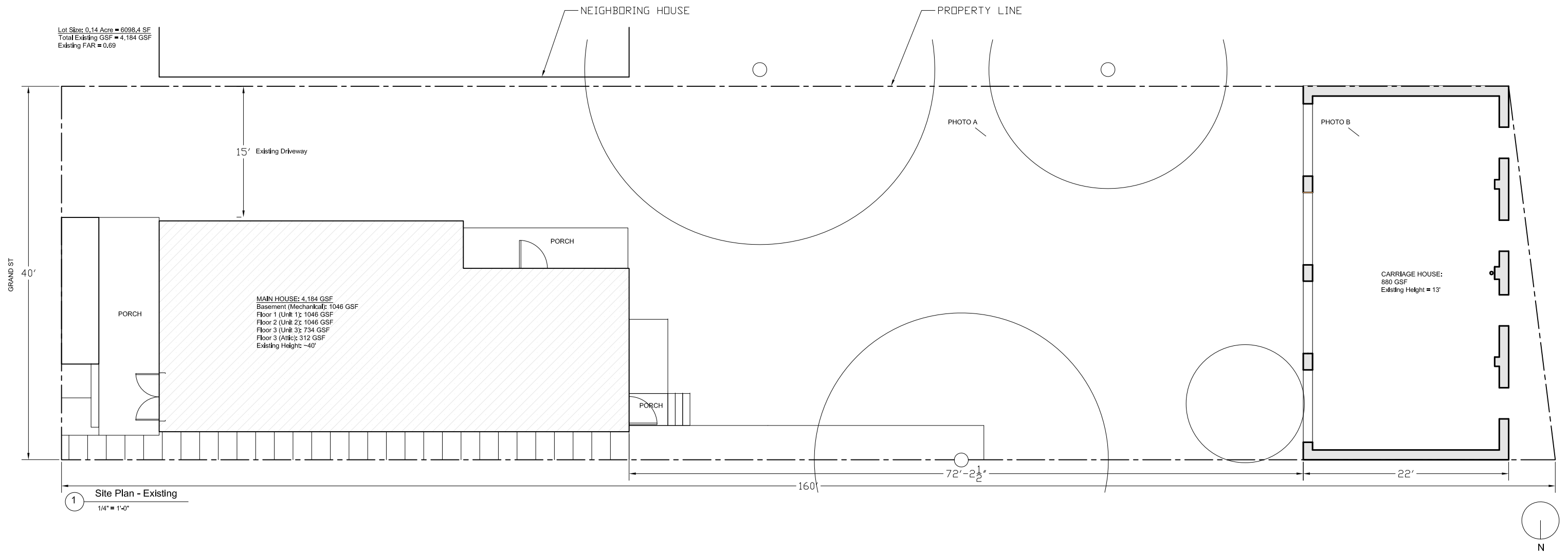
SITE INFORMATION

This property is located within the Central Urban Density Residence District (R-4A) which does permit multifamily dwellings per code Section 19-3.15(2)(a)4.

Lot Size: 0.14 Acre = 6098.4 SF
Total Existing GSF = 4,184 GSF
Total Proposed GSF = 880 GSF
Total Proposed FAR = 0.83

DRAWING LIST

- | | |
|-------|---------------------|
| AX.01 | EXISTING SITE PLAN |
| A.01 | PROPOSED SITE PLAN |
| AX.02 | EXISTING ELEVATIONS |
| A.02 | PROPOSED ELEVATIONS |



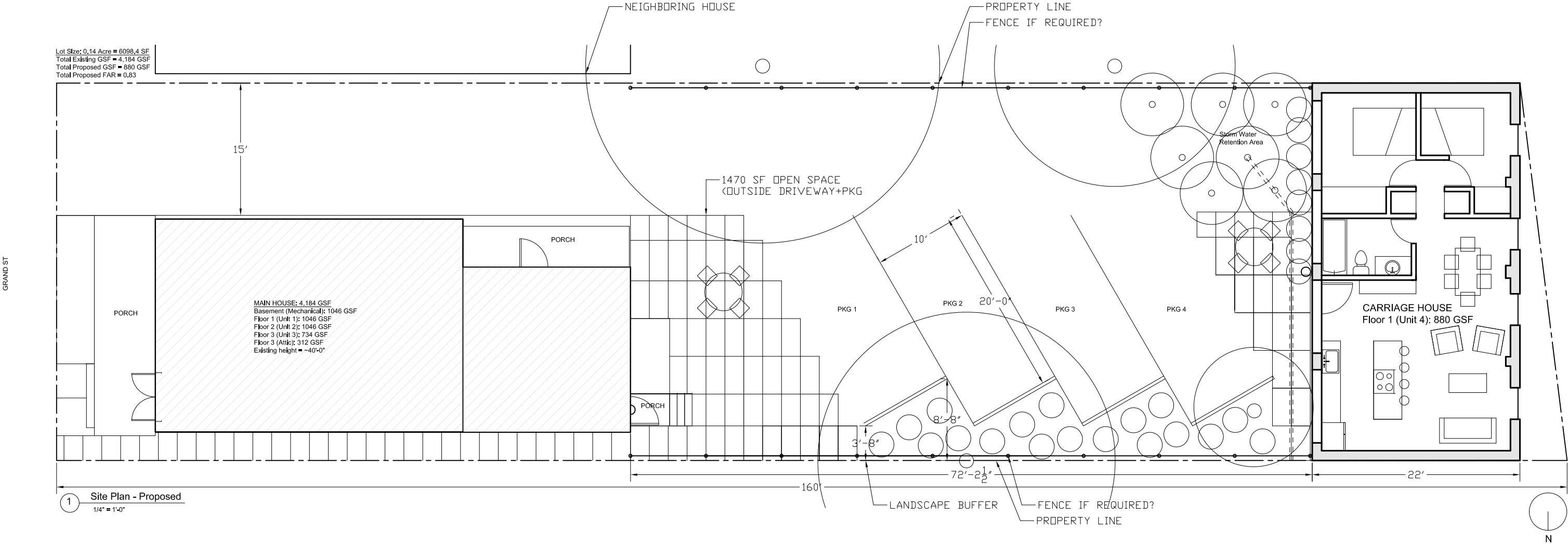
NOT FOR
CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

AX.01

DATE: 2/20/24

Note: Verify all dimensions in field.
Dimensions provided for scalar reference only.



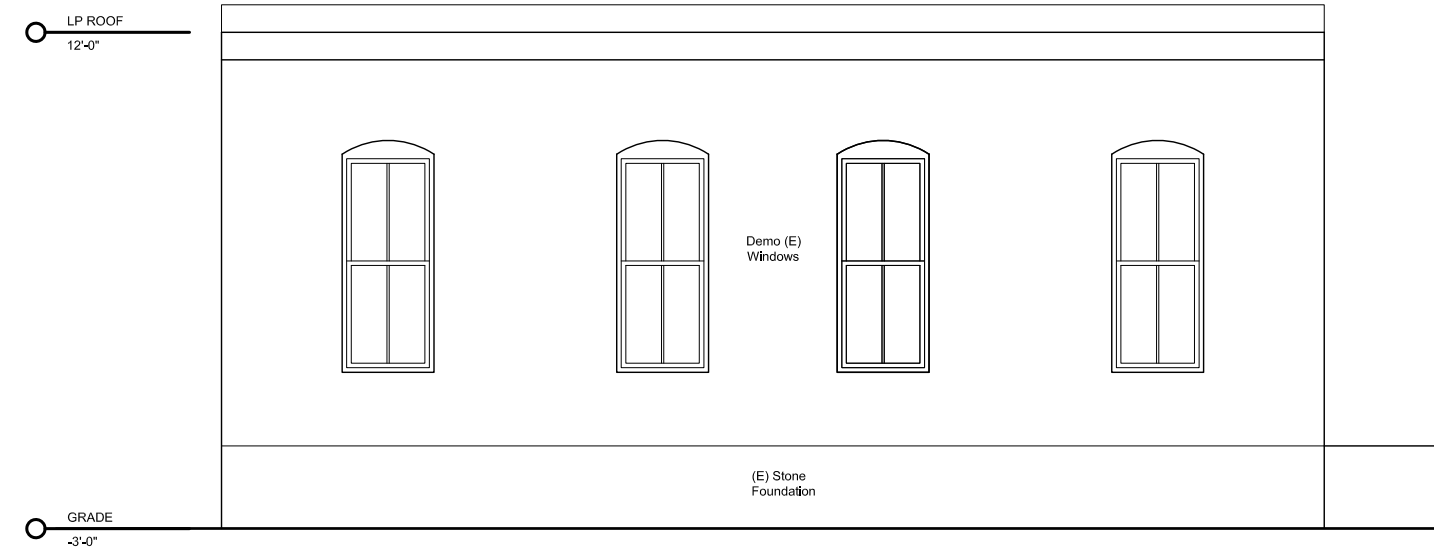
NOT FOR
CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

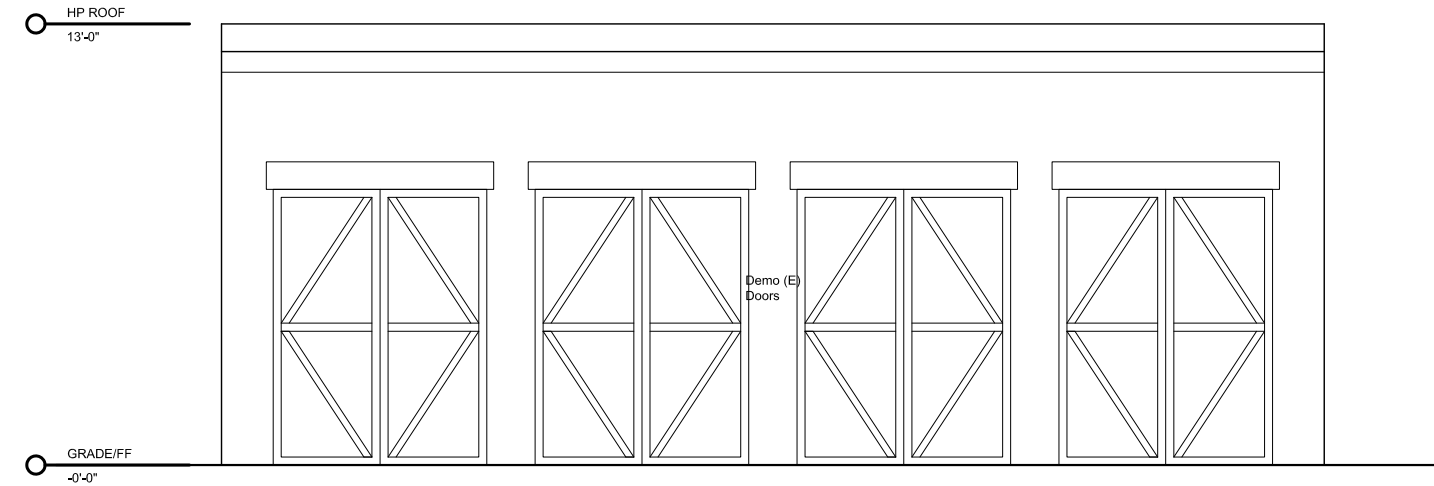
A.01

DATE: 2/20/24

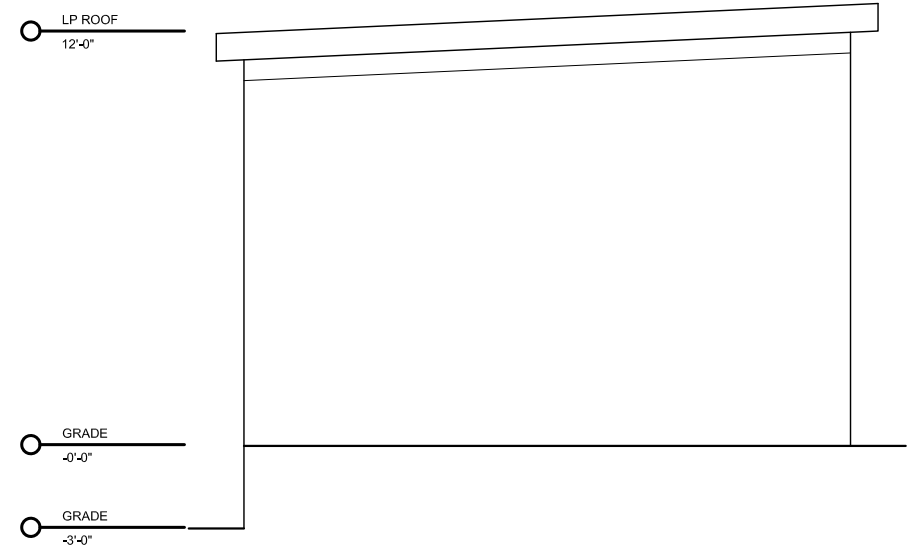
Note: Verify all dimensions in field.
Dimensions provided for scalar reference only.



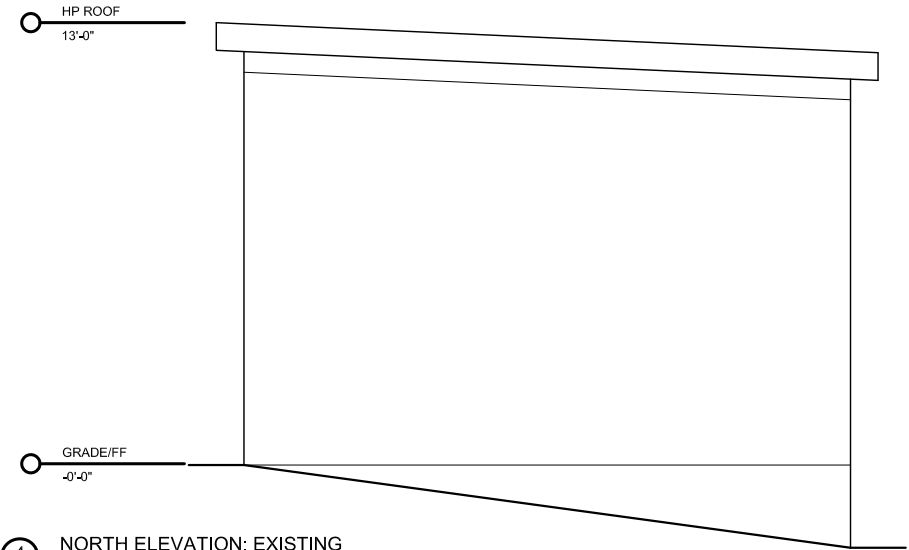
1 WEST ELEVATION: EXISTING
3/8" = 1'-0"



3 EAST ELEVATION: EXISTING
3/8" = 1'-0"



2 SOUTH ELEVATION: EXISTING
3/8" = 1'-0"



4 NORTH ELEVATION: EXISTING
3/8" = 1'-0"



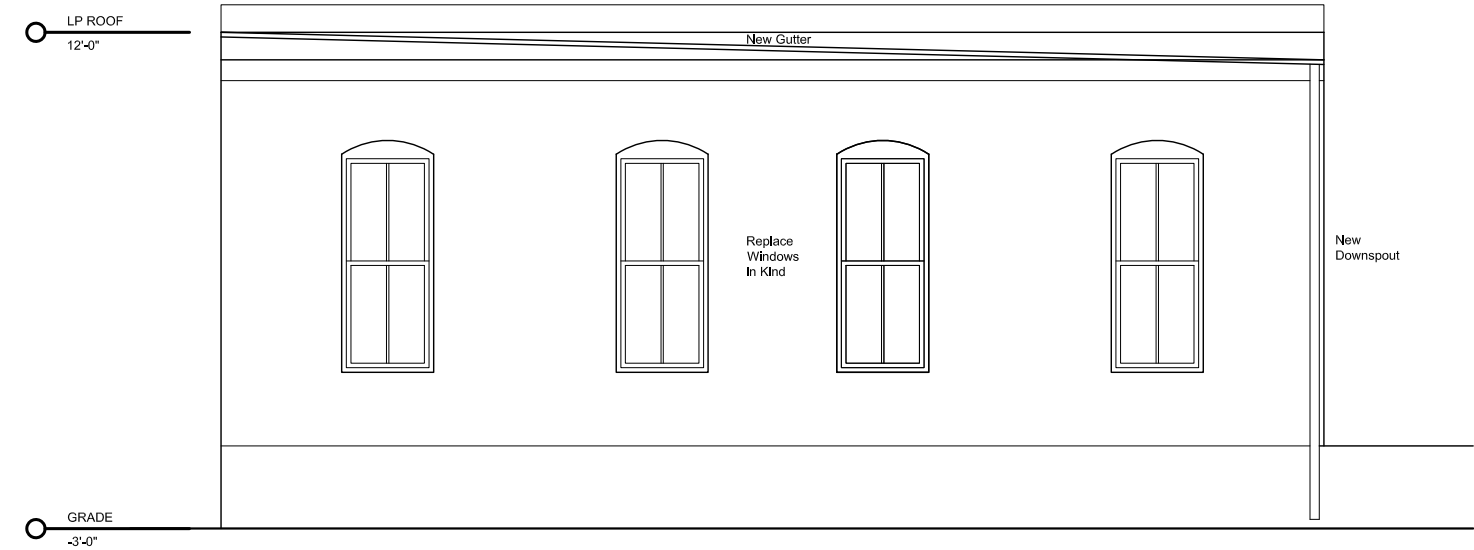
NOT FOR
CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

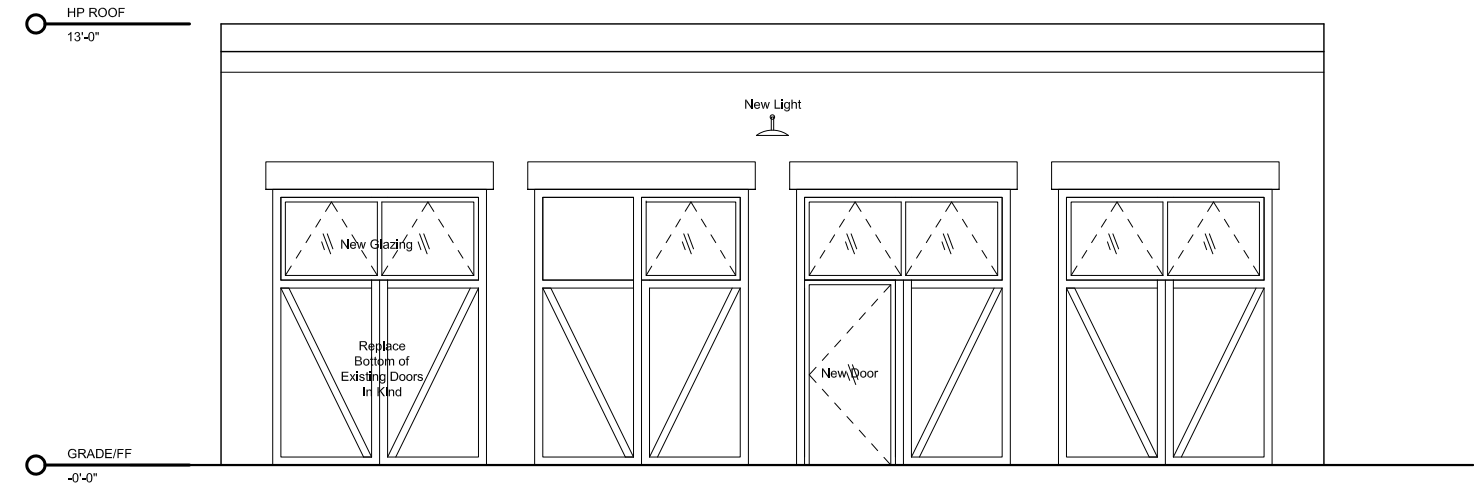
DATE: 2/20/24

AX.02

Note: Verify all dimensions in field.
Dimensions provided for scalar reference only.

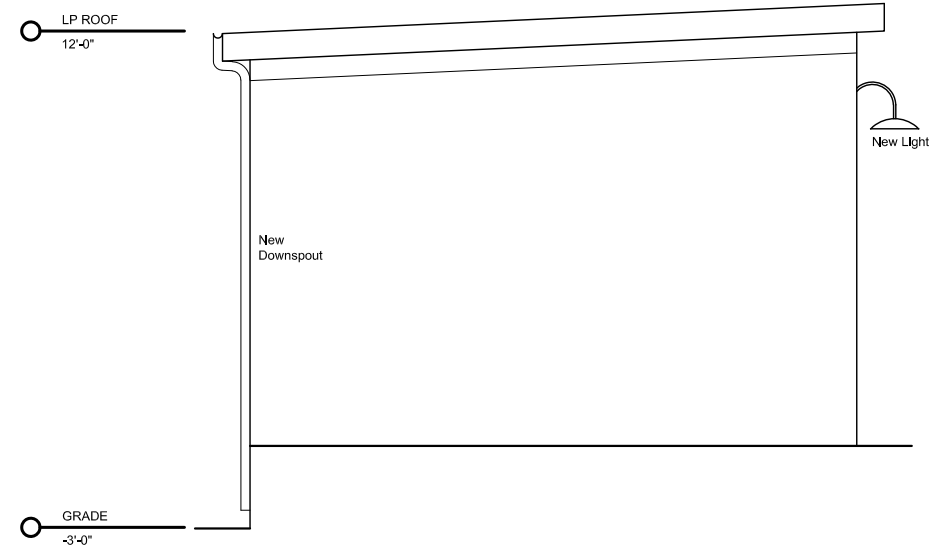


1 WEST ELEVATION: PROPOSED
3/8" = 1'-0"

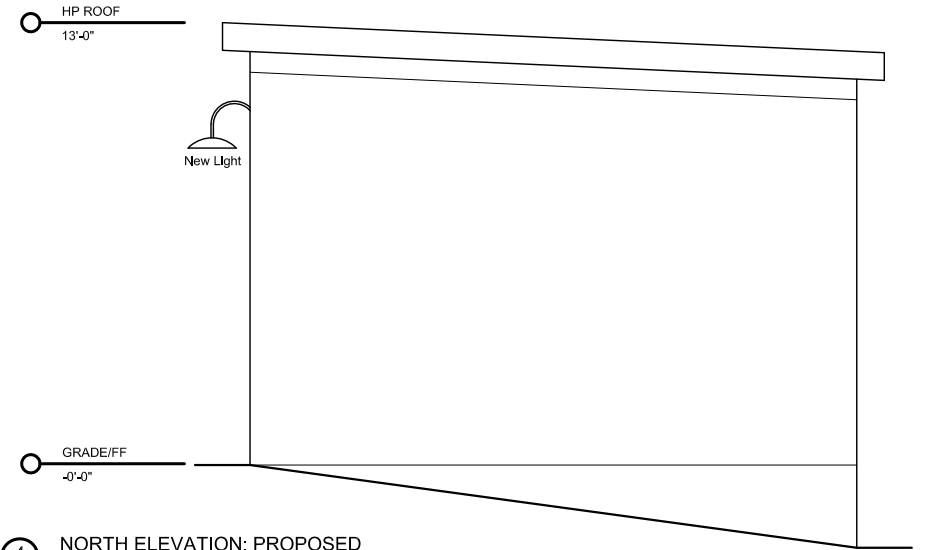


3 EAST ELEVATION: PROPOSED
3/8" = 1'-0"

New Gutter



2 SOUTH ELEVATION: PROPOSED
3/8" = 1'-0"



4 NORTH ELEVATION: PROPOSED
3/8" = 1'-0"



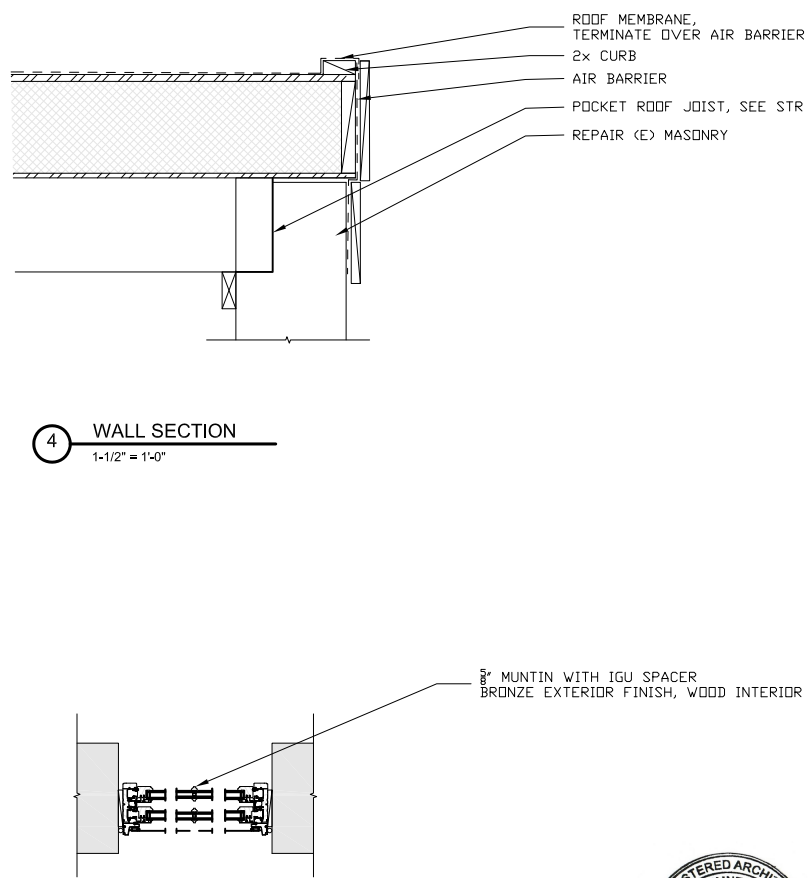
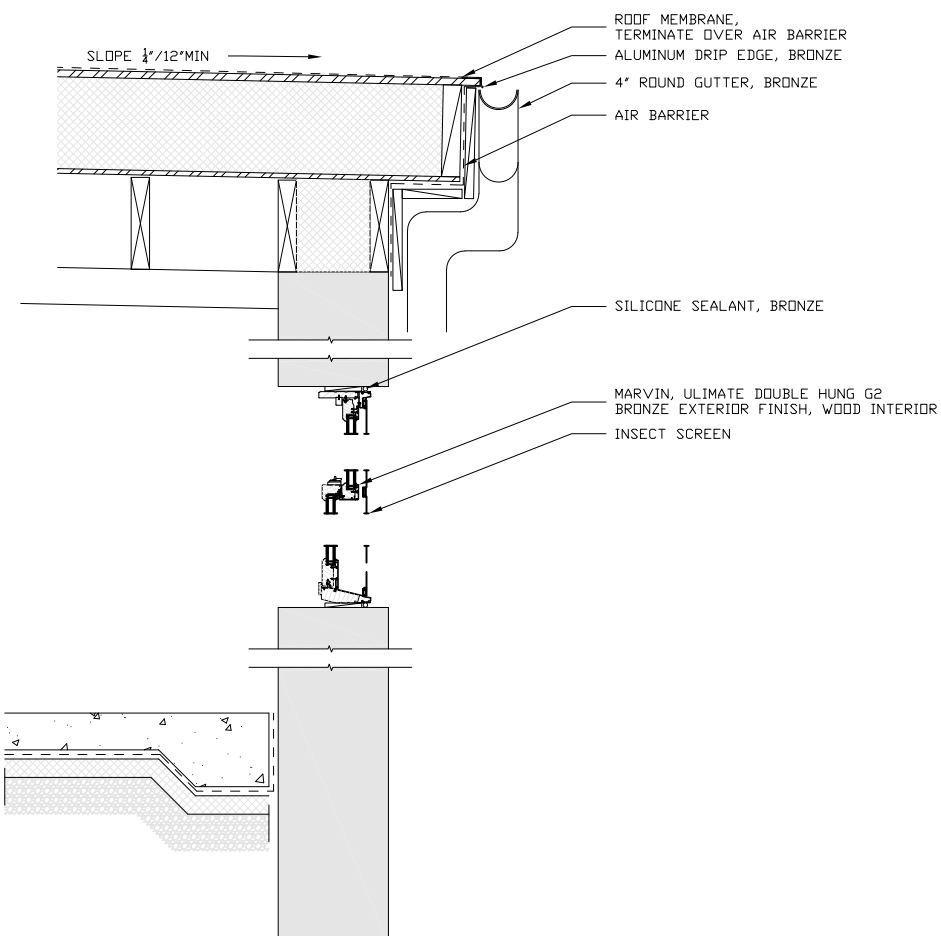
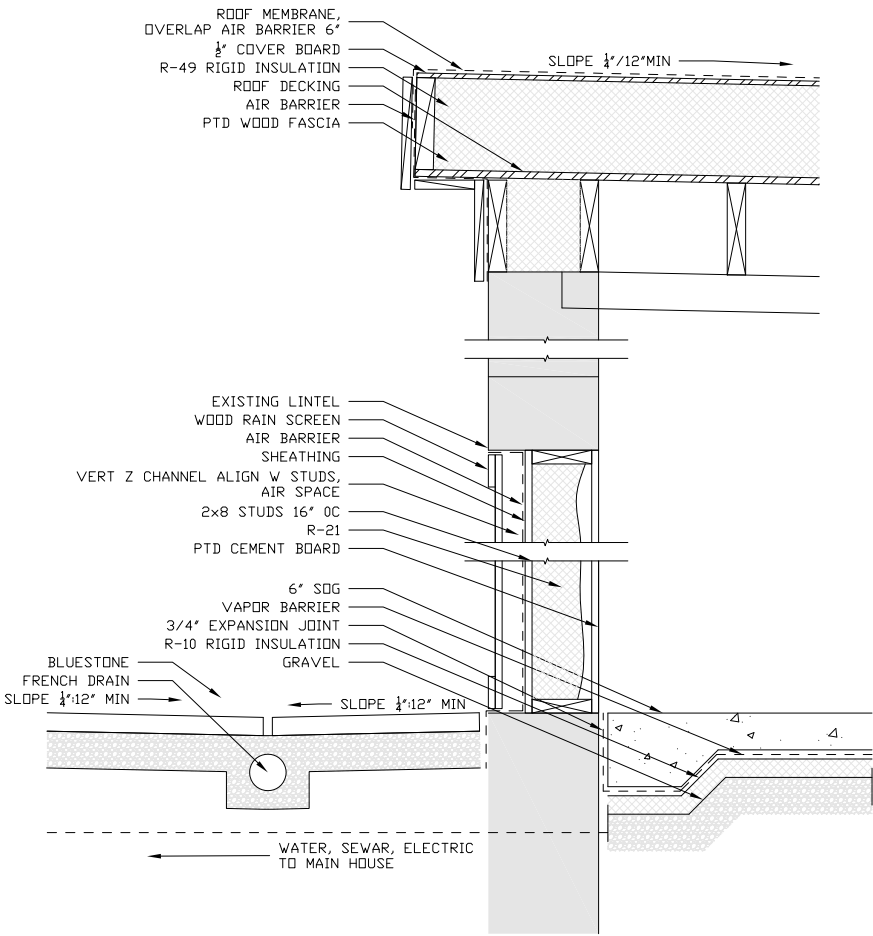
NOT FOR
CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24

A.02

Note: Verify all dimensions in field.
Dimensions provided for scalar reference only.



4 WALL SECTION
1-1/2" = 1'-0"



NOT FOR
CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24

A.03

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							
Justin Brown and Caroline Alsup							
Name of Action or Project: 14 Grand Street Carriage House							
Project Location (describe, and attach a location map): 14 Grand Street, Poughkeepsie NY, 12601							
Brief Description of Proposed Action: Conversion of the existing lot containing a Three-family dwelling with an existing detached carriage house, to a Three-family dwelling (unmodified) with a detached Single-family dwelling, constructed within the existing envelope of the carriage house.							
Name of Applicant or Sponsor: Justin Brown and Caroline Alsup		Telephone: 917-670-5288					
		E-Mail: justinsumnerbrown@gmail.com					
Address: 14 Grand 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.		SEE ATTACHED LETTER ADDRESSED TO ZBA DATED 2/20/24	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px; text-align: center;">NO</td> <td style="padding: 5px; text-align: center;">YES</td> </tr> <tr> <td style="padding: 5px; text-align: center;">☐</td> <td style="padding: 5px; text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px; text-align: center;">NO</td> <td style="padding: 5px; text-align: center;">YES</td> </tr> <tr> <td style="padding: 5px; text-align: center;">☐</td> <td style="padding: 5px; text-align: center;">☐</td> </tr> </table>	NO	YES	☐	☐	
NO	YES						
☐	☐						
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, 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: _____ _____ _____			

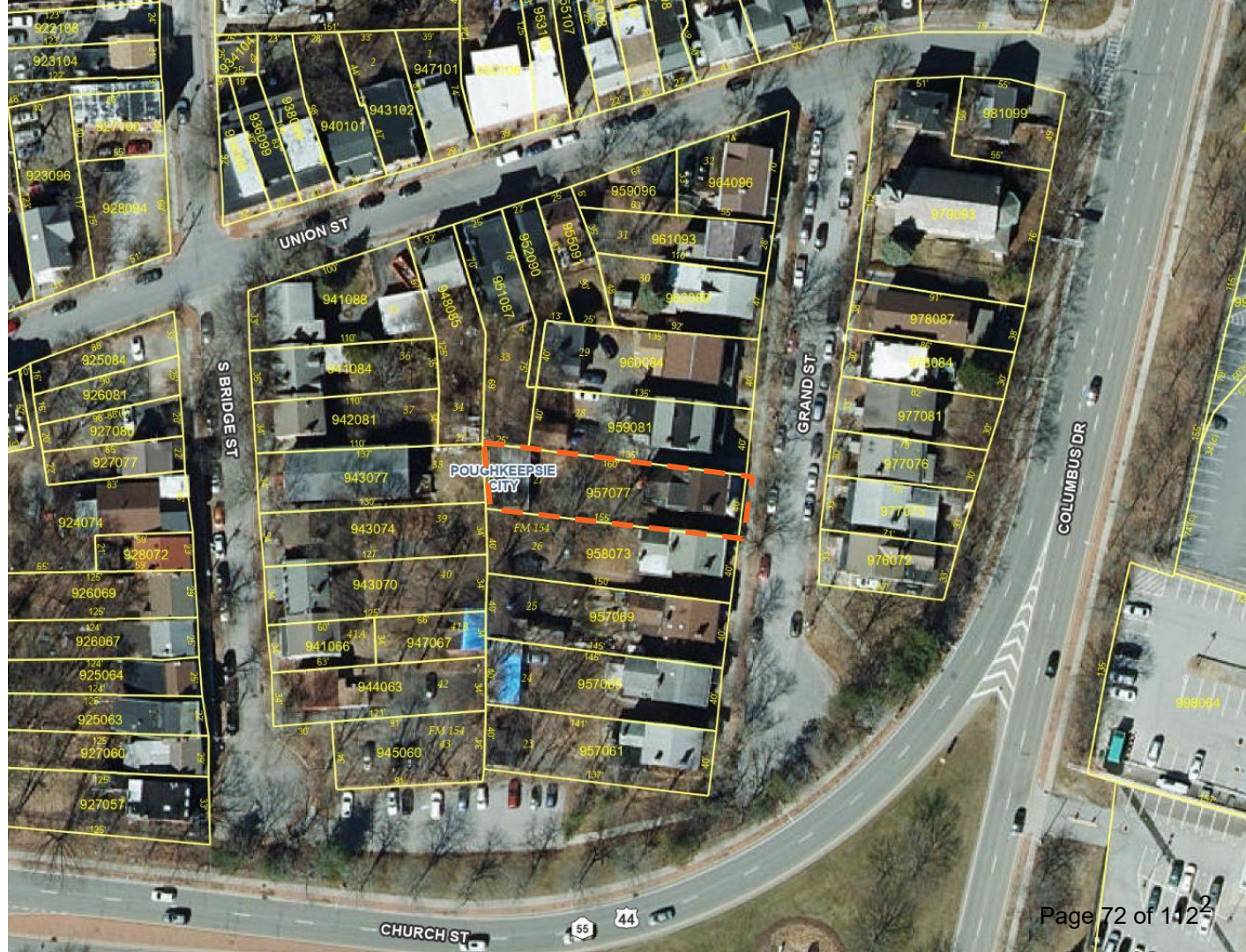
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that 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>Justin Brown and Caroline Alsup</u> Date: <u>2/10/24</u> Signature: <u></u> Title: <u>Owner</u>		

2/20/24

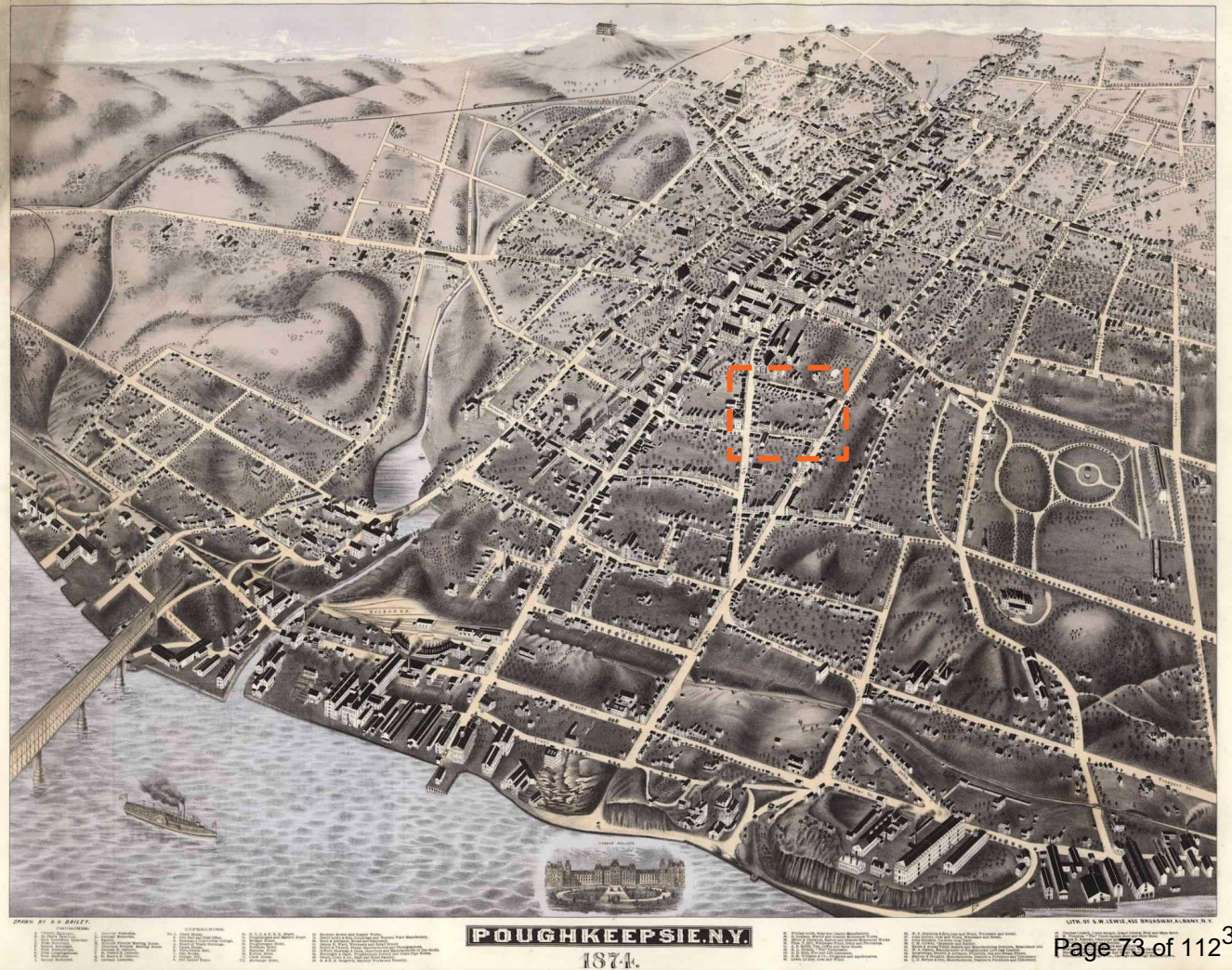
14 Grand Street Carriage House

Zoning Board of Appeals

14 Grand Street



Poughkeepsie 1874



Carriage Houses were a defining characteristic of the homes on Grand St



1913 Sanborn Map



Existing plot + Photo Key

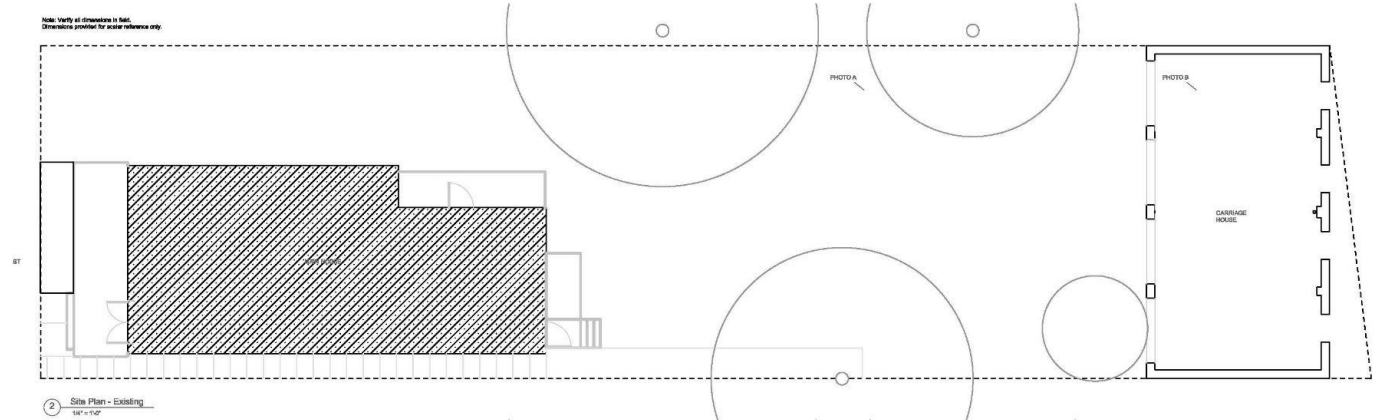


**Existing Carriage House
Today**



Existing:

3 family Main House and
vacant Carriage House

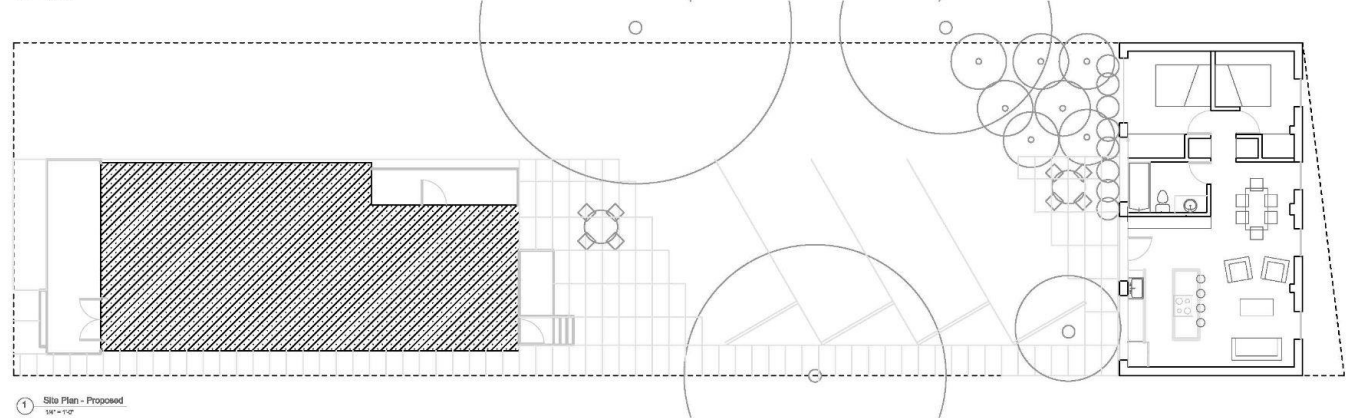


Proposed:

Main House Unaltered

Add 2 BR in existing
Carriage House and Site
Improvements

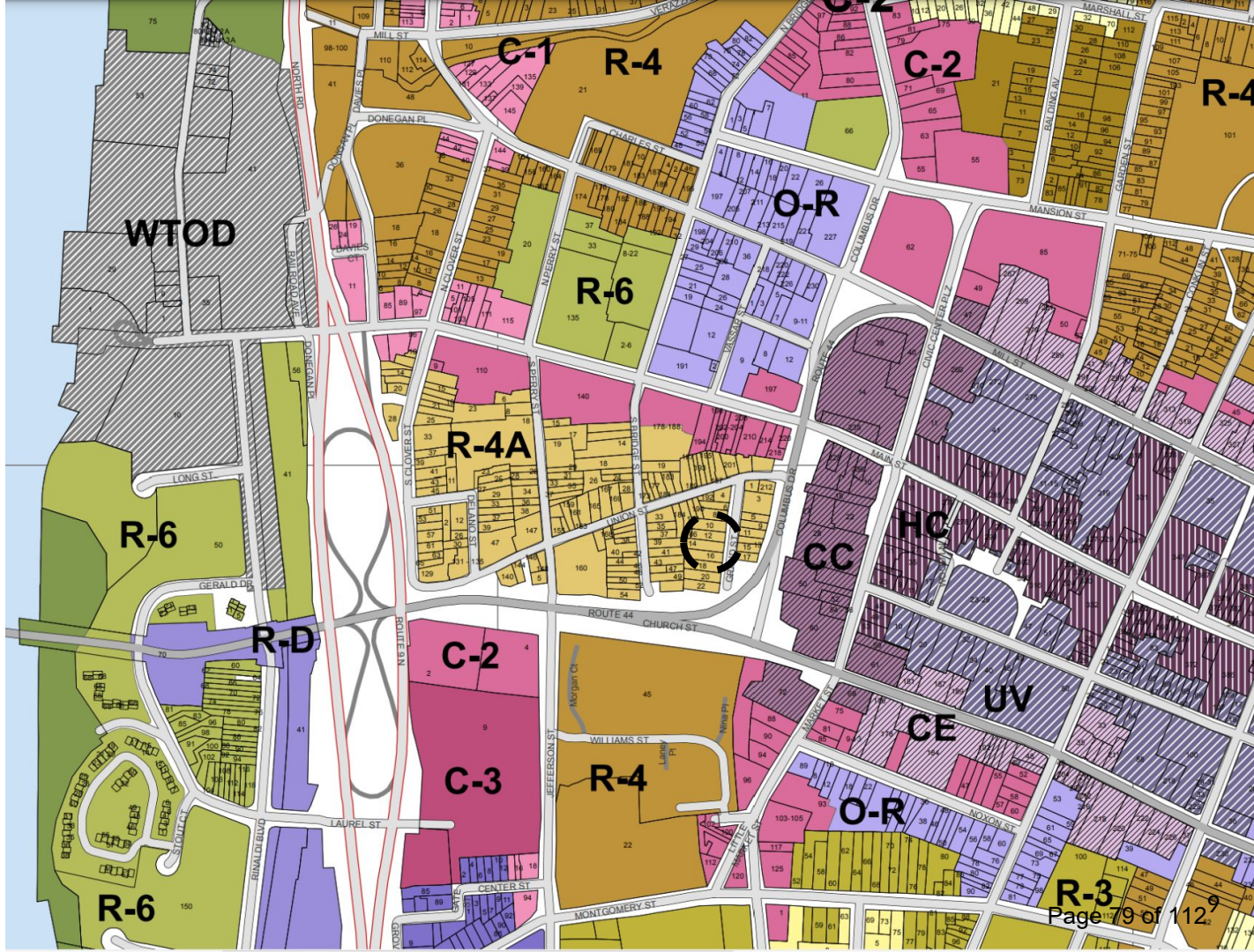
(See drawings dated
2/20/24)



PROJECT
14 Grand Street
Poughkeepsie, NY 12601
DATE: 1/5/24

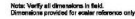
A.01

This property is located within the Central Urban Density Residence District (R-4A) which does permit multifamily dwellings per code Section **19-3.15(2)(a)4** of the Zoning Ordinance, but would require the following Area Variances from the Zoning Board of Appeals:



1. **Section 19-3.19(4)f** *requires the minimum rear yard shall be half the height of the principal structure closest to the rear property line or 15 feet, whichever is greater.*
The distance between the existing structure and the rear lot line is 0'-0". As the carriage house is existing, compliance is not possible unless this historic artifact is demolished, which would be a loss to the character of the property and the neighborhood.
2. **Section 19-4.3(11)** *requires 7 parking spaces for the proposed use (2 for each two-bedroom and 1 for the studio). 4 parking spaces are proposed, one for each apartment.*
The proposed use is within 600 feet of a municipally operated off-street parking facility.
Therefore according to **19-4.3(9)(a)** all or portions of the off-street parking requirement may be waived by the Planning Board.
3. **Section 19-4.11(1)(b) and Section 19-4.3(1) and 19-4.3(2)** *requires that landscape strips of minimum of 3'-0" width be provided along all property lines of multifamily uses with more than 3 parking spaces.*
This will be provided on the north edge but is not possible to provide on the south edge because of the existing 15' wide driveway. **Per 19-11(1)(b)(2)** an opaque wall or fence of location, height, design and materials approved by the Planning Board may be substituted for part or all of the required landscape strips.

Distance between carriage house and rear lot line cannot be increased without demolition of the existing structure.



DATE: 2/20/24

Page 81 of 112¹¹

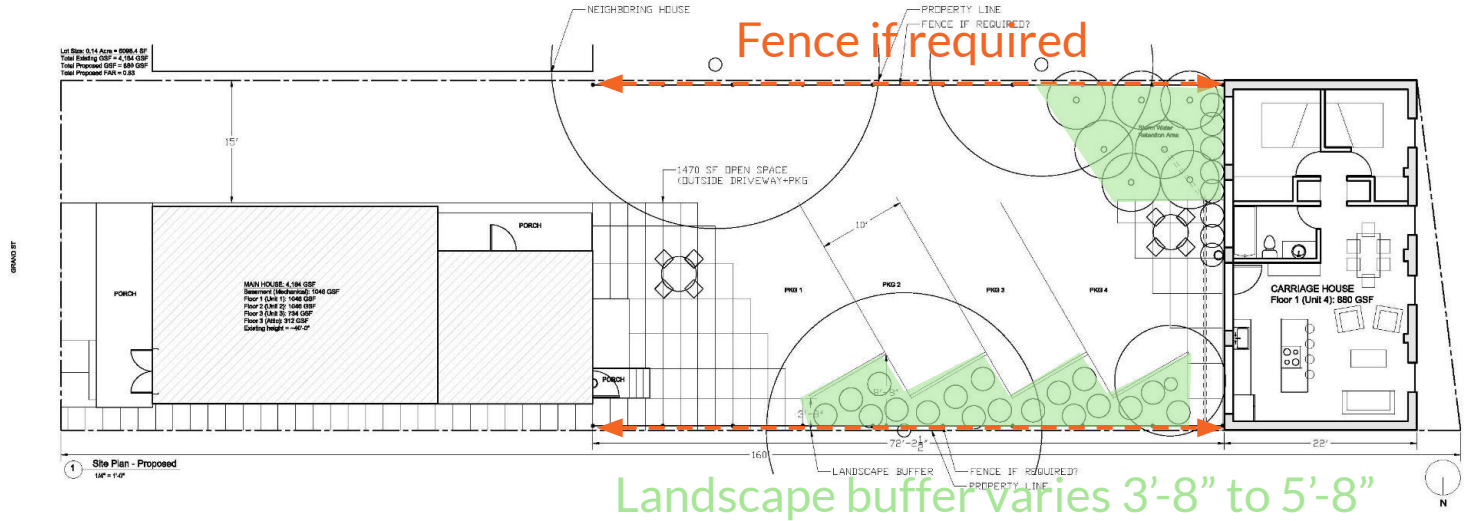
2:

4 spaces, one
for each unit is
proposed.
There is a
municipal lot
within 600 ft.



3:

Landscape
buffer possible
on North
property Line
but not South.
Fence may be
provided if
required.



PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 9/20/24

A.01



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

January 12th, 2024

Justin Brown

Re: 14 Grand Street
ID: 195190
Zoning Review Request PD-2024-001

Dear Applicant,

The Development Department is in receipt of your zoning review request relative to the property at 14 Grand Street and the proposed conversion of the existing lot containing a Three-family dwelling with a detached carriage house to a Three-family dwelling with a detached Single-family dwelling. This property is located within the Central Urban Density Residence District (R-4A) which does permit Multifamily dwellings per code Section 19-3.15(2)(a)4 of the Zoning Ordinance but would require Site Plan approval from the Planning Board.

Although a plot plan was provided, it was not provided drawn to scale. Some possible deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals which are as follows.

1. Section 19-3.19(4)(f) requires the minimum rear yard shall be half the height of the principal structure closest to the rear property line or 15 feet, whichever is greater. The rear yard appears to be 0'.
2. Section 19-3.19(4)(g) requires that the minimum distance between principal buildings on one site shall be 2/3 of the height of the taller principal building or 25 feet, whichever is greater. The provided plan was not drawn to scale to confirm compliance with this section.
3. Section 19-3.19(4)(i) states that the maximum allowable Floor Area Ratio is 1.0. A floor plan and plan plot drawn to scale will be required to determine the F.A.R. for this proposal.
4. Section 19-3.19(4)(k) requires 1,400sf of usable open space with a minimum dimension of 30'x40'. No open space appears to be proposed on the provided plan.
5. Section 19-4.3(1) requires that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line. No landscaping is proposed.



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

6. **Section 19-4.3(2)** requires that a parking area for three or more vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall. No such screening is proposed.
7. **Section 19-4.3(5)(a)** requires that access shall consist of at least one fifteen-foot wide lane for parking areas with fewer than 20 spaces. The provided plan was not drawn to scale to confirm compliance with this section.
8. **Section 19-4.3(5)(b)** requires that each parking space shall be not less than 20 feet long nor less than nine feet wide. The provided plan was not drawn to scale to confirm compliance with this section.
9. **Section 19-4.3(5)(c)** requires that off-street parking areas shall be adequately illuminated for convenience and safety, but no lighting for parking areas shall cause glare on adjoining property. The provided plan does show any proposed lighting.
10. **Section 19-4.3(11)** requires 8 parking spaces for the proposed use. 4 parking spaces are proposed.
11. **Section 19-4.11(1)(b)** requires that landscape strips shall be provided along all property lines of multifamily and nonresidential uses as detailed further in this section. No such screening is proposed.

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

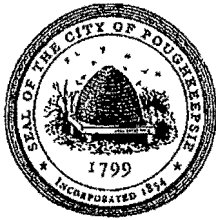
If you have any questions or comments, please feel free to contact me, info is listed below, thanks.

Joseph D. O'Brien

Deputy Zoning Administrator

Office - 845-451-4273

jobrien@cityofpoughkeepsie.com



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: 27 SOUTH CLINTON STREET
ZONING DISTRICT: R-2A

OWNER INFORMATION: QUINCY WILLIAMS
Name: 27 SOUTH CLINTON, LLC
Address: P.O. BOX 372
LAGRANGEVILLE, N.Y. 12540
Phone: 845-453-5223
Email: 382KCC@GMAIL.COM

APPLICANT INFORMATION:
Name: 27 SOUTH CLINTON, LLC
Address: P.O. BOX 372
LAGRANGEVILLE, N.Y. 12540
Phone: 845-453-5223
Email: 382KCC@GMAIL.COM

CONSULTANT INFORMATION:
Name: CIRO D MERRANTE
Address: 125 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: 8/2/23 Letter

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 27 SOUTH CLINTON 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
19-3.13.1(4)(a)3	10,000 S.F. LOT	1,081 S.F.
19-3.13.1(4)(d)1	20' FRONT YARD	12' & 2'
19-3.13.1(4)(d)2	10' SIDE YARD	2'
19-4.3(5)(2)	15' ACCESS LANE	3'
19-4.3(5)(b)	20' PARKING SPACE	2'
19-4.3(5)(b)	22' AISLE	7'
19-4.3(11)(2)	12 PARKING SPACES	1 PARKING SPACE
19-4.14(3)(2)	10' FROM FENCE TO WALL	2.5'

VARIANCE REQUEST JUSTIFICATION

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 27 SOUTH CLINTON 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):

SEE EXHIBIT "A"

SEE 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

8/16/23
DATE

Quincy Williams
Print Name

27 South Clinton AREA VARIANCE EXHIBIT "A"

- 1. The granting of the variance will not produce an undesirable change. The site was previously occupied by a house that was destroyed by fire. The construction of a new building on the site will not produce an undesirable change, and will be a benefit in keeping with the character of the neighborhood.**
- 2. Contiguous property is not available for purchase. The requested variances are necessary to effectively and efficiently utilize the site and provide additional needed housing in the City of Poughkeepsie.**
- 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 existing buildings in a variety of sizes and occupancy. Several multifamily dwellings presently exist in the surrounding neighborhood (SEE EXHIBIT B). The proposal is for new construction of an apartment building and should have no adverse impact on the neighborhood.**
- 4. The project will not have an adverse effect on the neighborhood. It is new construction and will be an improvement for the existing vacant lot. The project will benefit the neighborhood and provide additional housing needed in the city.**
- 5. The need for the area variance is not a self-creating 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, (for example stipulating that a corner property bordering two streets must be considered to have two front yards). Implementations of zoning regulations overlaid over existing older and established neighborhoods with existing and diverse uses could be considered the cause of the hardship. Once implemented such regulations could cause a majority of the buildings and properties to be considered non-compliant.**

27 South Clinton AREA VARIANCE EXHIBIT “B”

The following answers are provided in response to Joseph D. O’Brien’s letter dated in August 2, 2023. The answers are in the same numerical order.

1. A lot area variance of 1081 ft.² is requested in order to allow for the construction of the six unit apartment building. This represents approximately a 10% variance. We do not feel that this is excessive.
2. The property is a corner lot, therefore defining it as having to front yards. A 12’ variance is requested for the front yard facing S. Clinton St. This will help keep the front of the building more in alignment with other existing buildings along S. Clinton St. A front yard variance of 2 feet is requested along route 44-55. We do not feel that this is excessive.
3. A 2 foot variance is requested for the side yard. We do not feel that this is excessive.
4. A 3 foot variance is requested for the access lane. We feel that this is adequate given that there is a small quantity of vehicles entering and exiting the parking area. Some of these vehicles may be moderate to compact in size.
5. A 2 foot variance is requested for the parking stall depth. We do not feel that this is excessive and still allows for the parking of a typically sized vehicle.
6. A 7 foot variance is requested for the circulation lane between the double loaded parking stalls. Given that there is a small quantity of cars using the lot and that traffic in and out of the lot would be minimal and scattered in timeframe. This will allow ample time for maneuvering and exiting the parking lot.
7. A variance for one parking space is requested. We do not feel that this is excessive.
8. A 2 1/2 foot variance is requested. We do not feel that this is excessive. Given the fact that the building code will require that the construction of the building’s exterior walls have a two hour fire rating.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 27 SOUTH CLINTON 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	REVISED 12/5/23
19-3.13.1(4)(a)3	10,000 S.F. LOT	1,081 S.F.	1,081 S.F.
19-3.13.1(4)(d)1	20' FRONT YARD	12' & 2'	10' & 2'
19-3.13.1(4)(d)2	10' SIDE YARD	2'	0'
19-4.3(5)(a)	15' ACCESS LANE	3'	0'
19-4.3(5)(b)	20' PARKING SPACE	2'	2'
19-4.3(5)(b)	22' AISLE	7'	3'
19-4.3(11)(a)	12 PARKING SPACES	PARKING SPACE	0'
19-4.14(3)(a)	10' FROM FENCE TO WALL	2.5'	0'

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.

CIA

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

(845) 473-7572

December 5, 2023

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

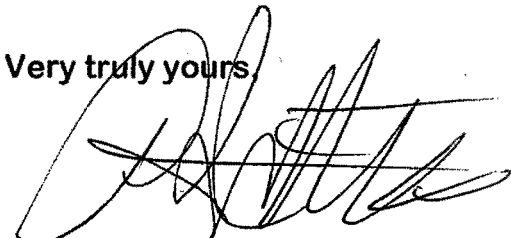
**RE: Cover Letter
27 South Clinton Street
Poughkeepsie, New York 12601**

Dear Zoning Board:

Based on discussions at the last zoning board meeting, recommendations from the zoning board were taking under consideration and the site plan was revised and the project reduced in scope. The number of proposed apartments has been reduced from 6-2 bedroom apartments to 4-3 bedroom apartments. The data table and application have also been revised.

Please review the attached site plan (with a revisions date of 12-4-23) to see all the changes.

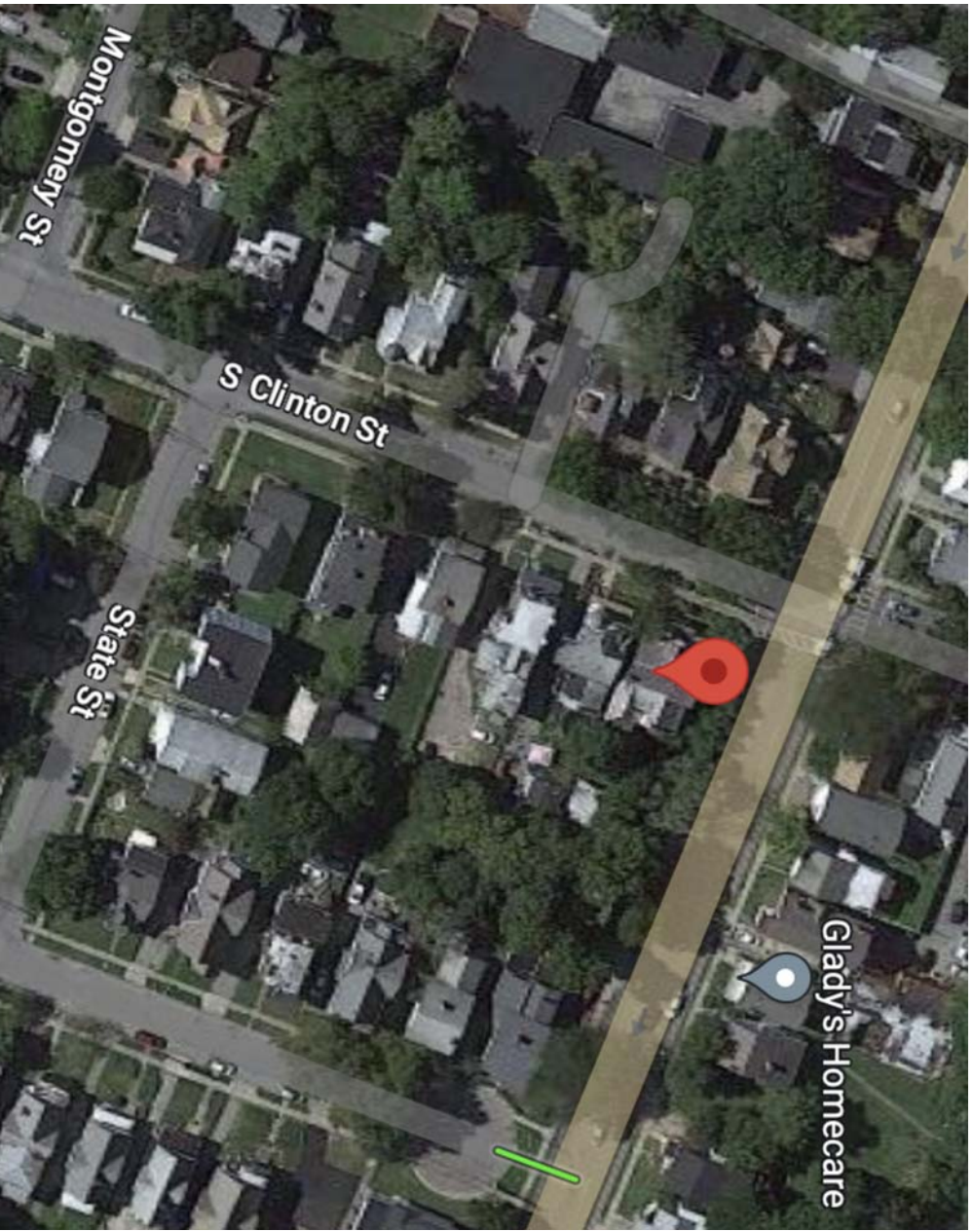
Very truly yours,

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

Ciro Interrante, Architect

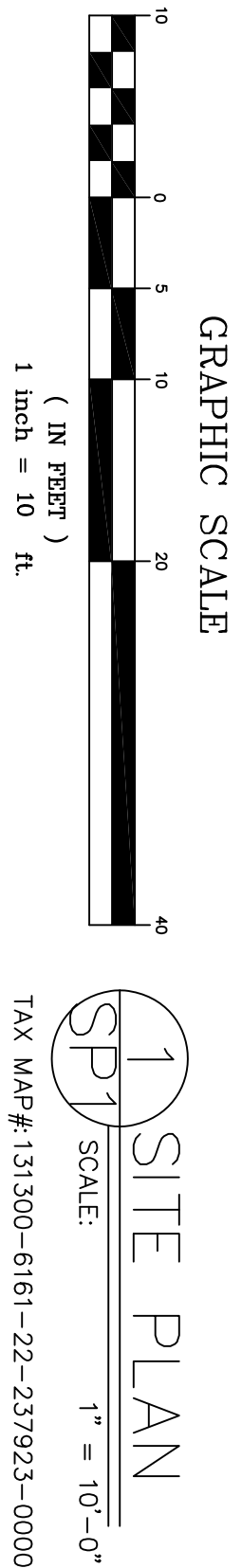
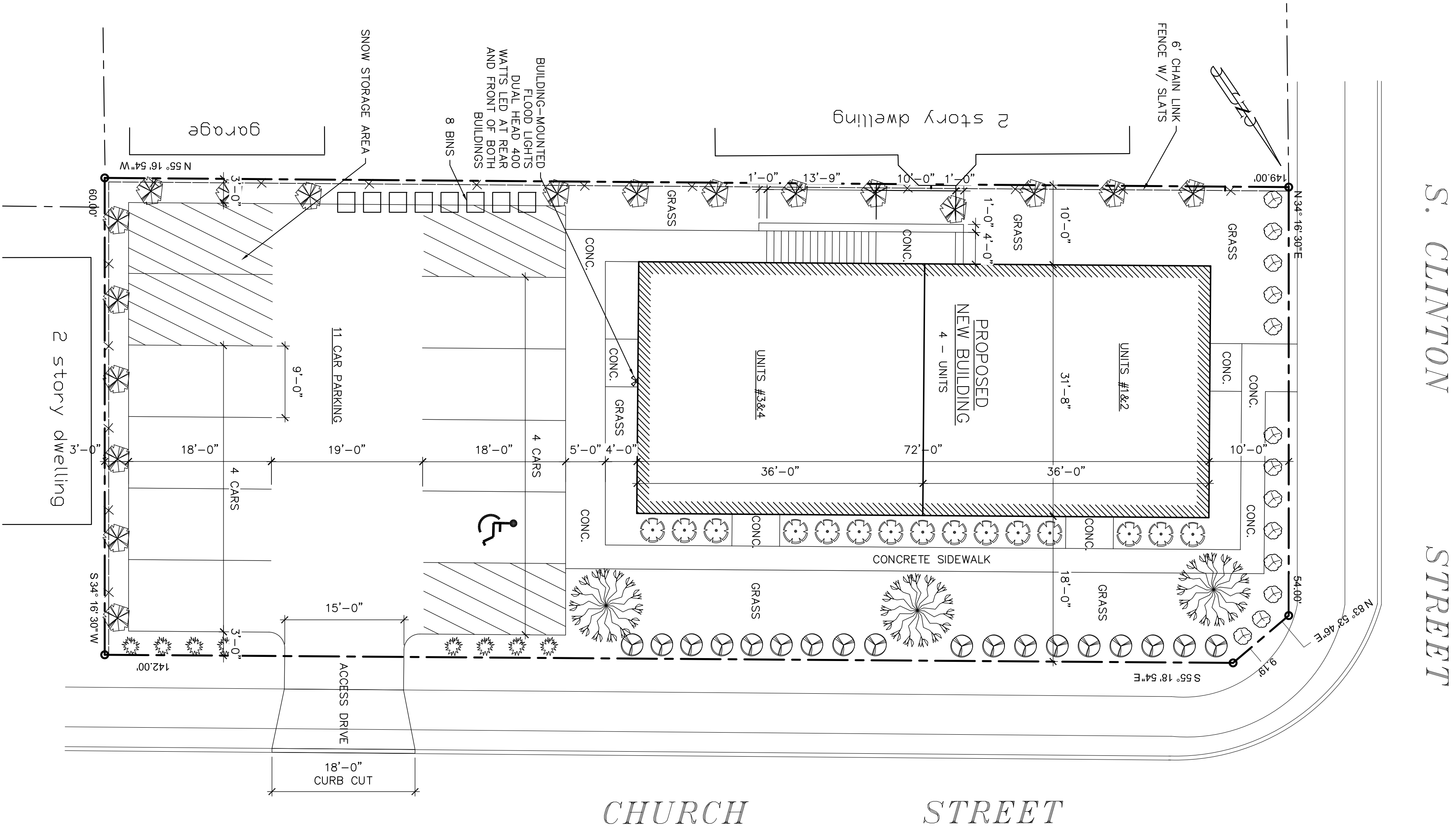


4 GOOGLE STREET VIEW
SP1 SCALE: N.T.S.



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

LANDSCAPING SCHEDULE				
TYPE	SYMBOL	QUANTITY	COMMON NAME	
GRASS / FLOWER	DTG	8	DWARF FOUNTAIN GRASS (HAMELN)	MATURE WIDTH: 2' - 3' MATURE HEIGHT: 2' - 3'
SHRUBS	GFS	18	COLD FLAME SPIREA	3' - 4' 3'
	FBB	15	ROYAL BURQUINDY BARBERRY (JAPANESE)	3' 2'
	MCS	13	MAGIC CARPET SPIREA	2' - 4' 1'-6"
	LL	18	LILAC	2' - 3' 10'
TREES	SM	2	SUGAR MAPLE	6' - 0'



1 SITE PLAN
SP1 SCALE: 1" = 10'-0"
TAX MAP #: 131300-6161-22-237923-0000



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

GENERAL NOTES:

- OWNER / APPLICANT: 27 SOUTH CLINTON, LLC
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NY, 12601
- ARCHITECT: CIRO INTERRANTE, ARCHITECT
25 MARKET STREET, SUITE 3
POUGHKEEPSIE, NY 12601
- ZONING DATA: ZONING DISTRICT: R4
MEDIUM DENSITY RESIDENTIAL
TAX MAP: 131300-6161-22-237923-0000
PROPERTY LINE INFORMATION TAKEN FROM COPY OF SURVEY PROVIDED BY APPLICANT
- MAP REFERENCE:

DATA TABLE		
ZONE R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT		
	REQUIRED	PROPOSED
LOT AREA	(4,000 SF. / UNIT)	0.2 AC. (8,919 SF.)
LOT WIDTH	30 FT.	60 FT.
LOT DEPTH	149 FT.	60 FT.
LOT FRONTAGE	30 FT.	60 FT.
LOT COVERAGE (BUILDING)	40 %	28.8 %
OPEN SPACE	400 SF. / UNIT	2,722 SF
YARDS		
FRONT	20 FT.	10 FT.
SIDE	15 FT.	18 FT./10 FT.
REAR	15 FT.	67 FT.
BUILDING HEIGHT	3 / 40 FT.	2/26 FT. +/-
BUILDING AREA		2,280 SF
TOTAL PARKING		
2 CARS / UNIT	8 CARS	8 CARS

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

Revisions		
No. 1	8/18/23	GENERAL REVISIONS
No. 2	12/4/23	ZONING COMMENTS
No.	Date:	Description:



CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET, 3rd FLOOR
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S. CHECKED BY: C.I. ISSUED DATE: 26 JULY, 2023



SITE PLAN
PROPOSED SITE PLAN FOR:
27 SOUTH CLINTON, LLC
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NY. 12601

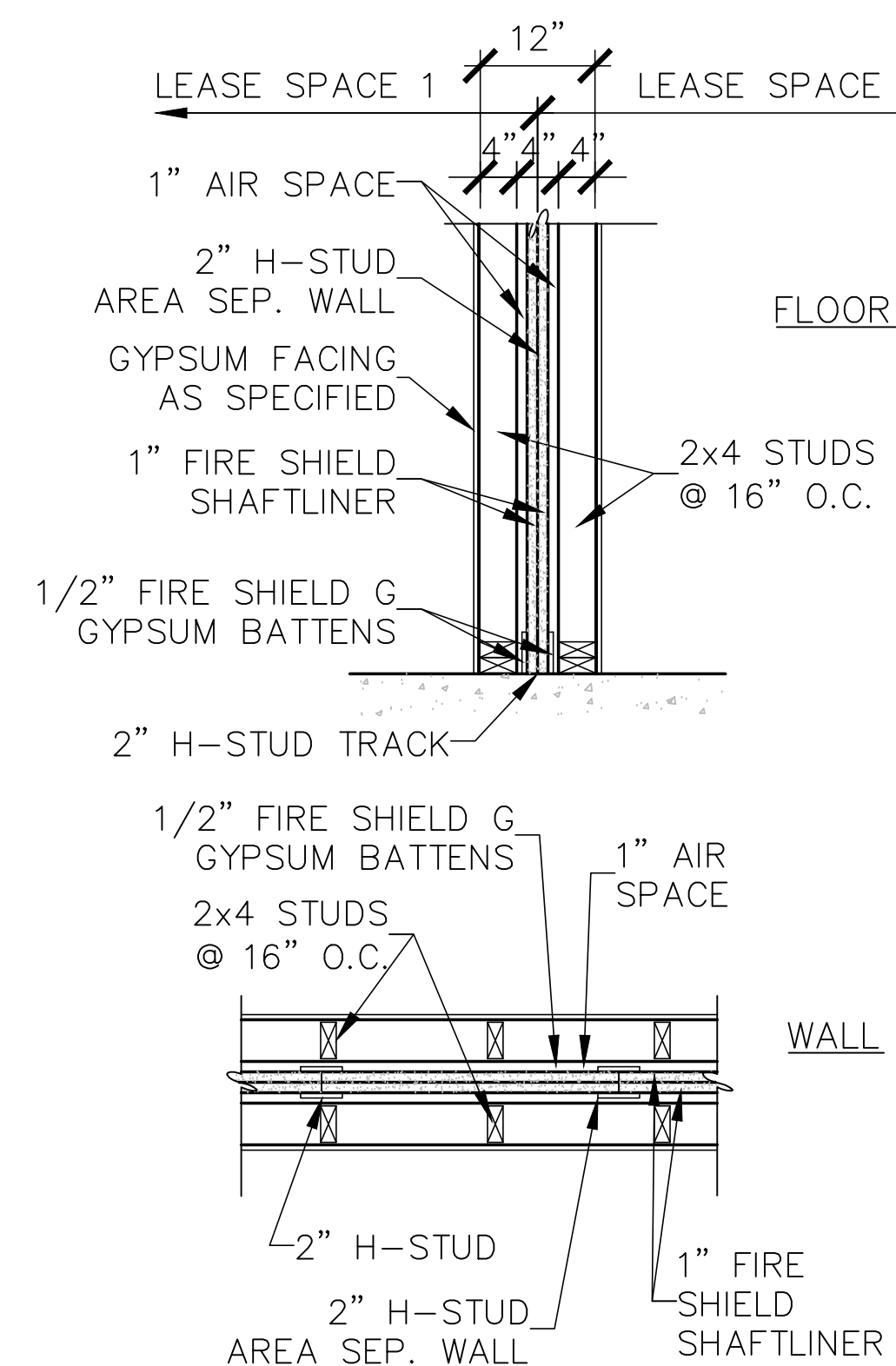
Project Number: 23-31



- 1 CONTINUOUS "SNOW COUNTRY RIDGE VENT" BY GAF.
- 2 PRE ENGINEERED ROOF TRUSS SYSTEM @2'-0"o.c.,
DESIGN FOR: 55 PSF SNOW LOAD + 15 PSF DEAD LOAD
- 3 CONTINUOUS 1x6 FASCIA.
- 4 INSTALL SIMPSON #1104 HURRICANE TIES AT ALL
CONNECTIONS OF ROOF TRUSS BOTTOM CHORD TO BEARING
WALLS.
- 5 7/16" WALL SHEATHING W/ TYVEK HOUSE WRAP WITH
VINYL SIDING PER OWNERS CHOICE.
- 6 2x6 STUD WALL @16"o.c. W/ R-21 CAVITY INSULATION.
- 7 SLOPE GRADE AWAY FROM BUILDING.
- 8 8" CONCRETE BLOCK OR 8" POURED CONCRETE
FOUNDATION WITH R10x48" PERIMETER INSULATION.
- 9 INSTALL 5/8" TYPE 'X' GWB ON ALL WALLS BETWEEN
APARTMENTS.
- 10 12"x24" POURED CONCRETE FOOTING CONTINUOUS WITH
3-#4 BARS.
- 11 4" CONC. SLAB W/6"x6" #10/#10 W.W.F. OVER 6 MIL.
POLYETHYLENE VAPOR BARRIER AND 6" MIN POROUS
COMPACTED.

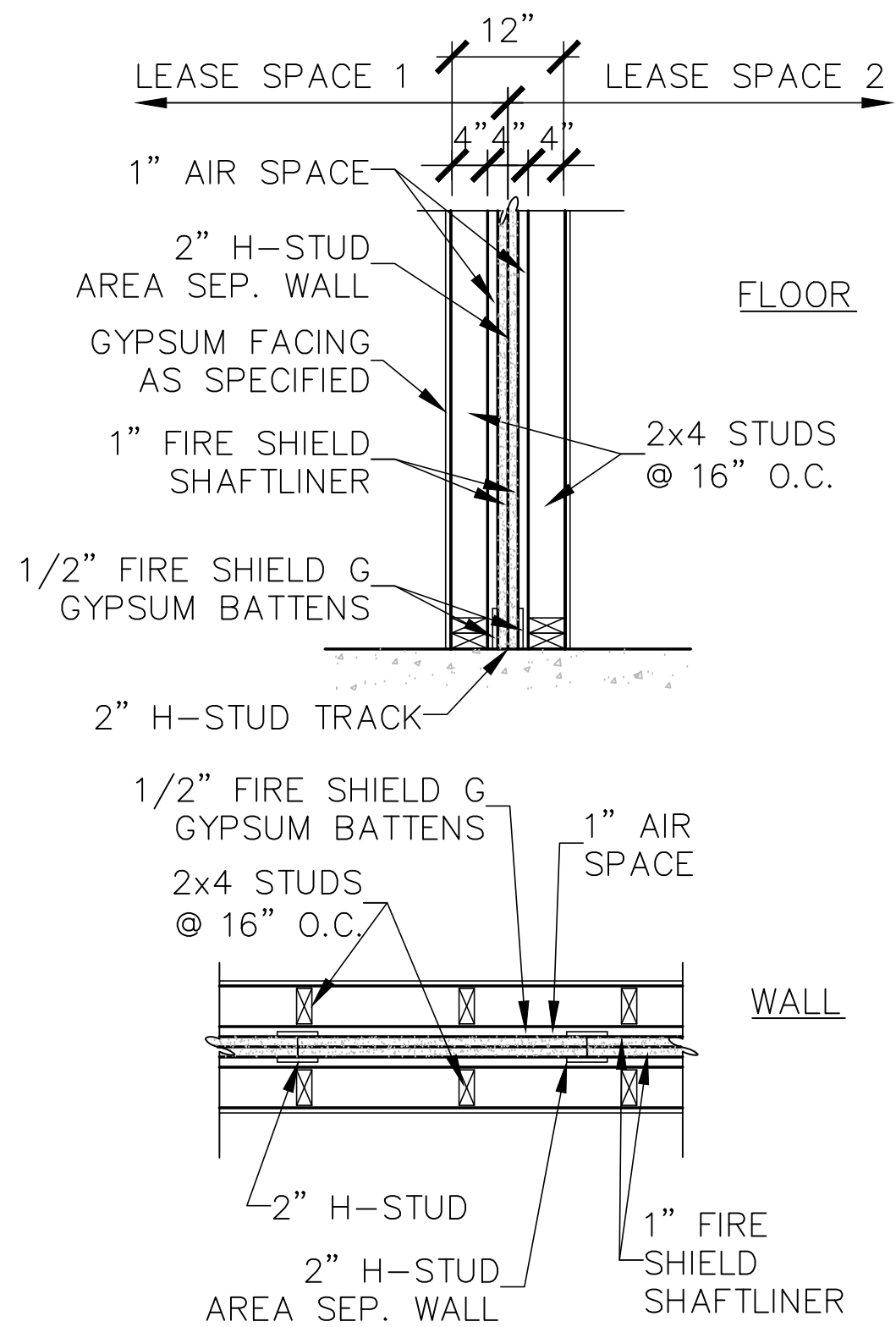
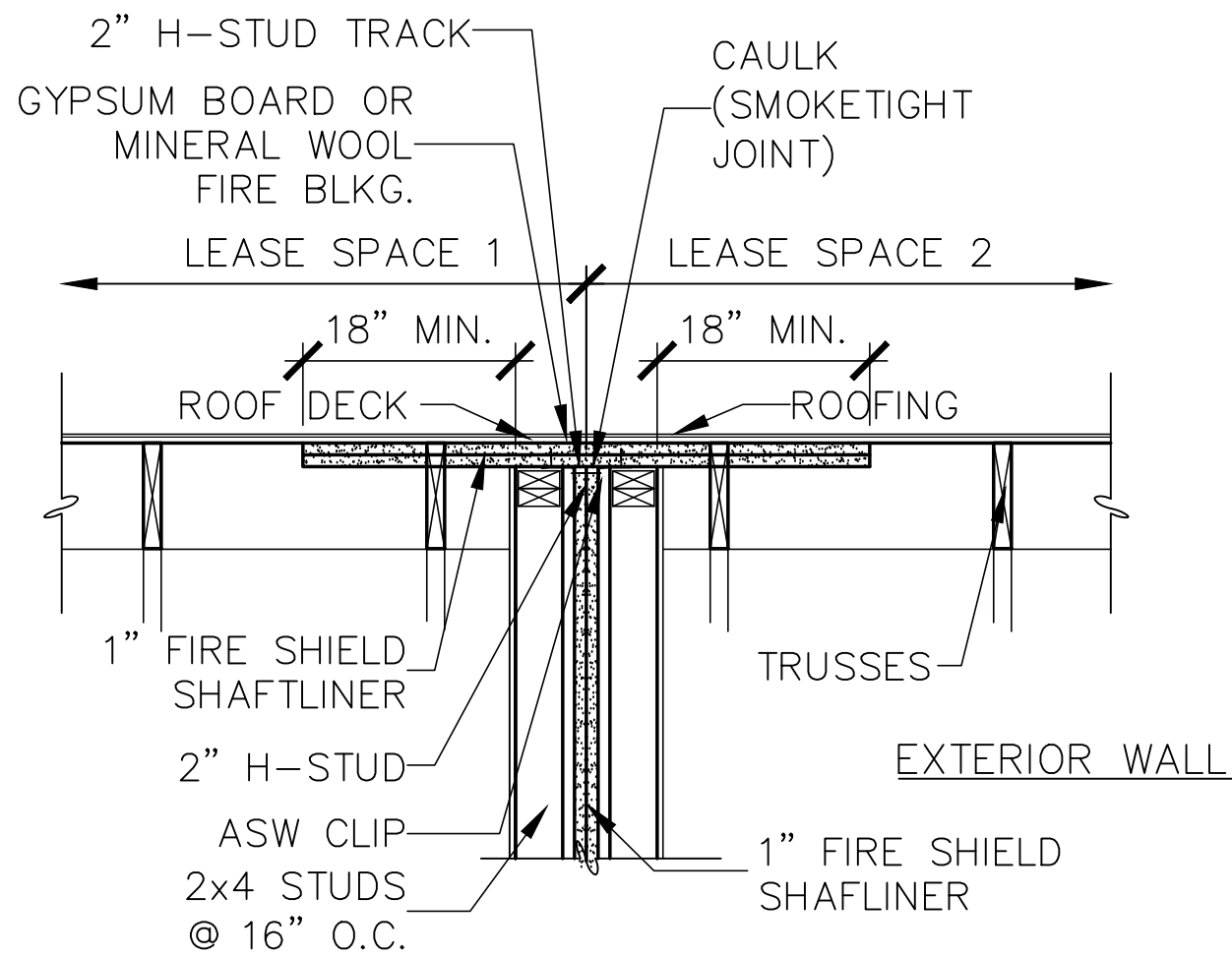
- 12) 1/2"x24" x12" LONG BENT ANCHOR BOLTS @ 6'-0" o.c. & @ 1'-0" FROM CORNERS & 7" MIN. EMBEDMENT WITH "SIMPSON" WASHERS #LB1/2. INSTALL ANCHOR BOLTS IN CENTER FIRE WALLS, SAME AS PERIMETER FOUNDATION WALL.
- 13) INSTALL 2-2x10 HEADER FOR WINDOWS & DOORS.
- 14) INSTALL BEAMS AND HEADERS WHERE SHOWN ON DRAWINGS.
- 15) 12" x 24" HAUNCH W/ 3 # 4 RODS CONTINUOUS.
- 16) CONTINUOUS VENTED SOFFIT.
- 17) CONTINUOUS ALUM. DRIP EDGE.
- 18) 36" ICE & WATER SHIELD 24" IN FROM STUD WALLS ON RAKES & EAVES AND 36" WIDE IN VALLEYS.
- 19) 5/8" PLYWOOD ROOF DECK W/ PLYWOOD CLIPS BETWEEN TRUSSES, W/ 15 LB. FELT & GAF 235 LB. ARCHITECTURAL ASPHALT ROOF SHINGLES (COLOR PER OWNER'S CHOICE).
- 20) 2x6 SOLID BLOCKING AT MID HEIGHT OF BEARING WALL. 2x6 STUDS @ 16" O.C.
- 21) ALUMINUM GUTTERS & DOWN SPOUTS

- 22 VINYL WINDOW, DOOR TRIM & CORNER TRIM. SIDING & TRIM PER OWNER.
- 23 INSTALL FULL THICKNESS CAVITY INSULATING IN EXTERIOR WALLS & CENTER BEARING WALL.
- 24 NOT USED.
- 25 INSTALL 14 INCH DIAMETER BY 48 INCHES DEEP CONCRETE PIER.
- 26 ¾" T & G PLYWOOD SUB-FLOOR
- 27 "ACCUVENT" BAFFLE W/14" HEEL HEIGHT TRUSS TO ACCOMMODATE R-38 INSULATION EXTENDED TO OUTSIDE FACE OF WALL STUD.
- 28 ELECTRICIAN TO INSTALL GROUND WIRE TO 20' ONE PIECE RE-BAR EMBEDD IN FOOTING CONCRETE PER ELECTRICAL CODE. COORDINATE WITH CONCRETE CONTRACTOR.
- 29 NOT USED.
- 30 NOT USED.
- 31 STAIRS, 14 RISERS AT ±7¾" HGT. & 13 TREADS AT ±10" DEEP. INSTALL HANDRAIL 34" MIN. & 38" MAX. HEIGHT.
- 32 NOT USED.

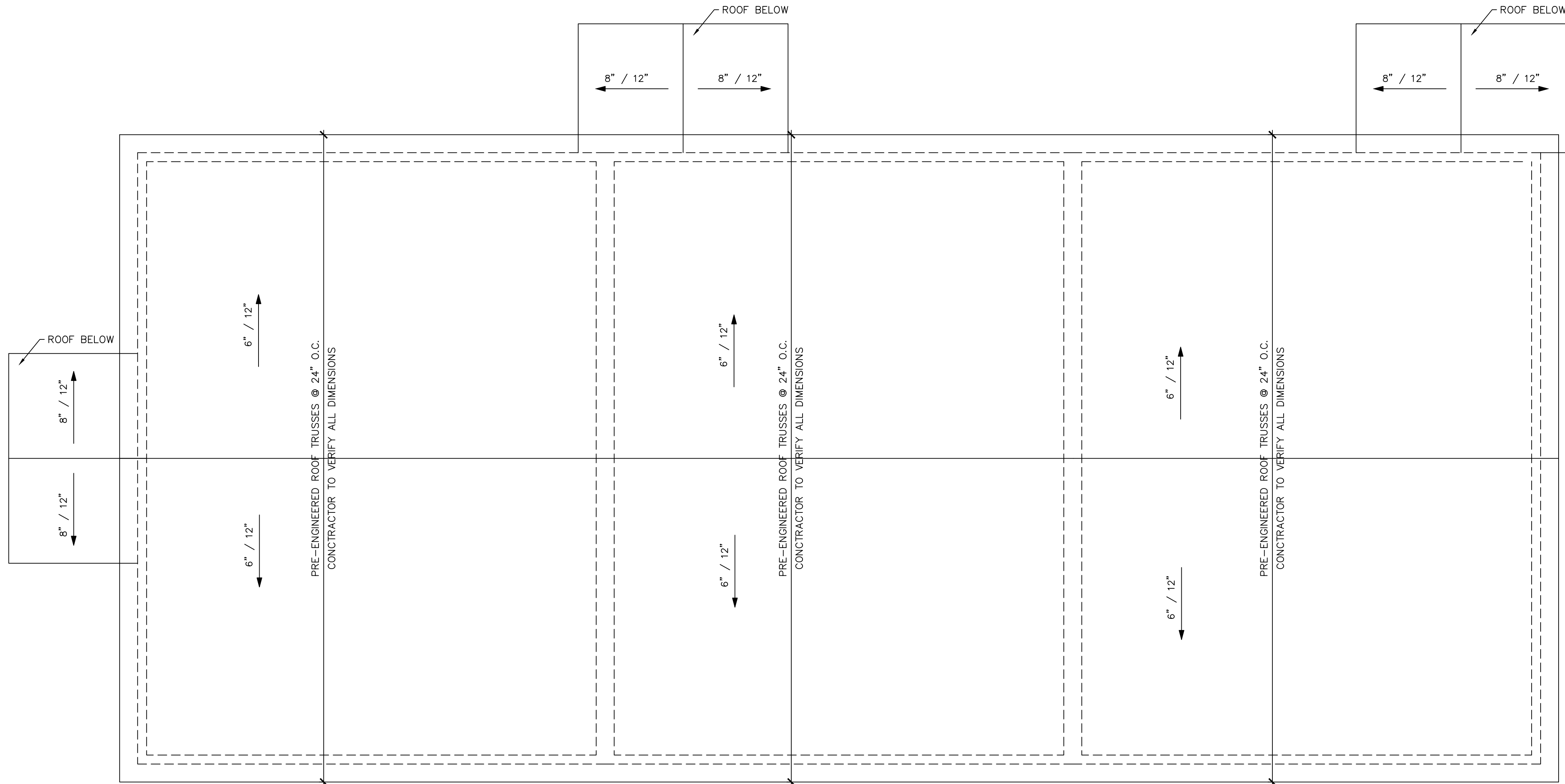
[illegible]

4' 2' 0 4' 8' 12'

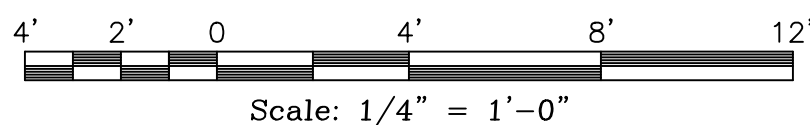
Scale: $\frac{1}{4}" = 1'-0"$



2 2HR TENANT FIRE SEPARATION WALL
A2 SCALE: 3/4" = 1'-0"



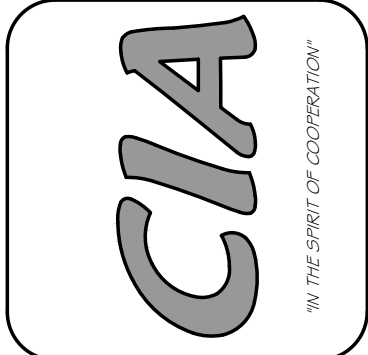
1 ROOF PLAN
A2 SCALE: 1/4" = 1'-0"



TYPICAL CONSTRUCTION NOTES

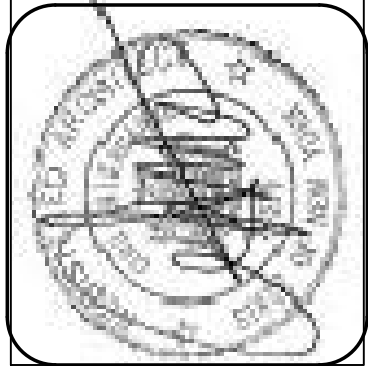
- 1 CONTINUOUS "SNOW COUNTRY RIDGE VENT" BY GAF.
- 2 PRE ENGINEERED ROOF TRUSS SYSTEM @2'-0"o.c., DESIGN FOR: 55 PSF SNOW LOAD + 15 PSF DEAD LOAD
- 3 CONTINUOUS 1x6 FASCIA.
- 4 INSTALL SIMPSON #H10A HURRICANE TIES AT ALL CONNECTIONS OF ROOF TRUSS BOTTOM CHORD TO BEARING WALLS.
- 5 7/16" WALL SHEATHING W/ TYVEK HOUSE WRAP WITH VINYL SIDING PER OWNERS CHOICE.
- 6 2x6 STUD WALL @16"o.c. W/ R-21 CAVITY INSULATION.
- 7 SLOPE GRADE AWAY FROM BUILDING.
- 8 8" CONCRETE BLOCK OR 8" POURED CONCRETE FOUNDATION WITH R10x48" PERIMETER INSULATION.
- 9 INSTALL 5/8" TYPE 'X' GWB ON ALL WALLS BETWEEN APARTMENTS.
- 10 12"x24" POURED CONCRETE FOOTING CONTINUOUS WITH 3-#4 BARS.
- 11 4" CONC. SLAB W/6"x6" #10/#10 W.W.F. OVER 6 MIL. POLYETHYLENE VAPOR BARRIER AND 6" MIN POROUS COMPACTED.
- 12 1/2"DIA x12"LONG BENT ANCHOR BOLTS @ 6'-0"o.c. & @ 1'-0" FROM CORNERS & 7" MIN. EMBEDMENT WITH "SIMPSON" WASHERS #LBP1/2. INSTALL ANCHOR BOLTS IN CENTER FIRE WALLS, SAME AS PERIMETER FOUNDATION WALL.
- 13 INSTALL 2-2x10 HEADER FOR WINDOWS & DOORS.
- 14 INSTALL BEAMS AND HEADERS WHERE SHOWN ON DRAWINGS.
- 15 12" x 24" HAUNCH W/ 3# 4 RODS CONTINUOUS.
- 16 CONTINUOUS VENTED SOFFIT.
- 17 CONTINUOUS ALUM. DRIP EDGE.
- 18 36" ICE & WATER SHIELD 24" IN FROM STUD WALLS ON RAKES & EAVES AND 36" WIDE IN VALLEYS.
- 19 5/8" PLYWOOD ROOF DECK W/ PLYWOOD CLIPS BETWEEN TRUSSES, W/ 15 LB. FELT & GAF 235 LB. ARCHITECTURAL ASPHALT ROOF SHINGLES (COLOR PER OWNER'S CHOICE).
- 20 2x6 SOLID BLOCKING AT MID HEIGHT OF BEARING WALL. 2x6 STUDS @ 16" O.C.
- 21 ALUMINUM GUTTERS & DOWN SPOUTS
- 22 VINYL WINDOW, DOOR TRIM & CORNER TRIM. SIDING & TRIM PER OWNER.
- 23 INSTALL FULL THICKNESS CAVITY INSULATING IN EXTERIOR WALLS & CENTER BEARING WALL.
- 24 NOT USED.
- 25 INSTALL 14 INCH DIAMETER BY 48 INCHES DEEP CONCRETE PIER.
- 26 3/4" T & G PLYWOOD SUB-FLOOR
- 27 "ACCUVENT" BAFFLE W/14" HEEL HEIGHT TRUSS TO ACCOMMODATE R-38 INSULATION EXTENDED TO OUTSIDE FACE OF WALL STUD.
- 28 ELECTRICIAN TO INSTALL GROUND WIRE TO 20' ONE PIECE RE-BAR ENCASED IN FOOTING CONCRETE PER ELECTRICAL CODE. COORDINATE WITH CONCRETE CONTRACTOR.
- 29 NOT USED.
- 30 NOT USED.
- 31 STAIRS, 14 RISERS AT ±7¾" HGT. & 13 TREADS AT ±10" DEEP. INSTALL HANDRAIL 34" MIN. & 38" MAX. HEIGHT.
- 32 NOT USED.

Revisions	Description:	
	No.	Date:



CIRO INTERRANTE ARCHITECT, P.C.
85 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S. CHECKED BY: C.I. ISSUED DATE: 26 JULY, 2023



FOUNDATION & ROOF PLANS,
DETAILS & NOTES

PROPOSED NEW APARTMENTS FOR:
27 SOUTH CLINTON, LLC
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601

Project Number. 23-31



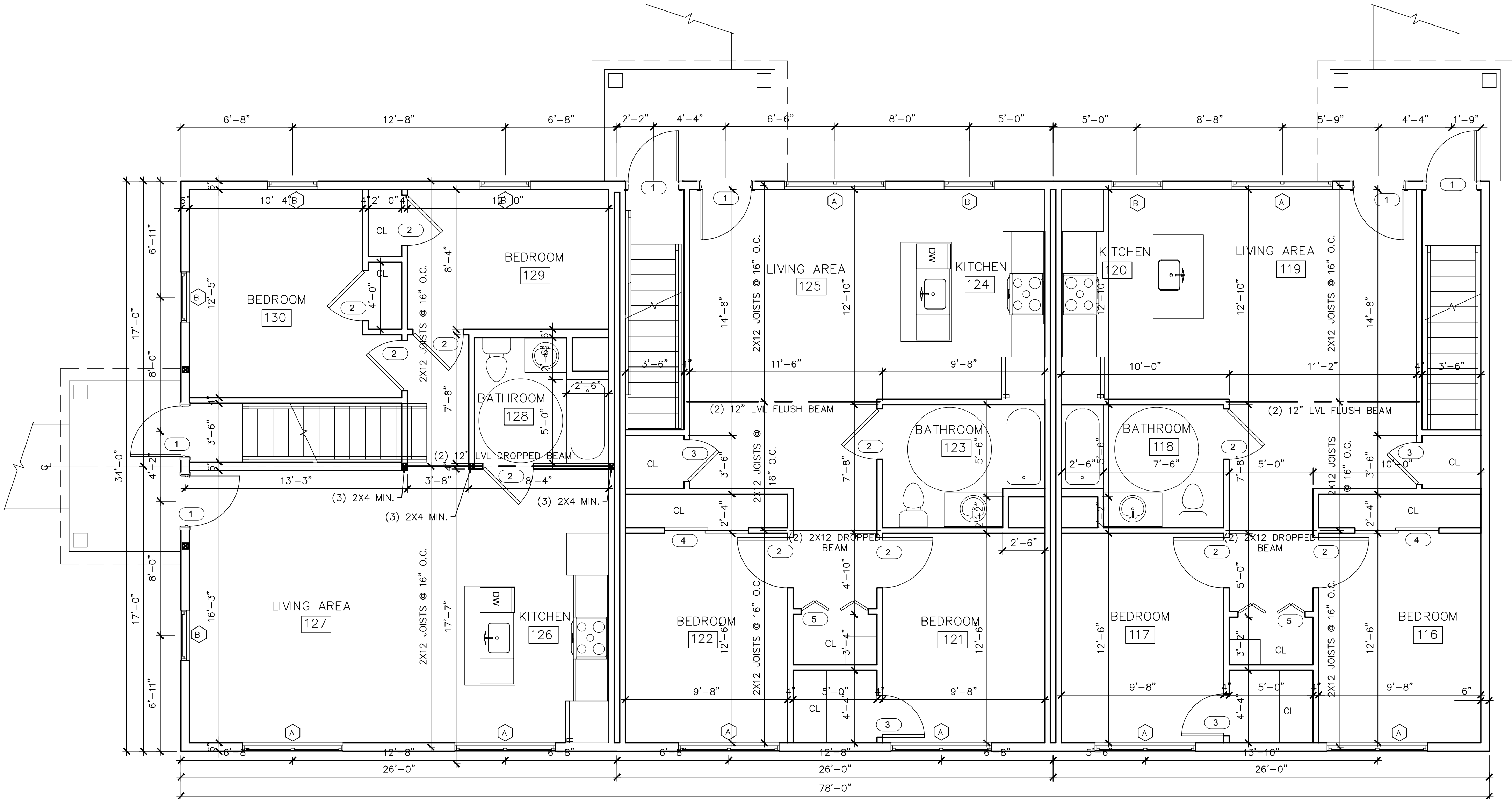
LIGHT & VENTILATION SCHEDULE (PER UNIT)					
ROOM NAME	FLOOR AREA (SQUARE FEET)	LIGHT 8% (REQUIRED)	LIGHT % (ACTUAL)	VENT. 4% (REQUIRED)	VENTILATION % (ACTUAL)
APT. 1 & 3 1ST FL.	LIVING ROOM	200	16	20.62	11.4
	DINNING ROOM	92	7.36	20.62	11.4
APT. 2 2ND FL.	BED ROOM #1	117	9.36	20.62	11.4
	BED ROOM #2	89	7.12	10.31	5.7
	DEN	91	7.28	10.31	5.7
	LIVING ROOM	213	17.04	20.62	11.4
	DINNING ROOM	92	7.36	20.62	11.4
	BED ROOM #1	117	9.36	20.62	11.4
	DEN	95	7.6	10.31	5.7
	BED ROOM #2	90	7.2	10.31	5.7

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

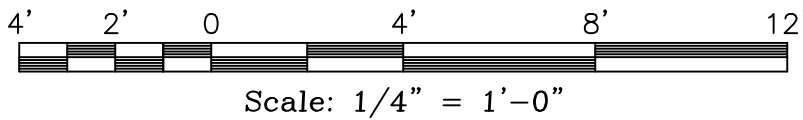
WINDOW SCHEDULE (PER BUILDING)								SYMBOL	
MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	CLEAR OPENING	GLASS AREA	
A	3'-1 5/8" x 4'-8 7/8"	TW3046	27	DOUBLE HUNG	3'-2 1/8" x 4'-8 7/8"	YES	5.7	10.31	
B	2'-7 5/8" x 3'-4 7/8"	TW2632	9	DOUBLE HUNG	2'-8 1/8" x 3'-4 7/8"	NO	3.17	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 USE AS AN EMERGENCY 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
A3 SCALE: 1/4" = 1'-0"

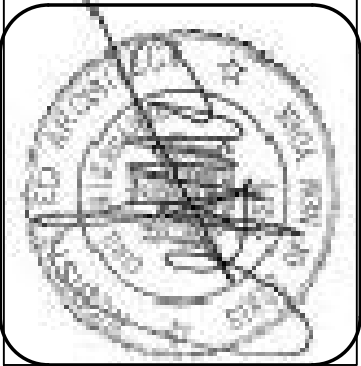


Revisions		
	No.	Description:



CIRO INTERRANTE ARCHITECT, P.C.
85 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S. CHECKED BY: C.I. ISSUED DATE: 26 JULY, 2023



1st & 2nd FLOOR PLANS & SCHEDULES

PROPOSED NEW APARTMENTS FOR:
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601

Project Number. 23-31



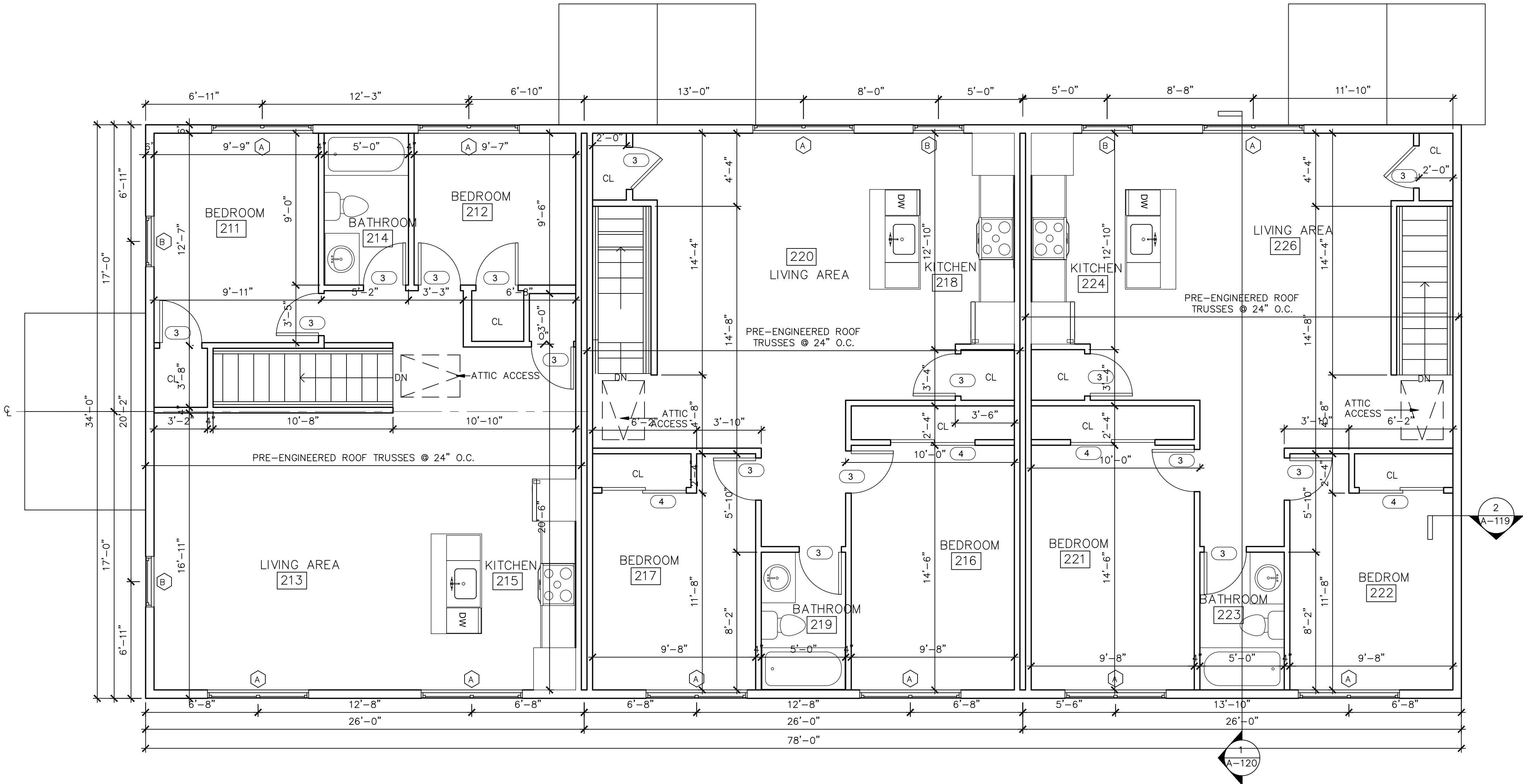
LIGHT & VENTILATION SCHEDULE (PER UNIT)					
ROOM NAME	FLOOR AREA (SQUARE FEET)	LIGHT 8% (REQUIRED)	LIGHT % (ACTUAL)	VENT. 4% (REQUIRED)	VENTILATION % (ACTUAL)
APT. 1 & 3 1ST FL.	LIVING ROOM	200	16	20.62	11.4
	DINNING ROOM	92	7.36	20.62	11.4
APT. 2 2ND FL.	BED ROOM #1	117	9.36	20.62	11.4
	BED ROOM #2	89	7.12	10.31	5.7
	DEN	91	7.28	10.31	5.7
	LIVING ROOM	213	17.04	20.62	11.4
	DINNING ROOM	92	7.36	20.62	11.4
APT. 2 2ND FL.	BED ROOM #1	117	9.36	20.62	11.4
	DEN	95	7.6	10.31	5.7
	BED ROOM #2	90	7.2	10.31	5.7

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

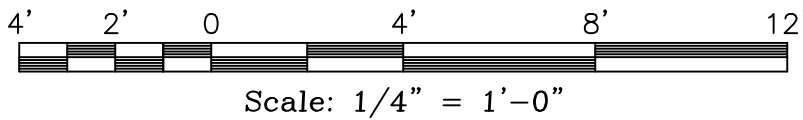
WINDOW SCHEDULE (PER BUILDING)								SYMBOL
MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	CLEAR OPENING	GLASS AREA
A	3'-1 5/8" x 4'-8 7/8"	TW3046	27	DOUBLE HUNG	3'-2 1/8" x 4'-8 7/8"	YES	5.7	10.31
B	2'-7 5/8" x 3'-4 7/8"	TW2632	9	DOUBLE HUNG	2'-8 1/8" x 3'-4 7/8"	NO	3.17	5.57

WINDOW & DOOR NOTES:
1. EACH HABITABLE SPACE IS PROVIDED WITH AT LEAST ONE WINDOW THAT IS IN COMPLIANCE WITH NYS CODE REGULATIONS FOR USE AS AN EMERGENCY 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.

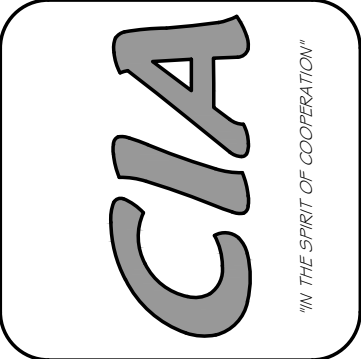
DOOR SCHEDULE (PER BUILDING)					SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION		
1	3'-0" x 6'-8"	3	EXTERIOR ENTRY DOOR		
2	2'-6" x 6'-8"	15	INTERIOR DOOR		
3	5'-0" x 6'-8"	0	INTERIOR BI-FOLD DOOR		
4	2'-0" x 6'-8"	3	INTERIOR DOOR		
5	1'-6" x 6'-8"	3	INTERIOR DOOR		
6	3'-0" x 6'-8"	3	INTERIOR DOOR		



1 SECOND FLOOR PLAN
A4 SCALE: 1/4" = 1'-0"

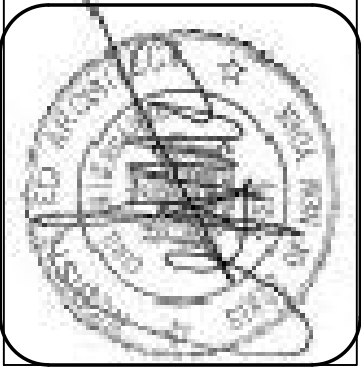


Revisions		
	No.	Date:



CIRO INTERRANTE ARCHITECT, P.C.
85 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S. CHECKED BY: C.I. ISSUED DATE: 26 JULY, 2023



1st & 2nd FLOOR PLANS & SCHEDULES

PROPOSED NEW APARTMENTS FOR:
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601

Project Number. 23-31

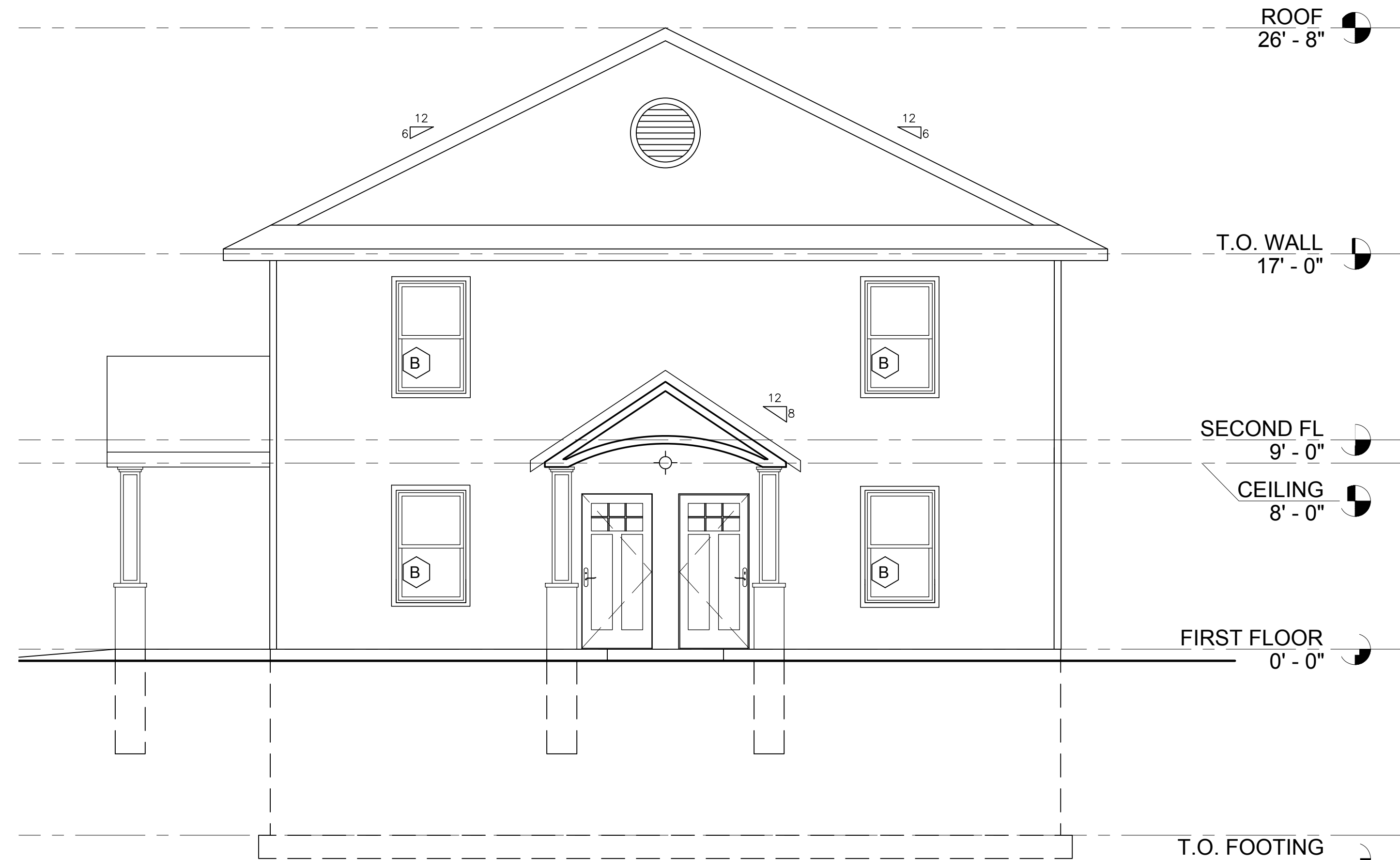
SHEET NO.

A4

ARCHITECTURAL



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



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

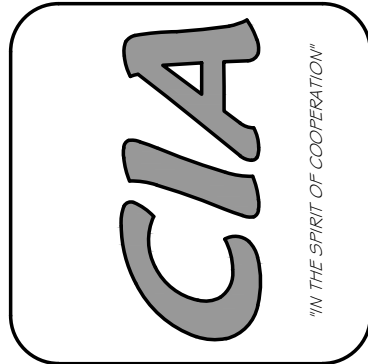
WINDOW SCHEDULE (PER BUILDING) (ANDERSON SERIES 100)							SYMBOL ☐	
MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	CLEAR OPENING	GLASS AREA
A	2'-11 1/2" x 4'-11 1/2"	3050	27	SINGLE HUNG	3'-0" x 5'-0"	YES	5.79	11.95
B	2'-5 1/2" X 3'-5 1/2"	2636	9	SINGLE HUNG	2'-6" x 3'-6"	NO	3.08	6.44

WINDOW & DOOR NOTES:
1. EACH HABITABLE SPACE IS PROVIDED WITH AT LEAST ONE WINDOW THAT IS IN COMPLIANCE WITH NYS CODE REGULATIONS FOR USE AS AN EMERGENCY 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.

EXTERIOR MATERIALS

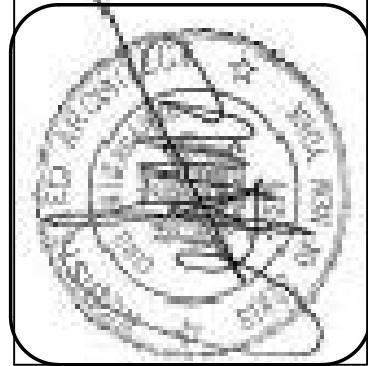
- CONTINUOUS WHITE ALUMINUM FASCIA & CONTINUOUS ALUMINUM DRIP EDGE
- CONTINUOUS FULLY VENTED WHITE VINYL SOFFIT.
- INSTALL 6" WHITE ALUMINUM GUTTERS & DOWN SPOUTS
- 36" ICE & WATER SHIELD IN VALLEYS & 24" IN FROM STUD WALLS ON RAKES & EAVES.
- CONTINUOUS "SNOW COUNTRY RIDGE VENT" BY GAF
- BEIGE COLORED VINYL SIDING AND TRIM.
- INSTALL DUAL HEAD FLOOD LIGHTS TO ILLUMINATE WALKWAY & REAR PARKING LOT.
- INSTALL LED SOFFIT LIGHTS TO ILLUMINATE PERIMETER OF BUILDING.
- EXTERIOR WALLS - 7/16" OSB SHEATHING w/ TYVEK HOUSE WRAP OVER 2x6 STUDS @16"o.c. w/ R-21 INSULATION.
- SLOPE GRADE AWAY FROM BUILDING.
- INSTALL GAF 235 LB. TIMBERLINE ARCHITECTURAL ASPHALT ROOF SHINGLES (COLOR PEWTER GRAY).
- INSTALL LIGHT ABOVE ENTRY DOORS TO ILLUMINATE SIDEWALK.

Revisions			Description:
	No.	Date:	



CIRO INTERRANTE ARCHITECT, P.C.
85 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S. CHECKED BY: C.I. ISSUED DATE: 26 JULY, 2023

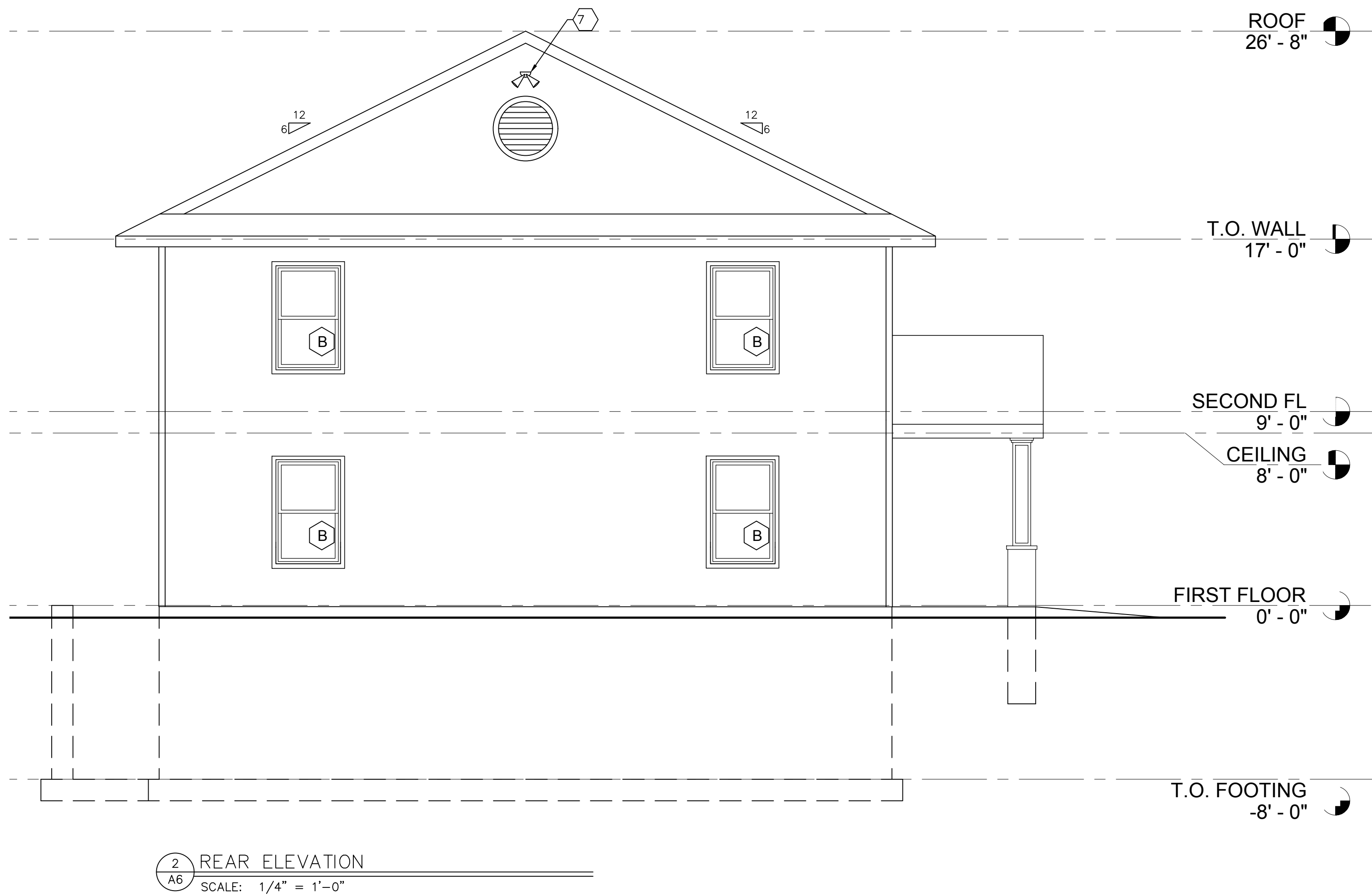
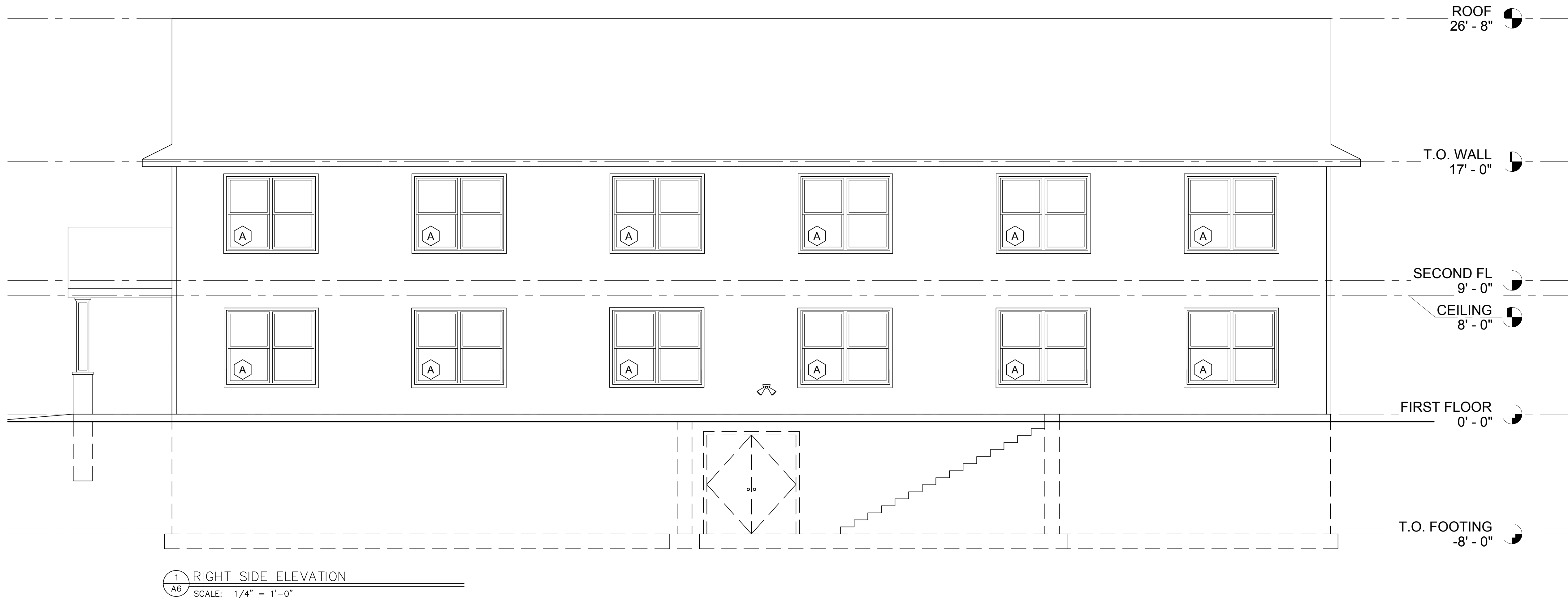


EXTERIOR ELEVATIONS

PROPOSED NEW APARTMENTS FOR:
27 SOUTH CLINTON, LLC
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601

Project Number, 23-31



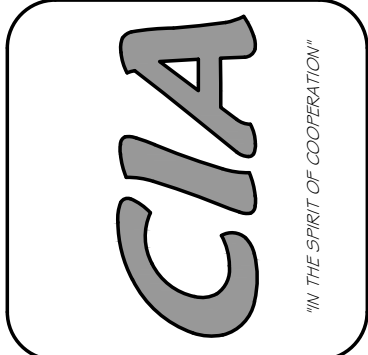


WINDOW SCHEDULE (PER BUILDING) (ANDERSON SERIES 100)							SYMBOL	
MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	CLEAR OPENING	GLASS AREA
A	2'-11 1/2" x 4'-11 1/2"	3050	27	SINGLE HUNG	3'-0" x 5'-0"	YES	5.79	11.95
B	2'-5 1/2" X 3'-5 1/2"	2636	9	SINGLE HUNG	2'-6" x 3'-6"	NO	3.08	6.44

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

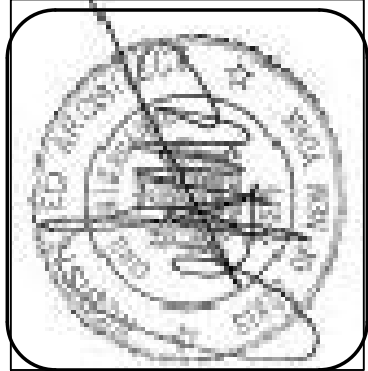
- EXTERIOR MATERIALS
- CONTINUOUS WHITE ALUMINUM FASCIA & CONTINUOUS ALUMINUM DRIP EDGE
 - CONTINUOUS FULLY VENTED WHITE VINYL SOFFIT.
 - INSTALL 6" WHITE ALUMINUM GUTTERS & DOWN SPOUTS
 - 36" ICE & WATER SHIELD IN VALLEYS & 24" IN FROM STUD WALLS ON RAKES & EAVES.
 - CONTINUOUS "SNOW COUNTRY RIDGE VENT" BY GAF
 - BEIGE COLORED VINYL SIDING AND TRIM.
 - INSTALL DUAL HEAD FLOOD LIGHTS TO ILLUMINATE WALKWAY & REAR PARKING LOT.
 - INSTALL LED SOFFIT LIGHTS TO ILLUMINATE PERIMETER OF BUILDING.
 - EXTERIOR WALLS - 7/16" OSB SHEATHING w/ TYVEK HOUSE WRAP OVER 2x6 STUDS @16"o.c. w/ R-21 INSULATION.
 - SLOPE GRADE AWAY FROM BUILDING.
 - INSTALL GAF 235 LB. TIMBERLINE ARCHITECTURAL ASPHALT ROOF SHINGLES (COLOR PEWTER GRAY).
 - INSTALL LIGHT ABOVE ENTRY DOORS TO ILLUMINATE SIDEWALK.

Revisions		
No.	Date:	Description:



CIRO INTERRANTE ARCHITECT, P.C.
85 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S. CHECKED BY: C.I. ISSUED DATE: 26 JULY, 2023



EXTERIOR ELEVATIONS

PROPOSED NEW APARTMENTS FOR:
27 SOUTH CLINTON, LLC
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601

Project Number. 23-31

SHEET NO.

A6

ARCHITECTURAL

PROPOSED NEW APARTMENTS FOR: 27 SOUTH CLINTON STREET CITY OF POUGHKEEPSIE, N. Y.

GENERAL NOTES:

- ALL WORK TO BE DONE BY EXPERIENCED CRAFTSMEN SKILLED IN THEIR TRADE AND IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES, RULES AND REGULATIONS.
- ALL CONCRETE TO BE MIN. 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- ALL CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL OR SUITABLE ROCK. STEP FOOTINGS AS REQUIRED TO MAINTAIN MIN. 4'-0" COVER BELOW GRADE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IF QUESTIONABLE SOIL CONDITIONS ARE ENCOUNTERED AT SITE.
- ALL FRAMING LUMBER TO BE S-P-F OR HEM-FIR, CONSTRUCTION GRADE. JOISTS, HEADERS, RAFTERS AND GIRDERS TO BE DOUGLAS FIR NUMBER TWO OR BETTER.
- ALL HEADERS TO BE MIN. 2-2x10, UNLESS NOTED OTHERWISE, ALL HEADERS AND GIRDERS TO BE GLUED AND NAILED.
- DOUBLE RAFTERS AROUND ROOF OPENING FOR SKYLIGHTS IF APPLICABLE.
- DIMENSIONS ARE FROM FACE OF STUD OR STRUCTURE, OR CENTERLINE OF MEMBER/OPENING.
- WINDOW NUMBERS REFER TO ANDERSEN OR MARVIN. ADJUST ROUGH OPENINGS AND DIMENSIONS IF A DIFFERENT MANUFACTURER IS USED. SEE WINDOW SCHEDULE.
- THERE SHALL BE NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE OWNER AND ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR COMPLICATIONS ARISING FROM UNAUTHORIZED SUBSTITUTION OF MATERIAL SIZE OR TYPE.
- INSULATE EXTERIOR WALL WITH R-21 FIBERGLASS BATT INSULATION. INSULATE CEILINGS WITH R-38. INSULATE FLOORS WITH R-30.
- PLUMBING AND ELECTRICAL CONTRACTORS ARE RESPONSIBLE TO MEET THE LATEST REVISIONS TO THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE FOR THEIR RESPECTIVE TRADE.
- ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE RESIDENTIAL CODE OF N.Y.S. AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
- THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE WORK ARE CONSIDERED PART OF THE CONTRACT.
- ALL NEW INTERIOR DRYWALL TO BE 1/2" REGULAR GYPSUM BOARD UNLESS NOTED OTHERWISE. USE 1/2" M.R. DRYWALL IN BATHROOMS.
- ALL CLOSETS TO HAVE RODS AND SHELVES.
- ALL BEAMS AND HEADERS OVER 4'-0" SPAN TO BE GLUED AND NAILED. ALL MULTIPLE PIECE STRUCTURAL MEMBERS SHALL BE GLUED AND NAILED.
- USE PRESSURE TREATED LUMBER FOR PORCH AND DECK STRUCTURES.
- EXTERIOR WALLS ARE FRAMED WITH 2x6 STUDS AND INTERIOR WALLS ARE FRAMED WITH 2x4 STUDS UNLESS NOTED OTHERWISE.
- ALL MATERIALS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE, INCLUDING PROPER MATERIAL TYPE AND DIMENSIONS AND PROPER QUANTITY AND TYPE OF FASTENERS.

ENERGY CONSERVATION:

- CONSTRUCTION ENVELOPE DESIGNED BY ACCEPTABLE STANDARDS FOR CLIMATE ZONE 5A (DUTCHESS COUNTY) WITH MINIMUM "R" VALUES AS FOLLOWS:
WALLS- R21
ROOF- R38 (EXTEND TO OUTSIDE FACE OF EXTERIOR STUD & INSTALL "ACCUEVENT" BAFFLE.)
FLOOR- R30
SLAB EDGE- R-10 (NON RADIANT HEAT)
GLAZING- R U 0.32
DOORS- R 2.5
BASEMENT WALLS- R-19

INSULATION:

- PROVIDE FIBERGLAS BATT INSULATION WITH 4 MIL POLYETHYLENE VAPOR BARRIER IN WALLS, CEILINGS, FLOORS AND WHERE INDICATED ON DRAWINGS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE AND INSTALLATION.
- FOUNDATION AND SLAB RIGID BOARD INSULATION WHERE INDICATED TO BE RIGID EXTRUDED POLYSTYRENE TYPE OR APPROVED EQUAL.
- ALL INSULATION REGARDLESS OF MATERIAL SHALL BE COVERED WITH 1/2" DRY WALL OR CONCRETE IF SLAB EDGE INSULATION.

FIRE SAFETY:

- SUPPLY AND INSTALL LINE VOLTAGE IONIZED SMOKE DETECTOR ALARMS AND CARBON MONOXIDE DETECTORS AS SHOWN ON PLANS ON ALL FLOOR LEVELS, IN ALL SLEEPING ROOMS, AT STAIRWELLS, AND AS REQUIRED BY LOCAL AUTHORITY IF NOT SHOWN ON PLANS.
- SMOKE AND CARBON MONOXIDE DETECTORS ON CATHEDRAL CEILINGS SHALL BE LOCATED AT THE HIGH POINT OF THE CEILING (SEE PLAN FOR LOCATION).
- ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE WIRED TOGETHER SO THAT IF ONE IS ACTIVATED, ALL WILL SOUND AN ALARM.
- IF REQUIRED BY LOCAL CODE OFFICIAL, ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED BY A LICENSED ALARM INSTALLER.

SMOKE ALARM NOTES: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. NO DETECTORS ARE REQUIRED IN CRAWL SPACES (BELOW-GRADE SPACE LESS THAN 6 FEET, 8 INCHES IN HEIGHT) AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS: CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- WITHIN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA.
- ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE LOCATED. A CARBON MONOXIDE ALARM INSTALLED ON ANY STORY OF A DWELLING UNIT HAVING A SLEEPING AREA SHALL SUFFICE FOR THAT STORY WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE ALSO LOCATED.

ELECTRICAL NOTES:

- ALL OUTLETS IN ALL BATHROOMS, AND KITCHEN AREAS SHALL BE GFI PROTECTED.
- IF REQUIRED BY LOCAL CODE OFFICIAL, ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.

PLUMBING:

- PLUMBER SHALL FILE FOR PERMITS AND SECURE APPROVALS. USE ONLY LEAD FREE SOLDER.

OSHA NOTE:

- CONTRACTOR SHALL OBSERVE ALL OSHA REQUIREMENTS & REGULATIONS THAT PERTAIN TO THIS PROJECT. FOR REFERENCE, DOWNLOAD A COPY OF THE OSHA REGULATIONS FROM THE UNITED STATES DEPARTMENT OF LABOR OSHA WEB SITE. <http://www.osha.gov/law-regs.html>
- CONTRACTOR SHALL FOLLOW THESE REGULATIONS AS SPECIFIED AND REFER TO THE ABOVE REFERENCED WEB SITE FOR GUIDANCE.

CONTRACTOR NOTE:

- CONTRACTOR SHALL DOWNLOAD A COPY OF THE "PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE" FROM THE AMERICAN WOOD COUNCIL WEB SITE. <http://www.awc.org/publications/DCA/DCA6/DCA6-09.pdf>
- CONTRACTOR SHALL DOWNLOAD A COPY OF THE "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" FROM THE AMERICAN WOOD COUNCIL WEB SITE. <http://www.awc.org/pdf/WCD1-300.pdf>
- CONTRACTOR SHALL DOWNLOAD A COPY OF THE "DESIGN OF WOOD FRAME STRUCTURES FOR PERMANENCE" FROM THE AMERICAN WOOD COUNCIL WEB SITE. <http://www.awc.org/pdf/WCD6.pdf>
- CONTRACTOR CAN OBTAIN MORE INFORMATION ON SYSTEMS AT [HTTP://WWW.ICC-ES.ORG/REPORTS](http://www.icc-es.org/REPORTS)
- CONTRACTOR SHALL FOLLOW THESE DRAWINGS AS SPECIFIED AND REFER TO THE ABOVE REFERENCED DOCUMENTS FOR GUIDANCE.

CONCRETE & MASONRY:

- ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH OF 1 1/2 TON CAPACITY OR LEDGE ROCK.
- STEPPED FOOTINGS SHALL HAVE A MAXIMUM STEP OF 2' VERTICAL AND 4' HORIZONTAL.
- BOTTOM OF FOOTINGS ON SOIL SHALL BE BELOW LOCAL CODE FROST LINE. PROTECT FROM FREEZING.
- CONCRETE FOR POURED IN PLACE CONSTRUCTION SHALL CONFORM TO ACI 318-77 AND SHALL HAVE A MIN. STRENGTH OF 3000 PSI AT 28 DAYS. POUR ONLY IN TEMP. ABOVE 40 DEGREES.
- WHERE ROCK TO EARTH TRANSITION OCCURS, USE DEFORMED REBARS AS REQUIRED BY ARCHITECT. NOTIFY ARCHITECT IN EVENT OF THIS CONDITION.
- FOUNDATION WALLS ARE TO HAVE 1/2" DIA. x 12" LONG THREADED ANCHOR BOLTS AT 6'-0" O.C. MAX.
- SLABS ARE TO BE POURED ON GRAVEL OR CRUSHED STONE BASE. PROVIDE 6 MIL POLY. VAPOR BARRIER ON BASEMENT AND CRAWL SPACE SLABS. REINFORCE WITH GRADE 40 WELDED WIRE MESH.
- IF USED, CONCRETE MASONRY WALLS ARE TO CONFORM TO THE LATEST EDITION OF NATIONAL CONCRETE MASONRY ASSOCIATION AND APPLICABLE STATE CODES. TOP COURSE FILLED SOID.
- IF USED, CONCRETE BLOCK SHALL BE OF THE FOLLOWING TYPE: ASTM C-90 GRADE N-1, ASTM C-145 GRADE N-1 ALL MORTAR SHALL BE ASTM C-270 TYPE S.

FOUNDATION NOTES:

- ALLOWABLE SAFE SOIL BEARING CAPACITY IS ASSUMED TO BE 3000 PSF. THE CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND CAPACITY AND INFORM THE ARCHITECT IN WRITING IF LESS THAN 3000 PSF PRIOR TO STARTING ANY WORK.
- POURED CONCRETE FOOTINGS, PIERS, FOUNDATIONS AND SLABS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN TWENTY EIGHT DAYS.
- MINIMUM DEPTH OF FOUNDATION FOOTINGS SHALL BE 4'-0" BELOW ALL FINISHED GRADES. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL. DO NOT POUR ANY CONCRETE ON WET, DAMP OR FROZEN SOIL.
- REINFORCING FOR CONCRETE WALLS SHALL HAVE TWO ROWS OF NO. 4 BARS AT THE TOP AND BOTTOM OF THE WALL WITH NO. 4 BARS AT 4'-0" ON CENTER VERTICAL AND HORIZONTAL. SEE DETAILS FOR ADDITION REINFORCING. REINFORCING FOR FOOTINGS SHALL BE TWO NO.4 BARS CONTINUOUS. SLAB REINFORCING SHALL BE 6"x6" - #10/#10 WELDED WIRE FABRIC. REINFORCING BARS SHALL BE DEFORMED STEEL BARS, ASTM A615 GRADE 60.
- ALL COLUMNS SHALL BE CONCRETE FILLED LALLY COLUMNS UNLESS NOTED OTHERWISE.
- BEARING FOR ALL BEAMS SHALL BE 6" MINIMUM.
- APPLY BITUMINOUS MASTIC FOUNDATION DAMP PROOFING TO THE EXTERIOR OF ALL CONCRETE FOUNDATION WALLS.

GENERAL FRAMING NOTES:

- ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS FRAMED PARALLEL TO JOIST DIRECTION.
- ALL EXTERIOR SHEATHING SHALL BE 1/2"CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
- ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- PROVIDE COLLAR TIES ON ALL RAFTERS AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 16" O.C.
- HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS OR AS SHOWN ON PLAN.
- ROOF DECKING SHALL BE 5/8" CDX PLYWOOD MINIMUM.
- ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
- ALL ANCHOR BOLTS SHALL BE NYS CODE MINIMUM 1/2" DIA.x12" WITH A 7" EMBEDMENT, 1'-0" FROM CORNERS AND @ 6'-0"o.c. WITH SIMPSON WASHER #LBPI/2 THRU OUT.
- SHEATHING TO BE 5/8" EXTERIOR PLYWOOD, FOR ROOFS AND 1/2" EXTERIOR PLYWOOD FOR WALLS.
- USE ONLY GALVANIZED OR NON CORROSIVE NAILING ON ALL EXTERIOR WORK.
- VENTILATE ALL SOFFITS AND PROVIDE "ACCUEVENT" OR EQUAL TO ENSURE VENTILATION.
- ALL GLASS DOORS AND WINDOWS ARE TO BE AS SPECIFIED ON PLANS AND ARE TO HAVE SCREENS AND LOW - E INSULATING GLASS UNLESS OTHERWISE NOTED.

GENERAL CONDITIONS:

- ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES INCLUDING THE STATE BUILDING CODE AND LOCAL ZONING AND STATE ENERGY CODE.
- CONTRACTOR SHALL CARRY WORKMAN'S COMP, LIABILITY INSURANCE AS REQUIRED BY LAW, AND BY OWNER AND SHALL PROTECT OWNER FROM ALL LIABILITY WITH ADEQUATE INSURANCE.
- ALL COLUMNS SHALL BE CONCRETE FILLED LALLY COLUMNS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL CHECK, ALL DIMENSIONS AND CONDITIONS, AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT PREMISES AND OCCUPANTS FROM HARM ON THE BUILDING SITE. PROVIDE AND MAINTAIN NECESSARY COVERINGS AND PROTECTION FOR ALL MATERIALS AND EQUIPMENT STORED ON SITE FROM DAMAGE OR THEFT.
- REMOVE ALL DEBRIS AND KEEP SITE CLEAN AND NEAT AT ALL TIMES.

WOOD FRAMING:

- FIRST FLOOR DESIGN LIVE LOAD = 40 PSF. SECOND FLOOR DESIGN LIVE LOAD = 30 PSF. ROOF DESIGN SNOW LOAD = 55 PSF.
- WINDOW AND DOOR HEADERS SHALL BEAR 4" MINIMUM ON EACH END UNLESS OTHERWISE NOTED. MEMBERS LONGER THAN 4'-0" SHALL BE GLUED AND NAILED.
- SUPPORT ALL JOISTS FRAMING INTO FLUSH HEADERS/BEAMS WITH HEAVY DUTY GALVANIZED STEEL JOIST HANGERS. PROVIDE ADEQUATE BLOCKING FOR HANGING DRAPERY, TOILET ACCESSORIES, SHELVES, WALL CABINETS, CLOTHING RODS, HAND RAILS, ETC.
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED.
- PROVIDE SOLID WOOD BLOCKING OR CROSS BRIDGING AT MID SPAN OF JOIST MEMBERS UNLESS NOTED OTHERWISE. BRIDGING SHALL NOT EXCEED A DISTANCE OF 8'-0" BETWEEN ROWS OF BRIDGING.
- PROVIDE DOUBLE WOOD FRAMING MEMBERS FOR OPENINGS IN WALLS, FLOORS, CEILING, RAFTERS AND TRUSSES.
- WHEN USED ALL ENGINEERED JOISTS SHALL BE IPI-900 SERIES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION GUIDE AND TECHNICAL DATA.
- WHEN USED ALL LVL LUMBER SHALL BE 2.0E SERIES INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION GUIDE AND TECHNICAL DATA.
- WHEN USED ENGINEERED JOIST SYSTEM SHALL BE DESIGNED BY MANUFACTURER AND SHOP DRAWINGS SUBMITTED FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
- DOUBLE RIM JOISTS OVER BASEMENT WINDOWS AND DOORS.
- DOUBLE RIM JOISTS AT ALL EXTERIOR DECK LOCATION.

CONTINUOUS LOAD PATH AND WIND UPLIFT:

- THE FOLLOWING MEASURES MUST BE TAKEN, IN ORDER TO PROVIDE CONTINUOUS LOAD PATH FOR VERTICAL LOADS, AND UPLIFT RESISTANCE FROM WIND LOADS.
- ANCHOR CONCRETE FOUNDATION TO SILL PLATE WITH 1/2" x 12" ANCHOR BOLTS @ 6'-0"o.c. & 1'-0" FROM CORNERS & 7"MIN INBEDMENT W/ "SIMPSON" LBP1/2 WASHERS.
- ANCHOR JOISTS TO BEAMS WITH "SIMPSON" HUS26 FOR 2x6 JOISTS & HUS28 FOR 2x8 JOIST & HUS210 FOR 2x10 JOISTS HARDWARE.
- ANCHOR STUD WALL TO RIM JOISTS BY FULLY OVERLAPPING SHEATHING OVER BOTTOM OF SILL PLATE OR WALL TOP DOUBLE PLATE AND NAILING PER NYS CODE.
- ANCHOR STUD WALL TOP PLATE TO ROOF JOIST WITH "SIMPSON" H2.5A HURRICANE TIE HARDWARE.
- LAP EXTERIOR SHEATHING OVER JUNCTION OF WALLS AND FLOOR SYSTEM AND NAIL PER NYS CODE.

FIRE RESISTIVE RATINGS

LOCATION RATING	REQ'D
SEPARATION BETWEEN UNITS	2 HR.

LIST OF DRAWINGS

DWG NO.	TITLE
T1	TITLE SHEET
A1	FOUNDATION PLAN & DETAILS
A2	ROOF PLAN & DETAILS
A3	FIRST FLOOR PLAN & TABLE
A4	SECOND FLOOR PLAN & TABLE
A6	EXTERIOR ELEVATIONS

BUILDING DEPARTMENT NOTES

BUILDING CODE CLASSIFICATIONS

- OCCUPANCY CLASSIFICATION: R SINGLE FAMILY
- CONSTRUCTION CLASSIFICATION: TYPE V - WOOD FRAME
- CONSTRUCTION AREA - BASEMENT = 515 SQUARE FEET
- FIRST FLOOR = 1,555 SQUARE FEET
- SECOND FLOOR = 1,555 SQUARE FEET

PARTITION LEGEND

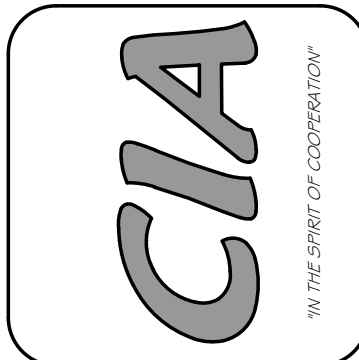
NEW DRYWALL PARTITION WOOD STUDS @ 16" O.C. WITH (1) LAYER OF 1/2" G.W.B. ON EACH SIDE (STANDARD CONSTRUCTION)

NOTE:
BEFORE ANY DIGGING ON THE SITE TAKES PLACE, THE CONTRACTOR MUST FIRST CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFP0) AT 1-800-962-7962 TO IDENTIFY AND LOCATE ALL UNDERGROUND FACILITIES.

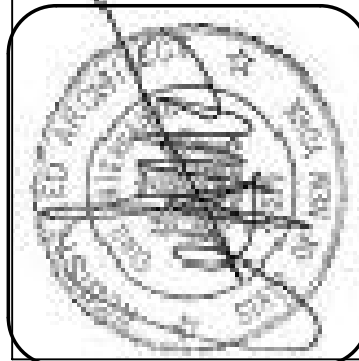
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF CIRO INTERANTE, ARCHITECT. THE DRAWINGS IN THIS SET HAVE BEEN PREPARED FOR THE ONE TIME EXCLUSIVE USE OF THE CLIENT NAMED AND FOR THE LOCATION DESCRIBED IN THE TITLE BLOCK. THE DRAWINGS MAY NOT BE REPRODUCED, COPIED OR CONSTRUCTED AGAIN ON ANOTHER SITE FOR ANOTHER PERSON WITHOUT WRITTEN AUTHORIZATION FROM AND COMPENSATION TO CIRO INTERANTE, ARCHITECT. CIRO INTERANTE, ARCHITECT, RESERVES THE RIGHT TO RECLAIM THESE DRAWINGS FROM ANY PERSON FOR ANY REASON.

Copy Right 2023 Cir0 Interante, RA All rights reserved.

Revisions	Description:	
	No.	Date:



CIR0 INTERANTE ARCHITECT, P.C.		
85 MARKET STREET POUGHKEEPSIE, NEW YORK 12601 (845) 473-7525 Office (845) 473-7572 Fax		
DRAWN BY: A.K.S.	CHECKED BY: C.I.	ISSUED DATE: 26 JULY, 2023



COVER SHEET	PROPOSED NEW APARTMENTS FOR:
	27 SOUTH CLINTON, LLC 27 SOUTH CLINTON STREET POUGHKEEPSIE, NEW YORK 12601

Project Number.	23-31
-----------------	-------

SHEET NO.
T1
TITLE SHEET

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: 27 SOUTH CLINTON STREET							
Project Location (describe, and attach a location map): East side of South Clinton Street at the south east corner of the intersection of South Clinton Street and Church Street (Route 44-55).							
Brief Description of Proposed Action: CONSTRUCT A NEW 6 UNIT APPARTMENT BUILDING ON A VACANT LOT.							
Name of Applicant or Sponsor: QUINCY WILLIAMS - 27 SOUTH CLINTON, LLC		Telephone: 845-453-5223 E-Mail: 382KCC@GMAIL.COM					
Address: PO BOX 372							
City/PO: LAGRANGEVILLE		State: NY	Zip Code: 12540				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☒</td> <td style="text-align: center; padding: 5px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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: SITE PLAN APPROVAL			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☐</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action? 0.205 acres b. Total acreage to be physically disturbed? 0.205 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.205 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: _____ CITY OF POUGHKEEPSIE MUNICIPAL STORM WATER SYSTEM	☐ 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>KIRO INTERANTE</u> Date: <u>7-29-23</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

27 South Clinton St

Four Family Rental Property

For the 15 Years Invested

Return (IRR):	4.28% per year
Total Profit when Sold:	\$362,672.62
Cash on Cash Return:	73.80%
Purchase Capitalization Rate:	9.48%
Total Rental Income:	\$1,389,560.64
Total Mortgage Payments:	\$583,612.93
Total Expenses:	\$589,920.35
Total Net Operating Income:	\$799,640.29

First Year Income and Expense

	Monthly	Annual
Income:	\$7,200.00	\$86,400.00
Mortgage Pay:	\$3,242.29	\$38,907.53
Vacancy (7%):	\$504.00	\$6,048.00
Property Tax:	\$1,000.00	\$12,000.00
Total Insurance:	\$266.67	\$3,200.00
Maintenance Cost:	\$216.67	\$2,600.00
Other Cost:	\$1,159.83	\$13,918.00
Cash Flow:	\$810.54	\$9,726.47
Net Operating Income (NOI):	\$4,052.83	\$48,634.00

27 South Clinton St

Two Family Rental Property

For the 15 Years Invested

Return (IRR):	-5.36% per year
Total Profit when Sold:	\$-487,747.45
Cash on Cash Return:	-53.19%
Purchase Capitalization Rate:	9.48%
Total Rental Income:	\$771,978.13
Total Mortgage Payments:	\$292,535.75
Total Expenses:	\$376,851.19
Total Net Operating Income:	\$395,126.94

First Year Income and Expense

	Monthly	Annual
Income:	\$4,000.00	\$48,000.00
Mortgage Pay:	\$1,625.20	\$19,502.38
Vacancy (7%):	\$280.00	\$3,360.00
Property Tax:	\$712.50	\$8,550.00
Total Insurance:	\$133.33	\$1,600.00
Maintenance Cost:	\$186.00	\$2,232.00
Other Cost:	\$656.67	\$7,880.00
Cash Flow:	\$406.30	\$4,875.62
Net Operating Income (NOI):	\$2,031.50	\$24,378.00



Four Family Home

Breakdown Over Time

Year	Annual Income	Mortgage	Expenses	Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End Cash to Receive	Return (IRR)
Begin				-\$491,429				
1.	\$80,352	\$38,908	\$31,718	\$9,726	1.98%	\$160,680	\$160,680	-65.32%
2.	\$81,959	\$38,908	\$32,670	\$10,382	2.11%	\$186,835	\$186,835	-35.65%
3.	\$83,598	\$38,908	\$33,650	\$11,041	2.25%	\$214,001	\$214,001	-21.33%
4.	\$85,270	\$38,908	\$34,659	\$11,704	2.38%	\$242,223	\$242,223	-13.30%
5.	\$86,976	\$38,908	\$35,699	\$12,369	2.52%	\$271,549	\$271,549	-8.29%
6.	\$88,715	\$38,908	\$36,770	\$13,038	2.65%	\$302,030	\$302,030	-4.93%
7.	\$90,489	\$38,908	\$37,873	\$13,709	2.79%	\$333,718	\$333,718	-2.55%
8.	\$92,289	\$38,908	\$39,009	\$14,383	2.93%	\$366,670	\$366,670	-0.81%
9.	\$94,145	\$38,908	\$40,179	\$15,058	3.06%	\$400,944	\$400,944	0.51%
10.	\$96,028	\$38,908	\$41,385	\$15,736	3.20%	\$436,602	\$436,602	1.53%
11.	\$97,949	\$38,908	\$42,626	\$16,415	3.34%	\$473,710	\$473,710	2.33%
12.	\$99,908	\$38,908	\$43,905	\$17,095	3.48%	\$512,336	\$512,336	2.98%
13.	\$101,906	\$38,908	\$45,222	\$17,776	3.62%	\$552,554	\$552,554	3.50%
14.	\$103,944	\$38,908	\$46,579	\$18,457	3.76%	\$594,440	\$594,440	3.93%
15.	\$106,023	\$38,908	\$47,976	\$857,213	3.89%	\$638,074	\$638,074	4.28%
Total	\$1,389,561	\$583,613	\$589,920	\$362,673	73.80%			

Four Family Home

Breakdown Over Time

Year	Annual Income	Mortgage	Expenses	Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End Cash to Receive	Return (IRR)
Begin				-\$917,016				
1.	\$44,640	\$19,502	\$20,262	\$4,876	0.53%	\$65,065	\$65,065	-90.19%
2.	\$45,533	\$19,502	\$20,870	\$5,161	0.56%	\$98,311	\$98,311	-66.14%
3.	\$46,443	\$19,502	\$21,496	\$5,445	0.59%	\$112,067	\$112,067	-49.03%
4.	\$47,372	\$19,502	\$22,141	\$5,729	0.62%	\$126,358	\$126,358	-37.64%
5.	\$48,320	\$19,502	\$22,805	\$6,012	0.66%	\$141,206	\$141,206	-29.75%
6.	\$49,286	\$19,502	\$23,489	\$6,295	0.69%	\$156,637	\$156,637	-24.04%
7.	\$50,272	\$19,502	\$24,194	\$6,576	0.72%	\$172,678	\$172,678	-19.76%
8.	\$51,277	\$19,502	\$24,920	\$6,855	0.75%	\$189,357	\$189,357	-16.45%
9.	\$52,303	\$19,502	\$25,667	\$7,133	0.78%	\$206,704	\$206,704	-13.83%
10.	\$53,349	\$19,502	\$26,437	\$7,409	0.81%	\$224,749	\$224,749	-11.71%
11.	\$54,416	\$19,502	\$27,230	\$7,683	0.84%	\$243,527	\$243,527	-9.97%
12.	\$55,504	\$19,502	\$28,047	\$7,954	0.87%	\$263,071	\$263,071	-8.52%
13.	\$56,614	\$19,502	\$28,889	\$8,223	0.90%	\$283,418	\$283,418	-7.30%
14.	\$57,747	\$19,502	\$29,755	\$8,489	0.93%	\$304,606	\$304,606	-6.26%
15.	\$58,902	\$19,502	\$30,648	\$335,428	0.95%	\$326,677	\$326,677	-5.36%
Total	\$771,978	\$292,536	\$376,851	\$487,747	-53.19%			

CPC MORTGAGE SCHEDULE - Sources and Uses

Premises: 27 South Clinton St

of units: 2

Construction period (months): 24

Construction Interest: SOFR + 4.25

	Project Budget	Equity	Mortgage	HCP
ACQUISITION & REFINANCING				
Value/Acq. Refinance	75,000	75,000	0	0
Total	75,000	75,000	0	0
CONSTRUCTION COST				
Contractor Price	1,250,000	917,016	157,984	175,000
Contingency 5% New Construction	62,500	0	62,500	0
Total	1,312,500	917,016	220,484	175,000
PROFESSIONAL FEES				
Borrower's Legal	5,000	5,000	0	0
Borrower's Eng/Arch Fees	18,000	18,000	0	0
Bank's Engineer -- Prep.	700	700	0	0
Bank's Engineer -- Insp's.	5,700	5,700	0	0
Environmental Review	2,000	2,000	0	0
Tax Credit Consultants	0	0	0	0
Municipal Fees and Approvals	4,600	4,600	0	0
Total	36,000	36,000	0	0
CLOSING AND OTHER FEES				
CPC Commitment Fee 1%	2,571	2,571	0	0
CPC Commitment Fee Perm .05%	1,286	1,286	0	0
Appraisal	3,500	3,500	0	0
CPC Legal -- constr. loan	9,000	9,000	0	0
CPC Legal -- perm. loan	5,000	5,000	0	0
Title	1,353	1,353	0	0
Mortgage Tax	3,857	3,857	0	0
SONYMA Mtg Ins. App Fee	257	257	0	0
Survey	2,000	2,000	0	0
Pension Fund Deposit 1%	2,571	2,571	0	0
HTC Syndication Costs	0	0	0	0
Total	31,395	31,395	0	0
CARRYING COSTS				
Construction Interest (CPC)	36,640	0	36,640	0
Real Estate Tax	3,000	3,000	0	0
Water and Sewer Tax	1,000	1,000	0	0
Insurance	5,000	5,000	0	0
Marketing	500	500	0	0
Utilities	1,000	1,000	0	0
Total	47,140	10,500	36,640	0
TOTAL DEVELOPMENT COST	1,502,036	1,069,911	257,124	175,000
FUNDING SOURCES				
TOTAL LOAN	17.12%	257,124		
Dutchess County HTF Funds	11.65%	175,000		
TOTAL BORROWER EQUITY	71.23%	1,069,911		
		1,502,036		
BORROWER'S LETTER OF CREDIT:				
		n/a		
CPC LOAN	\$257,124	59.50%	128,562	
HCP	\$175,000	40.50%	87,500	
TOTAL	\$432,124	100.00%	216,062	
These figures are estimates only and are subject to change.				
Prepared by: Matthew Spallina				
CPC Mortgage: \$	257,124	17.12%		
Dutchess County HTF Funds: \$	175,000	11.65%		
Borrower Equity: \$	1,069,911	71.23%		
Total Development Cost: \$	1,502,036	100.00%		

SCHEDULE B
Premises: 27 South Clinton St

	Mortgage Officer	Underwritten @ per unit, room	
	Projections	building	
TOTAL GROSS INCOME	86,400	7200	
VACANCY LOSS	6,048	504	
TOTAL EFFECTIVE GROSS INCOME	80,352		Comments: 2021 M & O Standards
TAXES	12,000	3,000	Appraisal for Smith Street
WATER & SEWER	2,000	100	CPC Standard \$100 per room new const. \$125 existing
INSURANCE	3,200	800	CPC Standard \$500-\$650 per unit >20 units or \$750-\$850/unit 5-19 units or \$1,000 for 1-4 units
PAYROLL	2,600	650	CPC Standard \$925/unit for >20 units or \$650 < 20 units or T/C \$1K/unit
ELEVATOR	0	N/A	CPC Standard \$4000- \$5,000/per elevator
CLEANING & EXTERMINATING	1,800	90	CPC Standard \$90/ room < 20 units \$100 >20 units
HEAT	0	Tenant Pd	CPC Standard \$150- \$175/room Gas - Oil \$350/ room
COMMON AREA ELECTRIC	1,000	83	No Gas/ all electric and paid by tenants
MANAGEMENT	4,018	5.00%	CPC Standard 5% - 7% for LIHTC projects 7 - 8%
REPAIRS AND REPLACEMENT	2,600	650	CPC Standard \$600 - \$850/unit New Const.725
LEGAL & ACCOUNTING	1,500	1,500	CPC Standard \$3k-\$5k for >20 units or \$1,500K -\$3,500 < 20 units. LIHTC projects or \$10k-\$15K
BUILDING RESERVE	1,000	250	CPC Standard 250/unit
TOTAL	31,718		
PER ROOM	1,586		
PER UNIT	7,929		
Per Unit Net of Taxes	4,929		
Net Operating Income	48,634		

Prepared: 2/14/2024

File: A

CPC MORTGAGE SCHEDULE - Sources and Uses

Premises: 27 South Clinton St

of units: 4

Construction period (months): 24

Construction Interest: SOFR + 4.25

	Project Budget	Equity	Mortgage
ACQUISITION & REFINANCING			
Value/Acq. Reflance	75,000	75,000	0
Total	75,000	75,000	0
CONSTRUCTION COST			
Contractor Price	1,250,000	491,429	408,571
Contingency 5% New Construction	62,500	0	62,500
Total	1,312,500	491,429	471,071
PROFESSIONAL FEES			
Borrower's Legal	5,000	5,000	0
Borrower's Eng/Arch Fees	18,000	18,000	0
Bank's Engineer – Prep.	700	700	0
Bank's Engineer – Insp's.	10,000	10,000	0
Environmental Review	2,000	2,000	0
Tax Credit Consultants	0	0	0
Municipal Fees and Approvals	4,600	4,600	0
Total	40,300	40,300	0
CLOSING AND OTHER FEES			
CPC Commitment Fee 1%	5,494	5,494	0
CPC Commitment Fee Perm .05%	2,747	2,747	0
Appraisal	3,500	3,500	0
CPC Legal – constr. loan	9,000	9,000	0
CPC Legal – perm. loan	5,000	5,000	0
Title	2,367	2,367	0
Mortgage Tax	8,240	8,240	0
SONYMA Mtg Ins. App Fee	549	549	0
Survey	2,000	2,000	0
Pension Fund Deposit 1%	5,494	5,494	0
Total	44,391	44,391	0
CARRYING COSTS			
Construction Interest (CPC)	78,283	0	78,283
Real Estate Tax	3,000	3,000	0
Water and Sewer Tax	1,000	1,000	0
Insurance	5,000	5,000	0
Marketing	500	500	0
Utilities	1,000	1,000	0
Total	88,783	10,500	78,283
TOTAL DEVELOPMENT COST	1,560,974	661,620	549,354
FUNDING SOURCES			
TOTAL LOAN	35.19%	549,354	
Dutchess County HTF Funds	22.42%	350,000	
TOTAL BORROWER EQUITY	42.39%	661,620	
		1,560,974	
BORROWER'S LETTER OF CREDIT:			
	loan Amount	n/a % of Loan Proceeds	Per Unit
CPC LOAN	\$549,354	61.08%	137,339
HCP	\$350,000	38.92%	87,500
Total Loan Proceeds	\$899,354	100.00%	224,839

These figures are estimates only and are subject to change.

Prepared by: Matthew Spallina

SCHEDULE B
Premises: 27 South Clinton St

Mortgage Underwritten @
Officer per unit, room
Projections building

TOTAL GROSS INCOME 48,000
VACANCY LOSS 3,360
TOTAL EFFECTIVE GROSS INCOME 44,640

Comments
2021 M & O Standards

TAXES	8,550	4,275	Appraisal for Smith Street
WATER & SEWER	1,200	100	CPC Standard \$100 per room new const. \$125 existing
INSURANCE	1,600	800	CPC Standard \$500-\$650 per unit >20 units or \$750- \$850/unit 5-19 units or \$1,000 for 1-4 units
PAYROLL	1,300	650	CPC Standard \$925/unit for >20 units or \$650 < 20 units or T/C \$1K/unit
ELEVATOR	0	N/A	CPC Standard \$4000- \$5,000/per elevator
CLEANING & EXTERMINATING	1,080	90	CPC Standard \$90/ room < 20 units \$100 >20 units
HEAT	0		CPC Standard \$150- \$175/room Gas - Oil \$350/ room
COMMON AREA ELECTRIC	1,000	83	No Gas/ all electric and paid by tenants
MANAGEMENT	2,232	5.00%	CPC Standard 5% - 7% for LIHTC projects 7 - 8%
REPAIRS AND REPLACEMENT	1,300	650	CPC Standard \$600 - \$850/unit New Const.725
LEGAL & ACCOUNTING	1,500	1,500	CPC Standard \$3k-\$5k for >20 units or \$1,500K - \$3,500 < 20 units. LIHTC projects or \$10k-\$15K
BUILDING RESERVE	500	250	CPC Standard 250/unit

TOTAL 20,262
PER ROOM 1,689
PER UNIT 10,131
Per Unit Net of Taxes 5,356
Net Operating Income 24,378

Prepared: 2/14/2024

File: ^



US-44



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
MEETING DATES 2024**

City Hall – Common Council Chambers at 6:00 P.M.

The agenda will be posted on the city's website one (1) week prior to the scheduled meeting.
Applications to be considered must be submitted four (4) weeks prior to the scheduled meeting.

TUESDAY, JANUARY 9

TUESDAY, FEBRUARY 13

TUESDAY, MARCH 12

TUESDAY, APRIL 9

TUESDAY, MAY 14

TUESDAY, JUNE 11

MONDAY, JULY 8

TUESDAY, AUGUST 13

TUESDAY, SEPTEMBER 10

TUESDAY, OCTOBER 8

TUESDAY, NOVEMBER 12

TUESDAY, DECEMBER 10