

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

Common Council Chambers
Tuesday, January 14, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of November 12, 2024 Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **654 MAIN STREET: AREA VARIANCE**

Public Hearing Adjourned to February 11th Meeting Agenda

2. **"8" SOUTH CLINTON STREET: AREA VARIANCE**

Public Hearing Adjourned to April 8th Meeting Agenda

3. **178 MILL STREET: AREA VARIANCE**

IV. PUBLIC HEARINGS & DELIBERATIONS

1. **306-316 MAIN STREET: AREA VARIANCE**

Application for area variance relative to Section 19-3.37(8), Table 3-37-2(b), which limits the height of buildings in the Poughkeepsie Innovation District A (previously the PID Historic Core) to 5 stories, to allow a 6 story building, an increase of one story. Owner/Applicant: 316 Main St LLC; Consultant: KARC Planning Consultants, Grid: #6162-77-084067 and

V. ADJOURNMENT

1. Meeting Adjourned to February 11, 2025

Minutes
Motion:
Second:
Carried:



City of Poughkeepsie, New York
Zoning Board of Appeals
Meeting Minutes
Tuesday, November 12, 2024, 6:00 PM
DRAFT

Present

Scott Parker
Jessical Vinall
Thomas Klug
Justin Phillips
Sam Finnerman

Excused

James Patterson

Staff

Rebecca Valk, Corporation Counsel
Tyler Maegerle, City Planner
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of October 8, 2024 meeting minutes
A motion was made to approve the October 2, 2024 meeting minutes
Motion: Jessica Vinall
Second: Justin Phillips
Carried: 4:0:1

III. ADJOURNED APPLICATIONS/ PUBLIC HEARINGS

1. 654 MAIN STREET: AREA VARIANCE

A motion was made to open the public hearing
Motion: Scott Parker
Second: Thomas Klug
Carried: 5:0:0

Motion made to Adjourn the public hearing to December 10 ,2024
Motion: Scott Parker
Second: Thomas Klug
Carried: 5:0:0

2. "8" SOUTH CLINTON STREET: AREA VARIANCE

A motion was made to open the public hearing
Motion: Scott Parker
Second: Jessica Vinall
Carried: 5:0:0

Motion made to Adjourn the public hearing to December 10 ,2024

Motion: Scott Parker

Second: Thomas Klug

Carried: 5:0:0

3. 178 MILL STREET: AREA VARIANCE

A motion was made to open the public hearing

Motion: Scott Parker

Second: Justin Phillips

Carried: 5:0:0

Motion made to Adjourn the public hearing to December 10 ,2024

Motion: Scott Parker

Second: Thomas Klug

Carried: 5:0:0

IV. SEQRA AGENCY DETERMINATION

The Planning Board has declared intent to be lead agency for the following applications:

1. **121 PARKER AVENUE** - Installation of a cell tower and accessory equipment.
2. **306-316 MAIN STREET** - Construction of a 6-story mixed-use building including 120 dwelling units and ground floor commercial use.
3. **31-39 MARKET STREET** - Conversion of existing office buildings to mixed use, with ground floor commercial and 49 dwelling units on the upper floors, including addition of 2 stories on 39 Market Street structure.
4. **41-57 CANNON STREET** - Construction of a 6-story mixed-use building including 120 dwelling units and ground floor commercial space."

There were no objections from the Board

V. PUBLIC HEARINGS & DELIBERATIONS – delayed due to applicant’s delay

VI. ZONING INTERPRETATION

1. 121 PARKER AVENUE- INTERPRETATION

Request for Interpretation as to whether or not Sections 19-3.25(14)(d)(1}, 19-4.3(5)(b) and 19-4.3(5)(c) of the Zoning Ordinance are applicable to the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements, on the property at 121 Parker Avenue. Application for Use Variance of Section 19-3.25(4) to allow a cell tower facility, and Application for Area Variances relative to Sections 19-3.25(8), 19-3.25(10)(o) and 19- 3.25(14)(c) relative to set-back, frontage occupancy, fencing and landscaping, relative to the proposed communications facility installation. Owner: Parker Avenue Realty, LLC; Applicant: Verizon Wireless of the East L.P.; Consultant: Scott Olson, Young Sommer LLC; Zoning District: G- CM; Grid #6162-55-257465

Presenting: Scott Olson, Young Sommer, LLC

A motion was made to approve the resolution

Motion: Jessica Vinall

Second: Thomas Klug

Carried: 4:0:1

VII. BOARD BUSINESS

1. APPROVE 2025 MEETING DATES

A motion was made to approve the 2025 meeting dates

Motion: Scott Parker

Second: Justin Phillips

Carried: 5:0:0

*** COMMENT – The chair permitted comment regarding 306-316 Main Street**

Natalie Quinn of KARC Planning Consultants representing 306-316 Main Street allowed to speak regarding application and why it was not on the agenda to be presented this evening

V. PUBLIC HEARINGS & DELIBERATIONS

1. 104 WINNIKEE AVENUE-AREA VARIANCE

Application for Area Variance relative to placement of a fence closer than ten (10) feet to a wall containing legal windows, requiring a variance of Section 19-4.14(4)(a) of the Zoning Ordinance; Owner/Applicant: Samuel Matthews & Sandra Richardson; Grid: # 6162-80-402029; District: R-4 Medium-High Density; File #: ZBA2024-016

Presenting: Sandra Richardson, owner

A motion was made to approve the resolution

Motion: Scott Parker

Second: Thomas Klug

Carried: 5:0:10

VII. ADJOURNMENT

Meeting adjourned to December 10, 2024

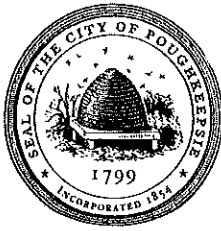
Motion Made to Adjourn the meeting to December 10 ,2024

Motion: Scott Parker

Second: Justin Phillips

Carried: 5:0:0

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



**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: 306-316 Main Street Poughkeepsie, NY 12601

ZONING DISTRICT: PID-HC

OWNER INFORMATION:

Name: 316 Main LLC
Address: 35 Main Street, Suite 311
Poughkeepsie NY, 12601
Phone: c/o 845-874-7166
Email: natalie@karcpc.com

APPLICANT INFORMATION:

Name: same as owner
Address: _____

Phone: _____
Email: _____

CONSULTANT INFORMATION:

Name: KARC Planning Consultants
Address: PO Box 924
Poughkeepsie, NY 12602
Phone: 845-874-7166
Email: natalie@karcpc.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 , City of Poughkeepsie Deputy Zoning Officer

Date of decision/determination/violation: October 7, 2024

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 306-316 Main 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
SEE ATTACHED		

VARIANCE REQUEST JUSTIFICATION

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

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

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

***See attached cover letter outlining answers to the following questions.**

- 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: 306-316 Main Street

LIST OF REQUIRED ATTACHMENTS

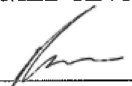
1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant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

Area Varaince Resolution for 316 Main Street

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

October 15, 2024
DATE

Bernard Kohn, 316 Main LLC
Print Name

AREA VARIANCE REQUEST

306-316 MAIN STREET

Code Section	Requirement	Proposed	Variance
3.37-2 – Maximum Height	5 Stories	6 Stories	1 Story



PLANNING CONSULTANTS, INC.

October 15, 2024

Scott Parker, ZBA Chairman
62 Civic Center Plaza
Poughkeepsie, NY 12601

Lori Garcia, Board Administrative Assistant
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 306-316 Main Street
131300-6162-77-084067 & 131300-6162-77-091064
City of Poughkeepsie
Area Variance Application**

Dear Chairman Parker and Ms. Garcia:

The applicant, 316 Main LLC, is seeking a site plan amendment from the Planning Board to redevelop two parcels on Main Street in the City of Poughkeepsie. The parcels are identified as 306 Main Street (Lot #084067) and 316 Main Street (Lot #091064), both of which are in the Poughkeepsie Innovation District – Historic Core (PID-HC). The current application proposes a mixed-use, six-story building to span both 306 Main Street and 316 Main Street.

Initial site plan approval for 316 Main Street was granted by the Planning Board on October 7, 2021 for the demolition of the existing one-story building and construction of a six-story mixed-use building with eighty (80) residential units and 21,705 square feet of commercial space. During that initial review, the Zoning Board of Appeals approved an area variance for 6-stories, where 5-stories are permitted, on September 14, 2021 for the 316 Main Street portion of the project.

The current application is now proposing 120 residential units, residential amenities such as a gym and rooftop space, and 17,087 square feet of ground floor commercial space. The project is still proposing a building height of 6-stories or 76 feet, but that building height is now being proposed to span 306 to 316 Main Street.

The applicant respectfully submits this Area Variance Application to permit the proposed 6th story for the 306 Main Street portion of the development in response to the October 7, 2024 Denial Letter from Judith Knauss, the City of Poughkeepsie Deputy Zoning Officer.

As the board is aware, when considering an area variance application, the Board must consider **whether the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety, and welfare of the neighborhood or community.**

In applying this balancing test and considering the following five statutory factors, it is the applicant's belief that the benefits of the project outweigh any potential detrimental impacts. Our justification is as follows:

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

The granting of a single-story variance for the portion of the development located at 306 Main Street will not result in an undesirable change in the character of the neighborhood or be a detriment to nearby properties. Construction of a sixth story at 306 Main Street will match that which was previously approved at 316 Main Street, and therefore will be consistent and in character with that portion of the development. Additionally, the proposed 6th story does not exceed the maximum permitted building height of 76 feet in the PID-HC District and is shorter than the existing Luckey Platt building at 332 Main Street. Finally, the proposed building is designed to enhance the historic nature of Main Street and contribute to the downtown character of Main Street.

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

The applicant does not believe that the benefit and provision of much needed housing can be achieved by some other feasible method. The applicant has investigated smaller unit sizes to be able to fit the same number of units within 5 floors but believes the current sizing and mix of units is necessary to provide quality living spaces that will attract young working professionals and small families to the city's Central Business District. Additionally, due to the current cost of construction and desire to include affordable units within the development, the number of units proposed is essential to make the project financially feasible. Finally, no other alternative would allow the building to match 316 Main Street, presenting as consistent front façade to unify the development.

3. Is the requested area variance substantial?

The applicant argues that the requested area variance is not substantial. A variance of 1 story where 5 is permitted equates to a variance of 20%. Additionally, the building height conforms in terms of feet, but not in terms of stories. Pursuant to the City of Poughkeepsie Zoning Code Section 19-3.37(8)(c), *“stories shall not exceed 14 feet in height, except for a ground-floor commercial, public, or cultural facility, which must be at least 14 feet in height and may be up to 20 feet in height.”* Again, by following these rules set forth for floor height, the maximum building height permitted would equal 76 feet for a five-story structure. The applicant is proposing to meet this height requirement of 76 feet with six-stories.

4. Will the variance have an adverse effect on the physical or environmental neighborhood or district?

The requested height variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. Both of the subject parcels are fully developed, so there is no impact on environmental conditions in terms of ground disturbance, impermeable surfaces, stormwater runoff, etc.

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

The need for the height variance could be considered self-created. The applicant is proposing to maximize the height of the building in terms of stories to allow for much needed housing in the City of Poughkeepsie. Addition of the sixth story at 306 Main Street allows for 10 additional units to be constructed.

Enclosed, please find eight (9) copies of the following:

1. Cover Letter and Justification prepared by KARC Planning Consultants, dated October 15, 2024
2. Area Variance Application prepared by KARC Planning Consultants, dated October 15, 2024
3. Site Plan prepared by LRC Group, dated August 26, 2024
4. Massing Study prepared by ADG dated August 26, 2024
5. SEAF prepared by KARC Planning Consultants, dated October 15, 2024
6. Denial Letter prepared by City of Poughkeepsie ZEO, dated October 7, 2024
7. Previous ZBA Approval, dated September 14, 2021
8. Site Condition Photos



PLANNING CONSULTANTS, INC.

Please advise if you require anything further to complete your review.

We kindly request that this matter be placed on the next City of Poughkeepsie Zoning Board of Appeals Agenda scheduled for November 12, 2024.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Natalie Quinn", written over a horizontal line.

Natalie Quinn, Agent for Applicant



PLANNING CONSULTANTS, INC.

October 16, 2024

Scott Parker, ZBA Chairman
62 Civic Center Plaza
Poughkeepsie, NY 12601

Lori Garcia, Board Administrative Assistant
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 306-316 Main Street
131300-6162-77-084067 & 131300-6162-77-091064
City of Poughkeepsie
Area Variance Application**

Dear Chairman Parker and Ms. Garcia:

The applicant, 316 Main LLC, submitted an application to the Zoning Board of Appeals for an Area Variance in regard to height on October 15, 2024 for the 306-316 Main Street project. We are submitting this letter as an amendment to the mentioned submission. Per email correspondence with Joanna Longcore, Corporation Council, on October 15, 2024, we would like to request the re-approval of the height variance for 316 Main Street in addition to the submitted height variance application for 306 Main Street.

The re-approval and variance application both request a 6th story where only 5 is permitted in the PID-HC district. The justification for the re-approval of the 316 Main Street height variance remains the same as mentioned in the original submission, as well as the new submission for 306 Main Street.

Please include this letter as part of the October 15, 2024 submission for appearance at the November 12, 2024 Zoning Board of Appeals meeting.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Natalie Quinn", is written over a horizontal line.

Natalie Quinn, Agent for Applicant

Schematic Block Study Concept



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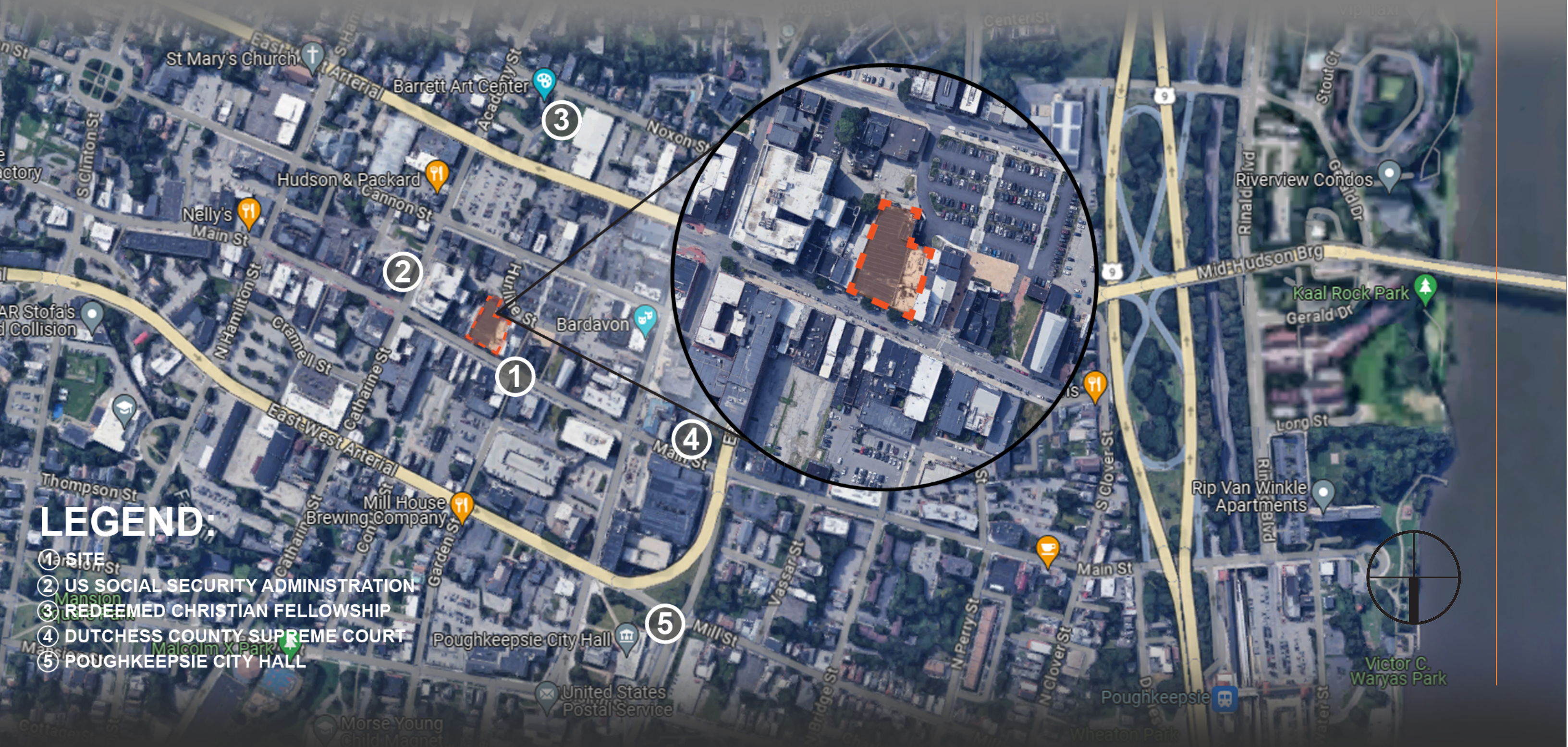
Program

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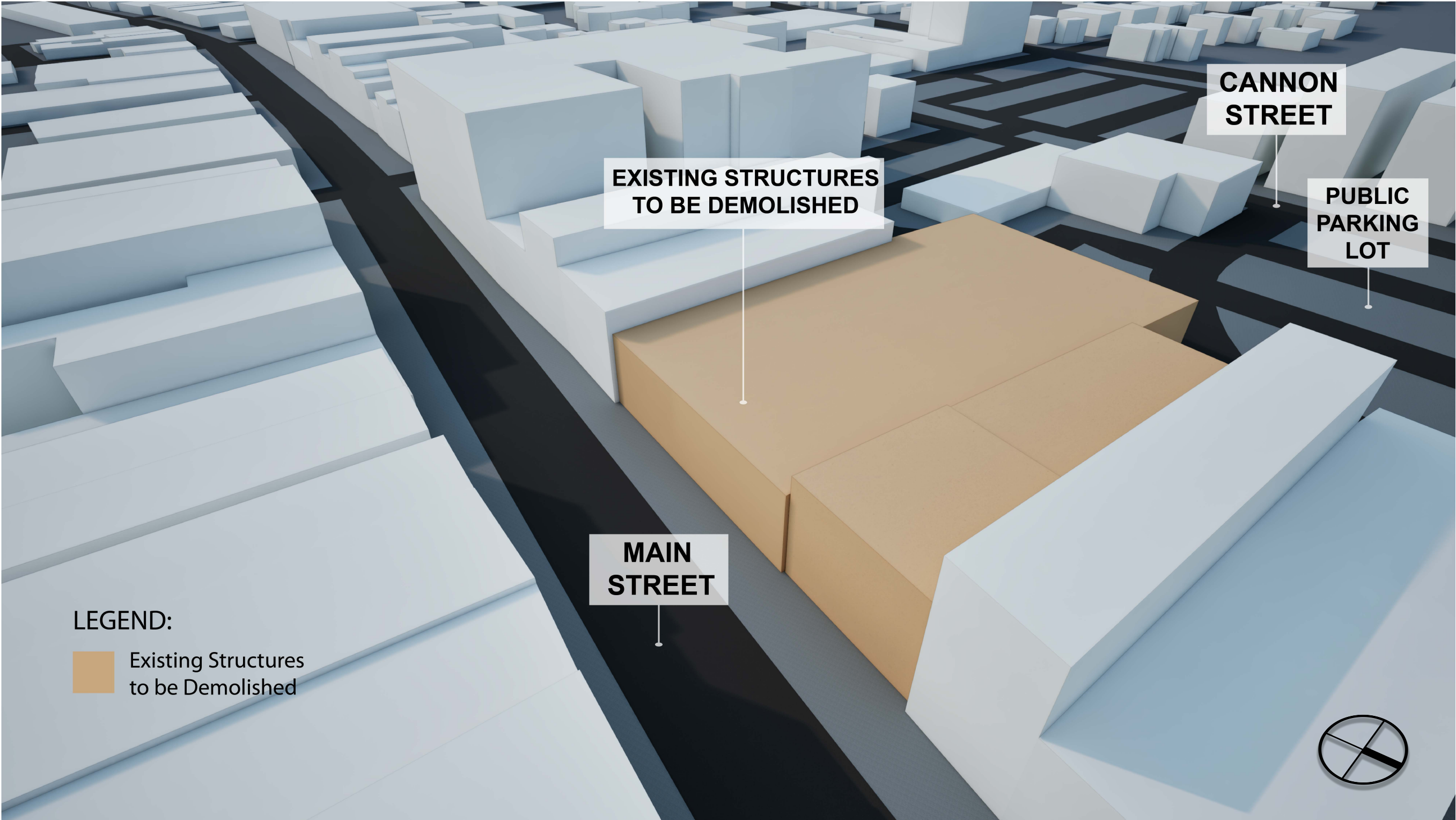
Site Location Map



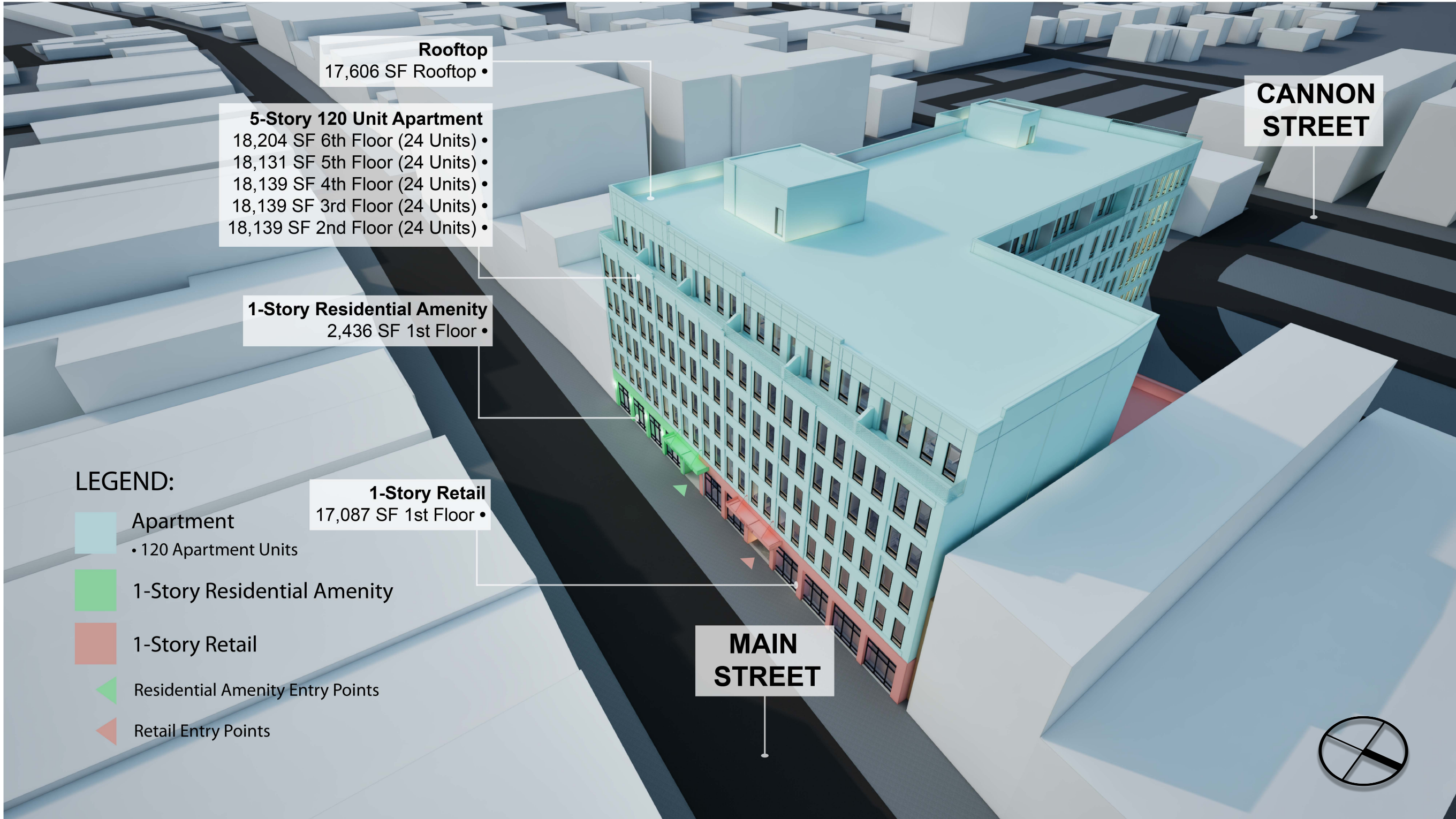
LEGEND:

- ① SITE
- ② US SOCIAL SECURITY ADMINISTRATION
- ③ REDEEMED CHRISTIAN FELLOWSHIP
- ④ DUTCHESS COUNTY SUPREME COURT
- ⑤ POUGHKEEPSIE CITY HALL

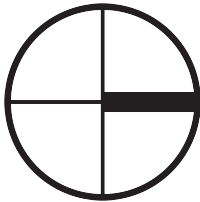
Existing Massing



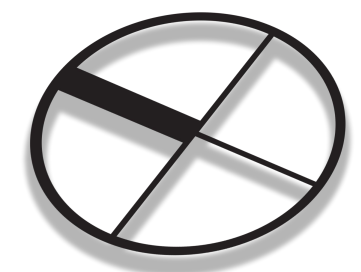
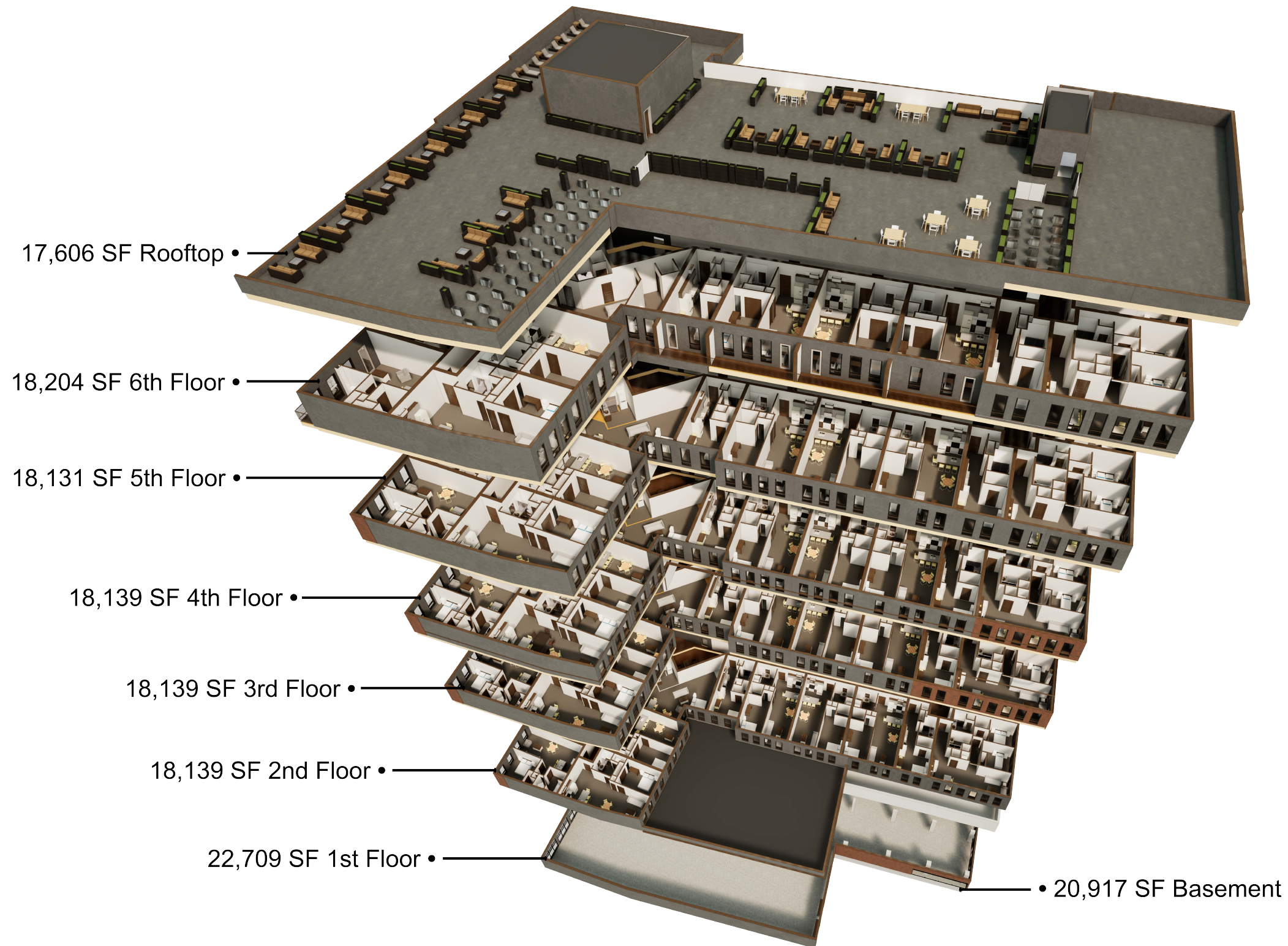
NE Site Axonometric



Site Plan Program



SE Exploded Building 1 Axonometric Floor Plan



City Aerial View

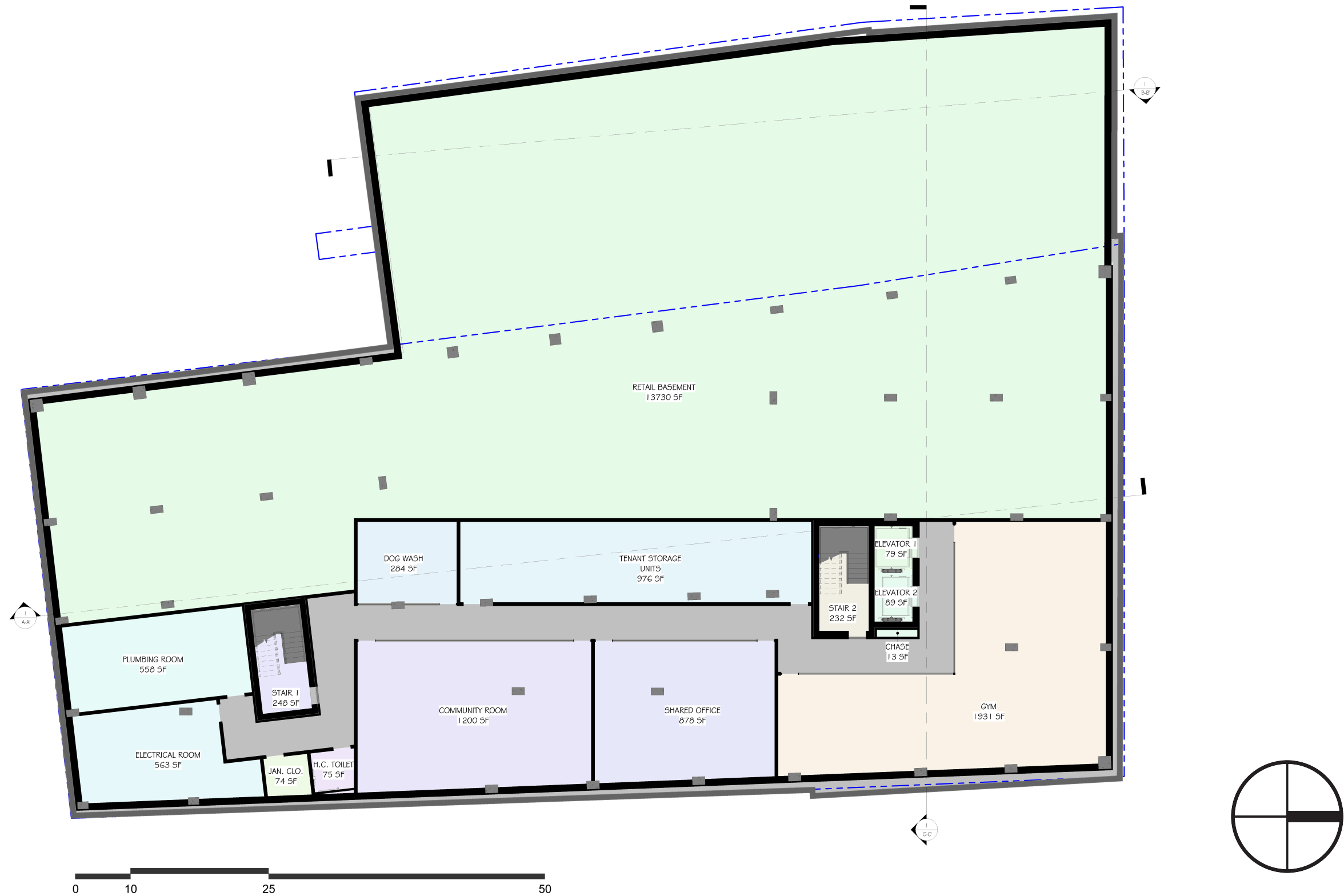


Building Matrix Chart

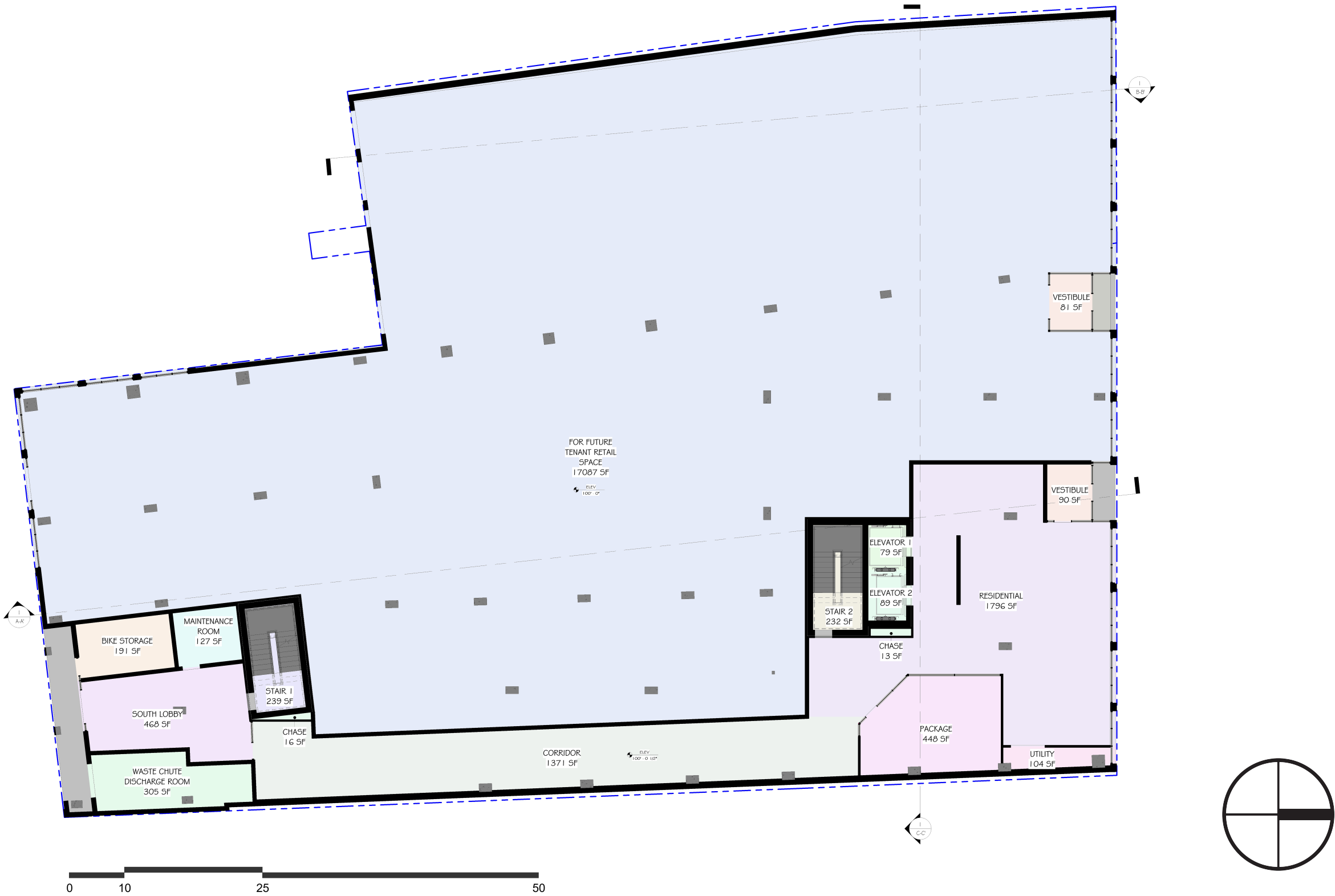
Area Tabulation									
Floor Level	Unit Count	Residential Gross SF	Commercial Gross SF	Ancillary Spaces	Total Gross SF	Residential Net Leaseable SF	Commercial Net Leaseable SF	Residential Net Useable SF	Commercial Net Useable SF
Basement			13,730	7,187	20,917		13,730		13,183
First FI			17,087	5,622	22,709		17,087		16,625
Second FL	24	15,115		3,024	18,139	15,156		13,789	
Third FL	24	15,115		3,024	18,139	15,156		13,789	
Fourth FI	24	15,115		3,024	18,139	15,156		13,789	
Fifth FI	24	15,107		3,024	18,131	15,156		13,789	
Sixth FI	24	15,180		3,024	18,204	15,273		13,933	
Total	120	75,632	30,817	27,929	134,378	75,897	30,817	69,089	29,808
Roof/Penthouse				17,607	17,606				
Total (w/ Roof)	120	75,632	30,817	45,536	151,984	75,897	30,817	69,089	29,808

Unit Schedule						
Floor Level	Studio	One Bed	Two Bed	Three Bed	Penthouse	Total Per Floor
Basement						
First FI						
Second FL	8	15	1			24
Third FL	8	15	1			24
Fourth FI	8	15	1			24
Fifth FI	8	15	1			24
Sixth FI	8	15	1			24
Roof/Penthouse						
Total Unit Count	40	75	5			120
Unit Distribution (percentage of total)	33%	63%	4%			

Basement Schematic Plan



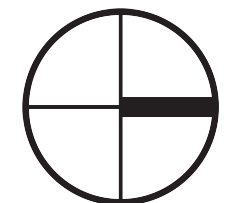
First Floor Schematic Floor Plan



Second - Fifth Floor Schematic Floor Plan



Sixth Floor Schematic Floor Plan



Rooftop Schematic Floor Plan



North Elevation



South Elevation



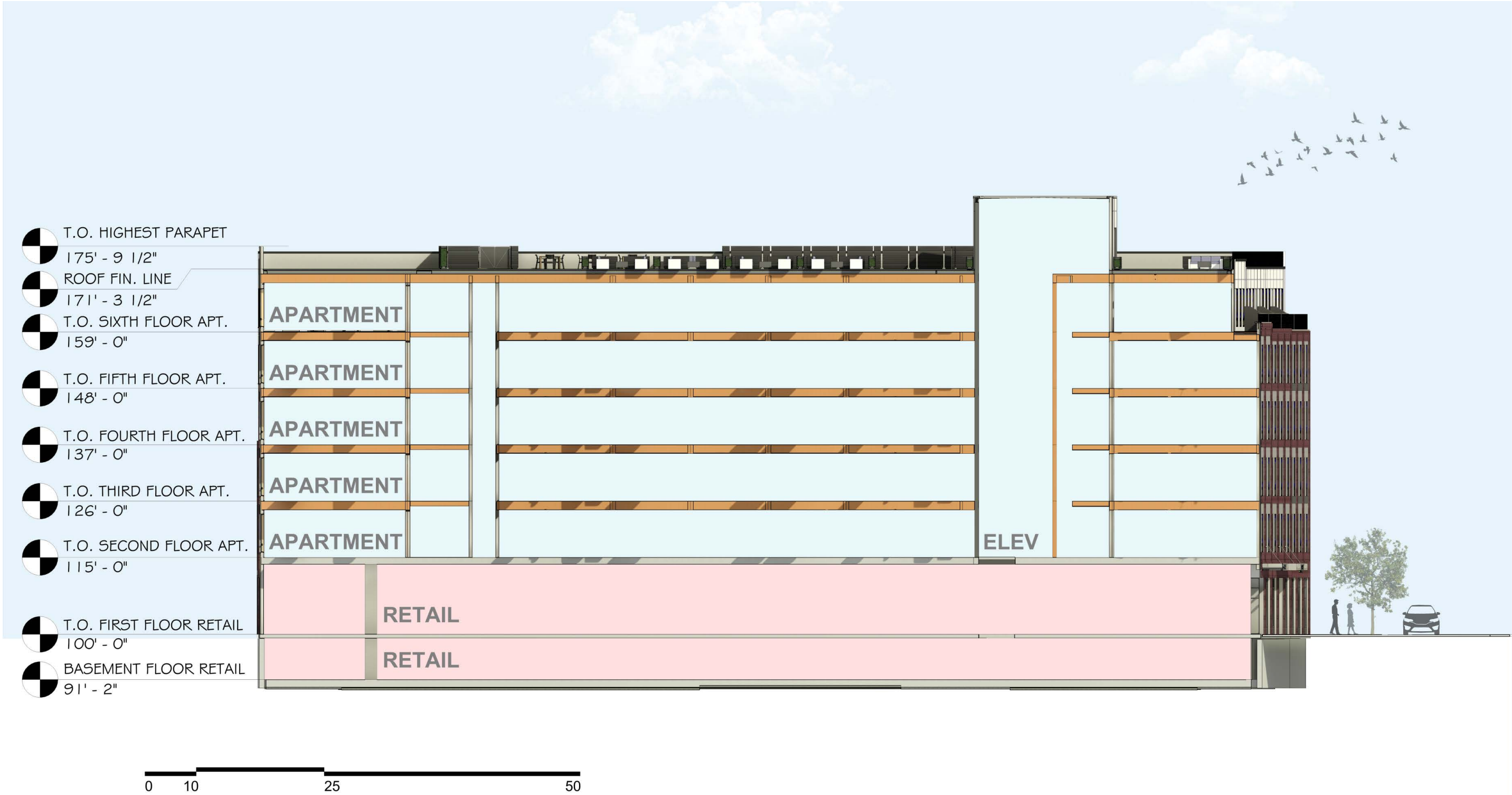
West Elevation



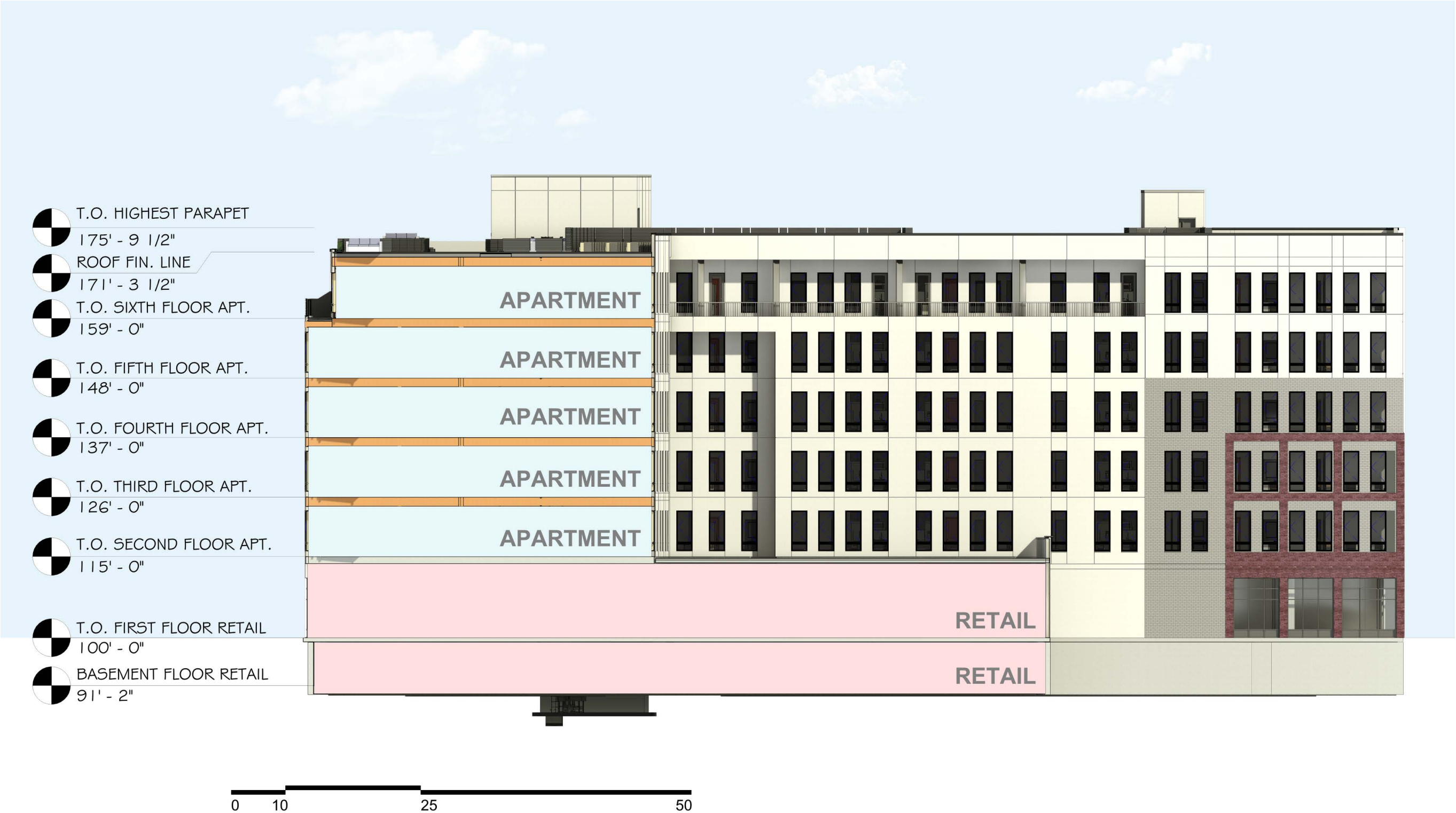
East Elevation



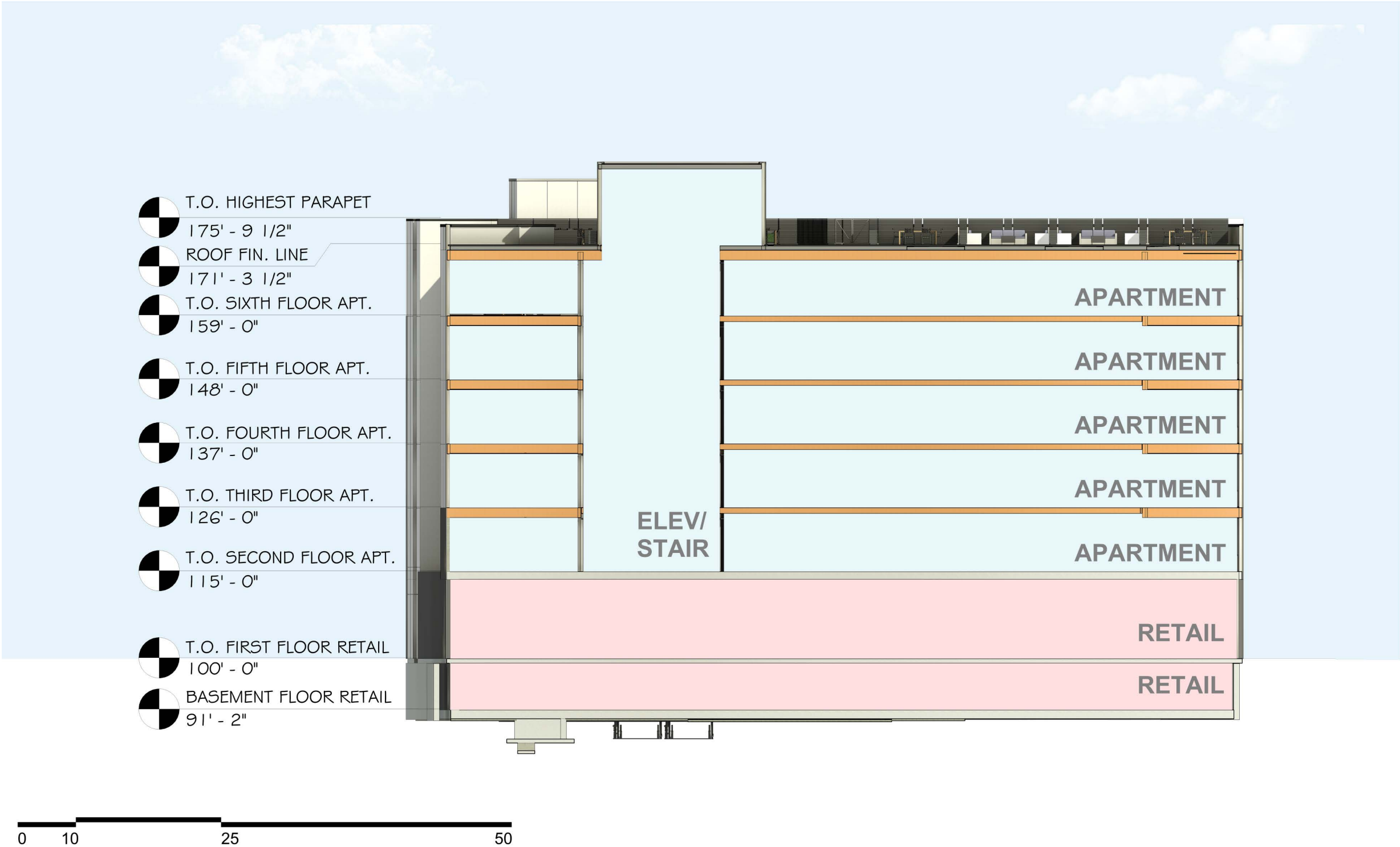
Section A - A'



Section B - B'



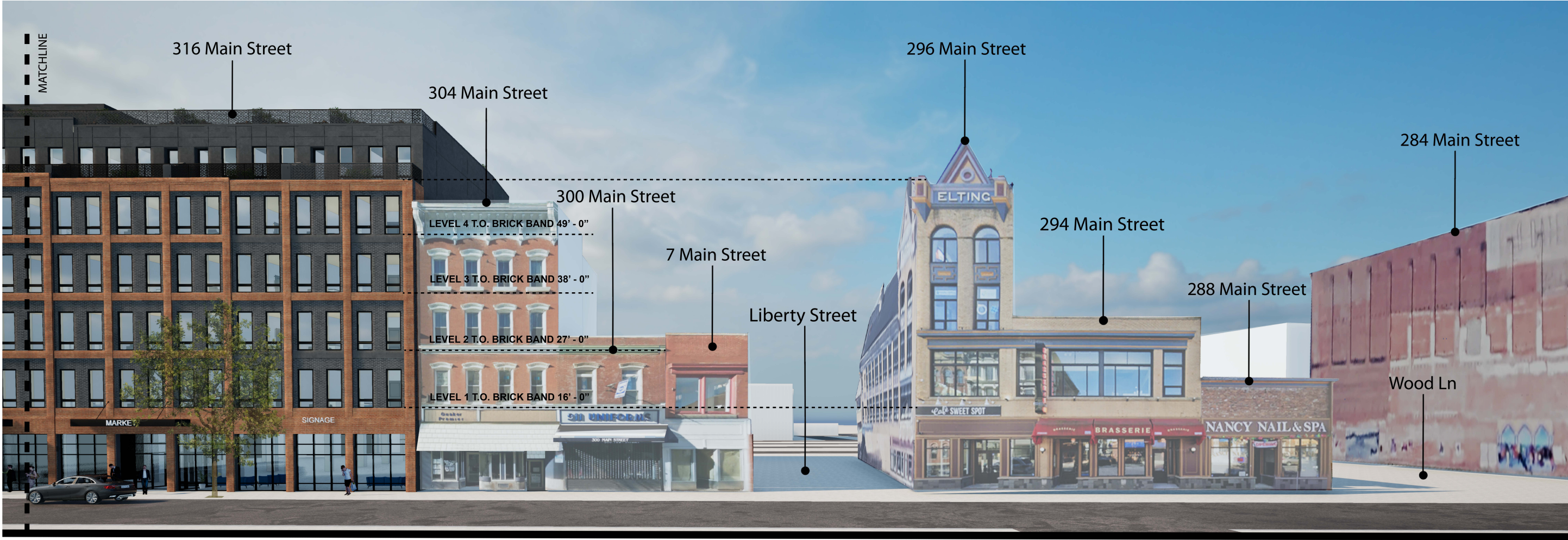
Section C - C'



Main Streetscape Rendering



Main Streetscape Rendering



Main Streetscape Rendering



Material and Color Palette



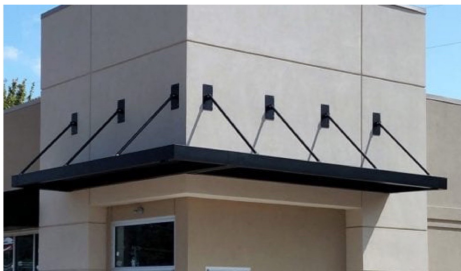
First floor fenestration:
Black Anodized Aluminum
Storefront



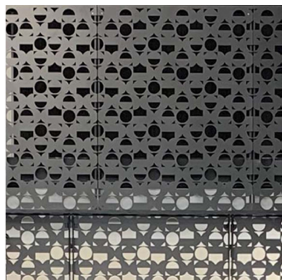
First floor glazing:
Solarban 70 Glass
Low Reflectance



Residential Windows:
Material: UPVC
Manufacturer: Andersen



Entrance Canopies: Black Aluminum



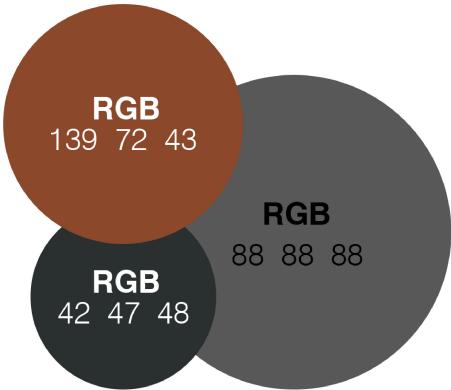
Exterior railing:
Arktura Panels
Graphic Perf Solutions



Full Brick: Glen-Gery
Color: Jamestown



Thin Brick: Glen-Gery
Color: Vintage Black, Smooth



Color Palette - Benjamin Moore

NE Perspective Rendering



Executive Summary

- 120 Apartments
 - 40 – Studio Apartments
 - 75 – 1 bedroom apartments
 - 5 – 2 bedroom apartments
- Parking:
 - NA
- Public amenities
 - 1st Floor Retail / Market
- Resident amenities:
 - Community room / Lounge
 - Gym
 - Bike Storage (enclosed)
 - Package/mail room
 - Shared work/office spaces
 - Dog Wash
 - Tenant Storage
 - Roof Top Patios

CHAI DEVELOPERS

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

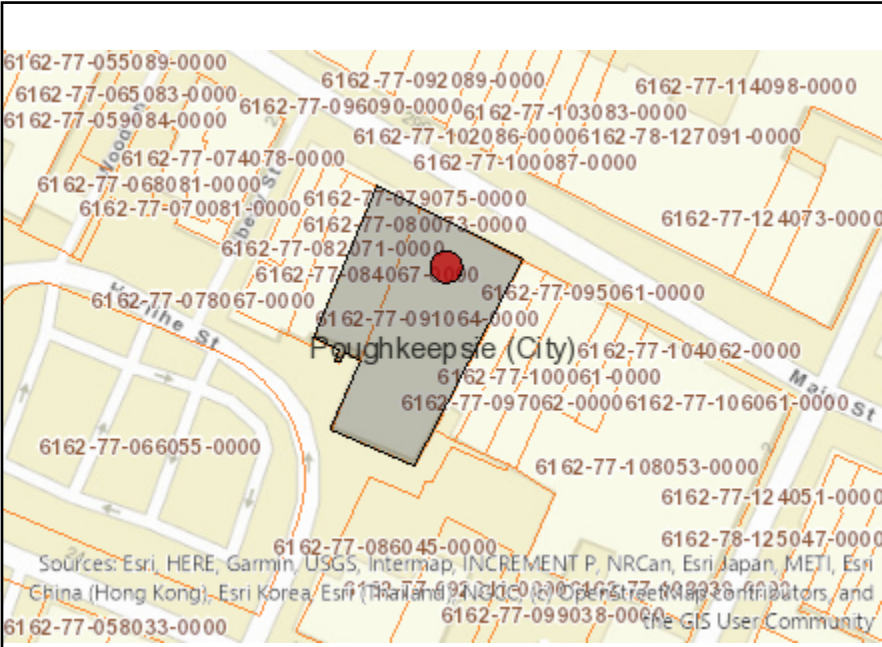
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 306-316 Main Street			
Project Location (describe, and attach a location map): 306 & 316 Main St, Poughkeepsie, NY 12601 (Parcels 131300-6162-77-084067 & 131300-6162-77-091064)		APPENDIX A - PARCEL CARDS	
Brief Description of Proposed Action: Proposed redevelopment of 306 Main Street (Lot 084067) and 316 Main Street (Lot 091064). The building will consist of 6 floors with 120 residential units and 17,087 gross square feet of commercial space on the ground floor.			
Name of Applicant or Sponsor: 316 Main LLC		Telephone: c/o 845-874-7166 E-Mail: c/o natalie@karcpc.com	
Address: 35 Main St Ste 311			
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 ☒	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: Site plan approval, area variance		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.53 acres	
b. Total acreage to be physically disturbed?		0.53 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.53 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:			
The proposed action meets the state energy code requirements. _____	☐	☒	
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	
	☐	☒	
APPENDIX B - CRIS MAP & NARRATIVE	☐	☒	
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: APPENDIX C - REMEDIATIONS	NO	YES
	☐	☒
The project site is within 2000' of the following NYSDEC remediation sites: 314071, C314125, B00148, C314216, C314216A, 315122, C314130, and C314134. All sites are either under remediation or identified as not a risk to public health unless in contact with soils.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Bernard Kohn, 316 Main LLC</u> Date: <u>October 15, 2024</u> Signature: <u></u> Title: <u>Applicant</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



ParcelAccess | Property Details

Parcel Number

131300-6162-77-084067-0000

Parcel Location

306 Main St

Municipality

Poughkeepsie City

Owner Name

306 Main Street LLC (P)

Primary Owner Mailing Address

306 Main St
Poughkeepsie, NY 12601



Parcel Details

Lot Size (acres):	0.15 Ac (D)	Split Town:	-
Filed Map:	-	Agri. District:	None
File Lot #:	-	School District:	(131300) Poughkeepsie City SD
Land Use Class:	(481) Att row bldg		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$69,900	\$484,200	\$484,200	\$484,200	\$484,200	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
N (Non-Homestead)	1 (Taxable)	100	\$484,200		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	8/11/2005	22005	9778	I	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Fair		(D10) Row retail

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1920	2	4,386	(0315) 2 sty store load sup	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
0	0	0	0	0
Number Identical:	Condition Code:	Constr. Qual:		
0	2	(1) Average -		

Site 1, Section 2, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1920	1	4,080	(0312) 1 sty store load sup	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
0	0	0	0	0
Number Identical:	Condition Code:	Constr. Qual:		

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(D10) Row retail			-	4,080	0
Area 1 Bed. Apts.:	Area 2 Bed. Apts.:	Area 3 Bed. Apts.:	No. 1 Bed. Apts:	No. 2 Bed. Apts:	No. 3 Bed. Apts:
0	0	0	0	0	0

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	\$484,200

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

*Please see the Dutchess County Zoning Map for the most up-to-date zoning information.

This report was produced using ParcelAccess on 8/12/2024. Developed and maintained by OCIS - Dutchess County, NY.

**Parcel Number**

131300-6162-77-091064-0000

Parcel Location

316 Main St

Municipality

Poughkeepsie City

Owner Name

316 Main LLC (P)

Primary Owner Mailing Address147 Union St
Ste 101
Poughkeepsie, NY 12601

Parcel Details

Lot Size (acres):	0.40 Ac (C)	Split Town:	-
Filed Map:	-	Agri. District:	None
File Lot #:	-	School District:	(131300) Poughkeepsie City SD
Land Use Class:	(464) Office bldg.		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$66,600	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
N (Non-Homestead)	1 (Taxable)	100	\$1,600,000		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$1,600,000	7/27/2023	22023	2609	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(E03) Profssnl off

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1957	1	17,062	(0216) 1 sty office lg load supp	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
100	0	0	1	700
Number Identical:	Condition Code:	Constr. Qual:		
0	3	(1) Average -		

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(E03) Profssnl off			-	17,062	0
Area 1 Bed. Apts.:	Area 2 Bed. Apts.:	Area 3 Bed. Apts.:	No. 1 Bed. Apts:	No. 2 Bed. Apts:	No. 3 Bed. Apts:

0	0	0	0	0	APPENDIX A - PARCEL CARDS	0
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Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	\$1,600,000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

*Please see the Dutchess County Zoning Map for the most up-to-date zoning information.

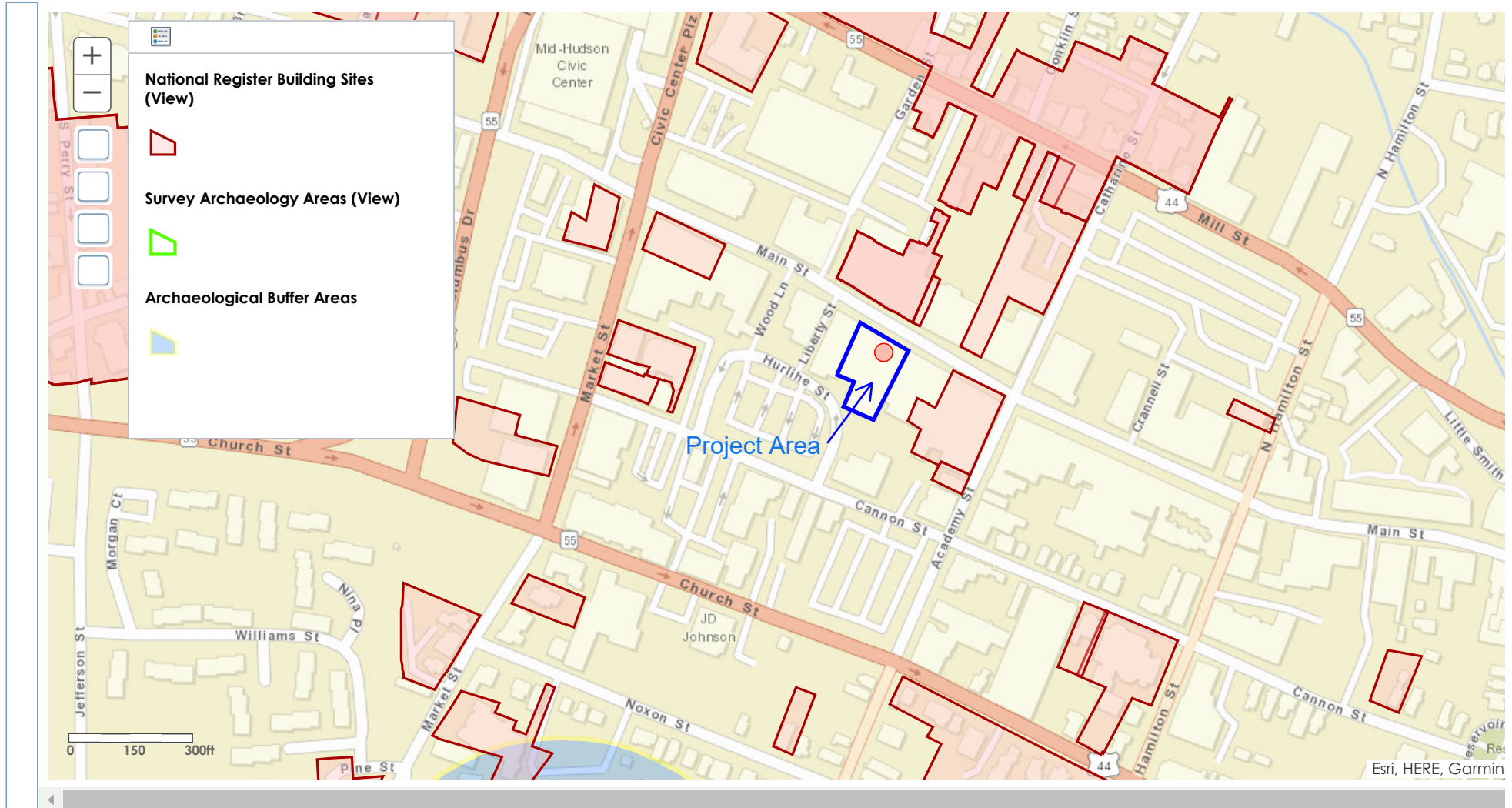
This report was produced using ParcelAccess on 8/5/2024. Developed and maintained by OCIS - Dutchess County, NY.



PLANNING CONSULTANTS, INC.

ENVIRONMENTAL ASSESSMENT FORM PART 1
306-316 MAIN STREET
APPENDIX B

While the EAF Mapper has identified that there are archaeological or historic resources on the project site, we believe this is incorrect. Both 306 Main Street and 316 Main Street are not identified as historic resources. 306 Main Street has been developed since the 1920's and 316 Main Street since 1957, therefore, no archaeological resources would be located on these properties. We would also like to note that according to the Cultural Resource Information System (CRIS) map, the project sites are not within an archaeological buffer area. We acknowledge that there are multiple historic buildings within the immediate vicinity of the project sites.



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Department of
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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: CH - Bayeaux Street Poughkeepsie MGP

Site Code: 314071

Program: State Superfund Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: Main Street and North Perry Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.706217571

Longitude: -73.932790146

Site Type:

Estimated Size: 1.2 Acres

Site Owner(s) and Operator(s)

Current Owner Name: ADMIRAL HALSEY SENIOR VILLAGE INCORPORATED

Current Owner(s) Address: MAIN STREET AND NORTH PERRY STREET
POUGHKEEPSIE, NY, 12601

Site Description

Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07.

Site Environmental Assessment

The 1990 PSA found little evidence of MGP wastes in the subsurface. Additional work conducted in 2006 addressed potential data gaps in the original PSA. This second round of work also failed to detect significant levels of contamination.

Site Health Assessment

No contact with site-related contaminants is expected.

For more Information: [E-mail Us](#)

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Department of
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Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Queen City Lofts

Site Code: C314125

Program: Brownfield Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 178-188 Main Street and 11 South Bridge Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.704788889

Longitude: -73.932219444

Site Type:

Estimated Size: 1.051 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Landuse Restriction

Cover System

Ground Water Use Restriction

Soil Management Plan

Monitoring Plan

IC/EC Plan

Site Management Plan

Building Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: The QCL on Main Limited Partnership

Current Owner(s) Address: 34 Clayton Boulevard
Baldwin Place, NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library District

Address: 93 Market Street

Poughkeepsie, NY 12601

Site Description

Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes

from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings). Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

1,2,4-trimethylbenzene
benzo(a)anthracene
ethylbenzene
lead
mercury
n-propylbenzene
xylene (mixed)

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachloroethene in soil vapor.

Site Health Assessment

Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

For more Information: [E-mail Us](#)

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: "400 Block" Restoration Area

Site Code: B00148

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 413-441 Main St

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.70237425

Longitude: -73.92231127

Site Type:

Estimated Size: 1.7 Acres

Institutional And Engineering Controls

Control Type:

Deed Restriction

Control Elements:

Landuse Restriction

Cover System

Alternate Water Supply

Soil Management Plan

Vapor Mitigation

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE

Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE, NY, 12601

Site Description

Location: The "400 Block" Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.7-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street.

Site Features: The property contains three, 3-story structures that occupy the entirety of the property's southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is

located approximately 1 mile west of the Site. Current Zoning and Land Use: The Site's general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. Past Use of the Site: In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. Site Geology and Hydrogeology: The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information: [E-mail Us](#)

Refine This Search



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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: 19, 21, & 23 Academy Street

Site Code: C314126

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 19, 21, & 23 Academy Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.701983333

Longitude: -73.925652778

Site Type:

Estimated Size: 0.216 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PoK 23 Acad, LLC

Current Owner(s) Address: 333 Park Avenue South, Suite 4E
New York, NY, 10010

Current Owner Name: PoK Academy, LLC

Current Owner(s) Address: 93 Fourth Ave #1289
New York, NY, 10276

Site Document Repository

Name: Poughkeepsie Public Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. **Site Features:**

The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings with a small, rear gravel parking lot, located at 21 and 23 Academy Street. 23 Academy Street also has an existing excavation for a future elevator base and utilities. Both buildings are currently vacant but are undergoing extensive renovation activities. The structure formerly on 19 Academy Street was damaged, torn down, and the parcel is currently vacant with a grassy surface. **Current Zoning and Land Use:** The site properties are zoned C-2, Central Commercial District and consists of two vacant buildings that were previously utilized for commercial and residential uses. **Past Uses of the Site:** The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the site at 21 Academy Street is listed on the was formerly in the

Environmental Protection Agency's Resource Conservation and Recovery Act identified by generator number NYD106619604 as a site formerly handling halogenated solvents (likely due to historical dry-cleaning operations). **Site Geology and Hydrogeology:** Subsurface soils generally consist of sandy fill to a depth of 4 to 5 feet below ground surface (bgs), overlying native variable texture

sands and underlying silts. Soil under the basement slabs (to a depth of 2 feet, corresponding to approximately 12 feet below the sidewalks) consisted of sand overlying silt or silty clay. Competent or weathered bedrock was encountered from approximately 32 to 39 feet bgs during installation of monitoring wells (MW-02D, MW-03D, MW-07D and MW-09D). Wet to saturated soil was generally encountered in soil borings in the 9 to 15 feet bgs interval. Depth to groundwater (from top of well casings) during groundwater sampling ranged from approximately 10 to 13 feet bgs, with groundwater elevations ranging from 162.51 (MW-03D) to 165.11 (MW-10) feet above mean sea level (amsl). The direction of groundwater flow, based on static depth to water during sampling in September 2021, has been inferred to be east-southeast.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
cis-1,2-dichloroethene
copper
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
lead
mercury
perfluorooctane sulfonic acid
perfluorooctanoic acid
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil; VOCs and PFAS in the groundwater; and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation from overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and their maximum exceedances: tetrachloroethene (PCE) 160 parts per million (ppm) (RRSCO of 19 ppm), benzo(a)anthracene 10.2 ppm (RRSCO of 1 ppm), benzo(a)pyrene 18.1 ppm (RRSCO of 1 ppm), benzo(k)fluoranthene 14.8 ppm (RRSCO of 3.9 ppm), benzo(b)fluoranthene 16.6 ppm (RRSCO of 1 ppm), chrysene 12 ppm (RRSCO of 3.9 ppm), dibenzo(a,h)anthracene 4.08 ppm (RRSCO of 0.33 ppm), indeno(1,2,3-cd)pyrene 10.2 ppm (RRSCO of 0.5 ppm), copper 424 ppm (RRSCO of 270 ppm), lead 1,960 ppm (RRSCO of 400 ppm), mercury 7.94 ppm (RRSCO of 0.81 ppm), arsenic 21 ppm (RRSCO of 16 ppm). PCE also exceeded the protection of groundwater (PGW) SCO of 1.3 ppm PCE breakdown products were not found in on-site soils above PGWSCOs. PCBs and Pesticides were found in on-site soils above their unrestricted soil cleanup objectives (USCOs), but below the RRSCOs. Cyanide was detected but below the USCOs in on-site soils and 1,4-dioxane was not detected. Perfluorooctanesulfonic acid (PFOS) was detected in soil samples collected throughout the site at levels typically below 1 part per billion (ppb); however, two samples exceeded the anticipated protection of groundwater PFOS guidance value of 3.7 ppb, at concentrations of 44.9 and 100 ppb. Perfluorooctanoic acid (PFOA) was also detected in samples collected throughout the site with a maximum detection of 2.97 ppb compared to the anticipated PGW guidance value of 1.1 ppb. Data does not indicate any off-site impacts in soil. Groundwater – A total of twelve monitoring wells were installed during the remedial investigation. The following VOCs were identified exceeding their groundwater standards: PCE at 950 ppb (Ambient Water Quality Standards (AWQS) of 5 ppb), trichloroethene (TCE) at 32 ppb (AWQS of 5 ppb), cis-1,2-dichloroethene (cis-1,2-DCE) at 31 ppb (AWQS of 5 ppb), chloroethane at 5.5 ppb (AWQS of 5 ppb), and chloromethane at 15 ppb (AWQS of 5 ppb). The concentrations of

sodium, manganese, and magnesium appear to be background levels with no distinction between upgradient and downgradient monitoring wells. These compounds are typically naturally occurring or related to road salt application. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the groundwater standard of 6.7 ppt and 2.7 ppt, respectively. SVOCs, 1,4-dioxane, PCBs, and pesticides were detected in various monitoring wells, but below standards. Groundwater is migrating off-site based on samples collected in off-site monitoring wells containing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - Three soil vapor and four sub-slab soil vapor samples were collected from locations across the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in all samples. The following is a list of compounds and their maximum detections: PCE 42,700 micrograms per cubic meter (ug/m3), TCE 3,330 ug/m3, and cis-1,2-DCE 730 ug/m3. Soil vapor impacts extend off-site as evidenced from soil vapor intrusion sampling associated with the off-site State Superfund project (C314126A).

Site Health Assessment

People will not come into contact with contaminated soil since the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion is a concern for off-site buildings. Additional off-site sampling for soil vapor intrusion is recommended.

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Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site

Site Code: C314126A

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 19, 21, & 23 Academy Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.701936521

Longitude: -73.92576556

Site Type:

Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information. Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. Both buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bsg appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bsg. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information and will be modified to show the off-site data once the site characterization is complete. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil and VOCs and PFAS in the groundwater, and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation into overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and the exceedance ranges: tetrachloroethene (PCE) 160 parts per million (ppm) vs RRSCO of 19 ppm, benzo(a)anthracene 3.79-10.2 ppm vs RRSCO of 1 ppm, benzo(a)pyrene 3.42-18.1 ppm vs RRSCO of 1 ppm, benzo(k)fluoranthene 4.75-14.8 ppm vs RRSCO of 3.9 ppm, benzo(b)fluoranthene 2.9-16.6 ppm vs RRSCO of 1 ppm, chrysene 4.89-12 ppm vs RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 0.71-4.08 ppm vs RRSCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.2-10.2 ppm vs RRSCO of 0.5 ppm, copper 424 ppm vs RRSCO of 270 ppm, lead 587-1,960 ppm vs RRSCO of 400 ppm, mercury 2.79-7.94 ppm vs RRSCO of 0.81 ppm, arsenic 21 ppm vs RRSCO of 16 ppm. Emerging contaminants were detected in soil samples collected from the site. Perfluorooctanesulfonic acid (PFOS) was detected in samples collected throughout the site at lower levels typically below 1 parts per billion (ppb) with two samples showing elevated concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contamination. Perfluorooctanoic acid (PFOA) was detected in the same manner as PFOS described above at 2.97 ppb. Other PFAS compounds from the list of 21 analyzed were also elevated in the same two samples as compared to the other 15 samples that were analyzed for PFAS. It is not expected that on-site soils will migrate off-site. Groundwater - Six additional monitoring wells were installed on-site bringing the total to four on-site and eight off-site, but adjacent to the border. Several constituents were identified at concentrations that exceed their groundwater standard. The following is a list of those compounds and exceedance ranges: PCE 18-950 ppb vs groundwater standard (GA) of 5 ppb, trichloroethene (TCE) 5.2-32 ppb vs GA of 5 ppb, cis-1,2-dichloroethene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppb, and chloromethane 15 ppb vs GA of 5 ppb. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Other PFAS compounds of the 21 analyzed were seen at elevated levels which exceed the screening level for any one PFAS compound other than PFOA and PFOS above 100 ppt including the following: Perfluorobutanoic acid (PFBA) 278 ppt, Perfluoroheptanoic acid (PFHpA) 190 ppt, Perfluorohexanoic acid (PFHxA) 670 ppt, Perfluoropentanoic acid (PFPeA) 680 ppt. On-site groundwater is migrating off-site based on samples from off-site, downgradient monitoring wells showing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - A total of seven soil vapor samples were collected from locations throughout the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in sub-slab samples. The following is a list of compounds and their detected ranges: PCE 75-42,700 micrograms per cubic meter (ug/m³), TCE 29.8-3,330 ug/m³, cis-1,2-DCE 30-730 ug/m³. Elevated levels of these compounds in the sub-slab pose a soil vapor intrusion risk to the on-site structures. Soil vapor impacts extend off-site as evidenced from off-site soil vapor intrusion sampling associated with the off-site State Superfund project.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

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Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: HRH Lead Abatement Site

Site Code: 314122

Program: State Superfund Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 55 Garden Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.705761

Longitude: -73.925741

Site Type:

Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company

Current Owner(s) Address: 313 Miller Street
Poughkeepsie, NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. **Site Features:** The 0.17 acre site includes a single family home with small front and rear yards. **Current Zoning and Land Use:** The site is currently zoned and in use as a single family residence. **Past Use of the Site:** The site was a single family residence that was abated for lead paint as part of a rehabilitation project. **Site Geology and Hydrogeology:**

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

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Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Crannell Square

Site Code: C314130

Program: Brownfield Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 35 Catharine Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.703861111

Longitude: -73.924555556

Site Type:

Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.

Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie, NY, 12601

Current Owner Name: Crannell Square Limited Partnership

Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place, NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. **Site Features:** The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. **Current Zoning and Land Use:** The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. **Past Use of the Site:** The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. **Site Geology and Hydrogeology:** Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of

approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

- arsenic
- benzo(a)anthracene
- benzo(a)pyrene
- benzo(b)fluoranthene
- benzo(k)fluoranthene
- carbon tetrachloride
- chloroform
- chrysene
- dibenz[a,h]anthracene
- indeno(1,2,3-cd)pyrene
- lead
- mercury
- tetrachloroethene (PCE)
- trichloroethene (TCE)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this

is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

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Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Wallace Campus

Site Code: C314134

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 319, 325, 327-329 & 331 Main Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.703661111

Longitude: -73.925775

Site Type:

Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC

Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie, NY, 12601

Current Owner Name: IIC Properties Inc.

Current Owner(s) Address: 14 Catherine Street
Poughkeepsie, NY, 12601

Current Owner Name: Wallace Campus Manager LLC

Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria, NY, 11103

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. **Site Features:** The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. **Current Zoning and Land Use:** The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones. The site consists of a several vacant and active commercial and light manufacturing

uses, located on four tax lots. Past Use of the Site: The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities, and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

acetone
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
copper
indeno(1,2,3-cd)pyrene
lead
manganese
mercury
methylene chloride
nickel
perfluorooctane sulfonic acid
perfluorooctanoic acid
sodium
zinc

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil, typical of historic fill. Soil - A total of 29 soil samples were collected during the remedial investigation from 19 borings extending 20 feet below ground surface (bgs). Bedrock was encountered at depths ranging from 41 to 62 feet bgs according to a 2020 geotechnical report. Several constituents were identified at concentrations that exceed their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: Acetone 0.065 parts per million (ppm) vs USCO of 0.05 ppm, methylene chloride 0.051 vs USCO of 0.05 ppm, benzo(a)anthracene 5.96 ppm vs USCO of 1 ppm, benzo(a)pyrene 5.15 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 3.62 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.24 ppm vs USCO of 1 ppm, chrysene 6.67 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.964 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.72 ppm vs USCO of 0.5 ppm, copper 330 ppm vs USCO of 50 ppm, lead 1,530 ppm vs USCO of 63 ppm, manganese 1,670 ppm vs USCO of 1,600, mercury 3.33 ppm vs USCO of 0.18 ppm, nickel 33.8 ppm vs USCO of 30 ppm, zinc 960 ppm vs USCO of 109 ppm. There was a minimal USCO exceedance for manganese and thus manganese is not a contaminant of concern at this site. Acetone and methylene chloride were detected at a concentration above USCO in one sample. However, acetone and methylene chloride are common laboratory artifacts, and they are not considered contaminants of concern at this site. Pesticides, cyanide, and PCBs and 1,4-dioxane were non-detect in all soil

samples. PFOA, PFOS, and other PFAS compounds were detected in on-site soils but were all below their unrestricted use guidance values and thus are not considered contaminants of concern for this site. Soil contamination is not expected to migrate off-site. Groundwater - A total of 3 groundwater wells were installed in overburden groundwater and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane. The metals manganese and sodium were detected in at least one groundwater sample in exceedance of groundwater standards. However, these metals are naturally occurring and/or typically related to road salt application and are therefore not considered contaminants of concern at this site. VOCs, SVOCs, PCBs, pesticides, cyanide, and 1,4-dioxane were non-detect or below standards. While lead was detected in groundwater (unfiltered sample) in the 2013 Phase 2 investigation, it was not detected in filtered or unfiltered groundwater samples during the Remedial Investigation and is therefore not considered a contaminant of concern in groundwater. For per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in the most upgradient monitoring well at concentrations of 30.2 and 10.8 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Perfluorobutanesulfonic acid (PFBS) was detected in the same well at 1,600 ppt exceeding the 100 ppt screening level. These data indicate that the site is not a source of PFAS to groundwater. PFAS was not detected in other wells on the site, though over time, the PFAS-contaminated groundwater flowing onto the site has the potential of migrating off-site. Soil Vapor - A total of 4 sub-slab soil vapor and 4 co-located indoor air samples and 2 additional soil vapor samples were collected from locations throughout the site. Low levels of the chlorinated solvents 1,1,1-trichloroethane with a maximum detection of 0.475 micrograms per cubic meter (ug/m3), tetrachloroethene with a maximum detection of 0.542 ug/m3, carbon tetrachloride with a maximum detection of 0.61 ug/m3, and vinyl chloride with a maximum detection of 0.877 ug/m3 were detected in on-site soil vapor and/or indoor air. Based on the 2006 Guidance for Evaluating Soil Vapor Intrusion in NYS, with updates, no further action is needed to address potential exposures via soil vapor intrusion in all cases. Off-site migration of soil vapor contamination is not a concern.

Site Health Assessment

People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

For more Information: [E-mail Us](#)

Refine This Search



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

October 7, 2024

316 Main Street, LLC
c/o Natalie Quinn
35 Main Street, Ste 311
Poughkeepsie, NY 12601

RE: 306 and 316 Main Street

Dear Ms. Quinn:

The Development Department is in receipt of the application your application for the construction of a new six story building containing 120 dwelling units and 17,087 square feet of ground floor commercial space on the parcels at 306 and 316 Main Street. The application has been reviewed for compliance with the provisions of the Zoning Ordinance relative to the Poughkeepsie Innovation District – Historic Core Subdistrict (PID-HC) in which the property is located. Please note that the following deficiencies were noted to exist:

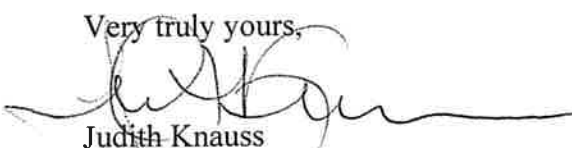
- 1) Section 19-3.37(7), Table 3-37-1 does not permit more than 10,000 square of retail space in the HC Subdistrict: 17,087 square feet is proposed;
- 2) Section 19-3.37(8), Table 3-37-2(b) limits the height of buildings in the HC Subdistrict to 5 stories: a six-story building is proposed; and,

Therefore, the application is hereby denied. You may appeal, within sixty days of the dated of this letter, either:

- a) Amend the application to reflect compliance; or,
- b) Appeal the terms of this denial to the Zoning Board of Appeals.

Please feel free to contact this office if you have any questions in this regard.

Very truly yours,



Judith Knauss
Deputy Zoning Administrator



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
DECISION**

In the matter of the appeal of 316 Main Street LLC, regarding the property at 316 Main Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 14th day of September, 2021, at 6:30pm:

Present

Nathan Shook Chair
John Gildard
Thomas Klug
Rob Page
Scott Parker
Steven Reifler

Excused

Jessica Vinall

WHEREAS, the Zoning Board of Appeals has received an application from 316 Main Street Owner, LLC seeking a variance of Section 19-3.37, Table 3.37-2 of the Zoning Ordinance to allow construction of a six story building in the Poughkeepsie Innovation District - Historic Core (PID-HC) where only five story buildings are permitted; and,

WHEREAS, the application was accompanied by additional materials, including survey prepared by Brendan Johnson, dated 12/29/20, site plan prepared by Rodney Morrison, LPE (LRC Group), dated 2/9/21, Floor plans and elevations prepared by MASS Design Group revised 8/9/21; and,

WHEREAS, a public hearing was held on March 9, 2021, April 13, 2021, May 11, 2021, August 10, 2021, and September 14, 2021; and,

WHEREAS, the action is considered to be an Type I Action under SEQRA and a Full EAF was submitted; and,

WHEREAS, the City of Poughkeepsie, as Lead Agency, adopted a Negative Declaration on August 17, 2021; and,

WHEREAS, the applicant has demonstrated that the granting of the area variance will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to achieve compliance at this time; and,

WHEREAS, the applicant has demonstrated that the variance requested is not substantial; and,

WHEREAS, the applicant has demonstrated the granting of the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not necessarily self-created:

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance as noted above.

Motion: Thomas Klug

Second: Robert Page

Carried: 6:0:0

The motion to grant the variance carried unanimously.

A handwritten signature in black ink, appearing to read 'Nathan Shook', is written over a horizontal line.

Nathan Shook

Chairman

Zoning Board of Appeals

306-316 MAIN STREET
AREA VARIANCE APPLICATION – OCTOBER 15, 2024
SITE CONDITION PHOTOGRAPHS



Figure 1: Existing 316 Main Street (frontage on Main St)

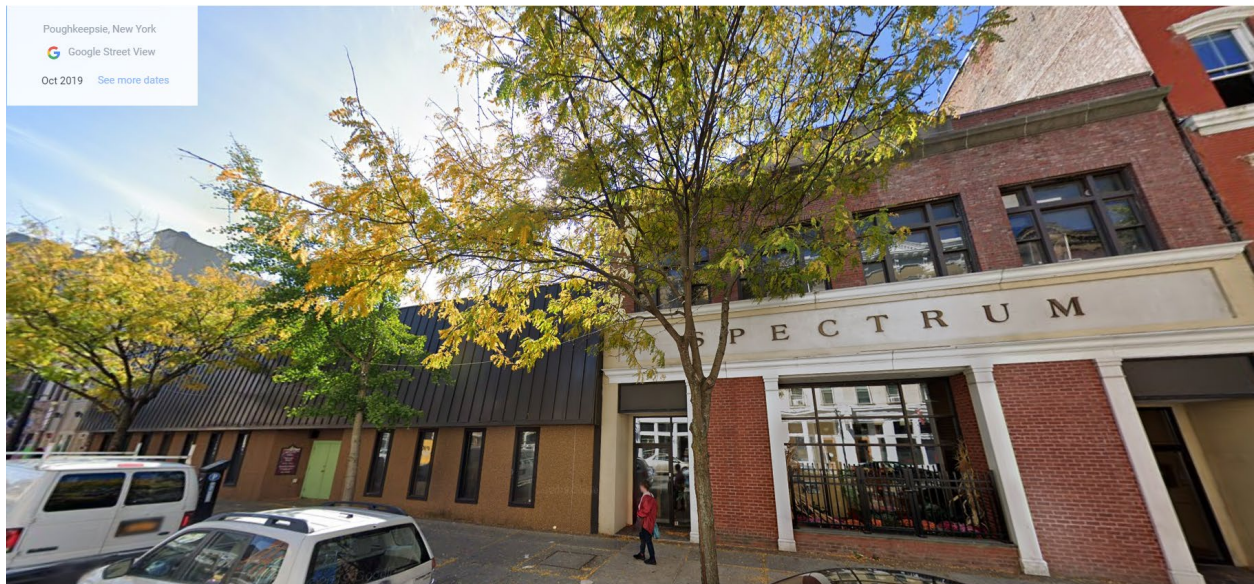


Figure 2: Existing 316 and 306 Main Street (Frontage on Main St)



Figure 3: Rear of 306 Main Street and side of 316 Main Street (from Hurlihe St)



Figure 4: Rear of 306 and 316 Main Street (from Hurlihe St)