City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda

Common Council Chambers
Tuesday, May 13, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of April 8, 2025 Meeting Minutes

III. APPLICATION REVIEW

1. 121 PARKER AVENUE: AREA VARIANCE
Application for area variances to Sections 19-3.25(8) Table 3.25-2B(D), 19-3.25(8) Table 3.25-2B(G), 19-3.25(10)(o), 19-3.25(11)(d), 19-3.25(13)(b)(4), 19-3.25(14)(c), 19-3.25(14)(d)(1), 19-3.25(4)(d)(2), 19-4.3(5)(b), 19-4.3(5)(C), relative to such mixed use. Owner: Parker Ave Realty, LLC; Applicant: Verizon Wireless of the East LP d/b/a Verizon Wireless; Consultant: Young/Sommer, LLC; Grid #6162-55-257465; Zoning District Formerly Walkway-Gateway Mixed Use Commercial (now Walkway-Gateway); Files # ZBA2024-015

IV. PUBLIC HEARINGS & DELIBERATIONS

1. 654 MAIN STREET/695 MAIN STREET/REYNOLDS AVENUE: AREA VARIANCE
Application for area variances relative to the proposed development which will include the reconfiguration of fourteen lots of record into three lots. One lot, 654 Main Street, contains an existing building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed-use building with commercial on the first floor and 7 dwelling units. The third lot

will front Reynolds Avenue and contain 18 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties. The applicant is seeking the following variances: Section 19-4.11, which requires landscape strips on all property lines, to allow no landscape strips on the internal property lines of the development; Section 19-4.3(11), which requires 172 off-street parking spaces, to allow 87 off-street parking spaces; and, Section 19-3.15(4)(c), which requires that 61,600 square feet of lot area be provided for the Reynolds Avenue residential parcel, to allow 40,600 square feet of lot area. Owner: EFDS Realty Corp: Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6161-33-543870, 564864, 526859, 530858, 533857, 537856, 540855, 544854, 548853, 551852, 555851, 559850, 563849, 567848; Zoning District: C-2A/R-4. File #2024-009

2. “8” SOUTH CLINTON STREET: AREA VARIANCE

Application for area variances relative to the proposed construction of a 16 unit multiple dwelling on South Clinton Street, requiring variances of Section 19-3.4(3)(c), to allow a south side yard set-back ranging from zero to 5 feet where 15 feet is required when abutting a residential lot line; and Section 19-3.4(3)(d) to allow a rear yard set-back of zero (0) feet where 8 feet is required. : the building appears to abut the property line at the rear. Owner: South Clinton Equities LLC; Consultant/Applicant: Jason Lichwick Architecture; Zoning District: PID-B; Grid: # 6161-22-239997; File #ZBA2024-011

3. 100 NORTH HAMILTON: STREET USE VARIANCE

Application for use variance relative to the construction of a 6 unit multiple dwelling on the property at 100 North Hamilton Street requiring a variance of Sections 19-2.2(1) and 19-5.5 which do not permit multiple dwellings in the RNB Zoning District; Owner: Brothers Shaiti Corp; Applicant: Isuf Sahiti; Consultant: Michael J. Duval, P.E.; Zoning District: RNB; Grid: #6162-62-238266; File #ZBA2025-001

4. 100 NORTH HAMILTON STREET: AREA VARIANCE

Application for area variances relative to the proposed project requiring variances of Section 19-2.2(3)(a) which requires a primary street setback of 20 feet to allow a North Hamilton Street set-back of 15.75’; Section 19-2.2(3)(b) which requires a secondary street setback of 10 feet to allow a High Street set-back of 4 feet to the covered porch; Section 19-2.2(4)(a) which allows a maximum height of 2.5 stories and 35 feet to allow a height of 3 stories and 40 feet; Section 19-2.2(4)(c) which requires that building entrances on corner lots face the primary street, to allow the building entrance to face High Street, which is considered the secondary street;

Section 19-2.2(2)(f) which requires that off-street parking has a minimum side yard set-back of 10 feet to allow a 3 foot set-back on the west; and, Section 19-2.2(4)(f) which allows a maximum density of 2 units per lot to allow 6 units. Owner: Brothers Shaiti Corp; Applicant: Isuf Sahiti; Consultant: Michael J. Duval, P.E.; Zoning District: RNB; Grid: #6162-62-238266; File #ZBA2025-003

5. 175 MANSION STREET: AREA VARIANCE

Application for Area Variance relative to the proposed conversion of the existing single family dwelling at 175 Mansion Street to a four unit multiple dwelling requiring a variance of Section 19-6.2(1)(c) which requires a driveway width of 15 feet to allow a driveway 12 feet wide. Owner/Applicant: Shane Bartholomew; Consultant: John Sullivan Zoning District: RNC; Grid: #6162-71-262207; File #ZBA2025-005

6. 191 COTTAGE STREET: AREA VARIANCE

Application for area variances relative to the proposed construction of a mixed use building with a craft-beverage manufacturing facility on the first floor and 8 dwelling units on the upper two stories on the vacant lot at 191 Cottage Street, requiring variances of Section 19-3.1(2)(e) which requires a 10 foot setback for parking areas to allow 8.2 foot setback; Section 19-3.1(2)(f) which requires a side yard set-back of 10 feet for parking areas to allow a 3 foot side yard set-back; and Section 19-6.2(11) which requires 17 off-street parking spaces to allow 11 off-street parking spaces. Owner/Applicant: Cardinal Assets Twenty Fourteen LLC c/o Jim Sullivan; Consultant: LRD Engineering & Surveying, DPC; Zoning District: MU-3; Grid: # 6162-72-452173; File #ZBA2025-006

7. LOT 288150 “53” NORTH CLINTON STREET: AREA VARIANCE

Application for area variances relative to the proposed construction of a four family dwelling on a vacant lot on North Clinton Street, requiring variances of Section 19-2.3(2)(c) to allow lot coverage of 74.6% where a maximum of 70% is permitted; Section 19-2.3(2)(f) to allow a north side yard set-back of 5 feet and a zero south side yard set-back to the parking area and access, where 10 foot side-yard set-backs are required; Section 19-6.2(1)(c) to allow a driveway width of 10 feet where 15 feet is required. Owner/Applicant: 4COPNY LLC; Consultant: Natalie Quinn, KARC Planning Consultants, Inc; Zoning District: RNC; Grid: # 6162-71-288150; File #ZBA2025-007

8. LOT 276969 “149” CANNON STREET: AREA VARIANCE

Application for area variances relative to the proposed construction of a four family dwelling on a vacant lot on Cannon Street, requiring variances of Section 19-2.3(2)(c) to allow lot coverage of 70.6%, where a maximum

lot coverage of 70% is permitted; Section 19-2.3(2)(f) to allow a 5 foot west side-yard set back and a 3.2-10.9 east side yard set-back for the parking and access where 10 foot side yard set backs are required; Section 19-2.3(a) to permit an 11 foot front yard set-back where 20 feet is required; Section 19-2.119-6.2(1)(c) to allow a driveway of 10 feet in width where 15 is required; Section 19-6.2(1)(f) to allow parking spaces 18 feet long where 20 feet is required; and, Section 19-6.2(4)(b) to allow no landscaping along the east property lines where a landscape strip is required. Owner/Applicant: 5COPNY LLC; Consultant: Natalie Quinn, KARC Planning Consultants, Inc; Zoning District: RNC; Grid: #6161-23-276969; File #2025-008

9. 148 FRANKLIN STREET: AREA VARIANCE

Application for area variances relative to the proposed conversion of the single family dwelling at 148 Franklin Street to a four unit multiple dwelling, requiring variances of Section 19-2.3(2)(a), which requires that 6000 square feet of lot area be provided for 4 unit dwellings to allow 5000 square feet; Section 19-2.3(2)(c) which limits lot coverage to 70% to allow lot coverage of 82.5%; Section 19-2.3(4)(f), which requires a minimum side yard set-back of 10 feet for parking areas and access to allow a one foot set-back on the west side and a 5 foot set-back on the east side; Section 19-2.3(2)(g) which requires a minimum rear yard set-back of 5 feet for parking areas to allow a set back of 2.1 feet; Section 19-2.3(4)(a) which limits the height of buildings to 2.5 stories to allow 3 stories; Section 19-6.2(11) requires that 5 off-street parking spaces be provided while 4 are proposed; Section 19-6.2(c) requires that a driveway of at least 15 feet in width be provided while the driveway is proposed to be 9.7 feet wide. Owner/Applicant: S1 Properties LLC; Consultant: Brian Stokosa, Day Stokosa Engineering; Zoning District: RNC; Grid: #6161-29-110801: File #ZBA2025-010

10. 9 WEST OAKLEY STREET REQUEST FOR INTERPRETATION

Request for Interpretation relative to the proposed change of use of a portion of the building at 9 West Oakley Street from a storage/vehicle repair facility to a job-printing use, requiring a finding from the Zoning Board of Appeals that the proposed use is of the same or of a more restricted nature, pursuant to the provisions of Sections 19-7.1(1)(c) and 19-9.10)(e) of the Zoning Ordinance. Owner: 27 High Street Lofts LLC; Applicant: Jason Page; Zoning District: WG; Grid: #6162-62-197319; File #ZBA2025-014

V. ADJOURNMENT

1. Meeting Adjourned to June 10, 2025

The City of Poughkeepsie
New York

Zoning Board of Appeals Meeting Minutes

Tuesday, April 8, 2025 **6:00 PM** **Common Council Chambers**

I. ROLL CALL

5 Present, 0 Absent, 1 Excused

Staff:
Joanna Longcore, Asst. Corporation Counsel
Tyler Maegerle, City Planner

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF MARCH 11, 2025 MEETING MINUTES

A motion to Approve was made by Chair Parker and seconded by Member Klug.

Minutes of March 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 654 MAIN STREET: AREA VARIANCE - Adjourned to May 13, 2025 meeting agenda

A motion to Open the public hearing was made by Chair Parker and seconded by Member Klug.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

A motion to Adjourn the public hearing was made by Chair Parker and seconded by Member Vinall.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

2. **'8' SOUTH CLINTON STREET: INTERPRETATION** - Adjourned to May 13, 2025 meeting agenda

A motion to Open the public hearing was made by Chair Parker and seconded by Member Klug.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

A motion to Adjourn the public hearing was made by Chair Parker and seconded by Member Vinall.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

IV. PUBLIC HEARINGS & DELIBERATIONS

1. 178 MILL STREET: AREA VARIANCE

The application has been withdrawn by the applicant. The public hearing will be closed.

A motion to Close the public hearing was made by Chair Parker and seconded by Member Klug.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

2. 121 PARKER AVENUE: USE AND AREA VARIANCES

Application for a use variance to allow the use of a portion of the property at 121 Parker Avenue, formerly approved as an off-street parking lot, for a telecommunication facility (cell tower and related equipment and equipment shelter), resulting in a mixed-use property, and for area variances to Sections 19-3.25(8) Table 3.25-2B(D), 19-3.25(8) Table 3.25-2B(G), 19-3.25(10)(o), 19-3.25(11)(d), 19-3.25(13)(b)(4), 19-3.25(14)(c), 19-3.25(14)(d)(1), 19-3.25(4)(d)(2), 19-4.3(5)(b), 19-4.3(5)(C), relative to such mixed use. Owner: Parker Ave Realty, LLC; Applicant: Verizon Wireless of the East LP d/b/a Verizon Wireless; Consultant: Young/Sommer, LLC; Grid #6162-55-257465; Zoning District Formerly Walkway-Gateway Mixed Use Commercial (now Walkway-Gateway); Files #: ZBA2024-014 and ZBA2024-015

A motion to Open the public hearing was made by Chair Parker and seconded by Member Vinall.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

A motion to Close the public hearing was made by Chair Parker and seconded by Member Klug.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

A motion to Approve the resolution for the Use Variance was made by Chair Parker and seconded by Member Klug.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

V. ADJOURNMENT

1. MEETING ADJOURNED TO MAY 13, 2025

A motion to Adjourn the meeting to May 13, 2025 was made by Chair Parker and seconded by Member Klug.

Minutes of April 8, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	**Passed**

[MIN_SIGNATURES]

Subject to the FCC Shot Clock of 150 days for an Application for Other than a Small Wireless Facility Using a New Structure - 83 Fed Reg 51867 codified at 47 CFR § 1.6003(c)(1)(iv)

ZONING BOARD OF APPEALS and PLANNING BOARD
of the CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

In the Matter of the Application of

VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless

Lands n/f of Parker Avenue Realty, LLC
121 Parker Avenue
City of Poughkeepsie, Dutchess County, New York
Grid#: 131300-6162-55-257465

APPLICATION FOR USE AND AREA VARIANCES and STATEMENT OF INTENT

Submitted by:
Verizon Wireless
Kathy Pomponio, Manager – Network Real Estate
1275 John Street, Suite 100
West Henrietta, New York 14586
(585) 321-5435

Tectonic Engineering & Surveying Consultants, P.C.
Steven Matthews, P.E.
36 British American Blvd, Suite 101
Latham, New York 12110
(518) 783-1630

Airosmith Development
Steven Grassl, Specialist, Site Acquisition
318 West Avenue
Saratoga Springs, New York 12866
(914) 523-6495

Please direct all correspondence to:

Young/Sommer LLC
Scott P. Olson, Esq.
Executive Woods
Five Palisades Drive
Albany, New York 12205
(518) 438-9907

Dated: August 8, 2024

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: $1000.00
CODE: A2112
ID# _____
IPS# _____

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION

PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

ZONING DISTRICT: WALKWAY – Gateway district / Gateway Commercial mixed use subdistrict

OWNER INFORMATION:
Name: Parker Ave. Realty, LLC
Address: 47 Marie Ct.
Wappinger Falls, NY 12590
Phone: TBD
Email: TBD

APPLICANT INFORMATION:
Name: Verizon Wireless of the East LP d/b/a Verizon Wireless
Address: 1275 John St., Suite 100
West Henrietta, NY 14586
Phone: 585-321-5435
Email: c/o Solson@youngsommer.com

CONSULTANT INFORMATION:
Name: Young Sommer LLC (ATTN: Scott Olson)
Address: 5 Palisades Dr.
Albany, N.Y. 12205
Phone: 518-527-6813
Email: Solson@youngsommer.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: Scott Olson, Attorney for Applicant

Date of decision/determination/violation: July 5, 2024

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

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION
PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

USE VARIANCE REQUESTS

SECTION	PROHIBITING	TO ALLOW
19-325(4)	Cell tower facilities	Cell tower facility

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (c) of the Zoning Ordinance, **no use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship.** In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

1) The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence (The applicant must demonstrate, by competent financial evidence, that they cannot realize a reasonable financial return on their property for any of the currently permitted uses in the Zoning District. The financial statement should relate only to the subject property and not to the applicant's personal finances);

2) The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood (Please explain how the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood. For example, does the subject property have unique constraints or characteristics not found in other properties in the district or neighborhood?);

3) The requested use variance, if granted, will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered and the intent of the Zoning Ordinance will not be adversely affected.

4) The alleged hardship has not been self-created (An applicant cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property in a position to know the conditions for which the applicant is seeking relief). Explain fully how the hardship is not self-created.

Responses to the above questions shall be attached to and submitted with the application. **Use as many sheets as necessary.**

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION
PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

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 Environmental Assessment Form. Please note that in some instances it may be determined that a Full EAF is required.
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

RF Justification; Health and Safety Certification; Site Selection Analysis; and other materials attached hereto.

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.

Scott Olson
SIGNATURE OF APPLICANT

7/29/2024
DATE

Scott Olson, Attorney for Applicant

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: 121 Parker Ave

ZONING DISTRICT: Mixed Use Commercial (G-CM)

OWNER INFORMATION:
Name: Parker Ave Realty, LLC
Address: 47 Marie Ct
Wappinger Falls, NY 12590
Phone: TBD
Email: TBD

APPLICANT INFORMATION:
Name: Verizon Wireless of the East LP d/b/a Verizon Wireless
Address: 1275 John St., Suite 100
West Henrietta, NY 14586
Phone: 585-321-5435
Email: c/o solson@youngsommer.com

CONSULTANT INFORMATION:
Name: Young Sommer LLC (Attn: Scott Olson)
Address: 5 Palisades Dr.
Albany, NY 12205
Phone: 518-527-6813
Email: solson@youngsommer.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: Scott Olson, Attorney for Applicant

Date of decision/determination/violation: July 5, 2024

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

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
19-3.25(8)	max front set back is 12'	Proposing 134' set back (122' variance)
19-3.26(8)	Min. front occupancy 70%	None proposed - 100% variance
19-3.25(10)(6)	Chain link fence prohibited	Chain link fence (9' tall)
19-3.25(14)(C)	landscaping required	landscaping not proposed

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: 121 Parker Ave., Poughkeepsie, NY

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):

RF Justification

Health and Safety Certification

Site Selection Analysis

Other

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.

Scott Olson — 7/25/24

SIGNATURE OF APPLICANT — DATE

Scott Olson

Print Name Attorney for Applicant

Revised June 2020: Previous Editions Obsolete

Subject to the 150-day FCC Shot Clock Timeframe Set Forth in 47 CFR § 1.6003(c)(1)(iv)

ZONING BOARD OF APPEALS and PLANNING BOARD
of the CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

In the Matter of the Application of

VERIZON WIRELESS OF THE EAST LP
d/b/a Verizon Wireless

Premises: Lands n/f of Parker Avenue Realty, LLC
121 Parker Avenue
City of Poughkeepsie, Dutchess County, New York
Grid #: 131300-6162-55-257465

STATEMENT OF INTENT and
APPLICATION FOR USE AND AREA VARIANCES

I. Introduction

VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the construction of an unmanned public utility/personal wireless service facility (a "communications facility") on a portion of lands n/f owned by Parker Avenue Realty, LLC and located at 121 Parker Avenue in the City of Poughkeepsie, County of Dutchess, State of New York (the "premises").

Verizon Wireless is considered a public utility for purposes of zoning under New York decisional law (*Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364 (1993)) **[EXHIBIT 1]**, and a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA") **[EXHIBIT 2]**. Verizon Wireless' equipment will be in operation twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year. Copies of the applicable Verizon Wireless FCC licenses are included herewith **[EXHIBIT 3]**.

The proposed communications facility consists of a 100± ft. monopole tower (104± ft. when including a 4± ft. lightning rod), a ground mounted equipment platform and all associated antennas, improvements and access/utilities, all of which will be located within a secure 50' by 50' fenced communications compound. The project is located in the Walkway-Gateway district, Gateway commercial mixed use subdistrict ("G-CM") zoning district. According to §19-3.25(4) of the Poughkeepsie Code, communications facilities are not permitted in the G-CM zoning district. A use variance is, therefore, required.

II. Purpose of DC Youth Bureau Communications Facility

This project is part of a multi-million dollar comprehensive upgrade of the Verizon Wireless network in Dutchess County and serves as a suitable platform for future advanced

wireless services expansion at the proposed site. The proposed site/facility will resolve existing significant service gaps in Verizon Wireless' network which will be a benefit to the general public and emergency services agencies that routinely rely on wireless communications to serve the public.

The purpose of the Project (referred to internally as the "DC Youth Bureau" communications facility) is to expand Verizon Wireless services to the northern portion of the City of Poughkeepsie which is currently not adequately served. Verizon Wireless' RF Justification Report is included as **EXHIBIT 4**.

EXHIBIT 4 also contains RF propagation maps that further illustrate the significant gaps in service in the target area that this facility is designed to resolve. The RF propagation maps are based on current data concerning existing signal strength/service in the target area as well as relevant topographical data. The RF Justification Report clearly illustrates that significant gaps in service exist in the target area and that the proposed facility will resolve those gaps.

Enclosed in **EXHIBIT 5** is a Site Selection Analysis prepared by Tectonic Engineering describing the overall site selection process that was followed to identify the proposed location for the facility.

III. Description of Land Use

Verizon Wireless' communications facility will consist of the following general components: nine (9) antennas mounted at the top position of a proposed 100± ft. monopole tower; an unmanned equipment platform and related equipment; cabling connecting the antennas to the equipment platform; and associated cabling and all related ground equipment and utility services (power and telephone/fiberoptic services) **[see, Zoning Site Plans prepared by Tectonic Engineering, included herewith at EXHIBIT 6]**.

Access to the facility from Parker Ave (US RT 9G) will be provided via an existing curb cut through the existing paved parking lot. Utilities will be installed underground from an existing overhead utility pole. A nine foot (9') chain link safety fence (with three strands of barbed wire on top) will be installed to secure the tower site and protect the tower and Verizon Wireless' telecommunications equipment from unauthorized access.

The proposed communications facility will be unmanned and will be visited for routine maintenance purposes approximately 1 - 3 times per year. The project will not require water or sanitary sewer services installed. As such, the project will not have any impact on existing public water and sewage services. In addition, neither pedestrian nor vehicular access will be significantly impacted as a result of the proposed facility.

IV. Need For Area Variance

Section 19.3.25(4) prohibits the proposed facility in the G-cm zoning district. A use variance is, therefore, required. Additional area variances are also required.

In addition to the need for a use variance, the following area variances are required:

1. Variance from maximum allowable front yard of 12', when 134' is proposed (§19-3.25(8));

2. Variance from minimum frontage requirement of 70% when the cell tower is not proposed to be located in the front yard (§19-3.25(8));

3. Variance from prohibition of use of chain link fence and maximum height of 6' when the proposed fence is 9' (§19-3.25(10)(o)); and

4. Variance from the requirement to provide landscaping to improve the aesthetics of the area (§19-3.25(14)(c).

According to a July 5, 2024 letter from the Poughkeepsie Building Department, it has also been suggested that additional area variances are required from: (i) Section 19-3.25(14)(d)(1) concerning landscaping for parking lots greater than ½ acre; (ii) Section 19-4.3(5)(b) regarding the length of the existing parking spaces; and (iii) Section 19-4.3(5)(c) which requires lighting for parking areas. Verizon Wireless does not believe that variances from the above sections are required for this application since the requirements do not relate to Verizon Wireless' proposed improvements. It appears that these requirements apply to the underlying, existing use.

The request for variance relief is subject to the long standing public utility variance standard as discussed in *Cellular Tel. Co. v. Rosenberg*, 82 N.Y.2d 364 (1993).

In *Rosenberg*, the New York Court of Appeals determined that cellular telephone companies are public utilities for purposes of zoning. The Court held that proposed cellular telephone installations are subject to the traditional standard afforded to public utilities, rather than the standards generally required for non-public utility uses:

> It has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities. There can be no question of [the carrier's] need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in *Matter of Consolidated Edison* to sitings of cellular telephone companies, such as [the applicant], permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that [the applicant] sustained its burden of proving the requisite public necessity. [The applicant] established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the . . . area.

Id. at 372-74 (citing *Consolidated Edison Co. v. Hoffman*, 43 NY2d 598 [1978]).

This special treatment of a public utility stems from the essential nature of its service, and the fact that a public utility transmitting facility must be located in a particular area in order to provide service to such area. For instance, water towers, electric switching stations, water pumping stations and telephone poles must be in particular locations (including within residential districts) in order to provide the utility to a specific area:

> [Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

Anderson, New York Zoning Law Practice, 3d ed., p. 411 (1984) (hereafter "Anderson"). *See also, Cellular Tel. Co. v. Rosenberg*, 82 NY2d 364 [1993]; *Payne v. Taylor*, 178 AD2d 979 [4th Dept 1991].

Accordingly, the law in New York is that a municipality may not prohibit facilities, including towers, from any portion or area in the municipality if location of the facility is determined to be necessary for the transmission of public utility services. In *Rosenberg*, 82 N.Y.2d at 371, the court found that "the construction of an antenna tower... to facilitate the supply of cellular telephone service is a 'public utility building' within the meaning of a zoning ordinance." See also *Long Island Lighting Co. v. Griffin*, 272 AD 551 [2d Dept 1947] (a municipal corporation may not prohibit the expansion of a public utility where such expansion is necessary to the maintenance of essential services).

The requirements from which Verizon Wireless seeks variances are requirements that would typically not be applied to a cell tower facility. For example, the minimum front yard occupancy of 70% and the maximum setback of 12' are two requirements that, if followed, would place the proposed cell tower facility extremely close to the right of way. This is widely known to be antithetical to proper design and placement of cell tower facilities. Most municipalities and design experts call for large tower setbacks and for them not to be located in the front yard.

While the use of smallish fences may be appropriate for certain uses, such small fences without security features such as barbed wire do not provide the necessary security needed for a cell tower facility.

[ADDRESS LANDSCAPING]

To assist the ZBA with the review of the use and area variance application, the Applicant has provided the following additional materials in support of the Application:

1. Completed Full Environmental Assessment Form in **EXHIBIT 7**;

2. Verizon Wireless has completed a balloon test to determine the visibility of the proposed tower from various locations surrounding the site. The results of the balloon test are memorialized in the Visual Resource Evaluation ("VRE") provided in **EXHIBIT 8**. Significantly, the tower will be visible from only three (3) of the twenty-seven (27) locations analyzed in the VRE;

3. Letter confirming that Verizon Wireless will permit collocation on/at this tower site in **EXHIBIT 9**;

4. RF Emissions Compliance Report dated July 26, 2024 prepared by SiteSafe, which confirms that the facility will be fully compliant with applicable FCC emissions requirements, is provided in **EXHIBIT 10**; and

5. Non-interference report dated July 30, 2024 which demonstrates that the proposed facility will not interfere with local electronic devices or other FCC-licensed frequencies is provided in **EXHIBIT 11**.

V. Conclusion

Approval of the DC Youth Bureau communications facility will enable Verizon Wireless to provide an adequate and safe level of hand-held wireless telephone service to the identified area of the City of Poughkeepsie and surrounding environs, within the confines of applicable technological and land use limitations. Such approval will also be in the public interest, in that it will allow Verizon Wireless to comply with its statutory mandate to build out its network and provide local businesses, residents and public service entities with safe and reliable wireless communications services. Based upon the foregoing, Verizon Wireless respectfully requests the City of Poughkeepsie Zoning Board of Appeals grant the requested use and area variances and the Planning Board to issue site plan approval.

Thank you for your consideration.

Respectfully submitted,

VERIZON WIRELESS OF THE EAST LP
d/b/a Verizon Wireless

Scott P. Olson, Esq.
Regional Local Counsel

Dated: August 8, 2024

DOCUMENTATION OF PUBLIC UTILITY STATUS
and
OVERVIEW OF *ROSENBERG* DECISION

In *Cellular Tel. Co. v Rosenberg*, 82 NY2d 364 [1993], the New York Court of Appeals determined that cellular telephone companies are public utilities. The Court held that proposed cellular telephone installations are to be reviewed by zoning boards pursuant to the traditional standard afforded to public utilities, rather than the standards generally required for the necessary approvals:

> It has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities. There can be no question of [the carrier's] need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in *Matter of Consolidated Edison* to sitings of cellular telephone companies, such as [the applicant], permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that [the applicant] sustained its burden of proving the requisite public necessity. [The applicant] established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the . . . area.

Rosenberg, 82 NY2d at 372-74 (citing *Consolidated Edison Co. v Hoffman*, 43 NY2d 598 [(1978]).

This special treatment of a public utility stems from the essential nature of its service, and the fact that a public utility transmitting facility must be located in a particular area in order to provide service. For instance, water towers, electric switching stations, water pumping stations and telephone poles must be in particular locations (including within residential districts) in order to provide the utility to a specific area:

> [Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

Anderson, New York Zoning Law Practice, 3d ed., p. 411 (1984) (hereafter “Anderson”). See also, *Cellular Tel. Co. v Rosenberg*, 82 NY2d 364 [1993]; *Payne v Taylor*, 178 AD2d 979 [4th Dept 1991].

Accordingly, the law in New York is that a municipality may not prohibit facilities, including towers, necessary for the transmission of a public utility. In *Rosenberg*, 82 NY2d at 371, the court found that "the construction of an antenna tower... to facilitate the supply of cellular telephone service is a 'public utility building' within the meaning of a zoning ordinance." See also *Long Island Lighting Co. v Griffin*, 272 AD 551 [2d Dept 1947] (a municipal corporation may not prohibit the expansion of a public utility where such expansion is necessary to the maintenance of essential services).

In the present case, Verizon Wireless does not have reliable service capacity in the City. The communications facility proposed is necessary to remedy this service problem and to provide adequate and reliable wireless telecommunications service coverage to this area. Therefore, Verizon Wireless satisfies the requisite showing of need for the facility under applicable New York law.

DOCUMENTATION OF PERSONAL WIRELESS SERVICE FACILITY STATUS
and
FEDERAL TELECOMMUNICATIONS ACT OF 1996

In addition to being considered a public utility under New York decisional law, Verizon Wireless is classified as a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA").

As stated in the long title of the Act, the goal of the TCA is to "promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." *Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).*

The TCA mandates a process designed to achieve competitive telecommunications markets. In keeping with the central goals of the TCA, the authors specify in Section 253(a) that "[n]o State or local statute or regulation…may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." *TCA Section 253(a), emphasis added.*

Section 332(c) of the TCA preserves the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction and modification of personal wireless service facilities, subject to several important limitations:

- the "regulation of the placement…of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services" (*TCA §332(c)(7)(B)(i)(I)*);

- the "regulation of the placement…of personal wireless service facilities by any State or local government or instrumentality thereof shall not prohibit or have the effect of prohibiting the provision of personal wireless services" (*TCA §332(c)(7)(B)(i)(II)*);

- Applications must be processed within a reasonable period of time, and any decision to deny a request for placement of personal wireless service facilities must be in writing and supported by substantial evidence contained in a written record (*TCA §§332(c)(7)(B)(ii) and (iii)*); and

- regulations based upon the perceived environmental effects of radio frequency emissions are prohibited, so long as the proposed personal wireless service facility complies with FCC regulations concerning such emissions (*TCA §332(c)(7)(B)(iv)*).

A reference copy of the Telecommunications Act of 1996 is included herewith.

104TH CONGRESS } HOUSE OF REPRESENTATIVES { REPORT
2d Session } { 104–458

TELECOMMUNICATIONS ACT OF 1996

JANUARY 31, 1996. Ordered to be printed

Mr. BLILEY, from the committee of conference, submitted the following

CONFERENCE REPORT

[To accompany S. 652]

The committee of conference on the disagreeing votes of the two Houses on the amendments of the House to the bill (S. 652), to provide for a pro-competitive, de-regulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies and services to all Americans by opening all telecommunications markets to competition, and for other purposes, having met, after full and free conference, have agreed to recommend and do recommend to their respective Houses as follows:

That the Senate recede from its disagreement to the amendment of the House to the text of the bill and agree to the same with an amendment as follows:

In lieu of the matter proposed to be inserted by the House amendment, insert the following:

SECTION 1. SHORT TITLE; REFERENCES.

(a) SHORT TITLE.—This Act may be cited as the "Telecommunications Act of 1996".

(b) REFERENCES.—Except as otherwise expressly provided, whenever in this Act an amendment or repeal is expressed in terms of an amendment to, or repeal of, a section or other provision, the reference shall be considered to be made to a section or other provision of the Communications Act of 1934 (47 U.S.C. 151 et seq.).

SEC. 2. TABLE OF CONTENTS.

The table of contents for this Act is as follows:

Sec. 1. Short title; references.
Sec. 2. Table of contents.
Sec. 3. Definitions.

22–327

Federal Communications Commission
Library

[redacted] *tity that has obtained an attachment to such conduit or right-of-way so that such entity may have a reasonable opportunity to add to or modify its existing attachment. Any entity that adds to or modifies its existing attachment after receiving such notification shall bear a proportionate share of the costs incurred by the owner in making such pole, duct, conduit, or right-of-way accessible.*

[redacted] *right-of-way shall not be required to bear any of the costs of rearranging or replacing its attachment, if such rearrangement or replacement is required as a result of an additional attachment or the modification of an existing attachment sought by any other entity*

SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY.—Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(7) PRESERVATION OF LOCAL ZONING AUTHORITY.—

"(A) GENERAL AUTHORITY.—Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

"(B) LIMITATIONS.—

"(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

"(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

"(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

"(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

"(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

"(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

"(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

"(C) DEFINITIONS.—For purposes of this paragraph—

"(i) the term 'personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

"(ii) the term 'personal wireless service facilities' means facilities for the provision of personal wireless services; and

"(iii) the term 'unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).".

(b) RADIO FREQUENCY EMISSIONS.—Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93–62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY.—Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, reasonable, and nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

[redacted]

RIERS.

Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(8) MOBILE SERVICES ACCESS.—A person engaged in the provision of commercial mobile services, insofar as such person is so engaged, shall not be required to provide equal access to common carriers for the provision of [illegible]

portionate share of the costs incurred by the owner in making such conduit or right-of-way accessible.

Conference agreement

The conference agreement adopts the Senate provision with modifications. The conference agreement amends section 224 of the Communications Act by adding new subsection (e)(1) to allow parties to negotiate the rates, terms, and conditions for attaching to poles, ducts, conduits, and rights-of-way owned or controlled by utilities. New subsection 224(e)(2) establishes a new rate formula charged to telecommunications carriers for the non-useable space of each pole. Such rate shall be based upon the number of attaching entities. The conferees also agree to three additional provisions from the House amendment. First, subsection (g) requires utilities that engage in the provision of telecommunications services or cable services to impute to its costs of providing such service an equal amount to the pole attachment rate for which such company would be liable under section 224. Second, new subsection 224(h) requires utilities to provide written notification to attaching entities of any plans to modify or alter its poles, ducts, conduit, or rights-of-way. New subsection 224(h) also requires any attaching entity that takes advantage of such opportunity to modify its own attachments shall bear a proportionate share of the costs of such alterations. Third, new subsection 224(i) prevents a utility from imposing the cost of rearrangements to other attaching entities if done solely for the benefit of the utility.

SECTION 704—FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS

Senate bill

No provision.

House amendment

Section 108 of the House amendment required the Commission to issue regulations within 180 days of enactment for siting of CMS. A negotiated rulemaking committee comprised of State and local governments, public safety agencies and the affected industries were to have attempted to develop a uniform policy to propose to the Commission for the siting of wireless tower sites.

The House amendment also required the Commission to complete its pending Radio Frequency (RF) emission exposure standards within 180 days of enactment. The siting of facilities could not be denied on the basis of RF emission levels for facilities that were in compliance with the Commission standard.

The House amendment also required that to the greatest extent possible the Federal government make available to use of Federal property, rights-of-way, easements and any other physical instruments in the siting of wireless telecommunications facilities.

Conference agreement

The conference agreement creates a new section 704 which prevents Commission preemption of local and State land use decisions and preserves the authority of State and local governments over

zoning and land use matters except in the limited circumstances set forth in the conference agreement. The conference agreement also provides a mechanism for judicial relief from zoning decisions that fail to comply with the provisions of this section. It is the intent of the conferees that other than under section 332(c)(7)(B)(iv) of the Communications Act of 1934 as amended by this Act and section 704 of the Telecommunications Act of 1996 the courts shall have exclusive jurisdiction over all other disputes arising under this section. Any pending Commission rulemaking concerning the preemption of local zoning authority over the placement, construction or modification of CMS facilities should be terminated.

When utilizing the term "functionally equivalent services" the conferees are referring only to personal wireless services as defined in this section that directly compete against one another. The intent of the conferees is to ensure that a State or local government does not in making a decision regarding the placement, construction and modification of facilities of personal wireless services described in this section unreasonably favor one competitor over another. The conferees also intend that the phrase "unreasonably discriminate among providers of functionally equivalent services" will provide localities with the flexibility to treat facilities that create different visual, aesthetic, or safety concerns differently to the extent permitted under generally applicable zoning requirements even if those facilities provide functionally equivalent services. For example, the conferees do not intend that if a State or local government grants a permit in a commercial district, it must also grant a permit for a competitor's 50-foot tower in a residential district.

Actions taken by State or local governments shall not prohibit or have the effect of prohibiting the placement, construction or modification of personal wireless services. It is the intent of this section that bans or policies that have the effect of banning personal wireless services or facilities not be allowed and that decisions be made on a case-by-case basis.

Under subsection (c)(7)(B)(ii), decisions are to be rendered in a reasonable period of time, taking into account the nature and scope of each request. If a request for placement of a personal wireless service facility involves a zoning variance or a public hearing or comment process, the time period for rendering a decision will be the usual period under such circumstances. It is not the intent of this provision to give preferential treatment to the personal wireless service industry in the processing of requests, or to subject their requests to any but the generally applicable time frames for zoning decision.

The phrase "substantial evidence contained in a written record" is the traditional standard used for judicial review of agency actions.

The conferees intend section 332(c)(7)(B)(iv) to prevent a State or local government or its instrumentalities from basing the regulation of the placement, construction or modification of CMS facilities directly or indirectly on the environmental effects of radio frequency emissions if those facilities comply with the Commission's regulations adopted pursuant to section 704(b) concerning such emissions.

The limitations on the role and powers of the Commission under this subparagraph relate to local land use regulations and are not intended to limit or affect the Commission's general authority over radio telecommunications, including the authority to regulate the construction, modification and operation of radio facilities.

The conferees intend that the court to which a party appeals a decision under section 332(c)(7)(B)(v) may be the Federal district court in which the facilities are located or a State court of competent jurisdiction, at the option of the party making the appeal, and that the courts act expeditiously in deciding such cases. The term "final action" of that new subparagraph means final administrative action at the State or local government level so that a party can commence action under the subparagraph rather than waiting for the exhaustion of any independent State court remedy otherwise required.

With respect to the availability of Federal property for the use of wireless telecommunications infrastructure sites under section 704(c), the conferees generally adopt the House provisions, but substitute the President or his designee for the Commission.

It should be noted that the provisions relating to telecommunications facilities are not limited to commercial mobile radio licensees, but also will include other Commission licensed wireless common carriers such as point to point microwave in the extremely high frequency portion of the electromagnetic spectrum which rely on line of sight for transmitting communication services.

SECTION 705—MOBILE SERVICE DIRECT ACCESS TO LONG DISTANCE CARRIERS

Senate bill

Subsection (b) of section 221 of the Senate bill, as passed, states that notwithstanding the MFJ or any other consent decree, no CMS provider will be required by court order or otherwise to provide long distance equal access. The Commission may only order equal access if a CMS provider is subject to the interconnection obligations of section 251 and if the Commission finds that such a requirement is in the public interest. CMS providers shall ensure that its subscribers can obtain unblocked access to the interexchange carrier of their choice through the use of interexchange carrier identification codes, except that the unblocking requirement shall not apply to mobile satellite services unless the Commission finds it is in the public interest.

House amendment

Under section 109 of the House amendment, the Commission shall require providers of two-way switched voice CMS to allow their subscribers to access the telephone toll services provider of their choice through the use of carrier identification codes. The Commission rules will supersede the equal access, balloting and prescription requirements imposed by the MFJ and the AT&T-McCaw consent decree. The Commission may exempt carriers or classes of carriers from the requirements of this section if it is consistent with the public interest, convenience, and necessity, and the

VERIZON WIRELESS OF THE EAST LP,
d/b/a

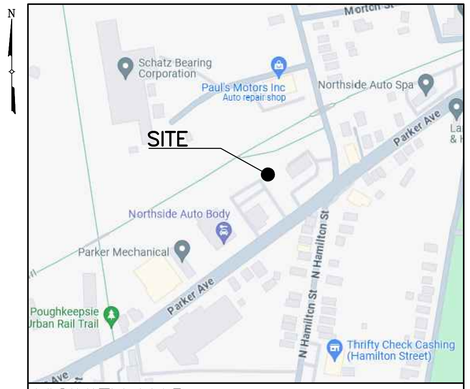
verizon

SITE NAME:
121 PARKER AVE

FUZE ID#: 17099955
MDG#: 5000350891



VICINITY MAP (TAX MAP)



VICINITY MAP

DIRECTIONS

DIRECTIONS TO SITE:

FROM NORTH GREENBUSH, HEAD EAST ON JORDAN RD 0.3 MI. TURN RIGHT ONTO US-4 S/N GREENBUSH RD 1.5 MI. TURN RIGHT ONTO NY-43 W 1.1 MI. USE THE RIGHT 2 LANES TO MERGE ONTO I-90 W VIA THE RAMP TO ALBANY0.2 MI. MERGE ONTO I-90 W 1.2 MI. TAKE EXIT 6A TO MERGE ONTO I-787 S TOWARD ALBANY 3.4 MI. USE THE RIGHT 2 LANES TO TAKE EXIT 1 TO MERGE ONTO I-87 S. TOLL ROAD 67.1 MI. TAKE EXIT 18 TO MERGE ONTO NY-299 E TOWARD POUGHKEEPSIE. TOLL ROAD 0.9 MI. MERGE ONTO NY-299 E 5.1 MI. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO RTE 9W S 2.3 MI. USE THE RIGHT LANE TO TAKE THE RAMP TO MID HUDSON BRIDGE/POUGHKEEPSIE 0.4 MI. CONTINUE ONTO US-44 E TOLL ROAD 2.4 MI. TURN LEFT ONTO S HAMILTON ST 1.0 MI. SHARP LEFT ONTO PARKER AVE 190 FT TURN RIGHT. DESTINATION WILL BE ON THE RIGHT

SITE ADDRESS:	121 PARKER AVE POUGHKEEPSIE, NY 12601
MUNICIPALITY:	TOWN OF POUGHKEEPSIE
COUNTY:	DUTCHESS
TAX MAP NUMBER:	131300-6162-55-257465-0000
ZONING DISTRICT:	G-CM (MIXED USE COMMERCIAL)
STRUCTURE COORDINATES:	41.714019° -73.920667°
GROUND ELEVATION:	172.8'± AMSL
PROPERTY OWNER:	PARKER AVE REALTY, LLC 47 MARIE CT WAPPINGERS FALLS, NY 12590
APPLICANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	KATHY POMPONIO
CONTACT PHONE:	(585) 321-5435

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED MONOPOLE AND THE INSTALLATION OF EQUIPMENT AT GRADE WITHIN A PROPOSED FENCED COMPOUND.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	2	12/3/24
AD-1	ADJOINERS PLAN	2	12/3/24
SB-1	SETBACK PLAN	2	12/3/24
C-1	OVERALL SITE PLAN	2	12/3/24
C-2	SITE DETAIL PLAN	2	12/3/24
C-3	ELEVATION & ORIENTATION PLAN	2	12/3/24
C-4A	SITE DETAILS	2	12/3/24
C-4B	SITE DETAILS	2	12/3/24
C-4C	SITE DETAILS	2	12/3/24
C-5	EQUIPMENT ELEVATIONS	2	12/3/24

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

SITE PLAN DESIGN NOTES:

1. THE APPLICANT HAS SUFFICIENT CAPITAL TO FUND THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT.
2. THERE ARE NO EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESERVATIONS AND REARS FOR PUBLIC USE, EXISTING COVENANTS, OR DEED RESTRICTIONS RECORDED FOR THIS PARCEL OR IMMEDIATELY ADJACENT TO THIS PARCEL.
3. THERE ARE NO SCENIC OR AESTHETIC RESOURCES THAT ARE VISIBLE FROM THIS PARCEL. THE POUGHKEEPSIE URBAN RAIL TRAIL, EMPIRE STATE TRAIL, AND WALKWAY OVER THE HUDSON ARE IN CLOSE PROXIMITY TO THIS PARCEL.
4. THERE ARE NO WATERCOURSES, MARSHES, ROCK OUTCROPS, OR ISOLATED TREES WITHIN THE PROPOSED FACILITY PROJECT LOCATION. WOODED AREA AT THE NORTH END OF THE PARCEL AND CURBS, SIDEWALKS AND STREETS ARE SHOWN THROUGHOUT THIS PLAN SET.
5. THE SITE IS NOT WITHIN NOR IMMEDIATELY ADJACENT TO A FLOOD PLAIN.
6. THERE ARE NO FIRE ALARM SYSTEMS OR KNOX BOXES PROPOSED FOR THIS PROJECT.
7. PRIOR TO START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, NO FENCE SHALL CROSS PUBLIC SIDEWALKS AND NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN FENCED AREA.
8. STORMWATER MEASURES TO ADDRESS RUNOFF QUANTITY OR QUALITY ARE NOT APPLICABLE FOR THIS PROJECT AND THEREFORE NOT INCLUDED. THIS IS NOT APPLICABLE SINCE THE EXISTING PROJECT AREA WAS DEVELOPED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT STORMWATER REGULATIONS. SINCE THE EXISTING CONDITIONS AT THE PROJECT AREA ARE IMPERVIOUS (ASPHALT PARKING AREA) AND WILL BE CHANGED TO PERVIOUS (SAWCUT AND REMOVE ASPHALT AND REPLACE WITH LOOSE CRUSHED STONE) THE RATE OF STORMWATER RUNOFF FOR THE PARCEL WILL BE DECREASED RENDERING STORMWATER IMPROVEMENTS MOOT.

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DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

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STATE OF NEW YORK * STEVEN M. MATTHEWS * 087507 * LICENSED PROFESSIONAL ENGINEER

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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
121 PARKER AVE
FUZE ID#: 17099955
MDG#: 5000350891

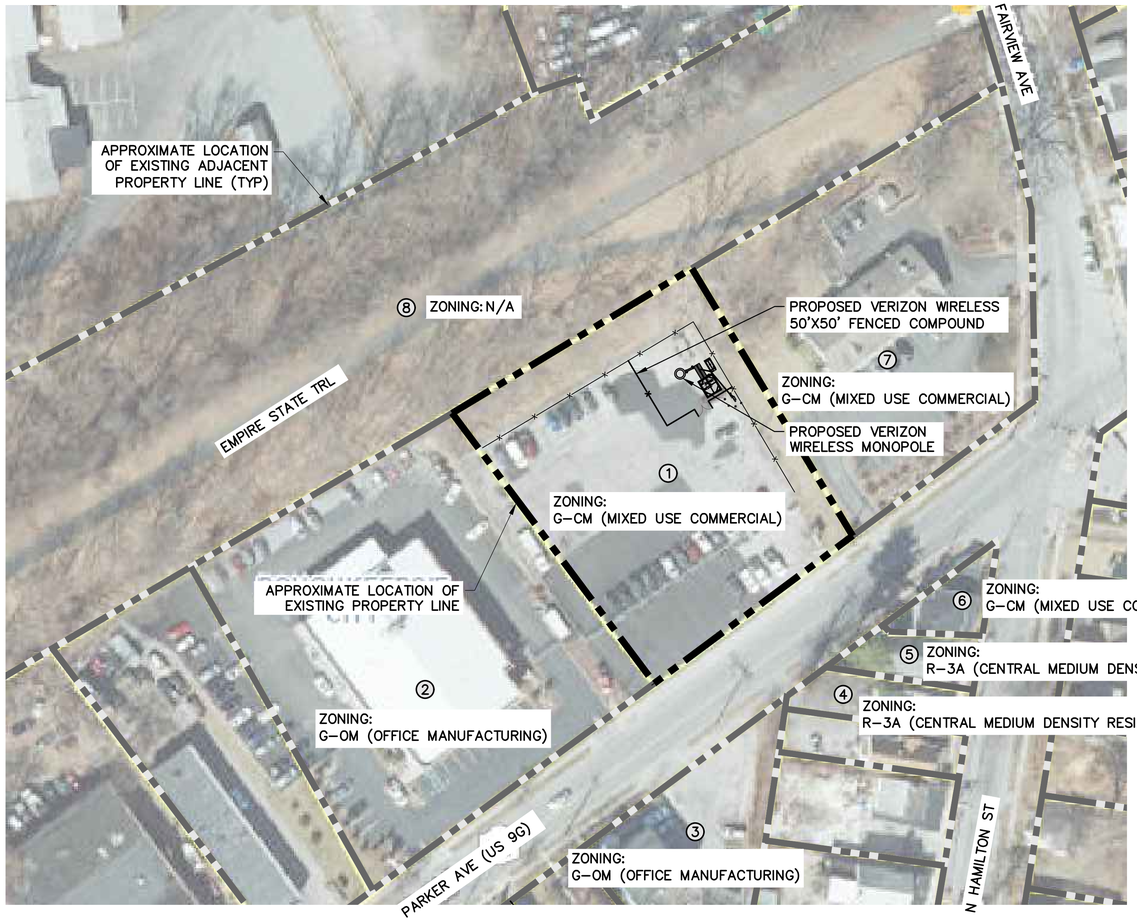
SITE ADDRESS
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

N

APPROXIMATE



1 / AD–1 ADJOINERS PLAN

SCALE: 1" = 200' (11x17 SIZE)
1" = 100' (22x34 SIZE)

	SBL	OWNER	ADDRESS
1	131300-6162-5-257465-0000	Parker Avenue Realty LLC	47 Marie Ct Wappingers Falls, NY 12590
2	131300-6162-5-241454-0000	Parker Avenue Realty LLC	47 Marie Ct Wappingers Falls, NY 12590
3	131300-6162-5-257435-0000	DNH Valley LLC	28 Sherwood Hts Wappingers Falls, NY 12590
4	131300-6162-5-268446-0000	Lory Properties Corp	PO Box 235 Stormville, NY 12582
5	131300-6162-5-271449-0000	214 Hamilton LLC	214 N Hamilton St Poughkeepsie, NY 12601
6	131300-6162-5-272453-0000	Soto, Robert	19 Vervalen Dr Poughkeepsie, NY 12603
7	131300-6162-5-269473-0000	Parker Avenue Realty LLC	47 Marie Ct Wappingers Falls, NY 12590
8	131300-6162-5-265487-0000	County of Dutchess	22 Market St Poughkeepsie, NY 12601

2 / AD–1 ADJOINERS LIST

SCALE: NTS

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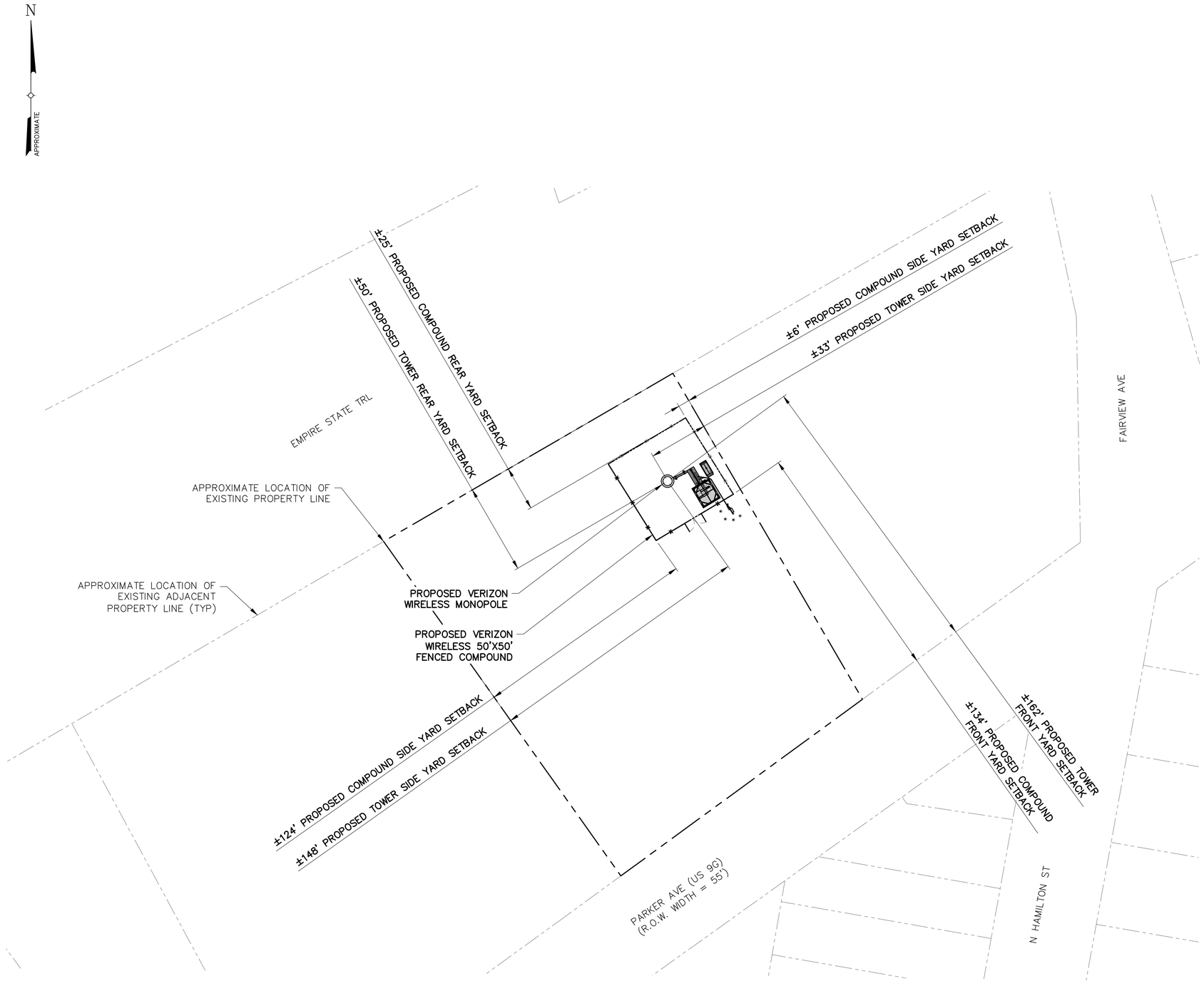
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FUZE ID#: 17099955
MDG#: 5000350891

SITE ADDRESS
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE
ADJOINERS PLAN

SHEET NUMBER
AD-1



1 SB-1 SETBACK PLAN

SCALE: 1" = 60' (11x17 SIZE)
1" = 30' (22x34 SIZE)

BULK REQUIREMENTS

CITY OF POUGHKEEPSIE
ZONING DISTRICT: G-CM (MIXED USE COMMERCIAL)

	REQUIRED	EXISTING	PROPOSED
MINIMUM YARDS (TOWER			
FRONT:	TBD	–	162 FT
SIDE:	TBD	–	33 FT
REAR:	TBD	–	50 FT
MINIMUM YARDS (COMPOUND)			
FRONT:	TBD	–	134 FT
SIDE:	TBD	–	6 FT
REAR:	TBD	–	25 FT
MAXIMUM TOWER HEIGHT:	PER RF REQUIREMENTS	–	104 FT

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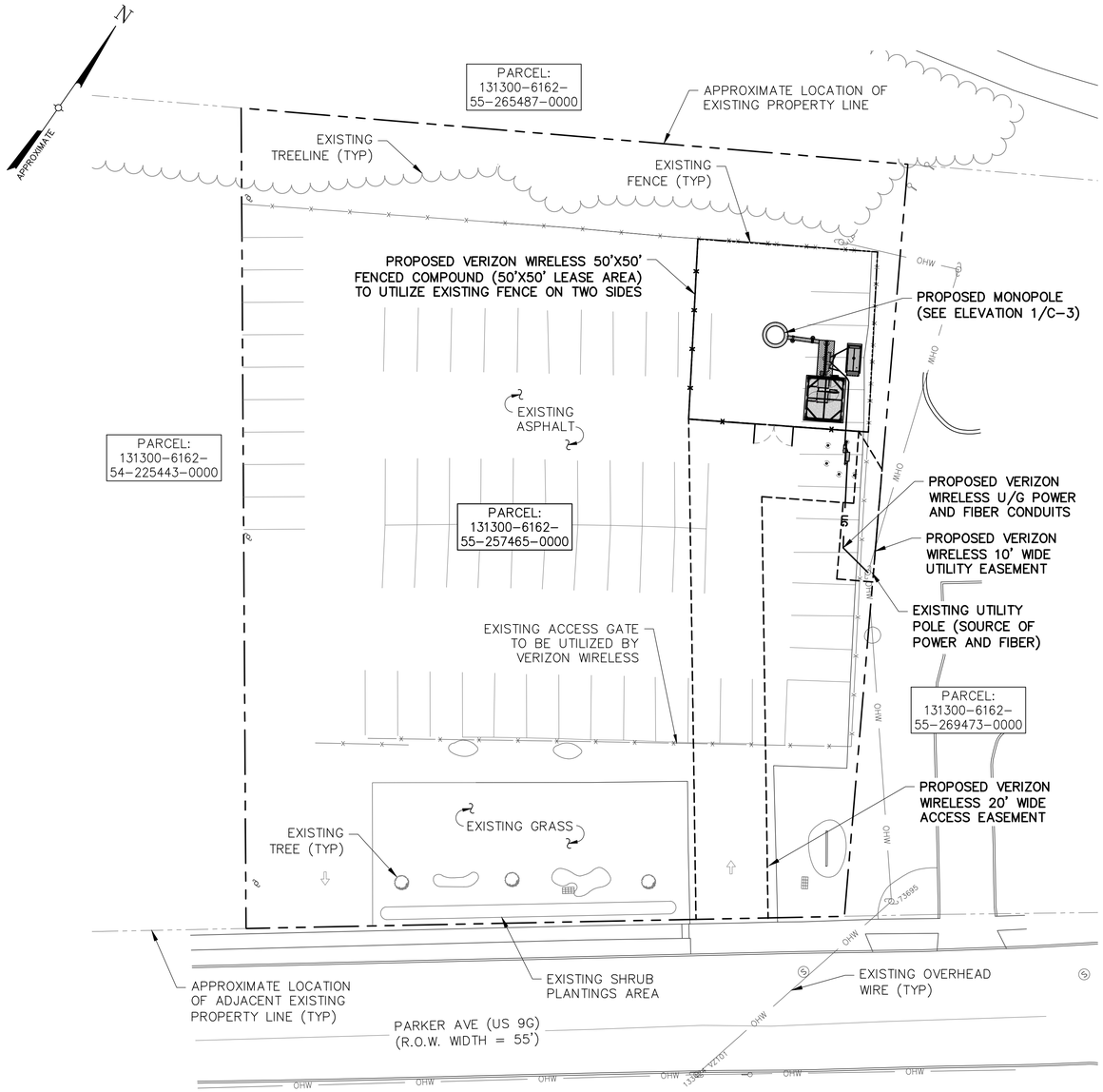
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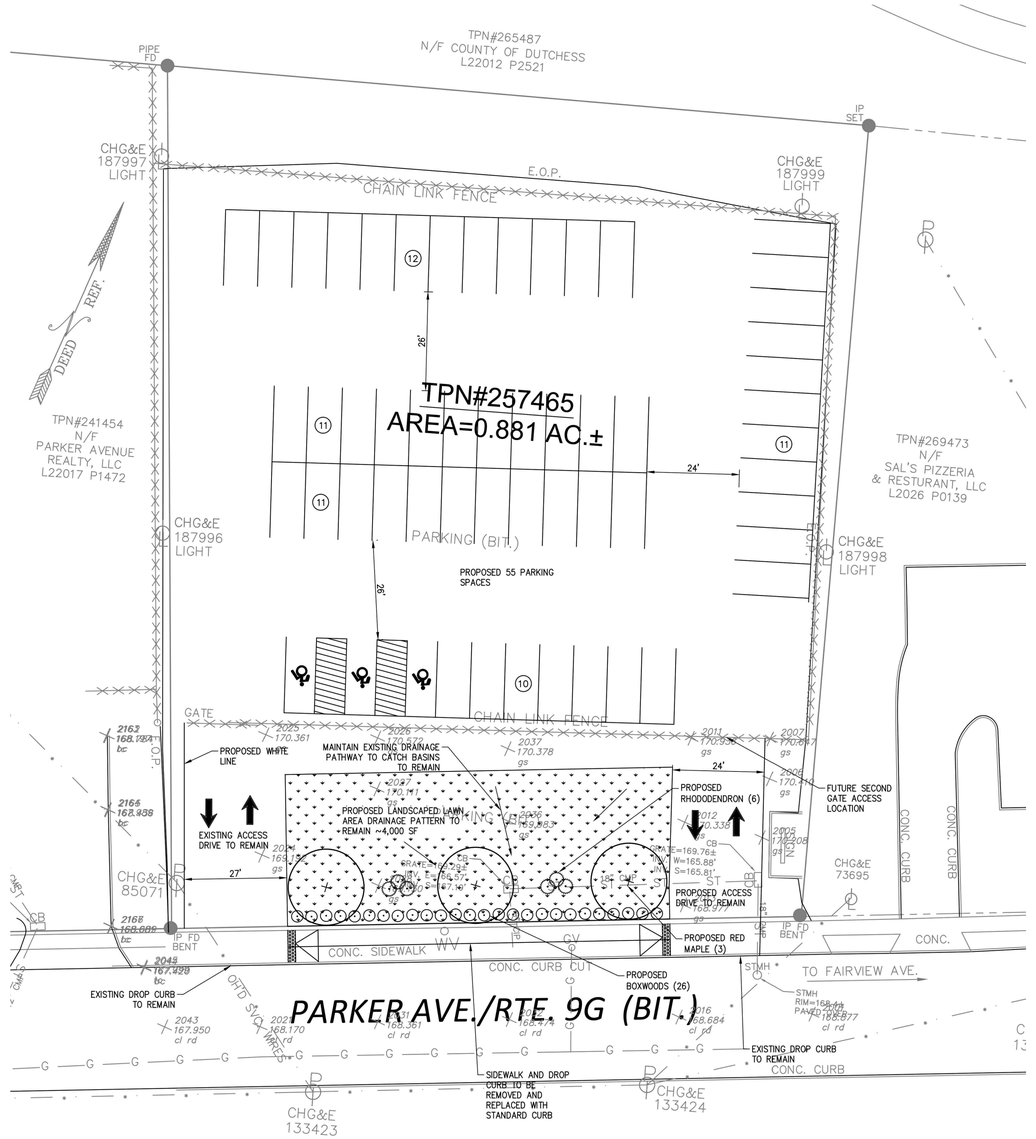
SHEET TITLE
SETBACK PLAN

SHEET NUMBER
SB-1



1 C-1 PROPOSED SITE PLAN

SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)



2 C-1 APPROVED SITE PLAN

SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)

PER REQUEST OF THE PLANNING BOARD, THE PARCEL OWNER SHALL REVISE THE SITE CONDITIONS TO MATCH THE APPROVED SITE PLAN PREPARED BY LRC GROUP DATED JANUARY 7, 2021, LAST REVISED MAY 7, 2021

SITE PLAN DESIGN NOTES:

1. THE APPLICANT HAS SUFFICIENT CAPITAL TO FUND THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT.
2. THERE ARE NO EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESERVATIONS AND REARS FOR PUBLIC USE, EXISTING COVENANTS, OR DEED RESTRICTIONS RECORDED FOR THIS PARCEL OR IMMEDIATELY ADJACENT TO THIS PARCEL.
3. THERE ARE NO SCENIC OR AESTHETIC RESOURCES THAT ARE VISIBLE FROM THIS PARCEL. THE POUGHKEEPSIE URBAN RAIL TRAIL, EMPIRE STATE TRAIL, AND WALKWAY OVER THE HUDSON ARE IN CLOSE PROXIMITY TO THIS PARCEL.
4. THERE ARE NO WATERCOURSES, MARSHES, ROCK OUTCROPS, OR ISOLATED TREES WITHIN THE PROPOSED FACILITY PROJECT LOCATION. WOODED AREA AT THE NORTH END OF THE PARCEL AND CURBS, SIDEWALKS AND STREETS ARE SHOWN THROUGHOUT THIS PLAN SET.
5. THE SITE IS NOT WITHIN NOR IMMEDIATELY ADJACENT TO A FLOOD PLAIN.
6. THERE ARE NO FIRE ALARM SYSTEMS OR KNOX BOXES PROPOSED FOR THIS PROJECT.
7. PRIOR TO START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, NO FENCE SHALL CROSS PUBLIC SIDEWALKS AND NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN FENCED AREA.
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STEVEN M. MATTHEWS
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087507

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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION

121 PARKER AVE
FUZE ID#: 17099955
MDG#: 5000350891

SITE ADDRESS

121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-1

N

APPROXIMATE

EXISTING FENCE TO BE UTILIZED BY VERIZON WIRELESS 50'X50' FENCED COMPOUND

NOTE:

PROPOSED GRADE WILL MATCH EXISTING GRADE THROUGHOUT COMPOUND

PROPOSED SILT FENCE

PROPOSED VERIZON WIRELESS 50KW DIESEL GENERATOR ON 4'X8' CONCRETE PAD

PROPOSED VERIZON WIRELESS UTILITY & RF EQUIPMENT ON H-FRAME

PROPOSED VERIZON WIRELESS CABLE BRIDGE

PROPOSED MONOPOLE

EXISTING FENCE/ EDGE OF ASPHALT PARKING LOT

PROPOSED VERIZON WIRELESS GPS UNIT MOUNTED TO H-FRAME POST (SEE DETAIL 3/C-6)

PROPOSED UG POWER AND FIBER CONDUITS TO VERIZON WIRELESS H-FRAME

PROPOSED 12'-6"x11'-0" CONCRETE EQUIPMENT PAD

FINISH GRADE AT TOWER = 172.8'

PROPOSED UTILITY BACKBOARD

PROPOSED VERIZON WIRELESS 10'X12' ICE CANOPY

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET

PROPOSED BOLLAR (TYP)

PROPOSED VERIZON WIRELESS BATTERY CABINET

TOP OF CONCRETE = 172.97'

PROPOSED TEMPORARY SOIL/GRAVEL STOCKPILE AREA

CONTRACTOR TO REMOVE EXISTING ASPHALT AND REPLACE WITH PROPOSED GRAVEL SURFACING THROUGHOUT COMPOUND AREA

PROPOSED 12' WIDE DOUBLE GATE

PROPOSED VERIZON WIRELESS 50'X50' FENCED COMPOUND. NEW FENCE SECTIONS TO MATCH EXISTING

PROPOSED TEMPORARY CONCRETE WASH AREA

PROPOSED U/G MAIN POWER AND FIBER CONDUITS

EXISTING UTILITY POLE (SOURCE OF POWER AND FIBER)

1 C-2 SITE DETAIL PLAN

SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)

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ORIGINAL SIZE IN INCHES

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FUZE ID#: 17099955
MDG#: 5000350891

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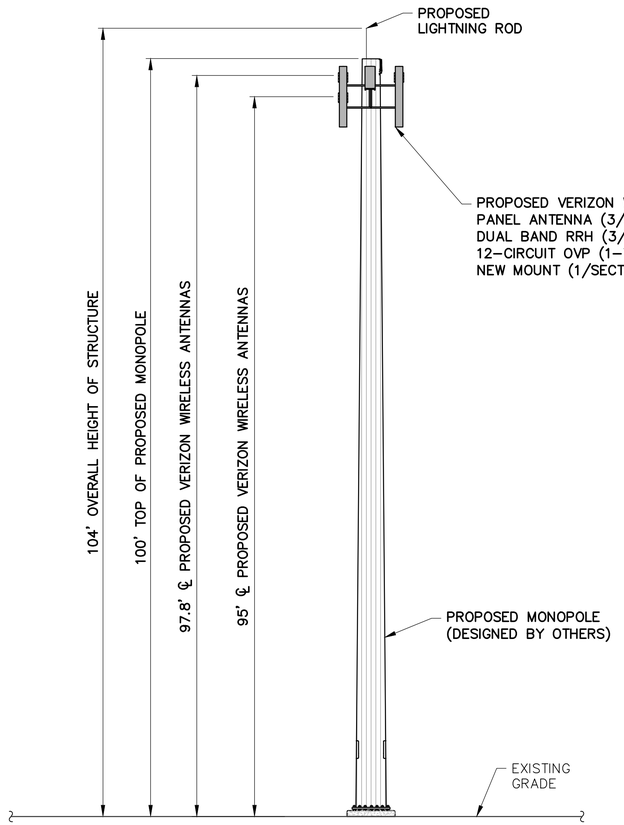
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE

SITE DETAIL PLAN

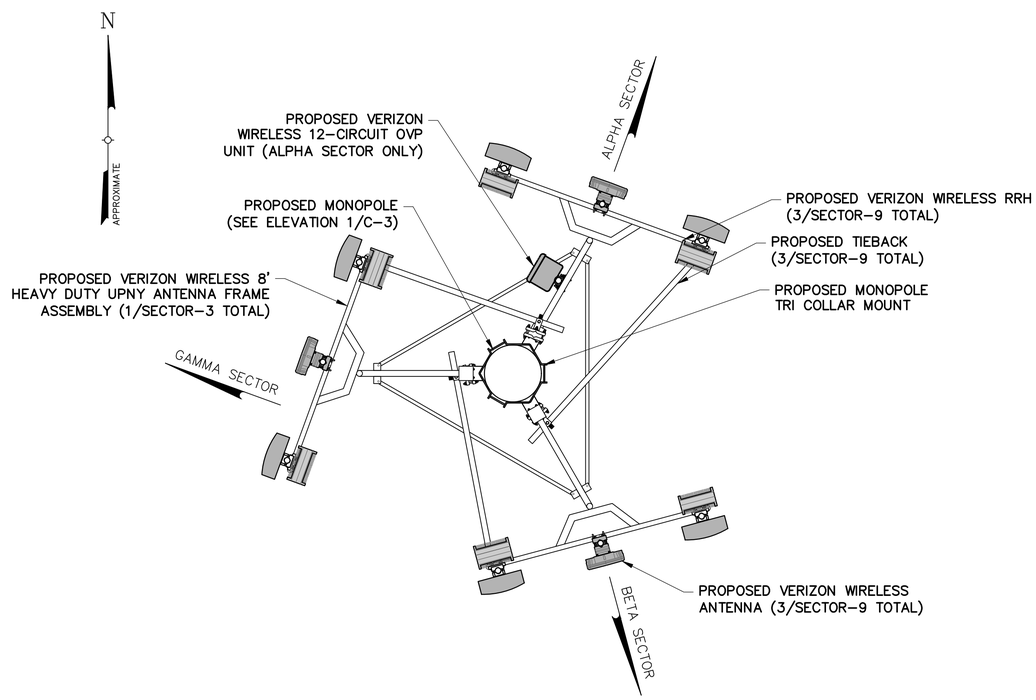
SHEET NUMBER

C-2



1 C-3 ELEVATION

SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)



2 C-3 ANTENNA ORIENTATION

SCALE: 3/4" = 1'-0" (11x17 SIZE)
3/8" = 1'-0" (22x34 SIZE)

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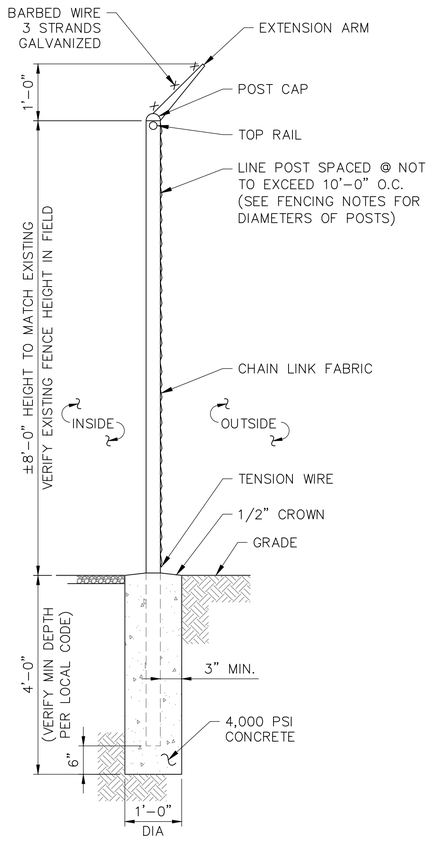
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE

ELEVATION &
ORIENTATION PLAN

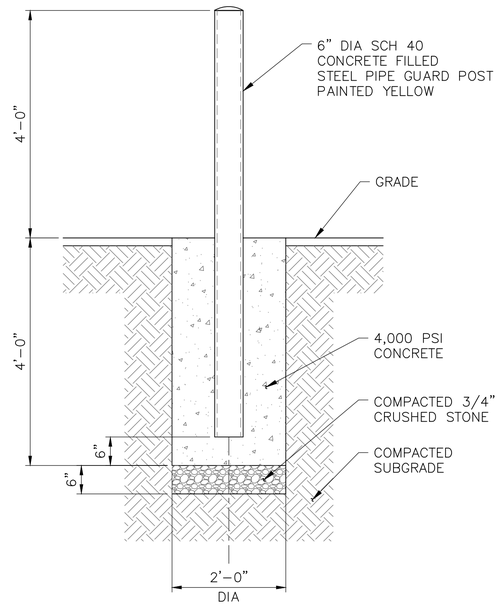
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C-3



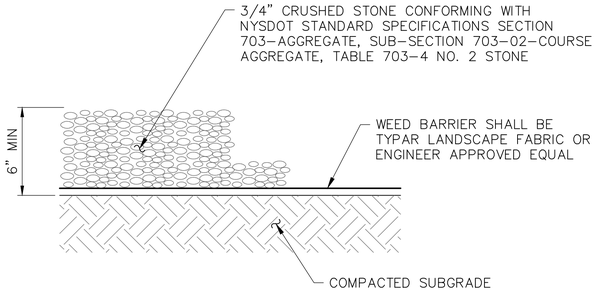
1 C-4A **FENCE DETAIL**

SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



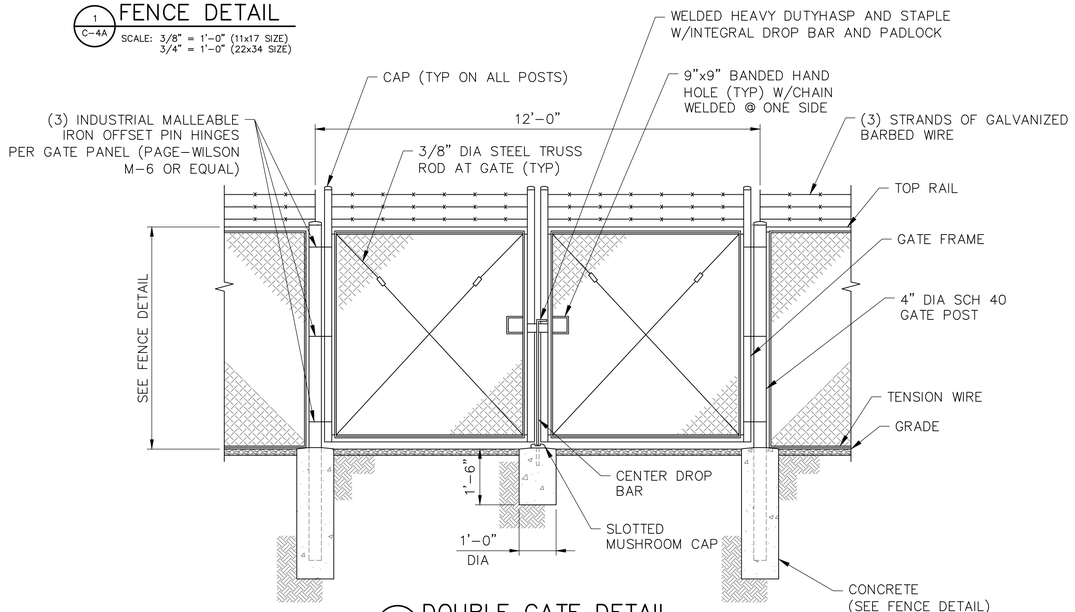
2 C-4A **BOLLARD DETAIL**

SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



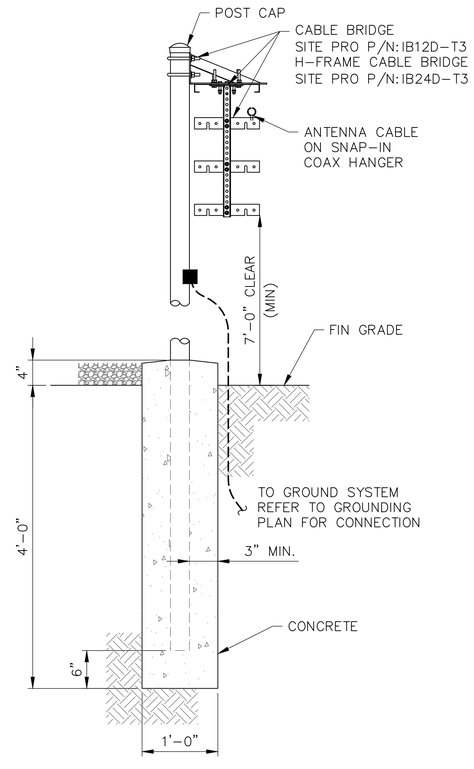
3 C-4A **GRAVEL SURFACING TREATMENT**

SCALE: 1/2" = 1'-0" (11x17 SIZE)
1 1/2" = 1'-0" (22x34 SIZE)



4 C-4A **DOUBLE GATE DETAIL**

SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



5 C-4A **CABLE BRIDGE**

SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)

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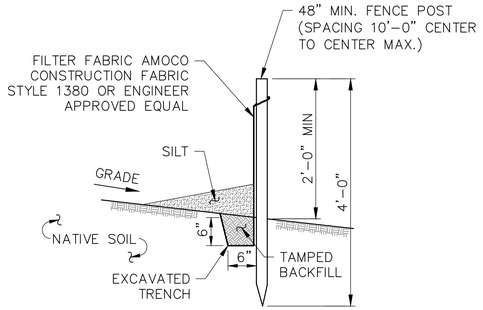
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SHEET TITLE

SITE DETAILS

SHEET NUMBER

C-4A

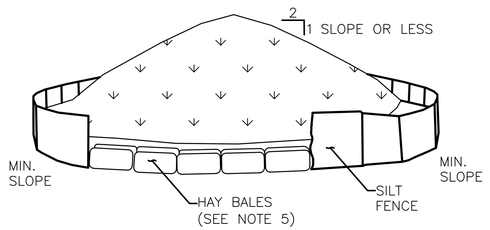


NOTES:

1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

1 / C-4B SILT FENCE DETAIL

SCALE: NTS

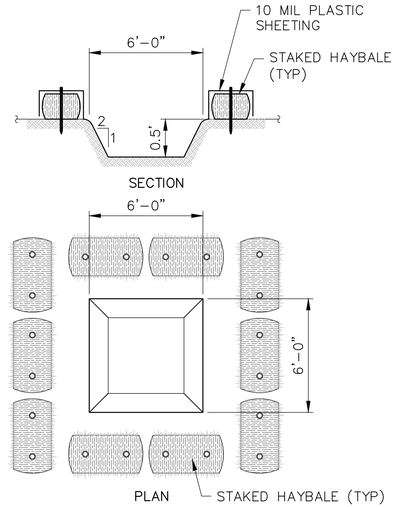


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

2 / C-4B TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NTS



3 / C-4B TEMPORARY CONCRETE WASH

SCALE: NTS

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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STATE OF NEW YORK
STEVEN M. MATTHEWS
087507
LICENSED PROFESSIONAL ENGINEER

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SITE INFORMATION
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FUZE ID#: 17099955
MDG#: 5000350891

SITE ADDRESS
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CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-4B

Lumecon | DETROIT SERIES

LDS - LFC
LED Wall Pack



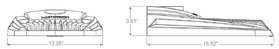
Catalog Number:	
Project:	
Comments:	
Prepared By:	Date:

Description

The LDS-LFC large full cutoff is the first of its kind in Lumecon's LED Detroit Series. Combining a sleek fixture design with energy efficient performance allows this fixture to be used for building facades, general security, storage areas, tunnel and entry door applications replacing existing fixtures up to 400W HID one-for-one.

Dimensions & Weights

Model	Width	Length	Height	Weight
LDS-LFC	13.25"	15.52;	3.61"	13 lbs



Technical Specifications

Input Voltage: 120-277V or 347-480V.

Housing: Die-cast aluminum housing with 60% gloss polyester powder coat finishes for maximum durability. The base aluminum material is prepared using an environmentally-friendly non-chrome 2-step surface cleaning and passivation process. The process results in a more durable conversion layer than traditional chromate conversion coatings and allows maximum adhesion of the powder coating to the aluminum substrate. Housing features an integrated heat sink and driver compartment built into the fixture design.

Mounting: Wall mount bracket standard.

Split Circuit: Optional

Effective Projected Area (EPA): 0.83 ft²

Color Temperature: 2200K, 2700K, 3000K, 4000K (standard), 5000K.

LED Lifetime: All LED's are rated for a minimum of 100,000 hours of continuous operation at ambient temperatures from -40°F/-40°C to 95°F/35°C.

Color Rendering Index (CRI): Minimum of 80 or higher. CRI 90+ available upon request. CRI 90+ not available in 2200K.

Dimming: 0-10V standard dimming capability.

Custom Optics: Lumecon meticulously engineered premium acrylic optical lenses to maximize the distribution and uniformity of light while minimizing cost. Our arrays distribute light at least 21% further and with 29% more uniformity than leading competitors. Lumecon custom lenses create a uniform, well-lit environment that mitigates illuminance "hot spots" and use less wattage than typical LED area lights.

Surge Protection: Thermally protected 40kV varistor type surge suppressor is included and meets ANSI C136.2-2015: Extreme Level. Also meets IEC61643-11 Class II / EN61643-11 Type 2, and US Dept of Energy MSSLC Model Spec for surge protection. The device is wired in series with the luminaire input power in order to interrupt power to the luminaire when consumed, protecting the LED power supply and circuit boards from additional electrical surges.

Lumecon ETD™ System: The enhanced thermal dissipation system engines are thermally bonded to provide maximum thermal dissipation to the exterior of the fixture to ensure long life. To protect the light engine panel from moisture and corrosion, the LED light engine panel is uniformly coated with a UV stabilized acrylic polymer resin that meets MIL and ASTM dielectric standards, UL, and IPC standards for flammability, moisture resistance and thermal shock.

Certification Data: ETL Listed to UL 1598, UL 8750 for Wet Locations. "Full compliance and test documentation is available for TM-21, LM-79, LM-80, ETL Listing to UL1598 and UL 8750. Salt Fog tested for 3,000 hours per ASTM B117-16 / ASTM D610-08. Ingress Protection: IP66 per ANSI/IEC 60529-2004. Passed 3G vibration @ 100K cycles, per ANSI C136.31-2018.

DesignLights Consortium® (DLC) Qualified Product: Unless noted, not all versions of this product may be DLC® qualified. For a complete list of Lumecon DLC® Qualified Products visit: www.designlights.org.

Manufacturing Origin: US Manufactured and Assembled.

Buy American: Meets Buy American requirements within the ARRA.

Warranty: 10 Year L70 performance based warranty. For full warranty terms, please visit our website: www.lumecon.com

Ubiquity® Wireless Controls: Ubiquity Ubicell Wireless Node allows for advanced light control via Ubivu Control Platform. All nodes are self-provisioning on power-up and are global Carrier LTE compatible with no Gateways or Concentrators required. Single SKU 120v to 480v operation, 22 Satellite Global GPS and Celestial Clock, Simultaneous Metering for Line and Load, High Accuracy Tilt and Vibration sensor, 10 second Last Gasp and Nonvolatile Memory, OTA Updates and a 10 year warranty. Ask your local Lumecon Representative for more information.

Dimulator Photo-Control: Maximize the cost-saving benefits of your outdoor LED light fixtures with the stand-alone Dimming solution. All Dimulators (except for CD and DIM 3 versions) have three selectable dimming levels (30%,50%, 70%) with three different start times (10:00 pm, Midnight, or 2:00 am), which are selectable through the ten position selector switch located on the bottom of the base. All dimming schedules will return to full brightness at 5:00 am. The stand-alone unit is made to work with the ANSI C136.41 receptacle and will provide dimming of LED fixtures.

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-5009
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Note: Specifications and photometric data are subject to change at any time without notice.
Please see www.lumecon.com for current specifications and documentation. Sheet | LDS-LFC_062820211

Lumecon | DETROIT SERIES

LDS - LFC
LED Wall Pack

Ordering Information

LDS-LFC – Options / Ordering Example: LDS-LFC-110-DB-T5-1-50-WM

Wattage	Color	Distribution	Voltage	Color Temperature	Mounting Methods
30 - 30 Watts	DB - Dark Bronze	T2 - Type II	1 - 120v-277v	22 - 2200K [4]	WM - Wall Mount Bracket [4]
45 - 45 Watts	WH - White	T3 - Type III	2 - 347v-480v	27 - 2700K [4]	
60 - 60 Watts	BK - Black	T4 - Type IV		30 - 3000K [4]	
80 - 80 Watts	GR - Gray	T5 - Type V		40 - 4000K	
110 - 110 Watts	CC - Custom	NR - Narrow		50 - 5000K	
125 - 125 Watts	AF - Automotive Finish				
160 - 160 Watts					

Options & Accessories

R - Receptacle Only

RS - Receptacle Only with Shorting Cap

7P - Seven-pin Twist Lock Photocell Receptacle Only [1]

PC1 - 120v-277v Button Eye Photocell [2]

PC2 - 347v 480v Button Eye Photocell [2]

OC1 - On/Off [3]

OC2 - Dim/High [3,4]

OC3 - On/Off w/Photocell [3,4]

OC4 - Dim/High w/Photocell [3,4]

UBI - Ubicquia Wireless Controls [5]

BB - Battery Back-Up (only available on the 30W - 80W models and on 120/277v models)

SC - Split Circuit [6,7,8]

CWMB - Cosmetic Wall Mount Bracket

DIM4 - 105-305 VAC, 50/60 Hz with 10 position field adjustable selector switch

DIM4-HV - High Voltage 312-530 VAC, 50/60 Hz with 10 position field adjustable selector switch

DIM4-CD - Constant all-night Dimming

DIM4-CD-HV - Constant all-night Dimming, 315-530 VAC 50/60Hz

DIM4-CUL - 120 VAC. 50/60 Hz, cUL certified version with gray cover

DIM4-ALC - Adaptive Lighting Control with 2% per year incremental increase to compensate for aging fixture

DIM3-XX - Factory set dimming schedule (10 position selector switch not available)

BSS - Bird Spikes (Field Installed)

Accessories ordered as a separate line item:

33-00112 - External Glare Shield

33-00120 - Full Glare Snoot

Notes:
1. For units with 7P the mounting must be restricted to +/-45° from horizontal aim per ANSI C136.10-2010. If more than a 45° Tilt, use PC1 or PC2
2. Cannot be combined with Occupancy Sensor. Use OC3 or OC4 when Occupancy Sensor and Photocell are needed and aiming greater than 45° from horizontal.
3. Must note on PO Mounting Height for proper lens application
4. See Occupancy Sensor Default Settings Table
5. UBI requires the 7P option be selected: OC1 or OC2 are optional
6. Split circuit is only available for 30W, 45W, 60W, and 80W models.
7. Split circuit is not compatible with Occupancy sensing our photo-eye control.
8. Split Circuit and Battery Back-up cannot both fit in the same housing. Battery Back-Up will require external. Battery Backup will only control one of the circuits.
9. 3000K or warmer, and fixed mounts must be ordered for IDA certification compliance.

If OCC Sensor Option is selected, mounting height specifications need to be clarified: ☐ Mounting height between 0' - 10' ☐ Mounting height between 10' - 20' ☐ Mounting height over 20' +

If Mounting height and parameter settings not specified when ordered. Default mounting height is 10-40' less and preset factory settings.

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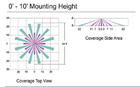
Sheet | LDS-LFC_062820211

Lumecon | DETROIT SERIES

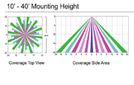
LDS - LFC
LED Wall Pack

OCC Sensor Patterns

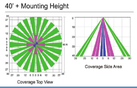
0' - 10' Mounting Height



10' - 40' Mounting Height



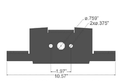
40' + Mounting Height



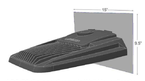
Occupancy Sensor Default Settings - Option OC2						
Option	Dimmed State (Unoccupied)	High Level (When occupied)	Photocell Operation (OC4 Option Only*)	Dwell Time (Occupancy time delay)	Ramp-up Time (From unoccupied to occupied)	Ramp-up Time (From occupied to unoccupied)
OC2 and OC4	Approx. 20% Output	100% Output	Enabled @ 1.5 FC*	5 Minutes	Disabled	Disabled

*Note: OC2 and OC4 settings including photocell set point, high/low dim rates, and occupancy sensor time delay are all configurable by using the Wattstopper® App. If any other settings are desired to be set at the factory, please note these changes on Purchase Order.

Mounting Method Dimensions



LDS-LFC Wall Mount Bracket

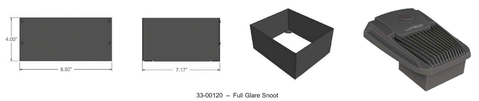


LDS-FC Optional Cosmetic Wall Mount Bracket

External Glare Shield and Full Glare Snoot Dimensions



33-00112 – External Glare Shield

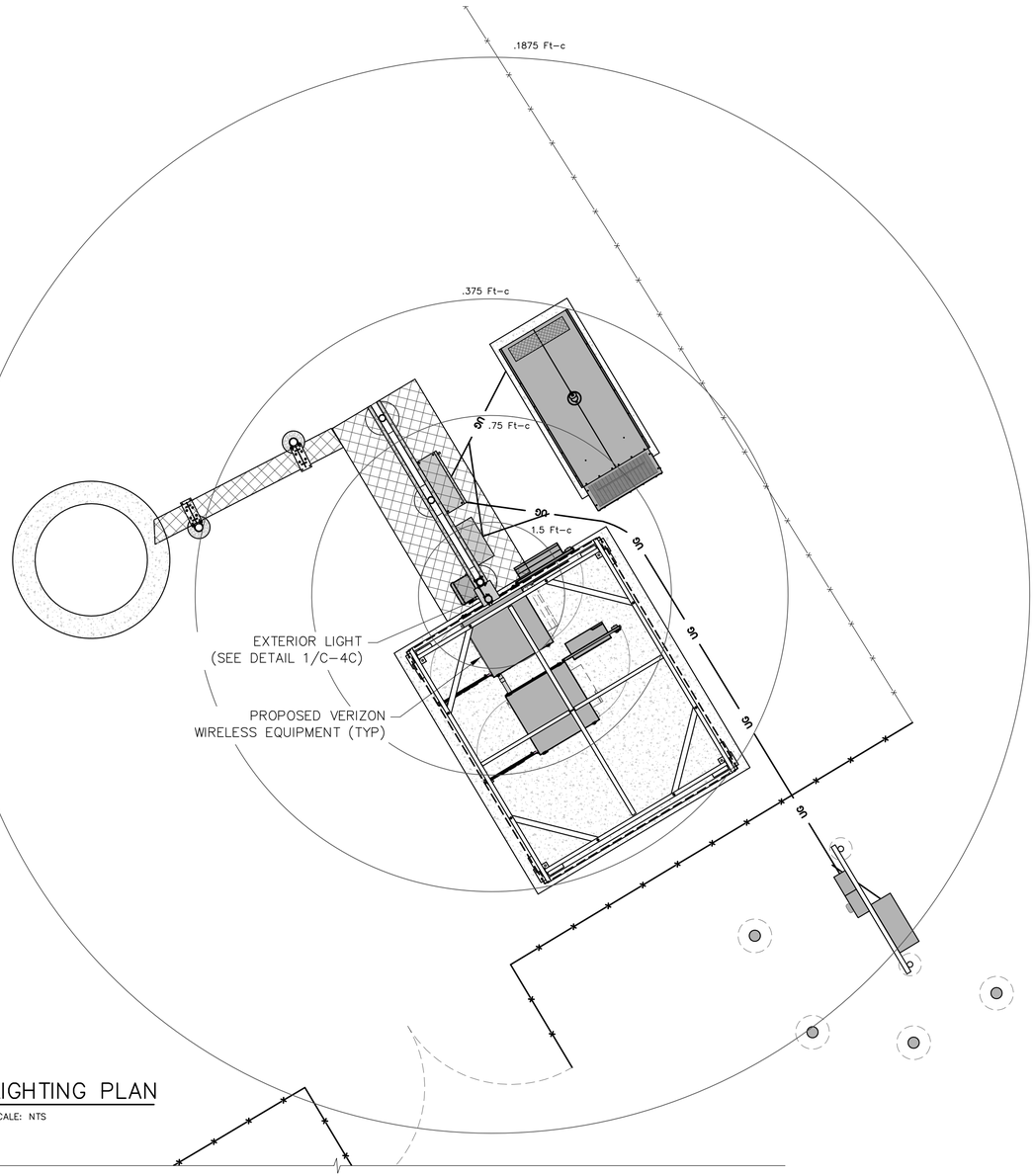


33-00120 – Full Glare Snoot

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Sheet | LDS-LFC_062820211

NOTE:
CONTRACTOR SHALL INSTALL 60W BLACK TYPE IV 3000K FIXTURE. (MAX KELVIN RATING ALLOWED = 3000K)



1 C-4C LIGHT DETAILS
SCALE: NTS

2 C-4C LIGHTING PLAN
SCALE: NTS

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

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11860.077	MQ

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FUZE ID#: 17099955
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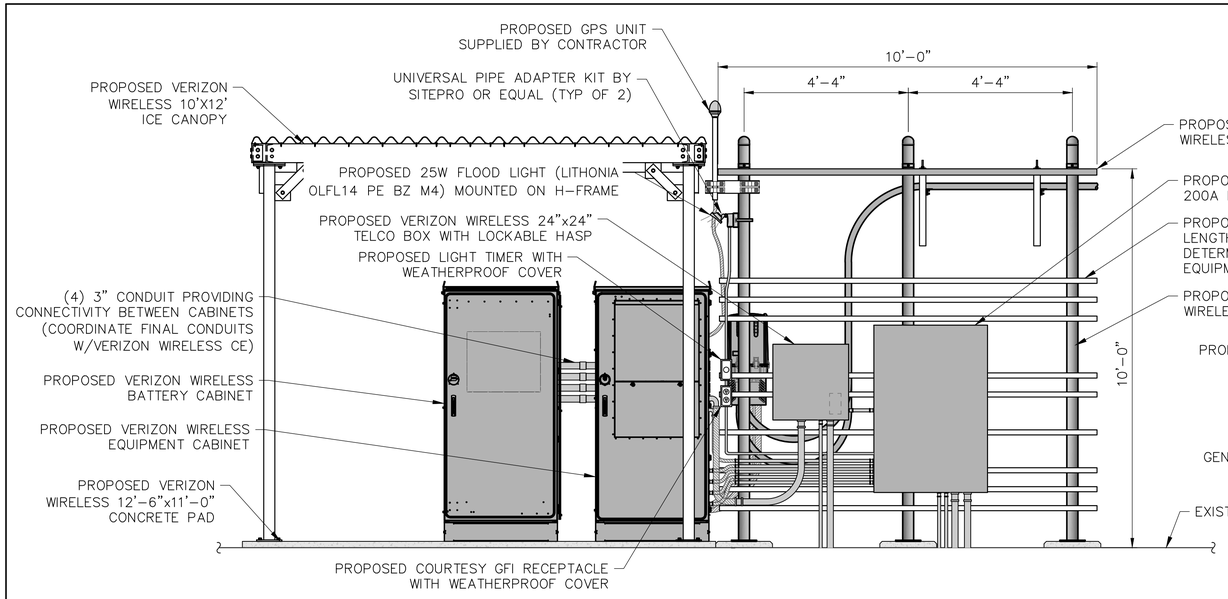
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE

SITE DETAILS

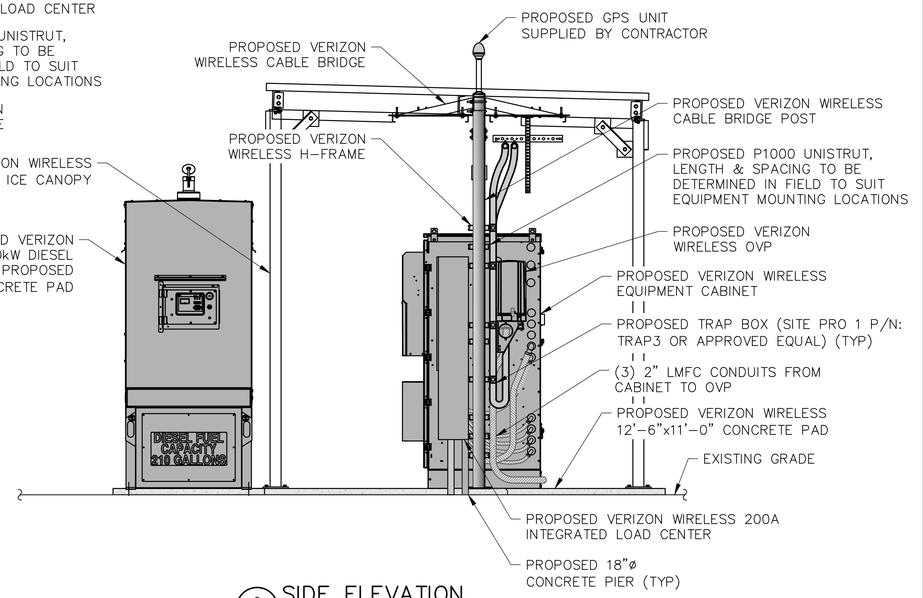
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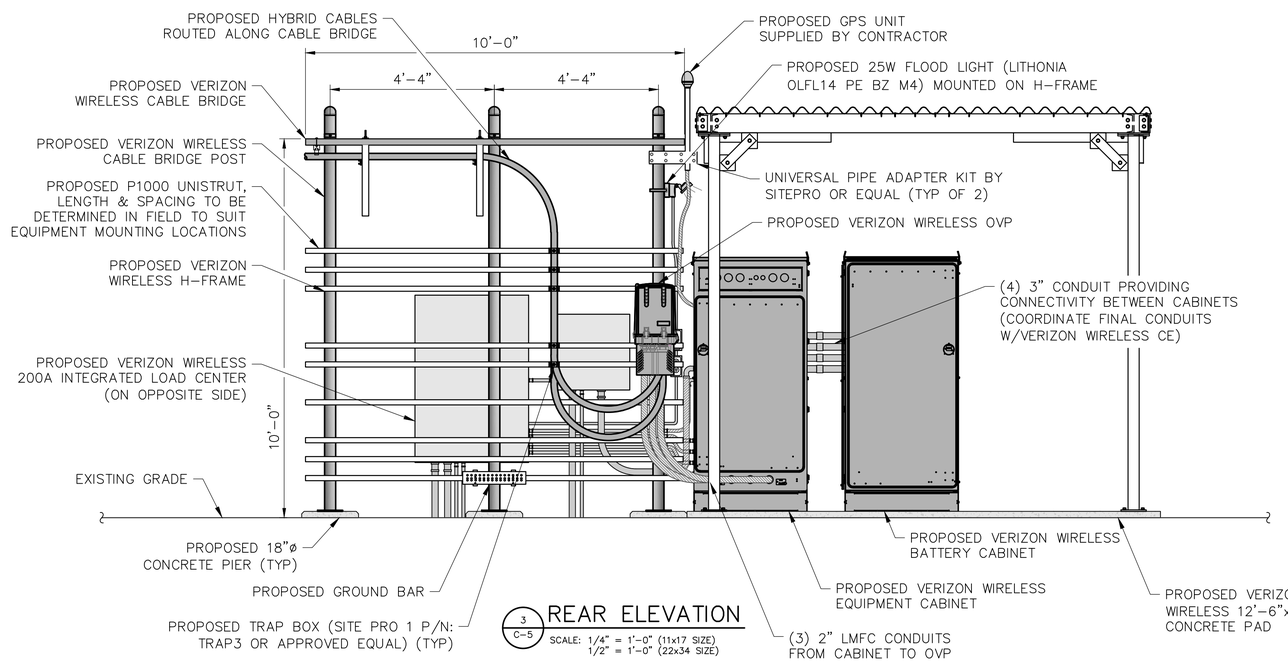
1 C-5 **FRONT ELEVATION**

SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



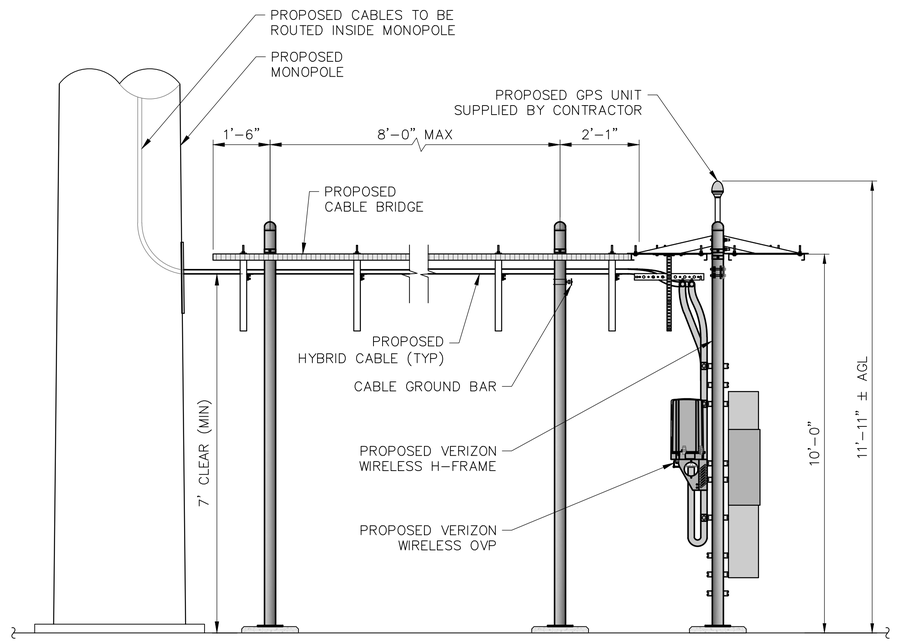
2 C-5 **SIDE ELEVATION**

SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



3 C-5 **REAR ELEVATION**

SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



4 C-5 **EQUIPMENT ELEVATION**

SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

verizon

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DUTCHESS COUNTY
NY 12601

SHEET TITLE

EQUIPMENT ELEVATIONS

SHEET NUMBER

C-5

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQJQ689	0008587211
Radio Service	
WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
09-11-2019	09-11-2019	06-13-2029	09-13-2019

Market Number	Channel Block	Sub-Market Designator
REA001	C	0

Market Name
Northeast

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2013	06-13-2019		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689 **File Number:** 0008587211 **Print Date:** 09-13-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: VERIZON WIRELESS OF THE EAST LP

ATTN: REGULATORY
VERIZON WIRELESS OF THE EAST LP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNKA580	
Radio Service CL - Cellular	
Market Numer CMA144	**Channel Block** B
Sub-Market Designator 0	

FCC Registration Number (FRN): 0007609324

Market Name
Orange County, NY

Grant Date	Effective Date	Expiration Date	Five Yr Build-Out Date	Print Date
12-19-2017	01-09-2020	01-22-2028		01-10-2020

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	41-12-35.0 N	074-21-09.0 W	442.9	70.7	1003029

Address: WARWICK BRADY ROAD
City: WARWICK **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 2

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	**0**	**45**	**90**	**135**	**180**	**225**	**270**	**315**
Antenna Height AAT (meters)	313.500	264.400	247.600	294.300	238.400	133.000	253.100	356.100
Transmitting ERP (watts)	0.200	0.200	0.200	0.200	0.200	2.710	20.110	8.700

Antenna: 3

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	**0**	**45**	**90**	**135**	**180**	**225**	**270**	**315**
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	20.110	8.700	0.200	0.200	0.200	0.200	0.200	2.710

Antenna: 4

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	**0**	**45**	**90**	**135**	**180**	**225**	**270**	**315**
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	0.200	0.200	0.330	0.460	52.890	37.600	0.570	0.200

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	41-12-35.0 N	074-21-09.0 W	442.9	70.7	1003029

Address: WARWICK BRADY ROAD
City: WARWICK **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	0.200	0.450	11.730	18.090	1.550	0.200	0.200	0.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
2	41-25-36.3 N	074-34-52.6 W	381.3	58.5	

Address: FINCHVILLE - 0.5 MILE FROM THE INTERSECTION OF GUYMARD TURNPIKE AND MOUNTAIN ROA
City: FINCHVILLE **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	48.980	100.000	43.650	6.920	0.950	0.220	1.100	8.510

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	0.200	1.260	12.880	61.660	95.500	32.360	4.470	0.620

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	17.380	2.290	0.210	0.200	2.240	22.910	83.180	75.860

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	41-22-03.3 N	074-40-55.6 W	137.2	40.0	

Address: (Port Jervis site) 160 EAST MAIN ST.
City: PORT JERVIS **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	162.690	437.890	100.310	2.460	0.890	0.890	0.890	8.740

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	0.960	0.960	2.160	35.100	38.800	2.320	0.960	0.960

Reference Copy

Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	41-22-03.3 N	074-40-55.6 W	137.2	40.0	

Address: (Port Jervis site) 160 EAST MAIN ST.
City: PORT JERVIS **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	7.130	0.980	0.980	0.980	0.980	0.980	32.460	241.190

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
4	41-33-04.8 N	074-05-01.0 W	196.3	47.5	1014196

Address: OFF VALLEY VIEW DRIVE
City: Newburgh **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	0.200	3.090	31.620	14.790	0.270	0.200	0.200	0.200

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	0.200	0.200	0.200	0.200	9.550	34.670	5.620	0.200

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	85.110	23.440	3.160	0.280	0.200	1.410	17.380	72.440

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	41-23-22.3 N	073-58-50.5 W	301.5	43.0	

Address: ATOP SKI SLOPE, 0.8 MILE NE OF THE INT. OF ROUTES 9W AND 293
City: WEST POINT **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	2.690	22.390	66.070	47.860	9.120	0.710	0.200	0.410

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	0.590	0.200	1.230	7.240	51.290	95.500	40.740	5.010

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Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	41-23-22.3 N	073-58-50.5 W	301.5	43.0	

Address: ATOP SKI SLOPE, 0.8 MILE NE OF THE INT. OF ROUTES 9W AND 293
City: WEST POINT **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	83.180	22.910	2.140	0.230	0.210	1.820	15.850	74.130

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
6	41-18-12.3 N	074-06-51.5 W	432.8	27.7	

Address: Arden House Road
City: Woodbury **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	40.240	79.460	36.390	2.570	0.200	0.200	0.200	3.310

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	0.200	0.200	0.200	3.310	40.240	79.460	36.390	2.570

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	25.120	0.740	0.200	0.200	0.200	0.830	30.200	100.000

Control Points:

Control Pt. No. 1

Address: 500 West Dove Road
City: Southlake **County:** TARRANT **State:** TX **Telephone Number:** (800)264-6620

Waivers/Conditions:

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGA801	0009761479
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
12-14-2021	12-14-2021	11-29-2036	12-14-2021

Market Number	Channel Block	Sub-Market Designator
CMA144	A	0

Market Name
Orange County, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA801 **File Number:** 0009761479 **Print Date:** 12-14-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGA906	0009773259
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
12-21-2021	12-21-2021	11-29-2036	12-21-2021

Market Number	Channel Block	Sub-Market Designator
BEA010	B	15

Market Name
New York-No. New Jer.-Long Isl

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA906 **File Number:** 0009773259 **Print Date:** 12-21-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE581	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A1	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE581 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE582	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A2	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE582 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE583	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A3	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE583 **File Number:** **Print Date:**

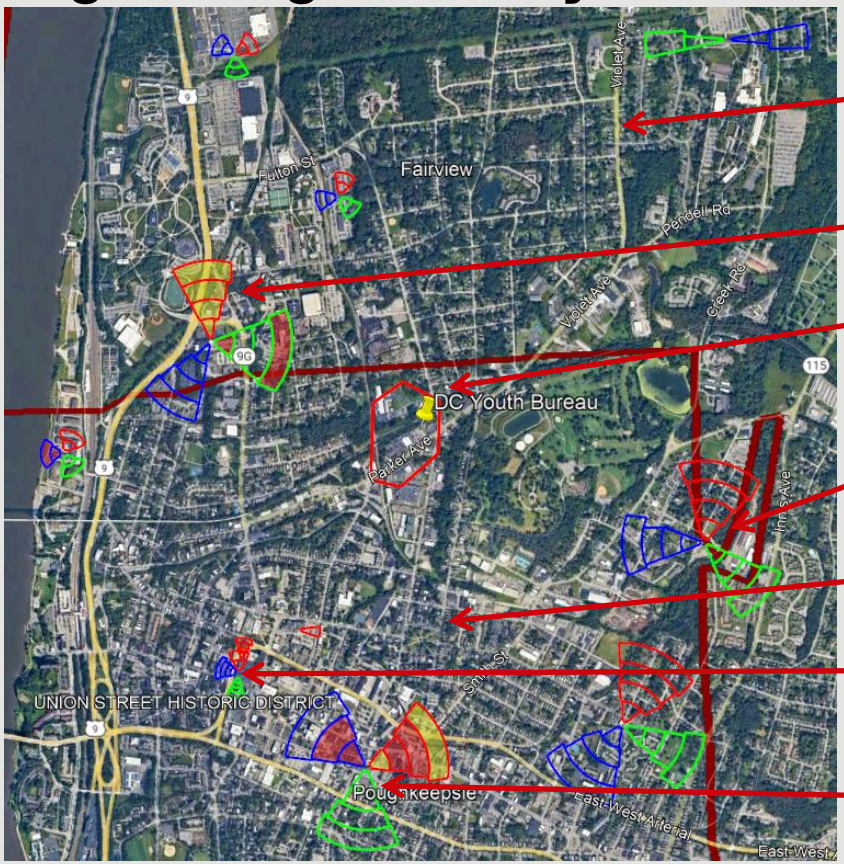
700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Verizon Wireless Communications Facility

Engineering Necessity Case – "DC Youth Bureau"



Town of Poughkeepsie

Existing Marist Site

Proposed "DC Youth Bureau" Site & Search Area

Existing Poughkeepsie Transfer Site

City of Poughkeepsie

Existing Mid Hudson Civic Center Site

Existing Poughkeepsie DT Site

Prepared by: Brendan Hennessy, RF Engineer III, Verizon Wireless

Project: The project is the installation and operation of a new tower co-located wireless telecommunications site in the City of Poughkeepsie (the "Project Facility").

verizon

July 30th, 2024

Introduction

The purpose of this subsequent analysis is to summarize and communicate the technical radio frequency (RF) information used in the justification of this new site.

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility/site. All sites provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage can be defined as the existence of signal of usable strength and quality in an area, including but not limited to in-vehicles or in-buildings.

The need for improved coverage is identified by RF Engineers that are responsible for developing and maintaining the network. RF Engineers utilize both theoretical and empirical data sets (propagation maps and real world coverage measurements). Historically, coverage improvements have been the primary justification of new sites.

Capacity can be defined as the amount of traffic (voice and data) a given site can process before significant performance degradation occurs.

When traffic volume exceeds the capacity limits of a site serving a given area, network reliability and user experience degrades. Ultimately this prevents customers from making/receiving calls, applications cease functioning, internet connections time out and data speeds fail. This critical condition is more important than just a simple nuisance for some users. Degradation of network reliability and user experience can affect emergency responders and to persons in a real emergency situation can literally mean life or death.

**Note that, while Verizon Wireless provides sufficient evidence to establish the existence of a coverage gap and capacity need in this case, the FCC has confirmed that federal law does not require a provider to establish the existence of a coverage/capacity gap to establish the need for a site. There are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment," FCC 18-133, 85 FR 51867, at ¶ 37 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether "a state or local legal requirement materially inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service," and this test is met "not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities") (emphasis added).*

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Project Need Overview

The project area, located in the northern portion of the City of **Poughkeepsie** is currently served by three sites. These sites are overloaded requiring capacity relief. Additionally the project area is subject to significant terrain and or foliage challenges for RF (signal) propagation. This terrain and or foliage combined with long distance prevent effective propagation of Verizon's RF signals into this area compounding the capacity issue with areas of variable coverage creating significant gaps in coverage.

The first serving site is **Marist,** located in the Town of Poughkeepsie, is approximately one half mile northwest (of the project location) situated on an existing rooftop on the Marist College campus. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **Poughkeepsie Transfer,** located in the City of Poughkeepsie, is approximately three quarters of a mile east (of the project location) on an existing smoke stack off of Howard Street. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The third serving site is **Poughkeepsie DT,** located in the City of Poughkeepsie, is approximately one mile south (of the project location) situated on an existing rooftop tower off of South Hamilton Ave. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

Available (mid band AWS) carriers at these and other area sites are not capable of effectively serving/offloading the project area due to inherent propagation losses from distance, challenging terrain and in building coverage losses negatively impacting mid band coverage and capacity offload capabilities. There are other Verizon sites in this general area but due to distance and terrain they also do not provide any significant overlapping coverage in the area in question that could allow for increased capacity and improved coverage from other sources.

The primary objectives for this project are to increase capacity and provide and or improve coverage throughout the northern portion of the City of Poughkeepsie and southern portion of the Town of Poughkeepsie, more specifically portions of Rt. 9G, Fairview Ave, Buckingham Ave, E Cedar St, Fulton St, Clark St, N Hamilton St, N Clinton St, High St, Garden St, Inwood Ave, as well as neighboring secondary roads and residential and commercial areas along and near these roads. In order to offload capacity from Marist, Poughkeepsie DT and Poughkeepsie Transfer, a new dominant server must be created. This new dominant coverage will effectively offload the existing overloaded sites/cells as well as provide improved coverage where significant gaps exist today.

Following the search for co-locatable structures to resolve the aforementioned challenges and finding none available, Verizon proposes to attach the necessary antenna(s) to a new 104' tower located at 121 Parker Ave, Poughkeepsie, NY 12601. Verizon's antennas will utilize 95' for the ACL (Antenna Center Line) with a top of antenna height of 99'. This solution is the minimum height necessary to provide the coverage and capacity improvements needed.

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Wireless LTE (Voice and Data) Growth

Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.

These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.

Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.

4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.

4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.

Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

Source: Verizon Innovation Center, February. 2018

Wireless is a critical component in schools and for today's students.

20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.

600+ school districts replaced text books with tablets in classrooms.

77% of parents think tablets are beneficial to kids.

74% of school administrators feel digital content increases student engagement.

70% of teens use cellphones to help with homework.

Source: CTIA's Infographics Today's Wireless Family, October, 2017



The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017 .[1]



Of American homes are wireless only.[2]



In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.[3]

1. Ericsson Mobility Report, November 2017
2. CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-July, 2018
3. IHS Market Connected Device Market Monitor: Q1 2016 , June 7, 2016

A wireless network is like a highway system…



…S, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second **according to** Cisco VNI Mobile Forecast Highlights, 2016-2021,Feb 2017

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.



National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

75% More than 75% of prospective home buyers said a good cellular connection was important to them.[1]

83% The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.

90% 90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.[2]

1. RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015
2. CTIA, June 2015



With over 80% of 9-1-1 calls now coming from cell phones…[1]

240 million 911 calls are made annually. In many areas, 80% or more are from wireless devices. [1]

1. National Emergency Number Association, Enhancing 9-1-1 Operations With Automated Abandoned Callback & Location Accuracy (Motorola Solutions) (August 23, 2018)

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Explanation of Wireless Capacity



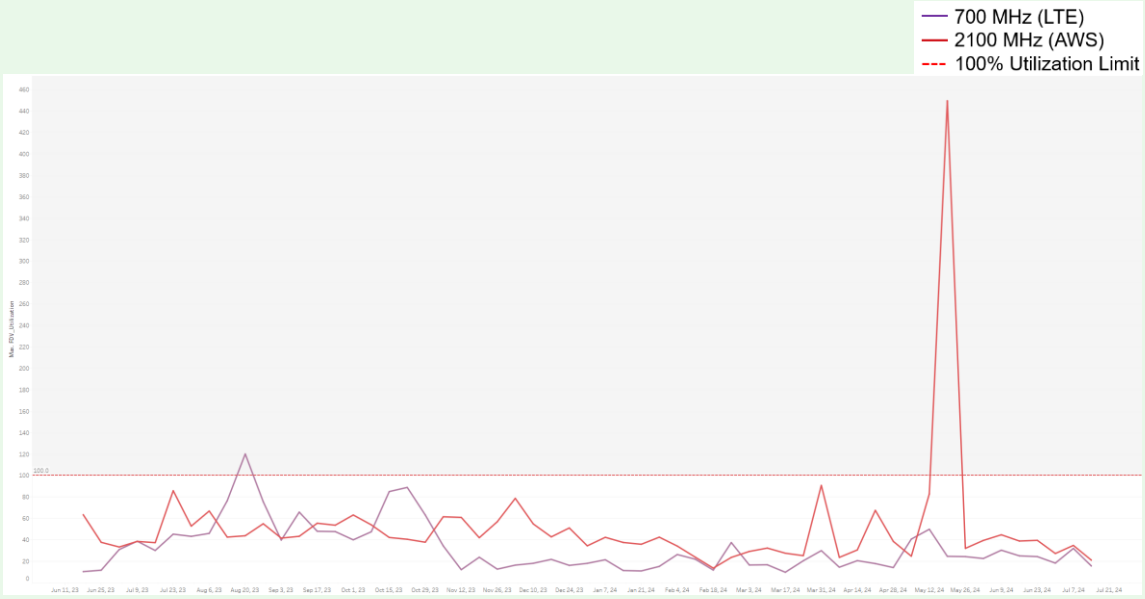
Capacity in this analysis is evaluated with up to three metrics further explained below. These metrics assist in determining actual usage for a given site as well as are used to project when a site is expected to run out of capacity (i.e. reach a point of exhaustion where it can no longer process the volume of voice and data requested by local wireless devices, thus no longer providing adequate service).

- Forward Data Volume ("**FDV**"), is a measurement of usage (data throughput) on a particular site over a given period of time.
- Average Schedule Eligible User ("**ASEU**"), is a measurement of the loading of the control channels and systems of a given site.
- Average Active Connections ("**AvgAC**") is a measurement of the number of devices actively connected to a site in any given time slot.

Verizon Wireless uses proprietary algorithms developed by a task force of engineers and computer programmers to monitor each site in the network and accurately project and identify when sites will approach their capacity limits. Using a rolling two-year window for projected exhaustion dates allows enough time, in most cases, to develop and activate a new site. It is critical that these capacity approaching sectors are identified early and the process gets started and completed in time for new solutions (sites) to be on air before network issues impact the customers.

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Capacity Utilization
FDV (Marist Beta)



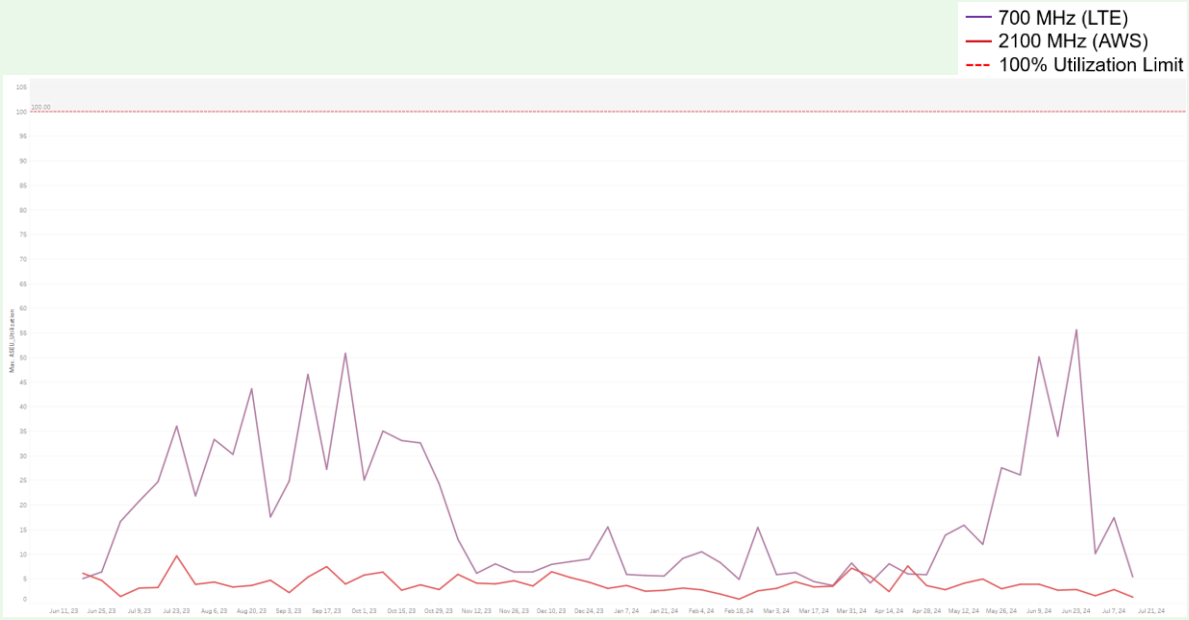
Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Marist** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Marist** sector shown above periodically exceeds its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **DC Youth Bureau** and the surrounding project area, network densification is required.

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Capacity Utilization
ASEU (Marist Beta)



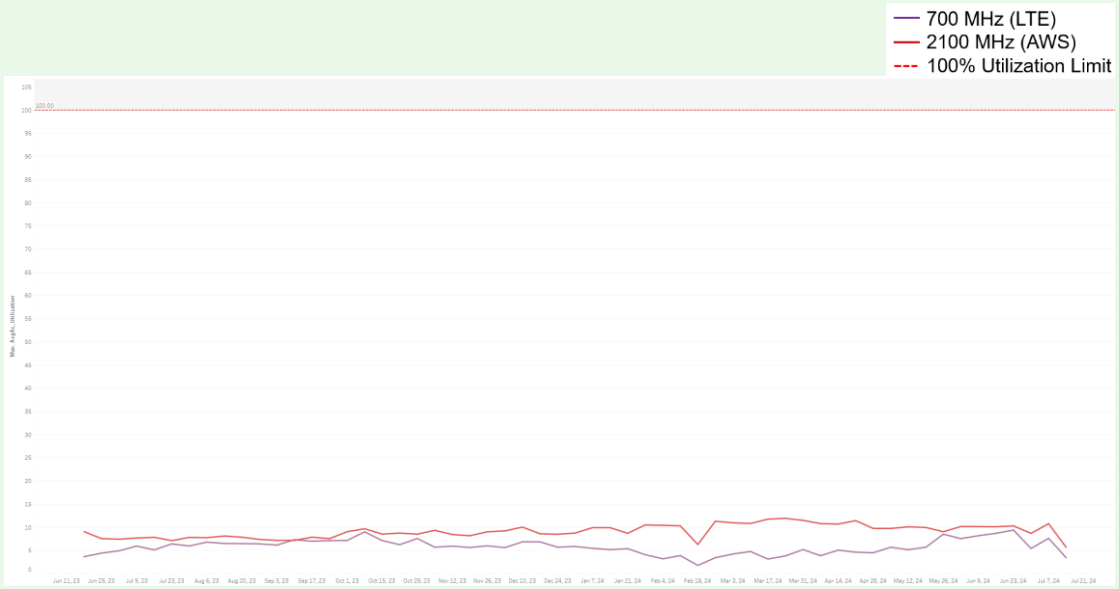
Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Marist** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Marist** sector shown above is operating normally for this metric. **ASEU** is one of three capacity metrics used in this document.

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Capacity Utilization
AvgAC (Marist Beta)



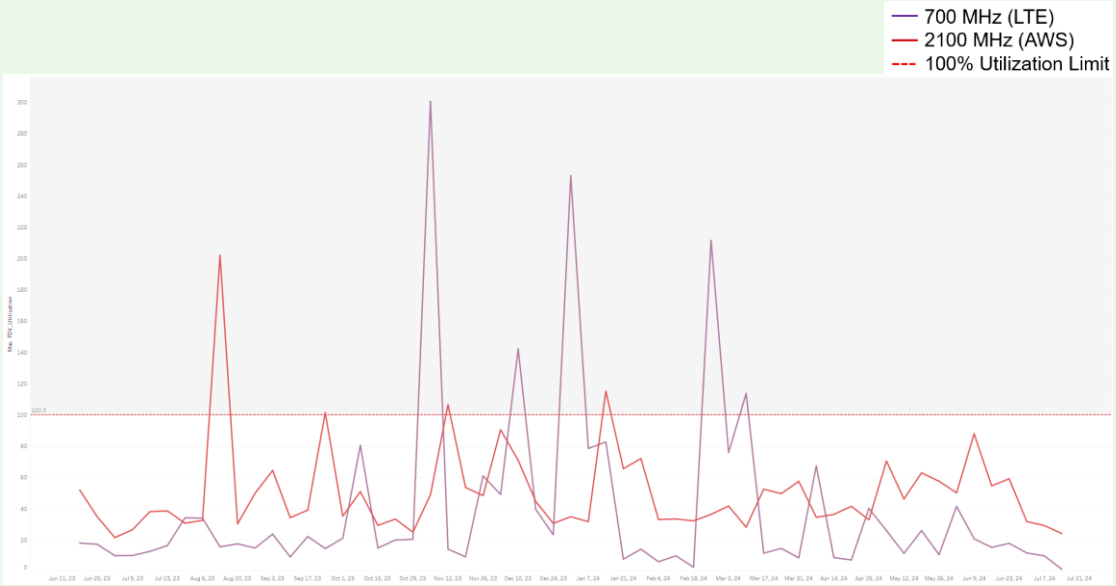
Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Marist** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Marist** sector shown above is operating normally for this metric. **AvgAC** is one of three capacity metrics used in this document.

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Capacity Utilization
FDV (Poughkeepsie Transfer Gamma)



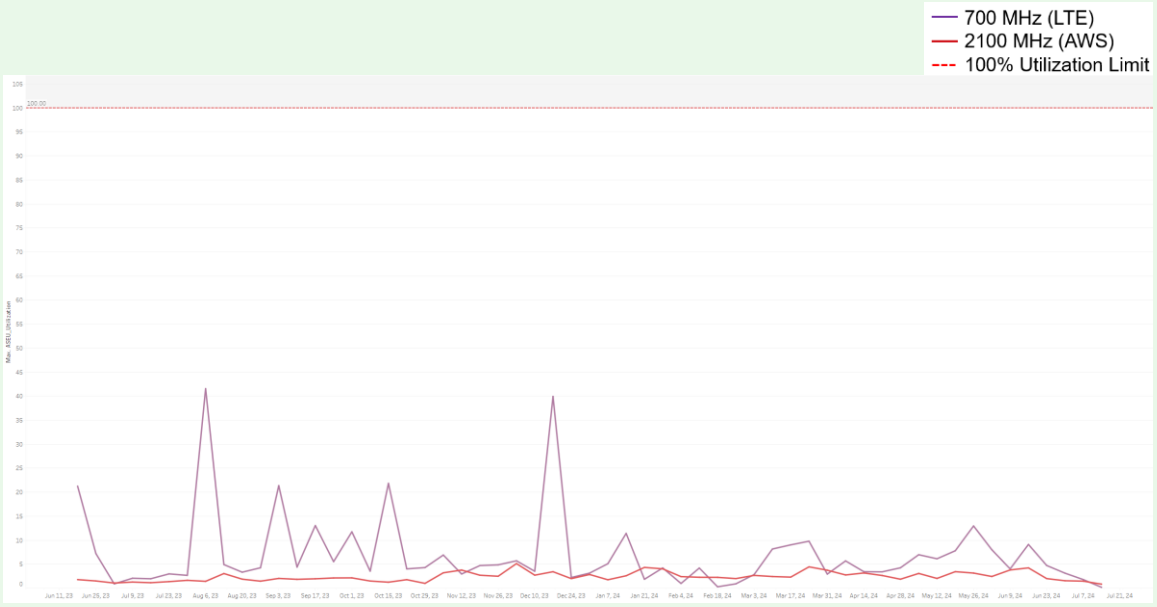
Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Poughkeepsie Transfer** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie Transfer** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **DC Youth Bureau** and the surrounding project area, network densification is required.

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Capacity Utilization
ASEU (Poughkeepsie Transfer Gamma)



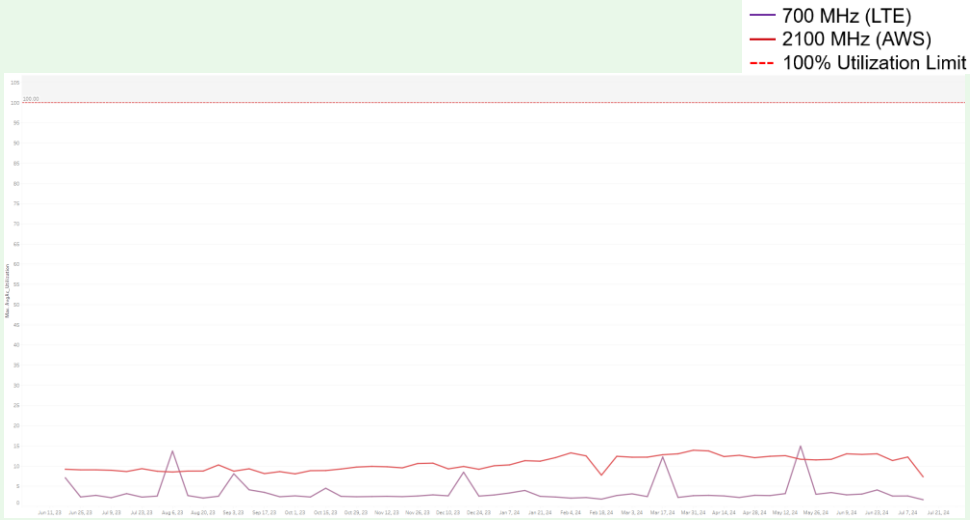
Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Poughkeepsie Transfer** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie Transfer** sector shown above is operating normally for this metric. **ASEU** is one of three capacity metrics used in this document.

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Capacity Utilization
AvgAC (Poughkeepsie Transfer Gamma)



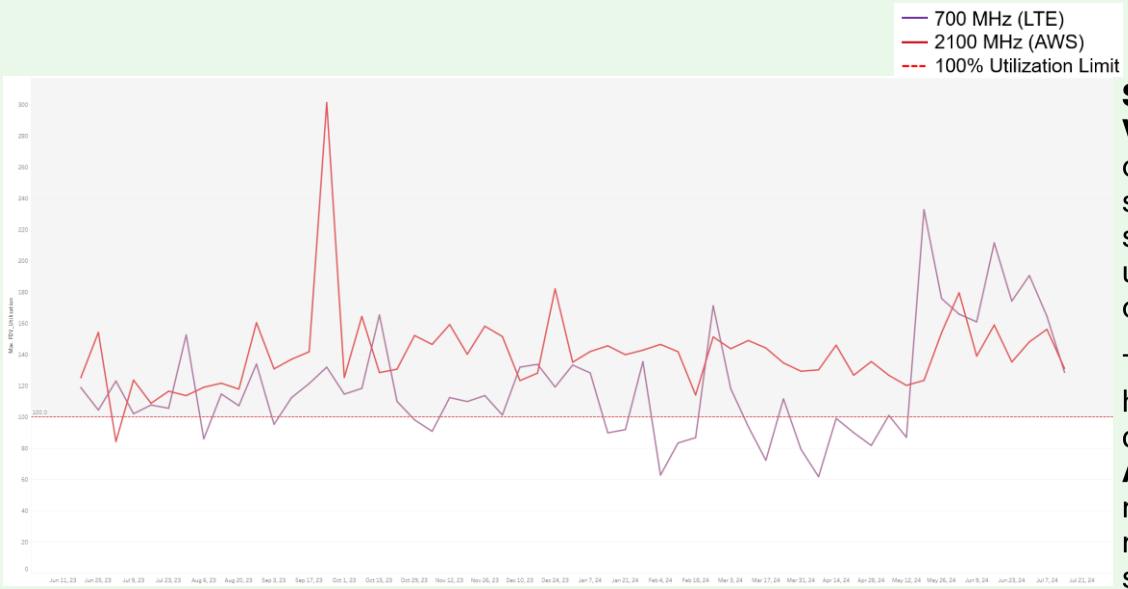
Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Poughkeepsie Transfer** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie Transfer** sector shown above is operating normally for this metric. **AvgAC** is one of three capacity metrics used in this document.

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Capacity Utilization
FDV (Poughkeepsie DT Alpha)



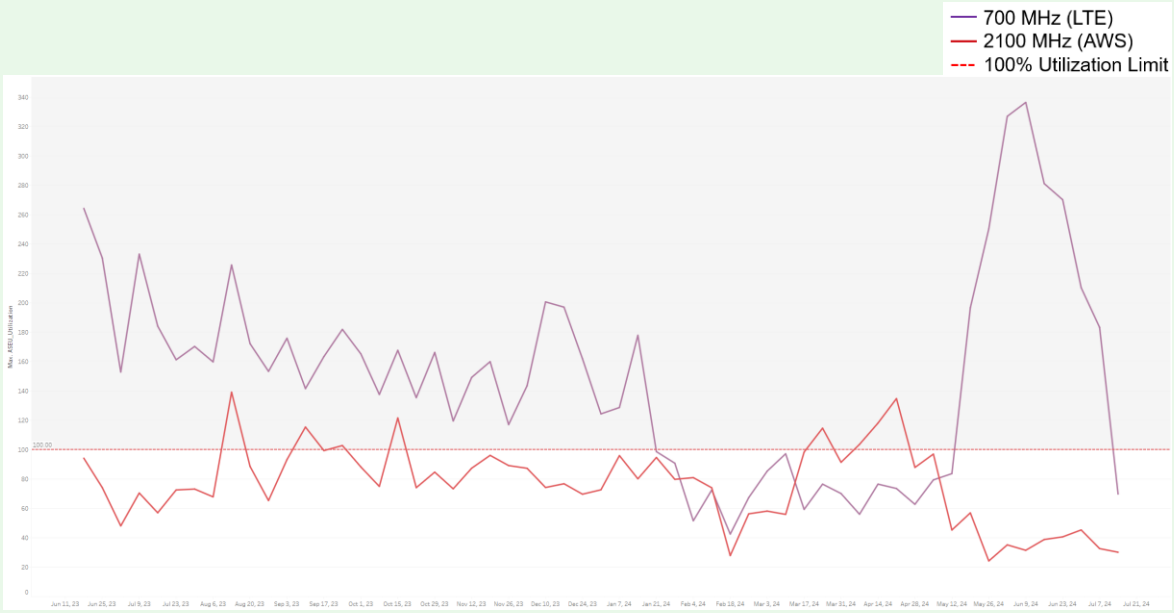
Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Poughkeepsie DT** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie DT** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **DC Youth Bureau** and the surrounding project area, network densification is required.

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Capacity Utilization
ASEU (Poughkeepsie DT Alpha)



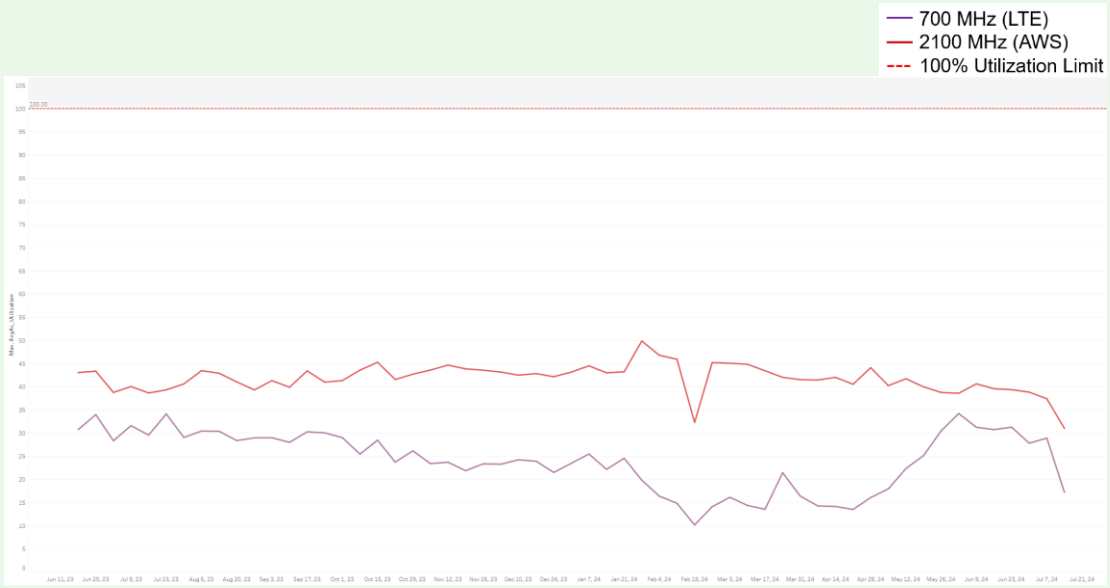
Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Poughkeepsie DT** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie DT** sector cannot support the traffic demand throughout the extent of the dense geographic area it covers. **Poughkeepsie DT** is overloaded, as shown by the purple and dark red actual use lines exceeding the red dashed exhaustion threshold. In order to provide adequate and reliable service to **DC Youth Bureau** and the surrounding project area, network densification is required.

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Capacity Utilization
AvgAC (Poughkeepsie DT Alpha)



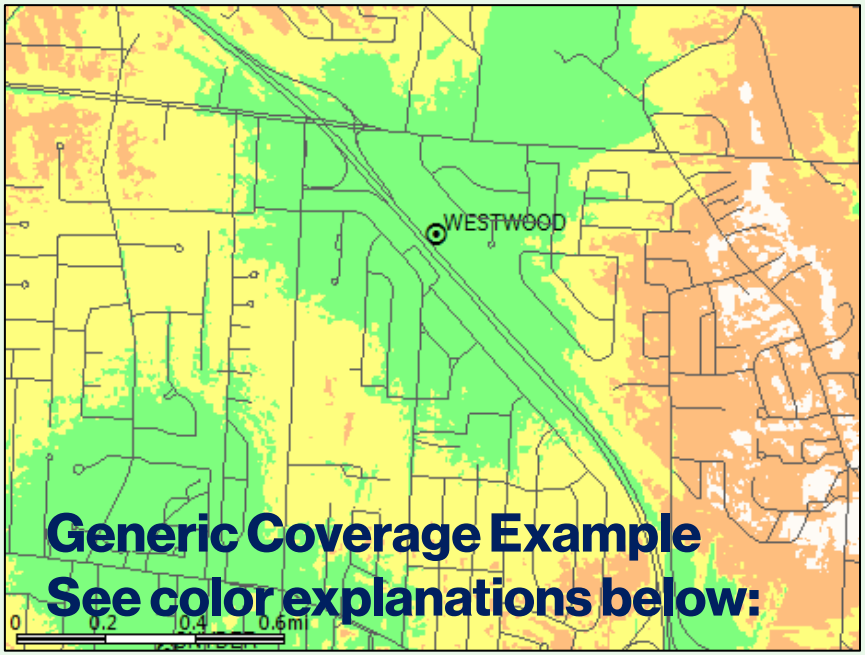
Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Poughkeepsie DT** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie DT** sector shown above is operating normally for this metric. **AvgAC** is one of three capacity metrics used in this document.

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Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use computer simulation tools that take into account terrain, vegetation, building types, and site specifics to model the RF environment. This model is used to simulate the real world network and assist engineers to evaluate the impact of a proposed site (along with industry experience and other tools).

Many Verizon Wireless sites provide 4G LTE at 700 MHz and 850MHz. As capacity requirements increase, higher frequency (and bandwidth) PCS (1900 MHz) and AWS (2100 MHz) carriers are added. In some mountaintop or long distance situations the mid band (higher frequency) AWS and PCS carriers are not fully effective due to excessive distance (path loss) from the user population.

Coverage provided by a given site is affected by the frequencies used. Lower frequencies propagate further distances, and are less attenuated by clutter than higher frequencies. To provide similar coverage levels at higher frequencies, a denser network of sites is required (network densification).

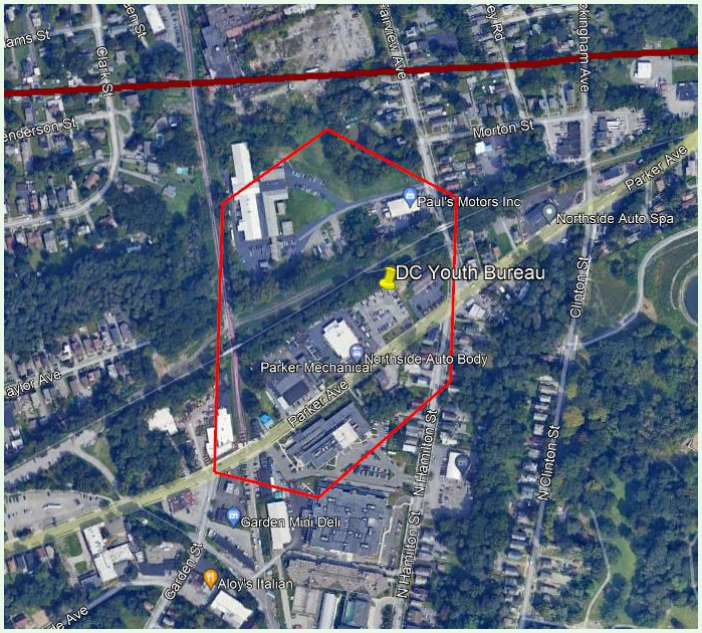
Note the affect of clutter on the predicted coverage footprint above

**Dark Green >/= -75dBm RSRP, typically serves dense urban areas as well as areas of substantial construction (colleges, hospitals, dense multi family etc.)
Green >/= -85dBm RSRP, typically serves suburban single family residential and light commercial buildings
Yellow >/= -95dBm RSRP, typically serves most rural/suburban-residential and in car applications
Orange >/= -105dBm RSRP, rural highway coverage, subject to variable conditions including fading and seasonality gaps
White = <-105dBm RSRP, variable to no reliable coverage gap area

More detailed, site-specific coverage slides are later in the presentation
*Signal strength requirements vary as dictated by specific market conditions
** Not displayed in example map, layer not used in all site justifications

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Explanation of DC Youth Bureau Search Area



DC Youth Bureau Search Area

A **Search Area** is the geographical area within which a new site is targeted to solve a coverage or capacity deficiency. Three of the factors taken into consideration when defining a search area are topography, user density, and the existing network.

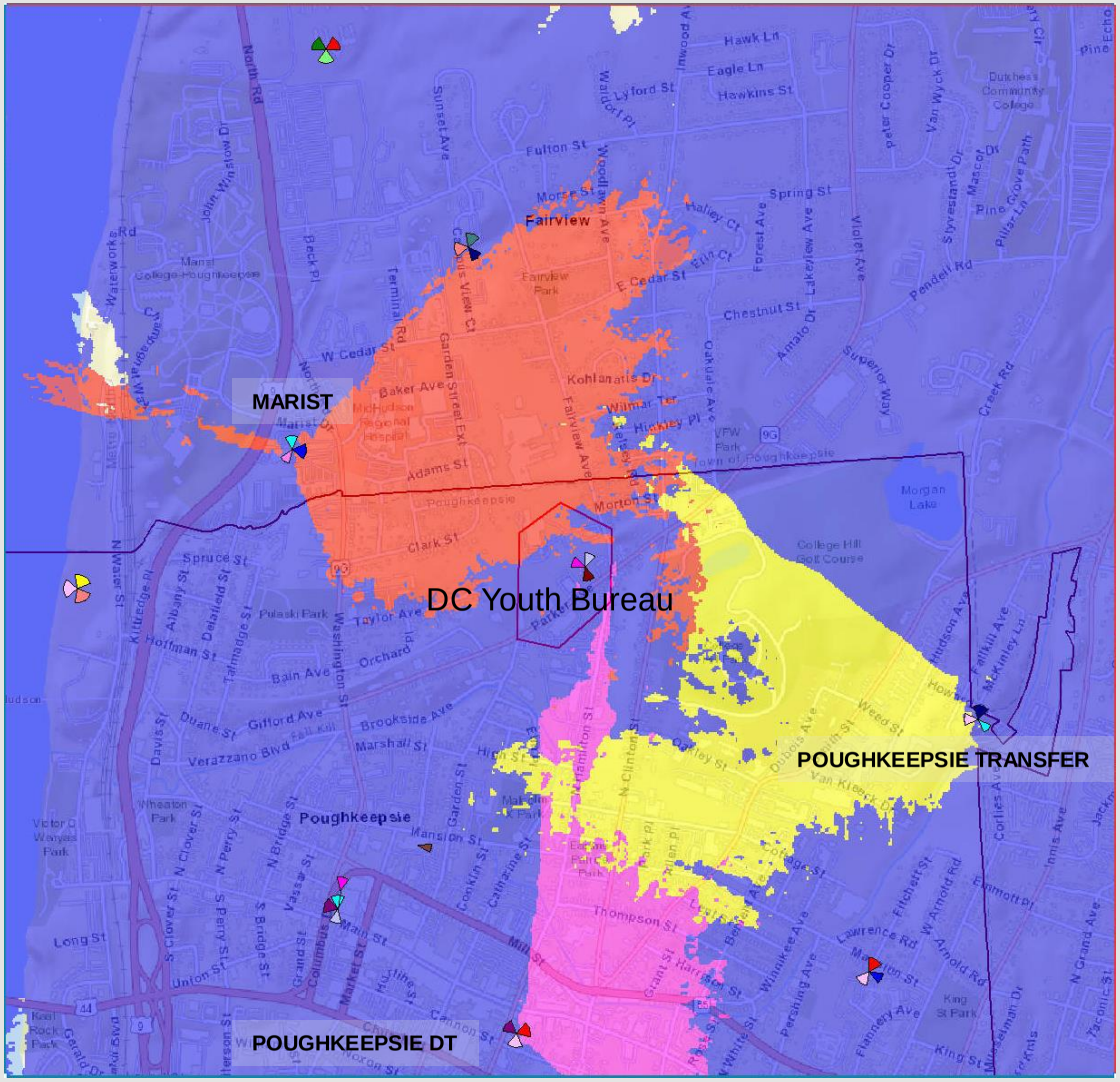
- **Topography** must be considered to minimize the obstacles between the proposed site and the target coverage area. For example, a site at the bottom of a ridge will not be able to cover the other side from a certain height.
- In general, the farther from a site the **User Population** is, the weaker the RF conditions are and the worse their experience is likely to be. These distant users also have an increased impact on the serving site's capacity. In the case of a multi sector site, centralized proximity is essential to allow users to be evenly distributed and allow efficient utilization of the site's resources.
- The existing **Network Conditions** also guide the design of a new site. Sites placed too close together create interference due to overlap and are an inefficient use of resources. Sites that are too tall or not properly integrated with existing sites cause interference and degrade service for existing users.
- Existing co-locatable structures inside the search area as well as within a reasonable distance of the search area are submitted by site acquisition and reviewed by RF Engineering. If possible, RF will make use of existing or nearby structures before proposing to build new towers.

To resolve the coverage and capacity deficiencies previously detailed, Verizon Wireless is seeking to add one new cell facility within this area to improve wireless service capacity and coverage. By providing a new dominant signal area and offloading weak and distant traffic from **Marist, Poughkeepsie Transfer and Poughkeepsie DT** with the proposed site, adequate and reliable service will be restored. The new **DC Youth Bureau** site will provide dominant and dedicated signal to the identified portions of the Town and City of **Poughkeepsie.** This helps to improve not only the **DC Youth Bureau** project area but will also result with significant improvements to the above mentioned overloaded sites ultimately improving community wide areas in and around the **DC Youth Bureau** project area.

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Existing 700MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.



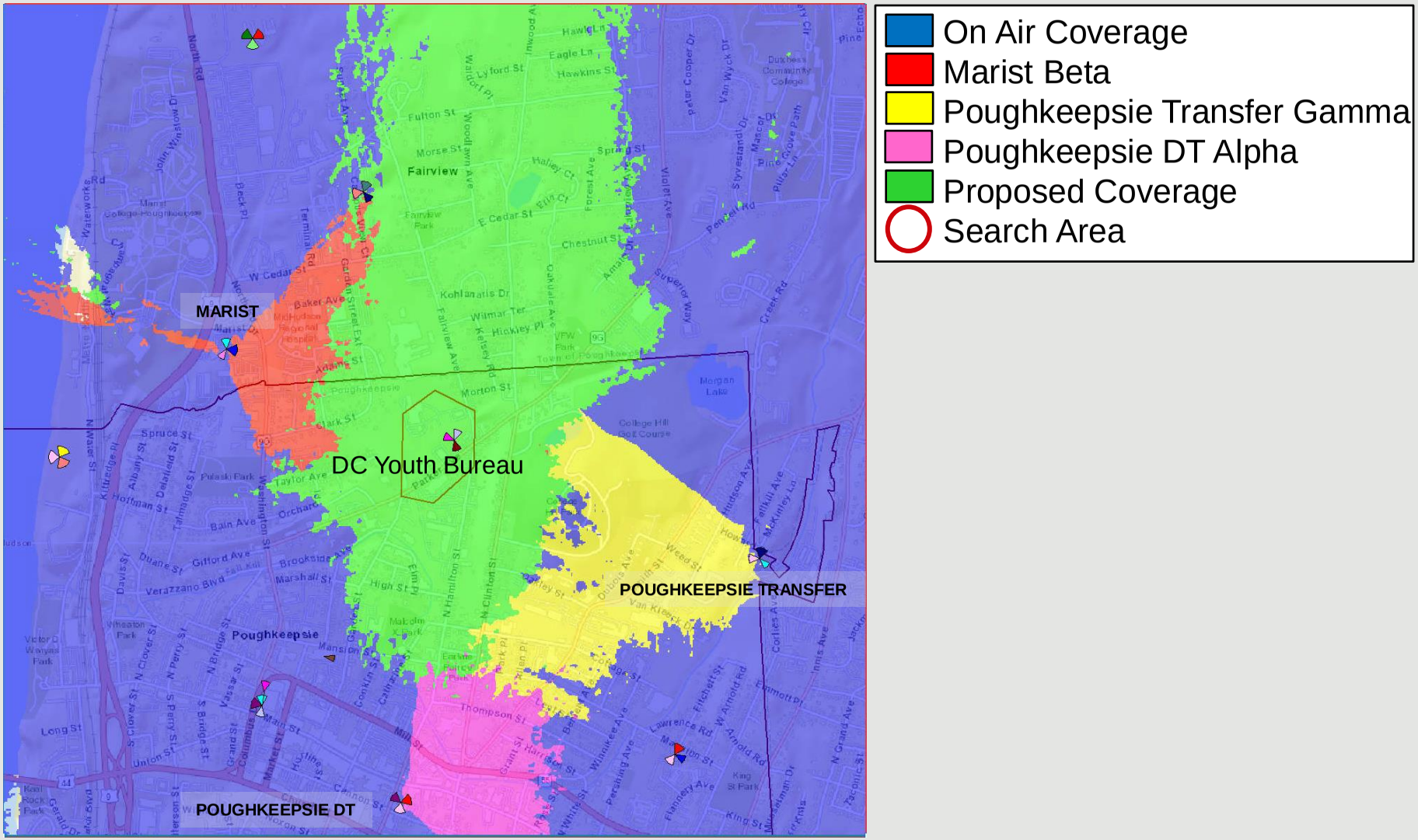
On Air Coverage
Marist Beta
Poughkeepsie Transfer Gamma
Poughkeepsie DT Alpha
Search Area

The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air (Low Band) sites.

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Proposed 700MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

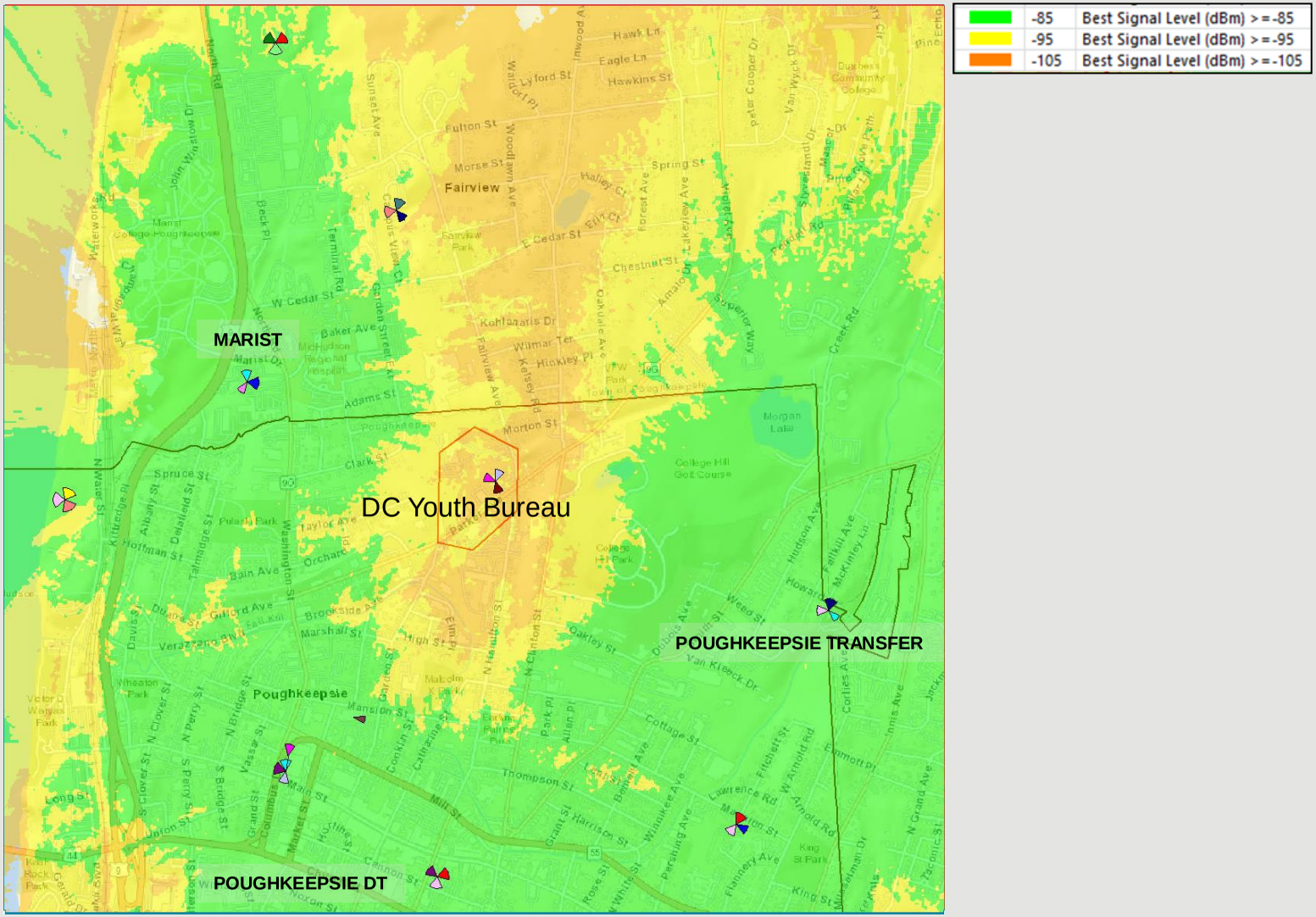


The map above adds the footprint of the proposed **DC Youth Bureau** site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the existing overloaded sectors identified in the image above.

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Existing 700MHz Coverage (signal strength)

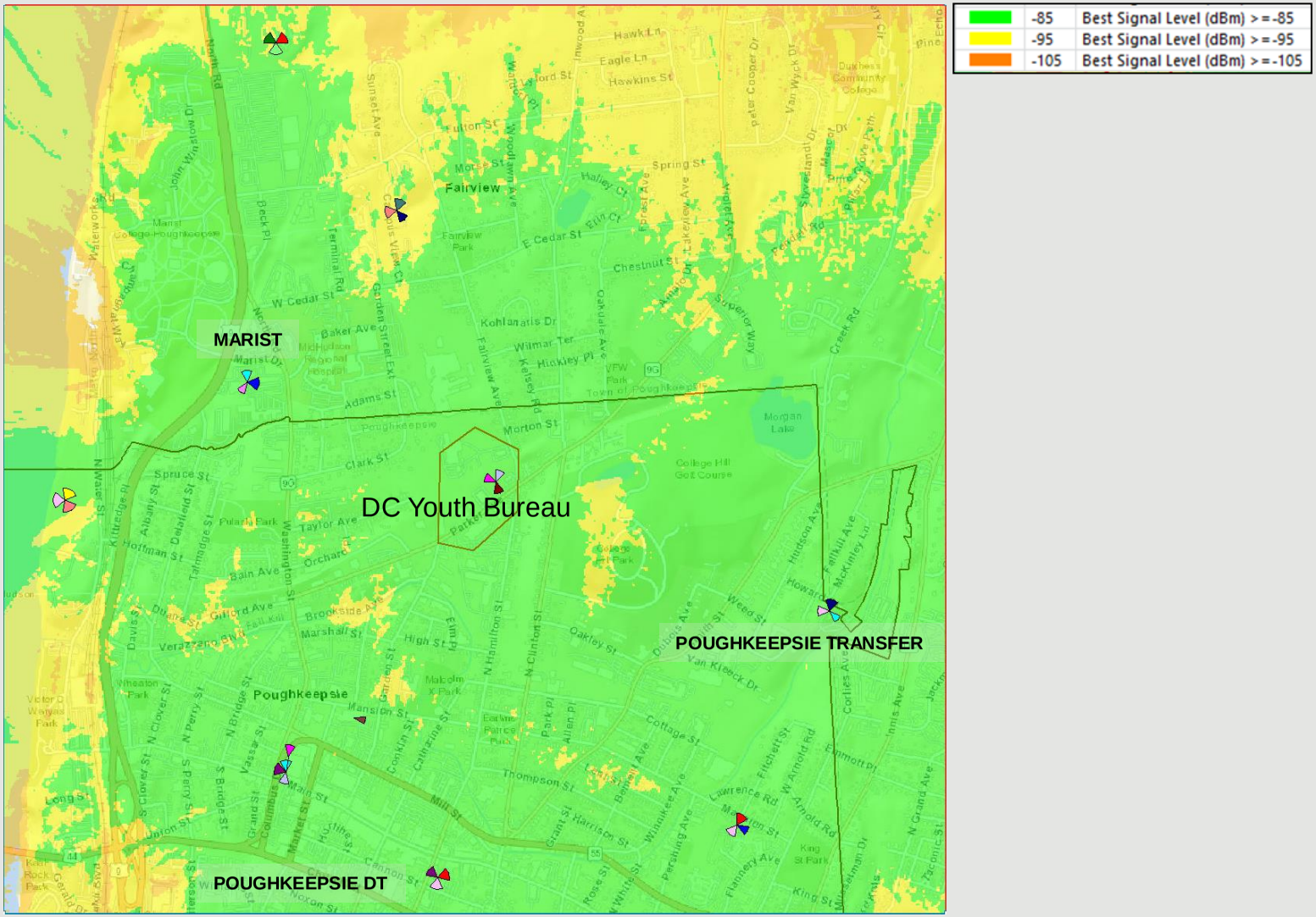
This coverage map shows how weak the RF conditions are in portions of the Town and City of **Poughkeepsie** and surrounding area.
Refer to slide 15 for further explanation of these color thresholds



The map above represents existing low band signal strength coverage from existing sites.

Proposed 700MHz Coverage (signal strength)

This coverage map shows how improved the RF conditions will be in portions of the Town and City of **Poughkeepsie** and surrounding area.
Refer to slide 15 for further explanation of these color thresholds

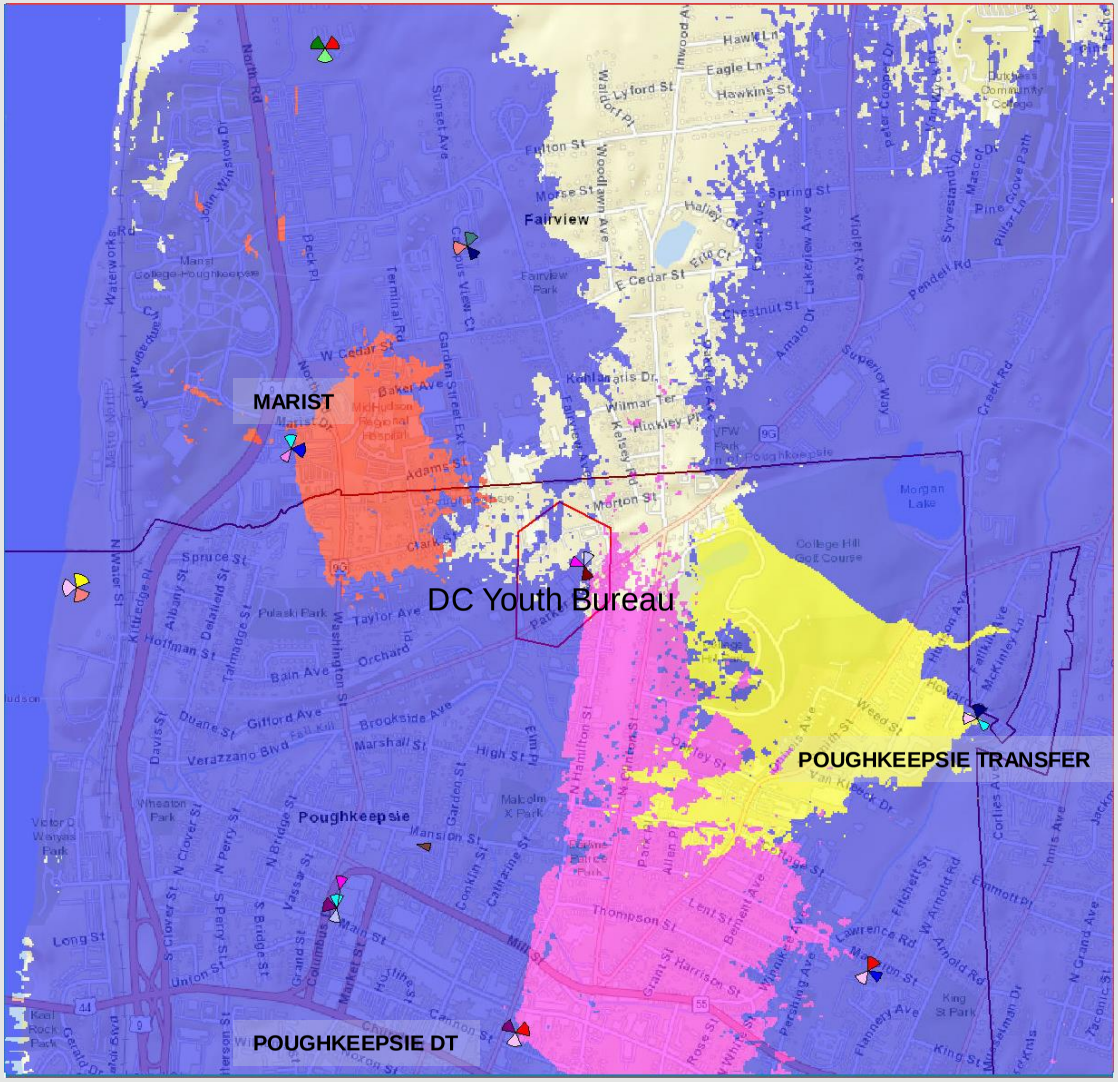


The map above adds low band of the **DC Youth Bureau** site to the existing signal strength. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap areas. This will help to resolve the coverage and capacity issues impacting portions of the Town and City of Poughkeepsie.

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Existing 2100MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.



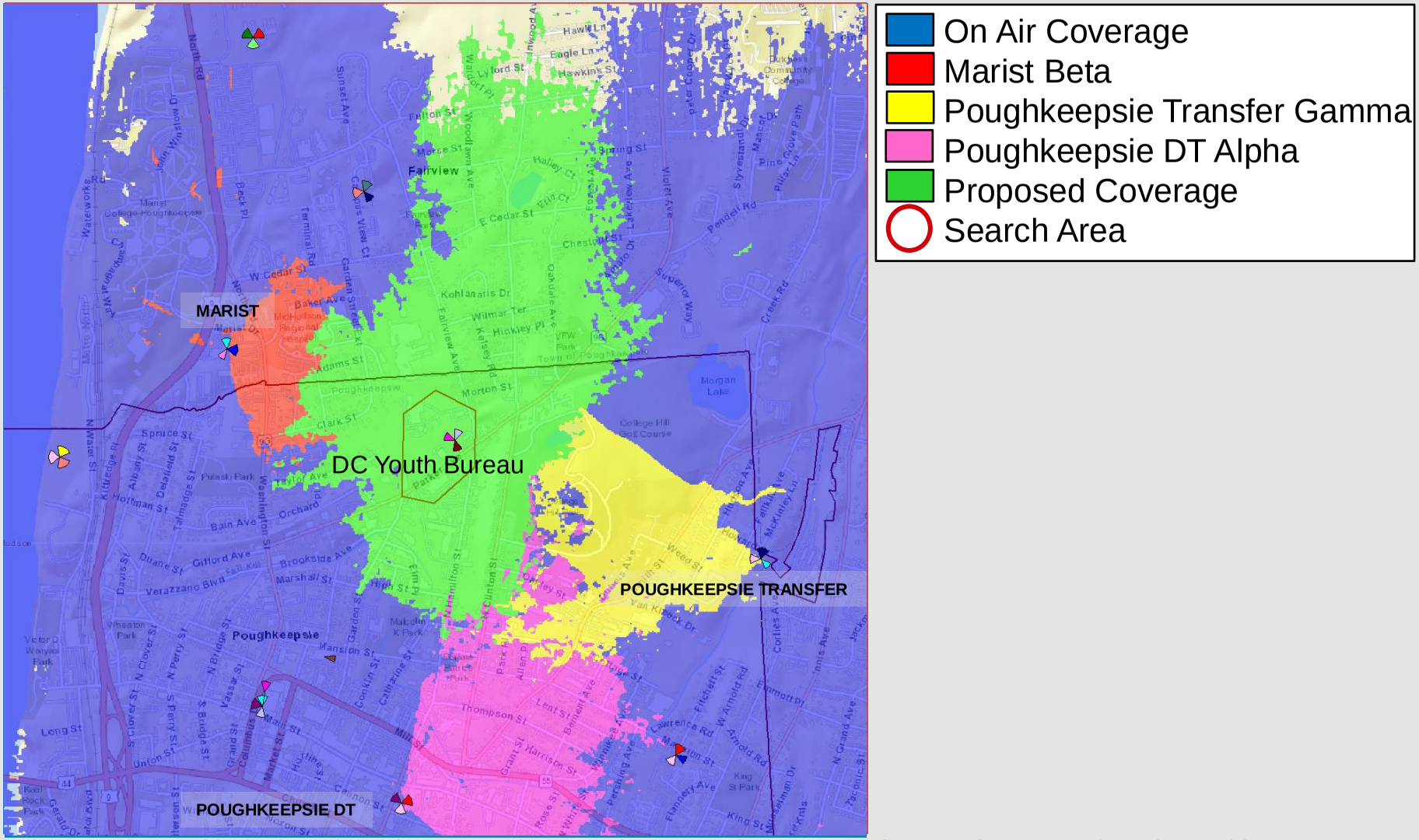
- On Air Coverage
- Marist Beta
- Poughkeepsie Transfer Gamma
- Poughkeepsie DT Alpha
- Search Area

The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air (Mid Band) sites.

verizon

Proposed 2100MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

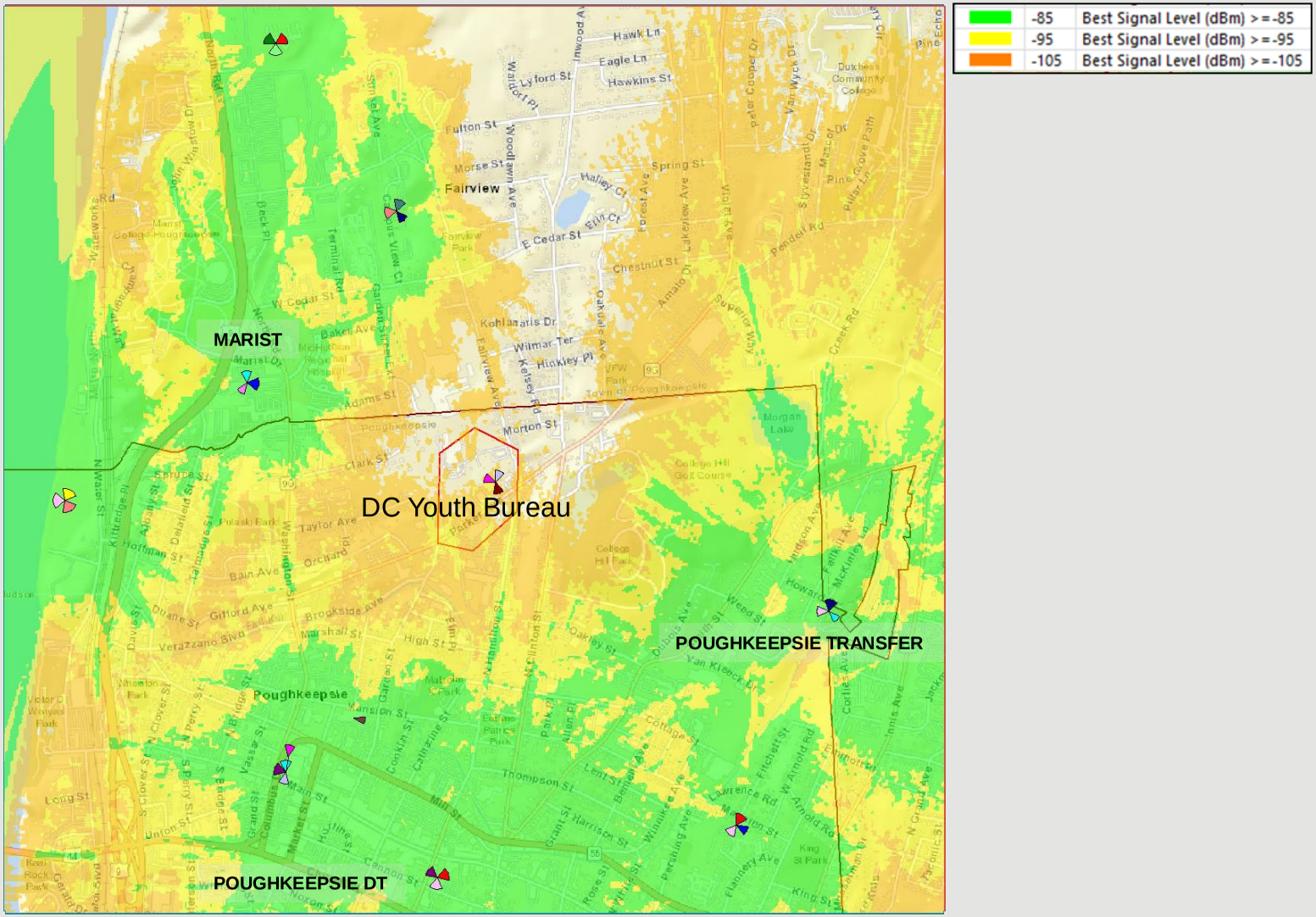


The map above adds the footprint of the proposed **DC Youth Bureau** site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the existing overloaded sectors identified in the image above.

verizon

Existing 2100MHz Coverage (signal strength)

This coverage map shows how weak the RF conditions are in portions of the Town and City of **Poughkeepsie** and surrounding area.
Refer to slide 15 for further explanation of these color thresholds

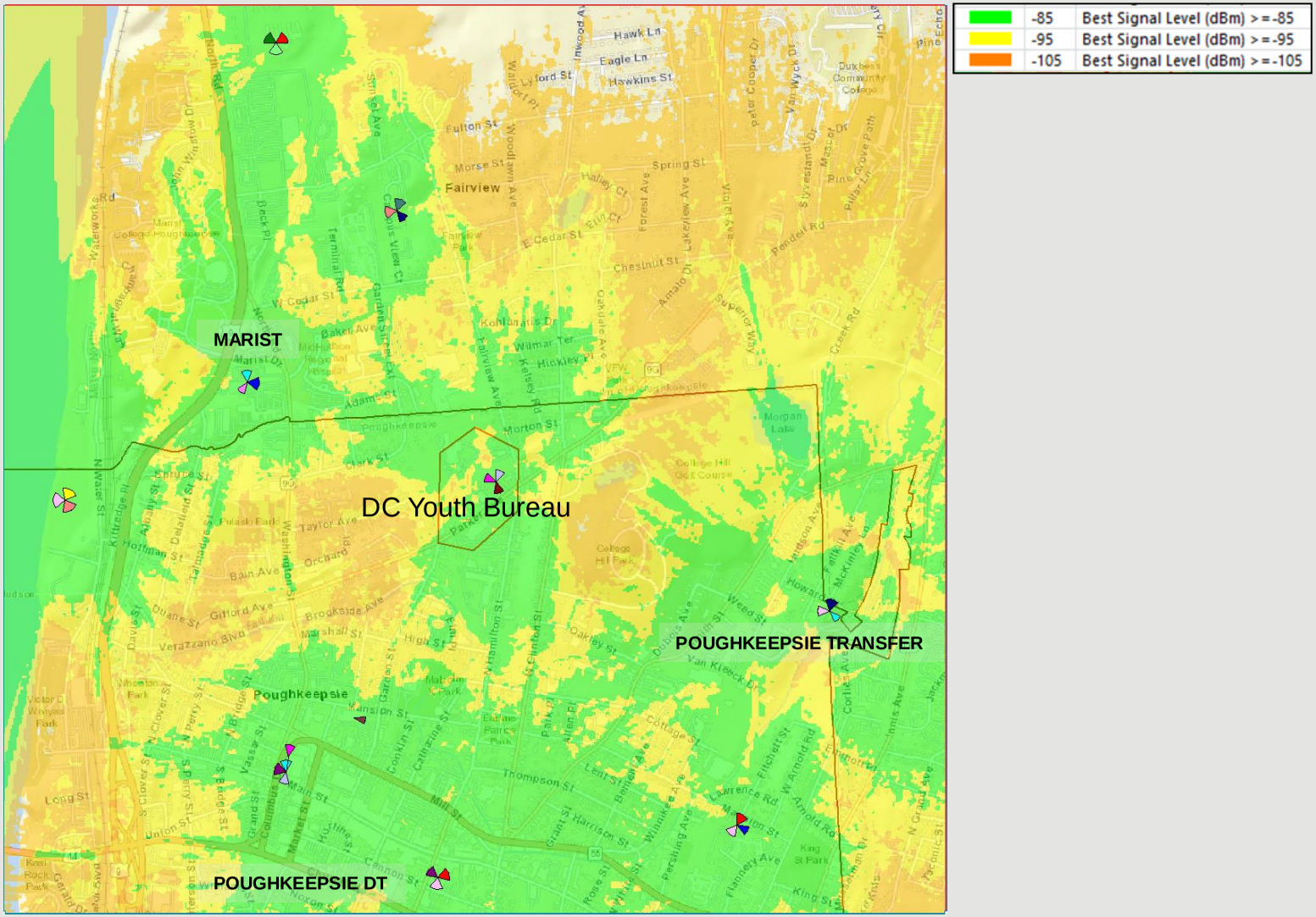


The map above represents mid band coverage from existing sites. This 2100MHz signal is very weak throughout the project area. Additional mid band network densification is required to resolve these conditions.

verizon

Proposed 2100MHz Coverage (signal strength)

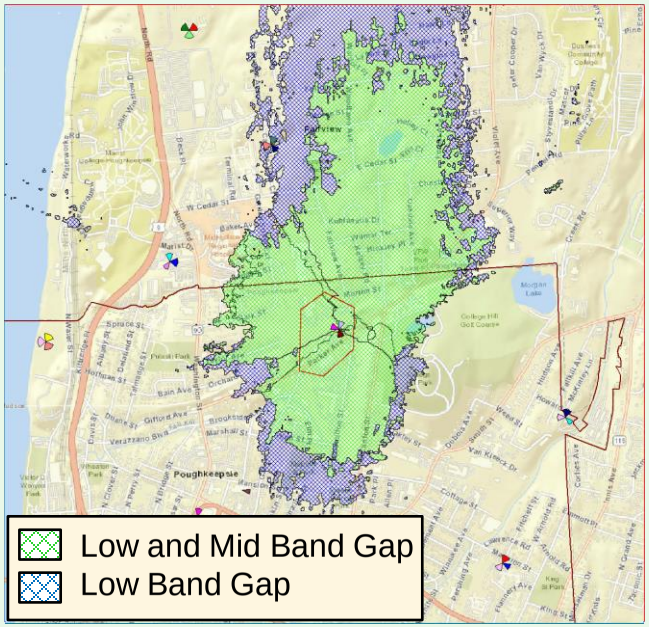
This coverage map shows how improved the RF conditions will be in portions of the Town and City of **Poughkeepsie** and surrounding area.
Refer to slide 15 for further explanation of these color thresholds



The map above adds mid band of the **DC Youth Bureau** site to the existing signal strength. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap areas. This will help to resolve the coverage and capacity issues impacting portions of the Town and City of Poughkeepsie.

verizon

RF Justification Summary



The proposed site resolves the substantial and significant gaps in coverage and capacity impacting the Town and City of Poughkeepsie. These gaps are shown above: The green shaded area represent the gaps in coverage and capacity that the proposed **DC Youth Bureau** site with 95' ACL will resolve.

The network was analyzed to determine whether there is sufficient **RF coverage and capacity** in the **Town and City of Poughkeepsie**. It was determined that there are significant gaps in adequate LTE service for Verizon Wireless in the representative 700 and 2100MHz frequency bands. In addition to the coverage deficiencies, Verizon Wireless' network does not have sufficient capacity (low band or mid band) to handle the existing and projected LTE voice and data traffic in the area near and neighboring the proposed facilities ("targeted service improvement area"). Based on the need for additional coverage and capacity while considering the topography and specific area requiring service, any further addition of capacity to distant existing sites does not remedy Verizon's significant gap in reliable service. Therefore, the proposed facilities are also needed to provide "**capacity relief**" to the existing nearby Verizon Wireless sites, allowing the proposed facilities and those neighboring sites to adequately serve the existing and projected capacity demand in this area.

With the existing network configuration there are significant gaps in service which restricts Verizon Wireless customers from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed site will satisfy the coverage and capacity needs of Verizon Wireless and its subscribers in these portions of the **Town and City of Poughkeepsie** and this project area. The proposed location depicted herein satisfies the identified service gaps and is proposed at the minimum height necessary for adequate and reliable service.

Brendan Hennessy

Brendan Hennessy
Engineer III – RF Design
Verizon Wireless

verizon

VERIZON WIRELESS OF THE EAST LP
d/b/a
VERIZON WIRELESS

DC Youth Bureau Site

121 Parker Avenue
Poughkeepsie, New York

SITE SELECTION ANALYSIS
JULY 24, 2024

Verizon Wireless
1275 John Street, Suite #100
West Henrietta, New York 14586

4238332.v2

SITE SELECTION ANALYSIS

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new tower structure, which would include associated antennas, equipment platform and related appurtenances at 121 Parker Avenue, in the City of Poughkeepsie, Dutchess County, New York. The property, which is located in the City's's Walkway-Gateway District (W-G) and the G-CM: Mixed Use & Commercial Zoning Subdistrict, is approximately 1 acre. The property is owned by **Parker Avenue Realty LLC** and is a vacant commercial lot that is currently being used as a parking lot for the Northside Autobody Shop next door.

1. NEED FOR FACILITY

(a) Problem

The process of identifying a technologically appropriate location, as well as the need for this communications facility are as provided in the Engineering Necessity Case prepared by Verizon Wireless' Rafio Frequency ("RF") Engineer. As indicated in that report, when a Verizon Wireless RF Engineer identifies coverage gaps in the system or sites that have or will reach data capacity exhaustion, they issue a "search area." A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage. For the most part, locations outside of the search area will fail to provide adequate service to the cell. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a cell site that will provide adequate service in the subject cell, and also work properly as part of the overall network.

(b) Solution

A search area was developed based on the problems identified in the Engineering Necessity Case, a copy of which is attached to the application . As discussed in the RF materials, the proposed facility will provide much needed capacity relief to surrounding network sites which cannot properly serve the project area due to excessive customer / network demand. The capacity relief to be provided, in the form of mid band frequency densification, will have the added benefit of also increasing and improving wireless coverage to the area. Specifically, areas along Parker Ave, Buckingham Ave, Clinton St, Fairview Ave, Hamilton St, Clark St, Henderson St, as well as businesses and residences along these roadways will see a large improvement in service. The capacity offload provided by this project will also benefit the areas currently served by the existing, overloaded sites in the Verizon network, resulting in a large area of improved service.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The DC Youth Bureau ring is located in a relatively flat commercial area with the highest terrain located slightly southeast of the search ring's center. There is a hill that goes up to roughly 375' AMSL which is 0.3 miles to the southeast of 121 Parker Avenue.

(b) Land Use

The Search Ring is made up of predominately commercial, industrial and residential areas. **Attachment 1** is an overlay of the Search Ring and the tax map on an aerial photograph of the area.

3. ZONING CONSIDERATIONS

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on existing communications towers or other tall structures ("collocation"). Local communities universally favor collocations because they can minimize the number of wireless telecommunications towers in an area and many municipalities even provide for a streamlined application review process. Collocation is often listed as the highest sitting priority in a local municipality's Zoning Law. In addition to the streamlined zoning application process, collocation is preferred by wireless providers because it is generally a less expensive and more efficient option, compared to installation of a new tower facility.

(b) New Structure on Municipally-owned Property

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally-owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises.

(c) New Structure on Privately-owned Property

When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally-owned properties in the area, Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new communications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the search area large enough to accommodate the facility and which also meet any required area requirements such as set back and fall zone. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.

4. ZONING ANALYSIS

Our Primary Candidate at 121 Parker Avenue is located within the City's Gateway-Walkway District (G-W) and the G-CM: Mixed Use & Commercial Zoning Subdistrict. The entire search area is located within the Gateway-Walkway district but it extends into the Office Manufacturing (G-OM), Mixed-Use Residential (G-RM) and Central Medium Density Residential (R-3A) subdistricts. Accdording to the City of Poughkeepsie Code, only roof – mounted and utility pole – mounted wireless telecommunications antennas are permitted with the G-CM subdistrict. Attachment 4 is an overlay of the search area and zoning map. New tower facilities, such as that proposed are not allowed in any of the zoning districts within the search area. Such facilities, assuming they are deemed "public utility installations" are specifically permitted in the C-2A, C-3, I-1 and I-2 zoning districts. As a result and as confirmed by the Poughkeepsie Building Department, a use variance for the proposed facility at the chosen property will be required..

5. CANDIDATE/ALTERNATIVES ANALYSIS

Five (5) parcels were identified as being potential candidates for a new communications facility. These parcels are identified on **Attachment 3**. A summary of each of these properties located within the vicinity of search area is detailed below.

(a) Dutchess County – 108 Parker Avenue (Tax Parcel ID# 1313000-6162-54-236411-0000)

Candidate A is the Dutchess County Law Enforcement Center. A recently renovated building housing the Sherriff's Department and associated county offices. There is a self-support tower on the property that may have been suitable for collocation. The Sherrif initially expressed some interest in working with Verizon Wireless. However, after several conversations about Verizon's proposal, the County decided they did not want to allow collocation on the existing tower. This candidate was, therefore, deemed not to be viable.

(b) Parker Avenue Realty LLC – 121 Parker Avenue (Tax Parcel ID# 6162-55-257465-000) Primary Candidate

This parcel, located at 121 Parker Ave, is a vacant commercial property large enough to accommodate the telecommunications compound but not enough to meet appropriate setback requirements so an area variance will be needed. Also, this property is located in the City of Poughkeepsie's W-G / G-CM Zoning District, which does not permit the proposed facility. Therefore a use variance is required as well.

(c) Darin Page – 27 High Street (Tax Parcel ID# 6162-62-192294-0000)

This parcel has a 3-story building with county offices. Unfortunately, Verizon Wireless' RF Engineer previously determined that the 3-story building was too low to provide the required service to the surrounding area.

(d) Dutchess County Lot – 150 N Hamilton St (Tax Parcel ID# 6162-62238330-0000)

Candidate D is a 7.64 acre property adjacent to the railroad tracks. It contains several county offices as well as the Dutchess County Jail. This property was brought to Verizon's attention when it was determined that collocation at the Dutchess County Law Enforcement Center was not feasible. Commissioner Robert Balkind said that they would be open to working with Verizon... Unfortunately, at just under 40', the building would not have the height necessary to meet RF objectives. Once it was determined that this property would not work, Verizon began negotiations with their Primary Candidate at 121 Parker Avenue.

(e) Schatz Land Company – 10 Fairview Ave (Tax Parcel ID# 6162-46-214505-000)

This parcel is an industrial property bounded by railroad tracks to the west and residential properties to the east. During its initial canvassing of the area, representatives of Verizon Wireless attempted to contact the owner of the property via telephone calls and letters of interest. The owner, however, never responded to Verizon Wireless' inquiries so Verizon Wireless moved on to other potential candidates.

6. CONCLUSION

Based on existing parcel sizes, zoning, landlord interest and land use, five (5) parcels or locations were identified for consideration. For the reasons mentioned in the Candidate Analysis above it was determined that the most appropriate candidate was 121 Parker Avenue.

Prepared by:

Steve Grassl

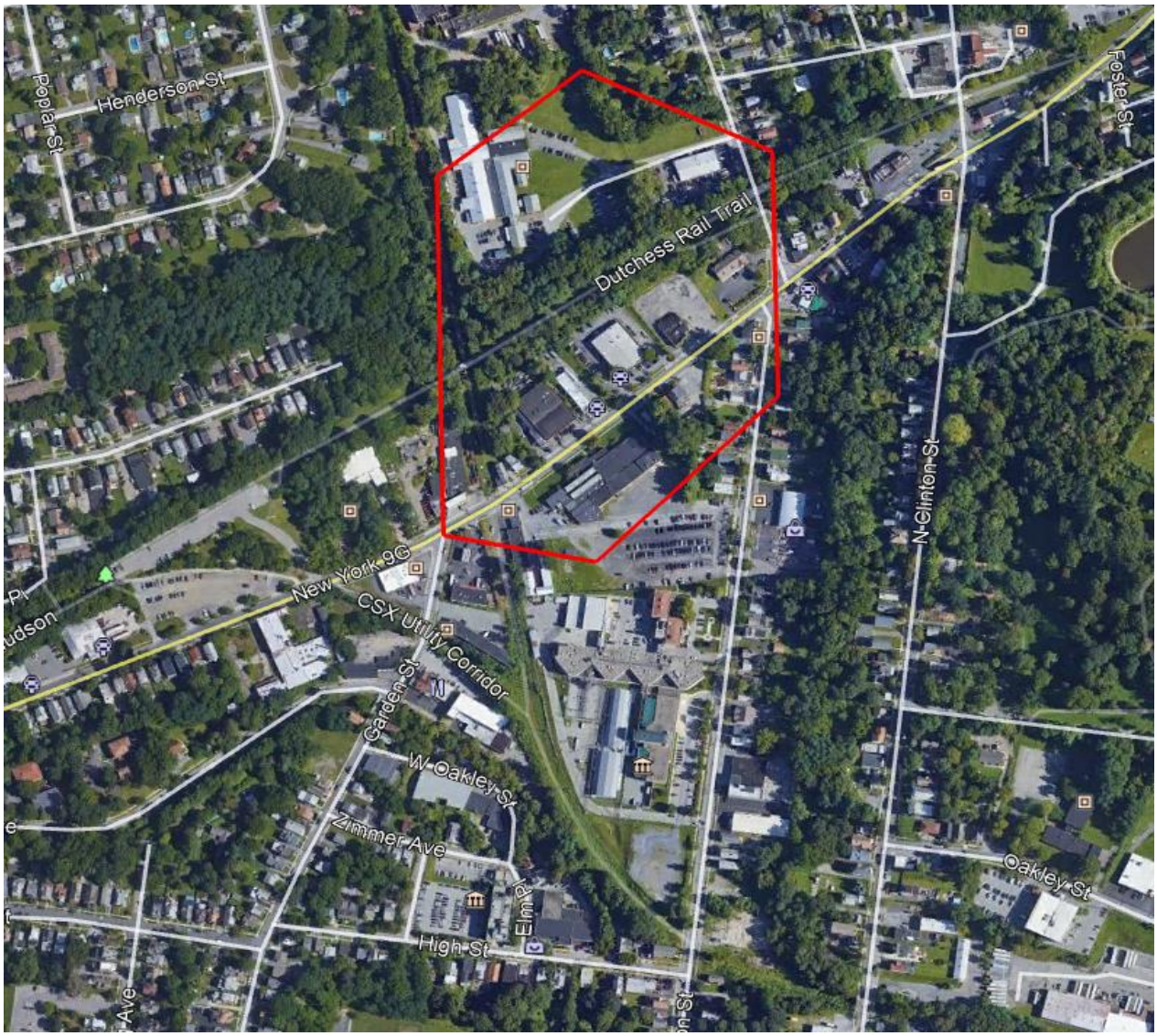
Steven Grassl
Airosmith Development
Consultant to Verizon Wireless

Brendan Hennessy

Brendan Hennessy
Radio Frequency (RF) Design Engineer
Verizon Wireless

ATTACHMENT 1

VERIZON WIRELESS
DC YOUTH BUREAU SEARCH AREA



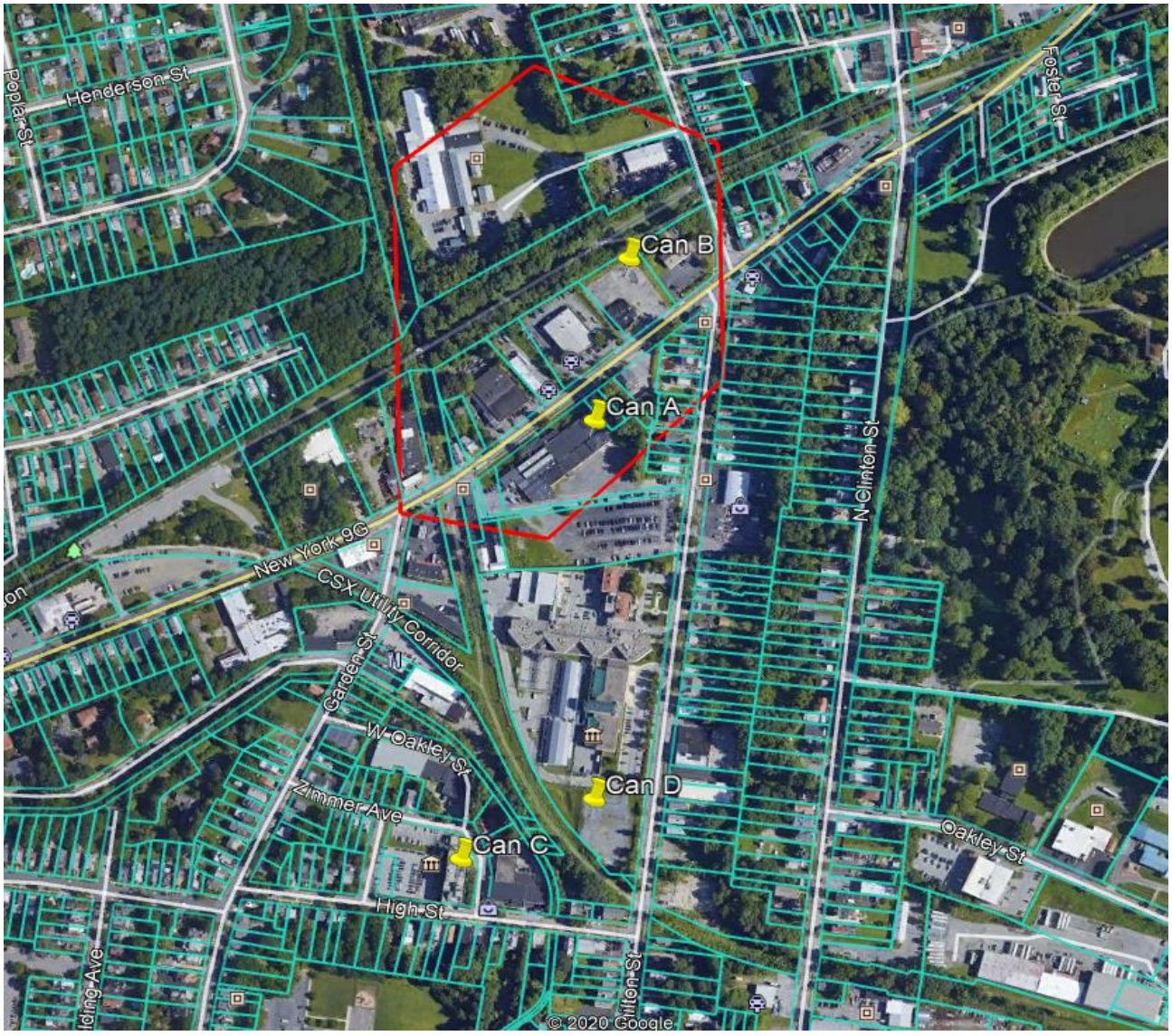
ATTACHMENT 2

VERIZON WIRELESS
OVERLAY – , TAX MAP, AERIAL



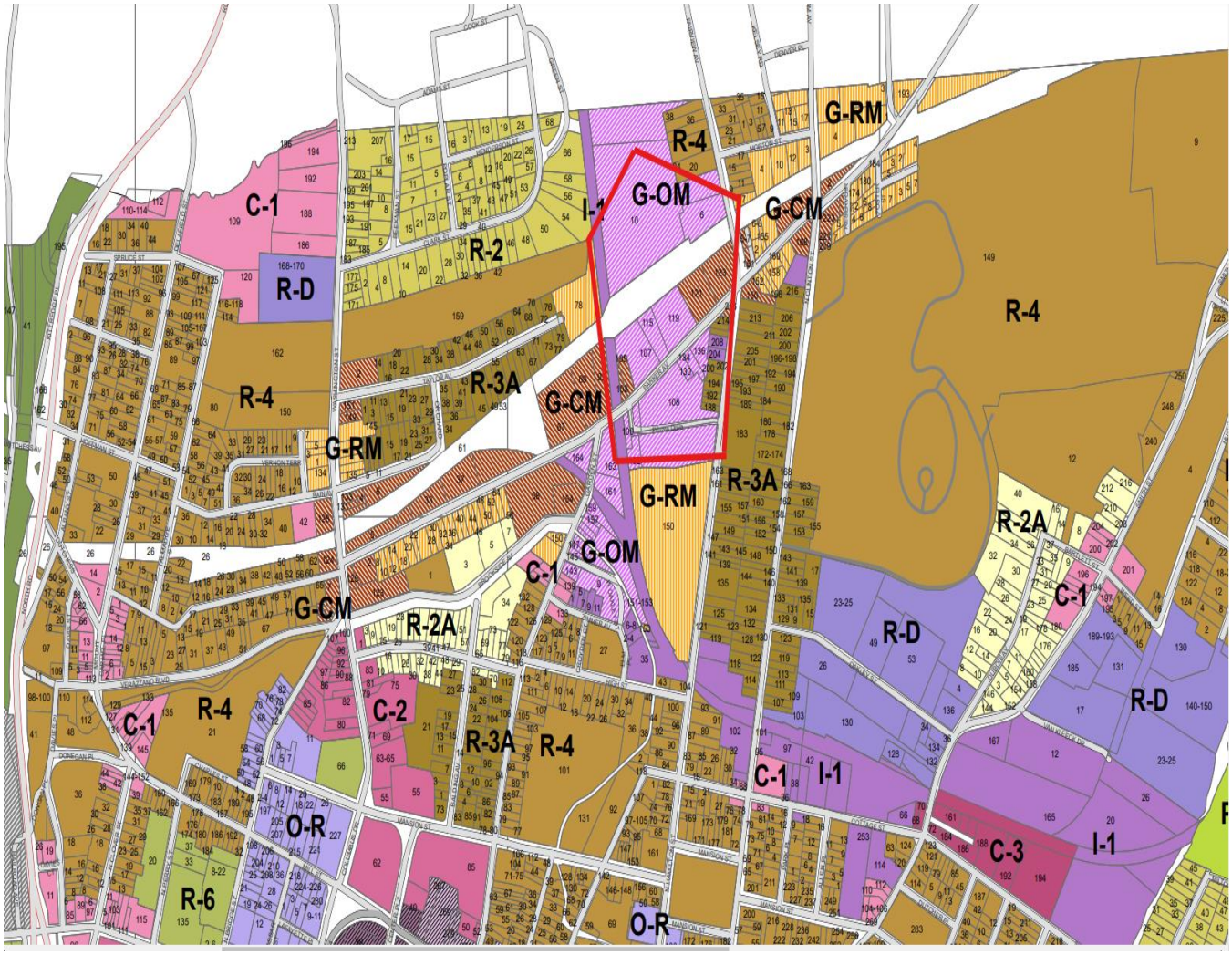
ATTACHMENT 3

VERIZON WIRELESS
PARCELS IDENTIFIED & INVESTIGATED



ATTACHMENT 4

VERIZON WIRELESS
OVERLAY – SEARCH AREA, ZONING MAP



VISUAL RESOURCE EVALUATION

PROPOSED 100' TALL TELECOMMUNICATIONS STRUCTURE

121 Parker Ave
City of Poughkeepsie,
Dutchess County
New York, 12601

Submitted by:

verizon

1275 John Street, Suite 100
West Henrietta, NY 14586

Prepared by:

Tectonic

36 British American Blvd., Suite 101
Latham, New York 12110
518-783-1630
845-567-8703 FAX

Original - July 30, 2024
Revised - December 2, 2024

VISUAL RESOURCE EVALUATION

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., was contracted by Verizon Wireless to conduct a "Visual Resource Evaluation" to determine which areas within the City of Poughkeepsie will contain views of the proposed 100-foot-tall wireless telecommunications structure.

Setting:

The proposed site is located 3/4th of a mile southeast of Marist College on Parker Ave in the City of Poughkeepsie, Dutchess County, New York. The surrounding land use is a mix residential and commercial use properties with some wooded park areas. The predominant forest species are mixed deciduous and coniferous, with an estimated height of 40 to 60 feet.

Methodology:

On Wednesday July 17, 2024, Tectonic conducted a field investigation for the purpose of evaluating the viewshed associated with the proposed installation of the 100-foot tower. Conditions were partly cloudy with a temperature of approximately 80°, and with wind speeds of approximately 6-8 mph. The study area consisted of a 2-mile radius from the project site. The field study for this visual resource evaluation was conducted during the summer season with 100% leaf on conditions.

On Monday November 18, 2024, Tectonic conducted another field investigation for the purpose of evaluating visibility of the proposed installation of the 100-foot tower along the Empire State Trail, Walkway Over the Hudson inside the 2 mile viewshed. The conditions were clear with a temperature of approximately 40°, and with wind speeds of approximately 7-10 mph. The field study for this visual resource evaluation was conducted during the late fall season with leaf off on conditions.

The methodology utilized during this field investigation is referred to as a "balloon test." The height of the proposed structure was simulated by floating a 4' diameter, helium-filled weather balloon at 100-feet above ground level (AGL). The balloons provided reference points for height as well as location and also provides a known dimension that later aids in the production of photo simulations.

Prior to the field study, Tectonic assessed the potential visibility in the study area by creating desktop viewshed maps using ESRI ArcGIS Desktop 10.8 in conjunction with a USGS 7.5 Minute Series Topographic Quadrangles Map and aerial base maps and street maps. A viewshed map was created delineating areas where visibility would be blocked by topography and areas where visibility would be blocked by vegetation.

Tectonic drove and walked the study area to confirm the potential visibility of the structure. During the "in field" review the participants reviewed and documented those areas from which views of the structure may be "visible" and those which are blocked by topography and vegetation. The resulting data from this analysis was reviewed and referenced on the "Photo Log" and "Viewshed Map" attached. The colors on the map delineate which areas have a line of sight to the structure.

The first viewshed analysis resulted in the discovery the proposed structure will be visible from clear and elevated areas southeast and northwest up to a quarter mile away on Parker Ave, Garden Ave and High St.

The 2nd analysis revealed that the proposed structure will be visible on the trail from clear points starting from the west starting where the Walkway Over the Hudson crosses over US-9, 0.87 miles away. The proposed structure will be visible from the east starting where the trail crosses under NY-9G (Parker Ave) a quarter of a mile away. The proposed structure will also be visible from points on the Poughkeepsie Urban Rail Trail from the Parker Ave entrance to a quarter mile north.

Photographs were taken from various vantage points within the study area to document the actual view towards the proposed structure, as well as the general character of the viewshed. Each photograph attached includes a brief description of the location and orientation from which it was taken, and the photo number corresponds to the key number on the photo log map.

Process:

Photographs of the weather balloon from the viewpoints noted were taken with a Nikon D5300 Digital 24-megapixel camera using a 55mm focal length lens to mimic the view as observed from the human eye.

In order to analyze the potential visual impacts of the proposed structure, Tectonic took photographs of the balloon from locations within the search area for the purpose of preparing simulations of the proposed structure. Photographs for which there is a corresponding simulated view (#20, #21, #27, #30, #31, #34, #35, #36 & #37) of the proposed structure were produced by first photographing an existing similar type structure, then photographing the view towards the proposed site where the marker balloon was set to a height of 100-feet AGL. The digital images of the balloon and similar structure was then merged and scaled with digital image editing software. With this process, the structure is scaled to the correct height and width by scaling the similar type of structure using measurements from the marker balloon. The similar type of structure used has an antenna array that spans eight feet (8'). By measuring the balloon width of 4', one can determine the proper width of the antenna array by multiplying the balloon width by a factor of 2. The composite is printed out to a PDF file, producing the final image.

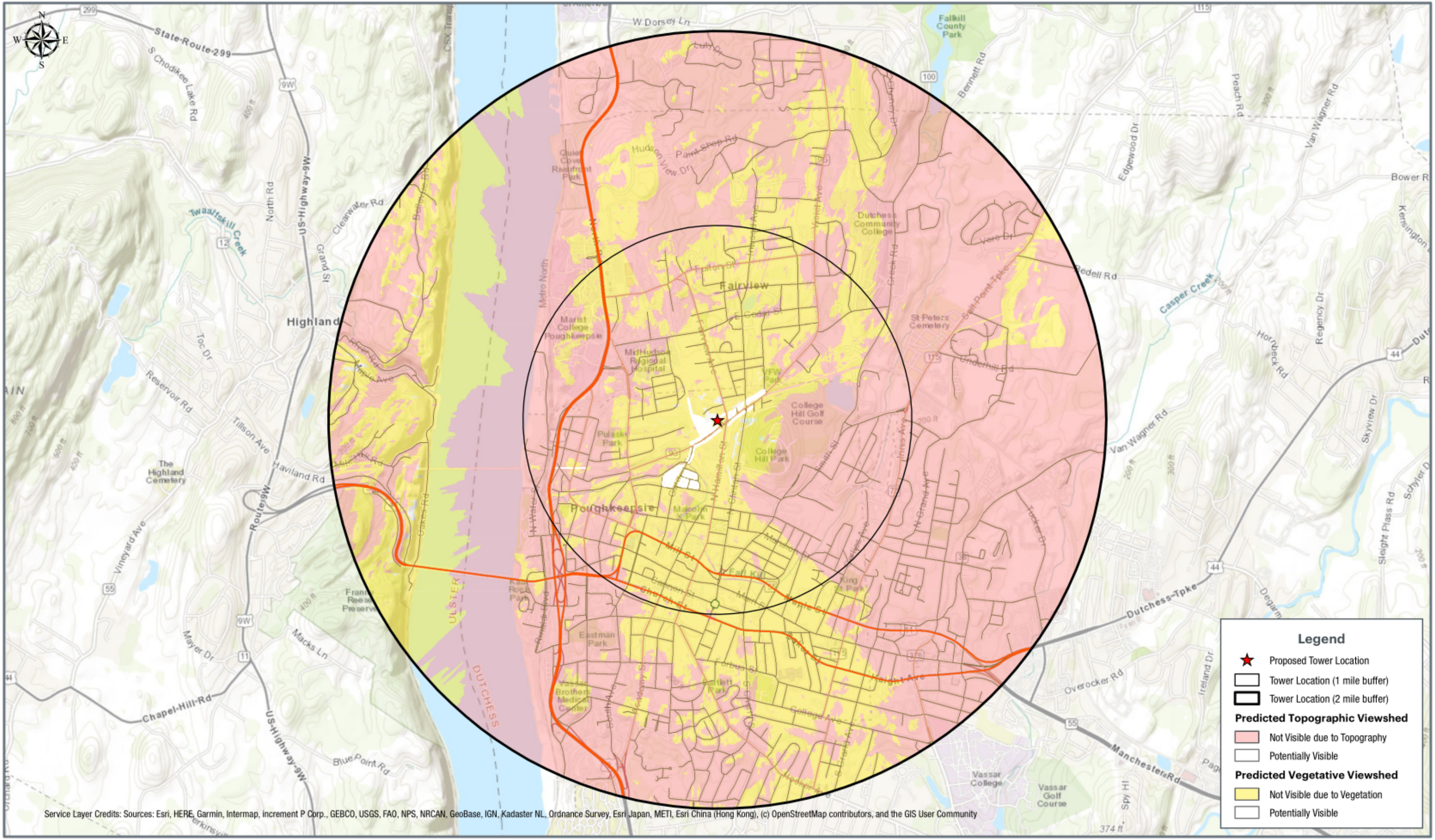
We note that the simulations provided are artistic renderings of views from chosen locations and should not be interpreted to be the actual view of the tower following construction. While we utilize best efforts to simulate the view of the proposed tower from a particular location, some variance between simulations, manufacturer products and final installed towers is to be expected.

Conclusion:

The Viewshed Analysis Map presents a conservative delineation of the viewshed within the study area along public roadways. The photo slides have been prepared per the methodology described above and provide a general depiction of the appearance of the structure from the photographed viewpoints.

Sincerely,
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.

Steven M. Matthews, PE
Managing Director - Engineering



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

100ft Tower
25ft High Density Development
60ft Mixed Forests & 20ft Woody Wetlands

121 Parker Avenue
Poughkeepsie, New York 12601

0 0.25 0.5 1 Miles

Field Veified Viewshed Map

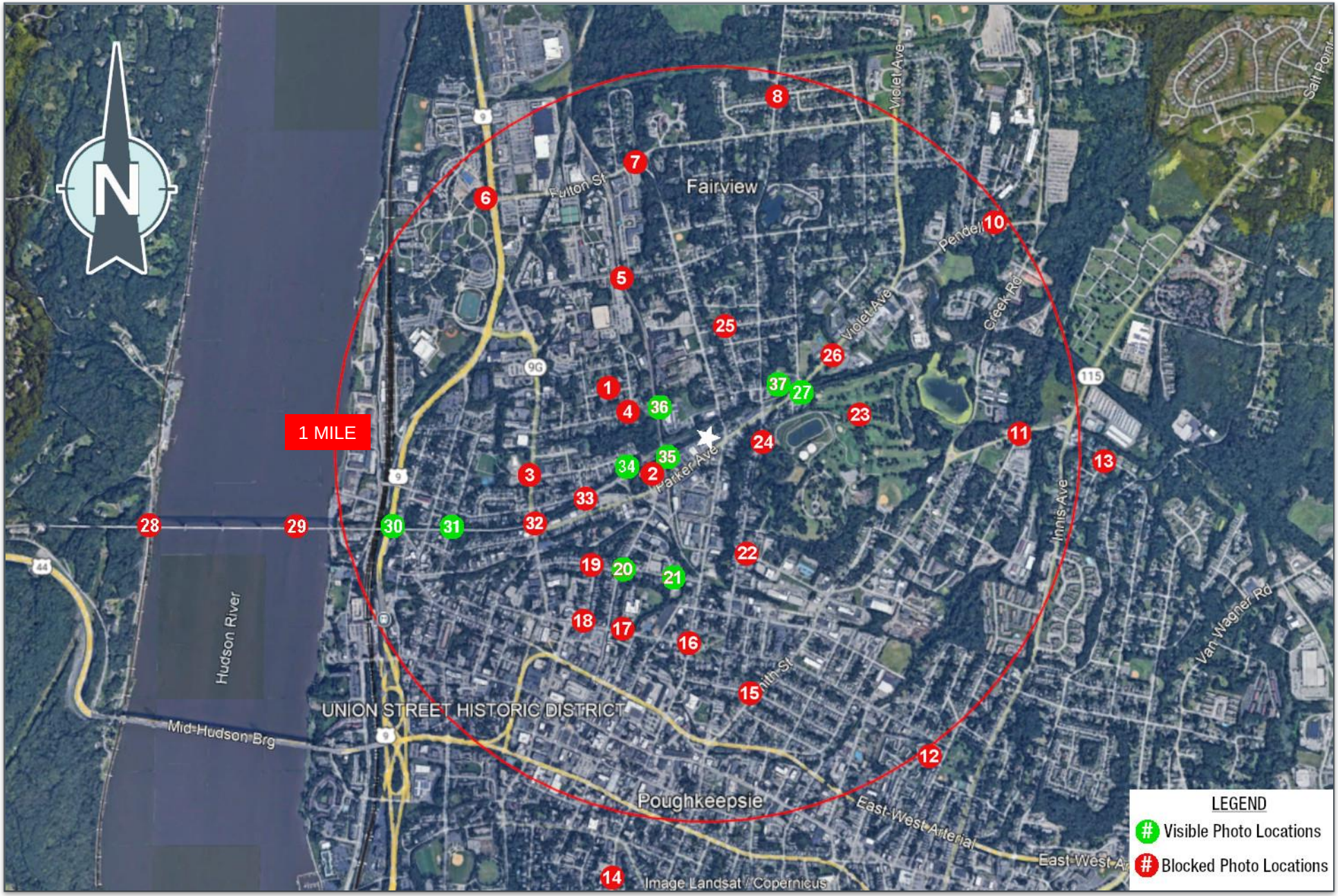
11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

121 PARKER AVE
POUGHKEEPSIE, NEW YORK

PHOTO LOG
11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

121 PARKER AVE
POUGHKEEPSIE, NEW YORK

PHOTO LOG
11860.077



Tectonic

Looking Southeast from #58 Parker Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.23 miles±

P-1

11860.077



Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from #18 Orchard Pl (NYS Parks, Recreation & Historic Preservation)
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.36 miles±

P-2

11860.077



Tectonic

Looking East from the parking lot of the Pulaski Park Pool.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.52 miles±

P-3

11860.077



Tectonic

Looking Southeast from #57 Clark St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.23 miles±

P-4

11860.077



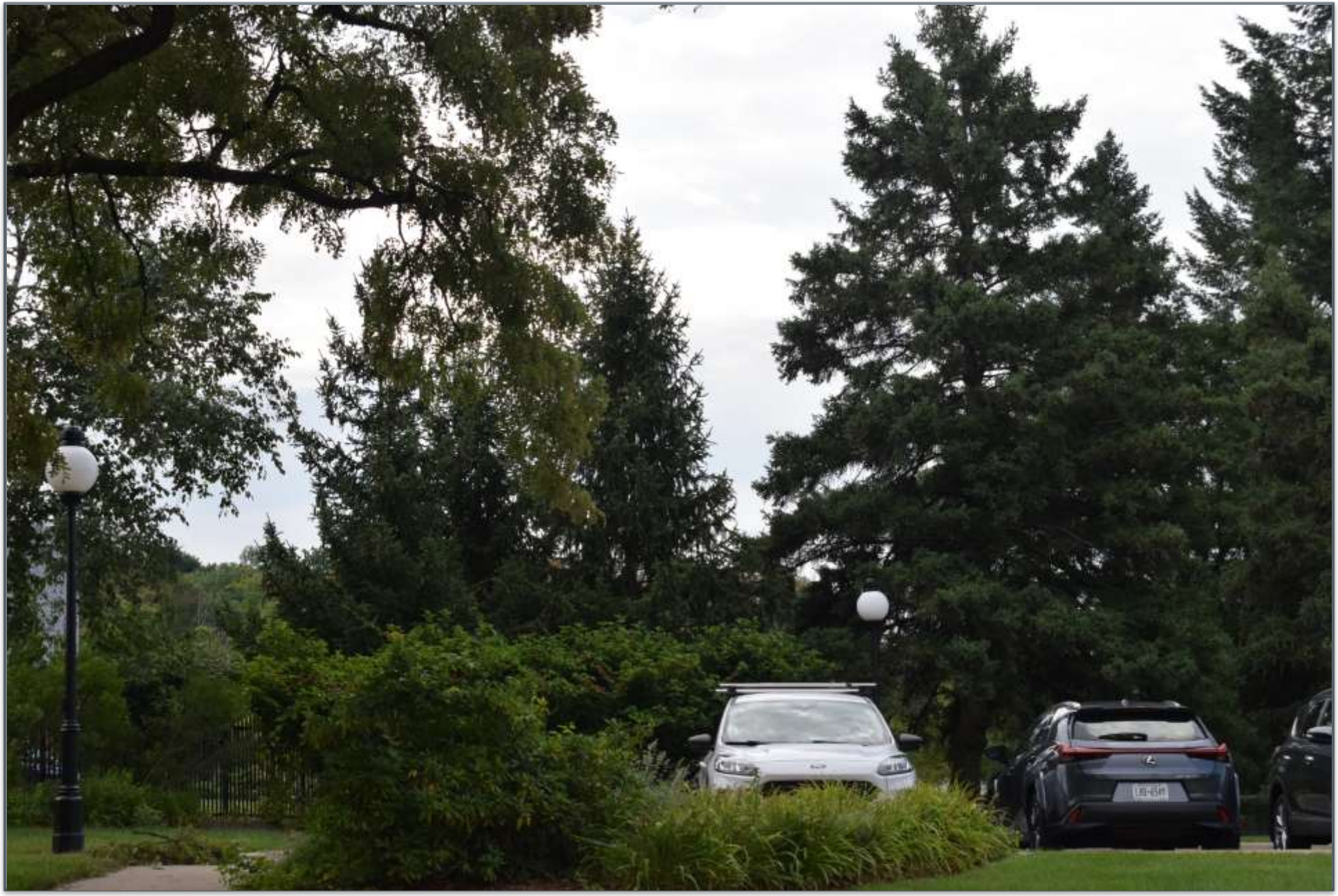
Tectonic

Looking Southeast from the intersection of Garden St Ext & Cedar St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is .50 miles±

P-5

11860.077



Tectonic

Looking Southeast from the Kieren Gate at Marist College.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.80 miles±

P-6

11860.077



Tectonic

Looking South from the intersection of Fulton St & Fairview Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.78 miles±

P-7

11860.077



Tectonic

Looking Southwest from the intersection of Inwood Ave & Lyford Ln.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.93 miles±

P-8

11860.077



Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of School St and Violet Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.70 miles±

P-9

11860.077



Tectonic

Looking Southwest from the intersection of Pendell Rd & Styvestandt Dr.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.88 miles±

P-10

11860.077



Tectonic

Looking West from the intersection of Fishkill Ave & Salt Point Turnpike.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.84 miles±

P-11

11860.077



Tectonic

Looking Northwest from King St Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.12 miles±

P-12

11860.077



Tectonic

Looking Northwest from the intersection of Fulton Ave &S Grand St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.62 miles±

P-13

11860.077



Tectonic

Looking North from the intersection of Barclay St and S Hamilton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.18 miles±

P-14

11860.077



Tectonic

Looking Northwest from the intersection of Thompson St & Smith St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.67 miles±

P-15

11860.077



Tectonic

Looking North from the intersection of Mansion St & N Hamilton St (Mansion St Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.55 miles±

P-16

11860.077



Tectonic

Looking North from Mansion St (the south side of Malcom X Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.54 miles±

P-17

11860.077



Tectonic

Looking Northeast from the intersection of Mansion St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.58 miles±

P-18

11860.077



Tectonic

Looking Northeast from the intersection of Marshall St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.45 miles±

P-19

11860.077



Tectonic

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

P-20

11860.077



Tectonic

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

S-20

11860.077



Tectonic

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

P-21

11860.077



Tectonic

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

S-21

11860.077



Tectonic

Looking Northwest from the intersection of Oakley St & N Clinton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.32 miles±

P-22

11860.077



Tectonic

Looking Northwest from the highest point in College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.33 miles±

P-23

11860.077



Tectonic

Looking West from the north entrance to College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.13 miles±

P-24

11860.077



Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Hinkley Pl & Kelsey St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles±

P-25

11860.077



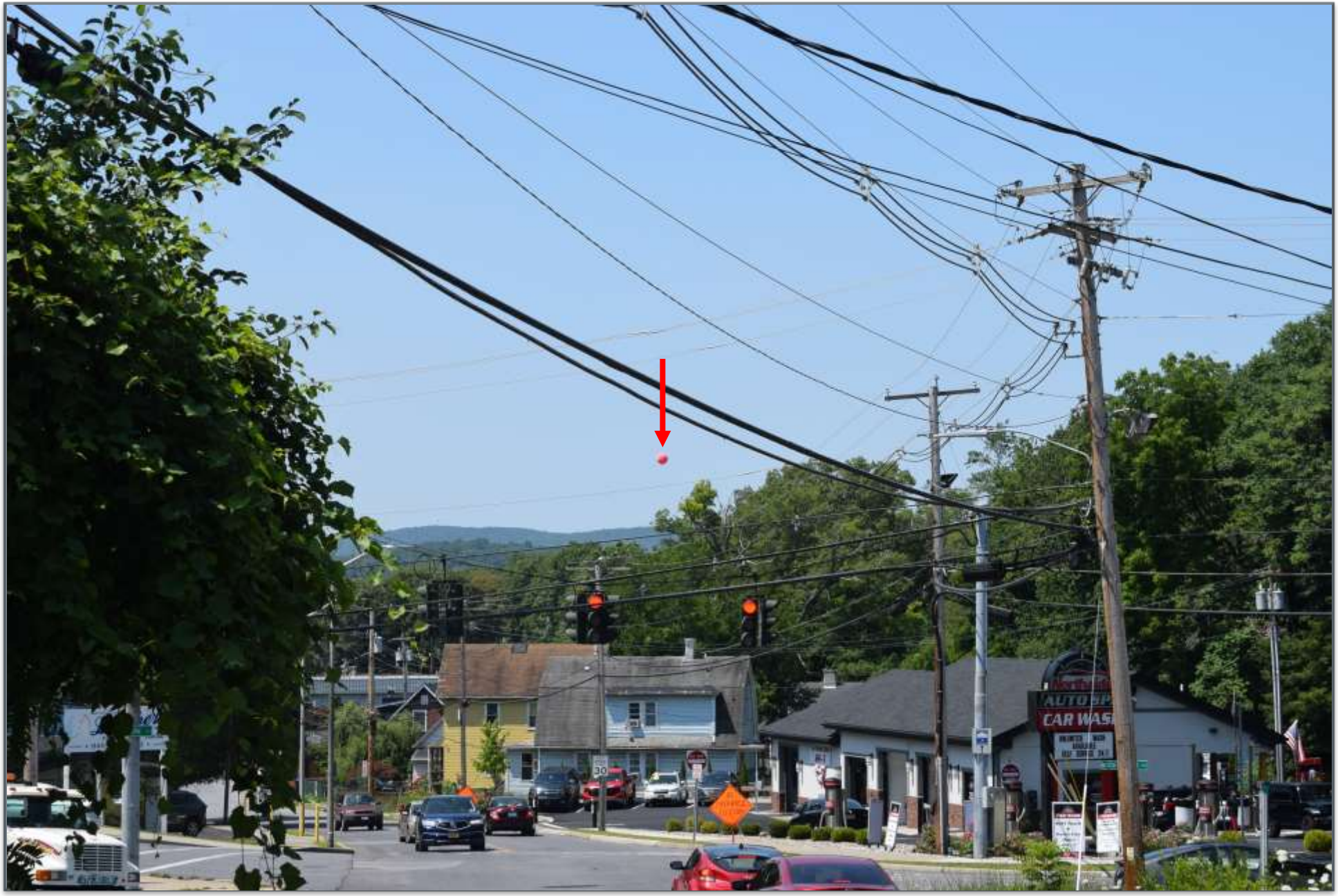
Tectonic

Looking Southwest from 1 Violet Ave (VFW Post 170).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0..34 miles±

P-26

11860.077



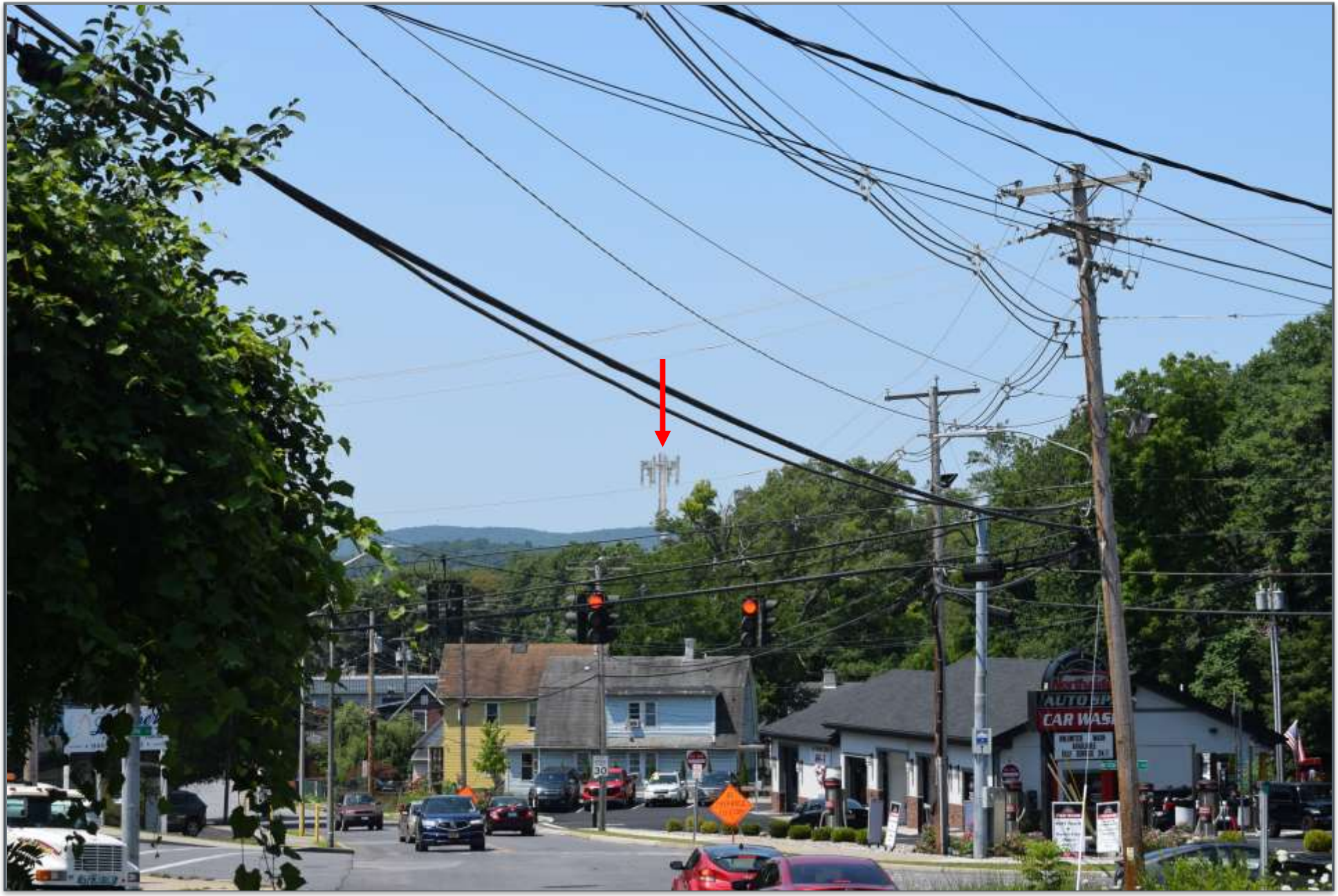
Tectonic

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

P-27

11860.077



Tectonic

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

S-27

11860.077



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PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the Walkway Over The Hudson at Oakes Rd.
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.50 miles±

P-28

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (middle of the bridge marker).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.14 miles±

P-29

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (over Dutchess Ave & Albany St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.85 miles±

P-30

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (over Dutchess Ave & Albany St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.85 miles±

S-30

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (over Talmadge St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

P-31

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (over Talmadge St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

S-31

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (East Gate Plaza).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.50 miles±

P-32

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (Public Rest Area).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.36 miles±

P-33

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (William R. Steinhaus monument). Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 1120' ±

P-34

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (William R. Steinhaus monument). Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 1120' ±

S-34

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 875' ±

P-35

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 875' ±

S-35

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 770' ±

P-36

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 770' ±

S-36

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Poughkeepsie Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles ±

P-37

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Poughkeepsie Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles ±

S-37

11860.027

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Verizon Wireless of the East LP, d/b/a Verizon Wireless - Unmanned Wireless Communications Facility - "DC Youth Bureau"		
Project Location (describe, and attach a general location map): 121 Parker Ave, City of Poughkeepsie, Dutchess County, New York 12601		
Brief Description of Proposed Action (include purpose or need): Verizon Wireless of the East LP, d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the installation of an unmanned wireless communications facility located on the existing property. Said property being located on Parker Ave 0.03 miles Southwest of Hamilton St. Access to the proposed facility will originate from existing driveway/parking lot of property on Parker Ave. In general, the installation will consist of the following: a 100' tall monopole (104' including 4' lightning rod), nine (9) antennas and related equipment to be mounted to the tower at a center-line heights of 95' and 97.8', cellular and utility equipment at grade in a proposed 50'x50' fenced compound. The project also includes the installation of power and fiber utilities to service the facility.		
Name of Applicant/Sponsor: Verizon Wireless of the East LP, d/b/a Verizon Wireless	Telephone: (585) 321-5435 E-Mail: kathy.pomponio@verizonwireless.com	
Address: 1275 John Street, Suite 100		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): Young/Sommer LLC, attn: Scott Olson	Telephone: (518) 438-9907 E-Mail: solson@youngsommer.com	
Address: Executive Woods, Five Palisades Drive		
City/PO: Albany	State: New York	Zip Code: 12205
Property Owner (if not same as sponsor): Parker Ave Reality, LLC	Telephone: E-Mail:	
Address: 47 Marie Ct		
City/PO: Wappingers Falls	State: NY	Zip Code: 12590

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan approval/Special use permit	TBD
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Zoning Board of Appeals - Use Variance/area variance	TBD
d. Other local agencies ☑Yes ☐No	Building department - Zoning Review Request, Building Permit	TBD
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
G-CM (Mixed Use Commercial)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? (131300) Poughkeepsie City School District

b. What police or other public protection forces serve the project site?
Dutchess County Sheriff, City of Poughkeepsie Police Department,

c. Which fire protection and emergency medical services serve the project site?
Poughkeepsie Fire Department, Fairview Fire District, City of Poughkeepsie Fire Department

d. What parks serve the project site?
College Hill Park, Morgan Lake Park, Mansion Square Park, Malcolm X Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Unmanned telecommunications facility

b. a. Total acreage of the site of the proposed action? 0.881 acres
b. Total acreage to be physically disturbed? 0.08 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.057 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 2 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1 (tower)

ii. Dimensions (in feet) of largest proposed structure: 104' height; 5' width; and _____ length

iii. Approximate extent of building space to be heated or cooled: 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

N/A

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Construction equipment

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Backup generator

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

Minimal increase in electrical power usage as necessary to operate the facility.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8am-5pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction, noise associated with the operation of construction equipment, once construction of the proposed facility is complete, the on-site generator will be the only contributing factor to noise levels.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

One (1) switch operated LED light fixture attached to the h-frame at grade, designed to illuminate the area in and around the Verizon equipment only.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.72	0.72	0.00
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.16	0.16	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

N/A

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): B00036, B00020, C314131, 3144074

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

B00036 - Standard Gage and Coal storage site, B00020 - complete, C314131 - complete, 3144074 - complete

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 7+ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: DxB 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 7+ feet

e. Drainage status of project site soils:
☑ Well Drained: 100.0 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Rabbits	Squirrels	Skunks
Chipmunks	Oppossums	Foxes
Birds	Raccoons	Deer

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: College Hill Park, Morgan Lake Park, Mansion Square Park, Malcolm X Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Recreation, Designated Greenway Trails

iii. Distance between project and resource: 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

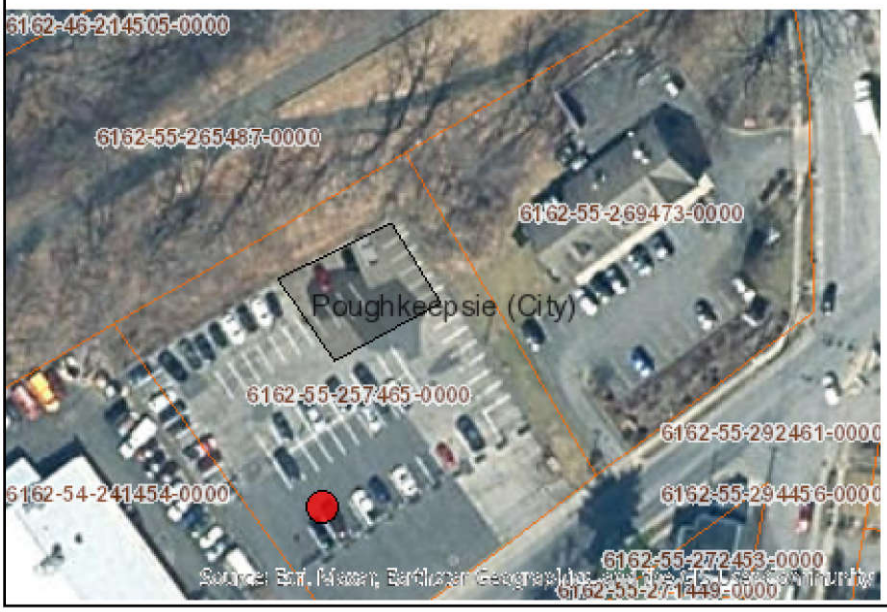
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Steven Matthews, agent on behalf of applicant Date 7/30/24

Signature Steven Matthews Title Director of Engineering

PRINT FORM



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00036, B00020, C314131, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☐ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐NO ☐YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☐NO ☐YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐NO ☐YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☐ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☐ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☐ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

_____

_____

_____

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

_____

_____

_____

_____

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:	
Name of Lead Agency:	
Name of Responsible Officer in Lead Agency:	
Title of Responsible Officer:	
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Zoning Board of Appeals**

Tax Parcel Numbers(s): **2574650000**

Project Name: **Verizon Wireless Use and Area Variances**

Applicant: **Verizon Wireless**

Address of Property: **121 Parker Ave, Poughkeepsie, NY 12601**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☑ Use Variances for all non-residential uses
- ☑ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☑ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **10/8/2024**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☑ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **9/26/2024**	Notes:	☐ Major Project
Date Received: **9/26/2024**		Referral #: **ZR24-340**
Date Requested: **10/8/2024**		
Date Required: **10/25/2024**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **10/25/2024**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

October 25, 2024

To: Zoning Board, City of Poughkeepsie
Re: ZR24-340, Verizon Wireless Use and Area Variances
Lot: 885821, 825 Main Street

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION
The applicant is seeking a use variance along with four area variances for setbacks, chain link fencing and landscaping for a 100-foot telecommunications tower and a 50' x 50' equipment area.

COMMENTS
As noted by the applicant in their initial presentation to the ZBA, the standard for wireless facilities is that there be a demonstrated need, and that the facility be a minimal intrusion to the community. For the reasons described below, we are concerned that this exact site is more than a minimal intrusion to the community, and we encourage the carrier to spend additional time evaluating alternative locations.

This property sits in the heart of the Walkway-Gateway district. The zoning code states that "the purpose of the Walkway-Gateway (W-G) District is to revitalize this mixed industrial and residential area of the City so that it becomes a vibrant and attractive walkable mixed-use neighborhood where people will want to live, shop and invest." The code prioritizes activity and vibrancy in this area, describing a future of commercial storefronts, upper-story apartments, and public amenities geared towards residents and the many visitors to the Walkway Over the Hudson and connected trails. While such a vision is inherently slow to develop, in recent years the neighborhood has made progress with the construction of the Northside Line, the opening of the law enforcement center, the in-progress headquarters for Scenic Hudson at Northside Junction, and the potential redevelopment of the former Schatz Federal Bearing factory site. Additional redevelopment in line with the city's vision is very much a possibility in the future. This site may just be a parking lot now, but it is a key parcel in the future revitalization of this area in line with the city's adopted plans and codes.

To that end, our concern is not with the height of the tower, but that the development of a tower on this parcel will impact its potential future redevelopment and the redevelopment of the corridor more broadly. We believe that additional efforts should be undertaken to find a location that will better limit the installation's impact on the City's development goals. Either the Zoning or Planning Board could consider bringing in an outside RF engineer to assist with such a reevaluation.

Additional comments:

- The provided visual assessment includes a selection of locations that are generally several blocks away from the project. We suggest that the visual analysis should include depictions of the site from Parker Avenue and the adjacent rail trail.
- Should the use variance be approved, we find the area variances to be a matter of local concern, though we suggest that a more attractive cladding could be added to the chain link fencing for this highly visible location.

(ZR24-340, cont.)

RECOMMENDATION
For the reasons stated above, we recommend the Board **condition the requested use variance** for a cell tower on this parcel on a re-examination of potential sites, potentially including the broadening of the search area if at all feasible.

> **Voting and Reporting Requirements**: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP
Commissioner
By



Dylan Tuttle, Senior Planner

CC: City of Poughkeepsie Planning Board

VISUAL RESOURCE EVALUATION

PROPOSED 100' TALL
TELECOMMUNICATIONS STRUCTURE
SITE NAME: DC YOUTH BUREAU

121 Parker Ave
City of Poughkeepsie,
Dutchess County
New York, 12601

Submitted by:

verizon

1275 John Street, Suite 100
West Henrietta, NY 14586

Prepared by:

Tectonic

36 British American Blvd., Suite 101
Latham, New York 12110
518-783-1630
845-567-8703 FAX

July 30, 2024

VISUAL RESOURCE EVALUATION

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., was contracted by Verizon Wireless to conduct a "Visual Resource Evaluation" to determine which areas within the City of Poughkeepsie will contain views of the proposed 100-foot-tall wireless telecommunications structure.

Setting:

The proposed site is located 3/4th of a mile southeast of Marist College on Parker Ave in the Town of Poughkeepsie, Dutchess County, New York. The surrounding land use is a mix residential and commercial use properties with some wooded park areas. The predominant forest species are mixed deciduous and coniferous, with an estimated height of 40 to 60 feet. The field study for this visual resource evaluation was conducted during the summer season with 100% leaf on conditions.

Methodology:

On Wednesday July 17, 2024, Tectonic conducted a field investigation for the purpose of evaluating the viewshed associated with the proposed installation of the 100-foot tower. Conditions were partly cloudy with a temperature of approximately 80°, and with wind speeds of approximately 6-8 mph. The study area consisted of a 2-mile radius from the project site.

The methodology utilized during this field investigation is referred to as a "balloon test." The height of the proposed structure was simulated by floating a 4' diameter, helium-filled weather balloon at 100-feet above ground level (AGL). The balloons provided reference points for height as well as location and also provides a known dimension that later aids in the production of photo simulations.

Prior to the field study, Tectonic assessed the potential visibility in the study area by creating desktop viewshed maps using ESRI ArcGIS Desktop 10.8 in conjunction with a USGS 7.5 Minute Series Topographic Quadrangles Map and aerial base maps and street maps. A viewshed map was created delineating areas where visibility would be blocked by topography and areas where visibility would be blocked by vegetation.

Tectonic drove the study area to confirm the potential visibility of the structure. During the "in field" review the participants reviewed and documented those areas from which views of the structure may be "visible" and those which are blocked by topography and vegetation. The resulting data from this analysis was reviewed and referenced on the "Photo Log" and "Viewshed Map" attached. The colors on the map delineate which areas have a line of sight to the structure. The viewshed analysis resulted in the discovery the proposed structure will be visible from clear and elevated areas southeast and northwest up to a quarter mile away on Parker Ave, Garden Ave and High St.

Photographs were taken from various vantage points within the study area to document the actual view towards the proposed structure, as well as the general character of the viewshed. Each photograph attached includes a brief description of the location and orientation from which it was taken, and the photo number corresponds to the key number on the photo log map.

Process:

Photographs of the weather balloon from the viewpoints noted were taken with a Nikon D5300 Digital 24-megapixel camera using a 55mm focal length lens to mimic the view as observed from the human eye.

In order to analyze the potential visual impacts of the proposed structure, Tectonic took photographs of the balloon from locations within the search area for the purpose of preparing simulations of the proposed structure. Photographs for which there is a corresponding simulated view (#20, #21, & #27) of the proposed structure were produced by first photographing an existing similar type structure, then photographing the view towards the proposed site where the marker balloon was set to a height of 100-feet AGL. The digital images of the balloon and similar structure was then merged and scaled with digital image editing software. With this process, the structure is scaled to the correct height and width by scaling the similar type of structure using measurements from the marker balloon. The similar type of structure used has an antenna array that spans eight feet (8'). By measuring the balloon width of 4', one can determine the proper width of the antenna array by multiplying the balloon width by a factor of 2. The composite is printed out to a PDF file, producing the final image.

We note that the simulations provided are artistic renderings of views from chosen locations and should not be interpreted to be the actual view of the tower following construction. While we utilize best efforts to simulate the view of the proposed tower from a particular location, some variance between simulations, manufacturer products and final installed towers is to be expected.

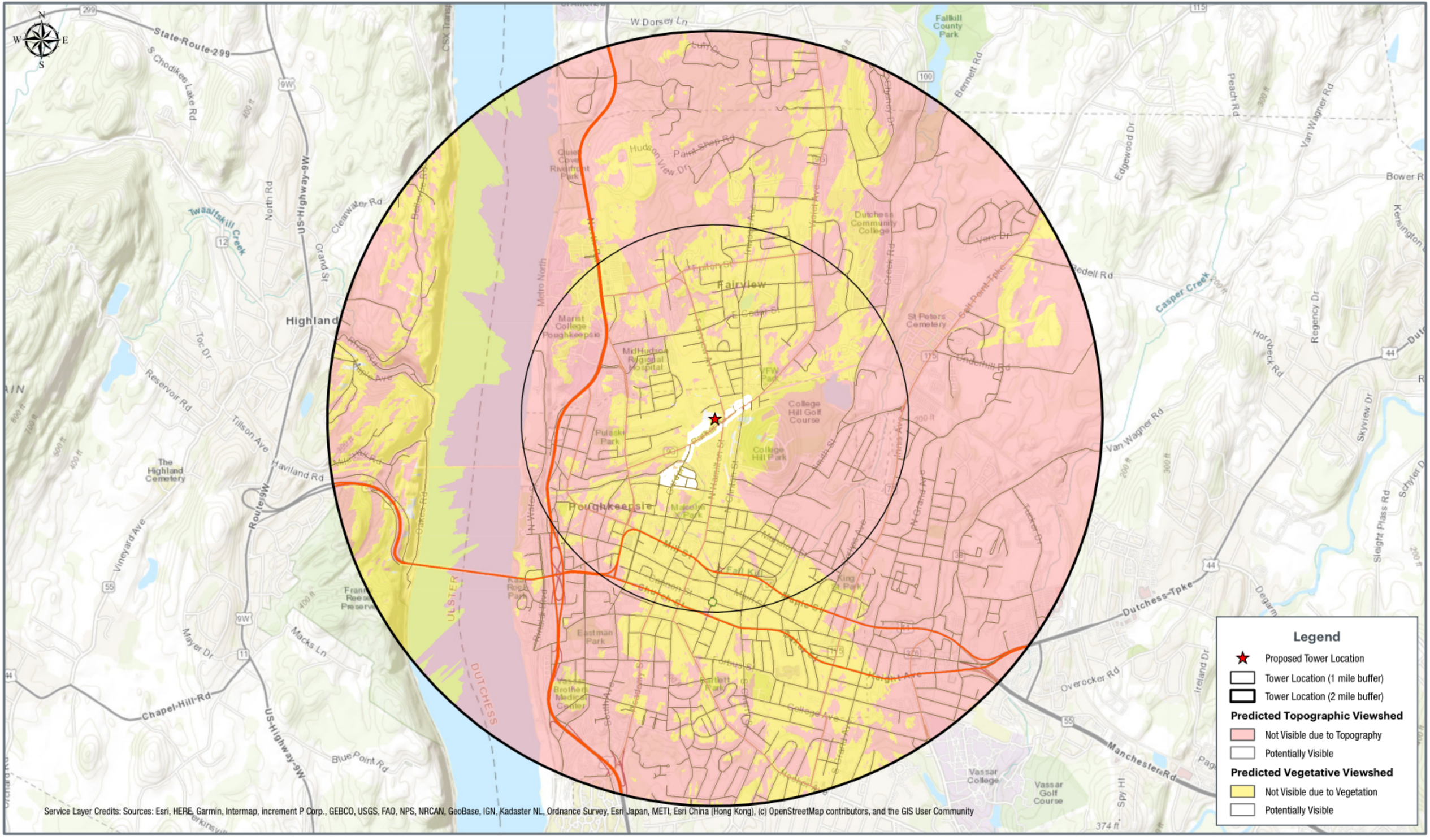
Conclusion:

The Viewshed Analysis Map presents a conservative delineation of the viewshed within the study area along public roadways. The photo slides have been prepared per the methodology described above and provide a general depiction of the appearance of the structure from the photographed viewpoints.

Sincerely,
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.



Steven M. Matthews, PE
Managing Director - Engineering



Tectonic

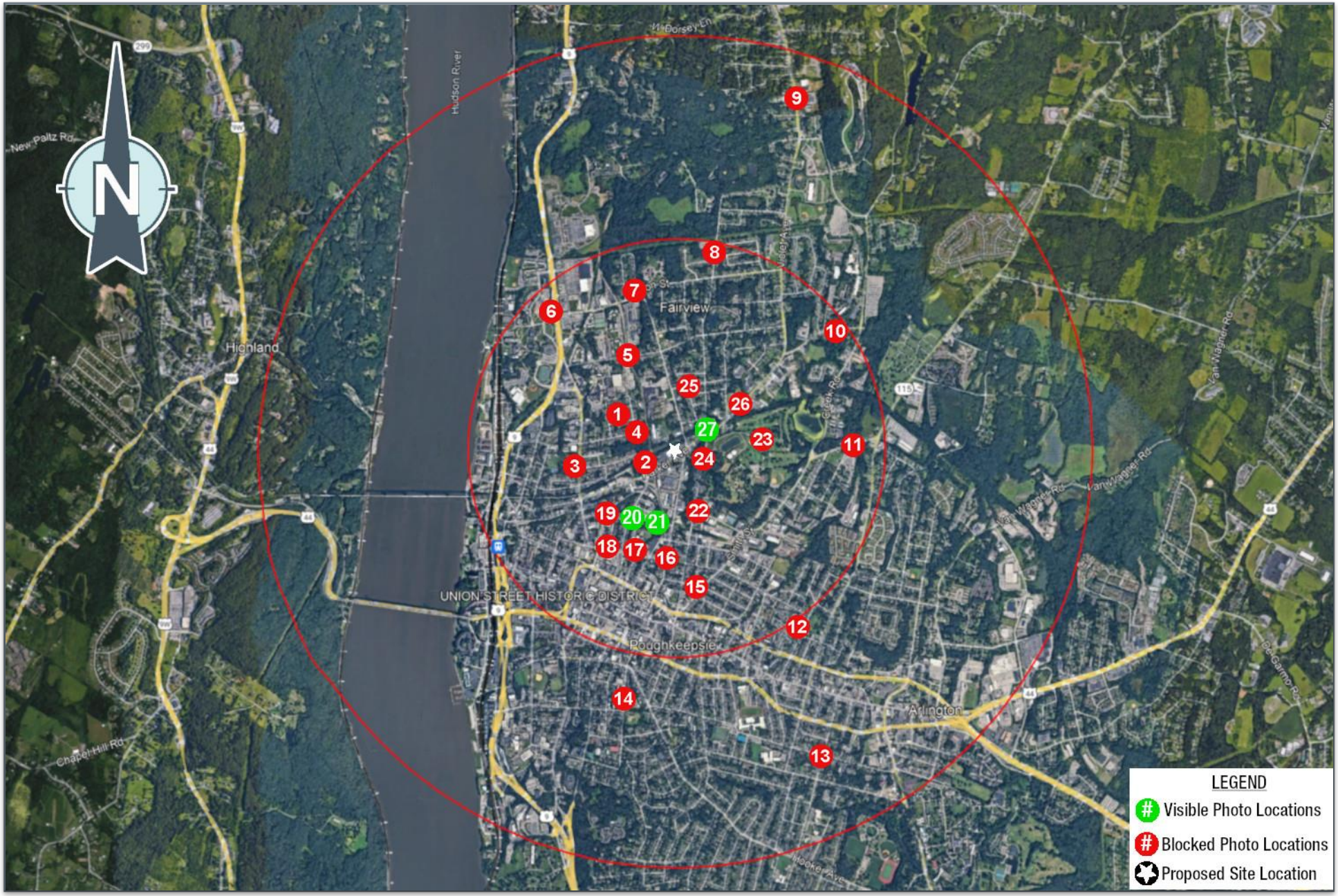
100ft Tower
25ft High Density Development
60ft Mixed Forests & 20ft Woody Wetlands

DC Youth Bureau
121 Parker Avenue
Poughkeepsie, New York 12601

0 0.25 0.5 1 Miles

Field Verified Viewshed Map

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

DC YOUTH BUREAU
121 PARKER AVE
POUGHKEEPSIE, NEW YORK

PHOTO LOG
11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from #58 Parker Ave.
The proposed monopole will not be visible from this location.
Distance from the photographic location to the proposed site is 0.23 miles±

P-1

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from #18 Orchard Pl (NYS Parks, Recreation & Historic Preservation)
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.36 miles±

P-2

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking East from the parking lot of the Pulaski Park Pool.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.52 miles±

P-3

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from #57 Clark St.
The proposed monopole will not be visible from this location.
Distance from the photographic location to the proposed site is 0.23 miles±

P-4

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the intersection of Garden St Ext & Cedar St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is .50 miles±

P-5

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Kieren Gate at Marist College.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.80 miles±

P-6

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking South from the intersection of Fulton St & Fairview Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.78 miles±

P-7

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of Inwood Ave & Lyford Ln.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.93 miles±

P-8

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of School St and Violet Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.70 miles±

P-9

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of Pendell Rd & Styvestandt Dr.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.88 miles±

P-10

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the intersection of Fishkill Ave & Salt Point Turnpike.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.84 miles±

P-11

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from King St Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.12 miles±

P-12

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Fulton Ave &S Grand St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.62 miles±

P-13

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Barclay St and S Hamilton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.18 miles±

P-14

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Thompson St & Smith St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.67 miles±

P-15

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Mansion St & N Hamilton St (Mansion St Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.55 miles±

P-16

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from Mansion St (the south side of Malcom X Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.54 miles±

P-17

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Mansion St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.58 miles±

P-18

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.45 miles±

P-19

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

P-20

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

P-20

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

P-21

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

S-21

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Oakley St & N Clinton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.32 miles±

P-22

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the highest point in College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.33 miles±

P-23

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the north entrance to College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.13 miles±

P-24

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Hinkley Pl & Kelsey St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles±

P-25

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from 1 Violet Ave (VFW Post 170).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0..34 miles±

P-26

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

P-27

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

S-27

11860.077

verizon

1275 John Street, Suite 100
West Henrietta, New York 14586

July 31, 2024

City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Verizon Wireless of the East LP d/b/a Verizon Wireless
Application for 121 Parker Avenue

Ladies and Gentlemen:

With respect to the above application, Verizon Wireless of the East LP d/b/a Verizon Wireless ("Verizon Wireless") agrees to construct a public utility / personal wireless service facility that is designed with capacity for collocation (shared use) by up to three (3) additional wireless providers having panel antenna arrays comparable to those of Verizon Wireless. Should the public utility / personal wireless service facility be approved and constructed, Verizon Wireless, as the facility owner, will negotiate in good faith with other licensed wireless service providers for future shared use of the subject structure. All future collocations shall be subject to the involved parties reaching agreement on reasonable terms and conditions, in accordance with all then-applicable agreements, customs and procedures in the wireless industry, and there being adequate structural capacity and space to accommodate such collocation.

The applicant's proposed wireless telecommunications facility shall be maintained in a safe manner and in compliance with all conditions of the site plan and special use permit without exception, unless specifically granted relief by the Board, in writing, as well as all applicable local codes, ordinances and regulations, including any and all applicable county, state and federal laws, rules and regulations.

The construction of the wireless telecommunications facility is legally permissible, including but not limited to the fact that the applicant is authorized to do business in New York State.

Verizon Wireless (or the then-current tower owner) agrees to remove the telecommunications tower and all related facilities (footings and foundations excluded) if the communications facility becomes obsolete or ceases to be used for its intended purpose by all existing collocators for a period exceeding twelve (12) consecutive months. In such event, Verizon Wireless (or the then-current tower owner) will remove the tower and all communications facility equipment, and the land shall be restored to its previous condition within six (6) months.

Thank you for considering our application.

Writer's Direct Number:
Tel: 518-321-5435

Very truly yours,

Kathy Pomponio

Kathy Pomponio
Principal Engineer – Real Estate/Regulatory

475 Sentry Parkway W, Suite 200, Blue Bell, PA 19422

703.276.1100 phone

info@sitesafe.com ● www.sitesafe.com

RF EMISSIONS COMPLIANCE REPORT

Verizon Wireless

Verizon Wireless Site ID:	17099955-442761
Verizon Wireless Site Name:	DC Youth Bureau
Verizon Wireless Site Address:	121 Parker Avenue Poughkeepsie, NY 12601
Verizon Wireless Assessment Purpose:	MCR
Report generated date:	2024/07/26

Report Status:

Verizon Wireless is Compliant



Engineering Statement in Re: Electromagnetic Energy Analysis

My signature on the cover of this document indicates:

That I am registered as a Professional Engineer in the jurisdiction indicated; and That I have extensive professional experience in the wireless communications engineering industry; and

That I am providing professional engineering services on behalf of QualTek Engineering, P.C., and am an employee of QualTek Wireless, LLC, sister company to Site Safe, LLC (both under the parent company QualTek); and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission ("the FCC" and "the FCC Rules" both in general and specifically as they apply to the FCC's Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That the technical information serving as the basis for this report was supplied by Verizon Wireless (see attached Site Summary and Carrier documents and that's installation involves communications equipment, antennas and associated technical equipment at a location referred to as "DC Youth Bureau" ("the site"); and

Verizon Wireless proposes to operate at the site with transmit antennas listed in the Equipment Installed at this Site section and with a maximum effective radiated power as specified by Verizon Wireless and shown on the worksheet; and

That this analysis has been performed with the assumption that the ground immediately surrounding the tower is primarily flat or falling; and

That at this time, the FCC requires that certain licensees address specific levels of radio frequency energy to which workers or members of the public might possibly be exposed (at §1.1307(b of the FCC Rules; and

That such consideration of possible exposure of humans to radio frequency energy must utilize the standards set by the FCC, which is the federal agency having jurisdiction over communications facilities; and

That the FCC rules define two tiers of permissible exposure guidelines: 1 "uncontrolled environments," which defines situations in which persons may not be aware of (the "general public", or may not be able to control their exposure to a transmission facility; and 2 "controlled environments," which defines situations in which persons are aware of their potential for exposure (industry personnel; and

That this statement specifically addresses the uncontrolled environment (which is more conservative than the controlled environment and the limit set forth in the FCC rules for operations such as Verizon Wireless' as shown on the attached antenna worksheet; and

That when applying the uncontrolled environment standards, the predicted Maximum Power Density at six feet above ground level from the proposed Verizon Wireless operation is no more than 0.43% of the maximum permissible exposure limits in any accessible area on the ground; and

That it is understood per FCC Guidelines in OET65 Appendix A, that regardless of the existent radio frequency environment, only those licenses whose contributions exceed 5% of the exposure limit pertinent to their operation(s bear any responsibility for bringing any non-compliant area(s into compliance; and

That when applying the uncontrolled environment standards, the cumulative predicted energy density from the proposed operation is no more than 0.43% of the maximum permissible exposure in any accessible area up to six feet above the ground; and

That the calculations provided in this report are based on data provided by the client and antenna pattern data supplied by the antenna manufacturer, in accordance with FCC guidelines listed in OET 65. Horizontal and vertical antenna patterns are combined for modeling purposes to accurately reflect the energy six feet above ground level where on-axis energy refers to maximum energy six feet above the ground along the azimuth of the antenna and where area energy refers to the maximum energy anywhere six feet above the ground regardless of the antenna azimuth, accounting for cumulative energy from multiple antennas for the carrier(s) and frequency range(s) indicated; and

That the Occupational Safety and Health Administration has policies in place which address worker safety in and around communications sites, thus individual companies will be responsible for their employees' training regarding Radio Frequency Safety.

In summary, it is stated here that the proposed operation at the site would not result in exposure of the Public to excessive levels of radio-frequency energy as defined in the FCC Rules and Regulations, specifically 47 CFR 1.1307 and that Verizon Wireless' proposed operation is completely compliant.

Finally, it is stated that access to the tower should be restricted to communication industry professionals, and approved contractor personnel trained in radio-frequency safety; and that the instant analysis addresses exposure levels at six feet above ground level and does not address exposure levels on the tower, or in the immediate proximity of the antennas.

If you have any questions or comments in regard to this report, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

Emissions on Ground level

Environmental Slice values (% of FCC OET 65 General Public limit)	
This is a list of the Environmental Slices that were specified and the value it measured	
Composite Contribution	0.43%
Verizon Wireless Contribution	0.43%

Equipment Installed at this Site

Report Ref	Owner	Type/Make/Model	h (ft)	Az (°)	System/ Frequency	Power (Watts)
1	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	20	LTE 700	80
1	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	20	LTE 850	40
1	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	20	5G 850	40
1	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	20	LTE 1900	160
1	VZW (Proposed)	COMMSCOPE NHHSS-45C-R2BT4	95	20	CBRS 3550	20
2	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	97.8	20	C-Band 3700	320
3	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	20	LTE 700	80
3	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	20	LTE 850	40
3	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	20	5G 850	40
3	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	20	LTE 2100	160
4	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	165	LTE 700	80
4	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	165	LTE 850	40
4	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	165	5G 850	40
4	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	165	LTE 1900	160
4	VZW (Proposed)	COMMSCOPE NHHSS-45C-R2BT4	95	165	CBRS 3550	20
5	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	97.8	165	C-Band 3700	320
6	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	165	LTE 700	80
6	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	165	LTE 850	40
6	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	165	5G 850	40
6	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	165	LTE 2100	160
7	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	290	LTE 700	80
7	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	290	LTE 850	40

Report Ref	Owner	Type/Make/Model	h (ft)	Az (°)	System/ Frequency	Power (Watts)
7	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	290	5G 850	40
7	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	290	LTE 1900	160
7	VZW (Proposed)	COMMSCOPE NHHSS-45C-R2BT4	95	290	CBRS 3550	20
8	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	97.8	290	C-Band 3700	320
9	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	290	LTE 700	80
9	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	290	LTE 850	40
9	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	290	5G 850	40
9	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	290	LTE 2100	160

NOTE: For Verizon Wireless, appropriate Duty Cycle per FDD(100%)/TDD(80%) and Maximum Total Power Output based on inputs

7/30/2024

To: Honorable members of the board
Transmitted via email to sgrassl@airosmithdevelopment.com
RE: Verizon Macro Site Located at: 121 Parker Ave, Poughkeepsie, NY 12601

Honorable members of the board,

This is in response to your inquiry to Verizon concerning interference to your existing telecommunications devices and services related to Verizon's proposed facilities at 121 Parker Ave, Poughkeepsie, NY 12601. Verizon provides Commercial Mobile Radio Services (CMRS) under licenses granted by the Federal Communication Commission (FCC). Pursuant to these licenses, Verizon is authorized to operate its CMRS network in many geographic areas throughout the nation, including the above noted location.

The FCC exclusively regulates all technical aspects of Verizon operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference.

The above noted proposed Verizon facility is compliant with all applicable FCC requirements. The points below cover Verizon's practices pertinent to complying with the FCC requirements:

1. Verizon locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All equipment at the proposed facility is designed and certified to operate within the frequencies licensed to Verizon by the FCC, and to operate in a manner approved by the FCC.
3. The power levels generated by the facility's radios and corresponding effective radiated power (ERP) from the transmitting antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), Part 27 (for 700 MHz, AWS or C-Band), Part 96 (for CBRS), Part 30 (UMFUS/mmWave) or Part 101 (for microwave) of the Commission's Rules.

Verizon is committed to providing state of the art wireless services that benefit your community.
In the unlikely event that interference does occur, Verizon agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the Verizon installation.

Please contact your local Verizon resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Brendan Hennessy	Brendan.hennessy@verizonwireless.com	518-764-2449

Sincerely,

Shawn Flynn
Manager-RF System Design
Verizon

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: 654 Main Street

ZONING DISTRICT: C-2A / R-4

OWNER INFORMATION:

Name: EFDS Realty Corp.
Address: PO Box 868
Newburgh, NY 12551
Phone: 646-358-9089
Email: bardof18@yahoo.com

APPLICANT INFORMATION:

Name: Jay Diesing, Mauri Architects PC
Address: 73 Mansion Street
Poughkeepsie, NY 12601
Phone: 845-452-1030
Email: Jay@Mauri-Architects.com

CONSULTANT INFORMATION:

Name: Same as Applicant
Address:
Phone:
Email:

SUBJECT OF APPEAL

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

Name and title of agent: Judith Knauss

Date of decision/determination/violation: March 15, 2024

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 654 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
19-4.11	Landscape strips along all property lines	Relief of landscape strips along interal property lines
19-4.3(11)	172 Parking Spaces	Relief of 85 spaces, 87 spaces provided

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: 654 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):

_____

_____

_____

_____

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.

Jay Diesing

SIGNATURE OF APPLICANT

2 August 2024

DATE

Jay Diesing, Mauri Architects PC

Print Name

Revised June 2020: Previous Editions Obsolete

MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

April 29, 2025

Mr. Scott Parker, Chair and Zoning Board of Appeals Members
City of Poughkeepsie Zoning Board of Appeals
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: Area Variance request for:
654 Main Street
Poughkeepsie, NY 12601

Dear Chair Parker and Zoning Board of Appeals Members:

We are in receipt of the parking review letter from Colliers Engineering & Design, dated September 3, 2024. Below are our responses and our updated parking analysis based on their suggestions:

1. The calculation of required parking spaces provided in the Parking Analysis Table on the Site Plan should be reconfirmed. Based on our calculations, summarized in the table below, it is our opinion that the Proposed Mixed-Use Building requires a total of 22 parking spaces, not 19 parking spaces as indicated on the Site Plan. This would bring the total required parking spaces up from 172 parking spaces to 175 parking spaces, resulting in a shortfall of 88 parking spaces rather than the 85 parking spaces indicated in the Applicants letter. ***Note the City of Poughkeepsie is confirming the number of required parking spaces.***

   Response: The traffic consultant rounded the parking requirements at each use type calculation. Upon review with City Planning Staff, it was determined that parking space calculations should be rounded upon totaling of each use type. This resulted in a similar total as determined by Colliers, except that one less space is required for Parcel 2, the Mixed-Use Parcel (21 Spaces required in lieu of 22). An updated calculation, per Zoning, is below and the plans have been updated accordingly.

Use	Size	Code Requirement	Required Spaces	Proposed Spaces
Parcel 1: Market Fresh	37, 950 SF	1 Space / 300 SF GFA	126.5 Spaces	------
	Parcel 1: Market Fresh Total		**127 Spaces**	**33 Spaces**
Parcel 2: Mixed Use	(5) 1-Bed Apartments	1.5 Spaces / Unit	7.5 Spaces	------
	(2) 2-Bed Apartments	2 Spaces / Unit	4 Spaces	
	Visitor	10% of Residential Parking	1.2 Spaces	
		Residential Sub-Total	12.7 Spaces	
	2,195 SF (Retail)	1 Space / 300 SF GFA	7.4 Spaces	
	Parcel 2: Mixed Use Total		**21 Spaces**	**11 Spaces**
Parcel 3: Apartment	(8) Studio Apartments	1 Spaces / Unit	8 Spaces	------
	(10) 1-Bed Apartments	1.5 Spaces / Unit	15 Spaces	
	Visitor	10% of Residential Parking	2.3 Spaces	
	Parcel 3: Apartment Total		**26 Spaces**	**43 Spaces**
		Total Spaces	**174 Spaces**	**87 Spaces**

2. It is noted that, based on the site plan, the existing site does not satisfy the code requirement for the minimum number of parking spaces. The site is currently provided 119 parking spaces as indicated on the Site Plan, where 127 parking spaces are currently required.

   Response: Comment noted.

3. Will parking spaces be reserved for residential use? It appears based on the lot lines and parking analysis tables shown on the Site Plan that the proposed spaces for each use may be reserved as such. This should be clarified by the Applicant. Reserved spaces would limit the ability for shared parking amongst the various uses on the Site.

   Response: It is the intent that parking will be shared and utilized by all three parcels. Cross easements and any other City required legal agreements will be provided as part of the City Planning Board site plan approval. Spaces will not be reserved or designated for specific uses or buildings.

4. The Applicant conducted daily parking observations of parking occupancy between July 12th through July 31st. It is assumed that these observations were conducted in 2024 although it is not indicated in the letter. The observations were conducted at 10AM and 3PM each day during the approximately two- and half-week period.

   It is our opinion that the data collection does not necessarily reflect the peak times of parking utilization for the existing Market Fresh supermarket. First, these observations were conducted during the summer when traffic is generally lower due to people taking summer vacations. In addition, the data collection was conducted outside the peak afternoon commuter hours when many people are likely to make stops at a supermarket on their way home from work. It is our recommendation that additional data collection be conducted on a typical weekday between the hours of 2 PM and 8 PM and on both a Saturday and a Sunday between the hours of 12 PM and 8 PM to confirm the previously collected parking data. The additional data collection hours will also provide data in the critical time periods when residential parking utilization is typically increasing after 5 PM before it reaches its overnight peak. This would provide a more accurate picture of the current utilization of the parking area in light of the magnitude of the variance being requested.

   Response: Additional data collection was obtained Tuesday through Thursday, Saturday and Sunday during a two week period between February 13, 2025 to February 26, 2025. Vehicle counts were obtained hourly each day, between 2pm and 8pm. Results are below:

Date	Day	TIME							Day Average
		2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	
13-Feb-2025	Thursday	16	19	37	35	24	20	18	24.1
15-Feb-2025	Saturday	14	21	29	18	20	27	18	21
16-Feb-2025	Sunday	37	36	29	30	35	26	24	31
18-Feb-2025	Tuesday	20	18	21	25	36	26	18	23.4
19-Feb-2025	Wednesday	13	19	15	28	33	19	11	19.7
20-Feb-2025	Thursday	10	31	21	**40**	26	27	13	24
22-Feb-2025	Saturday	32	**47**	32	24	18	20	8	25.9
23-Feb-2025	Sunday	24	32	26	21	19	14	10	20.9
25-Feb-2025	Tuesday	13	19	23	28	31	17	10	20.1
26-Feb-2025	Wednesday	11	14	10	30	22	29	23	19.9
Time Average		19	25.6	24.3	27.9	26.4	22.5	15.3	23

   Over this period the average daily demand was 23 spaces with a peak daily average of 31 spaces on Sunday, February 16, 2025.

As speculated by the traffic consultant, the greatest parking demand Tuesday through Thursday occurred during the evening commute hours of 5pm to 6pm. The largest observed weekday demand of 40 spaces was Thursday, February 20, 2025 at 5pm. Peak demand Saturday and Sunday typically occurred between 2pm and 4pm. With the largest demand of 47 spaces, observed on Saturday February 22, 2025 at 3pm.

The new data collection shows a slight increase in peak demand (47 spaces) versus the data previously collected in July of last year (43 spaces). The newly observed peak demand data was used for weekday and Saturday calculations for the Shared Parking Analysis in response 5, below. However, the previously observed July data had a larger peak demand of 43 spaces on Sunday, July 21, 2025 at 5 PM (Refer to Appendix C for previously observed July 2024 parking demand). Since the July Sunday peak demand was higher than any observed during the February data collection, 43 spaces was used as the Sunday peak demand for the Shared Parking Analysis calculations.

5. Furthermore, it is also recommended that a shared parking analysis be conducted by the Applicant based on the procedures identified by the Institute of Transportation Engineers (ITE) in the Parking Generation Manual, 6th Edition. This analysis, when combined with the observed existing parking demand for the Market Fresh store, will help to determine the total anticipated peak parking demand for the proposed site during various hours of the day.

   Response: A Shared parking analysis was performed as recommended. ITE's calculation of shared parking demand is summarized below:

   1. Calculate peak parking demand as if each land use is situated on its own site.

   2. Tabulate the parking demand for each land use on an hourly basis, based on the hourly percentages for each land use as presented in Parking Generation Manual and/or Shared Parking.

   3. Calculate the total demand for each hour by summing the demands for each individual land use. The highest hourly total represents the projected peak parking demand for the mixed-use development.

   For the purposes of this study the observed peak parking demands for the Supermarket were used. Those numbers are below:

   Weekday: 40 Spaces (Observed on Thursday, February 20, 2025 at 5:00 PM)
   Saturday: 47 Spaces (Observed on Saturday, February 22, 2025 at 3:00 PM)
   Sunday: 43 Spaces (Observed on Sunday, July 21, 2024 at 3:00 PM)

   Peak parking demands for the proposed apartments and retail space were established using ITE Parking Generation Manuals, Parking Demand Statistics for the 85th percentile rate. This rate yielded higher parking demands than the weighted average or fitted curve rate (where

available). Land Use 220, Multifamily Housing - 2+ Bedrooms (Low-Rise) was utilized for the new apartments and Land Use 821 , Shopping Plaza (40-150k) was utilized for the retail areas. Peak parking demand for each site based on these categories are below (Refer to Appendix A for Land Use Descriptions and Appendix B for Peak Parking Demand Data):

Apartments

Weekday: 40 Spaces (85th percentile: 25 Units @ 1.59 spaces/unit)
Saturday: 36 Spaces (85th percentile: 25 Units @ 1.44 spaces/unit)
Sunday: 52 Spaces (85th percentile: 25 Units @ 2.05 spaces/unit)

Retail

Weekday: 8 Spaces (85th percentile: 2,200 SF GLA @ 3.52 spaces/1,000 SF GLA)
Saturday: 9 Spaces (85th percentile: 2,200 SF GLA @ 4.00 spaces/1,000 SF GLA)
Sunday: 5 Spaces (85th percentile: 2,200 SF GLA @ 2.15 spaces/1,000 SF GLA)

After identifying peak parking demand for each use, ITE's Time-Of-Day Distribution for Parking Demand was applied to each Land Use for each hour of the day (Refer to Appendix A for Time-of-Day Distribution charts). The totals for each land use where then combined to establish peak parking demand for the shared uses on Weekdays, Saturday and Sunday. Please refer to Appendix D for a full hourly calculation of the Shared Parking Demand. Below is a list of the Peak Shared Demand based on those calculations:

Weekday: 73 Spaces at 6:00 PM
Saturday: 80 Spaces at 3:00 PM
Sunday: 82 Spaces at 3:00 / 4:00 PM

6. It should be noted that based on the observations conducted by the Applicant, the peak parking demand for the existing Market Fresh Store was found to be 43 parking spaces. When combined with the 22 spaces required for the Mixed-Use Building and the 26 spaces required for the Apartment building, the total parking demand for the site is found to be 91 parking spaces where 87 spaces are proposed to be provided. The requested additional data collection and shared parking analysis will help to identify the actual peak demands for the site to determine if the variance request is appropriate.

   Response: Upon review of the shared parking analysis, a maximum peak demand for shared parking occurs during weekday commuter hours and weekend afternoons. The largest peak demand was 82 spaces on Sunday afternoon. Our proposal includes 87 parking spaces, which based on the above analysis is sufficient to meet the proposed demand. Outside of the largest parking demand hours (eg. 12:00 PM – 7:00 PM), the proposed parking demand is approximately 50% of the parking supply.

The current parking lot is underutilized, and the project will help to alleviate a shortage of housing opportunities in the area. In summary, we respectfully request the following area variances from the Board:

Section 19-4.3(11) – Requiring 174 parking spaces for the overall site. 87 parking spaces are proposed. Relief is requested from the remaining 87 parking spaces.

I look forward to meeting with you and the Board at the next available Zoning Board of Appeals meeting to discuss this proposal further. If you have any questions prior to the meeting, please do not hesitate to contact my office.

Sincerely,



Brandon Petrella, RA AIA

APPENDIX A
ITE LAND USE CATEGORIES &
TIME-OF-DAY DISTRIBUTION FOR PARKING DEMAND

Land Use: 220 Multifamily Housing—2+ BR (Low-Rise)

Description

Low-rise multifamily housing with two-or-more bedrooms is a residential building with two or three floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms.

Various configurations can fit this description, including the following:

- Walkup apartment or multiplex-access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway
- Mansion apartment-several dwelling units within what appears from the outside to be a single-family dwelling unit
- Stacked townhouse-designed to match the external appearance of a townhouse, but which have dwelling units that share both floors and walls and with access through a central entry and stairway

Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand (1) on a weekday (13 study sites) and a Saturday (eight study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
Hour Beginning	Weekday	Saturday	Weekday	Saturday
12:00-4:00 a.m.	97	92	89	100
5:00 a.m.	100	100	100	92
6:00 a.m.	96	99	97	92
7:00 a.m.	85	97	84	84
8:00 a.m.	67	92	58	76
9:00 a.m.	54	83	55	81
10:00 a.m.	48	79	47	78
11:00 a.m.	45	71	55	86
12:00 p.m.	45	68	55	81
1:00 p.m.	42	65	55	73
2:00 p.m.	42	62	42	70
3:00 p.m.	47	66	45	49
4:00 p.m.	49	66	47	51
5:00 p.m.	56	67	50	46
6:00 p.m.	64	70	68	43
7:00 p.m.	72	78	58	49
8:00 p.m.	77	77	58	59
9:00 p.m.	85	80	61	62
10:00 p.m.	92	82	74	76
11:00 p.m.	95	88	84	86

Land Use: 821 Shopping Plaza (40-150k)

Description

A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term “plaza” in the land use name rather than “center” is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

A supermarket is often the major tenant of a shopping plaza but many shopping plazas are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area (GFA) of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) is based on an examination of parking demand data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a noticeable effect on site parking demand. For a shopping center that is larger than the threshold value, the parking demand generated by its other major tenants appears to mask the effects of the presence or absence of an on-site supermarket.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Land Use Subcategory

Data are separated into two subcategories for this land use:

- Sites with a supermarket anchor
- Sites without a supermarket

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand for a shopping plaza with a supermarket on a Monday-Thursday (four study sites), a Friday (five study sites), and a Saturday (seven study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	—	—	—
9:00 a.m.	56	48	50
10:00 a.m.	74	68	72
11:00 a.m.	82	80	90
12:00 p.m.	100	92	98
1:00 p.m.	99	100	100
2:00 p.m.	96	99	100
3:00 p.m.	97	92	99
4:00 p.m.	98	94	95
5:00 p.m.	99	93	84
6:00 p.m.	94	83	72
7:00 p.m.	88	79	68
8:00 p.m.	77	67	56
9:00 p.m.	—	—	—
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Land Use: 850 Supermarket

Description

A supermarket is a free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand at five study sites on a weekday (Monday–Thursday), at nine study sites on a Saturday, and at one study site on a Sunday, all in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand		
	Weekday (Monday–Thursday)	Saturday	Sunday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	—	—	8
9:00 a.m.	—	—	22
10:00 a.m.	56	81	50
11:00 a.m.	67	92	65
12:00 p.m.	86	98	85
1:00 p.m.	87	100	77
2:00 p.m.	93	98	85
3:00 p.m.	95	100	99
4:00 p.m.	92	93	100
5:00 p.m.	95	96	53
6:00 p.m.	100	—	42
7:00 p.m.	78	—	22
8:00 p.m.	—	—	13
9:00 p.m.	—	—	9
10:00 p.m.	—	—	3
11:00 p.m.	—	—	—

APPENDIX B
ITE PEAK PARKING DEMAND DATA

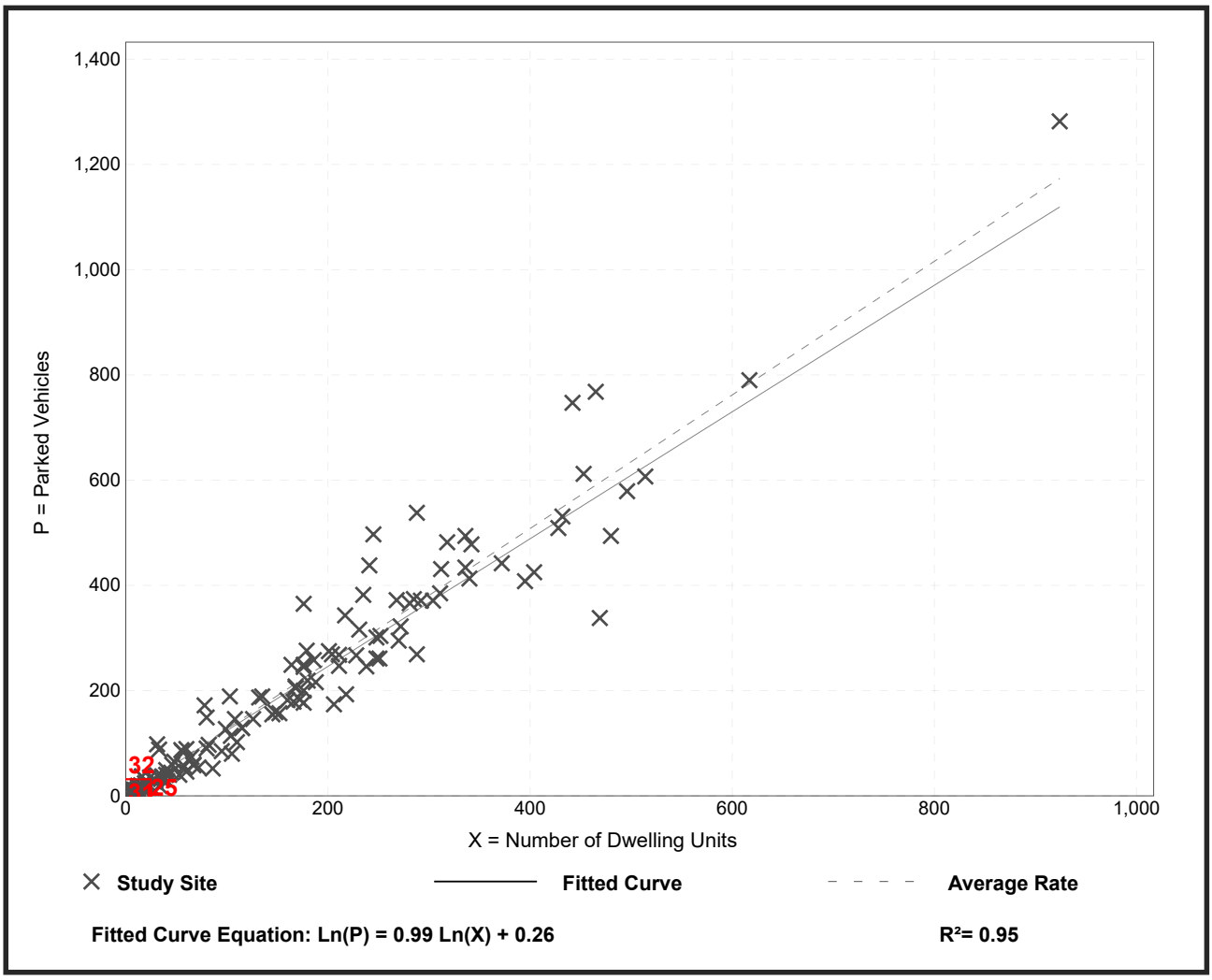
Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit
(220)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 143
Avg. Num. of Dwelling Units: 154

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.27	0.58 - 3.16	1.07 / 1.59	1.22 - 1.32	0.29 (23%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

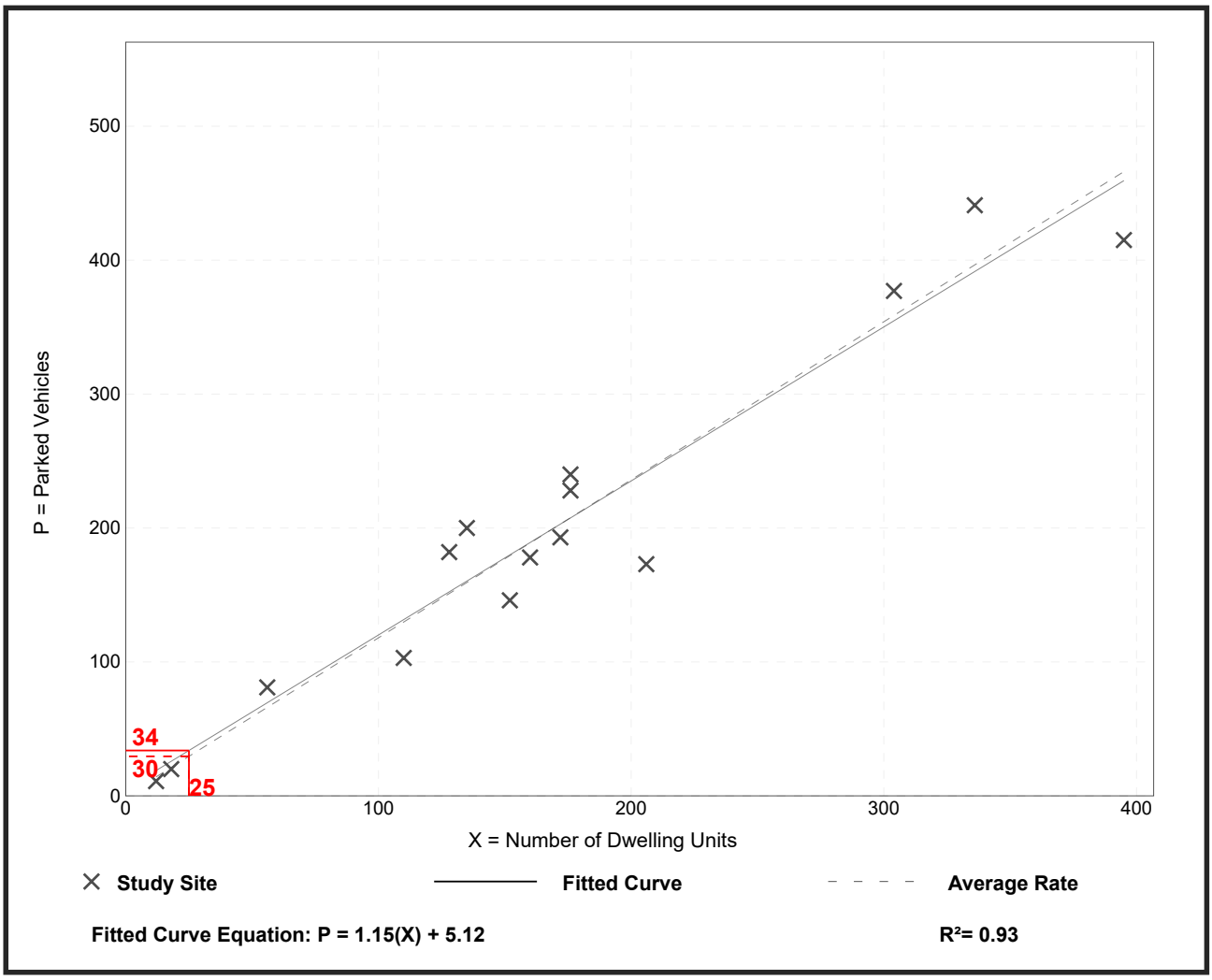
Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit
(220)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 15
Avg. Num. of Dwelling Units: 169

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.18	0.84 - 1.48	1.07 / 1.44	***	0.19 (16%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit
(220)

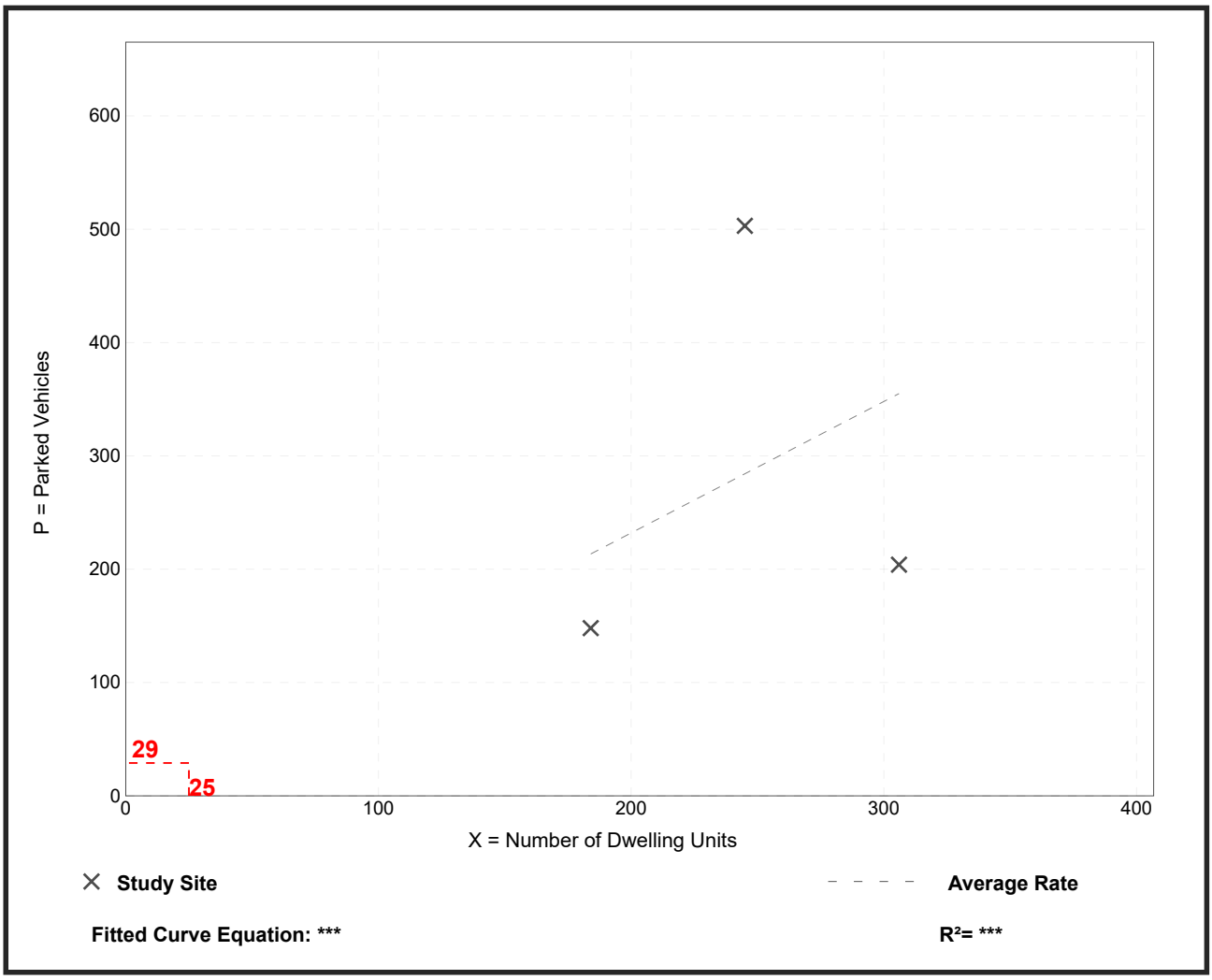
Peak Period Parking Demand vs: **Dwelling Units**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Dwelling Units: 245

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.16	0.67 - 2.05	0.71 / 2.05	***	0.77 (66%)

Data Plot and Equation

Caution – Small Sample Size



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

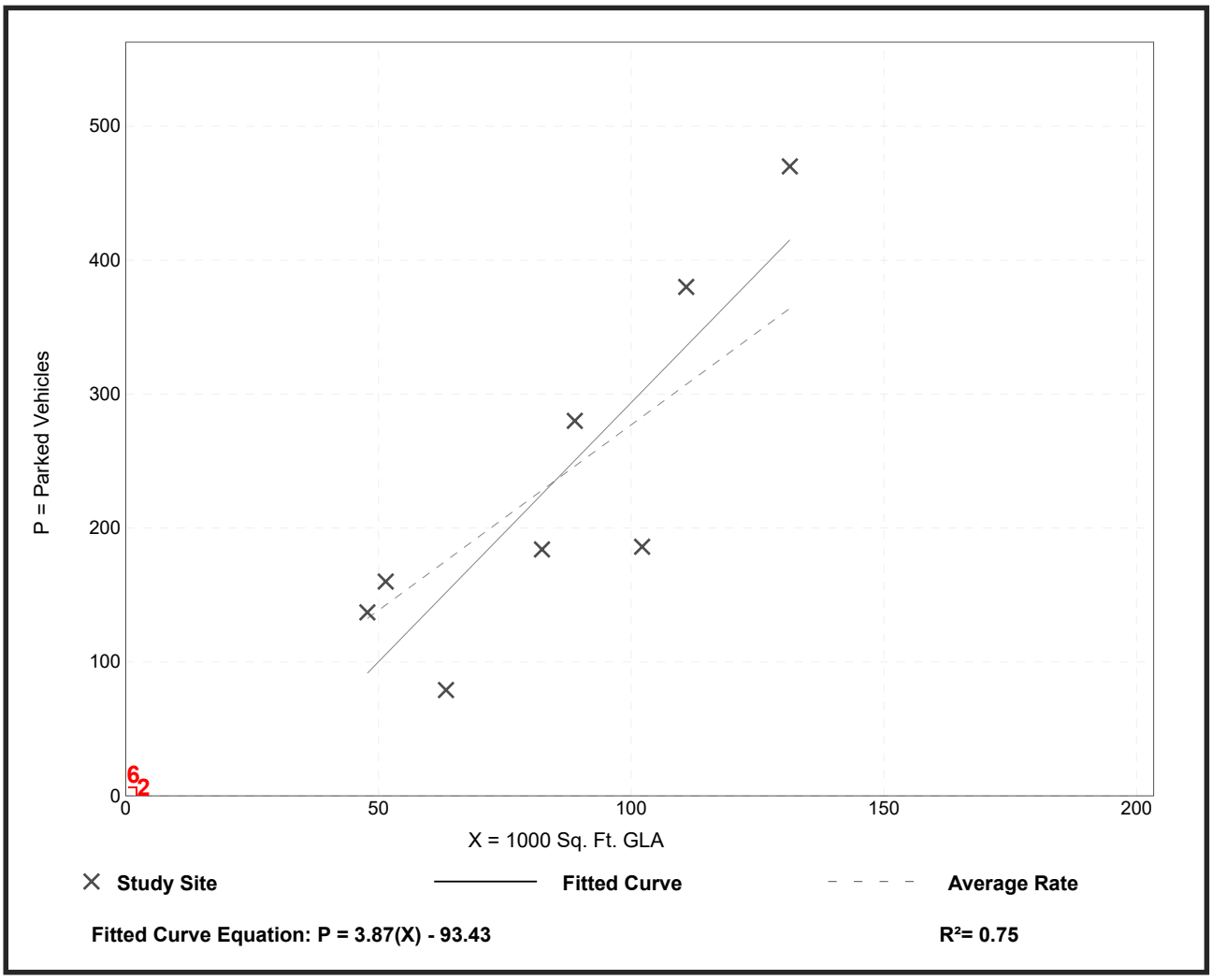
Shopping Plaza (40 -150k) - With Supermarket
(821)

Peak Period Parking Demand vs: **1000 Sq. Ft. GLA**
On a: **Weekday (Monday - Thursday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GLA: 85

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.77	1.25 - 3.58	2.22 / 3.52	***	0.84 (30%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

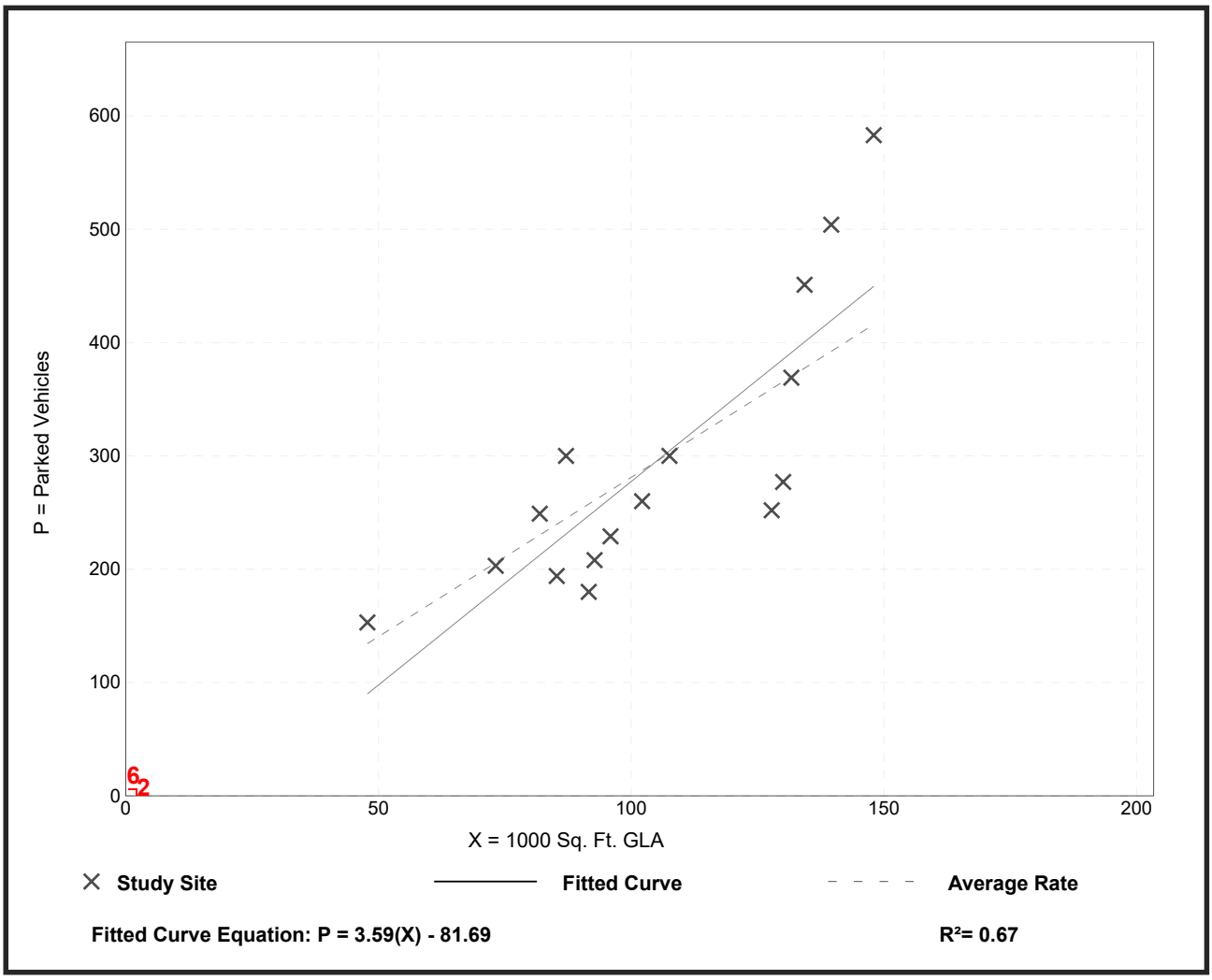
Shopping Plaza (40 -150k) - With Supermarket
(821)

Peak Period Parking Demand vs: **1000 Sq. Ft. GLA**
On a: **Friday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GLA: 105

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.81	1.96 - 3.94	2.34 / 3.52	***	0.65 (23%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

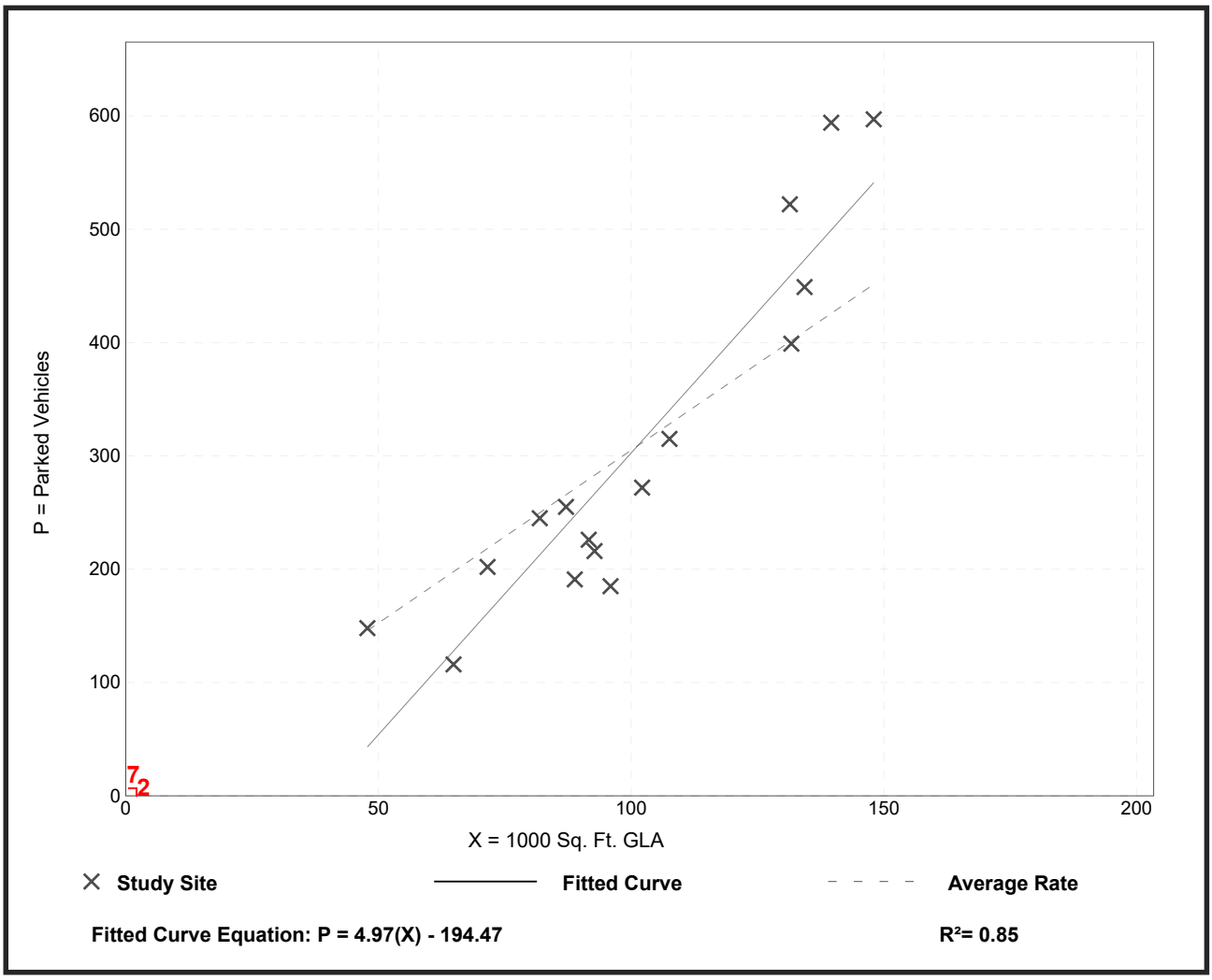
Shopping Plaza (40 -150k) - With Supermarket
(821)

Peak Period Parking Demand vs: **1000 Sq. Ft. GLA**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GLA: 101

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.05	1.79 - 4.26	2.59 / 4.00	***	0.76 (25%)

Data Plot and Equation



Fitted Curve Equation: P = 4.97(X) - 194.47

R^2= 0.85

Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

Shopping Plaza (40 -150k) - With Supermarket
(821)

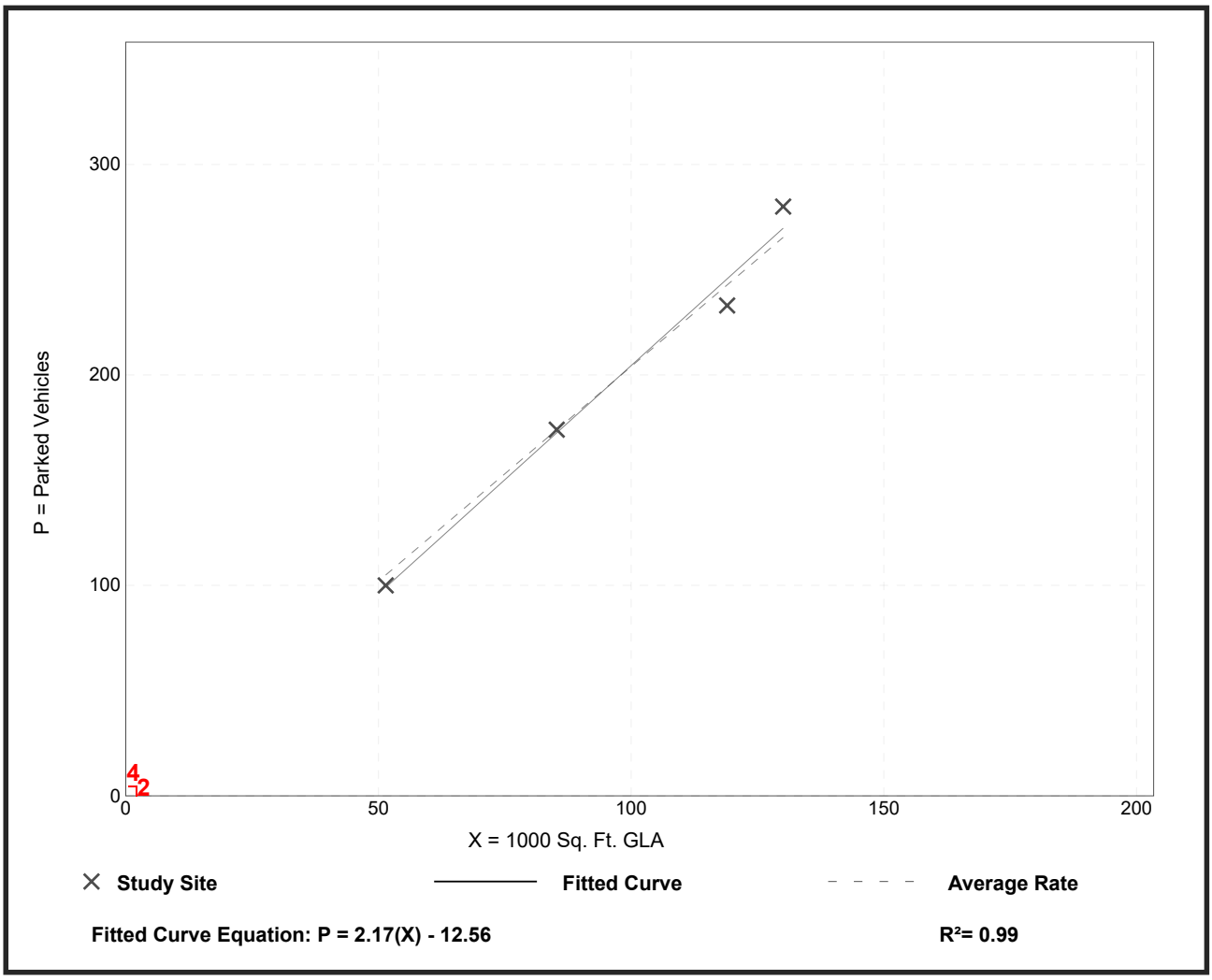
Peak Period Parking Demand vs: **1000 Sq. Ft. GLA**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 96

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.04	1.94 - 2.15	1.95 / 2.15	***	0.10 (5%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 2.17(X) - 12.56

R^2= 0.99

Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

APPENDIX C
OBSERVED SUPERMARKET DEMAND
(JULY 12, 2024 - JULY 31, 2024)

Date	Day	10:00 AM			3:00 PM		
		Employees	Customers	Total	Employees	Customers	Total
7/12	Friday	9	16	25			
7/13	Saturday	8	12	20	8	18	26
7/14	Sunday	9	22	31	7	29	36
7/15	Monday	8	20	28	9	28	37
7/16	Tuesday	9	14	23	9	18	27
7/17	Wednesday	8	13	21	6	16	22
7/18	Thursday	9	10	19	7	19	26
7/19	Friday	8	12	20	8	22	30
7/20	Saturday	9	14	23	10	26	36
7/21	Sunday	10	18	28	11	32	43
7/22	Monday	11	12	23	10	26	36
7/23	Tuesday	9	14	23	10	22	32
7/24	Wednesday	12	18	30	8	24	32
7/25	Thursday	11	21	32	9	20	29
7/26	Friday	8	11	19	10	27	37
7/27	Saturday	10	16	26	11	29	40
7/28	Sunday	11	18	29	9	31	40
7/29	Monday	10	8	18	10	9	19
7/30	Tuesday	9	19	28	8	24	32
7/31	Wednesday	10	9	19			
Average		9.4	14.9	24.3	8.9	23.3	32.2

APPENDIX D

HOURLY SHARED PARKING DEMAND CALCULATIONS

TIME	% OF PEAK / PEAK	WEEKDAY						
		SUPER MARKET		RETAIL		APARTMENTS		
		% /	40	% /	8	% /	40	TOTAL
12:00 - 4:00am		0%	0	0%	0	97%	39	**39**
5:00 AM		0%	0	0%	0	100%	40	**40**
6:00 AM		0%	0	0%	0	96%	38	**38**
7:00 AM		0%	0	0%	0	85%	34	**34**
8:00 AM		0%	0	0%	0	67%	27	**27**
9:00 AM		0%	0	56%	5	54%	22	**26**
10:00 AM		56%	22	74%	6	48%	19	**48**
11:00 AM		67%	27	82%	7	45%	18	**51**
12:00 PM		86%	34	100%	8	45%	18	**60**
1:00 PM		87%	35	99%	8	42%	17	**60**
2:00 PM		93%	37	96%	8	42%	17	**62**
3:00 PM		95%	38	97%	8	47%	19	**65**
4:00 PM		92%	37	98%	8	49%	20	**64**
5:00 PM		95%	38	99%	8	56%	22	**68**
6:00 PM		100%	40	94%	8	64%	26	**73**
7:00 PM		78%	31	88%	7	72%	29	**67**
8:00 PM		0%	0	77%	6	77%	31	**37**
9:00 PM		0%	0	0%	0	85%	34	**34**
10:00 PM		0%	0	0%	0	92%	37	**37**
11:00 PM		0%	0	0%	0	95%	38	**38**

TIME	% OF PEAK / PEAK	SATURDAY						
		SUPER MARKET		RETAIL		APARTMENTS		TOTAL
		% /	47	% /	9	% /	36	
12:00 - 4:00am		0%	0	0%	0	92%	33	**33**
5:00 AM		0%	0	0%	0	100%	36	**36**
6:00 AM		0%	0	0%	0	99%	36	**36**
7:00 AM		0%	0	0%	0	97%	35	**35**
8:00 AM		0%	0	0%	0	92%	33	**33**
9:00 AM		0%	0	50%	5	83%	30	**34**
10:00 AM		81%	38	72%	7	79%	28	**73**
11:00 AM		92%	43	90%	8	71%	26	**77**
12:00 PM		98%	46	98%	9	68%	25	**79**
1:00 PM		100%	47	100%	9	65%	23	**79**
2:00 PM		98%	46	100%	9	62%	22	**77**
3:00 PM		100%	47	99%	9	66%	24	**80**
4:00 PM		93%	44	95%	9	66%	24	**76**
5:00 PM		96%	45	84%	8	67%	24	**77**
6:00 PM		0%	0	72%	7	70%	25	**32**
7:00 PM		0%	0	68%	6	78%	28	**34**
8:00 PM		0%	0	56%	5	77%	28	**33**
9:00 PM		0%	0	0%	0	80%	29	**29**
10:00 PM		0%	0	0%	0	82%	30	**30**
11:00 PM		0%	0	0%	0	88%	32	**32**

TIME	% OF PEAK / PEAK	SUNDAY						
		SUPER MARKET		RETAIL		APARTMENTS		TOTAL
		% /	43	% /	5	% /	52	
12:00 - 4:00am		0%	0	0%	0	92%	48	**48**
5:00 AM		0%	0	0%	0	100%	52	**52**
6:00 AM		0%	0	0%	0	99%	52	**52**
7:00 AM		0%	0	0%	0	97%	50	**50**
8:00 AM		8%	3	0%	0	92%	48	**51**
9:00 AM		22%	10	50%	3	83%	43	**55**
10:00 AM		50%	22	72%	4	79%	41	**66**
11:00 AM		65%	28	90%	5	71%	37	**69**
12:00 PM		85%	37	98%	5	68%	35	**77**
1:00 PM		77%	33	100%	5	65%	34	**72**
2:00 PM		85%	37	100%	5	62%	32	**74**
3:00 PM		99%	43	99%	5	66%	34	**82**
4:00 PM		100%	43	95%	5	66%	34	**82**
5:00 PM		53%	23	84%	4	67%	35	**62**
6:00 PM		42%	18	72%	4	70%	36	**58**
7:00 PM		22%	10	68%	3	78%	41	**54**
8:00 PM		13%	6	56%	3	77%	40	**48**
9:00 PM		9%	4	0%	0	80%	42	**46**
10:00 PM		3%	1	0%	0	82%	43	**44**
11:00 PM		0%	0	0%	0	88%	46	**46**

TAX MAP

SCALE N.T.S.

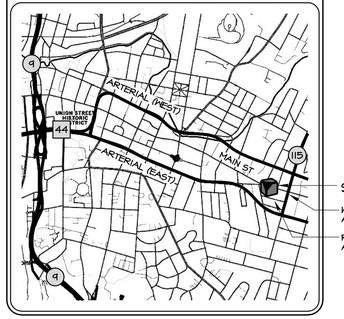


TAX MAP INFORMATION

SYMBOL	GRID NUMBER	OWNER OF RECORD
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	6161-33-564864	JUST 4 PAUL LLC PO OX 868 NEWBURGH, NY 12551
A	6161-25-518877	CATHERINE MAIN ST PROPERTY LLC 650 MAIN ST POUGHKEEPSIE, NY 12601
B	6161-33-513868	NESHEIWAT, JEHAD 90 CRESTWOOD BLVD POUGHKEEPSIE, NY 12603
C	6161-33-515865	NESHEIWAT, JEHAD 5 FOUNTAIN PL POUGHKEEPSIE, NY 12601
D	6161-33-522860	PATTERSON, JOHN A 2 REYNOLDS AVE POUGHKEEPSIE, NY 12603
E	6161-33-569862	GEMMATI, ANTONIO 17 MILLER RD POUGHKEEPSIE, NY 12603
F	6161-33-573861	GEMMATI BROTHER INC 30 MANCHESTER RD POUGHKEEPSIE, NY 12603

SITE LOC. MAP

SCALE N.T.S.



INDEX TO DRAWINGS

SHT. #	TITLE
ZB-1	PROPOSED SITE PLAN, MAPS & CHARTS
ZB-2	MIXED-USE BUILDING EXTERIOR ELEVATIONS
ZB-3	PROPOSED LANDSCAPING PLAN & DETAILS

PARKING ANALYSIS

114 EXISTING PARKING SPACES ON SITE

PROPOSED PARKING CALCULATIONS

BUILDING / USE	REQUIRED	PROPOSED
MARKET FRESH RETAIL SALES	127 PS	33 PS
MIXED-USE BUILDING RETAIL SALES @ APARTMENTS	8 PS 13 PS	11 PS
APARTMENT BUILDING APARTMENTS	26 PS	43 PS
TOTAL	174 PS	87 PS

ZONING DATA CHART

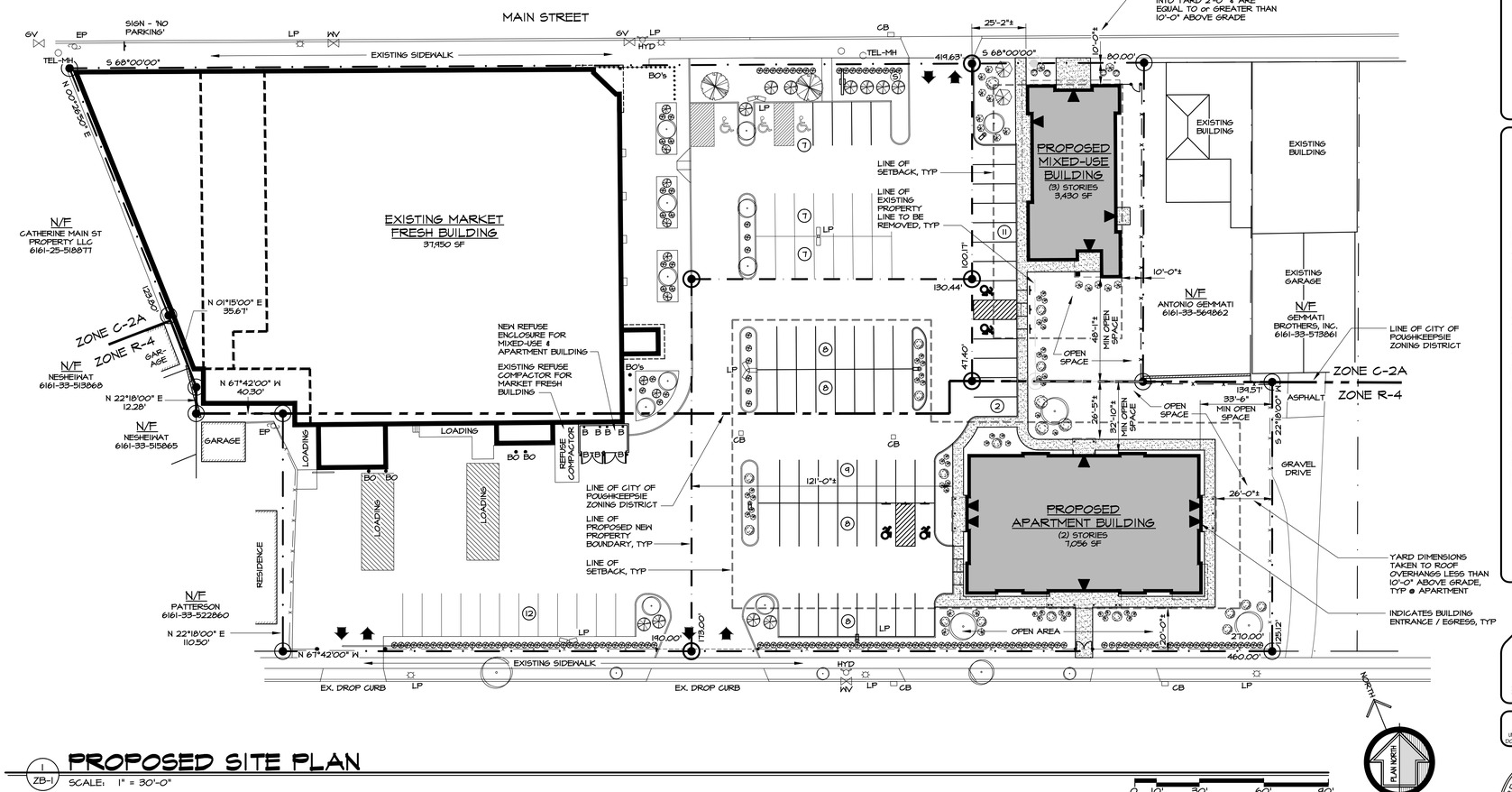
CITY OF POUGHKEEPSIE

REGULATION		PARCEL 1 (MARKET FRESH) ZONE C-2A			PARCEL 2 (MIXED USE) ZONE C-2A			PARCEL 3 (APARTMENT) ZONE R-4	
		REQUIRED		PROPOSED	REQUIRED		PROPOSED	REQUIRED	PROPOSED
LOT AREA		MIN	-----	75,555 SF± (1.73 ACRES±)	MIN	R-6 DENSITY (5) 1-BR @ 800 (2) 2-BR @ 1,200 6,400 SF	11,745 SF± (0.27 ACRES±)	MIN (18) STUDIO & 1-BR @ 2,200 39,600 SF	40,060 SF± (0.92 ACRES±)
LOT WIDTH		MIN	-----	415'-7"±	MIN	-----	79'-11"±	MIN 30'	270'-0"±
FRONTAGE		MIN	40'	419'-7"±	MIN	40'	80'-0"±	MIN -----	270'-0"±
FRONT YARD SETBACK		MIN	10'	0'-10"±	MIN	10'	10'-0"±	MIN 20'	20'-0"±
SIDE YARD SETBACKS		MIN	10'	1'-1"±	MIN	10'	10'-0"±	MIN 15' or 1/2 HEIGHT OF BUILDING (15')	26'-0"±
REAR YARD SETBACK		MIN	20'	84'-4"±	MIN	20'	48'-1"±	MIN 15' or 1/2 HEIGHT OF BUILDING (15')	26'-5"±
FLOOR AREA RATIO (FAR)		MAX	2.0	0.50± (37,950 / 75,555)	MAX	2.0	0.87± (10,240 / 11,745)	MAX -----	N/A
LOT COVERAGE		MAX	60%	50.2%± (37,950 / 75,555)	MAX	60%	29.1%± (3,430 / 11,745)	MAX 40%	17.6%± (7,056 / 40,060)
BUILDING HEIGHT		MAX	-----	26'-9"± (EXISTING)	MAX	-----	39'-0"±	MAX 3 STORIES, 40'	2 STORIES, 29'-9"±
OPEN SPACE	200 SF / STUDIO 300 SF / 1-BR 400 SF / 2-BR	MIN	-----	N/A	MIN	R-4 OPEN SPACE (5) 1-BR @ 300 (2) 2-BR @ 400 2,300 SF TOTAL	2,690 SF±	MIN (8) STUDIO @ 200 (10) 1-BR @ 300 4,600 SF TOTAL	8,310 SF±
PARKING	MULTI-FAMILY: 1 PS / STUDIO 1.5 PS / 1-BR 2 PS / 2-BR +10% VISITOR RETAIL SALES: 1 PS / 300 SF	MIN	RETAIL SALES: 37,950 / 300 = 126.5 127 PS TOTAL	33 PS	MIN	MULTI-FAMILY: (5) 1-BR @ 1.5 = 7.5 (2) 2-BR @ 2 = 4 11.5 + 10% = 12.7 (13 PS SUBTOTAL) RETAIL SALES: 2,195 / 300 = 7.3 (8 PS SUBTOTAL) 21 PS TOTAL	11 PS	MIN MULTI-FAMILY: (8) STD @ 1 = 8 (10) 1-BR@ 1.5 = 15 23 + 10% = 25.3 26 PS TOTAL	43 PS

GENERAL NOTES

1. THE PROPOSED BUILDING SHALL COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE, LOCAL CODES & ALL OTHER APPLICABLE CODES & ORDINANCES.
2. PROJECT LOCATED IN THE CITY OF POUGHKEEPSIE FIRE DISTRICT.
3. PROJECT LOCATED IN THE POUGHKEEPSIE CITY SCHOOL DISTRICT.
4. A KNOX BOX FOR BUILDING ACCESS BY EMERGENCY SERVICES WILL BE INSTALLED AT EACH BUILDING ENTRANCE. LOCATION & INSTALLATION REQUIREMENTS TO BE COORDINATED WITH THE FIRE DEPARTMENT.
5. FIRE SPRINKLER SYSTEMS WILL BE INSTALLED THROUGHOUT THE NEW BUILDINGS IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE & NFPA 13 STANDARDS & REQUIREMENTS.
6. FIRE ALARM SYSTEMS WILL BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE & NFPA 72 STANDARDS & REQUIREMENTS.

ALL EXISTING SITE INFORMATION TAKEN FROM SITE PLAN PREPARED BY CHAZEN COMPANIES, ENGINEERS / SURVEYORS, ENTITLED "RITE-AID PHARMACY 654 MAIN STREET", DATED JANUARY 16, 1996. ADDITIONAL FIELD OBSERVATIONS TAKEN BY MAURI ARCHITECTS PC.



1 ZB-1 **PROPOSED SITE PLAN**

SCALE: 1" = 30'-0"

project no. 09-33.23

date 23 APR 2024

drawn by BP

revision dates	description
02 AUG 2024	⚠1 APARTMENT BUILDING REVISIONS
21 APR 2025	⚠2 PARKING CALCULATION UPDATE

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED SITE PLAN, MAPS & CHARTS

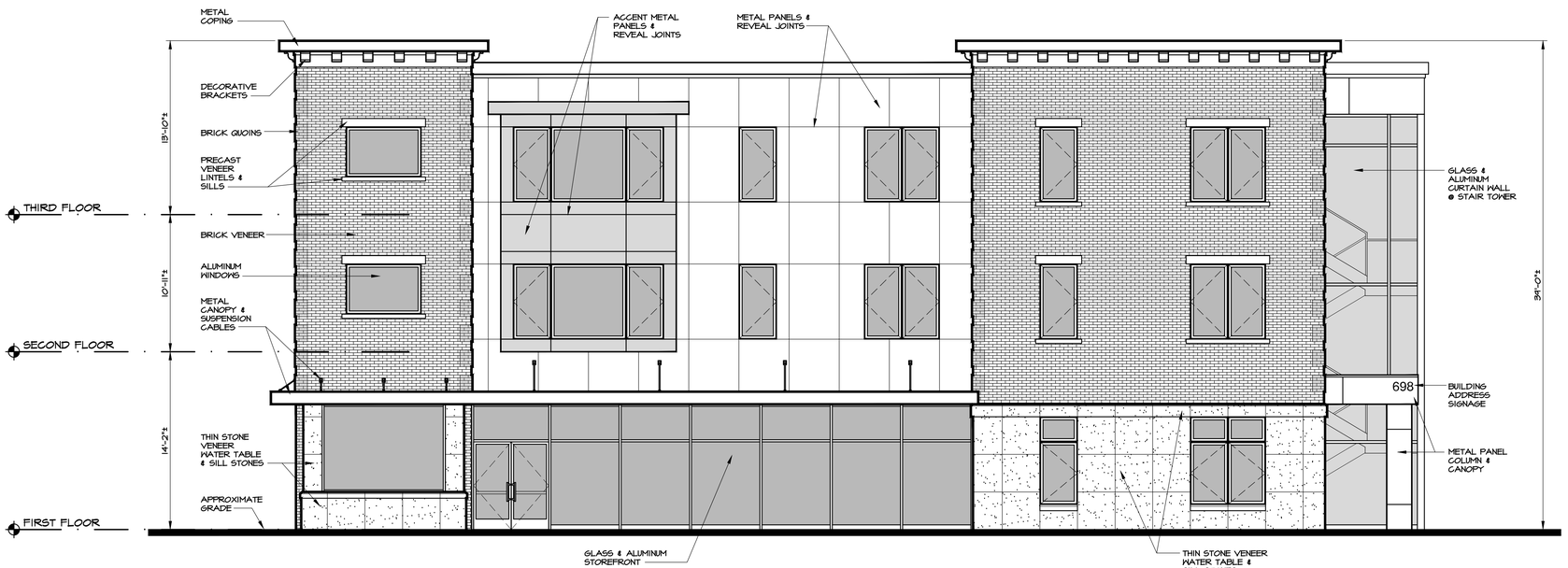
willingham
811 Wilkinsonville
Saratoga Springs, New York 12866
T 518.583.2330 F 518.583.2332
www.willinghamengineering.com

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1080 mauri-architects.com

sheet no. ZB-1

PURSUANT TO SECTION 6413 (B) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK



1 ZB-2 **MIXED-USE: WEST ELEVATION**

SCALE: 3/16" = 1'-0"

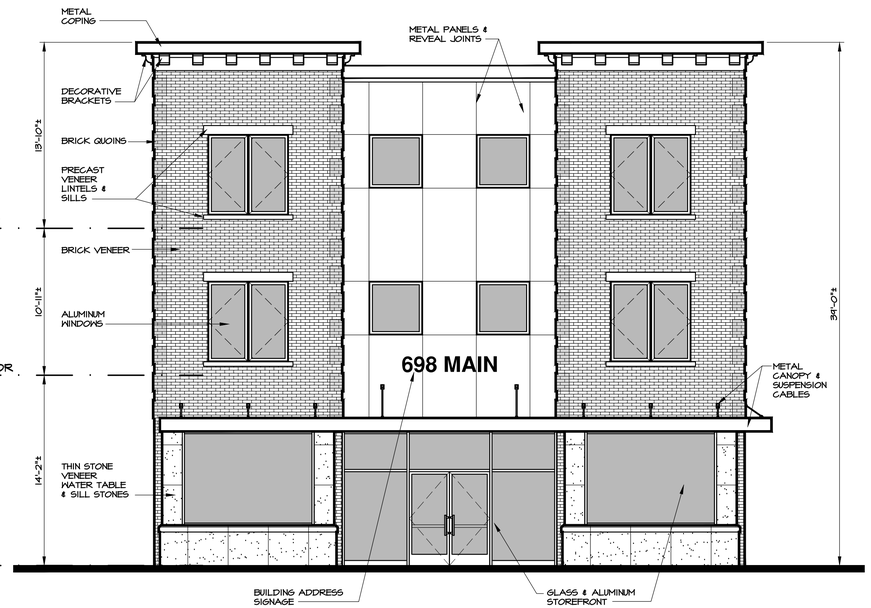
0 1' 2' 5' 10'



2 ZB-2 **MIXED-USE: SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

0 1' 2' 5' 10'



3 ZB-2 **MIXED-USE: NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

0 1' 2' 5' 10'

project no.
09-33.23

date
23 APR 2024

drawn by
BP

revision date	description
02 AUG 2024	1 APARTMENT BUILDING REVISIONS
24 APR 2025	2 PARKING CALCULATION UPDATE

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

MIXED-USE BUILDING EXTERIOR ELEVATIONS

willingham
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211 Westmoreland
Poughkeepsie, New York 12603
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sheet no.
ZB-2

PURSUANT TO SECTION 6415 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK



1 ZB-3 **APARTMENT: SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

0 1' 2' 5' 10'



2 ZB-3 **APARTMENT: WEST ELEVATION**

SCALE: 3/16" = 1'-0"

EAST ELEVATION SIMILAR

0 1' 2' 5' 10'



3 ZB-3 **APARTMENT: NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

0 1' 2' 5' 10'

project no.
09-33.23

date
23 APR 2024

drawn by
BP

revision	date	description
1	02 AUG 2024	APARTMENT BUILDING REVISIONS
2	23 APR 2025	PARKING CALCULATION UPDATE

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

APARTMENT BUILDING EXTERIOR ELEVATIONS

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811 Wandering Way
Suite 200, Wappingers Falls, New York 12590
T 845.298.2265 F 845.298.2266
www.willinghamengineering.com

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73 HANSON STREET POUGHKEEPSIE NY 12601 845.452.1050 mail@mauriarchitects.com

sheet no.
ZB-3

PURSUANT TO SECTION 6415 (2) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at: 654 Main Street		
Project Location (describe, and attach a general location map): 654 & 698 Main Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): Construction of a new three story mixed-use building on Main Street with ground level retail space and seven apartment units. Construction of a second two story building facing Reynolds Avenue containing eighteen apartment units. The project will be developed mostly within an existing under-utilized parking lot for an existing on-site grocery store which will remain. The proposal also includes new lighting, landscaping and parking area improvements. Several parcels will be combined and reconfigured into three new parcels, one each for the existing grocery store, Main Street mixed-use building and the Reynolds Avenue multi-family building.		
Name of Applicant/Sponsor: Jay Diesing, RA AIA - Mauri Architects PC	Telephone: (845) 452-1030 E-Mail: jay@mauri-architects.com	
Address: 73 Mansion Street		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): EFDS Realy Corp	Telephone: (646) 358-9089 E-Mail: bardof18@yahoo.com	
Address: PO Box 868		
City/PO: Newburgh	State: NY	Zip Code: 12551

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City Planning Board - Site Plan, Special Permit & Facade Approvals	January 2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City Zoning Board of Appeals - Parking & Area Variances	April 2024
d. Other local agencies ☑Yes ☐No	City Building Department - Building Permit	TBD
e. County agencies ☑Yes ☐No	Dutchess County Planning	
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2A (Main Street Commercial) & R-4 (Medium High-Density Residence)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
King Street & Bartlett Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial and residential.

b. a. Total acreage of the site of the proposed action? 2.92 +/- acres
b. Total acreage to be physically disturbed? 0.65 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.92 +/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Mixed: Commercial and residential apartments.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum 11,795 +/- sf Maximum 75,555 +/- sf

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	0	0	0	25 Units (See Plans for Types)
At completion of all phases	0	0	0	25 Units (See Plans for Types)

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1 (Portion of First Floor of Mixed-Use Building)

ii. Dimensions (in feet) of largest proposed structure: 40 height; 44'-0" width; and 90'-0" length

iii. Approximate extent of building space to be heated or cooled: 2,200 +/- square feet (Commercial Area Only)

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? Excavation for building foundation elements.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 900 cubic yards
- Over what duration of time? 3-6 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Excavations will be used as fill material for building foundations and regarding of yard areas to the maximum extent possible.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? 0.25 +/- acres

vi. What is the maximum area to be worked at any one time? 0.16 acres

vii. What would be the maximum depth of excavation or dredging? 5 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

N/A

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 3,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: Poughkeepsie Joint Water Board
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 3,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: Poughkeepsie Sewer Plan
- Name of district: Poughkeepsie Joint District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
N/A

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
312,000 kWH

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local grid / utility company - Central Hudson Gas & Electric Corp.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 6:00pm
- Saturday: 7:00am - 6:00pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: TBD
- Saturday: TBD
- Sunday: TBD
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction vehicles and equipment during construction hours of construction operations to confirm with the City Noise Ordinance.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

A mixture of pole, wall and soffit mounted fixtures, fixture heights vary between 10'-0" and 18'-0". Refer to lighting plans for additional details.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 5 +/- tons per week (unit of time)
- Operation : 3 +/- tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling of applicable packaging and construction materials.
- Operation: Apartment unit residents will be provided recycling collection for applicable household packaging waste.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Collected in temporary roll-off dumpster and removed off-site by local refuse company.
- Operation: Collected and stored in new dumpster refuse area and removed off-site by local refuse company.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

b. Land uses and covertypes on the project site. (Calculations based on entire project - all three sites)

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.43	2.45	+ 0.02
• Forested	N/A	N/A	N/A
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	N/A	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: Lawn / Landscaped Area	0.49	0.47	- 0.02

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Poughkeepsie High and Middle Schools, Smith School Early Learning Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 10 +/- feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Ur (Urban Land)	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 2 +/- feet

e. Drainage status of project site soils:

☐ Well Drained:	% of site
☐ Moderately Well Drained:	% of site
☑ Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
N/A

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Glebe House

iii. Brief description of attributes on which listing is based:

One of the earliest houses in Poughkeepsie and rare for its early use of brick in this location. Initial construction c. 1767.

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Empire StateTrail, Walkway over the Hudson State Historic Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park and County Scenic Trail

iii. Distance between project and resource: 1.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

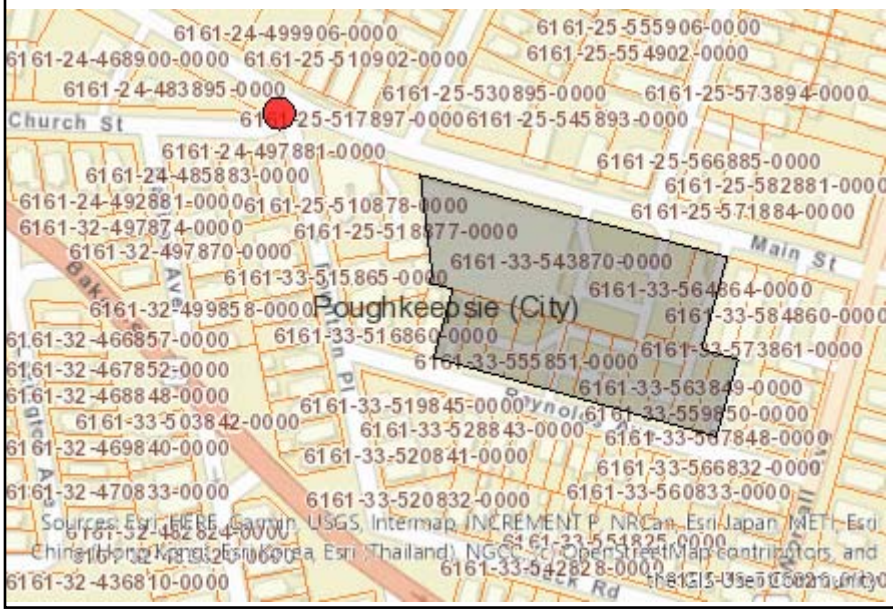
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jay Diesing, RA AIA - Mauri Architects PC Date 2 August 2024

Signature  Title Architect

PRINT FORM



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Glebe House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Zoning Board of Appeals**

Tax Parcel Numbers(s): **5438700000, 5648640000, 5268590000, 5308580000, 5338570000, 5378560000, 5408550000, 5448540000, 5488530000, 5518520000, 5558510000, 5598500000, 5638490000, 5678480000**

Project Name: **654 Main Street, 698 Main Street Reynolds Avenue Lot Reconfiguration and Mixed Use Development**

Applicant: **Jay Diesing, RA - Mauri Associates**

Address of Property: **654 Main St, 698 Main Street and Reynolds Avenue**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☑ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **8/9/2024**	Notes:	☐ Major Project
Date Received: **8/9/2024**		Referral #: **ZR24-272**
Date Requested:		
Date Required: **9/6/2024**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **8/13/2024**		

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

September 3, 2024

Mr. Scott Parker - Chair
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

Parking Study Review
654 & 698 Main Street
City of Poughkeepsie, Dutchess County New York
Colliers Engineering & Design Project No. 24008937A

Dear Mr. Parker & Members of the Zoning Board,

Colliers Engineering & Design has conducted a review of the proposed 654 & 698 Main Street development relative to the potential parking needs for the Project. The Project proposes to construct two (2) new buildings within the existing parking area of the existing Market Fresh Supermarket along with other associated site improvements. The first building will consist of a three-story building totaling 10,290 total sq. ft. with 2,195 sq. ft. of retail space on the first floor and a total of seven (7) apartments (5 1-Bedroom, 2 2-Bedroom) on the two upper floors. The second building will consist of a two-story building totaling 14,112 sq. ft. with a total of 18 apartments (8 studio, 10 1-Bedroom). The existing Fresh Market supermarket is proposed to remain unchanged as part of the Project.

The Project site is bordered by Main Street to the north and Reynolds Avenue to the south and located between Fountain Place to the west and Worrall Avenue to the east. Access to the site is currently provided via one (1) driveway connection to Main Street and two (2) driveway connections to Reynolds Avenue. These driveway connections are proposed to remain unchanged as part of the Project.

The following documents were provided to our office for review:

- Site Plan & Elevations (Sheets No. ZB-1, ZB-2 and ZB-3) prepared by Mauri Architects PC dated August 2, 2024
- ZBA Cover Letter/Parking Analysis prepared by Mauri Architects PC dated August 2, 2024

The following are our comments based on our review of the Project and the information provided.

Colliers Engineering & Design

1. The calculation of required parking spaces provided in the Parking Analysis Table on the Site Plan should be reconfirmed. Based on our calculations, summarized in the table below, it is our opinion that the Proposed Mixed-Use Building requires a total of 22 parking spaces, not 19 parking spaces as indicated on the Site Plan. This would bring the total required parking spaces up from 172 parking spaces to 175 parking spaces, resulting in a shortfall of 88 parking spaces rather than the 85 parking spaces indicated in the Applicants letter. ***Note the City of Poughkeepsie is confirming the number of required parking spaces.***

Use	Size	Code Requirement	Required Spaces	Proposed Provided Spaces
Market Fresh	37,950 sq. f	1 Space 300 sq. ft. GFA	127 Spaces	33 Spaces
Proposed Mixed Use Building	2,195 sq. ft Commercial	1 Space 300 sq. ft. GFA	8 Spaces	---
	5 1-Bedroom Apartments	1.5 Spaces/Unit	8 Spaces	
	2 -2-Bedroom Apartments	2.0 Spaces/Unit	4 Spaces	
	Visitor Parking	10% of Residential Total	2 Spaces	
		Mixed Use Building Total Spaces	**22 Spaces**	**11 Spaces**
Proposed Apartment Building	8 Studio Apartments	1.0 Spaces/Unit	8 Spaces	---
	10 1-Bedroom Apartments	1.5 Spaces/Unit	15 Spaces	
	Visitor Parking	10% of Residential Total	3 Spaces	
		Apartment Building Total Spaces	**26 Spaces**	**43 Spaces**
		Total Spaces	**175**	**87**

2. It is noted that, based on the site plan, the existing site does not satisfy the code requirement for the minimum number of parking spaces. The site is currently provided 119 parking spaces as indicated on the Site Plan, where 127 parking spaces are currently required.

3. Will parking spaces be reserved for residential use? It appears based on the lot lines and parking analysis tables shown on the Site Plan that the proposed spaces for each use may be reserved as such. This should be clarified by the Applicant. Reserved spaces would limit the ability for shared parking amongst the various uses on the Site.

4. The Applicant conducted daily parking observations of parking occupancy between July 12th through July 31st. It is assumed that these observations were conducted in 2024 although it is not indicated in the letter. The observations were conducted at 10AM and 3PM each day during the approximately two- and half-week period.

Colliers Engineering & Design

It is our opinion that the data collection does not necessarily reflect the peak times of parking utilization for the existing Market Fresh supermarket. First, these observations were conducted during the summer when traffic is generally lower due to people taking summer vacations. In addition, the data collection was conducted outside the peak afternoon commuter hours when many people are likely to make stops at a supermarket on their way home from work. It is our recommendation that additional data collection be conducted on a typical weekday between the hours of 2 PM and 8 PM and on both a Saturday and a Sunday between the hours of 12 PM and 8 PM to confirm the previously collected parking data. The additional data collection hours will also provide data in the critical time periods when residential parking utilization is typically increasing after 5 PM before it reaches its overnight peak. This would provide a more accurate picture of the current utilization of the parking area in light of the magnitude of the variance being requested.

5. Furthermore, it is also recommended that a shared parking analysis be conducted by the Applicant based on the procedures identified by the Institute of Transportation Engineers (ITE) in the Parking Generation Manual, 6th Edition. This analysis, when combined with the observed existing parking demand for the Market Fresh store, will help to determine the total anticipated peak parking demand for the proposed site during various hours of the day.

6. It should be noted that based on the observations conducted by the Applicant, the peak parking demand for the existing Market Fresh Store was found to be 43 parking spaces. When combined with the 22 spaces required for the Mixed-Use Building and the 26 spaces required for the Apartment building, the total parking demand for the site is found to be 91 parking spaces where 87 spaces are proposed to be provided. The requested additional data collection and shared parking analysis will help to identify the actual peak demands for the site to determine if the variance request is appropriate.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Richard D'Andrea, P.E., PTOE
Department Manager

R:\Projects\2024\24008937A\Correspondence\OUT\240903RGD_Traffic & Parking_Review 1.docx

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

FEE: $350
CODE: A2112
ID#:_____
IPS#_____

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 8 South Clinton St., City of Poughkeepsie, NY 12601

ZONING DISTRICT: PID-B (Poughkeepsie Innovation District B)

OWNER INFORMATION:

Name: South Clinton Equities, LLC
Address: 8 South Clinton St., Poughkeepsie, NY 12601

Phone:
Email:

APPLICANT INFORMATION:

Name: Jason Lichwick Architecture
Address: 387 Hooker Ave., Poughkeepsie NY

Phone: 845-284-6344
Email: jason@jlarchitectureny.com

CONSULTANT INFORMATION:

Name: Jason Lichwick Architecture
Address: 387 Hooker Ave.
Poughkeepsie, NY 12601

Phone: 845-284-6344
Email: jason@jlarchitectureny.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

Date of decision/determination/violation: April 17, 2025

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 8 South Clinton St., Poughkeepsie

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
19-3.4.3.c	Site setback of 15 ft	15 ft. requested
19-3.4.3.d	Rear setback of 8 ft	8 ft requested

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) 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: 8 South Clinton St., Poughkeepsie

AREA VARIANCE REQUESTS

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):

DENIAL LETTER FROM JUDITH KNAUS VIA EMAIL DATED 4/29/25

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

4/30/2025
DATE

Jason Lichwick
Print Name

Revised 12/24: Previous Editions Obsolete

VARIANCE REQUEST JUSTIFICATION QUESTIONS/ANSWERS 04/30/2025

8 South Clinton Street – Proposed Three Story Multi-Family Building

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 variances do not negatively impact the character of the neighborhood. Other three-story mixed-use and multifamily structures exist in the neighborhood. Through the context of a contemporary interpretation, the project has been designed to complement the existing massing, materials and character seen in structures nearby, adding visual interest and activity to the street.

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?

   With the proposed addition, the property's current lot size is not sufficient to accommodate the minimum setback requirements and therefore needs a variance. As it was not possible to purchase other contiguous lots, no feasible alternatives existed to accommodate the required setbacks. The design seeks to make efficient use of the lot in question, but a variance is required.

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

   The requested variance is substantial however the proposed building has been redesigned with a 5 foot side yard setback to accommodate the neighboring structure to the south, thereby reducing the variance required to 10 feet rather than 15 feet. The parcel to the west (rear) is a vacant lot and therefore will not be impacted by the variance.

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, the project is designed to positively contribute to the overall physical, social, and environmental conditions in the neighborhood. By allowing the variances, this project will deliver much-needed housing which will contribute to the overall vitality, economics and safety of the neighborhood. The project also includes building a new culvert to Main Street to alleviate stormwater runoff which will benefit the existing neighbors and future development.

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 and the desire to provide off-street parking in an area with limited street parking.

Jason Lichwick

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Tuesday, April 29, 2025 8:53 AM
To: Jason Lichwick
Cc: Tyler Maegerle; Lori Garcia
Subject: 8 South Clinton Street

Dear Mr. Lichwick:

The Development Department is in receipt of revised materials relative to your application for the construction of a three story multiple dwelling containing 16 dwelling units on the vacant parcel on South Clinton Street, Parcel #6161-22-239997, also known as 8 South Clinton Street. Please be advised that the revised information has been reviewed for compliance with the provisions of the PID-B District in which the property is located, and the following deficiencies remain:

1) Section 19-3.4(3)(c) requires a side yard building setback of 15 feet when abutting a residential lot line: the proposed set-back on the south property line where it abuts a residential property varies from 5 feet to zero (0) feet; and,
2) Section 19-3.4(3)(d) requires a rear yard building set-back of 8 feet: the building appears to abut the property line at the rear.

Please be further advised that Section 19-6.2(12)(b) requires that a minimum of 14 off-street parking spaces be provided: only seven spaces are provided on site. A waiver for six spaces is being requested of the Planning Board, based on proximity of the project to two municipal lots, one on Little Smith Street (and one on Cannon Street (6161-22-207972, 204974 and 200975). Pursuant to the provisions of Section 19-6.2(8), it is possible to secure a waiver by paying a fee in lieu of parking, at the rate of $1000 per space, or, in this instance, $7000, based on availability. Further, Section 19-6.2(10)(a) requires that a minimum of two bicycle parking spaces be provided: no bicycle parking is identified although it is our understanding this will be provided.

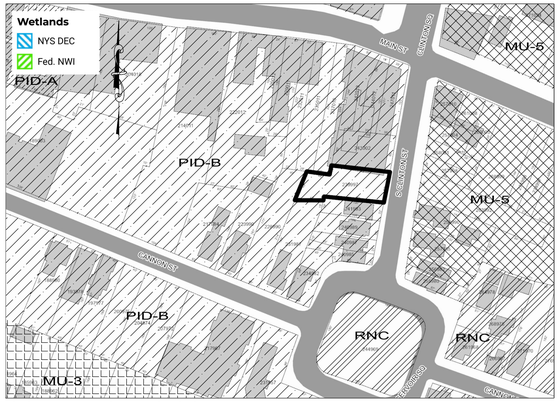
Therefore, the application is hereby denied. You may, within sixty (60) days of the date of this communication, either:

1) Revise the plan to reflect compliance; or,
2) Make application to the Zoning Board of Appeals requesting that variances be granted.

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

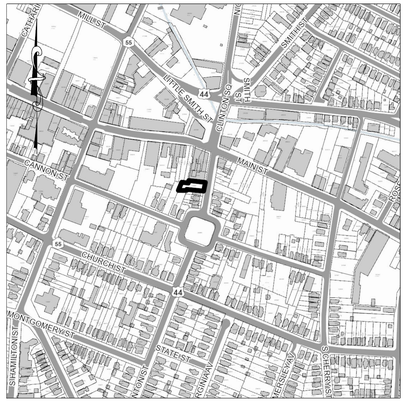
Very truly yours,
Judith Knauss
Deputy Zoning Administrator

VICINITY MAP



SCALE: NOT TO SCALE

LOCATION MAP



SCALE: 1"=APP. 400FT

PROJECT:

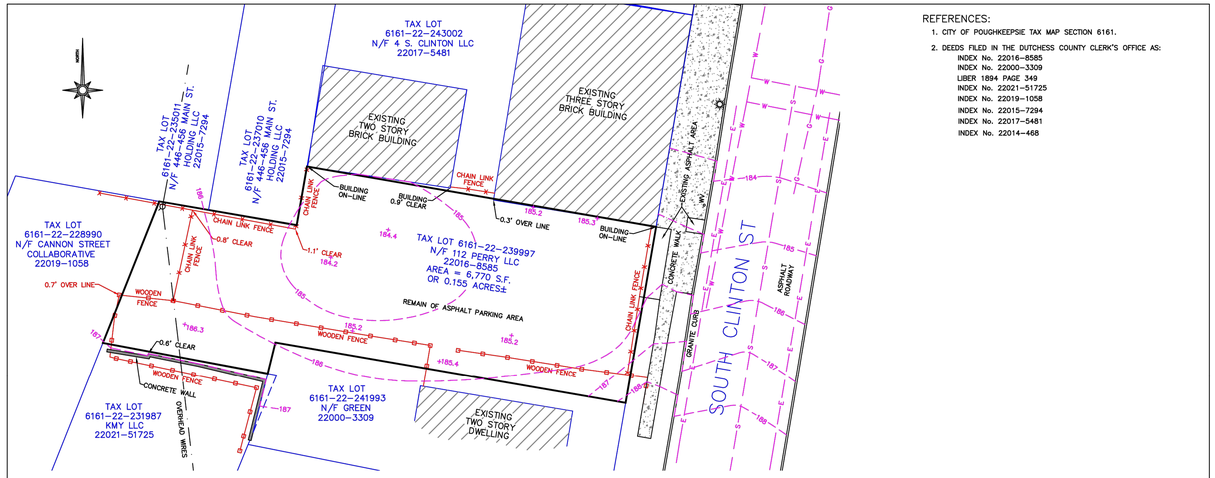
8 SOUTH CLINTON ST. NEW MULTI-FAMILY CONSTRUCTION

8 SOUTH CLINTON ST.
POUGHKEEPSIE, NY

OWNER:

SOUTH CLINTON EQUITIES LLC

8 SOUTH CLINTON ST.
POUGHKEEPSIE, NY 12601



REFERENCES:

1. CITY OF POUGHKEEPSIE TAX MAP SECTION 6161.
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   - INDEX No. 22016-8585
   - INDEX No. 22000-3309
   - LIBER 1894 PAGE 349
   - INDEX No. 22021-51725
   - INDEX No. 22019-1058
   - INDEX No. 22015-7294
   - INDEX No. 22017-5481
   - INDEX No. 22014-468

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK · DARREN J STRIDIRON · 050487 · LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron
DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

CV ASSOCIATES NY, PE, LS, P.C.
148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926
TEL (845)774-1075, FAX (845)774-8139, e-mail: surveyingcva@cvassociatesny.com

BOUNDARY & TOPOGRAPHIC SURVEY

SOUTH CLINTON STREET
LOCATED AT
TAX LOT 6161-22-239997
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS, NEW YORK

Date	Work Order	Drawing No.	SHEET
7/13/22	1402-65	1402-65SURVEY	1/1
Scale 1"= 20'			

DRAWING LIST

T-1 TITLE SHEET & SURVEY

SP1 SITE PLAN

ZBA1 ELEVATIONS & UPPER FLOORS PLAN
ZBA2 ELEVATIONS & FIRST FLOOR PLAN

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO.:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the ____ day of _____, 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

THIS STATEMENT ATTESTS TO THE OWNER'S FINANCIAL ABILITY TO CARRY OUT THE PROPOSED DEVELOPMENT.

1/T-1 Existing Survey
Scale: 1" = 20'-0"

JL ARCHITECTURE
JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 6
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jasonlichwick.com

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— SEAL —
REGISTERED ARCHITECT · JASON R LICHWICK · 038612 · STATE OF NEW YORK

South Clinton Multi-Family New Construction

South Clinton Equities LLC
S.B.L. 6161-22-239997
8 South Clinton Street
Poughkeepsie, New York 12601

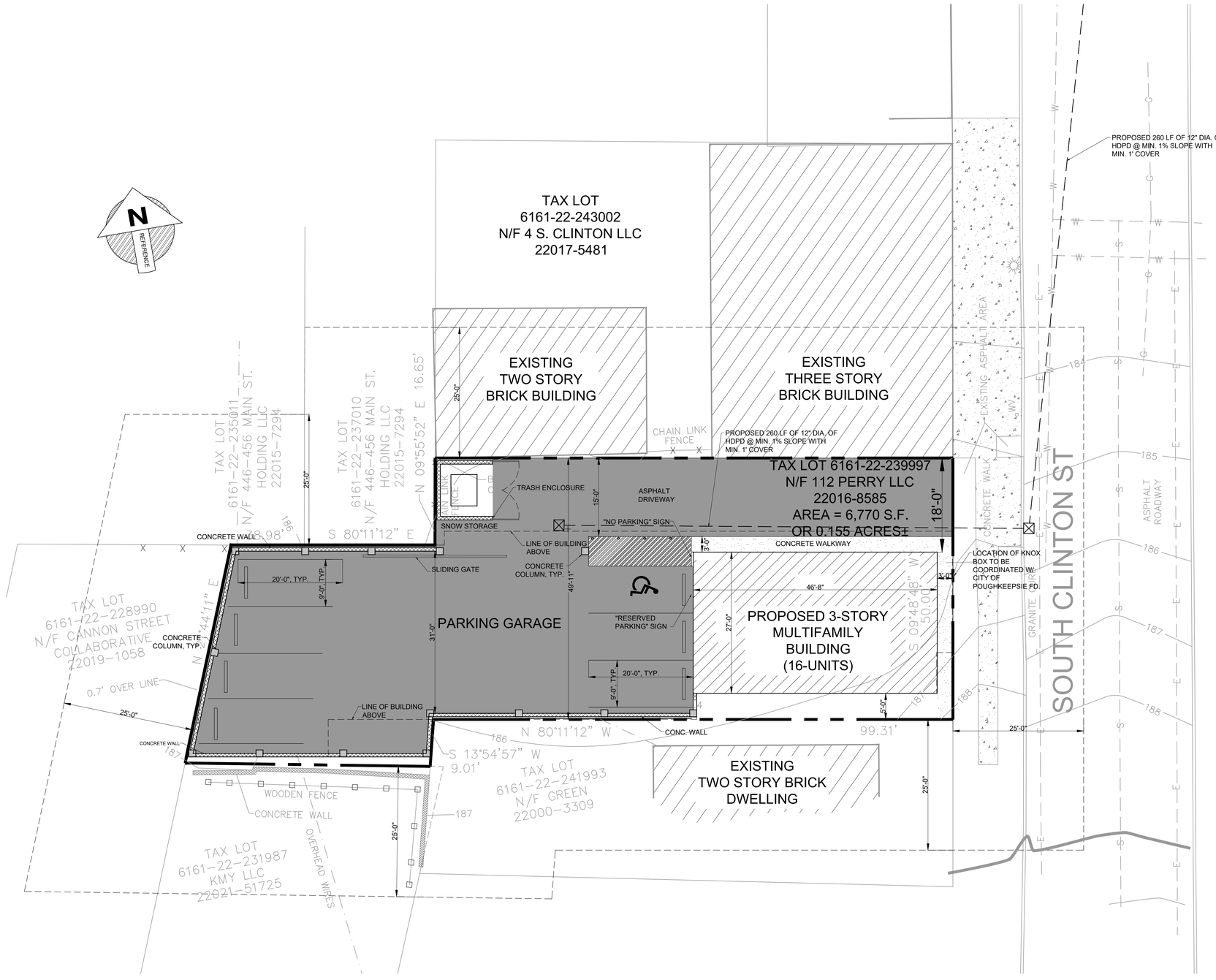
For Zoning Board of Appeals Review

Date: 04.30.2025

Revisions: --

Drawn By: JL/HP

T-1
Title Sheet



1 SP-1 Proposed Site Plan

Scale: 1" = 10'-0"

BULK TABLE & CODE REQUIREMENTS

ZONING INFORMATION	ZONE :	PID-B (Poughkeepsie Innovation District B)	
	Proposed Use :	Multi-Family	
	Permitted with:	Site Plan Review	

MINIMUM REQUIREMENTS

	Required	Provided	Variance
Lot Area	NONE	0.155 ACRES / 6,770 S.F.	
Lot Width	NONE	50'-0" FT +/-	
Lot Frontage	NONE	NONE	

YARD SETBACKS

	Required	Provided	Variance
Front (MIN./MAX.)	0/15 FT	3 FT	
Side 'A' (MIN./MAX.)	0/11 FT	0 FT	
Side	0 FT / 15 FT*	5 FT / 0 FT	Required for 15 ft.
Rear	8 FT	0 FT	Required for 8 ft.

LOT COVERAGE & BUILDING HEIGHTS

	Required	Provided	Variance
Percentage of Lot Coverage	60% Min. 4,062 SF REQ.	76% 5,167 SF	
Building Height	2 Stories Min. 29 FT REQ.	3 Stories 43'-2" FT	

OPEN SPACE REQUIREMENTS

	Required	Provided	Variance
Outdoor Activity Space	10% MIN. TOTAL LOT AREA: 6770 SF 677 SF REQ.	682 SF (PROVIDED BY UNIT BALCONIES)	

GROUND FLOOR TRANSPARENCY

	Required	Provided	Variance
GROUND FLOOR TRANSPARENCY	50% MIN. TOTAL SQUARE FEET: 3,825 SF 1,912 SF REQ.	1,912 SF	

OFF-STREET PARKING REQUIREMENTS*

	Required	Provided	Waiver
0.75 Space per unit	12 spaces	7 spaces	6 spaces**

* Only if abutting a Residential Lot Line.
**Off Street Parking shall be provided in accordance with Section 19-6.2(7), and such parking shall be located within 600 feet of the premises as confirmed by the Parking Office Administrator in the letter dated April 21, 2025.

SITE PLAN NOTES:

- No easements, rights-of-way, setbacks, reservations and rears dedicated to public use, outline of existing covenants and deed restrictions within, adjacent or otherwise pertain to the property.
- Property has no scenic views.
- Property has no watercourses, marshes, wooded areas, rock outcrops, or isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk. Sidewalks, curbs, and adjacent streets shown.
- No areas of the site are subject to storm water overflows.
- No new grades to be proposed.
- Property has no proposed easements, deed restrictions, covenants or rights-of-way, areas to be dedicated to a public agency, are any public improvements contemplated on or adjoining the property.
- Parking waiver for 6 spaces to be determined by the Planning Board. The parking Office Administrator's letter dated April 21, 2025, confirms spaces are available for permit in nearby municipal lots.
- Bike storage will be provided in the basement of the building.

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SEAL
REGISTERED ARCHITECT
JASON R LICHWICK
038612
STATE OF NEW YORK

South Clinton Multi-Family New Construction

South Clinton Equities LLC
S.B.L. 6161-22-235997
8 South Clinton Street
Poughkeepsie, New York 12601

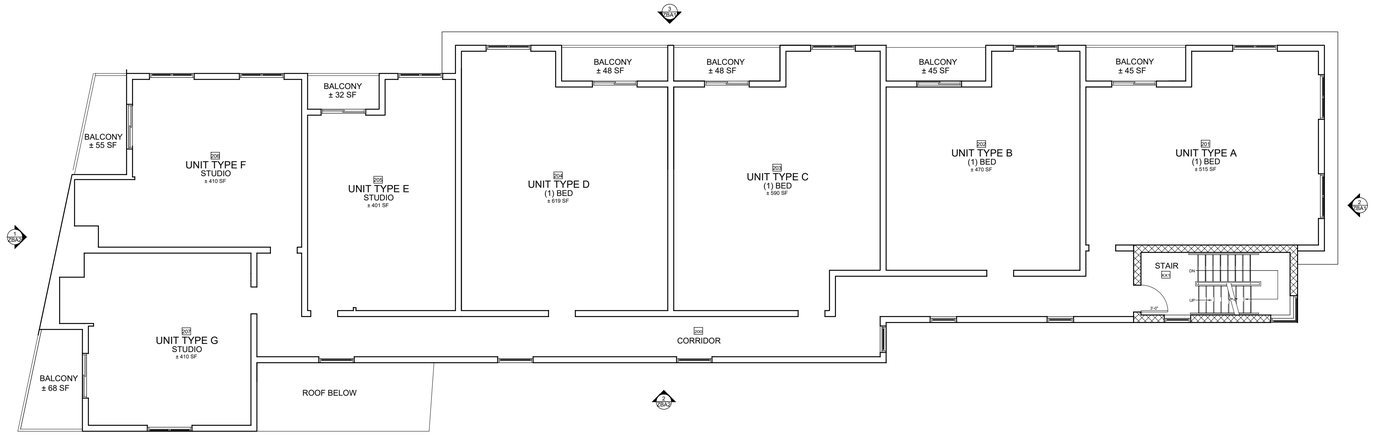
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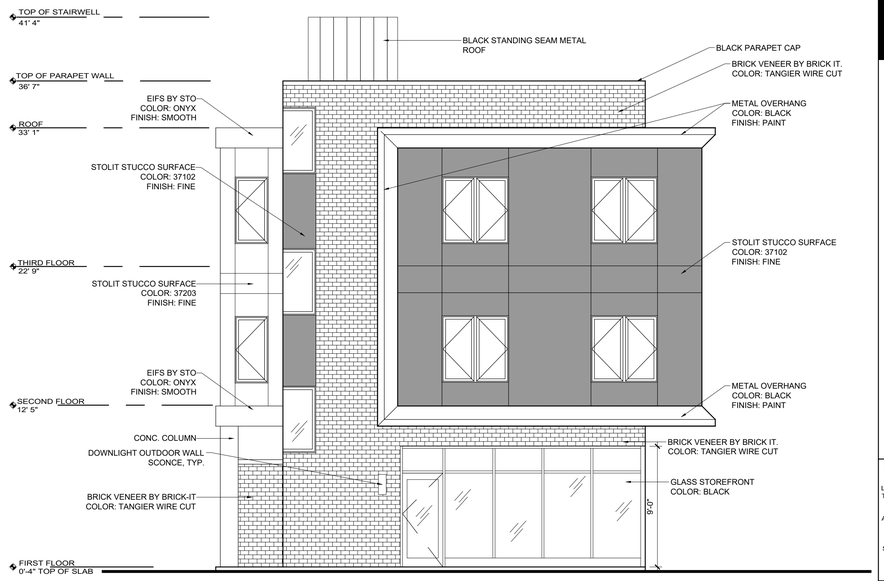
Drawn By: JL/HP

SP-1
Site Plan



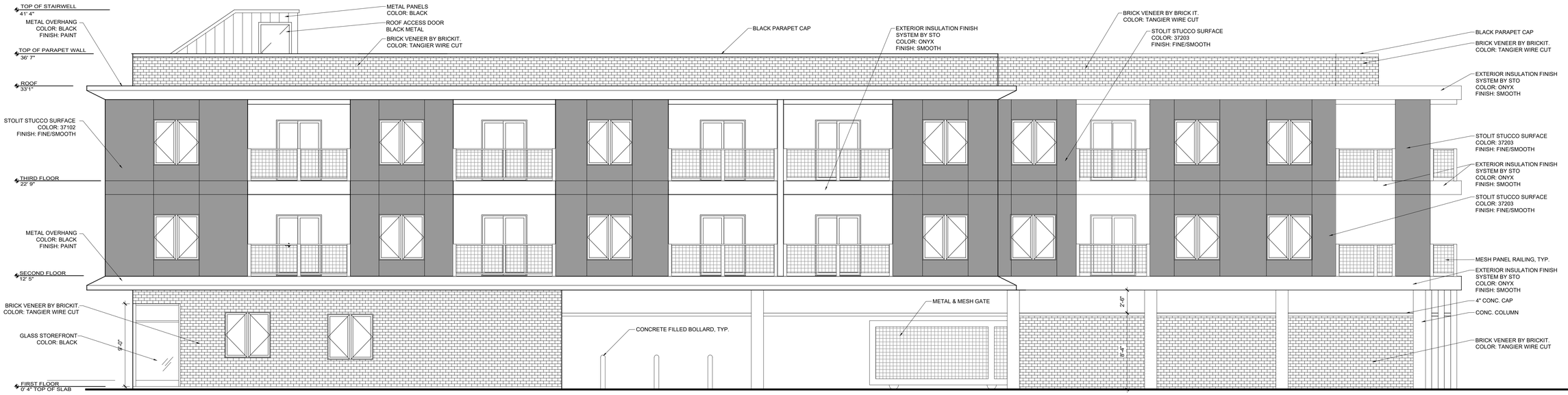
1 ZBA1 Proposed 2nd & 3rd Floor Layout

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



2 ZBA1 Proposed Front Elevation (East)

Scale: 3/16" = 1'-0"



3 ZBA1 Proposed Right-Side Elevation (North)

Scale: 3/16" = 1'-0"

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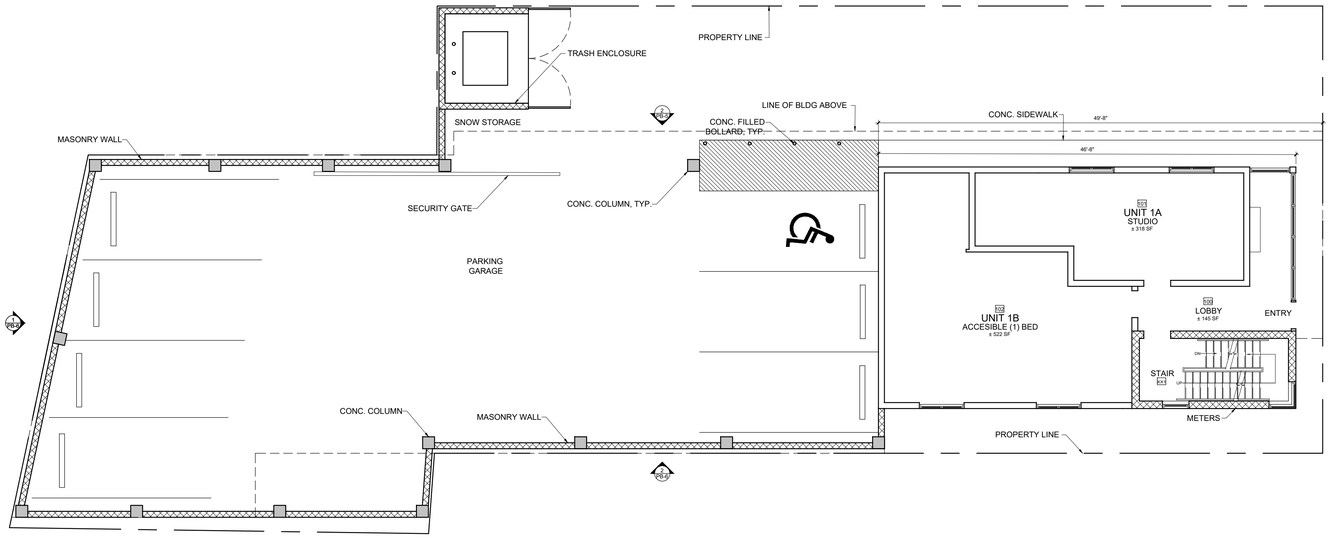
Date: 04.30.2025

Revisions: --

Drawn By: JL/HP

ZBA1

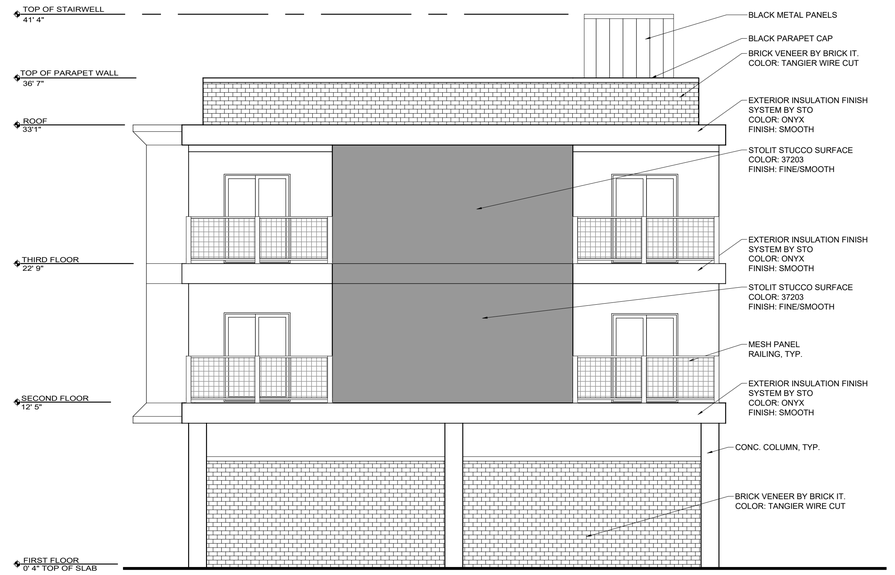
Elevations



3 ZBA2

Proposed 1st Floor Layout

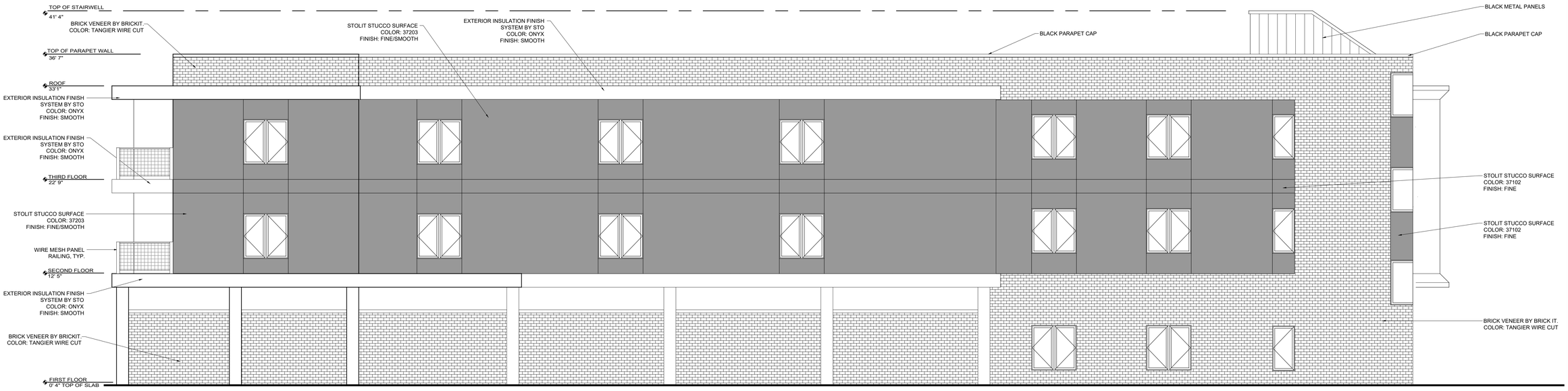
Scale: 1/8" = 1'-0"



2 ZBA2

Proposed Rear Elevation (West)

Scale: 3/16" = 1'-0"



2 ZBA2

Proposed Left-Side Elevation (South)

Scale: 3/16" = 1'-0"

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038612
STATE OF NEW YORK

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8 South Clinton Street
Poughkeepsie, New York 12601

For Zoning Board of Appeals Review

Date: 04.30.2025

Revisions: --

Drawn By: JL/HP

ZBA2

Elevations

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map): 8 South Clinton Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): New construction of a three story multifamily building.		
Name of Applicant/Sponsor: Jason Lichwick Architecture PLLC	Telephone: 845-284-6344 E-Mail: jason@JLArchitectureny.com	
Address: 387 Hooker Avenue, Suite 5		
City/PO: Poughkeepsie	State: New York	Zip Code: 12603
Project Contact (if not same as sponsor; give name and title/role): Jason Lichwick, Architect	Telephone: E-Mail:	
Address: Same as Applicant		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): South Clinton Equities LLC	Telephone: 917-642-0410 E-Mail: shragy@ccofny.com	
Address: 8 South Clinton Street		
City/PO: Poughkeepsie	State: New York	Zip Code:12601

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City of Poughkeepsie Planning Board	10/2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City of Poughkeepsie Zoning Board of Appeals	7/2024
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie

b. What police or other public protection forces serve the project site?
City of Poughkeepsie

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie

d. What parks serve the project site?
Reservoir Square Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial and residential

b. a. Total acreage of the site of the proposed action? 0.155 acres
b. Total acreage to be physically disturbed? 0.155 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.155 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				14
At completion of all phases				14

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: 1,152 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i. What is the purpose of the excavation or dredging? Foundation

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

sanitary waste water

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

_____

- Operation: _____

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

_____

- Operation: _____

_____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No

If yes, provide DEC ID number(s): B00148, C314126, C314126A, 314122, C314130, C31...

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? N/A feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No
ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
None

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

If Yes:

i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Eligible property:former Trolley Barn, Travis House

iii. Brief description of attributes on which listing is based:

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource:

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

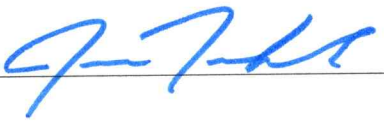
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

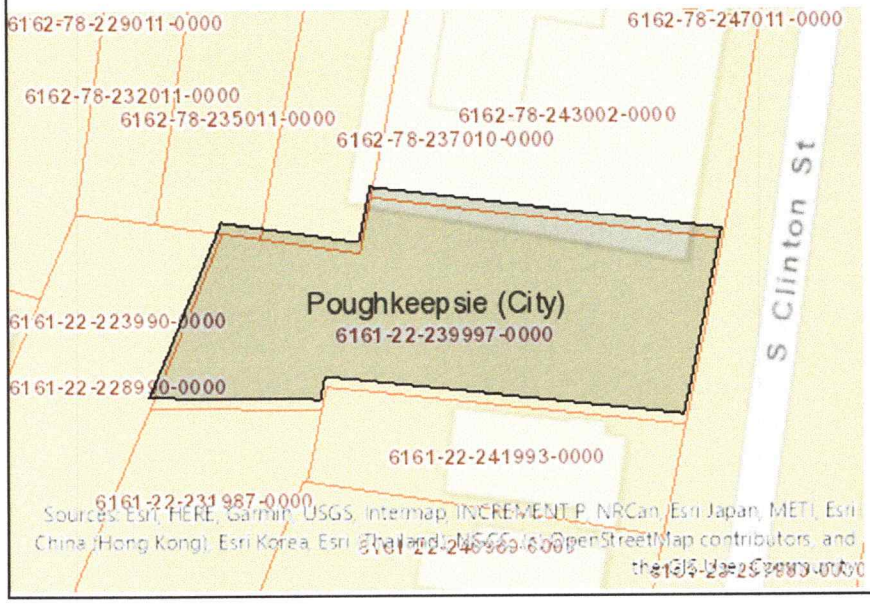
Applicant/Sponsor Name Jason Lichwick Date 02/11/2025

Signature  Title Architect

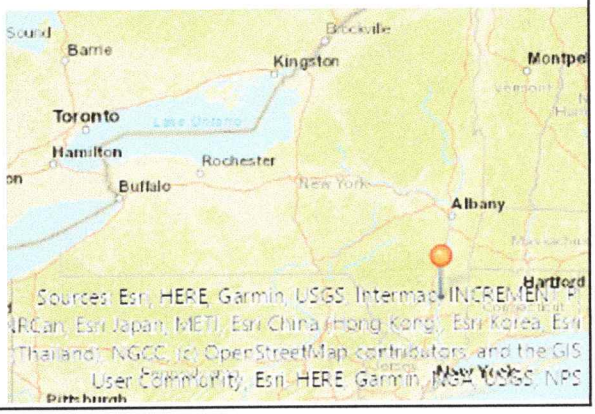
PRINT FORM

EAF Mapper Summary Report

Tuesday, October 22, 2024 10:49 AM



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00148, C314126, C314126A, 314122, C314130, C314134
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:former Trolley Barn, Travis House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No






ART

Prepared By:



To whom it may concern,

The attached financial hardship report, in seeking a lot area variance, highlights the following scenarios:

As of right:

2-story building with an elevator (due to ADA compliance), a first floor commercial space, and 3 residential apartments. As the numbers show, this is entirely unfeasible.

Option A:

3-story building with no elevator, no commercial space (as ADA compliant residential units will be located on the first floor), and 14 residential apartments. This is the most feasible option, as the elevator and elevator shaft costs are eliminated.

Option B:

4-story building with an elevator (due to ADA compliance), a first floor commercial space, and 20 residential apartments. This can potentially be a feasible project.

Option C:

3-story building with an elevator (due to ADA compliance), a first floor commercial space, and 14 residential apartments. This can potentially be a feasible project.

Prepared By:

VISIONRE
REALTY ADVISORS

	As-of-right	Option A	Option B	Option C
	3 Units w/ Comm.	**14 Units w/o Comm.**	**20 Units w/ Comm.**	**14 Units w/ Comm.**
Stories	2	3	4	3
Elevator	Yes	No	Yes	Yes
Residential Units	3	14	20	14
Commercial Space	Yes	No	Yes	Yes
Buildable SF	4,271	11,834	16,951	11,834
Efficiency Rate	70%	80%	69%	69%
Rentable SF	2,990	9,467	11,704	8,160
Construction Costs / SF	$275	$235	$275	$275
Total Construction Costs	**$1,174,643**	**$2,780,990**	**$4,661,525**	**$3,254,350**
Retail Units	1		1	1
Studio Units			10	8
1BD Units	3	14	9	6
2BD Units			1	
Avg. Retail Sq Ft.	1,152		1,152	1,152
Avg. Studio Sq Ft.			418	417
Avg. 1BD Sq Ft.	613	676	613	613
Avg. 2BD Sq Ft.			860	
Retail Rent	$2,000		$2,000	$2,000
Studio Rent			$1,500	$1,500
1BD Rent	$1,800	$1,900	$1,800	$1,800
2BD Rent			$2,300	
Annual Income	$88,800	$319,200	$426,000	$297,600
Vacancy (5%)	(4,440)	(15,960)	(21,300)	(14,880)
Operating Expenses (40%)	(35,520)	(127,680)	(170,400)	(119,040)
Net Operating Income	**$48,840**	**$175,560**	**$234,300**	**$163,680**
Yield on Cost	**4.16%**	**6.31%**	**5.03%**	**5.03%**

From: Judith Knauss
To: Jason Lichwick
Cc: Tyler Maegerle; Lori Garcia
Subject: 8 South Clinton Street
Date: Tuesday, April 29, 2025 8:53:20 AM

Dear Mr. Lichwick:

The Development Department is in receipt of revised materials relative to your application for the construction of a three story multiple dwelling containing 16 dwelling units on the vacant parcel on South Clinton Street, Parcel #6161-22-239997, also known as 8 South Clinton Street. Please be advised that the revised information has been reviewed for compliance with the provisions of the PID-B District in which the property is located, and the following deficiencies remain:

1. Section 19-3.4(3)(c) requires a side yard building setback of 15 feet when abutting a residential lot line: the proposed set-back on the south property line where it abuts a residential property varies from 5 feet to zero (0) feet; and,
2. Section 19-3.4(3)(d) requires a rear yard building set-back of 8 feet: the building appears to abut the property line at the rear.

Please be further advised that Section 19-6.2(12)(b) requires that a minimum of 14 off-street parking spaces be provided: only seven spaces are provided on site. A waiver for six spaces is being requested of the Planning Board, based on proximity of the project to two municipal lots, one on Little Smith Street (and one on Cannon Street (6161-22-207972, 204974 and 200975). Pursuant to the provisions of Section 19-6.2(8), it is possible to secure a waiver by paying a fee in lieu of parking, at the rate of $1000 per space, or, in this instance, $7000, based on availability. Further, Section 19-6.2(10)(a) requires that a minimum of two bicycle parking spaces be provided: no bicycle parking is identified although it is our understanding this will be provided.

Therefore, the application is hereby denied. You may, within sixty (60) days of the date of this communication, either:

1. Revise the plan to reflect compliance; or,
2. Make application to the Zoning Board of Appeals requesting that variances be granted.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Zoning Board of Appeals**

Tax Parcel Numbers(s): **2399970000**

Project Name: **"8" South Clinton Street Mixed Use Area Variances**

Applicant: **Jason Lichwick Architecture PLLC**

Address of Property: **"8" South Clinton Street**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☑ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **6/3/2024**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted:	Notes:	☐ Major Project
Date Received: **5/9/2024**		
Date Requested: **6/3/2024**		Referral #: **ZR24-150**
Date Required: **6/7/2024**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **5/24/2024**		

6162-62-238296

FEE: $1000.00
CODE: A2112
ID# 209200
IPS# ZBA2025-001

THE CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS

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

USE VARIANCE APPLICATION

PAID
(1304)
APR 30 2025
$1,000

RECEIVED
APR 30 2025
By LG

PROPERTY ADDRESS 100 N. HAMILTON ST.

ZONING DISTRICT: RNB

OWNER INFORMATION:
Name: BROTHERSSAHITI CORP.
Address: P.O. BOX 131
HOPEWELL JUNCTION, NY 12533
Phone: 845-518-1231 Email: i_sahiti@hotmail.com

APPLICANT INFORMATION:
Name: ISUF SAHITI
Address: P.O. BOX 131
HOPEWELL JUNCTION, NY 12533
Phone: 845-518-1231 Email: i_sahiti@hotmail.com

CONSULTANT INFORMATION:
Name: MICHAEL J. DUVAL, P.E.
Address: 18 WOODHILL LN.
TROY, NY 12180
Phone: 914 456-7336 Email: mjduval.pe@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: _____

Date of decision/determination/violation: _____

A copy of the communication must be attached with this application.

USE VARIANCE APPLICATION

PROPERTY ADDRESS: 100 N. HAMILTON ST.

USE VARIANCE REQUESTS

SECTION	PROHIBITING	TO ALLOW
19-2.2(1)	> 2 DWELLING UNITS	6 DWELLING UNITS
19-5.5	> 2 DWELLING UNITS	6 DWELLING UNITS

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-10(11)(b) of the Zoning Ordinance, **no use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship.** In order to prove such unnecessary hardship, the applicant shall demonstrate the following to the Board of Appeals that, for each and every permitted use under the zoning regulations for the particular district where the property is located:

Responses to the questions below shall be on a separate page attached to and submitted with the application. Use as many sheets as necessary.

1. The applicant cannot realize a reasonable return, for all uses permitted by Zoning, demonstrated by competent financial evidence. Financial evidence should not be construed to be personal to the applicant;

2. The alleged hardship relating to the propelty in question is unique and does not apply to a substantial portion of the district or neighborhood . Please explain how the alleged hardship is unique to the property in question. For example, does the subject property have unique constraints or characteristics not found in other properties in the district or neighborhood?;

3. The requested use variance, if granted, will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered.

4. The alleged hardship has not been self-created An applicant cannot claim "unnecessary hardship" if that hardship was created by the applicant. Explain fully how the hardship is not self-created.

USE VARIANCE APPLICATION

PROPERTY ADDRESS: 100 N. HAMILTON ST.

LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site, Survey or Plot Plan. This must be signed and labeled.
3. Color photos of site conditions.
4. Complete Short Environmental Assessment Form. Please note that in some instances it may be determined that a Full EAF is required.
5. Electronic file submission of the plot plan and color photos (see attached submission guidelines)
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.

J Sahith — 4/30/25

SIGNATURE OF APPLICANT

Michael J. Duval, P.E.

Professional Engineering Services, PLLC

18 Woodhill Ln.
Troy, NY 12180
914 456-7336
mjduval.pe@gmail.com

Site Plans γ Residential γ Commercial γ Civil γ Structural

April 29, 2025

Joeseph O'Brian, Deputy Zoning Administrator
City of Poughkeepsie Building & Zoning Dept.
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601
845 451-4007

Re: Re-**Submittal –Area Variance Application**
Conversion of light Industrial Parcel to Muti-Family Apartment
100 N. Hamilton St.
City of Poughkeepsie
Tax ID #: 131300-6162-62-238266-0000

Dear Mr. O'Brian:

Included herein are the following, to request various area variances, as required by the City:

- Area Variance Application-Revised
- Use Variance Application-New
- Email from Judith Knauss April 23, 2025, Submission Comments.
- Responses to April 23, 2025 Comments
- Site Plan with Draft Building Plan, Dated 4/29/2025.
- Use and Area Variance request justifications.

The scope of the project is to demolish an existing vacant vehicle repair shop and to construct a three-story, 6-unit apartment building consisting of six (6) two-bedroom apartments, new water and sewer conveyance systems, a parking lot with screening and landscaping, as needed.

If you have any questions don't hesitate to call.

Thank you,

Michael J. Duval

Michael J. Duval, P.E.

Responses to Comments from April 23, 2025 E-Mail

- A Use Variance Application is submitted herein for Sections 19-2.2(1) and 19-5.5 (Principal Use Table).

- Section 19-2.2(3)(a) primary street setback was set by the average setback of the two parcels to the south and one parcel to the north, across the High Street. The average setback for these parcels is 15.75 ft. Therefore, no variance is needed for this Section of the Zoning Regulations.

- Section 19-2.2(4)(b) the secondary street setback is proposed at 4 feet (from the edge of the front porch). The requirement is 10 ft. The 4 ft. setback is similar to the parcel to the west.

- Section 19-2.2(4)(c) the front entrance to the building is proposed on the secondary street side instead of the required primary street side. The existing lot configuration is narrow on the primary street side, making access to the building inefficient. Access on the secondary street side is along the long direction of the structure, allowing for more efficient access to the building, and ultimately to the six units within the building, while maximizing usable residential space within the building.

- Section 19-2.2(2)(f) requires that off-street parking have a minimum side yard of 10 ft. As stated in the e-mail, corner lots have two front yards. We have designated the yard to the south of the building as the "rear yard" and the yard to the west of the building as the "side yard". The proposed side yard setback for the parking area is 3 ft. The thought is that three feet is enough room for screening and plantings, and vehicles will be parked over 33 ft. away from the property line to the west.

- Section 19-2.2(2)(g) requires that off-street parking have a minimum rear yard setback of 5 ft. The parking area setback has been increased to 5 ft. Therefore, no variance will be requested for this regulation.

- Parking lot dimensions and setbacks have been provided on the plan. The parking lot dimensions have been adjusted slightly since the February submission, and the parking spaces have been reduced and their orientation rotated 90 degrees. These adjustments have been made to allow better maneuverability by the design vehicle (AASHTO Passenger Car). In addition, the length of the sidewalk has been increased for pedestrian access to the ADA parking space. In addition, the hatched access aisle width has been increased from 5 ft. to 8 ft, as required.

Response to Questions (from Area Variance Request Form)

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

No. The current property is an abandoned auto repair shop. The property has had a series of illegal or undesirable businesses operating from this location over the years. The six apartments will provide some relief to the local housing crisis gripping the community. In addition, there are several other apartment buildings in the immediate area. So, this new apartment building will fit into the existing neighborhood.

2. **Can the benefit sought to be achieved by some other method feasibly for the applicant to pursue, other than the 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?**

While performing initial evaluations of the existing structure it was found that the existing building has minimal and sporadic footings, installed just below the ground surface. The existing unreinforced concrete block walls are bowed and cracked. The potential cost to temporarily support the concrete block building, underpin the foundation, and trueing and reinforcing the existing walls would be cost prohibitive. The cost to demolish the existing building and to construct a new building, and to redevelop the site will require a considerable amount of money. The Owner feels that six units will provide sufficient cash flow to make the project feasible.

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

The current maximum density for this new zoning district is two units, plus an accessory unit. The Owner is requesting a variance to construct six (6) units total, or twice the regulated maximum density. This variance is substantial on its surface. However, it may be regarded as insignificant, as there are several existing apartment buildings of the proposed scale (4 to 6 units) in the vicinity. To name a few, 180 Manion St., 169, 171, 173 Mansion St., 5/7 High St., 143/145 N. Hamilton St. In addition, one block north of the address is a mixed/industrial area, with the Dutchess County Jail, an electrical supply house and a brewing and distribution facility.

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. The project won't have an adverse effect on the physical or environmental conditions in the neighborhood or environment. In fact, it will improve the physical condition in the neighborhood. The current property is vacant and has been vacant for some kind. The property has operated as an auto repair business on a block that is entirely residential. The entire parcel is currently impervious. The proposed project will construct residential units, in the style of residential architecture, on a developed lot with 60.0% imperviousness.

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

The area variances needed are not the result of the applicants' actions. They are unique to the location of the property being a corner lot, the physical condition of the property, the way the property was previously developed and the result of the newly adopted Zoning Regulations. The existing parcel development (auto repair facility) never fit into a predominantly residential neighborhood. Economic

factors that currently exist make it cost prohibitive to demolish the existing facility and to redevelop the site while staying within all the current Zoning regulations.

Use Variance Request Justification

1. **The applicant cannot realize a reasonable return, for all uses permitted by Zoning, demonstrated by competent financial evidence. Financial evidence should not be construed to be personal to the applicant.**

The applicant is working with a financial advisor and will present the findings of the financial analysis to the City when the financial analysis is complete.

2. **The alleged hardship related to the property in question is unique and does not apply to a substantial portion of the district or neighborhood. Please explain how the alleged hardship is unique to the property in question. For example, does the subject property have unique constraints or characteristics not found in other properties in the district or neighborhood?**

The hardship is unique to the existing developed nature of the parcel. The existing parcel development (auto repair facility) never fit into a predominantly residential neighborhood. In addition, the existing structure was constructed with minimal and sporadic foundations not even constructed below the frost line. Some portions of the masonry walls have no foundation at all. The bottom of the footings that do exist are less than two feet below grade. Portions of the walls have settled, cracked and bowed. Economic factors that currently exist make it cost prohibitive to correct the foundation and wall issues and to save the existing structure, or to demolish the existing facility and to redevelop the site while staying within all the current Zoning regulations. That is, to construct only a two-family structure.

3. **The requested use variance, if granted, will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered.**

The current maximum density for this new zoning district is two units, plus an accessory unit. The Owner is requesting a variance to construct six (6) units total, or twice the regulated maximum density. This variance is substantial on its surface. However, it may be regarded as insignificant, as there are several existing apartment buildings of the proposed scale (4 to 6 units) in the vicinity. To name a few, 180 Manion St., 169, 171, 173 Mansion St., 5/7 High St., 143/145 N. Hamilton St. In addition, one block north of the address is a mixed/industrial area, with the Dutchess County Jail, an electrical supply house and a brewing and distribution facility. Based on the above-described neighborhood character, a new six (6) unit residential structure constructed in the style of a “typical” residential structure in a neighborhood with other residential structures of the same scale will not adversely affect the character of the neighborhood.

4. **The alleged hardship has not been self-created. An applicant cannot claim “unnecessary hardship” if that hardship was created by the applicant. Explain fully how the hardship is not self-created.**

The use variance requested (the hardship) is not the result of the applicants’ actions. They are unique to the location of the property being a corner lot, the physical condition of the property, the way the property was previously developed and the result of the newly adopted Zoning Regulations. The existing parcel development (auto repair facility) never fit into a predominantly residential neighborhood. Economic factors that currently exist make it cost prohibitive to correct major structural deficiencies with the structure’s foundations and walls, or to demolish the existing facility and to redevelop the site while staying within all the current Zoning regulations.

SCHEDULE OF AREA & BULK REQUIREMENTS

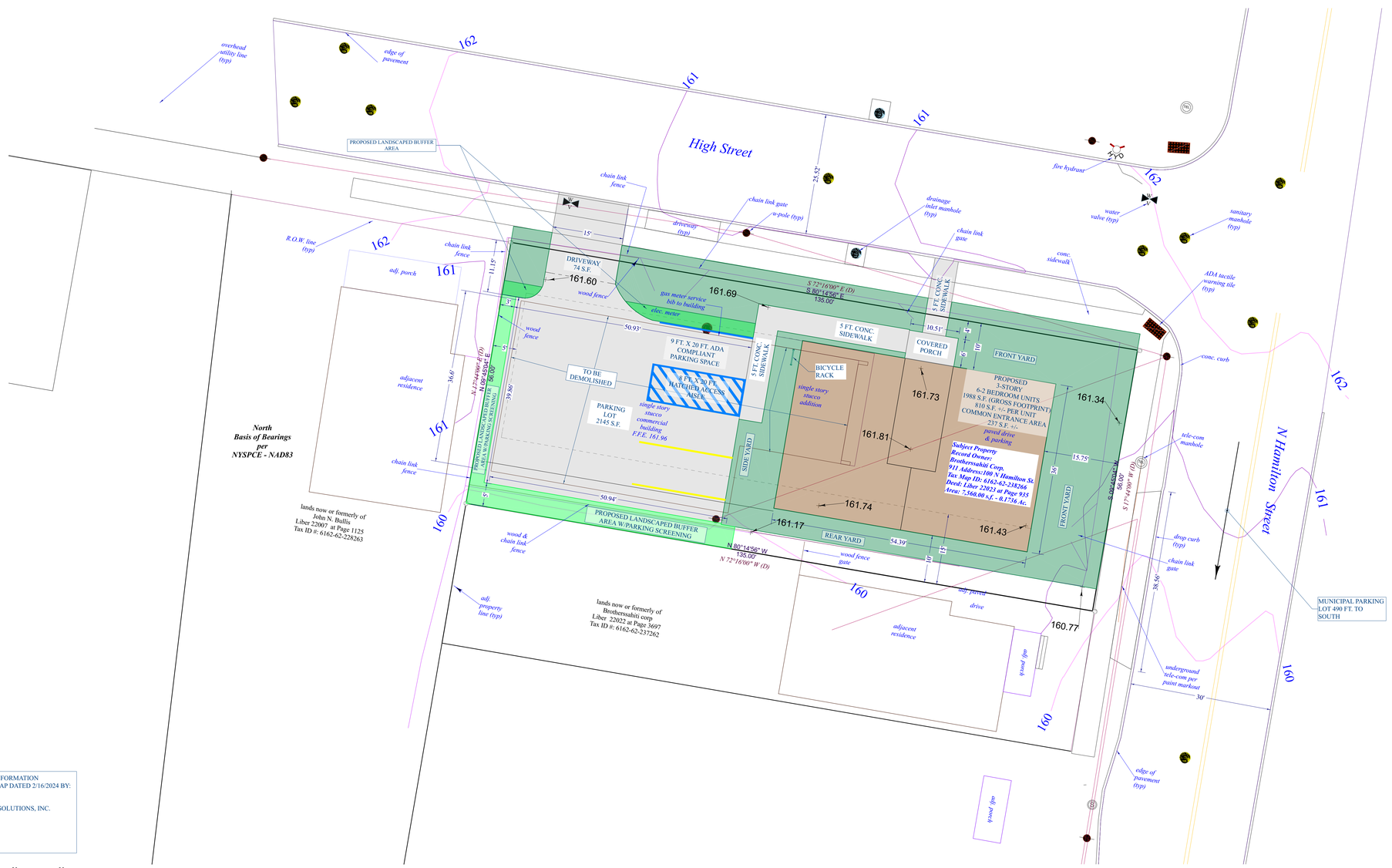
ZONING DISTRICT: RN-B REQUIREMENTS	PROPOSED
1. PURPOSE	
● AREAS OF SINGLE-UNIT AND 2-UNIT RESIDENTIAL DEVELOPMENT. ● PROVIDE FACILITIES AND USES WHICH SERVE RESIDENTS OF THESE AREAS. ● PROVIDE OPPORTUNITY FOR MORE INTENSIVE USE OF LARGE OLDER RESIDENTIAL STRUCTURES TO ASSURE NEIGHBORHOOD STABILITY.	(6) 2-BEDROOM UNITS
2. LOTS & PARKING	
a. LOT AREA (MIN.) 4000 S.F. (0.0918 ACRES)	7560 S.F. (0.1736 ACRES)
b. LOT WIDTH (MIN.) 30 FT.	56 FT.
c. LOT COVERAGE (MAX.) 60% 1. INCLUDE ALL IMPERVIOUS SURFACES.	60.0%
PARKING LOCATION & ACCESS	
d. PRIMARY STREET YARD SETBACK (MIN.): VARIES', [20.75 FT.] 1. 5 FT. GREATER THAN THE PRIMARY STRUCTURE SETBACK.	80.35 FT.
e. SECONDARY STREET YARD SETBACK (MIN.): 10 FT.	11.15 FT.
f. SIDE YARD SETBACK (MIN.): 10 FT.' 2. FOR LOT WIDTH < 50 FT., SIDE YARD SETBACK IS NOT REQUIRED.	3.0 FT.
g. REAR YARD SETBACK (MIN.): 5 FT. DRIVEWAY WIDTH (MAX.): 15 FT.	5.0 FT. 15 FT.
3. BUILDING PLACEMENT	
● PRIMARY STRUCTURE SETBACK	
a. PRIMARY STREET SETBACK (MIN.): AVG. OR 20 FT.', [AVG. - 15.75 FT.'] 1. WITHIN 2 FT. OF THE AVERAGE SETBACK OF THE TWO LOTS ON EACH SIDE OF THE SUBJECT LOT (4 MEASUREMENTS).	15.75 FT.
b. SECONDARY STREET SETBACK (MIN.): 10 FT.	4.00 FT. (SETBACK TO COVERED PORCH)
c. SIDE SETBACK (MIN.): 5 FT.	64.33 FT.
d. REAR SETBACK (MIN.): 15 FT.	10.00 FT.
● ACCESSORY STRUCTURE SETBACK	
e. PRIMARY STREET YARD: N.P.	
f. SECONDARY STREET YARD: N.P.	
g. WITHIN SIDE/REAR YARD (MIN.): 5 FT.	
4. BUILDING COMPOSITION	
● HEIGHT	
a. BUILDING HEIGHT (MAX. STORIES/FEET): 2.5/35 FT.	3-STORIES/40 FT.
b. ACCESSORY BUILDING/STRUCTURE (MAX.): 25 FT.	N.A.
● ENTRANCE	
c. PRIMARY STREET FACING ENTRANCE: REQUIRED	SECONDARY ST. ENTRANCE.
d. PORCH OR PORTICO: REQUIRED	YES
e. SIDEWALK FROM FRONT ENTRANCE TO PUBLIC SIDEWALK: REQUIRED	YES
● DENSITY	
f. DWELLING UNITS PER LOT	
○ PRIMARY UNITS (MAX.): 2	(6) 2-BEDROOM UNITS PROPOSED
○ ACCESSORY DWELLING UNITS: 1	N.A.

OFF STREET PARKING REQUIREMENTS

OFF STREET PARKING REQUIREMENTS: SECTION 19-6.2	PROPOSED
1. LAYOUT & LOCATION OF...	
a. ALL PARKING MAY BE LOCATED ADJACENT TO A BUILDING BUT NOT BETWEEN THE BUILDING AND THE FRONT LOT LINE.	COMPLY'S WITH REQUIREMENT.
c. ACCESS SHALL CONSIST OF AT LEAST ONE FIFTEEN-FOOT WIDE DRIVE AISLE FOR PARKING AREAS WITH FEWER THAN 20 SPACES AND AT LEAST TWO TEN-FOOT WIDE LANES FOR PARKING AREAS WITH MORE THAN 20 SPACES.	COMPLY'S WITH REQUIREMENT.
d. NO ENTRANCE OR EXIT TO ANY OFF-STREET PARKING AREA WITH A CAPACITY OF MORE THAN FOUR SPACES SHALL BE LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION, NOR EXCEED A GRADE IN EXCESS OF 6% WITHIN 25 FEET OF ANY STREET LINE NOR 10% AT ANY OTHER POINT.	COMPLY'S WITH REQUIREMENT.
f. EACH REQUIRED SPACE, EXCLUSIVE OF DRIVES AND AISLES, SHALL BE NOT LESS THAN 20 FEET LONG NOR LESS THAN NINE FEET WIDE AND SHALL BE SERVED BY AN AISLE BETWEEN ROWS OF PARKING SPACES OF NOT LESS THAN 22 FEET WIDE. THE MINIMUM AISLE SPACE MAY BE REDUCED FOR ANGLE PARKING, BUT IN NO CASE SHALL THE AISLE SPACE BE LESS THAN 16 FEET. ALL SPACES SHALL BE CLEARLY MARKED.	COMPLY'S WITH REQUIREMENT.
4. SCREENING & LANDSCAPING	
a. WHERE A PARKING AREA FOR THREE OR MORE VEHICLES ABUTS A RESIDENTIAL PROPERTY, IT SHALL BE SCREENED FROM VIEW BY LANDSCAPING, OPAQUE FENCE OR WALL OR OTHER MEANS APPROVED BY THE PLANNING BOARD.	COMPLY'S WITH REQUIREMENT.
b. 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. THE PLANTING PLAN FOR THIS STRIP SHALL BE APPROVED BY THE PLANNING BOARD AS PART OF THE SITE PLAN REVIEW.	COMPLY'S WITH REQUIREMENT.
10. BICYCLE PARKING	
a. BICYCLE PARKING SHALL BE PROVIDED WITH ALL MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENTS AT 10% OF THE REQUIRED VEHICLE PARKING, BUT NOT LESS THAN TWO (2) BICYCLE SPACES AND NOT MORE THAN TWENTY (20) BICYCLE SPACES FOR ANY SINGLE USE.	TWO (2) BICYCLE PARKING SPACES SHALL BE PROVIDED.
11. PARKING SPACE RATIOS	
a. RESIDENTIAL AND RELATED USES:	
USE / **MINIMUM PARKING**	
MULTIFAMILY DWELLING — 1.25 SPACES PER DWELLING UNIT [6 UNITS X 1.25 SPACES PER UNIT = 7.5 SPACES] [SAY 8 SPACES]	THREE (3) SPACES SHALL BE PROVIDED. A PARKING WAIVER FOR 5 SPACES. MUNICIPAL LOT AT N. HAMILTON AND MANSION ST.

NOTE:

RED TEXT INDICATES NON-CONFORMING FEATURE REQUIRING A USE AND AREA VARIANCE OR A PARKING WAIVER.



BOUNDARY & TOPOGRAPHICAL SURVEY INFORMATION
REFERENCES TITLE/BOUNDARY SURVEY MAP DATED 2/16/2024 BY:

JONATHAN N. MILLEN, LLS
AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC.
DBA ACES
1229 ROUTE 300 - SUITE 3
NEWBURGH, NY 12550
OFFICE: 845-943-7198 FIELD: 914-906-8830
JMILLENLLS@ACESSURVEYING.COM

10 0 10 20 30

SCALE: 1" = 10'

OWNERS CONTACT INFORMATION:

ISUF SAHITI
BROTHERS SAHITI CORP.
P.O. BOX 131
HOPEWELL JUNCTION, NY 12533
845 518-1231
i_sahiti@hotmail.com
brothersahiti4@hotmail.com

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

6-Unit Apartment Building
Isuf Sahiti,
Brothersshiti Corp.
100 N. Hamilton St.
Poughkeepsie, NY 12601
845 518-1231
i_sahiti@hotmail.com

Plot Plan

Michael J. Duval, P.E.
Professional Engineering Services, PLLC
18 Woodhill Ln.
Troy, NY 12180
914 456-7336
mjduval.pe@gmail.com

DATE:
4/29/2025

SCALE:
1" = 10'

SHEET:
1 OF 5

Michael J. Duval, P.E.
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18 Woodhill Ln.
Troy, NY 12180
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mjduval.pe@gmail.com

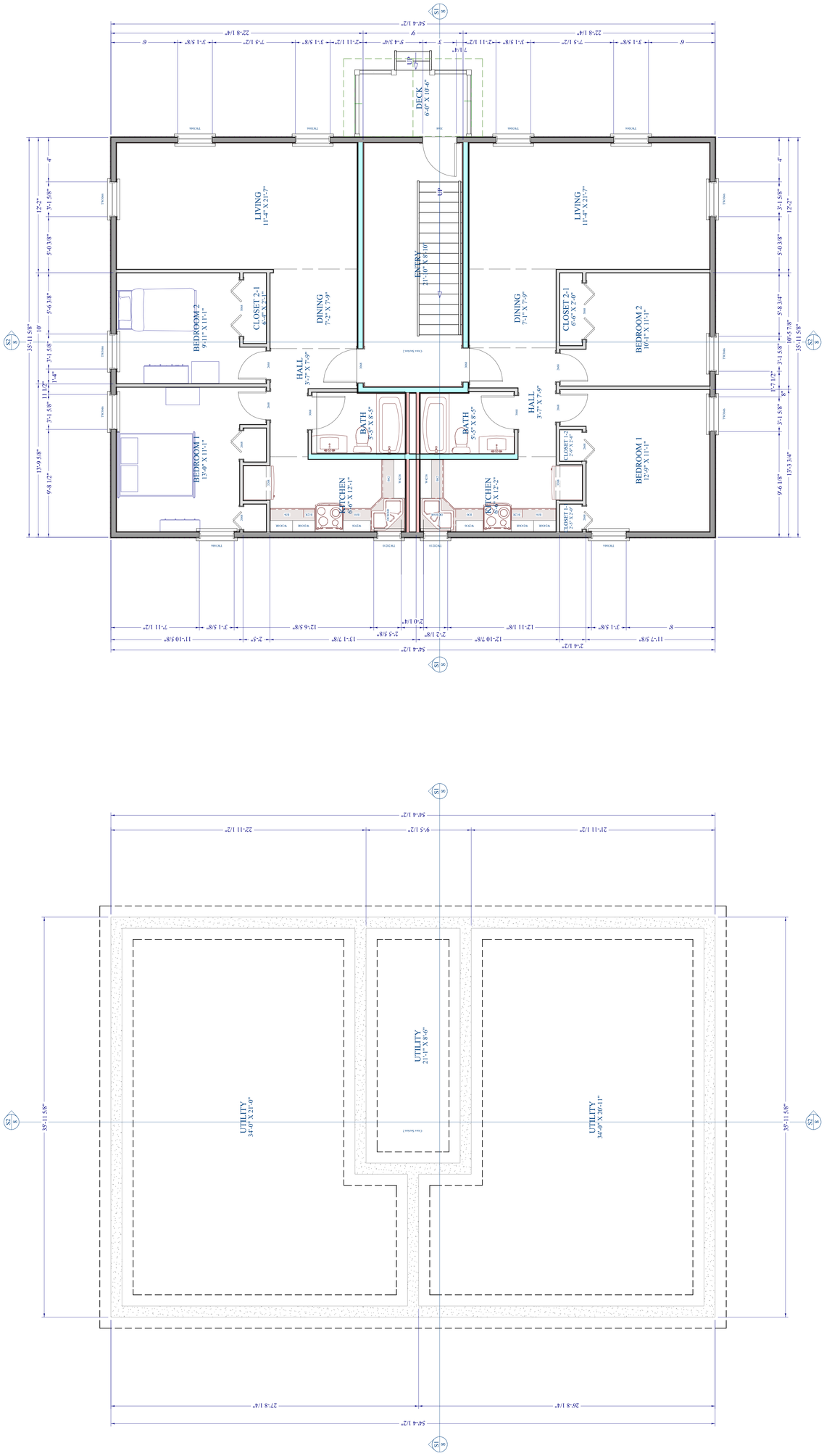
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SHEET:	2 OF 5

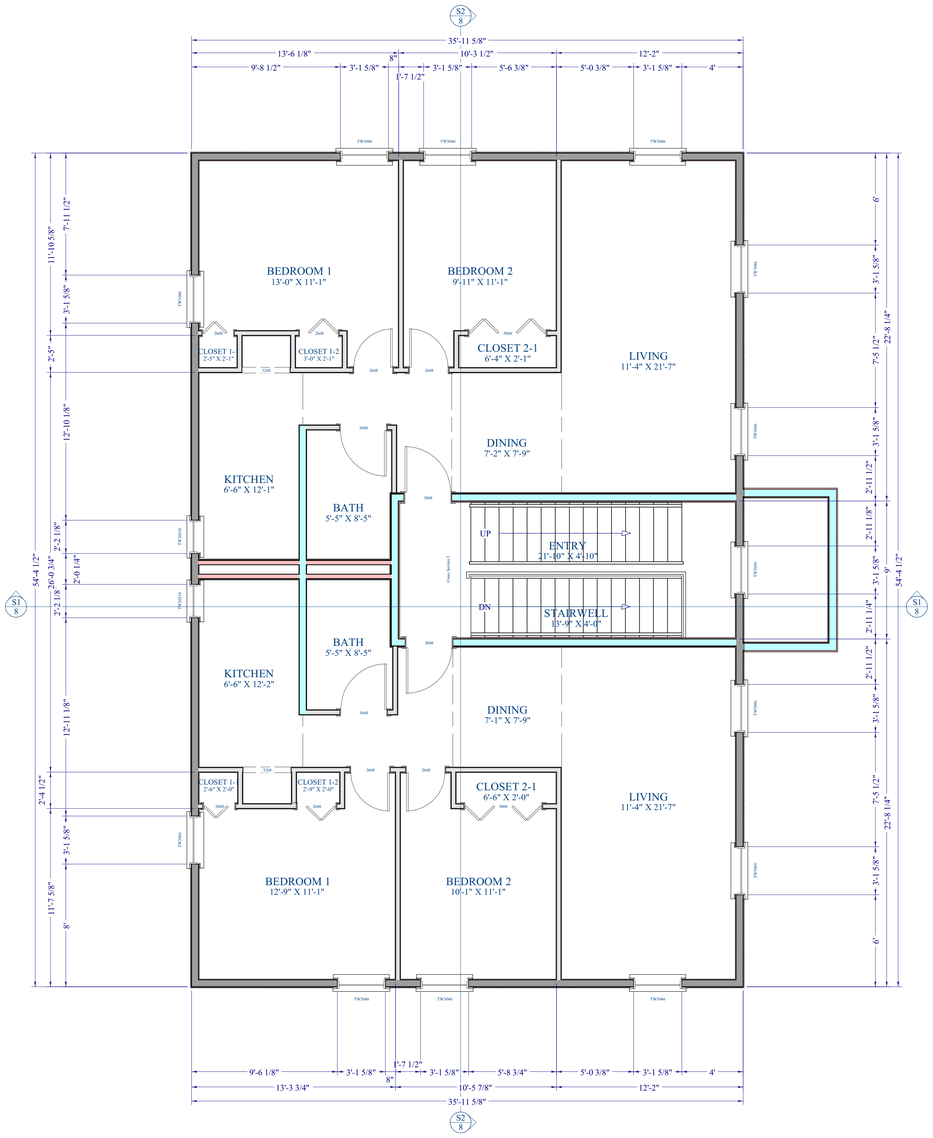
Foundation & 1st Floor Plan

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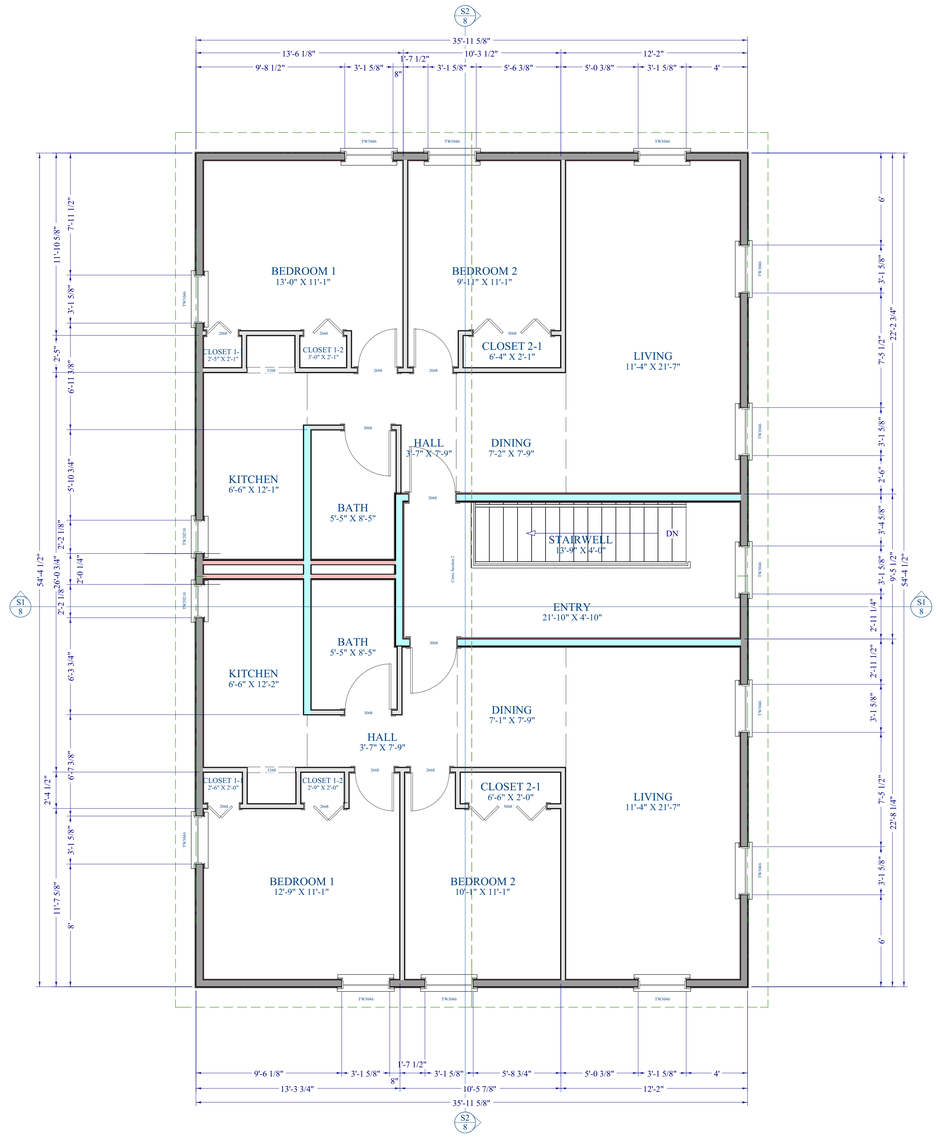
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Working Plan View



Working Plan View

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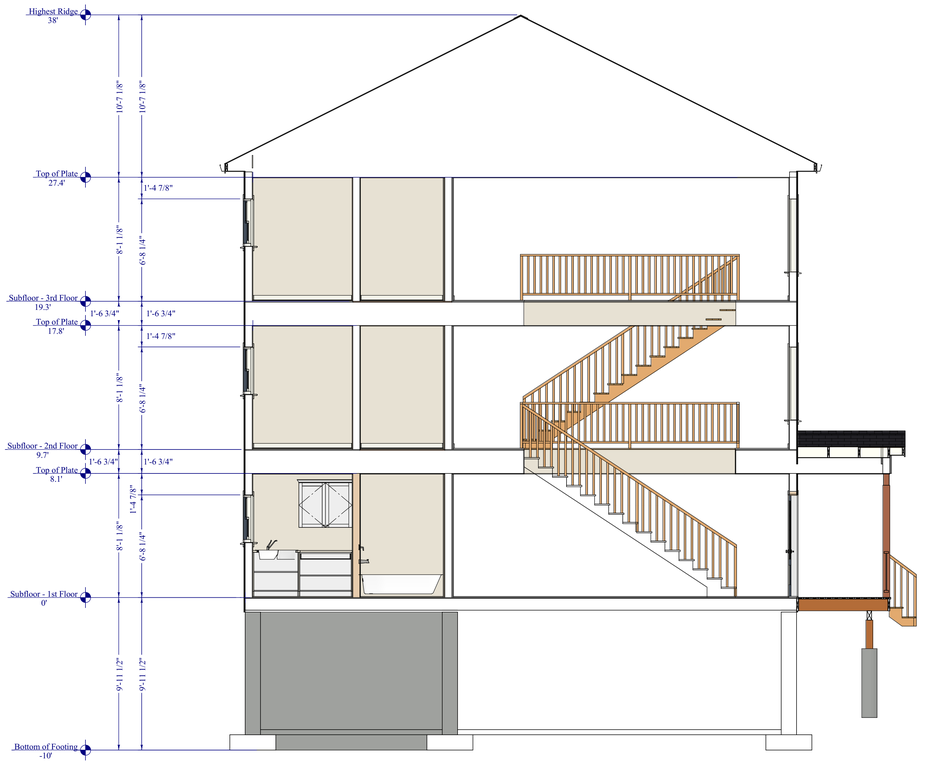
2nd & 3rd Floor Plan

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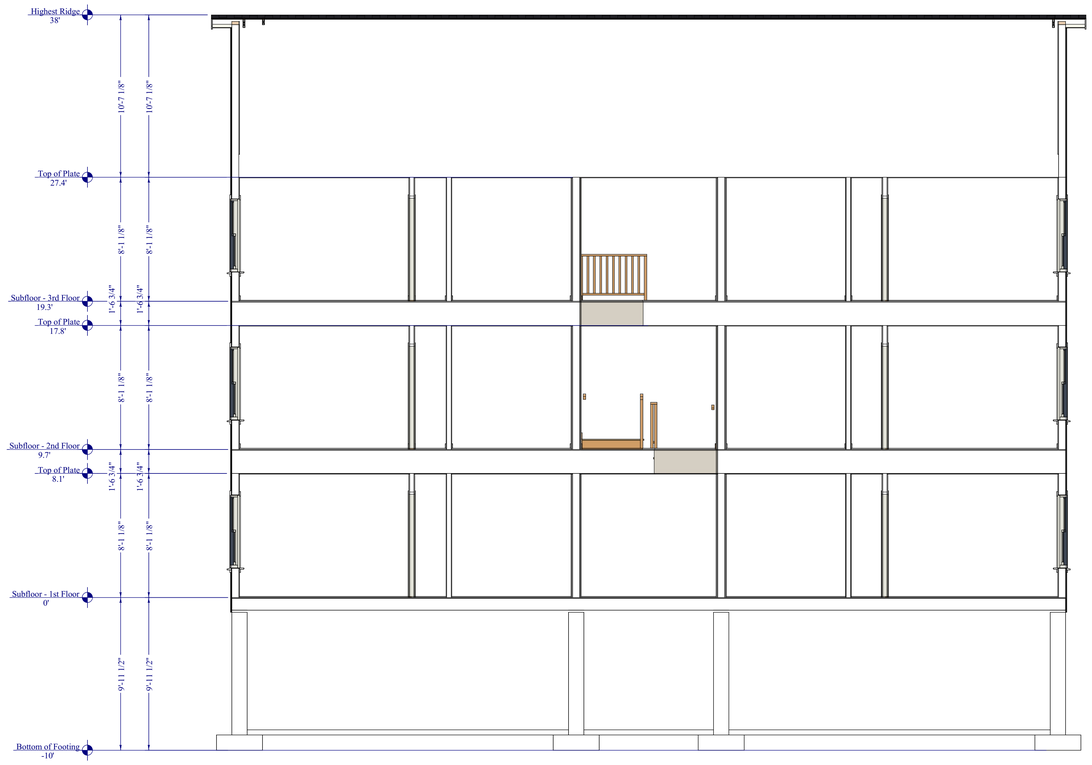
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S1 / 4 Cross Section 1
1/4 in = 1 ft



S2 / 4 Cross Section 2
1/4 in = 1 ft

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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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SHEET:
5 OF 5

Lot# 6162-62-238260

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

FEE: $350
CODE: A2112
ID#: 20920
IPS# ZBA2025-003

PAID
1292
FEB 21 2025
$350

RECEIVED
FEB 21 2025
By

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 100 N. HAMILTON ST.

ZONING DISTRICT: RN-B

OWNER INFORMATION:

Name: BROTHERS SAHITI CORP.
Address: P.O. BOX 131
HOPEWELL JUNCTION, NY 12533
Phone: 845 518-1231
Email: i_sahiti@hotmail.com

APPLICANT INFORMATION:

Name: ISUF SAHITI
Address: P.O. BOX 131
HOPEWELL JUNCTION, NY 12533
Phone: 845-518-1231
Email: i_sahiti@hotmail.com

CONSULTANT INFORMATION:

Name: MICHAEL J. DUVAL, P.E.
Address: 18 WOODHILL LN.
TROY, NY 12180
Phone: 914 456-7336
Email: mjduval.pe@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: JUDITH KNAUSS DZA.

Date of decision/determination/violation: 2/4/2025

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 100 N. HAMILTON 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
19-2.2(2)(f)	PARKING AREA SIDE YARD SETBACK - 10 FT	3.0 FT.
19-2.2(3)(b)	SECONDARY STREET (BLG) SETBACK - 10 FT	4.0 FT.
19-2.2(3)(d)	REAR SETBACK (BLG) 15 FT	10.0 FT.
19-2.2(4)(a)	BUILDING HEIGHT 2.5 STORIES 35 FT.	3 STORIES 40 FT.
19-2.2(4)(c)	PRIMARY ST. FACING ENTRANCE	SECONDARY ST. ENTRANCE
19-2.2(4)(f)	PRIMARY UNITS ≤ 2	6 - 2BR UNITS.

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) 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: 100 N. HAMILTON ST.

AREA VARIANCE REQUESTS

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.

I. Sahiti — SIGNATURE OF APPLICANT

4/30/25 — DATE

ISUF SAHITI — Print Name

Michael J. Duval, P.E.

Professional Engineering Services, PLLC

18 Woodhill Ln.
Troy, NY 12180
914 456-7336
mjduval.pe@gmail.com

Site Plans γ Residential γ Commercial γ Civil γ Structural

February 20, 2025

Joeseph O'Brian, Deputy Zoning Administrator
City of Poughkeepsie Building & Zoning Dept.
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601
845 451-4007

Re: **Submittal –Area Variance Application**
Conversion of light Industrial Parcel to Muti-Family Apartment
100 N. Hamilton St.
City of Poughkeepsie
Tax ID #: 131300-6162-62-238266-0000

Dear Mr. O'Brian:

Included herein are the following, to request various area variances, as required by the City:

- Area Variance Application
- Email from Judith Knauss February 2, 2025, Zoning Review Request Response.
- Short Environmental Assessment Form
- Site Plan with Draft Building Plan, Dated 2/20/2025.
- Color Photos of Site Conditions

The scope of the project is to demolish an existing vacant vehicle repair shop and to construct a three-story, 6-unit apartment building consisting of six (6) two-bedroom apartments, new water and sewer conveyance systems, a parking lot, and landscaping, as needed.

If you have any questions don't hesitate to call.

Thank you,

Michael J. Duval

Michael J. Duval, P.E.

Response to Questions (from Area Variance Request Form)

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

No. The current property is an abandoned auto repair shop. The property has had a series of illegal or undesirable businesses operating from this location over the years. The six apartments will provide some relief to the local housing crisis gripping the community. In addition, there are several other apartment buildings in the immediate area. So, this new apartment building will fit into the existing neighborhood.

2. **Can the benefit sought to be achieved by some other method feasibly for the applicant to pursue, other than the 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?**

While performing initial evaluations of the existing structure it was found that the existing building has minimal footings, installed just below the ground surface. The existing unreinforced concrete block walls are bowed and cracked. The potential cost to temporarily support the concrete block building, underpin the foundation, and trueing and reinforcing the existing walls would be cost prohibitive. The cost to demolish the existing building and to construct a new building, and to redevelop the site will require a considerable amount of money. The Owner feels that six units will provide sufficient cash flow to make the project feasible.

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

The current maximum density for this new zoning district is two units, plus an accessory unit. The Owner is requesting a variance to construct six (6) units total, or twice the regulated maximum density. This variance is substantial on its surface. However, it may be regarded as insignificant, as there are several existing apartment buildings of the proposed scale (4 to 6 units) in the vicinity. To name a few, 180 Manion St., 169, 171, 173 Mansion St., 5/7 High St., 143/145 N. Hamilton St. In addition, one block north of the address is a mixed/industrial area, with the Dutchess County Jail, an electrical supply house and a brewing and distribution facility.

All other variances are considered minimal. For instance, the proposed project impervious area is 2.7% greater than the maximum coverage allowed. The rear setback for this corner lot abuts the side yard of the adjacent property, also owned by the applicant. The proposed building maximum height is greater than the maximum allowed. However, there are many three-story structures in the area.

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. The project won't have an adverse effect on the physical or environmental conditions in the neighborhood or environment. In fact, it will improve the physical condition in the neighborhood. The current property is vacant and has been vacant for some kind. The property has operated as an auto repair business on a block that is entirely residential. The entire parcel is currently impervious. The proposed project will construct residential units, in the style of residential architecture, on a developed lot with 62.7% imperviousness.

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

The area variances needed are not the result of the applicants' actions. They are unique to the location of the property being a corner lot, the physical condition of the property, the way the property was previously developed and the result of the newly adopted Zoning Regulations. The existing parcel development (auto repair facility) never fit into a predominantly residential neighborhood. Economic factors that currently exist make it cost prohibitive to demolish the existing facility and to redevelop the site while staying within all the current Zoning regulations.

SCHEDULE OF AREA & BULK REQUIREMENTS

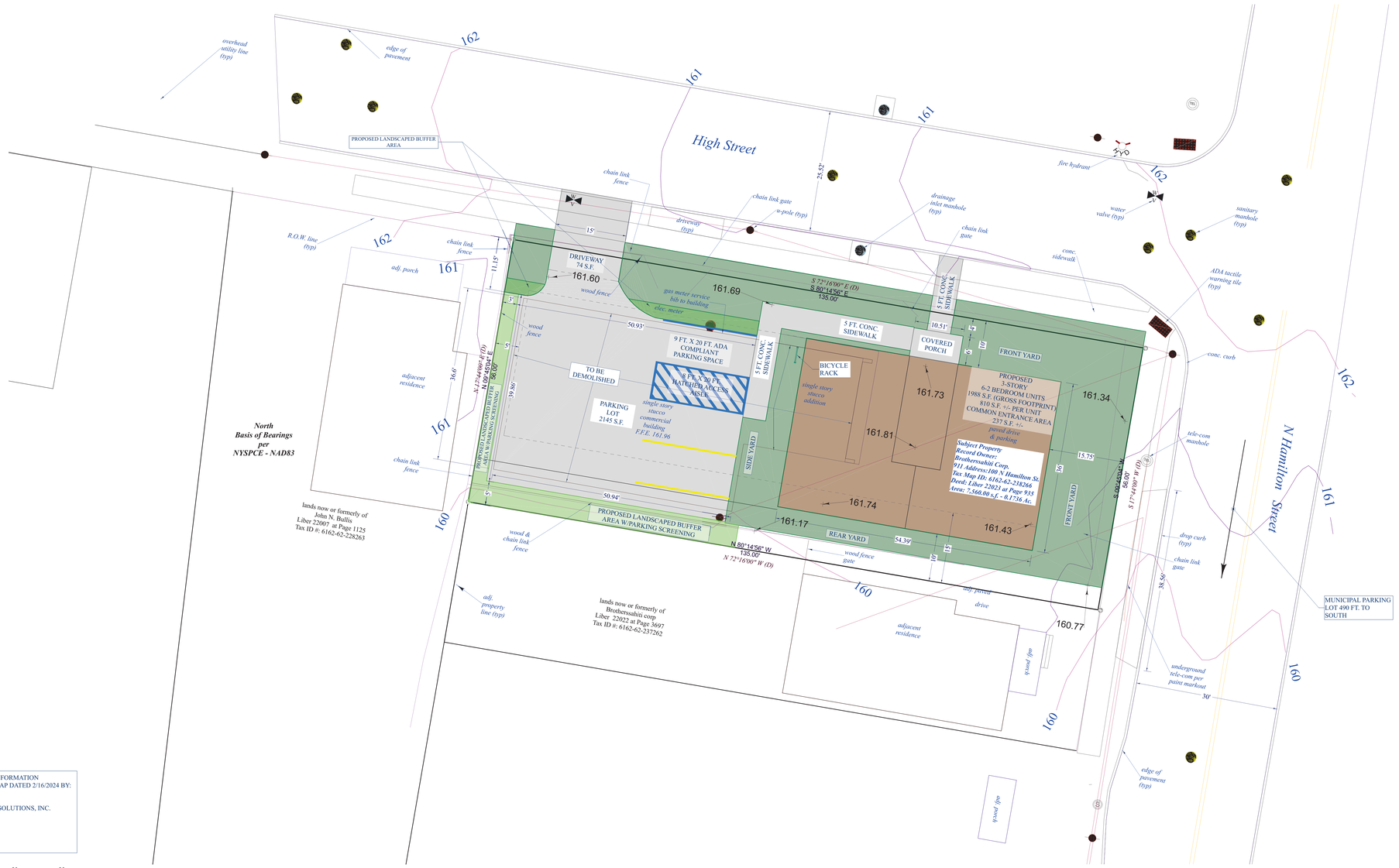
ZONING DISTRICT: RN-B REQUIREMENTS	PROPOSED
1. PURPOSE	
● AREAS OF SINGLE-UNIT AND 2-UNIT RESIDENTIAL DEVELOPMENT.	(6) 2-BEDROOM UNITS
● PROVIDE FACILITIES AND USES WHICH SERVE RESIDENTS OF THESE AREAS.	
● PROVIDE OPPORTUNITY FOR MORE INTENSIVE USE OF LARGE OLDER RESIDENTIAL STRUCTURES TO ASSURE NEIGHBORHOOD STABILITY.	
2. LOTS & PARKING	
a. LOT AREA (MIN.) 4000 S.F. (0.0918 ACRES)	7560 S.F. (0.1736 ACRES)
b. LOT WIDTH (MIN.) 30 FT.	56 FT.
c. LOT COVERAGE (MAX.) 60%	60.0%
1. INCLUDE ALL IMPERVIOUS SURFACES.	
PARKING LOCATION & ACCESS	
d. PRIMARY STREET YARD SETBACK (MIN.): VARIES', [20.75 FT.]	80.35 FT.
1. 5 FT. GREATER THAN THE PRIMARY STRUCTURE SETBACK.	
e. SECONDARY STREET YARD SETBACK (MIN.): 10 FT.	11.15 FT.
f. SIDE YARD SETBACK (MIN.): 10 FT.'	3.0 FT.
2. FOR LOT WIDTH < 50 FT., SIDE YARD SETBACK IS NOT REQUIRED.	
g. REAR YARD SETBACK (MIN.): 5 FT.	5.0 FT.
DRIVEWAY WIDTH (MAX.): 15 FT.	15 FT.
3. BUILDING PLACEMENT	
● PRIMARY STRUCTURE SETBACK	
a. PRIMARY STREET SETBACK (MIN.): AVG. OR 20 FT.', [AVG. - 15.75 FT.']	15.75 FT.
1. WITHIN 2 FT. OF THE AVERAGE SETBACK OF THE TWO LOTS ON EACH SIDE OF THE SUBJECT LOT (4 MEASUREMENTS).	
b. SECONDARY STREET SETBACK (MIN.): 10 FT.	4.00 FT. (SETBACK TO COVERED PORCH)
c. SIDE SETBACK (MIN.): 5 FT.	64.33 FT.
d. REAR SETBACK (MIN.): 15 FT.	10.00 FT.
● ACCESSORY STRUCTURE SETBACK	
e. PRIMARY STREET YARD: N.P.	
f. SECONDARY STREET YARD: N.P.	
g. WITHIN SIDE/REAR YARD (MIN.): 5 FT.	
4. BUILDING COMPOSITION	
● HEIGHT	
a. BUILDING HEIGHT (MAX. STORIES/FEET): 2.5/35 FT.	3-STORIES/40 FT.
b. ACCESSORY BUILDING/STRUCTURE (MAX.): 25 FT.	N.A.
● ENTRANCE	
c. PRIMARY STREET FACING ENTRANCE: REQUIRED	SECONDARY ST. ENTRANCE.
d. PORCH OR PORTICO: REQUIRED	YES
e. SIDEWALK FROM FRONT ENTRANCE TO PUBLIC SIDEWALK: REQUIRED	YES
● DENSITY	
f. DWELLING UNITS PER LOT	
○ PRIMARY UNITS (MAX.): 2	(6) 2-BEDROOM UNITS PROPOSED
○ ACCESSORY DWELLING UNITS: 1	N.A.

OFF STREET PARKING REQUIREMENTS

OFF STREET PARKING REQUIREMENTS: SECTION 19-6.2		PROPOSED
1. LAYOUT & LOCATION OF...		
a. ALL PARKING MAY BE LOCATED ADJACENT TO A BUILDING BUT NOT BETWEEN THE BUILDING AND THE FRONT LOT LINE.		COMPLY'S WITH REQUIREMENT.
c. ACCESS SHALL CONSIST OF AT LEAST ONE FIFTEEN-FOOT WIDE DRIVE AISLE FOR PARKING AREAS WITH FEWER THAN 20 SPACES AND AT LEAST TWO TEN-FOOT WIDE LANES FOR PARKING AREAS WITH MORE THAN 20 SPACES.		COMPLY'S WITH REQUIREMENT.
d. NO ENTRANCE OR EXIT TO ANY OFF-STREET PARKING AREA WITH A CAPACITY OF MORE THAN FOUR SPACES SHALL BE LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION, NOR EXCEED A GRADE IN EXCESS OF 6% WITHIN 25 FEET OF ANY STREET LINE NOR 10% AT ANY OTHER POINT.		COMPLY'S WITH REQUIREMENT.
f. EACH REQUIRED SPACE, EXCLUSIVE OF DRIVES AND AISLES, SHALL BE NOT LESS THAN 20 FEET LONG NOR LESS THAN NINE FEET WIDE AND SHALL BE SERVED BY AN AISLE BETWEEN ROWS OF PARKING SPACES OF NOT LESS THAN 22 FEET WIDE. THE MINIMUM AISLE SPACE MAY BE REDUCED FOR ANGLE PARKING, BUT IN NO CASE SHALL THE AISLE SPACE BE LESS THAN 16 FEET. ALL SPACES SHALL BE CLEARLY MARKED.		COMPLY'S WITH REQUIREMENT.
4. SCREENING & LANDSCAPING		
a. WHERE A PARKING AREA FOR THREE OR MORE VEHICLES ABUTS A RESIDENTIAL PROPERTY, IT SHALL BE SCREENED FROM VIEW BY LANDSCAPING, OPAQUE FENCE OR WALL OR OTHER MEANS APPROVED BY THE PLANNING BOARD.		COMPLY'S WITH REQUIREMENT.
b. 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. THE PLANTING PLAN FOR THIS STRIP SHALL BE APPROVED BY THE PLANNING BOARD AS PART OF THE SITE PLAN REVIEW.		COMPLY'S WITH REQUIREMENT.
10. BICYCLE PARKING		
a. BICYCLE PARKING SHALL BE PROVIDED WITH ALL MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENTS AT 10% OF THE REQUIRED VEHICLE PARKING, BUT NOT LESS THAN TWO (2) BICYCLE SPACES AND NOT MORE THAN TWENTY (20) BICYCLE SPACES FOR ANY SINGLE USE.		TWO (2) BICYCLE PARKING SPACES SHALL BE PROVIDED.
11. PARKING SPACE RATIOS		
a. RESIDENTIAL AND RELATED USES:		
USE	**MINIMUM PARKING**	
MULTIFAMILY DWELLING	1.25 SPACES PER DWELLING UNIT [6 UNITS X 1.25 SPACES PER UNIT = 7.5 SPACES] [SAY 8 SPACES]	THREE (3) SPACES SHALL BE PROVIDED. A PARKING WAIVER FOR 5 SPACES. MUNICIPAL LOT AT N. HAMILTON AND MANSION ST.

NOTE:

RED TEXT INDICATES NON-CONFORMING FEATURE REQUIRING A USE AND AREA VARIANCE OR A PARKING WAIVER.



BOUNDARY & TOPOGRAPHICAL SURVEY INFORMATION
REFERENCES TITLE/BOUNDARY SURVEY MAP DATED 2/16/2024 BY:

JONATHAN N. MILLEN, LLS
AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC.
DBA ACES
1229 ROUTE 300 - SUITE 3
NEWBURGH, NY 12550
OFFICE: 845-943-7198 FIELD: 914-906-8830
JMILLENLLS@ACESSURVEYING.COM

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STATE OF NEW YORK · MICHAEL J. DUVAL · 074098 · LICENSED PROFESSIONAL ENGINEER

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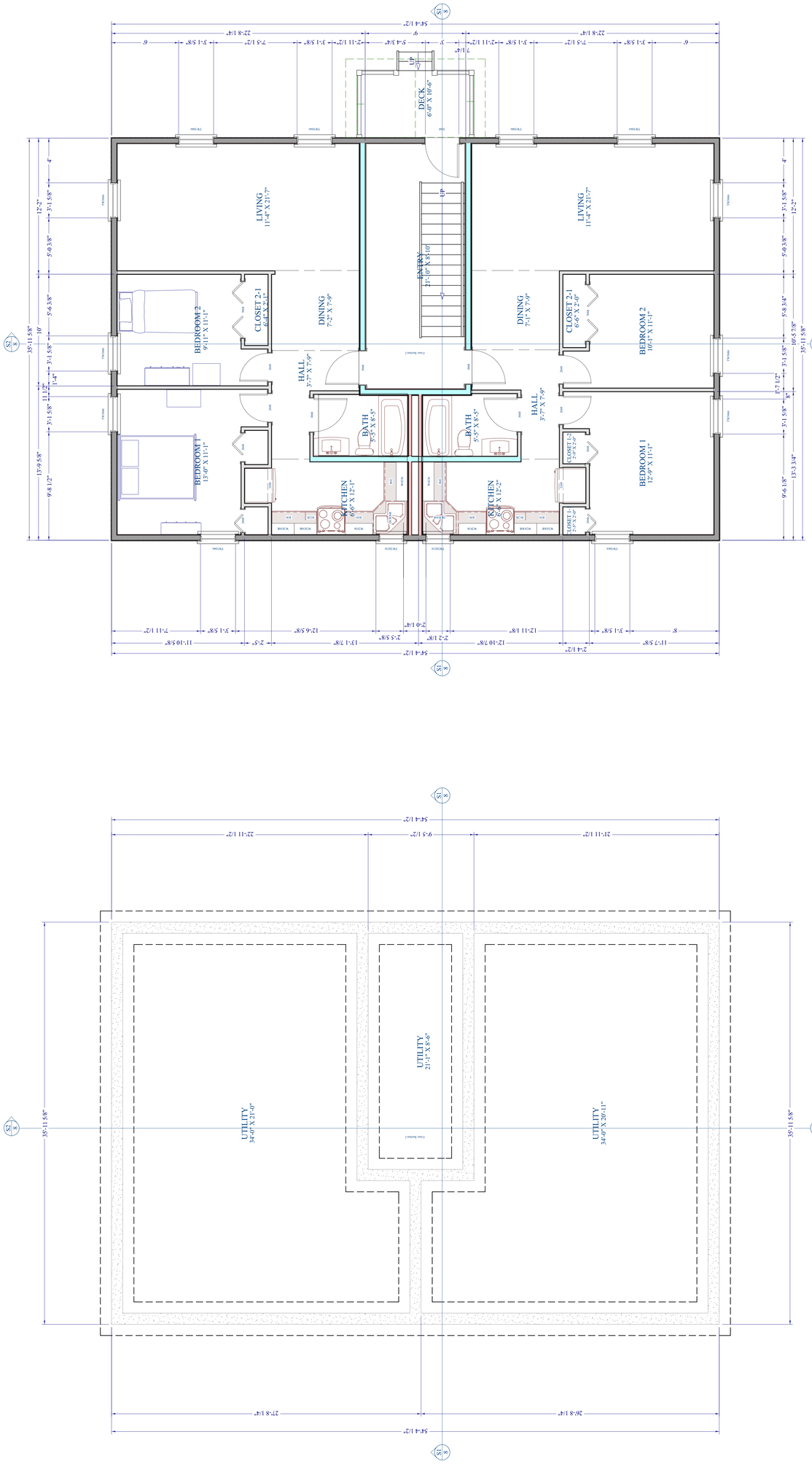
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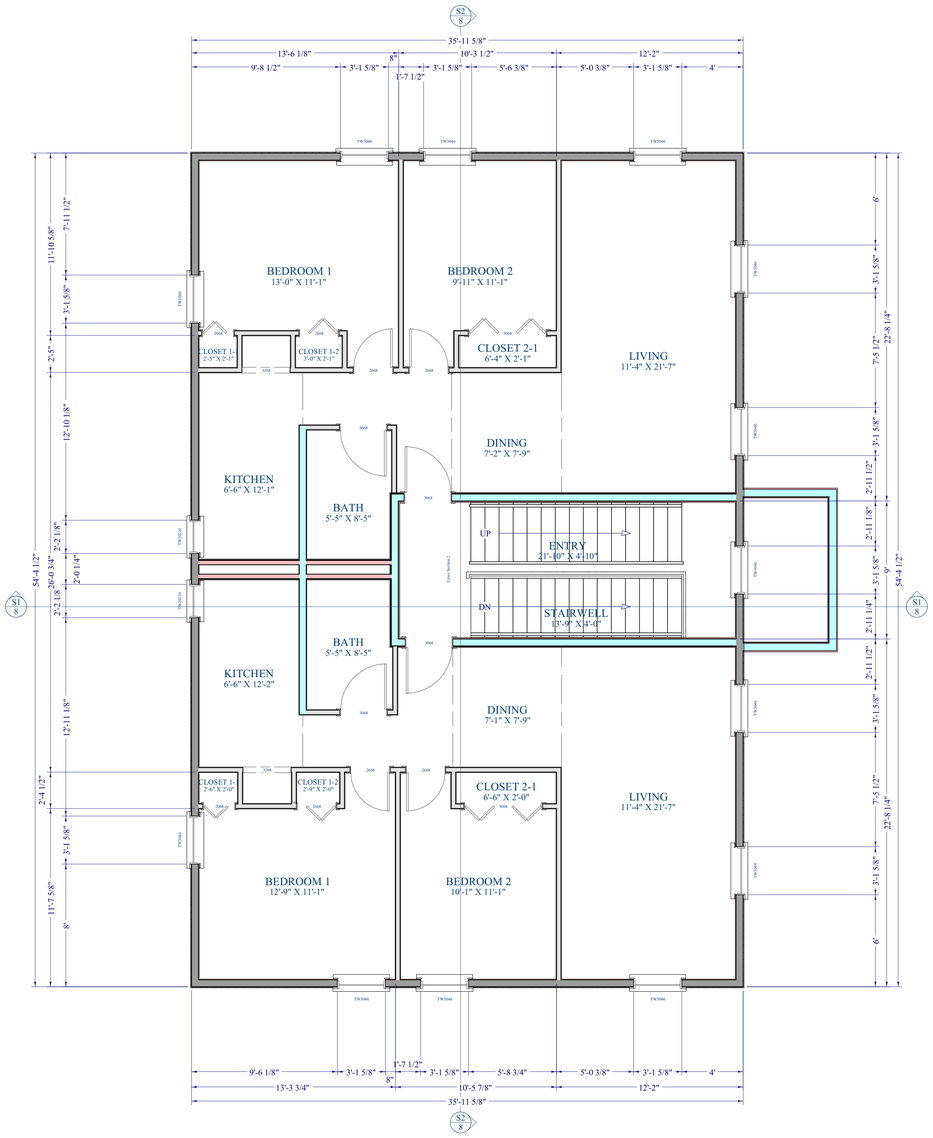
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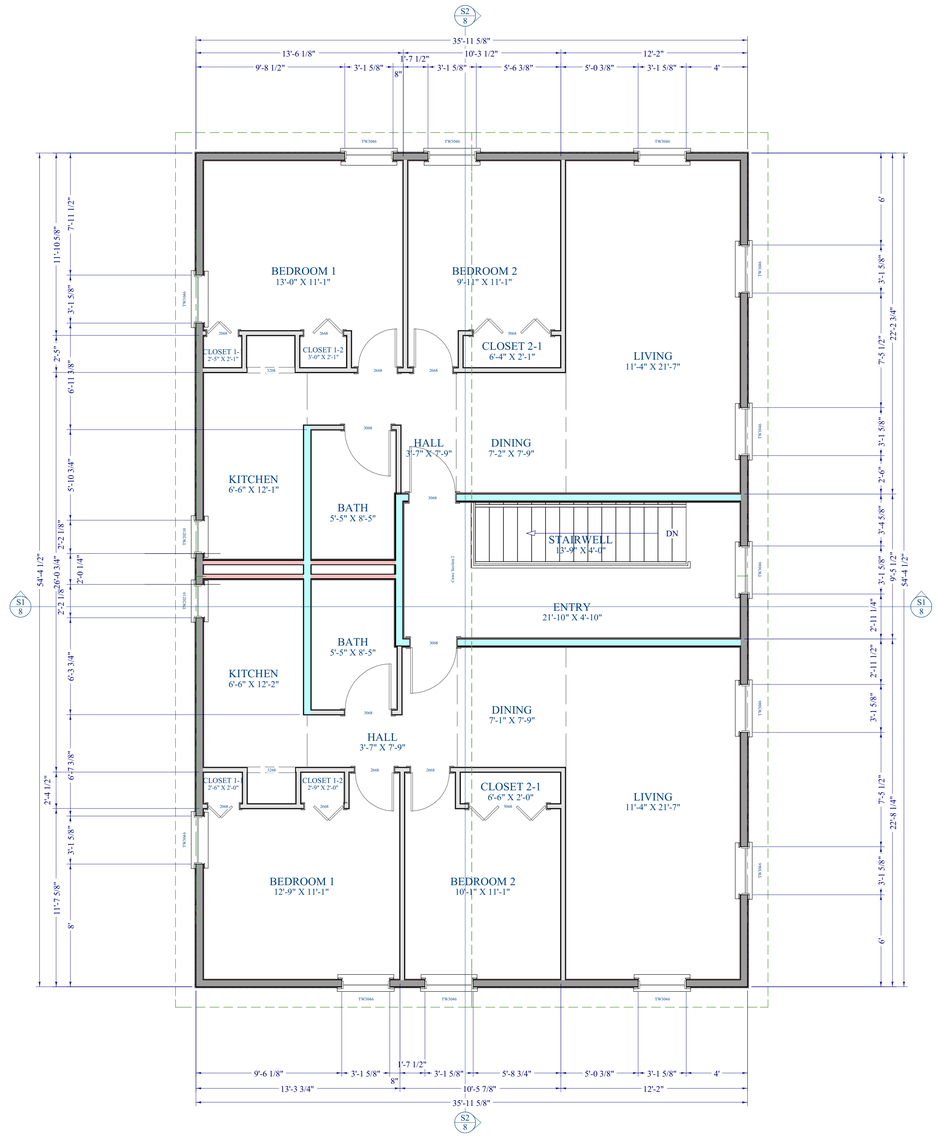
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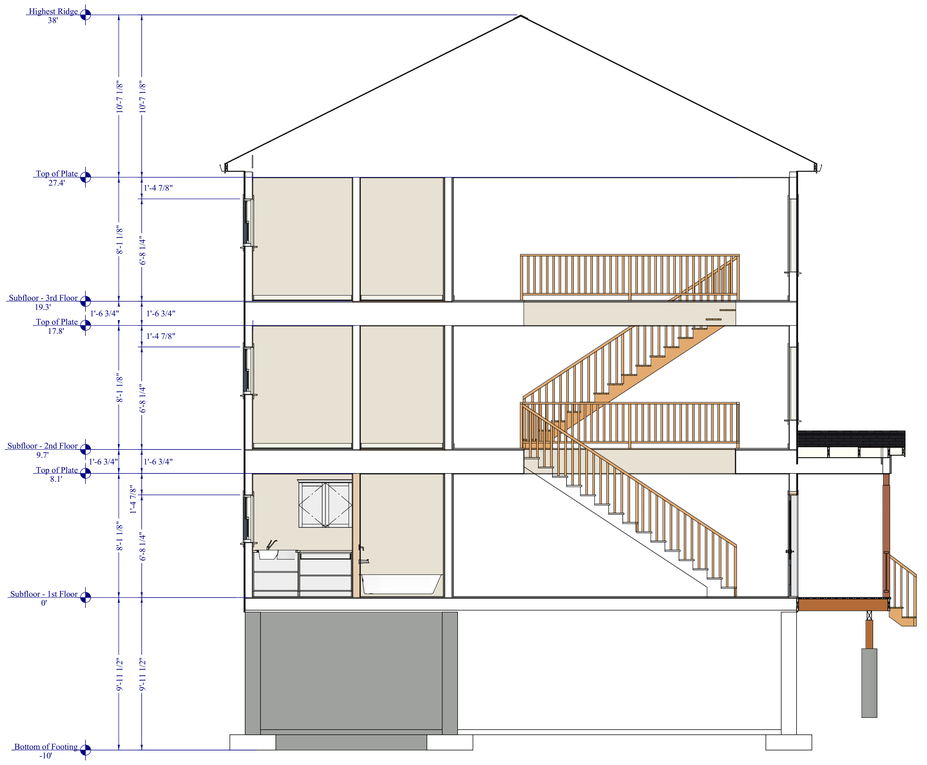
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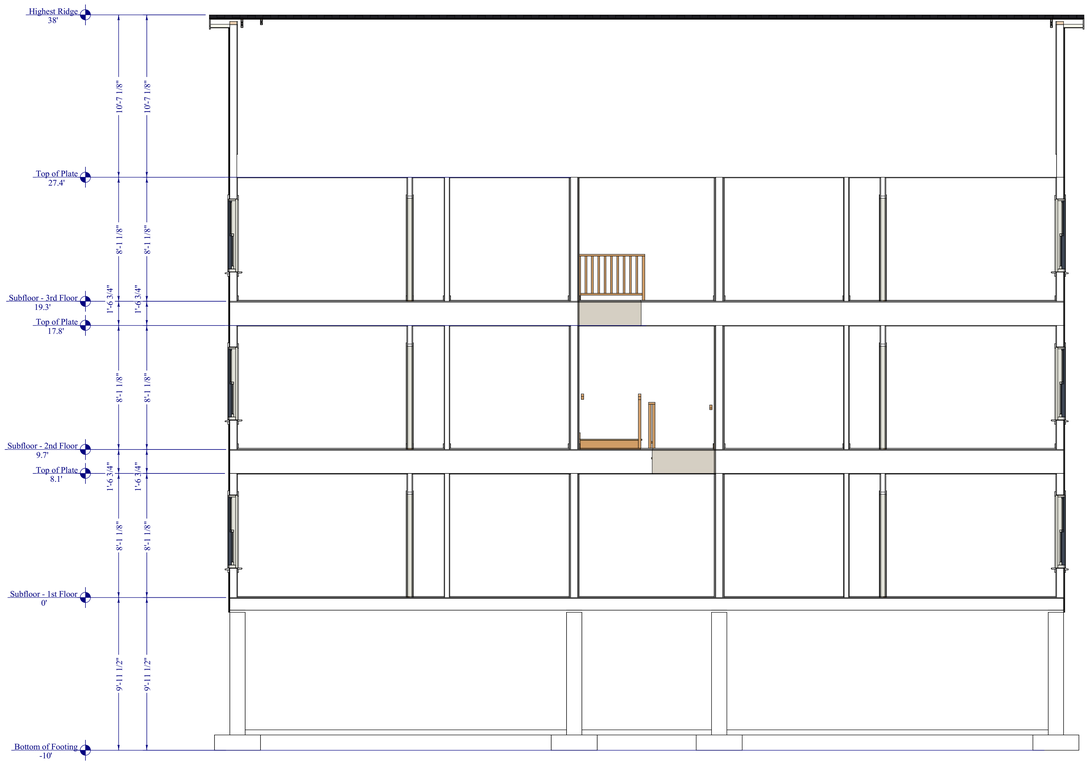
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Sections

Michael J. Duval, P.E.
Professional Engineering Services, PLLC
18 Woodhill Ln.
Troy, NY 12180
914 456-7336
mjduval.pe@gmail.com

DATE:
2/20/2025

SCALE:
1/4" = 1'

SHEET:
4 OF 5



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

6-Unit Apartment Building
Isuf Sahiti,
Brothersahiti Corp.
100 N. Hamilton St.
Poughkeepsie, NY 12601
845.518-1231
i_sahiti@hotmail.com

Elevations

Michael J. Duval, P.E.
Professional Engineering Services, PLLC
18 Woodhill Ln.
Troy, NY 12180
914 456-7336
mjduval.pe@gmail.com

DATE:
2/20/2025

SCALE:
1/4" = 1'

SHEET:
5 OF 5

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:

New 6-Unit Apartment Building

Project Location (describe, and attach a location map):

100 N. Hamilton St. (At SW corner of N. Hamilton St. and High St.)

Brief Description of Proposed Action:

The existing structure will be demolished and a new 36 ft. X 54.39 ft., three story apartment build will be constructed. The new building will be located at the front setback lines for both High St. and N. Hamilton St. A parking lot will be constructed at the rear of the property that can accommodate five (5) vehicles. A parking waiver will be requested. Access will be on High St., as its a lower volume street.

Water and sewer lines will be replaced.

Name of Applicant or Sponsor:	Telephone: 845 518-1231
Isuf sahiti, Sahitibrothers Corp.	E-Mail: i_sahiti@hotmail.com

Address:

P.O. Box 131

City/PO:	State:	Zip Code:
Hopewell Junction	NY	12533

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? .17 acres
   b. Total acreage to be physically disturbed? .17 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .17 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation 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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the 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?	☑	☐
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?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
Stormwater will discharge to an existing system located in the street.		
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:		
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:		
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:		

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

Applicant/sponsor/name: Michael J. Duval, P.E. Date: 2/21/2025

Signature: Michael J. Duval Title: P.E.

PRINT FORM

100 North Hamilton Street

1 message

Judith Knauss <JKnauss@cityofpoughkeepsie.com> Tue, Feb 4, 2025 at 3:11 PM
To: Michael Duval <mjduval.pe@gmail.com>, "i_sahita@hotmail.com" <i_sahita@hotmail.com>
Cc: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>, Richard Distel <rdistel@cityofpoughkeepsie.com>

The Development Department is in receipt of a zoning review request relative to the proposed conversion of the existing building at 100 North Hamilton Street, a single story vacant commercial structure, to a six unit apartment building, including construction of a two story addition over the existing single story.

Please be advised that on November 22, 2024, the City of Poughkeepsie adopted a new Zoning Ordinance. The property is now located in an area zoned Residential Neighborhood B (RNB). The request has been reviewed for compliance with the new zoning and the following deficiencies were noted to exist:

1. Sections 19-2.2(1) and 19-5.5 (Principal use table) do not permit multiple dwellings. The total number of units permitted is two (2);
2. Section 19-2.2(2)(c) allows a maximum lot coverage of 60%, including all pervious surfaces: this is to be calculated, but may exceed 60%;
3. Section 19-2.2(2)(d) requires that off-street parking have a primary front yard set-back 5 feet greater than the primary structure set-back: the parking is located entirely within the front yard;
4. Section 19-2.2(2)(e) requires that off-street parking have a secondary street front yard set-back of at least 10 feet: the parking set-back on the High Street yard side is approximately 3 feet;
5. Section 19-2.2(2)(f) requires that off-street parking have a minimum side yard set-back of 10 feet: the parking area is set-back approximately 8.34 feet from the side (south) property line;
6. Section 19-2.2(2)(h) allows a maximum driveway width of 15 feet: the proposed driveway is 20 feet in width;
7. Section 19-2.2(3)(c) requires a minimum rear yard setback of 15 feet: the rear (west) yard is approximately 4 feet;
8. Section 19-2.2(4)(a) limits the height of buildings to 2.5 stories/35 feet: the building is proposed to be 3 stories;
9. Section 19-2.2(4)(d) requires that a porch or portico be provided at the building entrance: no porch or portico is proposed;
10. Section 19-2.2(4)(e) requires that a sidewalk be provided from the entrance to the public sidewalk: no such sidewalk is proposed;
11. Section 19-2.2(4)(f) permits a maximum density of two (2) units per lot: six (6) units are proposed;
12. Section 19-6.2(11) requires a minimum of eight (8) off-street parking spaces: six (6) spaces are proposed; and,
13. Section 19-6.5 contains regulations relative to landscaping and fencing. Additional details must be provided to ascertain whether or not these regulations are complied with (for example, the height and appearance of the chain link fences, which also appears to interfere with at least one parking space, and additional information relative to the chain link gates).

Therefore, your proposal is hereby denied. You may, within sixty (60) days of the date of this communication, either:

1. Revise the application to conform to the requirements of the ordinance; or,

2. Make application to the Zoning Board of Appeals for use and area variances.

Additionally, please be advised that the project will likely be classified as an unlisted action for the purposes of the New York State Environmental Review Act (SEQRA), subject to coordinated review by any involved agencies.

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

Very truly yours,

Judith Knauss

Deputy Zoning Administrator



100 N. Hamilton St.
From NE Corner


100 N. Hamilton St.
North Side Looking West



100 N. Hamilton St.
From SE Corner



100 N. Hamilton St.
South Side Looking West


100 N. Hamilton St.
From High St.
Legend
Google Earth
©2023 Google
©2025 Google
6.75 ft


100 N. Hamilton St.
From N. Hamilton St.
Legend
Google Earth
©2023 Google
©2025 Google
5.56 ft

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

FEE: $350
CODE: A2112
ID#:_____
IPS#_____

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 175 Mansion Street

ZONING DISTRICT: RNC (Residential neighborhood C)

OWNER INFORMATION:

Name: Shane Bartholomew
Address: 70 Whittier Blvd. - Poughkeepsie, NY 12603

Phone: 914.474.2333
Email: shanethelandlord@gmail.com

APPLICANT INFORMATION:

Name: (same as above)
Address:

Phone:
Email:

CONSULTANT INFORMATION:

Name: John Sullivan
Address: 40 Garden Street - Suite 05-S-200
Poughkeepsie, NY 12601

Phone: 914.456.1299
Email: jsullivan2@hvc.rr.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: March 25, 2025

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 175 Mansion 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
19-6.2(1(c)	15 foot driveway / 12 foot proposed.	3 feet

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

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

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

1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 175 Mansion Street

AREA VARIANCE REQUESTS

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):

7. Survey Map

SIGNATURE AND VERIFICATION

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

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

SIGNATURE OF APPLICANT

3-27-25
DATE

Shane Bartholomew
Print Name

Revised 12/24: Previous Editions Obsolete

175 Mansion Street – VARIANCE REQUEST JUSTIFICATION

The following responses are related to the Lot area appeal **Section 19-6(1(c)** where a minimum 15'-0" access drive lane is required for a parking area serving five parking spots and a 12'-0" driveway is proposed.

1) The granting of this will not produce an undesirable change in the character of the neighborhood. The proposal is consistent with adjacent and neighboring properties. The proposal is not detrimental to nearby properties. Most of the concrete curb cuts serving parcels of this size are of similar dimension. It should also be mentioned that the City of Poughkeepsie Street light pole would need to be removed as well as modification to the existing curb cut / concrete apron.

2) The area variance cannot be achieved by some other method feasible to pursue as this is the only location to access the parcel and the curb cut of 12'-0" exists.

3) The area variance requested is NOT substantial; the existing concrete apron / curb cut is 12'-0". The city of Poughkeepsie zoning ordinance requires parking areas serving four spots or less and should have a drive lane between eight feet and fifteen feet. Five through twenty parking spaces require fifteen feet, the proposed parking area consists of five parking spaces so an area variance of three feet does not seem substantial in this case.

4) The requested variances will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. The curb cut / concrete apron is consistent with adjacent properties.

5) The need for the area variances should not be considered 'self-created' as mentioned above the curb cut access lane is existing at 12'-0" and the existing gravel drive is less than 10 feet wide.

From: "Judith Knauss"
To: "jsullivan2@hvc.rr.com"
Cc: "Lori Garcia", "Eric Philipp", "Richard Distel", "Tyler Maegerle", "Joseph O'Brien", "Robert O'Shea", "shanethelandlord@gmail.com"
Sent: Tuesday March 25 2025 4:24:55PM
Subject: RE: 175 Mansion Street

Dear John:

The application for conversion of the single-family dwelling at 175 Mansion Street to a four family dwelling has been reviewed, and the following deficiency was noted to exist:

1. Section 19-6.2(1)(c) provides that access to off-street parking shall consist of at least one fifteen (15) foot wide driveway for parking areas with fewer than 20 spaces: the proposed driveway is indicated to be twelve (12) feet in width.

Therefore, the application as submitted is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within sixty (60) days of the date of this email. The application is not considered received until the required fee is submitted, and is not considered complete until the required fee and supporting materials have been received.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

John V. Sullivan, Associate A.I.A.

16 Barclay Street
Poughkeepsie, NY 12601

914.456.1299 jsullivan2@hvc.rr.com

March 27, 2025

To: City of Poughkeepsie Development Department
City of Poughkeepsie Zoning board of appeals – Mr. Scott Parker-Chairman
62 Civic Center Plaza
Poughkeepsie, NY 12602

Re: **175 Mansion Street** –Application for area variance as per an email memo received from deputy zoning administrator Ms. Judith Knauss on March 25, 2025, relative to a site plan (City of Poughkeepsie planning board) consisting of a proposed four family multi-dwelling unit building replacing a single-family residence.

Along with this memo please find attached the following:

- (9) Completed application.
- Application fee in the amount of $350.00
- (9) Letter / communication letter from City of Poughkeepsie.
- (9) Completed short EAF
- (9) copies of existing and proposed site plan sheet S-1.0 inclusive of site photos.
- (9) Survey map by Robert Oswald L.S. dated December 23, 2023
- (9) ZBA application response 1-5.

We kindly ask to be placed on the next ZBA meeting agenda on May 13, 2025, to present the proposed site plan and relief from the required 15’-0” access drive lane and allow the existing concrete apron / curb cut of 12’-0” to remain and a proposed driveway width of 12’-0”.

Respectfully submitted,

John V. Sullivan, Associate A.I.A.

Cc: Shane Batholomew – Owner/ applicant

AREA VARIANCE APPLICATION
175 MANSION STREET
CITY OF POUGHKEEPSIE, NY

ZONING REQUIREMENTS

ZONING DISTRICT:	RNC (RESIDENTIAL NEIGHBORHOOD C)			
TAX MAP No's.	6162-71-262207			
LOT AREA :	(175 MANSION STREET) 6,969 SQ. FT. (0.16 ACRES) +/-			
BULK REQUIREMENTS	REQUIRED	EXISTING (SINGLE FAMILY RESIDENCE)		PROPOSED (FOUR FAMILY MULTI DWELLING UNITS)
MIN. LOT AREA	6,000 SQ. FT. (TWO-FAMILY)	6,969 SQ. FT.		6,969 SQ. FT.
MAX. LOT COVERAGE	70%	36% +/-		69%
MIN. LOT WIDTH	50'	45'	*	existing unchanged
MIN. FRONT YARD	20'	16.9'	*	existing unchanged
MIN. SIDE YARD	5'	1.5	*	existing unchanged
MIN. REAR YARD	15'	74.75' +/-		74.75' +/-
MAX. HEIGHT	2 1/2 STORIES 35'	2 1/2 STORY <35'		2 1/2 STORY <35'
MIN PARKING SPACES	5	3		5 (2) spaces in garage (3) rear yard
PARKING LOCATION & ACCESS		-		-
MIN. FRONT YARD	10' footnote 2 0' lot width < 50'	-		3'
MIN SIDE YARD	5'	-		39.5'
MIN REAR YARD	15'	-		12'-0" **
DRIVEWAY WIDTH				
ACCESSORY STRUCTURE SETBACKS				
MIN. FRONT YARD	NP	-		-
MIN. REAR / SIDE YARD	5'	0'	*	existing unchanged
MAX. HEIGHT	25'	<18'		<18'

* EXISTING NON-COMPLIANT
** AREA VARIANCE REQUIRED
SOURCE: CITY OF POUGHKEEPSIE ZONING ORDINANCE RNC REGULATIONS (4-FAMILY)



7 REMANENCE OF EXISTING DRIVEWAY



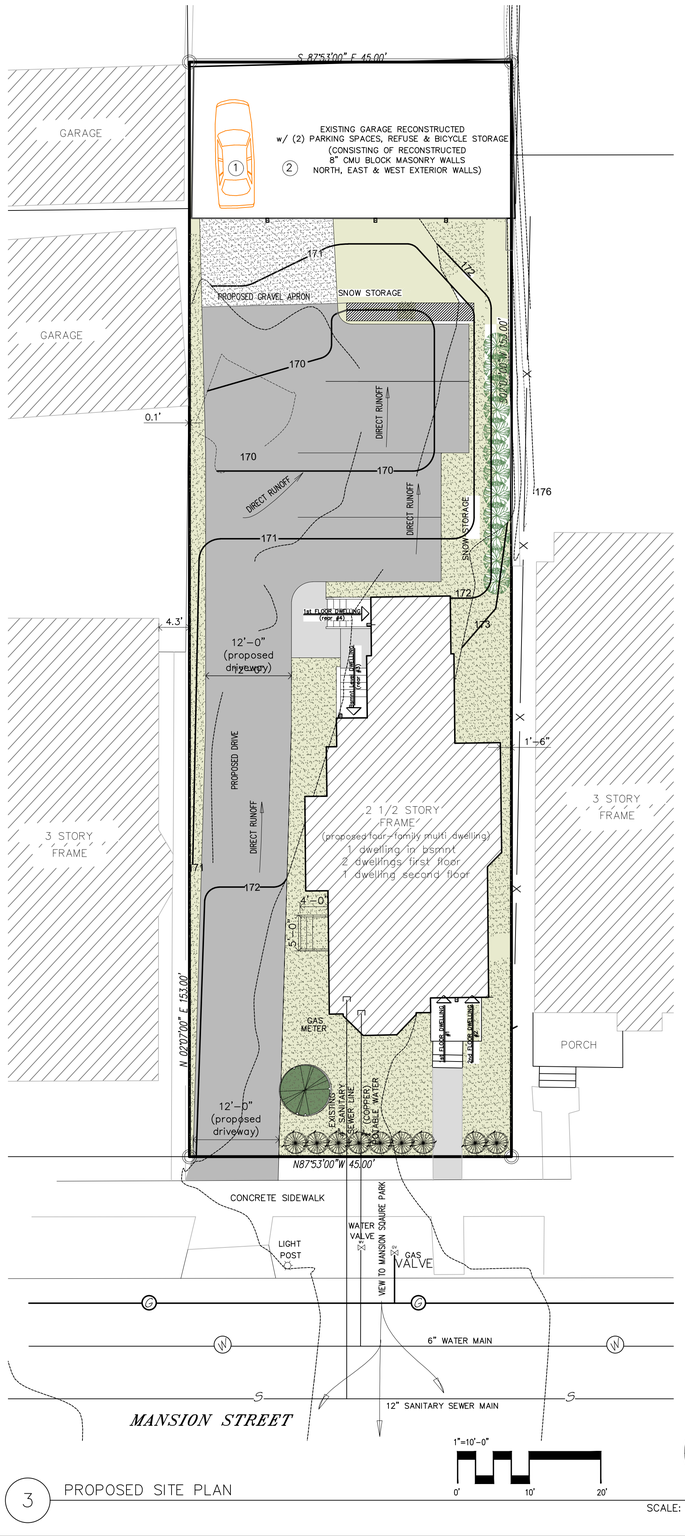
6 PHOTO LOOKING INTO REAR YARD PROPOSED DRIVEWAY TO BE LOCATED



5 EXISTING CONCRETE APRON & STREET LAMP



4 EXISTING CONCRETE APRON LOOKING TOWARD REAR YARD



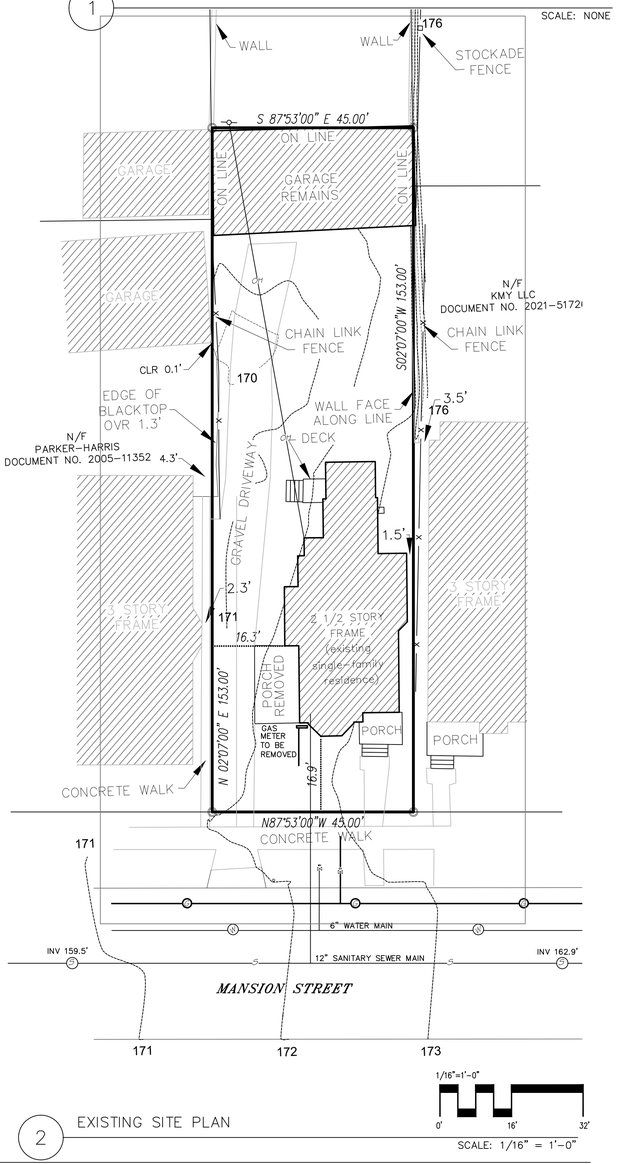
3 PROPOSED SITE PLAN

ADJOINING PROPERTY INFORMATION

1. 266206 KMY LLC 28 RITA AVE, MONSEY, NY 10952
2. 256179 CITY OF POUGHKEEPSIE PO BOX 300, POUGHKEEPSIE, NY 12602
3. 258207 LULA M. PARKER-HARRIS 173 MANSION STREET, POUGHKEEPSIE, NEW YORK 12601
4. 261220 PEDRO SALAS-MARTINEZ 21 COTTAGE STREET, POUGHKEEPSIE, NEW YORK 12601
5. 265220 POUGHKEEPSIE NY HOMES LLC 17 LIZENSK BLVD, UNIT 202 MONROE, NEW YORK 10950
6. 268219 PAULETTE RILEY FOSTER PO BOX 335 POUGHKEEPSIE, NEW YORK 12602



1 LOCATION MAP SCALE: NONE



2 EXISTING SITE PLAN

DESIGN AND DRAWINGS PREPARED BY:

JOHN V. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

PROPERTY OWNER:

SHANE BARTHOLOMEW
70 WHITTIER BLVD
POUGHKEEPSIE, NY 12603

Date Issue

- 12.27.2024 ISSUED TO OWNER FOR REVIEW
- 12.30.2024 ISSUED TO CITY OF POUGH. (ZRR) FOR REVIEW
- 2.15.2025 ISSUED TO OWNER FOR REVIEW
- 2.24.2025 ISSUED w/ PLANNING BOARD APPLICATION
- 3.25.2025 REVISIONS AS PER JUDITH KNAUSS EMAIL COMMENTS / RESUBMISSION
- 3.27.2025 ZBA AREA VARIANCE APPLICATION

Project Title

AREA VARIANCE PPLICATION FOR DRIVEWAY WIDTH
175 Mansion Street
City of Poughkeepsie, NY

A PROPOSED FOUR-FAMILY MULTI-DWELLING UNIT BLDG. (change in use from an existing single single-family residence)

Drawing Title

Vicinity Map, Zoning Chart, Existing & Proposed Site Plan(s) Legends & Notes

Project No.	2438
Date	12.3.2024
Scale	AS NOTED
Drawing by	JVS
Checked by	

Drawing No.
S-1.0

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
Proposed four-family multi-dwelling unit building

Project Location (describe, and attach a location map):
175 Mansion Street - City of Poughkeepsie, New York

Brief Description of Proposed Action:
Area variance application requesting a 3 foot variance where a minimum of 15 foot driveway is required and 12 feet is being proposed. The proposed 12 foot driveway is to access a parking area consisting of 5 parking spaces.

Name of Applicant or Sponsor:	Telephone: 914.474.2333
Shane Bartholomew	E-Mail: shanethelandlord@gmail.com

Address:
40 Whittier Blvd

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12603

	NO	YES
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.	☑	☐
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: City of Poughkeepsie - planning board.	☐	☑

3. a. Total acreage of the site of the proposed action? 0.16 acres
   b. Total acreage to be physically disturbed? 0.07 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.16 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation 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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The proposal will exceed the minimum energy code by use of high efficiency heating & cooling as well as higher R-Value insulation, energy efficient windows - exterior doors and LED lighting.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		
Municipal water service connection is existing.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
Sanitary sewer connection is existing.	☑	☐

	NO	YES
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?	☐	☑
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?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
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:		
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:		
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:		

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

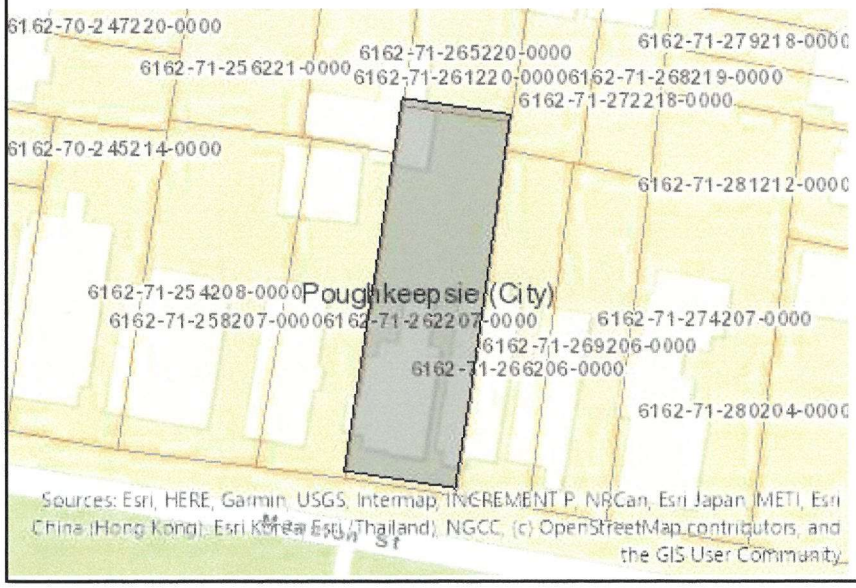
Applicant/sponsor/name: Shane Barthelemew Date: 3-27-25

Signature: _____ Title: owner

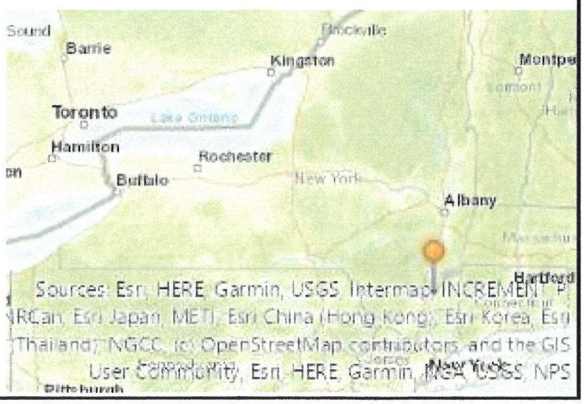
PRINT FORM

EAF Mapper Summary Report

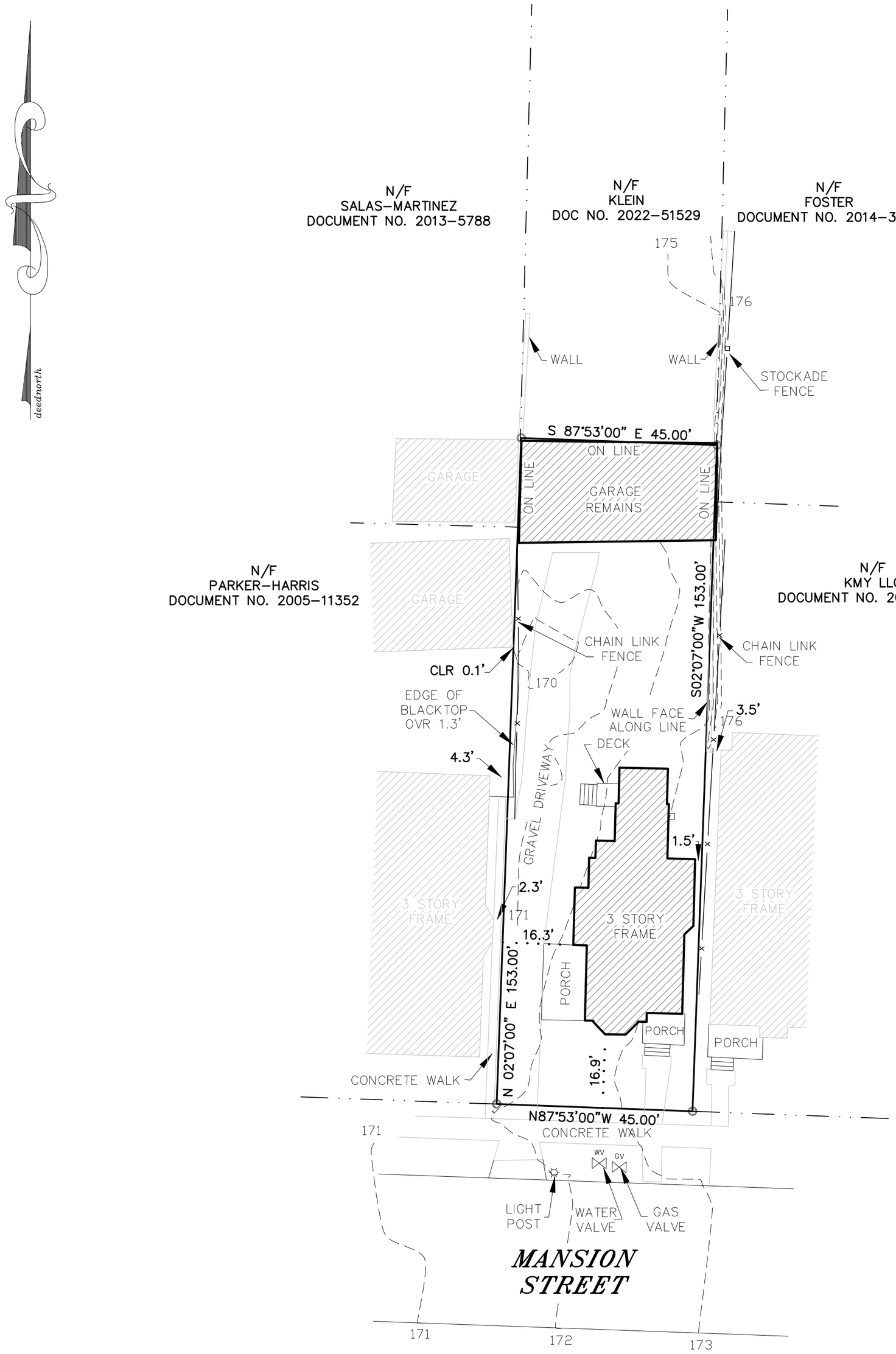
Wednesday, March 26, 2025 1:10 PM



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]	No
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



AREA=0.16 ACRES +/–

CERTIFIED TO:
1.SHANE BARTOLOMEW
2.
3.
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2015–539 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO._____ AS SHOWN ON FILED MAP NO._____.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO.2022:271

MAP OF SURVEY FOR THE LANDS OF SHANE BARTOLOMEW

CITY OF POUGHKEEPSIE — DUTCHESS CO.,N.Y.

SCALE: 1" = 20' — FEBRUARY 3, 2023

ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD, LAGRANGEVILLE, NEW YORK 12540
(845)–226–6436 FAX (845) 226–1315

NEW YORK STATE

LICENSE NO. 50031

CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
RESOLUTION

In the matter of the appeal of Shane Bartholomew, regarding the property at 175 Mansion Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 13th day of May, 2025, at 6:00pm:

Present	**Excused**
Scott Parker, Chair	
Jessica Vinall, Vice-Chair	
Sam Finnerman	
Thomas Klug	
James Patterson	
Justin Phillips	

WHEREAS, the Zoning Board of Appeals has received an application from Shane Bartholomew, seeking a variance of Section 19-6.2(1)(c) of the Zoning Ordinance, which requires a driveway 15 feet in width to allow a 12 foot wide driveway, on the property at 175 Mansion Street, located in the RNC Zoning District, relative to the conversion of the existing single family dwelling to a four family dwelling; and,

WHEREAS, the application was prepared by Shane Bartholomew, and was accompanied by a plot plan prepared by John V. Sullivan, Associate A.I.A., with a revisions date of 3.27.2025, and supplemental materials; and,

WHEREAS, a public hearing was held on May 13, 2025; and,

WHEREAS, the project was classified as a Type 2 Action requiring no further review for the purposes of SEQRA; 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 as the driveway is adequate for its purpose and providing parking is preferable to seeking a variance for the number of spaces provided; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to provide the required driveway width, as existing buildings and property lines limit the space available for a driveway. and,

WHEREAS, the applicant has demonstrated that the variance requested is not substantial as the driveway provided is 80% of the required width, and is adequate to serve the number of parking spaces provided; 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 as the goal of the driveway will be to service the off-street parking required for the change of use as opposed to requesting a variance for the parking itself, which might have an adverse impact; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not necessarily self-created, inasmuch as all parking areas with fewer than 20 parking spaces require a 15 foot wide driveway whether such width is a practical requirement or not:

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance of Section 19-6.2(1)(c) as outlined herein

Motion:
Second:
Carried:

The motion to grant the variance carried.

_____

Scott Parker
Chairman
Zoning Board of Appeals

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

FEE: $350
CODE: A2112
ID#:_____
IPS#_____

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: Cottage Street, Poughkeepsie, NY Tax ID:131300-6162-72-452173-0000

ZONING DISTRICT: MU3 (Mixed Use)

OWNER INFORMATION:

Name: Cardinal Assets Twenty Fourteen LLC c/o Jim Sullivan
Address: P.O Box 305, Pawling, NY 12564
Phone: 845-380-1448
Email: JSullivanCorp@gmail.com

APPLICANT INFORMATION:

Name: Cardinal Assets Twenty Fourteen LLC c/o Jim Sullivan
Address: P.O Box 305, Pawling, NY 12564
Phone: 845-380-1448
Email: JSullivanCorp@gmail.com

CONSULTANT INFORMATION:

Name: LRC Engineering & Surveying, DPC
Address: 85 Civic Center Plaza, Suite 204
Phone: 845-243-2880
Email: kcasamento@lrcconsult.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: April 2, 2025

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: Cottage Street, Poughkeepsie, NY Tax ID 131300-6162-72-452173-0000

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
19-3.1(2)(e)	Parking setback minimum of 10 ft from second st property line	1.8 ft variance requested
19-3.1(2)(f)	Parking setback minimum of 10ft from any side property line	7 ft variance requested
19-6.2(11)	17 off-street parking required for residential/beverage uses	6 space variance requested

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) 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: Cottage Street, Poughkeepsie, NY Tax ID 131300-6162-72-452173-0000

AREA VARIANCE REQUESTS

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

04/04/2025
DATE

James J Sullivan
Print Name

Revised 12/24: Previous Editions Obsolete

JSullivan Corporation

April 4, 2025

City of Poughkeepsie Zoning Board of Appeals
62 Civic Center Plaza
Poughkeepsie, NY 12601

Dear Members of the Zoning Board of Appeals,

Enclosed, please find the application and accompanying project documents for a proposed mixed-use development located at the corner of Cottage St and Morgan St.

Over the past several months, we have worked diligently on the design of this project and with Judith from the Planning Department to refine and revise this project. Initially requiring nearly a dozen variances, the design has been carefully adjusted to reduce this number to three while maintaining the feasibility and integrity of the development.

As part of this application, we are requesting a variance for parking requirements. The beverage manufacturing component of the project is intended to operate with only one employee, despite the zoning code specifying a need for seven spaces. Additionally, we believe the parking uses will be complementary in nature, as the manufacturing operations primarily occur during the day, while most residential parking demand arises in the evenings. This symbiotic relationship further supports the feasibility of the proposed parking plan.

Our team has a long-standing commitment to the City of Poughkeepsie, with over 15 years of successfully completed projects that have contributed to the city's growth and revitalization. We also have several projects currently in the pipeline, reinforcing our dedication to fostering vibrant, well-designed developments in Poughkeepsie.

We believe this project will contribute positively to the neighborhood and align with the MU-3 zoning district's vision by introducing a balanced mix of residential and commercial use between the adjacent residential and industrial zoning. We are confident it will enhance the character of the area and bolster ongoing revitalization efforts in the city.

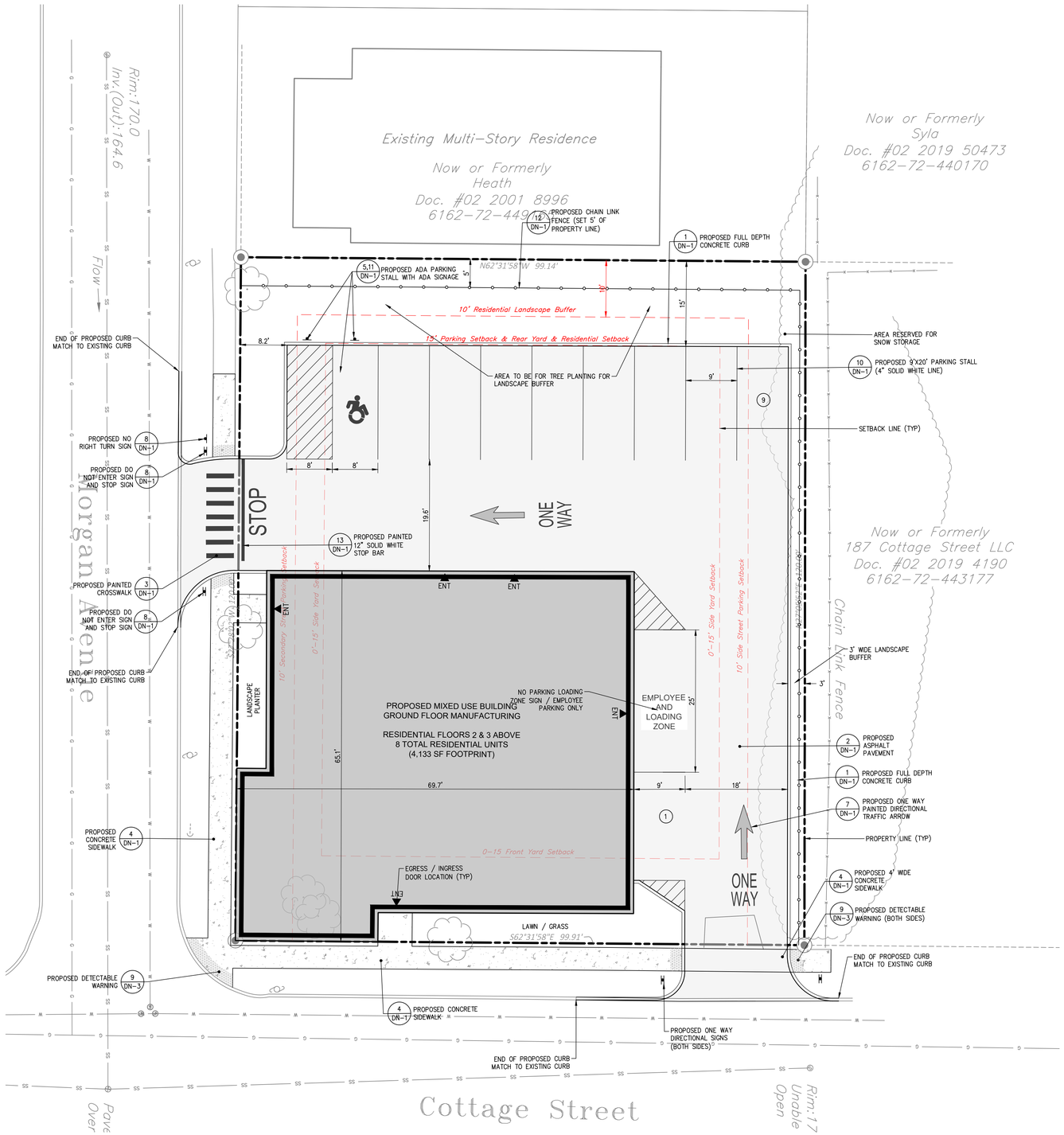
Thank you for your consideration, and we welcome the opportunity to discuss this project in further detail.

Sincerely,

James J Sullivan
Managing Member
Cardinal Assets Twenty Fourteen LLC

PO Box 38
Chelsea, NY 12512

Tel: 845-380-1448
jsullivancorp@gmail.com



GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
17. A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NPFA AND THE NYS FIRE CODE 2020.

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP R1-1 30"X30"	2
B	RESERVED PARKING 12"X18"	1
C	NO PARKING ANYTIME NYP1-2 (12"X18")	1
D	DO NOT ENTER R5-1 30"X30"	2
E	36"X12" ONE WAY R6-1L	2
F	36"X12" ONE WAY R6-1R	2
G	NO PARKING LOADING ZONE R7-6 12"X18" EMPLOYEE PARKING ONLY	1
H	R3-1 24"X24"	1

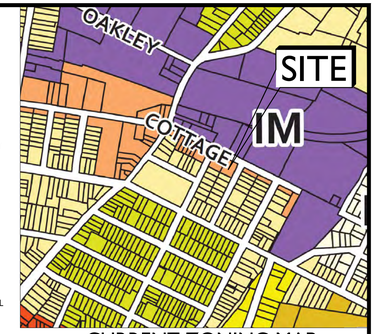
NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS PAVEMENT
- PROPOSED SIGN
- PROPOSED DOOR LOCATION
- PROPOSED CONCRETE PAVERS
- PROPOSED CROSSWALK

SURVEY MAP REFERENCE

EXISTING CONDITIONS BASE SURVEY TAKEN FROM PLAN ENTITLED "MAP OF SURVEY PREPARED FOR CARDINAL ASSETS TWENTY FOURTEEN, LLC" DATED APRIL 11, 2024 BY BRENDAN JOHNSON, PLS# 50919



CURRENT ZONING MAP

SCALE:1"=100'

ZONING SUMMARY TABLE

TAX MAP IDENTIFICATION	131300-6162-72-452173-0000	
PARCEL SIZE	0.27 Acres	
ZONING DISTRICT	MU3 (Mixed Use 3)	
PROPOSED USE	MULTI-USE DEVELOPMENT	
ITEM	REQUIRED	PROPOSED
LOT AREA AND COVERAGE		
LOT AREA	N/A*	0.27 Acres
LOT WIDTH	N/A	99.91 Feet
LOT COVERAGE (MAX)	80%**	79.90%
PARKING LOCATION & ACCESS		
PRIMARY STREET YARD	NOT PERMITTED	N/A
SECONDARY STREET YARD (MIN)	10 FT	8.2 Feet (#)
SIDE YARD SETBACK (MIN)	10 FT ***	3 Feet (#)
REAR YARD SETBACK (MIN)	15 FT	15 Feet
DRIVEWAY WIDTH (MAX)	20 FT	19.1 Feet
PRIMARY BUILDING SETBACKS		
PRIMARY STREET SETBACK (MIN/MAX)	0 / 15 FT	0 Feet
MIN. BUILD-TO FRONTAGE	60%	65.05%
SECONDARY STREET SETBACK (MIN/MAX)	0 / 15 FT	0 Feet
MIN. BUILD-TO FRONTAGE	40%	65%
SIDE SETBACK (MIN)	0 FT	0 Feet
ABUTTING A RESIDENTAL LOT LINE	15 FT	N/A
REAR SETBACK (MIN)	15 FT	52.4 Feet
ABUTTING A RESIDENTAL LOT LINE	15 FT	52.4 Feet
HEIGHT		
BASE HEIGHT	3 STORIES / 42 FT	42 Feet
MINIMUM HEIGHT	22FT	42 Feet
WIDTH		
PRIMARY STREET FACING BLDG WIDTH (MAX)	225 FT	65 Feet
ENTRANCE		
DISTANCE BETWEEN ST - FACING ENTRANCES (MAX)	50 FT	N/A
TRANSPARANCY		
GROUND STORY (MIN)		
RESIDENTIAL	40%	N/A
NON-RESIDENTIAL - PRIMARY STREET	60%	63.70%
NON-RESIDENTIAL - SECONDARY STREET	40%	56.90%
UPPER STORY (MIN)	25%	25%

* Refer to RNC lot area requirements for residential properties

** Includes all impervious surface

*** Side yard parking shall be setback at least 5 ft from the front of the principal building on the same lot

(#) VARIANCE REQUIRED

OFF STREET PARKING		
USE	REQUIRED	PROPOSED
MULTI-FAMILY	1.25 SPACES / DWELLING UNIT = 1.25 X 8 UNITS=10	10
LIGHT MANUFACTURING	1 SPACE/ 400 SF OF GFA (2,675 / 400=6.68 OR 7 SPACES REQUIRED)	1 TOTAL PROVIDED 11 SPACES(#)

REQUIRED 17 SPACES
VARIANCE REQUIRED FOR 6 PARKING SPACES

INTERIOR LANDSCAPE REQUIREMENT

Interior Landscaping Code requirement 7%

Provided
Drive Aisle (includes Parking) (5761 SF)
Landscape Buffer (1872 SF)

Total 1872 / 5761=0.325 x 100=32.5%-exceeds 7% Requirement

LOT COVERAGE CALCULATION

Maximum lot coverage (80%)
Parcel area=11,761.2 SF

Open space (Landscaping)

1873+310+160+21=2,364 SF

2,364 / 11,761.2=0.209=20.1% Open space and 79.9% Hard Surface

NOTES:

1. NO WATERCOURSE, MARSHES, WOODED AREAS, ROCK OUTCROPS, ARE PRESENT AT THE SITE.
2. NO FEMA FLOOD PLAINS ARE LOCATED AT THE SITE.
3. NO EXISTING OR PROPOSED EASEMENTS, DEED RESTRICTIONS, CONVENTS RIGHTS OF WAY, RESERVATIONS, REARS TO DEDICATION TO PUBLIC USE AND ANY PUBLIC IMPROVEMENTS CONTEMPLATED ON OR ADJOINING PROPERTIES ARE ASSOCIATED WITH THE PROPOSED PROJECT.

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

STATE OF NEW YORK · MOOREE E. MORRISON · 074194 · LICENSED PROFESSIONAL ENGINEER

No.	Date	Revisions
1.	2025-03-19	SITE LAYOUT / BUILDING MODFICATIONS
2.	2025-04-07	ZBA SUBMISSION FOR VARIANCES

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880

1000 Wyckoff Avenue, 3rd Floor
Mahwah, NJ 07430
Tel: 908.603.5730

www.lrcconsult.com

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE PLAN

MIXED USE DEVELOPMENT

COTTAGE ST. & MORGAN AVE.
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SP24325101.dwg	Sheet No.
Drawn	SMC	Project No.	24-3251	SP-1
Checked	KFC	Date	2024-12-20	SHEET 2 OF 12
Approved	REM	Scale	1"=10'	

X:\JOBS\Jobs 2024\24-3251 - James Sullivan- Cottage St - Poughkeepsie, NY\DWG\SP24325101.dwg 4/4/2025 10:13 AM SCurran

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Cottage Street - Mixed Use		
Project Location (describe, and attach a general location map): Cottage Street, Poughkeepsie, NY, Tax ID:131300-6162-72-452173-0000		
Brief Description of Proposed Action (include purpose or need): Proposed 3-story mixed use with 2,675 SF brewery manufacturing on the ground floor and eight apartment units (10 bedrooms total) on the floors above with associated parking.		
Name of Applicant/Sponsor: Cardinal Assets Twenty Fourteen LLC c/o Jim Sullivan	Telephone: 845-380-1448 E-Mail: JSullivanCorp@gmail.com	
Address: P.O Box 305		
City/PO: Pawling	State: NY	Zip Code: 12564
Project Contact (if not same as sponsor; give name and title/role): Kenneth Casamento	Telephone: 845-243-2880 E-Mail: kcasamento@lrcconsult.com	
Address: 85 Civic Center Plaza, Suite 204		
City/PO: Poughkeepsise	State: NY	Zip Code: 12601
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - site plan approval	April 2025
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	ZBA	April 2025
d. Other local agencies ☑Yes ☐No	Poughkeepsie Industrial Development Agency	TBD
e. County agencies ☑Yes ☐No	DC 239M	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	OPRHP - SHPO	TBD
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
MU3 (Mixed Use)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Dept.

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Dept.

d. What parks serve the project site?
None

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Use residential

b. a. Total acreage of the site of the proposed action? 0.27 acres
b. Total acreage to be physically disturbed? 0.27 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.27 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				8
At completion of all phases				8

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 47' height; 65' width; and 78' length

iii. Approximate extent of building space to be heated or cooled: 16,480 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 1,180 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 1,180 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing 0 Proposed 10 Net increase/decrease +10

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD for Building usage

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas & Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:30AM - 9PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Ambient noise levels will be exceeded during the construction period but limited to ordinance hours between 6:30AM-9PM weekdays

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Dark sky compliant building mounted lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per _____ (unit of time)
- Operation : Household /retail waste tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: remnant construction materials
- Operation: recycling operation - comply with city and county regulations

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: state and/or federal disposal facility
- Operation: state and/or federal disposal facility

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.004	0.25	+0.246
• Forested	0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0		
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: Grass/lawn _____	0.266	0.02	-0.246

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Warring Elementary School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database *See Part F — Provide DEC ID number(s): 0806920

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? TBD feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Ur - Urban Land	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	100 % of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	% of site
☐	15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
chipmunk
birds
squirrel

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No
If Yes: *See Part F
i. Species and listing (endangered or threatened): _____
Indiana Bat, Northern Long Eared Bat, Tricolored Bat per IPac

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? *See Part F ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Walkway Over the Hudson

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): pedestrian walkway

iii. Distance between project and resource: ~1.3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Kenneth Casamento Date 4/7/2025

Signature _____ Title As Agent for Applicant

PRINT FORM

Cottage Street – Part F

E.1.h. Potential contamination history. Has there been a reported spill at the proposed project site, or have remedial actions been conducted at or adjacent to the proposed site?

The NYSDEC Spill Incidents Database indicates a spill reported at the adjacent property to the project site, 192 Cottage Street. The spill was closed 9/19/2008. See record in Appendix I.

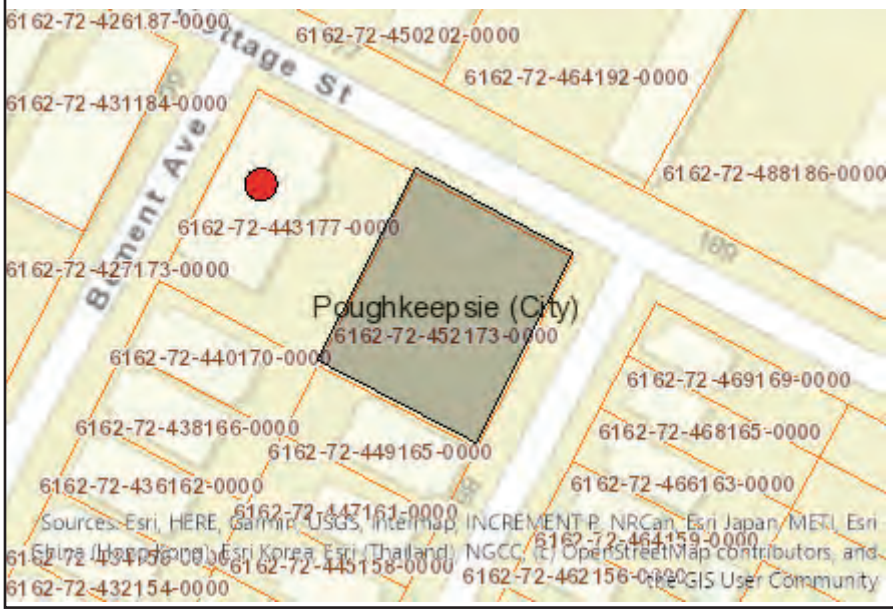
E.2.o. Does the project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

Although the EAF Mapper does not indicate endangered or threatened species or their habitat on the project site, the IPac (Appendix C) indicates the presence of Indiana Bat, Northern Logn eared Bat, and the proposed endangered Tricolored Bat. The proposed project site has very few trees and would result in minimal tree removal, therefore no adverse impact is expected to either species or their habitat.

E.3.f. Is the project site, or any portion of it located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office (SHPO) archaeological site inventory?

The EAF Mapper indicates the project site or any portion of it is located in or adjacent to an area designated sensitive for archaeological sites, however, per the CRIS Map in Appendix E does not show archaeological sensitive sites within or adjacent to the project site.

APPENDIX A



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

APPENDIX B

ParcelAccess | Property Details

FINAL ROLL

Parcel Number
131300-6162-72-443177-0000

Parcel Location
187 Cottage St

Municipality
Poughkeepsie City

Owner Name
187 Cottage Street LLC *(Primary)*

Primary Owner Mailing Address
17 River Point Rd
Poughkeepsie, NY 12601



Parcel Details

Lot Size (acres):	0.27 Ac (C)	**Split Town:**	-
Filed Map:	965	**Agri. District:**	None
File Lot #:	20&21+	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(484) 1 use sm bld		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$63,800	$270,100	$270,100	$270,100	$270,100	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$270,100

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:**
$350,000	6/19/2019	22019	4190	J	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal		(F01) Truck termnl

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	**No. Stories:**	**Gross Floor Area:**	**Boeck Model:**	
1951	1	4,800	(0811) 1 sty mfg load sup	

Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	0

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:
(F01) Truck termnl			-	4,800	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	$270,100

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 11/21/2024. Developed and maintained by OCIS - Dutchess County, NY.

APPENDIX C

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat Myotis sodalis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

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Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

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For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the

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probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

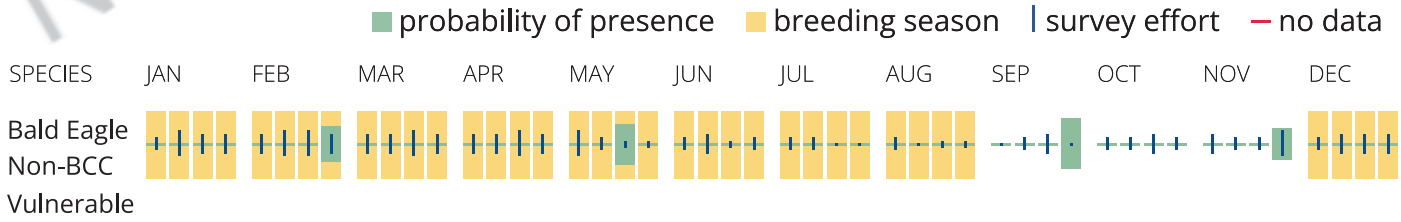
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because

they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management

- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Belted Kingfisher *Megaceryle alcyon* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 15 to Jul 25

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Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler *Vermivora cyanoptera* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Canada Warbler *Cardellina canadensis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Meadowlark *Sturnella magna* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 31
Evening Grosbeak *Coccothraustes vespertinus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Aug 10
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Prairie Warbler *Setophaga discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31

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Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rose-breasted Grosbeak Pheucticus ludovicianus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 15 to Jul 31
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events

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and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

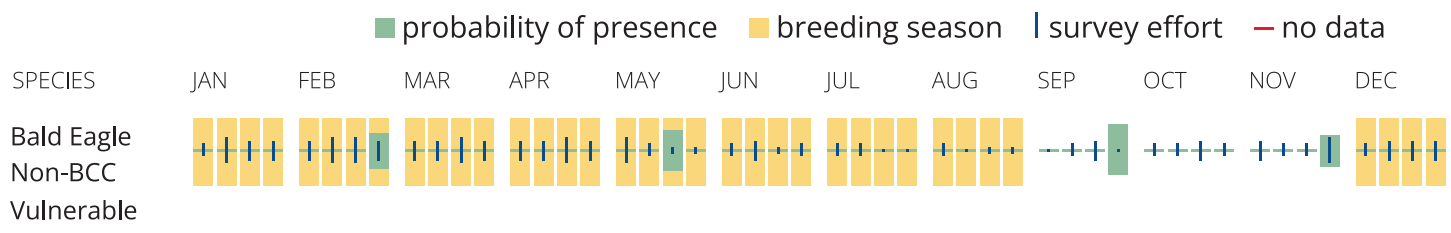
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

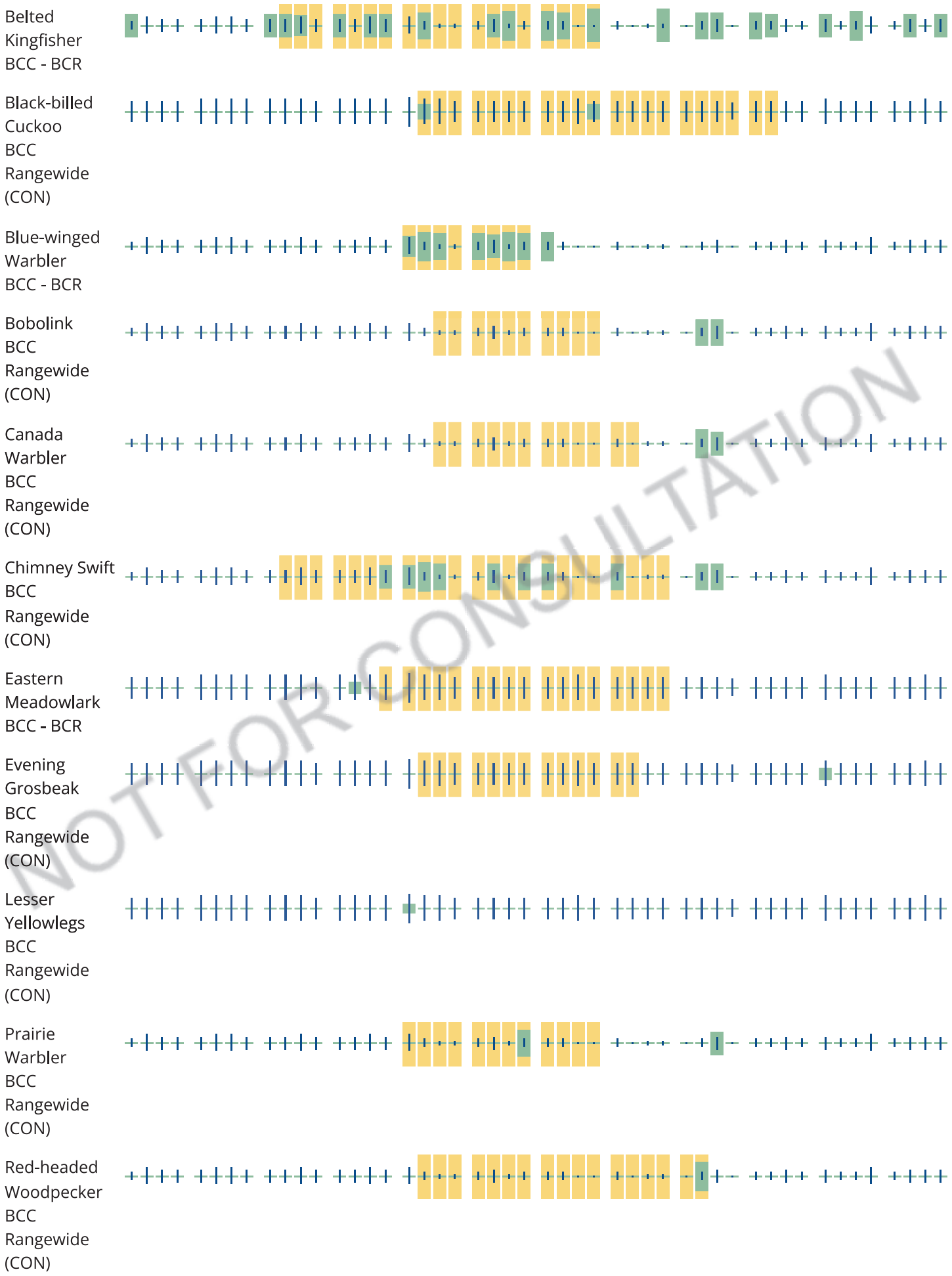
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

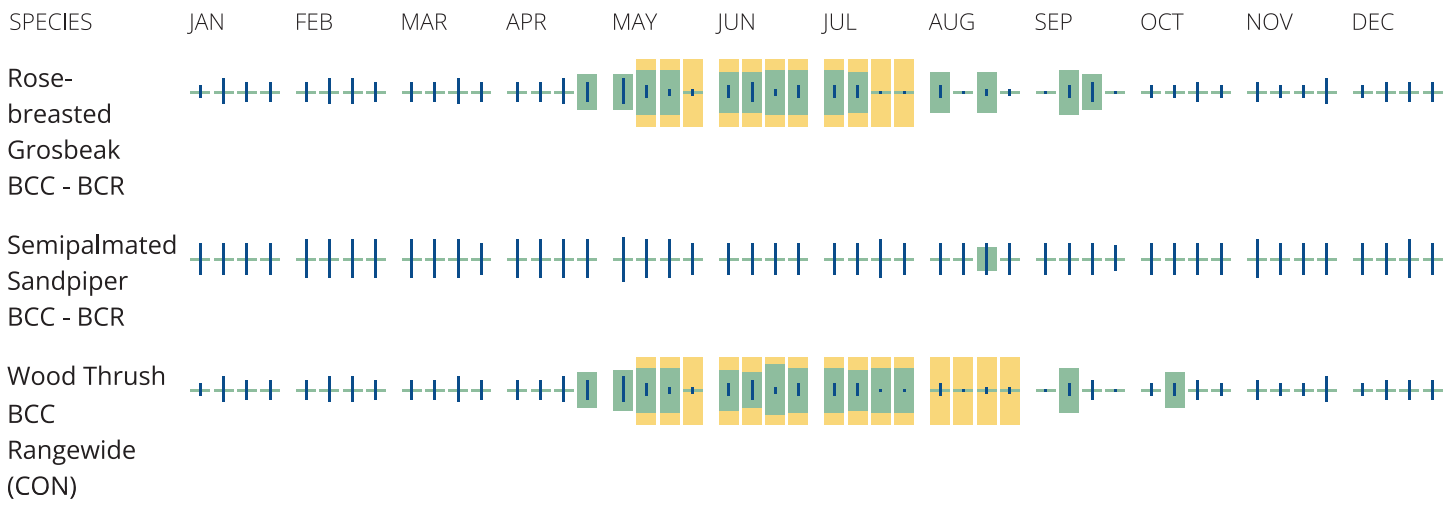
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION



NOT FOR CONSULTATION



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

NOT FOR CONSULTATION

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

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Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

NOT FOR CONSULTATION

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats

include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

APPENDIX D


73° 54' 49" W
73° 54' 47" W
590370
590379
590388
590397
590406
590415
590424
41° 42' 22" N
41° 42' 19" N
4617725
4617716
4617707
4617698
4617689
4617680
4617671
4617662
4617653
Cottage St
Morgan Ave
Ur
Soil Map may not be valid at this scale.
Map Scale: 1:381 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 5 10 20 30
Feet
0 15 30 60 90
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.4	100.0%
Totals for Area of Interest		**0.4**	**100.0%**

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

APPENDIX E

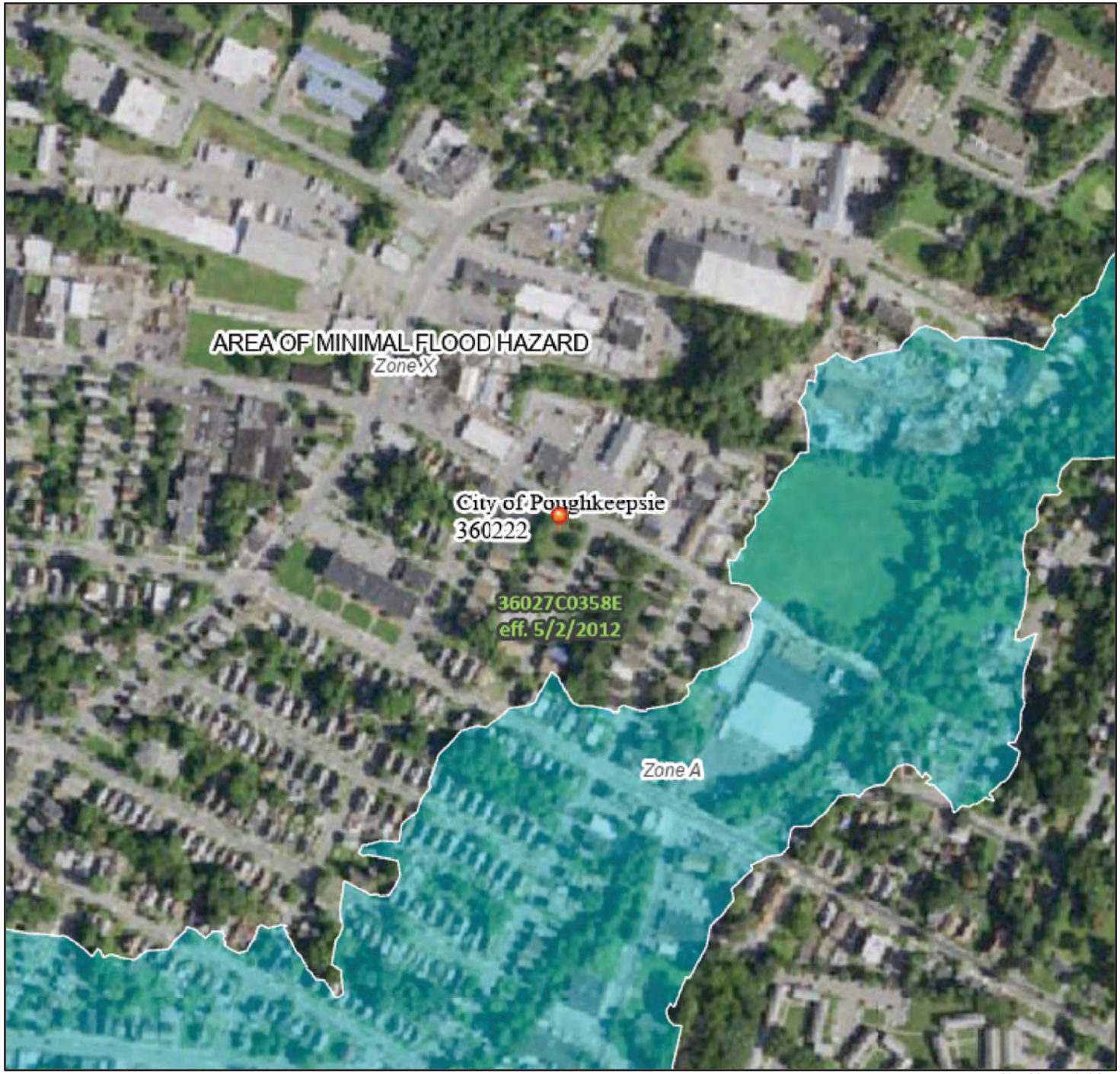


APPENDIX F

National Flood Hazard Layer FIRMette

FEMA

73°55'7"W 41°42'35"N



73°54'30"W 41°42'8"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2024 at 8:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX G

Environmental Resource Mapper



December 4, 2024

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft, Esri, HERE, Garmin, iPC

APPENDIX H

Environmental Resource Mapper



December 4, 2024

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft, Esri, HERE, Garmin, iPC

APPENDIX I

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 0806920

Spill Date/Time

Spill Date: 09/19/2008 **Spill Time:** 09:00:00 AM
Call Received Date: 09/19/2008 **Call Received Time:** 10:18:00 AM

Location

Spill Name: DRUMS; C/ POK
Address: 192 COTTAGE ST
City: POUGHKEEPSIE **County:** Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
waste oil/used oil	UNKNOWN	Unknown

Cause: Abandoned Drums
Source: Unknown
Waterbody:

Record Close

Date Spill Closed: 09/19/2008

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Return To Results

Refine This Search

Site egress from Morgan Street



Morgan Street facing north





Facing north towards Cottage



Morgan Street facing north

Morgan Street facing south



Site ingress from Cottage Street





Cottage Street facing west



Intersection of Morgan & Cottage Street

Western property line facing north



Facing south from adjoining on Cottage Street





Western property line facing south



Site ingress from Cottage Street

From:	Judith Knauss
To:	Aime Patane; Tyler Maegerle; Joseph O"Brien; Richard Distel
Cc:	Jim Sullivan; Shawn Curran; Cortlandt Toczylowski; Ken Casamento; Jennie Gent
Subject:	RE: Cottage Street Grid #6162-72-452173
Date:	Friday, April 4, 2025 9:27:45 AM
Attachments:	image001.png image002.png image003.png

Area variance applications are $350.

From: Aime Patane <apatane@lrcconsult.com>
Sent: Friday, April 4, 2025 9:25 AM
To: Judith Knauss <JKnauss@cityofpoughkeepsie.com>; Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Joseph O'Brien <jobrien@cityofpoughkeepsie.com>; Richard Distel <rdistel@cityofpoughkeepsie.com>
Cc: Jim Sullivan <jsullivancorp@gmail.com>; Shawn Curran <SCurran@lrcconsult.com>; Cortlandt Toczylowski <honestbrewer@gmail.com>; Ken Casamento <kcasamento@lrcconsult.com>; Jennie Gent <jgent@lrcconsult.com>
Subject: RE: Cottage Street Grid #6162-72-452173

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.

Hi Judith,

We are working on preparing a submission to the ZBA for Monday. I just tried to give Lori a call to confirm the fee, but her voicemail says she is out until 4/15. Can you please confirm the fee for ZBA submission is $350.00?

In reviewing your comments, I just wanted to offer some clarification to comment #4. We do provide a 10ft landscape buffer at the south property line. We will revise the plan to make this stand out and resubmit to the PB to keep consistent with what we submit to the ZBA.

Thank you,

Aime Patane
Project Planner

The LRC Group
85 Civic Center Plaza, Suite 204

Poughkeepsie, NY 12601
Phone: (845) 243-2880 x204
Fax: (845) 265-8175
apatane@lrcconsult.com
www.lrcconsult.com

---------- Forwarded message ---------
From: **Judith Knauss** <JKnauss@cityofpoughkeepsie.com>
Date: Wed, Apr 2, 2025 at 2:13 PM
Subject: Cottage Street Grid #6162-72-452173
To: Jim Sullivan <jsullivancorp@gmail.com>
CC: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>, Joseph O'Brien <jobrien@cityofpoughkeepsie.com>, Richard Distel <rdistel@cityofpoughkeepsie.com>

Dear Mr. Sullivan:

The Development Department is in receipt of your revised plans relative to the application for site plan review relative to the proposed construction of a mixed use building with craft-beverage manufacturing on the first floor and eight dwelling units (2 studios, 2 one-bedroom and 2 two-bedroom units) on the upper two floors. A total of ten (10) off-street parking spaces are also proposed. The property is located in an area of the City zoned Mixed Use 3 (MU-3) District. The use of property in MU-3 Districts for mixed use buildings is permitted, provided that all relevant requirements of the Zoning Ordinance are satisfied. The plans have been reviewed for compliance with the Ordinance, and the following deficiencies were noted to remain:

1. Section 19-3.1(2)(e) requires that on corner lots off-street parking be setback a minimum of 10 feet from the second street property line: the proposed parking area is set-back 8.2' from the Morgan Avenue property line;
2. Section 19-3.1(2)(f) requires that off-street parking be setback a minimum of 10 feet from any side property line: the proposed parking area is located 3 feet from the side (west) property line;
3. Section 19-6.2(11) requires a total of 17 off-street parking spaces for the residential and beverage uses proposed: 11 off-street parking spaces are proposed;
4. Section 19-6.5(4)(a) requires that a 10 foot wide buffer strip be provided upon all non-residentially zoned lots which abut a residentially zoned lot at the side or rear

yard: there is no buffer strip whatsoever provided on the south property line;

Therefore, the application is hereby denied. You may, within sixty (60) days of the date of this communication:

1. Revise the application to demonstrate compliance; or,
2. Make application to the Zoning Board of Appeals, requesting that variances be granted.

Please also note that it has been determined that this project is an unlisted action for the purposes of SEQR. The Planning Staff is recommending a coordinated review, with the Planning Board, as the agency with the broadest review authority, the likely lead agency once all relevant applications and materials have been received. In order for the Planning Board to begin the SEQR process, it will be necessary to file the ZBA application. If you would like to be on the Planning Board's April agenda for declaration of intent to be lead agency, such ZBA application should be filed by April 7, 2025.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

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.

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

FEE: $350
CODE: A2112
ID#:
IPS#

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 53 N Clinton St

ZONING DISTRICT: RNC

OWNER INFORMATION:

Name: 4COPNY LLC
Address: PO Box 8010
Pelham, NY 10803
Phone: c/o 845-874-7166
Email: c/o natalie@karcpc.com

APPLICANT INFORMATION:

Name: Same as owner
Address:
Phone:
Email:

CONSULTANT INFORMATION:

Name: KARC Planning Consultants, Inc.
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 Administrator

Date of decision/determination/violation: April 1, 2025

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 53 N Clinton 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
See attached		

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) 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: 53 N Clinton St

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

I. 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

April 8, 2025
DATE

Natalie Quinn, agent for applicant
Print Name

Revised 12/24: Previous Editions Obsolete

53 N Clinton Requested Variances

Code Section	Requirement	Proposed	Requested Variance
19-2.3(2)(c)	Maximum lot coverage, including impervious surfaces, of 70%	74.6% lot coverage	4.60%
19-2.3(2)(f)	Minimum side yard setback for parking areas and access to parking areas of 10 feet	5 feet (North) 0 feet (South)	5 feet (North) 10 feet (South)
19-2.3(3)(a)	Minimum front yard setback of 20 feet or within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total)	18.1 feet	Proposed setback is the average of the 2 lots on each side of the subject lot. **We request an interpretation as to whether a variance is needed.**
19-6.2(1)(c)	Minimum driveway width of 15 feet	10 feet	5 feet
19-6.2(1)(f)	Off-street parking spaces must be 20 feet in length	18 feet	2 feet
19-6.2(4)(b)	Parking areas that contain three or more spaces that face a property line, a planting area must be provided	None	Waiver of planting area **/ interpretation of "parking area" versus "driveway"**

KARC
PLANNING CONSULTANTS, INC.

March 24, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of Kaylas Bhiro, 4 COPNY, LLC , property owner of 53 N Clinton Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,



PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

Jozlyn Young

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Tuesday, April 1, 2025 3:53 PM
To: Jozlyn Young
Subject: FW: 53 North Clinton Street
Attachments: 53 North Clinton Street Site Plan Check Sheet.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry for not copying you on this one!

From: Judith Knauss
Sent: Tuesday, April 1, 2025 3:32 PM
To: Natalie Quinn <natalie@karcpc.com>
Cc: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Joseph O'Brien <jobrien@cityofpoughkeepsie.com>; Lori Garcia <LGarcia@cityofpoughkeepsie.com>; Richard Distel <rdistel@cityofpoughkeepsie.com>
Subject: 53 North Clinton Street

Dear Ms. Quinn:

The Development Department is in receipt of application for site plan review relative to the construction of a new four-family dwelling on the vacant lot known as 53 North Clinton Street. Please be advised that this application has been reviewed for compliance with the relevant requirements of the Zoning Ordinance with reference to the RN-C District in which the property is located and other applicable development standards, and the following deficiencies were noted to exist (some of which were previously noted by Deputy Zoning Administrator Joseph O'Brien on March 5, 2025, and some of which are noted as to be requested on the Sheet CI101 "Cover Sheet"):

1) Section 19-2.3(2)(c) allows a maximum lot coverage, including all impervious surfaces, of 70%: the lot coverage is noted to be 74.6%;
2) Section 19-2.3(2)(f) requires minimum side yard set-backs for parking areas and access to parking areas of 10 feet: the parking area is set-back 5 feet from the adjoining lot at the north, while the driveway is located on the south property line;
3) Section 19-2.3(3)(a) requires that the front yard set-back be either 20 feet or within 2 foot of the average set-back of the two lots on each side of the subject lot (4 lots total).
4) Section 19-6.2(1)(c) requires that access for parking areas with fewer that 20 spaces be 15 feet: the proposed driveway is 10 feet wide;
5) Section 19-6.2(1)(g) requires that off-street parking spaces be not less than 20 feet in length: the parking spaces are proposed to be 18 feet in length; and, Section 19-6.2(4)(b) requires that whenever a parking area containing three or more spaces faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center be provided between the parking area and the property line: no such planting area is proposed on the east property line of 151 Cannon Street.

Therefore, the application is denied. You may, within sixty (60) days of the date of this communication, either:

1) Amend the plan to reflect compliance with the criteria outlined above; or
2) Make application to the Zoning Board of Appeals requesting that variances be granted.

Attached please find “Site Plan Check Sheet” annotated to reflect incomplete or missing information on the site plan itself. We would like to extend an invitation to you and/or your design professional to attend a workshop meeting on April 23, 2025, at 3:00pm, with the Development Department and representatives from each City Department with site plan review responsibilities (Building, Engineering, Fire, Police and Public Works) in order to provide feedback that might be useful for addressing concerns prior to the Planning Board meeting. These workshop meetings are held in the Common Council Chambers on the third floor of City Hall. Please let me know at your earliest convenience if this workshop meeting is of interest to you.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

KARC
PLANNING CONSULTANTS, INC.

April 8, 2025

Lori Garcia, Board Administrative Assistant
City of Poughkeepsie Development Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 53 N Clinton St
Parcel No. 131300-6162-71-288150
City of Poughkeepsie
Area Variance Application

Dear Ms. Garcia:

The applicant, 4 COPNY LLC, is seeking to construct a 4-family residential building on a vacant lot located at 53 N Clinton St (Lot 288150). The property is approximately 0.22 acres (9,500 sq ft). The project area is in the Residential Neighborhood C (RNC) District, which is classified as a residential district.

The applicant received a denial letter via email from Deputy Zoning Administrator Judith Knauss on April 1, 2025 noting the following deficiencies:

Code Section	Requirement	Proposed	Requested Variance
19-2.3(2)(c)	Maximum lot coverage, including impervious surfaces, of 70%	74.6% lot coverage	4.60%
19-2.3(2)(f)	Minimum side yard setback for parking areas and access to parking areas of 10 feet	5 feet (North) 0 feet (South)	5 feet (North) 10 feet (South)
19-2.3(3)(a)	Minimum front yard setback of 20 feet or within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total)	18.1 feet	Proposed setback is the average of the 2 lots on each side of the subject lot. **We request an interpretation as to whether a variance is needed.**
19-6.2(1)(c)	Minimum driveway width of 15 feet	10 feet	5 feet
19-6.2(1)(f)	Off-street parking spaces must be 20 feet in length	18 feet	2 feet

19-6.2(4)(b)	Parking areas that contain three or more spaces that face a property line, a planting area must be provided	None	Waiver of planting area**/interpretation of "parking area" versus "driveway"**

The applicant respectfully submits this Area Variance Application in response to the April 1, 2025 Denial Letter. 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 considering this balancing test and considering the following five statutory factors, it is the applicant's belief that the benefits of this 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?**

Granting the variances will not result in an undesirable change to the neighborhood or be a detriment to nearby properties.

The slight deviation in lot coverage is 4.6% over the maximum permitted, which only constitutes approximately 437 SF of the 9,500 SF site. A large portion of the lot coverage is the driveway and parking lot, which when compared to the surrounding properties, is a typical condition to provide sufficient parking on small narrow lots.

Providing side yard setbacks of 10 ft each for the parking area will result in a narrow parking area that does not allow sufficient space for the safe maneuvering of vehicles. The reduction of the parking setback from 10 ft to 5 ft is not inconsistent with neighboring properties (see Figure 5 in Site Photos).

The front yard setback requirement in the RNC District is "avg. or 20 ft" with the note that "within 2ft of the average setback of the two lots on each side of the subject lot (4 lots total)." The neighboring front yard setbacks are as follows: 49 N Clinton Street setback is approximately 17 feet, 51 N Clinton Street setback is approximately 18 feet, 55 N Clinton Street setback is approximately 20 feet, and 57 N Clinton Street setback is approximately 18 feet. Averaging these estimates leads to a required minimum front yard setback of approximately 18 feet, and the code would therefore allow for a front yard setback of 16ft to 20 ft. The proposed setback is 18.1 feet; therefore, we believe that this fits within the character of the neighborhood and requirement of the code.

The proposed driveway width of 10 feet is standard for driveway within this neighborhood. Requiring a driveway of 15 feet would be out of character. Additionally, Section 19-2.3, which is **specific** to the RNC District, states that the **maximum** driveway width is 15 feet, implying that driveways of less than 15 ft are permitted.

Due to the low-density residential use of the site, the proposed 10-foot driveway will be sufficient and will not hinder the flow of traffic or create safety issues for the site. Furthermore, increasing the driveway width would further increase impervious surfaces onsite, further increasing the requested lot coverage variance.

Per Section 19-6.2(1)(f) of the city's code, off-street parking spaces are required to be 20 feet in length. Due to the width constraints of the property and desired landscaping, it is not feasible to construct 20-foot parking spaces and retain adequate room for vehicle maneuvering. The proposed 18-foot parking spaces are standard in most suburban/urban communities within the Hudson Valley and are even permitted within the City of Poughkeepsie code as compact spaces within parking structures. When compared to neighboring properties, the proposed parking layout is similar and therefore in character of the neighborhood.

Parking areas that contain three or more parking spaces are required to have a planting buffer to shield the parking from neighboring yards. Along the North property line of the site, a 5 ft landscaping buffer is proposed between the parking area and the neighboring property of 55 N Clinton. A landscaping buffer was prioritized for this property line as this is the direction that parked cars, and therefore headlights will be facing. The property line to the south of the property, facing 51 N Clinton Street, abuts the access driveway to the parking area, not the parking stalls themselves. Furthermore, the adjacent property at 51 N Clinton currently has a chain link fence without landscaping as a buffer between their parking area and the subject property. This existing buffer between their parking area and the proposed driveway on 51 N Clinton will be retained. Finally, the width of the subject lot does not allow for a three-foot planting buffer on both sides of the lot due to the space required for the access driveway and parking.

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

The requested variance cannot be achieved by any other feasible method. The constraints of the property (namely its size) limit the applicant's ability to fully comply with the required setbacks, lot coverage, and parking dimensions. A redesign that adheres to all zoning requirements would make the project infeasible and/or would significantly reduce the usable space on the lot and limit parking availability, which would negatively impact the property's functionality and value. The variances are necessary to maintain the intended use of the property as a permitted 4-unit residential building.

We do not believe a variance for the front yard setback is required. Additionally, we request an interpretation regarding the landscaping buffer requirement along the driveway access.

3. **Is the requested area variance substantial?**

The requested variances are modest in nature. While the proposed lot coverage exceeds the maximum requirement by 4.6%, it does not represent a significant departure from the zoning code. The side yard setbacks for parking areas are reduced, but the impact on traffic or safety will be minimal given the site conditions. Similarly, the driveway width and off-street parking spaces are only slightly smaller than required and will not present any substantial issues with access or maneuverability. The requested variances are reasonable and proportionate to the property's circumstances.

We do not believe a variance for front yard setback is required. Additionally, we request an interpretation regarding the landscaping buffer requirement along the driveway access.

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

The variances will not have a significant adverse effect on the physical or environmental conditions of the neighborhood. The increase in lot coverage by 4.6% does not drastically alter the scale of the development, and the proposed parking and driveway adjustments will not cause traffic issues. Additionally, the property will still meet the minimum required parking spaces, ensuring that the neighborhood is not negatively affected by an insufficient number of spaces or congestion. The impact of the variance will be minimal.

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

While the applicant's proposed design does not strictly adhere to the zoning requirements, the need for a variance arises from the unique conditions of the lot, therefore difficulty in achieving full compliance with the zoning code is not entirely self-created. The dimensions of the lot limit the applicant's ability to comply with all of the zoning regulations.

The lot coverage requirement of 70% (includes all paved surfaces, not just building footprint) is challenging to meet while still ensuring the property remains functional for its intended use. The proposed lot coverage of 74.6% represents a small increase. But it is necessary to accommodate the desired development including adequate space for parking and circulation.

The side yard setbacks of 10 feet for parking areas are difficult to meet because of the lot width. The proposed 5-foot and 0-foot setbacks allow for parking and driveway space on the lot, which is important for the property's functionality. Without the variance the applicant would be left with insufficient space for parking and circulation, which would severely limit the property's use.

Similarly, the driveway width of 15 feet is difficult to achieve on the lot due to its available space. A 10-foot-wide driveway fits within the lot's limitations while still maintaining the functionality of the property.

The parking space length of 20 feet is another requirement that is difficult to meet because of the available space on the property. The proposed length of 18 feet per space is still functional and meets the need of the typical vehicles that will be used by residents.

Enclosed, please find the following:

1. Cover Letter & Justification prepared by KARC Planning Consultants
2. Area Variance Application
3. Site Photos
4. SEAF part 1
5. Site Plan
6. Fee in the amount of $350

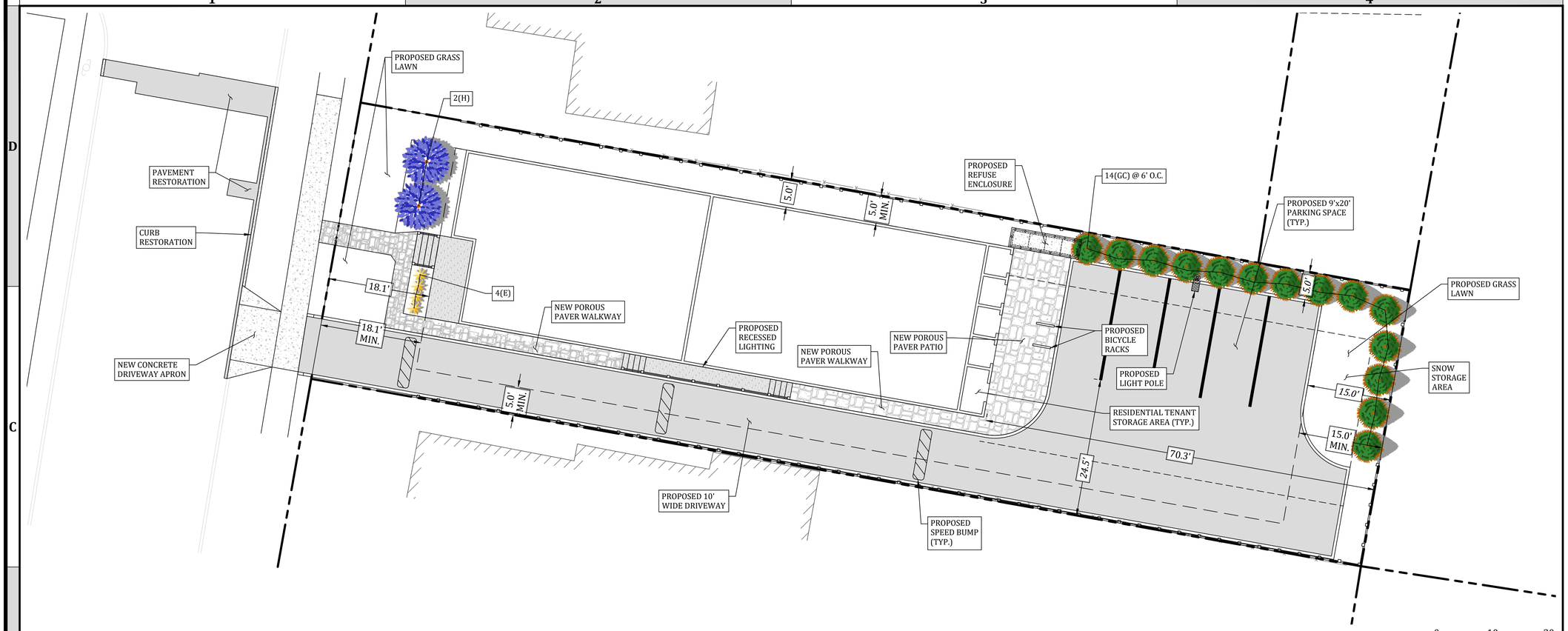
Please advise if you require anything further to complete your review. We kindly request to be placed on the May 13, 2025 Zoning Board of Appeals Agenda.

Thank you.

Sincerely,



Natalie Quinn, Agent for Applicant



1 OVERALL SITE PLAN
SCALE: 1" = 10'

LIGHTING SCHEDULE

LOC.	QUANTITY	MANUFACTURER	MODEL NUMBER	HEIGHT
POLE MOUNT	1	LEPRO	*620001-NW-US-LC*	15' ON 18' POLE
WALL MOUNT	2	GREEN BEAM LED	*GBFWP-PS-CCT*	5" RECESSED

PLANTING SCHEDULE

LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
GC	14	THUJA STANDISHII X PLICATA	*'GREEN GIANT' ARBORVITAE*	6' TALL
H	2	HYDRANGEA	*HORTENSIA*	3 GAL.
E	4	ECHINACEA	*CONEFLOWER*	1 GAL.

OFF-STREET PARKING REQUIREMENTS

DECRIPTION	VEHICLE PARKING SPACES	BICYCLE PARKING SPACES
MINIMUM REQUIRED	1.25 SPACES/DWELLING = 5	2
PROPOSED CONDITION	5	2

ZONING COMPLIANCE - RNC "RESIDENTIAL NEIGHBORHOOD C" DISTRICT

DESCRIPTION	PRINCIPAL PERMITTED USES	LOT AREA		LOT COVERAGE	LOT WIDTH	BUILDING FRONT YARD	BUILDING SIDE YARD	BUILDING REAR YARD	PARKING FRONT YARD	PARKING SIDE YARD	PARKING REAR YARD	BUILDING HEIGHT
UNITS	MULTI-FAMILY RESIDENCE (4 UNITS)	(SQ. FT.)	(AC.)	(%)-MAX.	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)-MAX.
MINIMUM REQUIRED		6,000	0.14	70	25.0	18.1	5.0	15.0	23.1	10.0	5.0	35.0
PROPOSED CONDITION	4 UNIT DWELLING	9,500	0.22	74.6*	50.0	18.1	5.0	70.3	129.5	5.0*	15.0	≤35.0

** VARIANCE REQUESTED - BUILDING COVERAGE EXCEEDED BY 4.6%. PROPOSED MITIGATION INCLUDES 569 SQ. FT. OF POROUS PAVER SIDEWALKS AND PATIOS.*

*** VARIANCE REQUESTED - EXISTING LOT WIDTH NOT ADEQUATE FOR VEHICLE PARKING AND VEHICLE MANEUVERING. PROPOSED MITIGATION INCLUDES ROW OF EVERGREEN TREES AS SCREENING WITHIN BUFFER SPACE.*

2 CI101 PROPOSED CONSTRUCTION SEQUENCE

THIS PROJECT INVOLVES THE CONSTRUCTION OF A MULTI-FAMILY RESIDENCE ON A VACANT PARCEL. THE PROJECT REQUIRES CONSTRUCTION OF THE RESIDENTIAL STRUCTURE AND DRIVEWAY ALONG WITH ALL ASSOCIATED UTILITIES TO SERVE THE RESIDENTIAL USE INCLUDING A WATER SERVICE, SANITARY SEWER SERVICE, NATURAL GAS SERVICE, UNDERGROUND ELECTRIC, AND UNDERGROUND COMMUNICATIONS. MEASURES FOR CONVEYING AND TREATING STORMWATER RUNOFF ARE ALSO PROPOSED ALONG WITH THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES TO PREVENT STORMWATER POLLUTION DURING CONSTRUCTION.

THE FOLLOWING IS AN ANTICIPATED SEQUENCE OF CONSTRUCTION:

1. OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF POUGHKEEPSIE.
2. CONDUCT A PRE-CONSTRUCTION MEETING
3. FILE NECESSARY PAPERWORK FOR OBTAINING PERMITS FOR ALL PROPOSED ACTIVITIES REQUIRING PERMITS.
4. DELINEATE PROPOSED ON-SITE AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS:
   - 5.1. STABILIZED CONSTRUCTION ENTRANCE
   - 5.2. SILT FENCE
6. ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
7. CLEARING AND GRUBBING OF THE SITE INCLUDING ANY REQUIRED TREE REMOVAL.
8. STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES.
9. PROVIDE ROUGH GRADING AND EARTHWORK
10. STABILIZE ALL DISTURBED AREAS.
11. CONSTRUCT FOOTINGS AND FOUNDATION FOR RESIDENCE AND BACKFILL AS NECESSARY.
12. OBTAIN FOUNDATION SURVEY
13. PROCEED WITH FRAMING OF THE RESIDENTIAL STRUCTURE.
14. PROCEED WITH DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY IN ORDER TO INSTALL ALL UNDERGROUND UTILITIES INCLUDING THE WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, ELECTRIC SERVICE, COMMUNICATION SERVICE AND PERMANENT STORMWATER CONVEYANCE INFRASTRUCTURE.
15. PROCEED WITH ADDITIONAL DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., REMOVAL OF CURBING, OLD DRIVEWAY APRON, AND CONCRETE SIDEWALK) AND NOTIFY ENGINEER/MUNICIPALITY/UTILITY COMPANIES FOR INSPECTION OF INSTALLED UNDERGROUND UTILITIES.
16. PROCEED WITH RESTORATION OF ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
17. FINALIZE CONSTRUCTION INCLUDING HARDSCAPING (I.E., PAVEMENT, PATIOS, WALKWAYS) AND LANDSCAPING (I.E., SHRUBS, PLANTS AND PERMANENT GRASS COVER).
18. FINALIZE SITE STABILIZATION INCLUDING THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES (I.E., CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION) AND REMOVE ORANGE CONSTRUCTION FENCING.
19. REQUEST CERTIFICATE OF OCCUPANCY.

LIST OF SHEETS

INCLUDED	SHEET NO.	OF	TOT. SHEETS	SHEET ID	SHEET NAME
+	1	OF	5	CI101	COVER SHEET
+	2	OF	5	CI102	EXISTING CONDITIONS & DEMOLITION PLAN
+	3	OF	5	CG101	EROSION & SEDIMENT CONTROL PLAN & DETAILS
+	4	OF	5	CG501	EROSION & SEDIMENT CONTROL NOTES
+	5	OF	5	CU101	GRADING, DRAINAGE & UTILITY PLAN

SPECIAL FINANCIAL CAPABILITY NOTE

The applicant has the financial capability to complete the proposed development.

APPLICANT INFORMATION

4 COPNY LLC
PO Box 8010
Pelham, NY 10803

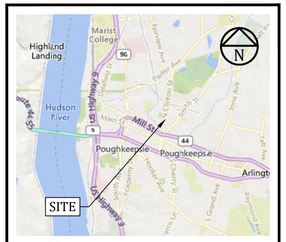
APPLICANT CONSENT

The undersigned representative of this property hereon states that they are familiar with the contents of this plan set and hereby consent to all said terms and conditions as stated herein.

Signature *Date*

Printed Name & Title

APPROVAL BLOCK



6 LOCATION MAP
1" = 5000'

N

PROFESSIONAL CERTIFICATION:

4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601
PROJECT NO. 2502002

JAMES W. TEED, JR.
094633

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, TITLE VII, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	.	-
	3	.	-
	2	.	-
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

COVER SHEET

PROJECT NAME AND ADDRESS:

4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
1" = 10'	2502002
SHEET NO.:	SHEET ID.:
1 OF 5	CI101

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TEED ENGINEERING, PLLC, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

DRAWING REFERENCE: 2502002CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 3/21/2025 3:56 PM

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:
53 N Clinton St

Project Location (describe, and attach a location map):
53 N Clinton Street, Poughkeepsie, NY 12601 (Parcel #: 131300-6162-71-288150)

Brief Description of Proposed Action:
Construction of a 4-family residential structure with two 2-bedroom units and two 3-bedroom units.

Name of Applicant or Sponsor:	Telephone: c/o 845-874-7166
4COPNY LLC c/o Natalie Quinn, KARC Planning Consultants	E-Mail: c/o natalie@karcpc.com

Address:
PO Box 8010

City/PO:	State:	Zip Code:
Pelham	NY	10803

	NO	YES
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.	☑	☐
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, building permits	☐	☑

3. a. Total acreage of the site of the proposed action? 0.22 acres
   b. Total acreage to be physically disturbed? 0.22 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.22 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation 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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The proposed action will meet the state energy code requirements. _____	☐	☑
_____		

	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 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?	☐	☑
See attached CRIS Map		
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?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

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

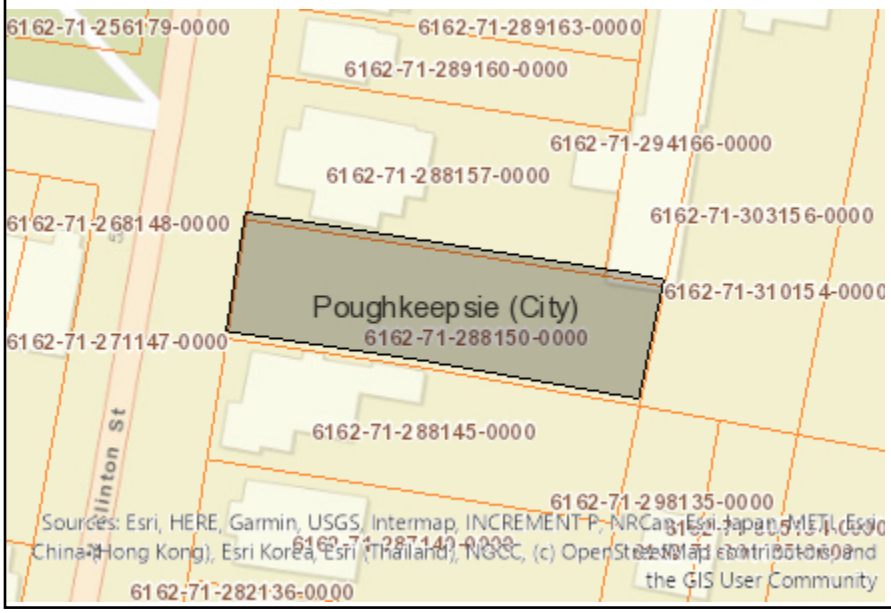
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: _____		
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: _____		
~~1~~9. 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: _____		
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: See attached		
No spills on the subject property. Remediations located within 2000' : B00148, C314126, C314126A, C314130, C314134, 314122		

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

Applicant/sponsor/name: Natalie Quinn, KARC Planning Consultants Date: March 25, 2025

Signature: _____ Title: Agent for Applicant

PRINT FORM



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]	No
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

CRIS NYS Cultural Resource Information System

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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

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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 - 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 eleveated

concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contaminaton. 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-dichlorothene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppv, 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 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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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: 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.

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: 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

NEW YORK STATE OF OPPORTUNITY | Department of Environmental 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: 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.

For more Information: E-mail Us

Refine This Search

53 N Clinton Street Site Photos



Figure 1: 53 N Clinton looking East into the interior of the site.



Figure 2: 53 N Clinton site looking North toward 55 N Clinton.

53 N Clinton Street Site Photos



Figure 3: 53 N Clinton site looking South toward 51 N Clinton.



Figure 4: Existing fence between 53 N Clinton and 51 N Clinton.

53 N Clinton Street Site Photos

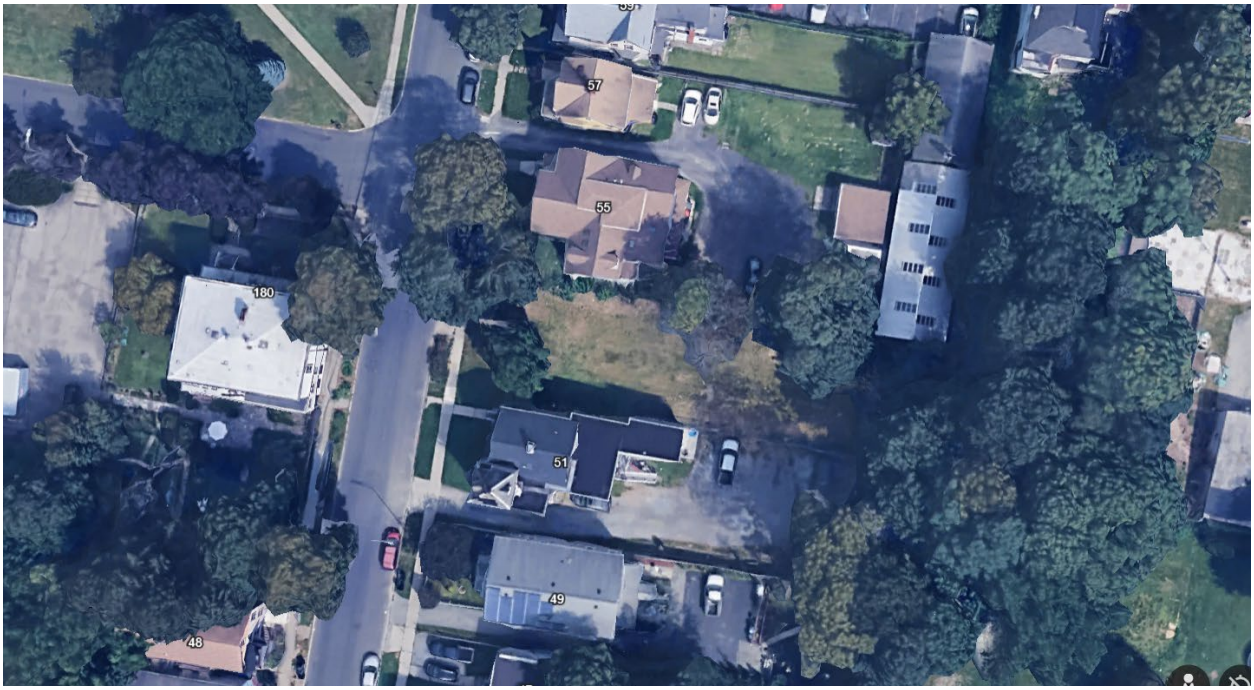


Figure 5: Aerial image of neighboring properties (house numbers shown).

KARC
PLANNING CONSULTANTS, INC.

April 18, 2025

Lori Garcia, Board Administrative Assistant
City of Poughkeepsie Development Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 53 N Clinton St
Parcel No. 131300-6162-71-288150
City of Poughkeepsie
Area Variance Application – Supplemental

Dear Ms. Garcia:

The applicant, 4 COPNY LLC, submitted an area variance application on April 8, 2025 regarding a denial letter via email from Deputy Zoning Administrator Judith Knauss on April 1, 2025 noting multiple deficiencies.

Upon further review, it should be noted that the April 1, 2025 denial letter (attached) stated information that we believe to be incorrect:

> *5. Section 19-6.2(1)(g) requires that off-street parking spaces be not less than 20 feet in length: the parking spaces are proposed to be 18 feet in length.*

The proposed parking space length shown on the submitted site plan set, dated March 21, 2025, shows 20-foot-long parking spaces, as required by code. Thus, we believe a variance of Section 19-6.2(1)(g) as noted above is note required as the proposed parking spaces are code compliant.

We respectfully request that this clarification be added to the submission packet circulated to the Zoning Board of Appeals. However, it should be noted by the ZBA that the applicant is willing to explore a reduction of the parking stall length to 18ft as an alternative in order to minimize or eliminate other zoning deficiencies in regard to landscaping, lot coverage, and/or setbacks.

We are happy to discuss further at the May 13, 2025 Zoning Board of Appeals meeting.

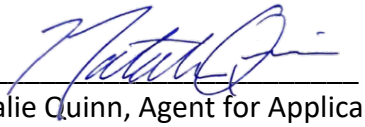
KARC
PLANNING CONSULTANTS, INC.

Enclosed, please find the following:

1. Supplemental Cover Letter prepared by KARC Planning Consultants
2. Denial Letter by Judith Knauss, Deputy Zoning Administrator

Thank you.

Sincerely,



Natalie Quinn, Agent for Applicant

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified

Jozlyn Young

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Tuesday, April 1, 2025 3:53 PM
To: Jozlyn Young
Subject: FW: 53 North Clinton Street
Attachments: 53 North Clinton Street Site Plan Check Sheet.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry for not copying you on this one!

From: Judith Knauss
Sent: Tuesday, April 1, 2025 3:32 PM
To: Natalie Quinn <natalie@karcpc.com>
Cc: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Joseph O'Brien <jobrien@cityofpoughkeepsie.com>; Lori Garcia <LGarcia@cityofpoughkeepsie.com>; Richard Distel <rdistel@cityofpoughkeepsie.com>
Subject: 53 North Clinton Street

Dear Ms. Quinn:

The Development Department is in receipt of application for site plan review relative to the construction of a new four-family dwelling on the vacant lot known as 53 North Clinton Street. Please be advised that this application has been reviewed for compliance with the relevant requirements of the Zoning Ordinance with reference to the RN-C District in which the property is located and other applicable development standards, and the following deficiencies were noted to exist (some of which were previously noted by Deputy Zoning Administrator Joseph O'Brien on March 5, 2025, and some of which are noted as to be requested on the Sheet CI101 "Cover Sheet"):

1) Section 19-2.3(2)(c) allows a maximum lot coverage, including all impervious surfaces, of 70%: the lot coverage is noted to be 74.6%;
2) Section 19-2.3(2)(f) requires minimum side yard set-backs for parking areas and access to parking areas of 10 feet: the parking area is set-back 5 feet from the adjoining lot at the north, while the driveway is located on the south property line;
3) Section 19-2.3(3)(a) requires that the front yard set-back be either 20 feet or within 2 foot of the average set-back of the two lots on each side of the subject lot (4 lots total).
4) Section 19-6.2(1)(c) requires that access for parking areas with fewer that 20 spaces be 15 feet: the proposed driveway is 10 feet wide;
5) Section 19-6.2(1)(g) requires that off-street parking spaces be not less than 20 feet in length: the parking spaces are proposed to be 18 feet in length; and, Section 19-6.2(4)(b) requires that whenever a parking area containing three or more spaces faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center be provided between the parking area and the property line: no such planting area is proposed on the east property line of 151 Cannon Street.

Therefore, the application is denied. You may, within sixty (60) days of the date of this communication, either:

1) Amend the plan to reflect compliance with the criteria outlined above; or
2) Make application to the Zoning Board of Appeals requesting that variances be granted.

Attached please find “Site Plan Check Sheet” annotated to reflect incomplete or missing information on the site plan itself. We would like to extend an invitation to you and/or your design professional to attend a workshop meeting on April 23, 2025, at 3:00pm, with the Development Department and representatives from each City Department with site plan review responsibilities (Building, Engineering, Fire, Police and Public Works) in order to provide feedback that might be useful for addressing concerns prior to the Planning Board meeting. These workshop meetings are held in the Common Council Chambers on the third floor of City Hall. Please let me know at your earliest convenience if this workshop meeting is of interest to you.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

Jozlyn Young

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Tuesday, April 1, 2025 3:52 PM
To: Jozlyn Young
Subject: FW: 149 Cannon Street
Attachments: 149 Cannon Street Site Plan Check Sheet.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey, Jozlyn – sorry for not copying you on this.

From: Judith Knauss
Sent: Tuesday, April 1, 2025 3:36 PM
To: Natalie Quinn <natalie@karcpc.com>
Cc: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Joseph O'Brien <jobrien@cityofpoughkeepsie.com>; Lori Garcia <LGarcia@cityofpoughkeepsie.com>; Richard Distel <rdistel@cityofpoughkeepsie.com>
Subject: 149 Cannon Street

Dear Ms. Quinn:

The Development Department is in receipt of application for site plan review relative to the construction of a new four-family dwelling on the vacant lot known as 149 Cannon Street, including creation of an off-street parking area that will be shared with the existing three-family dwelling at 151 Cannon Street. Please be advised that this application has been reviewed for compliance with the relevant requirements of the Zoning Ordinance with reference to the RN-C District in which the properties are located and other applicable development standards, and the following deficiencies were noted to exist (some of which were previously noted by Deputy Zoning Administrator Joseph O'Brien on March 5, 2025, and some of which are noted as to be requested on the Sheet CI101 "Cover Sheet"):

1) Section 19-2.3(2)(c) allows a maximum lot coverage, including all impervious surfaces, of 70%: the lot coverage is noted to be 70.6%;
2) Section 19-2.3(2)(f) requires minimum side yard set-backs for parking areas and access to parking areas of 10 feet:
    a. The parking area for 149 Cannon Street is set-back 5 feet from the adjoining lot at the west;
    b. The set-back of the parking area at 151 Cannon Street from the adjoining lot at the east ranges from 3.2' to 10.9';
    c. The driveway straddles the property line between 149 and 151 Cannon Street (this issue may be adequately addressed through the shared access and parking area agreement, which must be approved by the Planning Board and Corporation Counsel);
3) Section 19-2.3(3)(a) requires that the front yard set-back be either 20 feet or within 2 foot of the average set-back of the two lots on each side of the subject lot (4 lots total). It is acknowledged that this average is skewed by the fact that the second lot to the east has a building that fronts Main Street instead of Cannon, resulting in the 20 foot requirement prevailing: the set-back is proposed at 11 feet;
4) Section 19-6.2(1)(c) requires that access for parking areas with fewer that 20 spaces be 15 feet: the proposed driveway is 10 feet wide;
5) Section 19-6.2(1)(g) requires that off-street parking spaces be not less than 20 feet in length: the parking spaces are proposed to be 18 feet in length; and,

6) Section 19-6.2(4)(b) requires that whenever a parking area containing three or more spaces faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center be provided between the parking area and the property line: no such planting area is proposed on the east property line of 151 Cannon Street.

Therefore, the application is denied. You may, within sixty (60) days of the date of this communication, either:

1) Amend the plan to reflect compliance with the criteria outlined above; or
2) Make application to the Zoning Board of Appeals requesting that variances be granted.

Attached please find "Site Plan Check Sheet" annotated to reflect incomplete or missing information on the site plan itself. We would like to extend an invitation to you and/or your design professional to attend a workshop meeting on April 23, 2025, at 2:30pm, with the Development Department and representatives from each City Department with site plan review responsibilities (Building, Engineering, Fire, Police and Public Works) in order to provide feedback that might be useful for addressing concerns prior to the Planning Board meeting. These workshop meetings are held in the Common Council Chambers on the third floor of City Hall. Please let me know at your earliest convenience if this workshop meeting is of interest to you.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

FEE: $350
CODE: A2112
ID#:
IPS#

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 149 Cannon St

ZONING DISTRICT: RNC

OWNER INFORMATION:

Name: 5 COPNY LLC
Address: PO Box 8010
Pelham, NY 10803
Phone: c/o 845-874-7166
Email: c/o natalie@karcpc.com

APPLICANT INFORMATION:

Name: Same as owner
Address:
Phone:
Email:

CONSULTANT INFORMATION:

Name: KARC Planning Consultants, Inc.
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 Administrator

Date of decision/determination/violation: April 1, 2025

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 149 Cannon 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
See attached		

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) 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: 149 Cannon St

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

I. 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

April 8, 2025
DATE

Natalie Quinn, agent for applicant
Print Name

Revised 12/24: Previous Editions Obsolete

149 Cannon Street - Requested Area Variances

Code Section	Requirement	Proposed	Requested Variance
19-2.3(2)(c)	Maximum lot coverage, including impervious surfaces, of 70%	70.6% lot coverage	0.6%
19-2.3(2)(f)	Minimum side yard setback for parking areas and access to parking areas of 10 feet	5 feet (West - 149 Cannon) 3.2-10.9 feet (East - 151 Cannon) Shared Parking	5 feet (West) 6.8 feet (East) Agreement will be drafted for shared parking
19-2.3(3)(a)	Minimum front yard setback of 20 feet or within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total)	11 feet	Proposed setback is the average of the 2 lots on each side of the subject lot minus one lot that fronts on the through lot of 488 Main Street
19-6.2(1)(c)	Minimum driveway width of 15 feet	10 feet	5 feet
19-6.2(1)(f)	Off-street parking spaces must be 20 feet in length	18 feet	2 feet
19-6.2(4)(b)	Parking areas that contain three or more spaces that face a property line, a planting area must be provided	None at East property line	Waiver of planting area along east property line of 151 Cannon Street

KARC
PLANNING CONSULTANTS, INC.

March 24, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of Kaylas Bhiro, 5 COPNY, LLC, property owner of 149 Cannon Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,



PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

KARC
PLANNING CONSULTANTS, INC.

April 8, 2025

Lori Garcia, Board Administrative Assistant
City of Poughkeepsie Development Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 149 Cannon St
Parcel No. 131300-6161-23-276969
City of Poughkeepsie
Area Variance Application

Dear Ms. Garcia:

The applicant is seeking to construct a 4-family residential building on a vacant lot located at 149 Cannon St (Lot 276969). The property is approximately 0.215 acres (9,366 sq ft). The project area is in the Residential Neighborhood C (RNC) District, which is classified as a residential district.

The applicant received a denial letter via email from Deputy Zoning Administrator Judith Knauss on April 1, 2025 noting the following deficiencies:

Code Section	Requirement	Proposed	Requested Variance
19-2.3(2)(c)	Maximum lot coverage, including impervious surfaces, of 70%	70.6% lot coverage	0.6%
19-2.3(2)(f)	Minimum side yard setback for parking areas and access to parking areas of 10 feet	5 feet (West - 149 Cannon) 3.2-10.9 feet (East - 151 Cannon) Shared Parking	5 feet (West) 6.8 feet (East) Agreement will be drafted for shared parking
19-2.3(3)(a)	Minimum front yard setback of 20 feet or within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total)	11 feet	Proposed setback is the average of the 2 lots on each side of the subject lot minus one lot that fronts on the through lot of 488 Main Street
19-6.2(1)(c)	Minimum driveway width of 15 feet	10 feet	5 feet
19-6.2(1)(f)	Off-street parking spaces must be 20 feet in length	18 feet	2 feet

19-6.2(4)(b)	Parking areas that contain three or more spaces that face a property line, a planting area must be provided	None at East property line	Waiver of planting area along east property line of 151 Cannon Street

The applicant respectfully submits this Area Variance Application in response to the April 1, 2025 Denial Letter. 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 considering this balancing test and considering the following five statutory factors, it is the applicant's belief that the benefits of this project (i.e. redeveloping a vacant parcel and providing additional housing stock in the City of Poughkeepsie) 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?**

Granting the variances will not result in an undesirable change to the neighborhood or be a detriment to nearby properties.

The slight increase in lot coverage by 0.6%, which is equivalent to approximately 56 square feet of the 9,366 square foot site, represents a minimal deviation and will not negatively impact the neighborhood. Given the small increase over the maximum allowable lot coverage, it will not create an undesirable change, nor will it harm the properties around it. All stormwater runoff on site will be managed via an inground catch basin and Cultec unit, an improvement over the existing condition. This stormwater management system will ensure that the 0.6% deviation in impervious surface does not negatively impact neighbors in terms of runoff.

The requested reduction in the side yard setbacks for the parking area is necessary to ensure sufficient parking onsite and safe traffic flow and maneuvering for residents. To meet the parking needs for 149 Cannon Street, the applicant proposed a shared parking agreement with 151 Cannon Street. Given the unique size and configuration of the two lots, the reduction in setbacks is essential to allow proper traffic circulation and adequate parking spaces for both properties. This adjustment will not disrupt the neighborhood's functionality. Significant landscaping is proposed along the shared property line with the residential neighbor to the west to mitigate any impacts from the reduced setback.

The front yard setback requirement is 20 feet or the average of the four neighboring properties. The neighboring front yard setbacks are as follows: 151 Cannon Street setback is approximately 11 feet, 143 Cannon Street setback is approximately 7 feet, and 145 Cannon Street setback is approximately 20 feet. We are purposely excluding the laundromat at 488

Main Street as it is an anomaly in terms of typical frontages on Cannon Street. The true frontage of the laundromat is on Main Street, not Cannon Street. See "Site Photos" attachment within this submission for images. We believe the intent of this new section of the code, which permits an average frontage, is to allow new construction to match the existing form of a block. The inclusion of the anomaly setback would result in an inconsistent setback at 149 Cannon Street. Averaging the appropriate setbacks leads to a required minimum front yard setback of approximately 11 feet.

The proposed driveway width of 10 feet is standard for driveways within this neighborhood, although many buildings on this section of Cannon Street do not have driveways. Additionally, Section 19-2.3, which is **specific** to the RNC District, states that the **maximum** driveway width is 15 feet, implying that driveways of less than 15 ft are permitted. Requiring a driveway of a minimum of 15 feet would be out of character. Due to the low density residential use of the site, the proposed 10-foot driveway will be sufficient and will not hinder the flow of traffic or create safety issues for the site. Furthermore, increasing the driveway width would further increase impervious surfaces onsite, further increasing the requested lot coverage variance.

Per Section 19-6.2(1)(f) of the city's code, off-street parking spaces are required to be 20 feet in length. Due to the width constrains of the property, it is not feasible to provide parking spaces of this length while also allowing for proper maneuvering space. The proposed 18-foot parking spaces are standard in most suburban/urban communities within the Hudson Valley and are adequate for the vehicles expected to use the lot and will not negatively impact the functionality of the site or be a detriment to nearby properties.

Parking areas that contain three or more parking spaces are required to have a planting buffer to shield the parking from neighboring yards. A dense landscaping buffer is proposed to the West of the shared parking area on the 149 Cannon Street property, which is the property boundary shared with a residential neighbor. There is no landscaping proposed along the East side of the shared parking area on 151 Cannon Street as that space is needed for a retaining wall and pedestrian walkway to access the parking facility. The limited width of the lot prevents the provision of adequate plantings while still allowing for sufficient infrastructure and access to the parking lot. We do not believe this will be a detriment to the neighborhood as the neighboring property of 488 Main Street is a vacant and fenced in parcel (see Figure 5 in Site Photos).

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

The requested variances cannot be achieved through any other feasible method. The unique constraints of the property, including its size and shape, make it difficult for the applicant to fully comply with the required setbacks, lot coverage, and parking dimensions. Adhering to the zoning requirements would significantly reduce the usable space on the lot and limit the number of available parking spaces, which would impair the functionality and value of the

property. Therefore, the variances are essential to allow the property to be developed as a permitted 4-unit residential building.

3. **Is the requested area variance substantial?**

The requested variances are modest in nature. The proposed lot coverage exceeds the maximum by just 0.6%, representing a minor deviation from the zoning requirements. The reduction in side yard setbacks for parking areas will have minimal impact on traffic flow and safety, given the site's specific conditions. Likewise, the slight reduction in driveway width and parking space length will not pose significant issues with access or maneuverability. Overall, the variances are reasonable and proportionate to the unique characteristics of the property.

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

The variances will not have a significant adverse effect on the physical or environmental conditions of the neighborhood. The 0.6% increase in lot coverage is a small change that does not significantly alter the scale of the development, and the adjustments to the parking and driveway will not lead to traffic problems. Moreover, the property will still provide the minimum required parking spaces, preventing any issues with insufficient parking or congestion in the area. Overall, the impact of the variances will be minimal.

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

While the applicant's proposed design does not fully comply with the zoning requirements, the need for a variance arises from the unique conditions of the lot, meaning the difficulty in achieving full compliance is not entirely self-created. The lot's dimensions restrict the applicant's ability to meet all of the zoning regulations for the development of a permitted use.

The 70% lot coverage (includes all paved surfaces, not just building footprint) requirement is challenging to achieve while still allowing the property to function as intended. The proposed lot coverage of 70.6% represents a minimal deviation, but it is necessary to accommodate the desired development, including adequate parking and circulation space.

The side yard setback requirement of 10 feet for parking areas is difficult to meet due to the limited width and odd shape of the lot. The proposed setbacks are essential to provide sufficient space for shared parking and driveways, which are critical to the property's functionality. Without the variance, the applicant would be left with inadequate space for parking and circulation, severely limiting the property's use.

Similarly, the required driveway width of 15 feet is not feasible due to the lot's size. A 10-foot-wide driveway fits within the available space while still maintaining the property's functionality and providing necessary access.

The requirement for 20-foot-long parking spaces is also difficult to meet given the property's size. The proposed 18-foot-long spaces are still functional and meet the needs of typical vehicles that residents are likely to use.

Enclosed, please find the following:

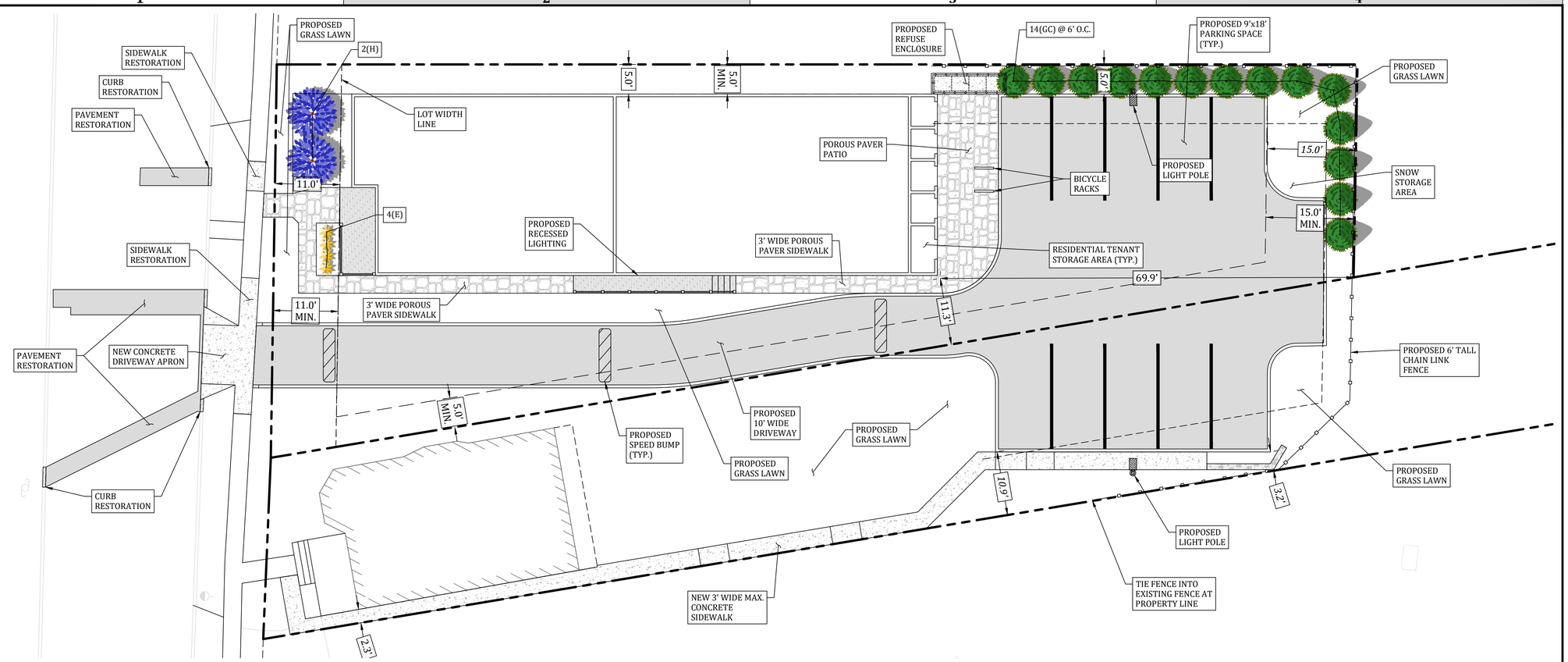
1. Cover Letter & Justification prepared by KARC Planning Consultants
2. Area Variance Application
3. Site Photos
4. SEAF part 1
5. Site Plan
6. Fee in the amount of $350

Please advise if you require anything further to complete your review. We kindly request to be placed on the May 13, 2025 Zoning Board of Appeals Agenda.

Thank you.

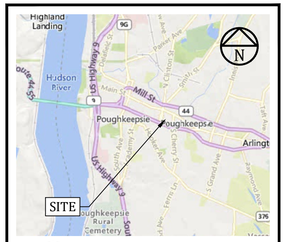
Sincerely,

_____
Natalie Quinn, Agent for Applicant



1 OVERALL SITE PLAN
SCALE: 1" = 10'

0 10 20



6 LOCATION MAP
1" = 5000'

LIGHTING SCHEDULE

LOC.	QUANTITY	MANUFACTURER	MODEL NUMBER	HEIGHT
POLE MOUNT	2	LEPRO	*620001-NW-US-LC*	15' ON 18' POLE
WALL MOUNT	2	GREEN BEAM LED	*GBFWP-PS-CCT*	±12' RECESSED

PLANTING SCHEDULE

LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
GC	14	THUJA STANDISHII X PLICATA	*'GREEN GIANT' ARBORVITAE*	6' TALL
H	2	HYDRANGEA	*HORTENSIA*	3 GAL.
E	4	ECHINACEA	*CONEFLOWER*	1 GAL.

OFF-STREET PARKING REQUIREMENTS

DECRIPTION	VEHICLE PARKING SPACES	BICYCLE PARKING SPACES
MINIMUM REQUIRED	1.25 SPACES/DWELLING = 5	2
PROPOSED	5*	2

PARKING FACILITY WILL BE SHARED BETWEEN 149 AND 151 CANNON STREET VIA A RECIPROCAL ACCESS AGREEMENT. FIVE (5) ADDITIONAL SPACES ARE BEING PROVIDED FOR 151 CANNON STREET, WHICH CURRENTLY HAS NO OFF-STREET PARKING

ZONING COMPLIANCE - RNC "RESIDENTIAL NEIGHBORHOOD C" DISTRICT

DESCRIPTION	PRINCIPAL PERMITTED USES	LOT AREA		LOT COVERAGE	LOT WIDTH	BUILDING FRONT YARD	BUILDING SIDE YARD	BUILDING REAR YARD	PARKING FRONT YARD	PARKING SIDE YARD	PARKING REAR YARD	BUILDING HEIGHT
UNITS	MULTI-FAMILY RESIDENCE (4 UNITS)	(SQ. FT.)	(AC.)	(%)-MAX.	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)-MAX.
MINIMUM REQUIRED		6,000	0.14	70	25.0	11	5.0	15.0	16.0	10.0	5.0	35.0
PROPOSED CONDITION	4 UNIT DWELLING	9,366	0.22	70.6*	65.0	11.0	5.0	69.9	122.2	5.0*	15.0	≤35.0

** VARIANCE REQUESTED - BUILDING COVERAGE EXCEEDED BY 0.6%. PROPOSED MITIGATION INCLUDES 570 SQ. FT. OF POROUS PAVER SIDEWALKS AND PATIOS.*

*** VARIANCE REQUESTED - EXISTING LOT WIDTH NOT ADEQUATE FOR VEHICLE PARKING AND VEHICLE MANEUVERING. PROPOSED MITIGATION INCLUDES ROW OF EVERGREEN TREES AS SCREENING WITHIN BUFFER SPACE.*

LOT COVERAGE FOR 151 CANNON STREET IS 39% WHICH INCLUDES THE NEW WALKWAY/PARKING AREA.

2 CI101 PROPOSED CONSTRUCTION SEQUENCE

THIS PROJECT INVOLVES THE CONSTRUCTION OF A MULTI-FAMILY RESIDENCE ON A VACANT PARCEL. THE PROJECT REQUIRES CONSTRUCTION OF THE RESIDENTIAL STRUCTURE AND DRIVEWAY ALONG WITH ALL ASSOCIATED UTILITIES TO SERVE THE RESIDENTIAL USE INCLUDING A WATER SERVICE, SANITARY SEWER SERVICE, NATURAL GAS SERVICE, UNDERGROUND ELECTRIC, AND UNDERGROUND COMMUNICATIONS. MEASURES FOR CONVEYING AND TREATING STORMWATER RUNOFF ARE ALSO PROPOSED ALONG WITH THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES TO PREVENT STORMWATER POLLUTION DURING CONSTRUCTION.

THE FOLLOWING IS AN ANTICIPATED SEQUENCE OF CONSTRUCTION:

1. OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF POUGHKEEPSIE.
2. CONDUCT A PRE-CONSTRUCTION MEETING
3. FILE NECESSARY PAPERWORK FOR OBTAINING PERMITS FOR ALL PROPOSED ACTIVITIES REQUIRING PERMITS.
4. DELINEATE PROPOSED ON-SITE AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS:
   - 5.1. STABILIZED CONSTRUCTION ENTRANCE
   - 5.2. SILT FENCE
6. ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
7. CLEARING AND GRUBBING OF THE SITE INCLUDING ANY REQUIRED TREE REMOVAL.
8. STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES.
9. PROVIDE ROUGH GRADING AND EARTHWORK
10. STABILIZE ALL DISTURBED AREAS.
11. CONSTRUCT FOOTINGS AND FOUNDATION FOR RESIDENCE AND BACKFILL AS NECESSARY.
12. OBTAIN FOUNDATION SURVEY
13. PROCEED WITH FRAMING OF THE RESIDENTIAL STRUCTURE.
14. PROCEED WITH DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY IN ORDER TO INSTALL ALL UNDERGROUND UTILITIES INCLUDING THE WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, ELECTRIC SERVICE, COMMUNICATION SERVICE AND PERMANENT STORMWATER CONVEYANCE INFRASTRUCTURE.
15. PROCEED WITH ADDITIONAL DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., REMOVAL OF CURBING, OLD DRIVEWAY APRON, AND CONCRETE SIDEWALK) AND NOTIFY ENGINEER/MUNICIPALITY/UTILITY COMPANIES FOR INSPECTION OF INSTALLED UNDERGROUND UTILITIES.
16. PROCEED WITH RESTORATION OF ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
17. FINALIZE CONSTRUCTION INCLUDING HARDSCAPING (I.E., PAVEMENT, PATIOS, WALKWAYS) AND LANDSCAPING (I.E., SHRUBS, PLANTS AND PERMANENT GRASS COVER).
18. FINALIZE SITE STABILIZATION INCLUDING THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES (I.E., CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION) AND REMOVE ORANGE CONSTRUCTION FENCING.
19. REQUEST CERTIFICATE OF OCCUPANCY.

LIST OF SHEETS

INCLUDED	SHEET NO.	OF	TOT. SHEETS	SHEET ID	SHEET NAME
+	1	OF	5	CI101	COVER SHEET
+	2	OF	5	CI102	EXISTING CONDITIONS & DEMOLITION PLAN
+	3	OF	5	CG101	EROSION & SEDIMENT CONTROL PLAN & DETAILS
+	4	OF	5	CG501	EROSION & SEDIMENT CONTROL NOTES
+	5	OF	5	CU101	GRADING, DRAINAGE & UTILITY PLAN

SPECIAL FINANCIAL CAPABILITY NOTE

The applicant has the financial capability to complete the proposed development.

APPLICANT INFORMATION

4 COPNY LLC
PO Box 8010
Pelham, NY 10803

APPLICANT CONSENT

The undersigned representative of this property hereon states that they are familiar with the contents of this plan set and hereby consent to all said terms and conditions as stated herein.

Signature *Date*

Printed Name & Title

APPROVAL BLOCK

PROFESSIONAL CERTIFICATION:

5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601
PROJECT NO. 2502003

JAMES W. TEED, JR.
094633

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, TITLE VII, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	.	-
	3	.	-
	2	.	-
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

COVER SHEET

PROJECT NAME AND ADDRESS:

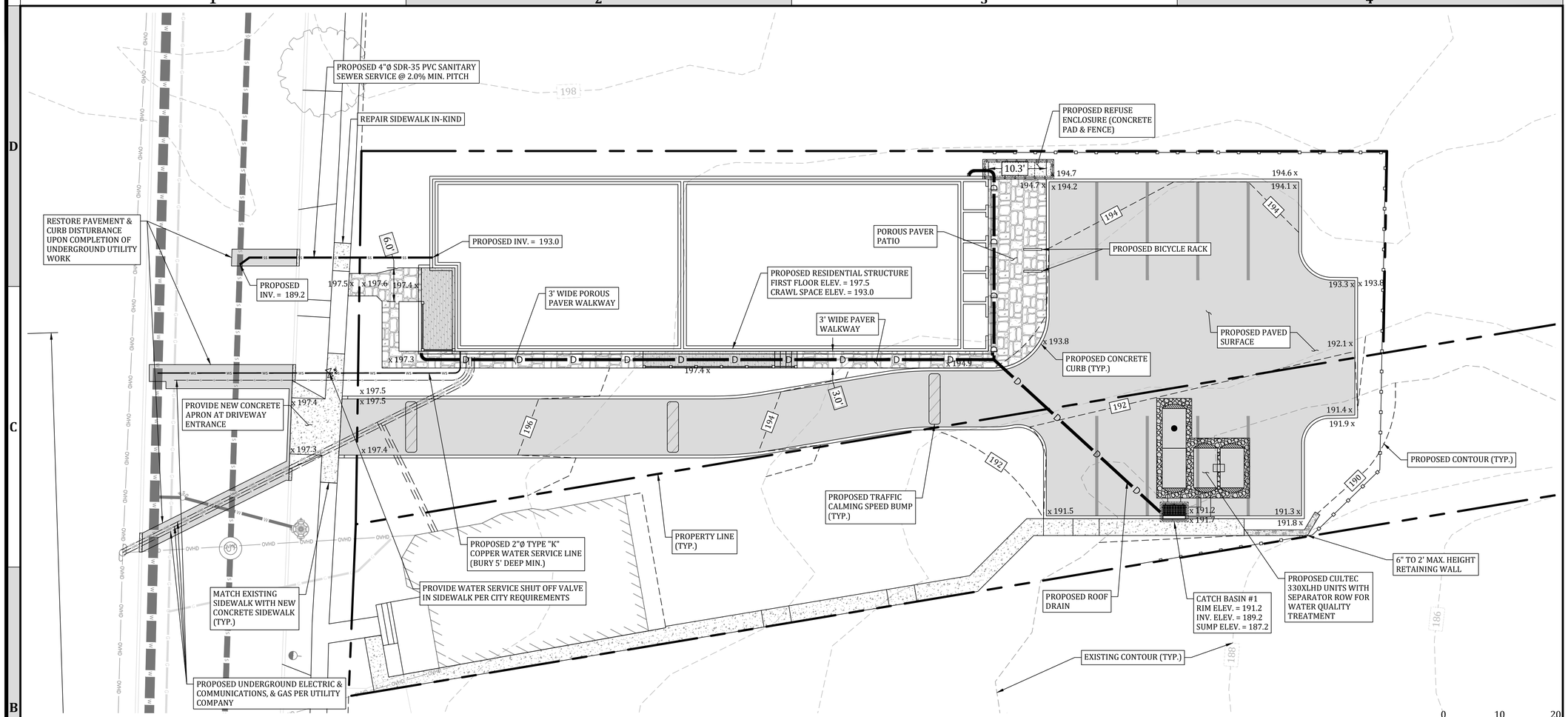
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
1" = 10'	2502003
SHEET NO.:	**SHEET ID.:**
1 OF 5	CI101

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DRAWING REFERENCE: 2502003CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 3/21/2025 3:53 PM



1 GRADING, DRAINAGE & UTILITY PLAN

SCALE: 1" = 10'

2 TEED ENGINEERING, PLLC STANDARD NOTES

CU101

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING TEED ENGINEERING, PLLC FOR ACCEPTANCE. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED, WORK SHALL BE STOPPED AND NECESSARY MODIFICATIONS SHALL BE DISCUSSED AND APPROVED BY TEED ENGINEERING, PLLC. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH TEED ENGINEERING, PLLC BEFORE CONSTRUCTION BEGINS.
2. TEED ENGINEERING, PLLC MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS UNLESS EXPLICITLY STATED ON THIS PLAN.
3. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO PLACE IMPROVEMENTS ON MATERIAL WITH A SUITABLE BEARING CAPACITY AND TO VERIFY THE QUANTITY OF MATERIALS TO BE REMOVED OR DELIVERED TO THE SITE TO SUCCESSFULLY COMPLETE THIS PROJECT.
4. ALL UNDERGROUND CONSTRUCTION SHALL BE INSPECTED BY TEED ENGINEERING, PLLC PRIOR TO BACKFILLING.
5. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL LOCAL PERMITS REQUIRED FOR COMPLETION OF THIS PROJECT.
6. THE MATERIALS AND SPECIFICATIONS NOTED ON THE PLANS MUST BE UTILIZED UNLESS ALTERNATIVES ARE ACCEPTED AND APPROVED IN WRITING BY TEED ENGINEERING, PLLC.
7. FOLLOW ALL MANUFACTURER INSTRUCTIONS FOR COMPONENT INSTALLATION UNLESS OTHERWISE DIRECTED BY TEED ENGINEERING, PLLC.
8. PRIOR TO EXCAVATING, ALL UNDERGROUND UTILITIES MUST BE LOCATED BY THE APPROPRIATE UTILITY AGENCY.
9. EROSION & SEDIMENT CONTROLS TO BE INSTALLED PER NYSDEC STANDARDS.
10. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY TEED ENGINEERING, PLLC PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
11. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY TEED ENGINEERING, PLLC. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY TEED ENGINEERING, PLLC PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
12. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
13. TEED ENGINEERING, PLLC MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.

APPROVAL BLOCK

5 COPNY LLC 149 CANNON STREET POUGHKEEPSIE, NY 12601 5 COPNY LLC 149 CANNON STREET POUGHKEEPSIE, NY 12601 5 COPNY LLC 149 CANNON STREET POUGHKEEPSIE, NY 12601 5 COPNY LLC



2 VICINITY MAP

1" = 2000'

PROFESSIONAL CERTIFICATION:

5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601
PROJECT NO. 2502003

JAMES W. TEED, JR.
094633

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TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	.	.
	3	.	.
	2	.	.
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

GRADING, DRAINAGE & UTILITY PLAN

PROJECT NAME AND ADDRESS:

5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
1" = 10'	2502003
SHEET NO.:	**SHEET ID.:**
5 OF 5	CU101

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DRAWING REFERENCE: 2502003CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 3/21/2025 3:53 PM

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:
149 Cannon St

Project Location (describe, and attach a location map):
149 Cannon Street, Poughkeepsie, NY 12601 (Parcel #: 131300-6161-23-276969)

Brief Description of Proposed Action:
Construction of a 4-family residential structure with two 2-bedroom units and two 3-bedroom units.

Name of Applicant or Sponsor:	Telephone: c/o 845-874-7166
5COPNY LLC c/o Natalie Quinn, KARC Planning Consultants	E-Mail: c/o natalie@karcpc.com

Address:
PO Box 8010

City/PO:	State:	Zip Code:
Pelham	NY	10803

	NO	YES
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.	☑	☐
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:	☐	☑

3. a. Total acreage of the site of the proposed action? 0.215 acres
   b. Total acreage to be physically disturbed? 0.215 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.215 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation 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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The proposed action will meet the state energy code requirements. _____	☐	☑
_____		

	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 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?	☐	☑
See attached CRIS Map		
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?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

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

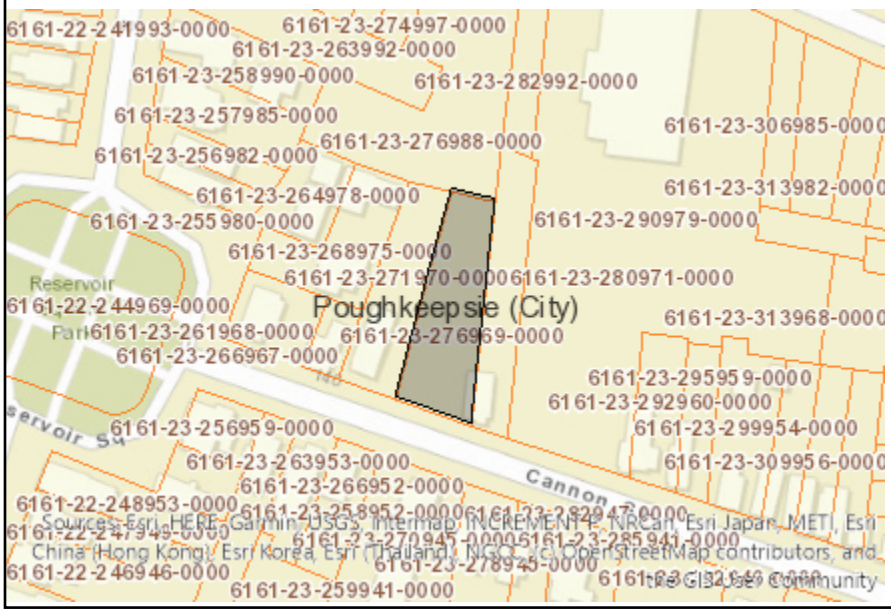
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: _____		
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: _____		
~~1~~9. 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: _____		
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 spills on subject property. Remediations located within 2,000': B00148, C314126, C314126A, C314130, C314134		

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

Applicant/sponsor/name: Natalie Quinn, KARC Planning Consultants Date: March 25, 2025

Signature: _____ Title: Agent for Applicant

PRINT FORM



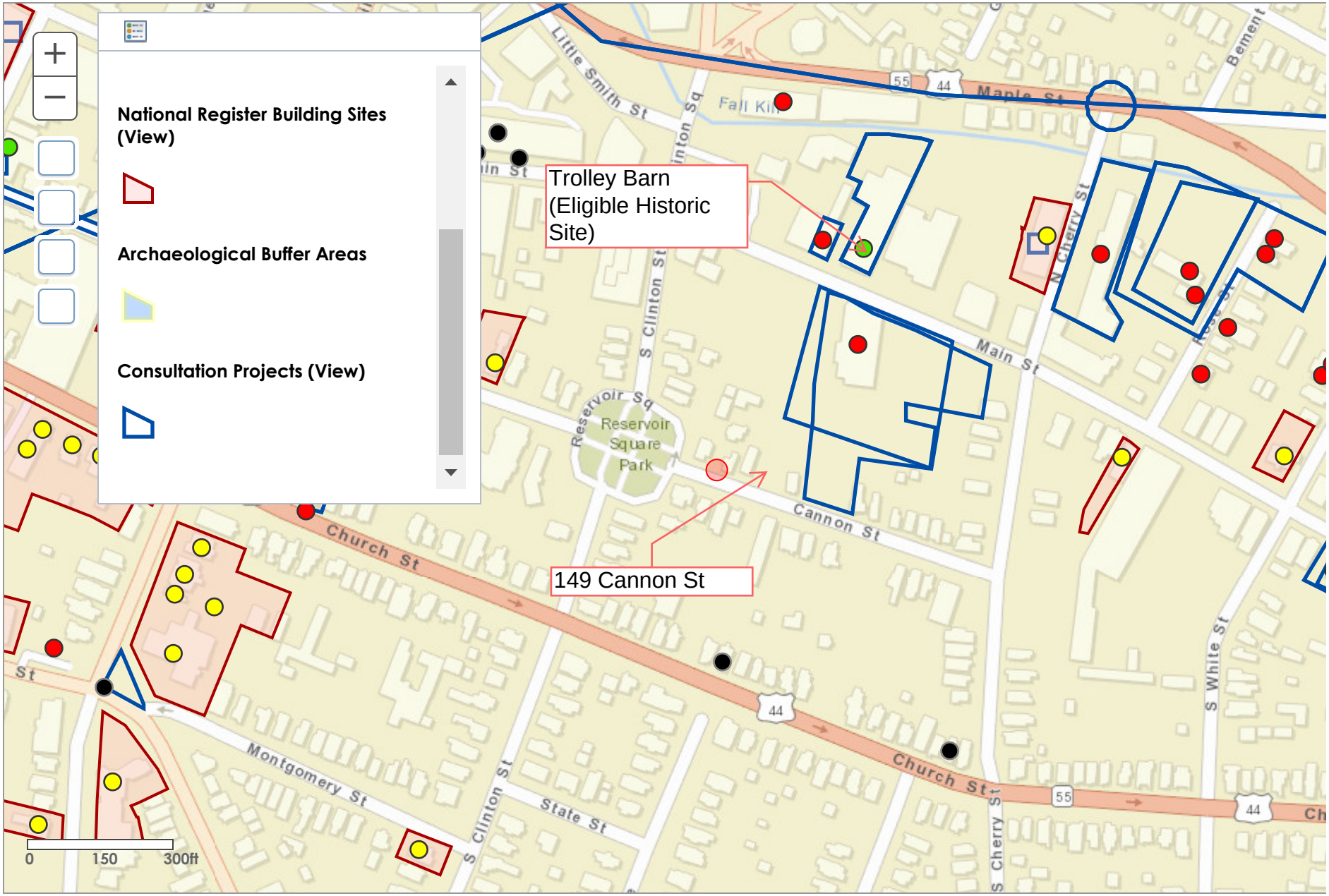
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	No
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

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



NEW YORK STATE OF OPPORTUNITY | Department of Environmental 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: "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

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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-dichlorothene (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 in 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.

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: 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 eleveated

concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contaminaton. 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-dichlorothene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppv, 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 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.

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: 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.

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: 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

149 Cannon Street Site Photos



Figure 1: 149 Cannon St looking North into the interior of the site.



Figure 2: Looking West toward 145 Cannon St.

149 Cannon Street Site Photos



Figure 3: Looking East toward 151 Cannon St.



Figure 4: 149 Cannon St site with neighboring properties to the West (145 Cannon St) and East (151 Cannon St).

149 Cannon Street Site Photos



Figure 5: Neighboring property to the East of 151 Cannon St. This is the rear yard of 488 Main Street.



Figure 6: Aerial image of neighboring properties. Note 488 Main Street with the large building and parking lot.

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

FEE: $350
CODE: A2112
ID#:_____
IPS#_____

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 148 FRANKLIN STREET, POUGHKEEPSIE, NY 12601

ZONING DISTRICT: RNC RESIDENTIAL NEIGHBORHOOD

OWNER INFORMATION:

Name: S1 PROPERTIES LLC
Address: 51 NOBLE HILL DRIVE
POUGHQUAG, NY 12570
Phone: 845-519-9914
Email: JOESALA99@GMAIL.COM

APPLICANT INFORMATION:

Name: S1 PROPERTIES LLC
Address: 51 NOBLE HILL DRIVE
POUGHQUAG, NY 12570
Phone: 845-519-9914
Email: JOESALA99@GMAIL.COM

CONSULTANT INFORMATION:

Name: BRIAN STOKOSA, DAY STOKOSA ENGINEERING
Address: 3 VAN WYCK LANE
WAPPINGERS FALLS, NY 12590
Phone: 845-223-3202
Email: BSTOKOSA@DAYSTOKOSAENG.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: 3-25-25

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 148 FRANKLIN 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
19-6.2(11)	Required-5 Parking Spaces	1 PARKING SPACE
19-2.3	Required Lot Area 6,000 S.F.	1,000 S.F.
19-2.3	Required side yard-5'	5'
19-2.3	Allowed max lot coverage-70%	12.5%
19-2.3	Required max. building height-2.5stories/35'	0.5 story

REQUIRED VARIANCES CONTINUED NEXT PAGE

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) 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: 148 FRANKLIN 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
	Parking Location & Access	
19-2.3	Required side yard-10'	9'
19-2.3	Required rear yard-5'	2.9'
19-2.3(2)/19-6.2 (1)c	Required 15' driveway width	5.3'

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) 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: 148 Franklin Street

AREA VARIANCE REQUESTS

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.

Joseph Sala — 4/8/25

SIGNATURE OF APPLICANT — DATE

Joseph Sala

Print Name

Revised 12/24: Previous Editions Obsolete

DAY STOKOSA
ENGINEERING P.C.

April 15, 2025

City of Poughkeepsie Building, Planning and Zoning Department
Lori Garcia
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: 148 Franklin Street
Variance Application
Parcel ID: 6161-2-110801

We offer the following responses to the Variance Request Justification section of the Area Variance Application for the above referenced project.

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.
Response: The granting of the requested variances will not produce an undesirable change in the neighborhood or be a detriment to nearby properties because the neighborhood is predominantly single and multifamily homes and will be in keeping with the existing character of the neighborhood.

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?
Response: The benefit cannot be achieved by other methods because the size of the lot and footprint of the structure are existing.

3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.
Response: The required variances are not seen as substantial because they will be required for the proposed development which is similar to the surrounding properties.

4) Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Why not?
Response: The required variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood because the proposed development is similar to the surrounding neighborhood.

5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.
Response: The need for variances is not seen as self-created because the structure exists on an existing lot in the RNC zone. The variances will be required to make the proposed use feasible.

If you have any questions, please do not hesitate to call this office.

Very truly yours,

Brian J. Stokosa.

Brian J. Stokosa, P.E.

Cc: file



LOCATION MAP

SCALE: 1" = 200'

PARCEL INFORMATION

OWNER:	S1 PROPERTIES LLC POUGHQUAG, NY 12570 51 NOBLE HILL DR
TAX MAP PARCEL Nos.	131300-6161-29-110801-0000
PARCEL ADDRESS:	148 FRANKLIN ST POUGHKEEPSIE, NY 12601

SITE SPECIFIC NOTES:

1. THE APPLICANT WISHES CONVERT THE EXISTING SINGLE FAMILY DWELLING INTO A MULTI-FAMILY DWELLING.
2. THE BUILDING WILL BE PROVIDED SPRINKLERS.
3. INCREASES IN IMPERVIOUS WILL BE MITIGATED VIA AN ONSITE DRAINAGE SYSTEM. RAINFALL DATA TAKEN FROM CORNELL EXTREME WEATHER DATA CENTER. SOIL BOUNDARY AND SOILS DESCRIPTION AS TAKEN FROM WEB SOILS SURVEY.
4. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208-N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW; IS ILLEGAL.
5. BOUNDARY AND TOPO INFORMATION AS TAKEN FROM SURVEY PREPARED BY ROBERT V OSWALD, LS DATED MARCH 2025.
6. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE,SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA." IN ADDITION TO THE NOTE, THE LOCATION OF THE FENCING MUST BE SHOWN ON THE SITE OR LANDSCAPE PLAN. WHERE PROXIMITY TO A BUILDING, DRIVEWAY, PARKING AREA, OR CONSTRUCTION ROADWAY PREVENTS INSTALLATION OF FENCING AT THE DRIP LINE, MODIFICATION OF THE FENCE POSITION SHALL BE SHOWN ON THE PLAN AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING BOARD. FIELD MODIFICATION OF THE FENCE POSITION MAY BE GRANTED BY THE BUILDING INSPECTOR/ZONING ADMINISTRATOR OR DEPUTY BUILDING INSPECTOR.
7. THE BUILDING SHALL BE PROVIDED SPRINKLERS AS REQUIRED PER THE SUBMITTED PLANS.
8. NO OUTDOOR SIGNS ARE PROPOSED.
9. NO AREAS SUBJECT TO FLOODING OR STORM WATER OVERFLOWS.
10. NO EXISTING WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS, ISOLATED TREES WITH A DIAMETER OF EIGHT (8) INCHES OR MORE, MEASURED THREE (3) FEET ABOVE THE BASE OF THE TRUNK, AND ANY OTHER SIGNIFICANT EXISTING NATURAL FEATURES AREA LOCATED ON SITE.
11. NO PORTION OF THE SITE HAS AN INDICATION OR DIRECTION OF SCENIC VIEWS.
12. LANDSCAPING:
MAINTENANCE: ALL FENCES, TREES, PLANTINGS, SHRUBBERY OR OTHER SCREENING REQUIRED BY DIRECTION OF THE CITY COUNCIL, THE ZONING BOARD OF APPEALS, THE PLANNING BOARD OR BY THIS ZONING CHAPTER SHALL BE MAINTAINED AT ALL TIMES AT LEAST TO THE SAME QUALITY REQUIRED OF SAID ITEMS AT THE TIME THEY WERE INITIALLY INSTALLED.

PENALTIES. IF, AFTER 30 DAYS' NOTICE, SUCH FENCES, TREES, PLANTINGS, SHRUBBERY OR OTHER SCREENING ARE NOT ERECTED, REPLACED, REPAIRED OR MAINTAINED BY OR ON BEHALF OF SUCH OWNER, THE CITY COUNCIL MAY AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS TO PERFORM THE NECESSARY WORK AND PROVIDE FOR THE ASSESSMENT OF ALL COSTS AND EXPENSES SO INCURRED BY THE CITY, IN CONNECTION WITH ANY ACTION TAKEN AS ABOVE, AGAINST THE LAND ON WHICH SUCH SCREENING FACILITIES ARE LOCATED. THE COSTS AND EXPENSES SO INCURRED SHALL BE CERTIFIED TO THE TAX ASSESSOR AND SHALL BECOME A MUNICIPAL LIEN AGAINST THE PROPERTY.

14. ELEVATIONS OF THE BUILDING IN PRE/POST DEVELOPMENT CONDITIONS HAVE BEEN PROVIDED.
13. THE SITE PLAN ZONING ANALYSIS HAS BEEN PREPARED BASED UPON CORRESPONDENCE THE APPLICANT HAS RECEIVED FROM THE BUILDING DEPARTMENT DATED MAY 21, 2024.

RNC Zoning District

Bulk Regulations:	Required	Proposed	Variance Req.
Lot Area (square feet)	6,000[a]	5,000**	1,000 S.F.
Lot Width (feet)	25	50	
Min. Primary Street (feet)	Avg. or 20[b]	1.7'	
Minimum Side Yard (feet)	5'	0**	5'
Minimum Rear Yard (feet)	15'	38.1'	
Maximum Lot Coverage	70%	82.5%**	12.5%
Maximum height	2.5 stories or 35'	3 sty, 33'-10"***	0.5
Density units per lot max.	4	4	

[a] Minimum required lot area for 4 units = 6,000 S.F.

[b] Within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total)

Parking Location & Access:	Required	Proposed	
Primary street yard (min.)	6.7'[c]	61.9'	
Secondary street yard setback (min.)	10'	N/A	
Side yard setback (min)	10[d]	1***	9'
Rear Yard setback (min)	5'	2.1***	2.9'
Driveway width (min/max)	15'	9.7***	5.3'

[c] The primary street yard shall be 5 feet greater than the primary structure setback.

[d] For lots with a width less than 50 feet, side yard setbacks shall not be required.

* Pre-existing, non-conforming ** Variance Required

Off-street Parking Calculations

19-6.2(11) Off-street parking loading
- 1.25 spaces per dwelling unit = 1.25 x 4 units = 5 spaces

Total parking spaces req. = 5 spaces, 4 Provided, 1 Space Variance Requested**

LANDSCAPING

19-6.5 (3,5,6) - landscaping requirements along the property line.

A solid PVC fence has been provided along the west and southern wall.

ADJOINING PROPERTY OWNERS

138 FRANKLIN STREET LLC
20 BALLYMEADE RD
HOPEWELL JUNCTION, NY 12533
FOR PROPERTY: 131300006161002909881000 0

144 FRANKLIN LLC
20 MAPLE ST
IRVINGTON, NY 10533
FOR PROPERTY: 131300006161002910480100 00

GEMMATI PROPERTIES LLC
6 BRAY FARM LN
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 131300006161002912080000 00

WILLIAM HAIGHT, JR
150 FRANKLIN ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911480000 00

JJV FRANKLIN PROPERTIES LLC
187 N HAMILTON ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911281900 00

NATHAN KAHANA, TRUSTEE
28 RITA AVE
MONSEY, NY 10952
FOR PROPERTY: 131300006161002912080400 00

GILDA NAVARRETE
99 S HAMILTON ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911979700 00

POK PORTFOLIO LLC
29 LITTLE NASSAU ST
STE 125
BROOKLYN, NY 11205
FOR PROPERTY: 131300006161002911078900 00

S1 PROPERTIES LLC
51 NOBLE HILL DR
POUGHQUAG, NY 12570
FOR PROPERTY: 131300006161002911080100 00

LANDSCAPE NOTES:

NO TRESS OR SHRUBS SHALL BE PLANTED ON EXISTING FOR PROPOSED UTILITY LINES

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE SITE LANDSCAPING AS SHOWN ON THE APPROVED SITE PLAN THROUGHOUT THE DURATION OF USE.

THE LANDSCAPE CONTRACTOR SHALL CAREFULLY CORRELATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.

THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.

THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE. ALL LANDSCAPED AREAS MULCHED UNLESS OTHERWISE NOTED.

WARRANTY:
ALL PLANT MATERIAL (LAWNS, TREES, SHRUBS, ETC.) AND PLANTING SUPPLIES (EDGING, BARK, MULCH, ETC.) SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPING INSTALLATION. ALL REPLACEMENT STOCK SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. ANY DAMAGE DUE TO REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR. AT THE END OF THE WARRANTY PERIOD, INSPECTIONS SHALL BE MADE JOINTLY BY LANDSCAPE ARCHITECT, OWNER, TENANT AND LANDSCAPE CONTRACTOR. ALL PLANT AND LAWN AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTS AND TURF COVER OF A LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON.

SPECIES AND VARIETY AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY AND AS DEFINED WITHIN THE CURRENT EDITION OF INTERNATIONAL CODE OF NOMENCLATURE FOR CULTIVATED PLANTS, ISSUED BY THE INTERNATIONAL UNION OF BIOLOGICAL SCIENCES. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT TENANT'S LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS AND INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS AR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED SHALL BE USED. PLANTS BUDDING INTO LEAF OR HAVING SOFT GROWTH SHALL BE SPRAYED WITH AND ANTI-DESICCANT AT THE NURSERY BEFORE DIGGING.

ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE.

SEED:

EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

TALL FESCUE @ 100 LBS PER ACRE
KOBE LESPEDEZA @ 10 LBS PER ACRE
BAHIAGRASS @ 25 LBS PER ACRE
RYE GRAIN @ 40 LBS PER ACRE

GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.

SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

SEED SHALL BE A BLEND OF CERTIFIED LAWN GRASS AND/OR GROUND COVER PLANT SEEDS COMMON TO THE SITE LOCATION.
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN

ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE LATEST EDITION OF THE FEDERAL SEED ACT, SEED SHALL BE MIXED BY THE DEALER AND SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS WHICH SHALL BEAR THE DEALER'S GUARANTEED ANALYSIS.

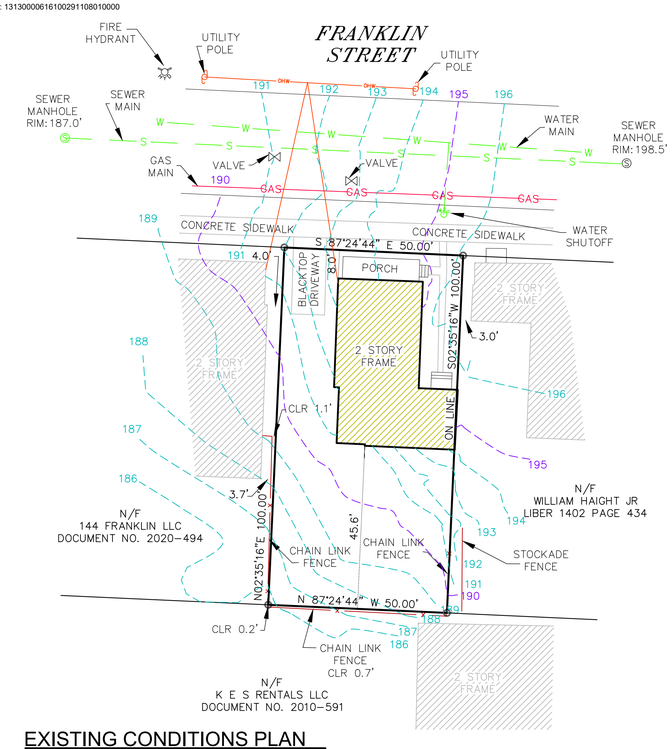
MULCHES FOR PLANTINGS:
SHREDDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES. NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS.

ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
ALL AREAS OF SITE NOT OCCUPIED BY BUILDINGS OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEEDED.

NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

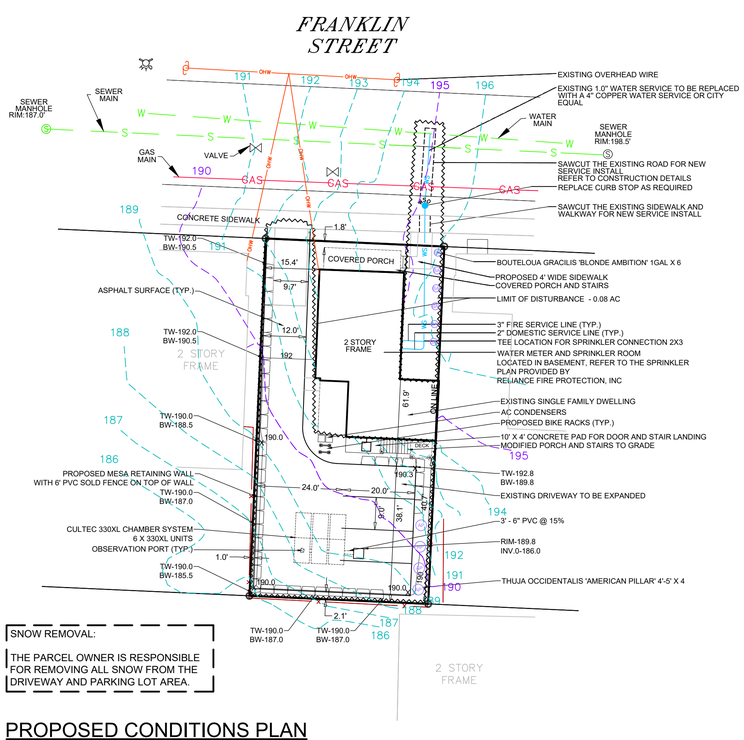
LONGTERM PLANTING MAINTENANCE NOTES
THE OWNER/OPERATOR SHALL BE RESPONSIBLE FOR THE LONG-TERM MONITORING AND MAINTENANCE OF THE PLANTINGS WITHIN THE THE SITE IN PERPETUITY AND TO THE SATISFACTION OF THE TOWN IN ACCORDANCE WITH 155-47 OF THE TOWN CODE.

THE COVERAGE OF THE SEEDED AREAS SHALL BE UNIFORM WITH NO BARE AREAS LARGER THAN ONE-HALF SQUARE FEET.



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'



SNOW REMOVAL:

THE PARCEL OWNER IS RESPONSIBLE FOR REMOVING ALL SNOW FROM THE DRIVEWAY AND PARKING LOT AREA.

PROPOSED CONDITIONS PLAN

SCALE: 1" = 20'

CITY ZONING BOARD OF APPEALS
CITY OF POUGHKEEPSIE, NEW YORK
VARIANCE APPROVAL

FILE NO:

PROJECT NAME:

PROJECT LOCATION:

APPLICANT:

OFFICIALLY APPROVED AT THE ZONING BOARD OF APPEALS

MEETING HELD THE ____ DAY OF _____ 20____

ZONING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

APPLICANT CONSENT

THE UNDERSIGNED APPLICANT OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

APPLICANT DATE

APPLICANT

S1 PROPERTIES LLC
51 NOBLE HILL DR
POUGHQUAG, NY 12570

GENERAL LEGEND

HOUSE F.F.: 835.5 — EXISTING DWELLING

325 — REGRADED CONTOUR

LIMIT OF DISTURBANCE

PROPOSED SILT FENCE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2024:000 — License No. 083970

DAY|STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
148 FRANKLIN ST
City of Poughkeepsie — Dutchess County, New York

DRAWING
VARIANCE PLAN

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1 of 1
DATE	CHECKED BY	
4-7-25	BJS	

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:

VARIANCES FOR 148 FRANKLIN STREET

Project Location (describe, and attach a location map):

148 FRANKLIN STREET, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:

THE APPLICANT IS PROPOSING TO CONVERT AN EXISTING SINGLE FAMILY RESIDENCE INTO A 4-FAMILY RESIDENCE. THE PROJECT INCLUDES PROPOSED PAVEMENT, A RETAINING WALL AND DRAINAGE TO SUPPORT THE PROPOSED PARKING AREA TO SERVE THE RESIDENCE. THE PROJECT WILL REQUIRE VARAINCES FOR THE FOLLOWING: 1 PARKING SPACE, 1,000 S.F. OF LOT AREA, 5' SIDE UYARD 12.5% OF LOT COVERAGE AND 0.5 STORY OF HEIGHT.

Name of Applicant or Sponsor:	Telephone: 914-760-6564
S1 PROPERTIES LLC, JOSEPH SALA	E-Mail: JOESALA99@GMAIL.COM

Address:

51 NOBLE HILL DRIVE

City/PO:	State:	Zip Code:
POUGHQUAG	NY	12570

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: BUILDING DEPARTMENT-BUILDING PERMIT, PLANNING DEPARTMENT - SITE PLAN	☐	☑

3. a. Total acreage of the site of the proposed action? 0.11 acres
   b. Total acreage to be physically disturbed? 0.08 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.11 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation 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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the 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?	☐	☑
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?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

	NO	YES
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? Bald Eagle	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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: ON SITE STORMWATER MANAGEMENT STRUCTURES		
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:	☑	☐
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:	☑	☐
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:	☑	☐

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

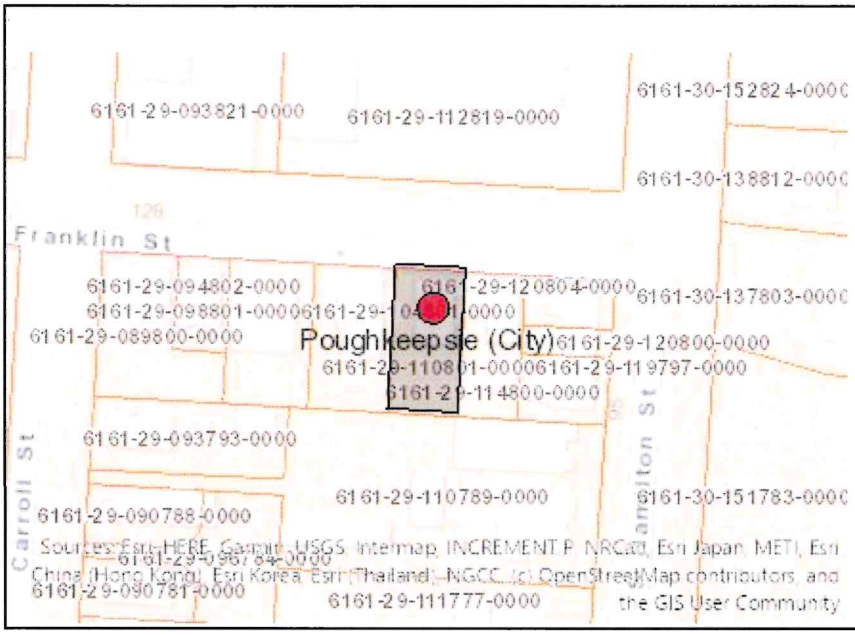
Applicant/sponsor/name: JOSEPH SALA Date: 4/8/25

Signature: Joseph Sala Title: OWNER

PRINT FORM

EAF Mapper Summary Report

Wednesday, February 5, 2025 1:53 PM



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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Anita Odell

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Tuesday, March 25, 2025 3:18 PM
To: Brian Stokosa; joesala99@gmail.com; Anita Odell; Garrett Leggett
Cc: Joseph O'Brien; Tyler Maegerle; Richard Distel; Lori Garcia; Kyle Tarkos
Subject: RE: 148 Franklin Street

Follow Up Flag: Follow up
Due By: Wednesday, March 26, 2025 9:00 AM
Flag Status: Flagged

Dear Mr. Stokosa:

The Development Department is in receipt of your revised materials relative to the site plan application for the proposed conversion of the single family dwelling at 148 Franklin Street to a four family dwelling. Please be advised that the materials submitted will be reviewed this week, but your cover letter dated March 25, 2025, has been reviewed and we offer the following information to keep the review process moving forward in a cohesive manner:

1) The Planning Board does not refer applications to the Zoning Board of Appeals; however,
2) The action is currently classified as an unlisted action for the purposes of SEQRA. It has not yet been determined whether the SEQRA review will be coordinated or not. If it is not a coordinated review, the Planning Board will not be able to grant site plan approval until and unless variances are granted, and, if a coordinated review, the Planning Board, as likely lead agency, would need to consider the impact of the variances in addition to all the other relevant environmental factors, prior to any negative declaration that would precede Zoning Board of Appeals action. Therefore, the Zoning Board of Appeals application should be filed within the time frame outlined in my email of March 12;
3) The parking regulations you cite in your letter are from the previous Zoning Ordinance. Section 19-6.2(11) requires that off-street parking spaces for multi-family dwellings be provided at the rate of 1.25 spaces per dwelling unit. 1.25 X 4 = 5. Therefore, a variance will be required.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

From: Judith Knauss
Sent: Wednesday, March 12, 2025 3:20 PM
To: bstokosa@daystokosaeng.com; joesala99@gmail.com; aodell@daystokosaeng.com; gleggett@daystokosaeng.com
Cc: Joseph O'Brien <jobrien@cityofpoughkeepsie.com>; Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Richard Distel <rdistel@cityofpoughkeepsie.com>; Lori Garcia <LGarcia@cityofpoughkeepsie.com>; Kyle Tarkos <KTarkos@cityofpoughkeepsie.com>
Subject: 148 Franklin Street

Dear Sirs:

The Development Department is in receipt of your application for site plan review relative to the proposed conversion of the existing single family dwelling at 148 Franklin Street to a four family dwelling. Please be

advised that this application and its supporting documentation has been reviewed for compliance with the provisions of the Zoning Ordinance, and a number of issues have been identified, including:

- The application form and the plans all reference the R-4 Zoning District, which is no longer in effect. A new Zoning Ordinance was adopted as of November 22, 2024, and the property is now located in an area zoned RN-C. This may affect other information including on the application form, including lot area coverage;
- The application indicates that a waiver of the parking requirement is being requested from the Planning Board "to utilize street parking." The Planning Board may only grant a waiver based on proximity to a municipal parking facility, or an approved private parking area. Therefore, it would appear that a variance will be required.

There were other deficiencies noted to exist in terms of the requirements for site plan review. A site plan check sheet is attached.

Additionally, we did review the plans submitted for compliance with the provisions of the RN-C District, and other relevant sections of the Zoning Ordinance, and the following deficiencies were noted to exist:

1) Section 19-2.3(2)(a) requires that 6000 square feet of lot area be provided for a four family dwelling: the lot is only 5000 square feet;
2) Section 19-2.3(2)(c) allows a maximum lot coverage of 70%, which includes all impervious surfaces: the proposed lot coverage is 82.5%;
3) Section 19-2.3(4)(f) requires a minimum side yard set-back of 10 feet for parking areas: the parking area abuts the property at the west and appears to be 5 feet from the east property line;
4) Section 19-2.3(2)(g) requires a minimum rear yard set-back of 5 feet for parking areas: the parking area is essentially on the rear (south) property line;
5) Section 19-2.3(4)(a) allows a maximum height of 2.5 stories: a third story is proposed;
6) Section 19-2.3(4)(c) requires that building entrances have a porch or portico: the plans submitted indicate that an existing porch extending the width of the building is to be removed and replaced with an uncovered deck;
7) Section 19-2.3(4)(d) requires a sidewalk from the entrance to the public sidewalk: no sidewalk appears proposed;
8) Section 19-6.2(4)(a) requires that where a parking area for three or more vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall or other means approved by the Planning Board: no screening appears to be provided along the west, or south property line;
9) Section 19-6.2(4)(b) 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. It is not clear that this requirement is satisfied on the east property line;
10) Section 19-6(2)(11) requires that 5 off-street parking spaces be provided: only 4 spaces are provided. Please note that a waiver from the Planning Board based on street parking is not an option.
11) Section 19-6.2(10) requires that a minimum of 2 bicycle parking spaces be provided: no bicycle parking is indicated.

Therefore, the application as submitted is hereby denied. You may, within sixty (60) days of the date of this communication, either:

1) Revise the plan to reflect compliance with the provisions of the Zoning Ordinance; or,
2) Make application to the Zoning Board of Appeals requesting that variances be granted.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator




148


EVERBILT
THE HOME DEPOT
ICC-ES ESR-3431
BOSCH


EVERBILT
EVERBILLT

CASE #:	FEE: $350.00 CODE: A2112 ID#

APPLICATION TO THE ZONING BOARD OF APPEALS
CITY OF POUGHKEEPSIE, NEW YORK

REQUEST FOR INTERPRETATION
(TYPE, OR PRINT IN DARK INK)

I. PROPERTY: 9 West Oakley Street

ZONING DISTRICT: Section 19-3.25 Walkway-Gateway District (W-6)

II. PROPERTY OWNERSHIP
Name of Owner: 27 High Street Lofts, LLC
Address: PO Box 792
Poughkeepsie, NY 12602

III. APPLICANT INFORMATION
Name of Applicant: 27 High Street Lofts, LLC
Address: PO Box 792
Poughkeepsie, NY 12602

Phone#: 845-471-0191

Email: jason@pagepakassociates.com
(If the applicant is ~~not~~ the owner, proof that the owner consents to the application must be provided.)

IV. SUBJECT OF APPEAL

Pursuant to the provisions of Section 19-8.4 of the Zoning Ordinance, this application, relative to the above-referenced property, constitutes an appeal from the decision of the Zoning Administrator, or other City of Poughkeepsie Agent (Name and Title of agent: Judith Knauss, Deputy Zoning Administrator

A copy of this decision, dated April 25th, 2025, must be attached.

V. APPEAL REQUEST
This appeal takes the form of a request for (check one):

1) ____ The meaning of a portion of the text of the Zoning Ordinance, or any condition or requirements specified or made under the provisions of said Ordinance, and whether or not the appellant has complied therewith; or,

2) ____ The exact location of a district boundary shown on the zoning map; or,

3) ✓ Approval for a change from one legal nonconforming use to another nonconforming use.

VI. RATIONALE FOR REQUEST (Attach additional sheets as necessary):

See letter attached

VII. LIST OF REQUIRED ATTACHMENTS

1. Electronic version of all submission materials
2. Site or plot plan (8) copies
3. Other attachments deemed pertinent by applicant (please list):

VIII. SIGNATURE AND VERIFICATION

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

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

Signature of Applicant

DATE: _____

Page Park Associates, LLC

The Poughkeepsie Journal Building
85 Civic Center Plaza
P.O. Box 792
Poughkeepsie, NY 12602

Tel: 845.471.0191
Fax: 845.471.0169

web: www.pageparkassociates.com

A PROPERTY BUSINESS

May 1, 2025

Ms. Judith Knauss
Deputy Zoning Administrator
City of Poughkeepsie Planning & Zoning Department
62 Civic Center Plaza – 2nd Floor
Poughkeepsie, NY 12601

Re: ZBA - Zoning Interpretation – 9 West Oakley Street

Dear Ms. Knauss,

We have been working with Liaison International (formerly Spectrum Printing) on their relocation to 9 West Oakley Street, in the Suite recently vacated by the Sheriff's Department for the past ten (10) years. The Sheriff's Department utilized it for vehicle and emergency equipment storage and repair. The equipment was kept in "ready condition" to be deployed for emergency response on as needed basis, 24 hours a day, 7 days a week. The north lot was utilized for outdoor storage of portable signs and boat trailers. They have since moved into a maintenance/repair facility on their campus.

Liaison's current location for the past 31 years is being redeveloped and they need to relocate so that this project can begin. They have provided the information below on their planned business activities at 9 West Oakley Street.

Liaison's Enrollment Marketing division is a technology-driven marketing agency serving colleges and universities across the country. Previously known as Spectrum, we have been providing marketing services since 1996 and were acquired by Liaison International in November 2014. We use sophisticated platforms and data analytics to create and manage effective enrollment campaigns, which involve digital marketing, personalized communications, and creative content. Print and mailing are one component of our overall service offering.

Our division has approximately 45 employees, most of whom work remotely. However, we anticipate that about four team members will be working from this location full-time. Additionally, the space will be used periodically for team conferences and get togethers, client meetings, and training sessions.

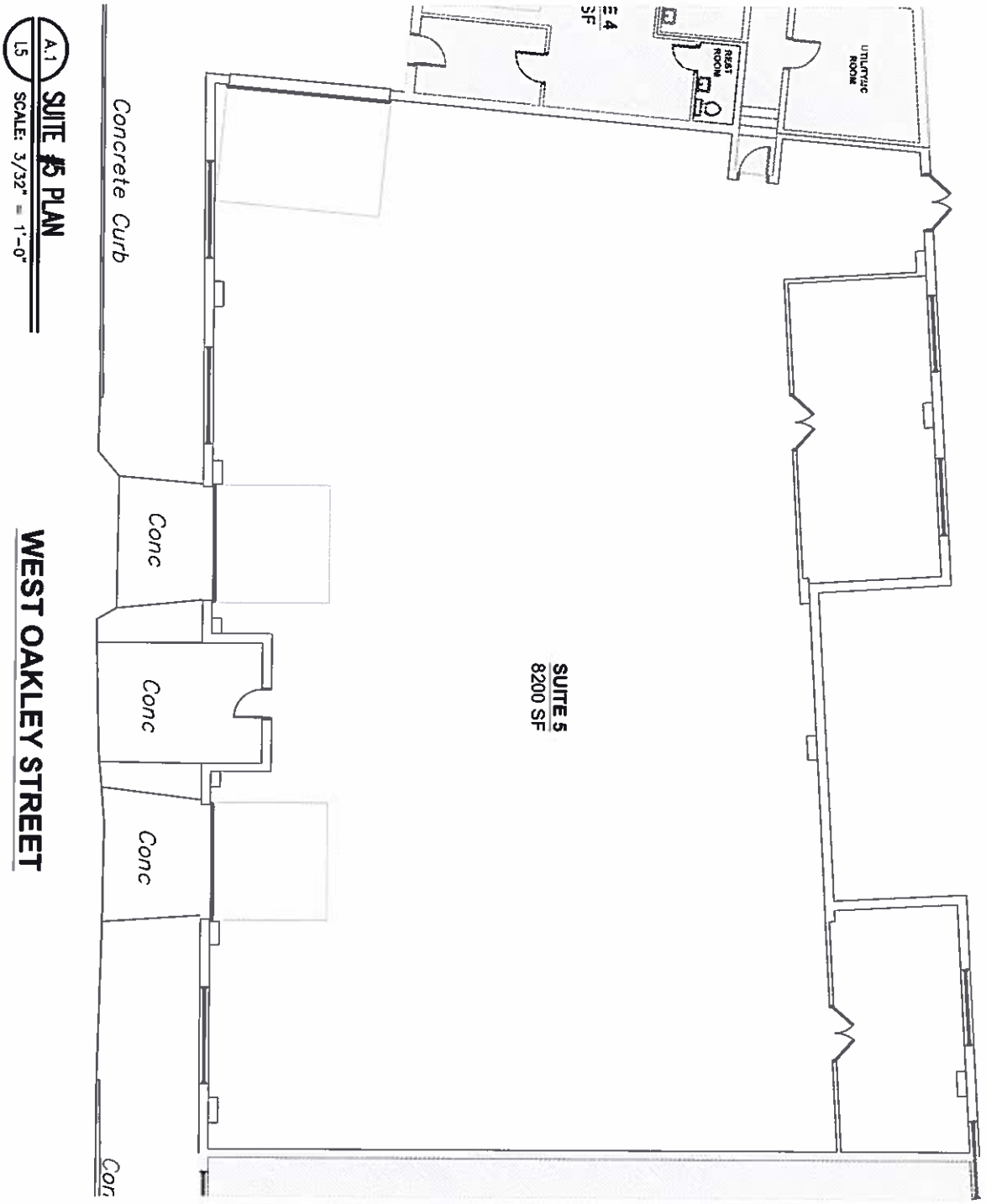
It is apparent that the new Tenant's use is much less intensive and more restrictive in nature, as compared to the prior use. As part of this tentative lease arrangement, there will be no outdoor storage, normal business hours and no changes to the outside of the building. A building permit will be submitted for minor renovations to improve the interior with office space, new HVAC and epoxy flooring. Attached is a spreadsheet with a Prior Use / Proposed Use analysis.

We do appreciate all of the assistance the City has provided to retain this long-term City of Poughkeepsie institution.

Thank you,



Jason Page, Managing Member
High Street Lofts, LLC

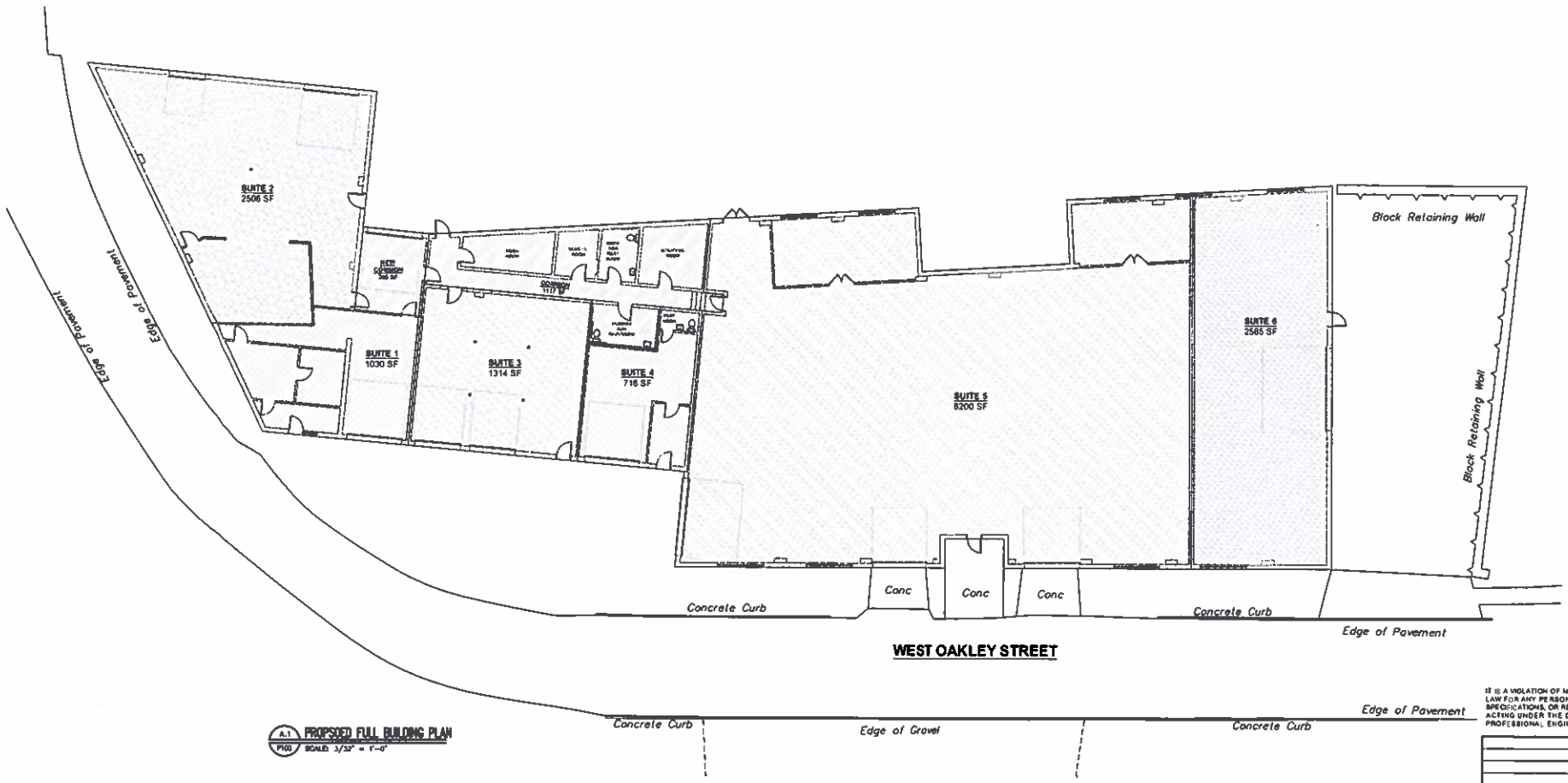


DAY STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane Suite 2
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
Page Park Associates
9 W Oakley Street
City of Poughkeepsie
Dutchess County, New York

DRAWING
Suite #5
Floor Plan

SCALE	DRAWN BY	DRAWING No.
AS NOTED	GPL	L5
DATE	CHECKED BY	
12-29-21	BJS	



A.1 / P100 PROPOSED FULL BUILDING PLAN
SCALE: 3/32" = 1'-0"

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR

SQUARE FOOTAGE	
Suite #1	1,030
Suite #2	2,506
Suite #3	718
Suite #4	1,314
Suite #5	8,200
Suite #6	2,585
Common	1,117
New Common	265
TOTAL:	17,735

Brian J. Stokosa, PE

3021 488 | License No 083970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845) 223-3202

9 W Oakley Street
City of Poughkeepsie — Dutchess County, New York

Proposed Plan

AS NOTED | B.S | 12-2021 | B.S

P100

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:
Liaison International, Inc.

Project Location (describe, and attach a location map):
9 West Oakley Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
The proposed action is the relocation of Liaison International (formerly Spectrum Printing) from 306 Main Street to 9 West Oakley Street.

Name of Applicant or Sponsor:	Telephone: 845-453-0355
27 High Street Lofts, LLC	E-Mail: jason@pageparkassociates.com

Address:
85 Civic Center Plaza, Ste LL2

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12601

	NO	YES
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.	☑	☐
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:	☐	☑

3. a. Total acreage of the site of the proposed action? 1.05 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.42 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☑	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation 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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: Existing - No Changes	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: Existing - No Changes	☑	☐

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: The property is adjacent to the Fallkill Creek, but there will be no impact		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
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:		
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:		
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:		
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:		

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

Applicant/sponsor/name: Jason Page, Managing Member Date: 05.01.25

Signature: _____ Title: Managing Member

PRINT FORM

9 West Oakley Street				
TENANT	**USE**	**HOURS OF OPERATION**	**OUTDOOR STORAGE**	**STORAGE OF COMBUSTIBLES**
PRIOR USE: DC Sheriff Dept Equipment Storage & Deployment Center	Emergency Equipment & Vehicle storage and repairs. Boats, ATV's UTV's Swat Team Vehicles and Emergency Services Vehicles were made ready for immediate deployment for emergency response.	Emergency Response deployment 7 days a week, 24 hours a day	Portable signage and Boat Trailers	Yes
PROPOSED USE: - Liaison International	Digital Marketing, Creative Content, Print and Mailing	M-F 8am-5pm	None	No

Liaison International- Business Operation of the proposed facility located at 9 West Oakley Street, Poughkeepsie, NY 12601

Enrollment Marketing at Liaison is designed to help colleges, universities, and academic programs achieve their enrollment goals by leveraging a comprehensive suite of marketing tools and strategies tailored for higher education.

Key Functions and Features:

- **Omnichannel Outreach:** Liaison's Enrollment Marketing provides institutions with the ability to reach prospective students across multiple channels, including web, email, text, print, voice, and digital campaigns. This ensures consistent and personalized communication throughout the admissions cycle.
- **Yield and Enrollment Solutions:** The platform offers targeted yield strategies to engage admitted students and improve conversion rates from applicant to enrollee.
- **Integrated Digital Strategies:** Liaison integrates various digital marketing tactics-such as automated email flows, personalized messaging, and social media outreach-into a single, unified platform for maximum impact.
- **On-Demand Variable Printing:** Institutions can create and distribute customized print materials on demand, supporting both large-scale and highly personalized outreach efforts.
- **Student Record Management:** The platform allows schools to efficiently add, manage, and organize student records, streamlining administrative processes and ensuring all communications are tracked and relevant.
- **Event and Campaign Management:** Users can build and manage events and communication campaigns, such as open houses or information sessions, directly within the platform.

- **Analytics and Data Insights:** Liaison's Enrollment Marketing includes robust analytics tools to track student interactions, measure campaign effectiveness, and provide actionable insights for optimizing recruitment and marketing strategies.
- **Automation:** As prospects move through the admissions process, the platform automatically updates communications and workflows, ensuring timely and relevant engagement without manual intervention.
- **Data Management and Integration:** The solution supports data imports, exports, and integrations with other systems, making it easier to maintain accurate records and leverage existing institutional data.

Liaison’s Enrollment Marketing empowers higher education institutions to attract, engage, and convert best-fit students by combining advanced marketing automation, multi-channel communication, and data-driven decision-making-all within a single, scalable platform.

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
9 WEST OAKLEY STREET RESOLUTION
MAY 13, 2025

In the matter of the appeal of Jason Page/27 High Street Lofts, LLC, regarding the property at 9 West Oakley Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, on the 13th day of May, 2025, at 6:00pm:

Present:
Scott Parker, Chair
Jessica Vinall, Vice-Chair
Sam Finnerman
Thomas Klug
James Patterson
Justin Phillips

WHEREAS, the applicant filed a zoning review request relative to the proposed conversion of the a portion of the existing building at 9 West Oakley Street, located in the Walkway Gateway Zoning District, from one use (a warehouse and repair facility for vehicles belonging to the Dutchess County Sheriff's Department) to another use (a job printing facility); and,

WHEREAS, by letter dated April 25, 2024, Deputy Zoning Administrator Judith Knauss determined the following:

1) Sections 19-5.4 and 19-5.5 (Principal Use Table) do not permit job printing in the WG District. Still further, the other uses currently/formerly on the site are also not permitted; however, these uses were permitted by the ordinance in effect prior to November 22, 2024, meaning that they considered are legally nonconforming; and,
2) Section 19-7.1(1)(c) allows the Zoning Board of Appeals to approve a change from one nonconforming use to another, provided the Board finds the proposed use is of the same or of a more restricted nature; and,

WHEREAS, a request for interpretation was filed by Jason Page requesting that the Zoning Board of Appeals to approve a change from one nonconforming use (a warehouse and repair facility for vehicles belonging to the Dutchess County Sheriff's Department) to another nonconforming use (a job printing facility), in accordance with the provisions of Section 19-7.1(1)(c) of the Zoning Ordinance, such request accompanied by a cover letter dated May 1,

2025, floor plans and a plot plan prepared by Day Stokosa Engineering dated 12/29/21, and supplemental materials; and,

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

WHEREAS, a public hearing on the application was held on May 13, 2025; and,

WHEREAS, after careful review and consideration of the materials submitted, the Zoning Board of Appeals finds that:

1) The use of the portion of the building for the storage and repair of vehicles belonging to the Dutchess County Sheriff's Department was established pursuant to the rules and regulations in effect at the time of its establishment under the previous Zoning Ordinance, meaning that the use was legally nonconforming; and,
2) That use, characterized as "an emergency equipment storage and deployment center," also entailed vehicle maintenance and repair as well as exterior storage and the storage of combustibles, and was operational 7 days a week, 24 hours a day;
3) The proposed use of the property as a job printing facility would be more restrictive than such use, as the facility would be less intense digital marketing, creating content, print and mailing, would be operational only Monday through Friday, 8am to 5pm, with no outdoor storage, no for storage of combustibles, and no motor vehicle storage or repair:

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals approves the change of use of a portion of the building at 9 West Oakley Street to a job printing facility, pursuant to the provisions of Section 19-7.1(1)(c) of the Zoning Ordinance.

Motion:
Second:
Carried:

_____ _____

Scott Parker Date
Chair