City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda

Common Council Chambers
Tuesday, June 10, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of May 13, 2025 meeting minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 100 NORTH HAMILTON STREET: USE & AREA VARIANCES

2. 121 PARKER AVENUE: AREA VARIANCES

IV. REVIEW OF RESOLUTIONS

1. 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

2. 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

3. 148 FRANKLIN STREET: AREA VARIANCE REVISED

Application for area variances relative to the proposed conversion of the single family dwelling at 148 Franklin Street to a three unit multiple dwelling, requiring variances of 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 and a 5 foot set-back on the east, Section 19-2.3(2)(g) which requires a minimum rear yard set-back of 5 feet for parking areas to allow a setback of 2.1 feet, and Section 19-6.2(c) which requires a driveway 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

V. PUBLIC HEARINGS & DELIBERATIONS

1. 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: LRC Engineering & Surveying, DPC; Zoning District: MU-3; Grid: # 6162-72-452173; File #ZBA2025-006

2. 105 ALBANY STREET: AREA VARIANCE

Application for area variances relative to the proposed construction of a four family dwelling on a lot containing a two family dwelling. The proposal includes addition of a foot of property through subdivision to increase lot width from requiring variances of Section 19-2.3(2)(a) requiring a lot area of 6000 square feet to allow a lot of 3900 square feet; Section 19-2.3(3)(c) requiring a 5 foot side yard setback to allow a 4 foot south yard setback and a 1 to 2 foot north yard setback; Section 19-2.3(3)(g) requires that accessory structures be a minimum of 5- from a property line to allow the AC units to be 4 feet from the ; and, Section 19-6.2(11)(a) requires that five off-street parking spaces be provided where none are proposed. Owner: Hudson Venture Group LLC; Applicant: Michael Annunziato; Consultant: Studio 90 Design & Planning; Zoning District: RNC; Grid #6062-59-866456; File #2025-012

3. 134 SMITH STREET: AREA VARIANCES

Application for area variances relative to the proposed conversion of the former liquor store at 134 Smith Street to a convenience store, requiring variances of Section 19-5.13(7) which requires a minimum distance of 1000 feet to another convenience store to allow a convenience store within 750 feet of another such store; and, Section 19-6.2(11) which requires 7 off street parking spaces to allow one. Owner: Ishan Nesheiwat; Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Zoning District: I-M; Grid #6162-72-414248; File #2025-015

4. 709-719 MAIN STREET: AREA VARIANCES

Application for area variances relative to the placement of a wall sign on the west (Innis Avenue) face of the building at 709-719 Main Street, requiring variances of Section 19-6.4(8)(i)(1) which requires that the bottom of a wall sign be between 8’ and 12 feet from grade to allow the bottom to be 18 feet 1½ inches from grade; Section 19-6.4(8)(i)(2) which allows a maximum height of 3 feet for wall signs to allow a 5’3” high sign; and Section 19-6.4(8)(i)(2) which allows a maximum of 60 square feet for wall signs to allow a 101.94 square foot sign. Owner: O’Reilly Auto Enterprises LLC/Jim Riggs Sr Dir Real Estate Dev; Applicant: Jim Polinsky/Signs Ink; Zoning District: MU-5; Grid #6161-25-610876; File #2025-016

5. 709-719 MAIN STREET: AREA VARIANCES

Application for area variances relative to the installation of a freestanding sign on the property at 709-719 Main Street, requiring variances of Section 19-6.4(8)(d)(2), which provides that the m maximum allowable height for a freestanding sign is 8’, to allow 10’7”, Section 19-6.4(8)(d)(2) which allows a maximum width of 6 feet, to allow a sign 9’10” wide, and Section 19-6.4(8)(d)(3) which allows no more than three colors per freestanding sign, to allow four colors. Owner: O’Reilly Auto Enterprises LLC/Jim Riggs Sr Dir

Real Estate Dev; Applicant: Jim Polinsky/Signs Ink; Zoning District: MU-5; Grid #6161-25-610876; File #2025-017

6. 709-719 MAIN STREET: AREA VARIANCES

Application for area variances relative to the placement of a wall sign on the south (Main Street) face of the building at 709-719 Main Street, requiring a variance of Section 19-6.4(8)(i)(1) which requires that the bottom of a wall sign be between 8’ and 12’ from grade to allow the bottom to be 17’9” from grade; Section 19-6.4(8)(i)(2) which allows a maximum height of 3 feet for wall signs to allow a 5’3” high sign; and Section 19-6.4(8)(i)(2) which allows a maximum of 60 square feet for wall signs to allow a 101.94 square foot sign. Owner: O’Reilly Auto Enterprises LLC/Jim Riggs Sr Dir Real Estate Dev; Applicant: Jim Polinsky/Signs Ink; Zoning District: MU-5; Grid #6161-25-610876; File #2025-018

7. 209 COTTAGE STREET: AREA VARIANCE

Application for area variance relative to the conversion of the building at 209 Cottage Street from a mixed use community facility and warehouse to a community center, requiring a variance of Section 19-6.2(11), which requires 40 off-street parking spaces to allow no on-site parking, with 12 spaces provided on an adjoining parcel. Owner: Nubian Directions II, Inc/Robert Wright; Applicant: Robert Wright; Consultant: Justin Brown/MASS Design Group; Zoning District: MU-3; Grid # 6162-72-500144; File #ZBA2025-020

VI. APPLICATION REVIEW

1. “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

VII. ADJOURNMENT

1. Adjourn meeting to July 8, 2025

The City of Poughkeepsie
New York

Zoning Board of Appeals Meeting Minutes

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

I. ROLL CALL

Meeting brought to order at 6:02 pm
6 Present, 0 Absent Member Finnerman arrived at 6:04pm

Staff
Rebecca Valk, Corporation Counsel (arrived 6:48pm)
Judith Knauss, Deputy Zoning Administrator
Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of April 8, 2025 Meeting Minutes

A motion to Approve the April 8, 2025 Meeting Minutes was made by Chair Parker and seconded by Member Vinall.

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	Member Finnerman
Result:	**Passed**

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

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda item.
Marta Knapp

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

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

Presenting:
Brandon J Petrella, RA AIA**,** MAURI ARCHITECTS PC

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

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

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay: None
Abstain: None
Absent:
Result: **Passed**

A motion to Approve to approve the resolution as received in print was made by Chair Parker and seconded by Member Klug.

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member

Finnerman, Member Patterson

No/Nay: None

Abstain: None

Absent:

Result: **Passed**

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

Presenting:
Jason Lichwick, Lichwick Architecture

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda item.
Judith Green
Marta Knapp

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

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson

No/Nay: None

Abstain: None
Absent:
Result: **Passed**

A motion to Adjourn the application review was made by Chair Parker and seconded by Member Patterson.

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay: None
Abstain: None
Absent:
Result: **Passed**

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

Presenting:
Michael DuVall, P.E.

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

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

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member

Finnerman, Member Patterson

No/Nay: None
Abstain: None
Absent:
Result: **Passed**

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

Review included in the use varience

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

Presenting:
Shane Bartholomew, owner
John Sullivan, Consultant

Member Klug recused himself

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Phillips, Member Finnerman, Member Patterson

No/Nay:	None
Abstain:	Member Thomas Klug
Absent:	
Result:	**Passed**

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

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye:	Chair Parker, Member Vinall, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	Member Thomas Klug
Absent:	
Result:	**Passed**

A motion to Approve the resolution as received in print was made by Chair Parker and seconded by Member Phillips.

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye:	Chair Parker, Member Vinall, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	Member Thomas Klug
Absent:	
Result:	**Passed**

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

Presenting:
Jim Sullivan, Owner
Shawn Curran, LRC Engineering & Surveying

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

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

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay: None
Abstain: None
Absent:
Result: **Passed**

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

Presenting:
Kelly Libolt, KARC Planning Consultants, Inc

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member

	Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	

A motion to Close the public hearing was made by Chair Parker and seconded by None.

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay: None
Abstain: None
Absent:
Result: **Passed**

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

Presenting:
Kelly Libolt, KARC Planning Consultants, Inc

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson

No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

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

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay: None
Abstain: None
Absent:
Result: **Passed**

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

Presenting:
Joe Sala, Owner
Brian Stokosa, Day Stokosa Engineering

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

Presenting:
Darren Page, Owner
Name not given

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

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

Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay: None
Abstain: None
Absent:
Result: **Passed**

A motion to Adjourn the interpretation was made by Chair Parker and seconded by Member Phillips.

CCM Minutes of May 13, 2025 - VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay: None
Abstain: None
Absent:

Result: Passed

V. ADJOURNMENT

1. Meeting Adjourned to June 10, 2025

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

Minutes of May 13, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

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.

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.

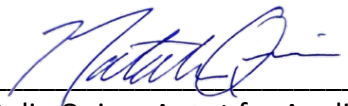
Enclosed, please find the following:

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

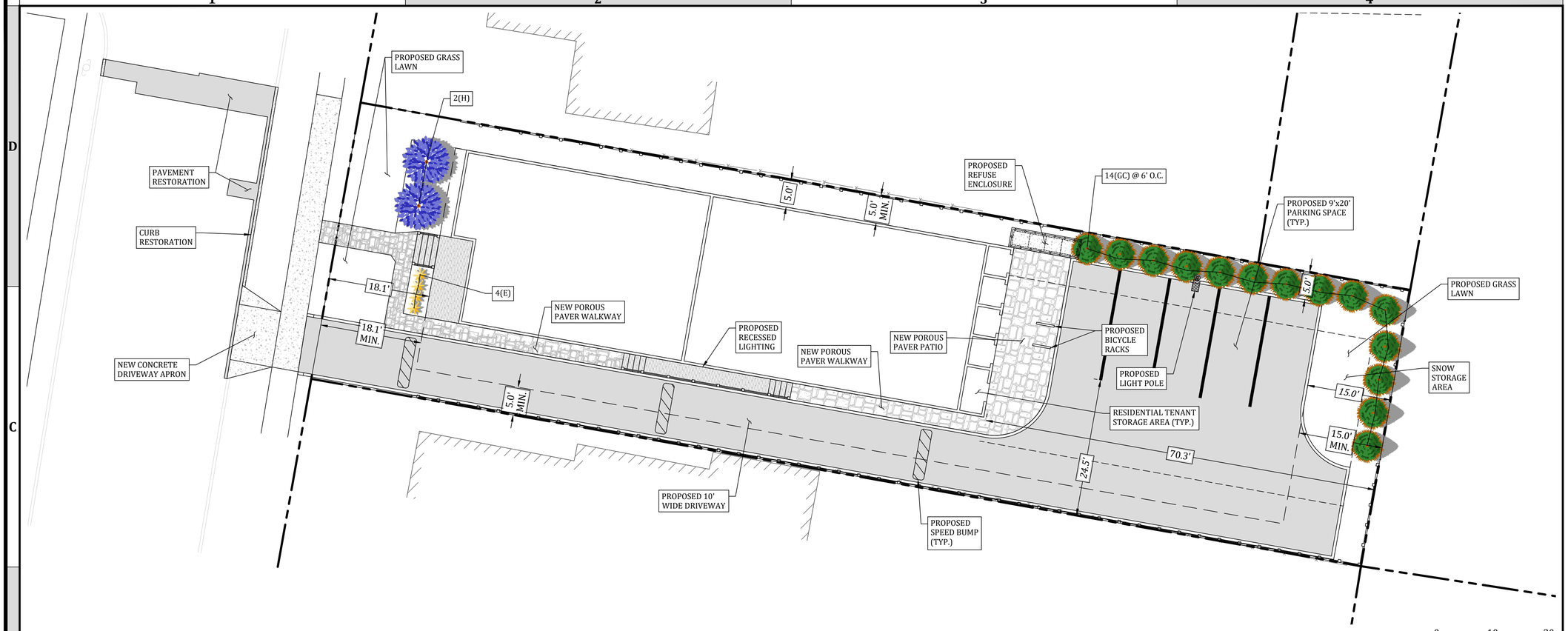
Please advise if you require anything further to complete your review. We kindly request to be placed on the May 13, 2025 Zoning Board of Appeals Agenda.

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

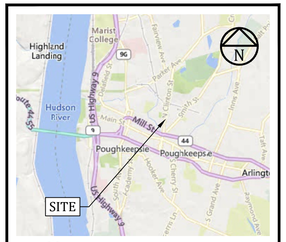
APPLICANT CONSENT

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

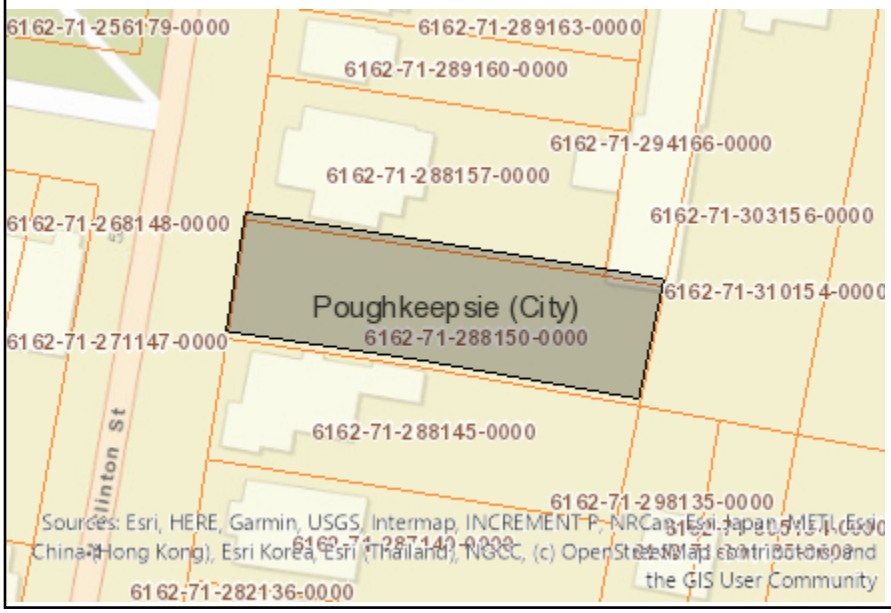
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: _____		
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: 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.

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

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

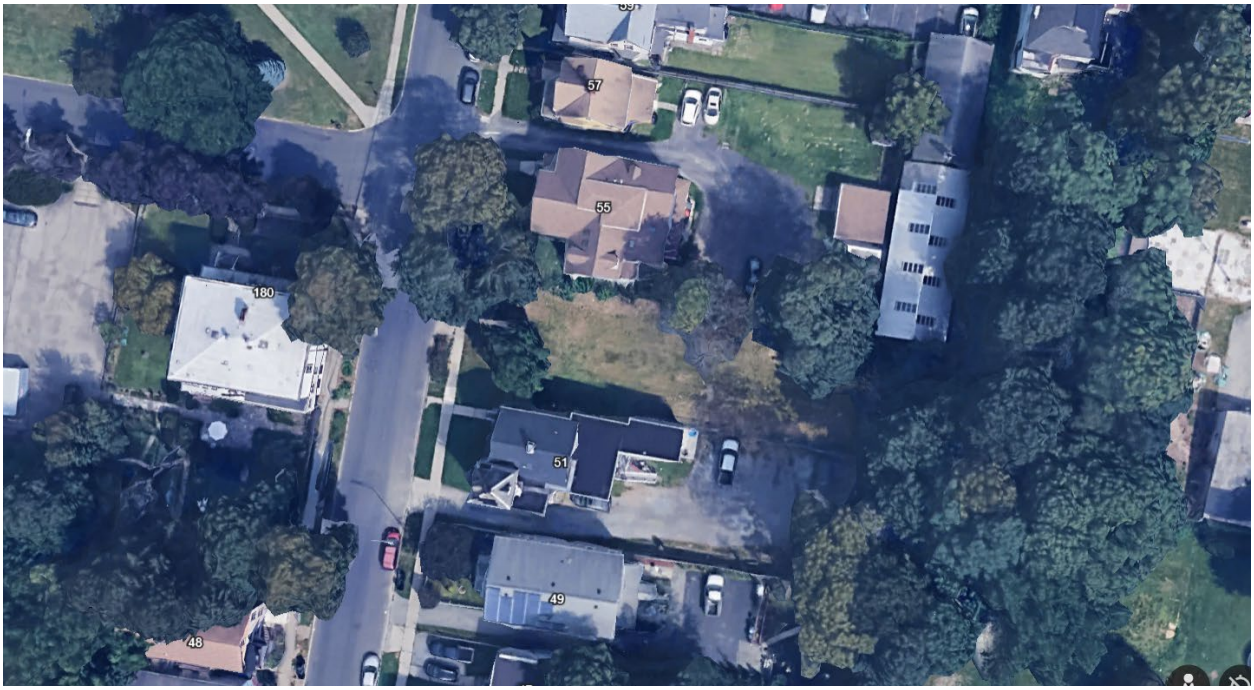


Figure 5: Aerial image of neighboring properties (house numbers shown).

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.

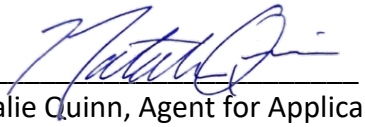
KARC
PLANNING CONSULTANTS, INC.

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

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,



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

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:

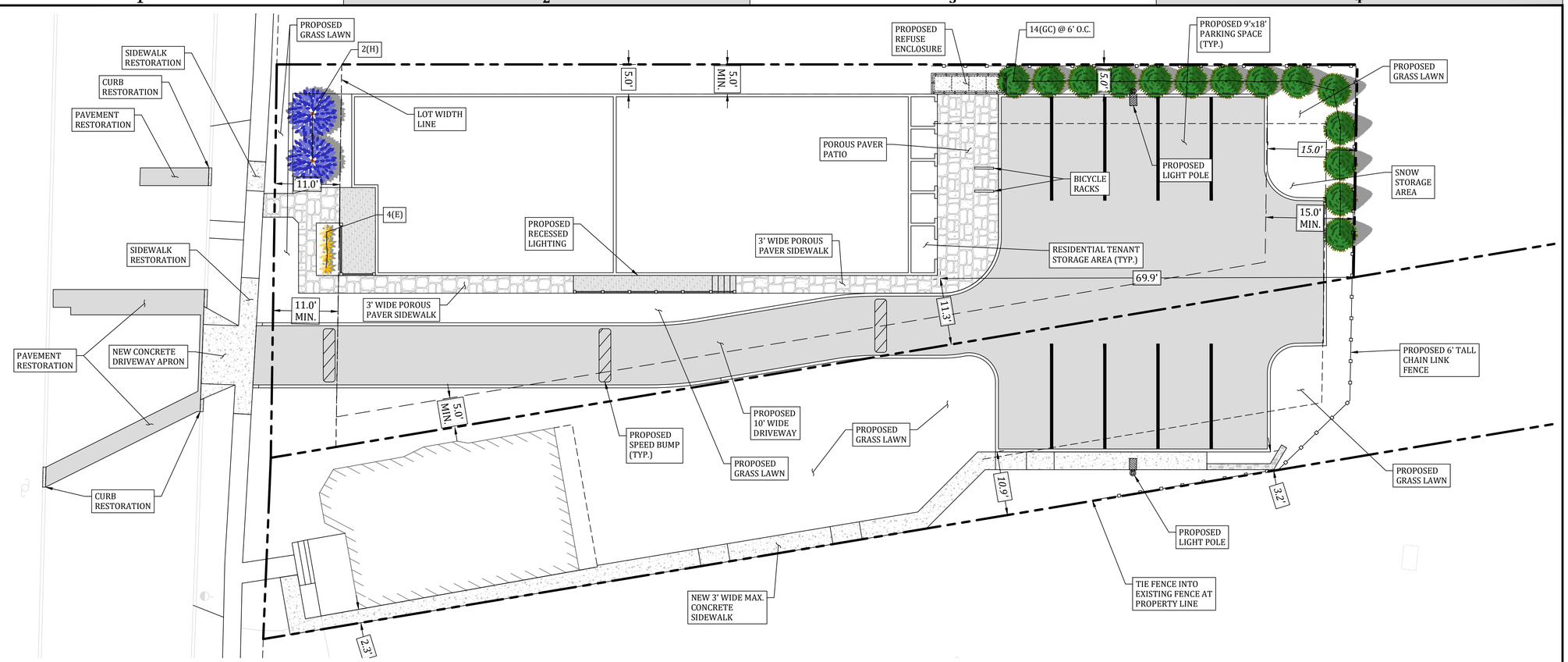
1. Cover Letter & Justification prepared by KARC Planning Consultants
2. Area Variance Application
3. Site Photos
4. SEAF part 1
5. Site Plan
6. Fee in the amount of $350

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.

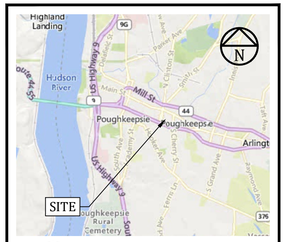
Sincerely,

_____
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
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

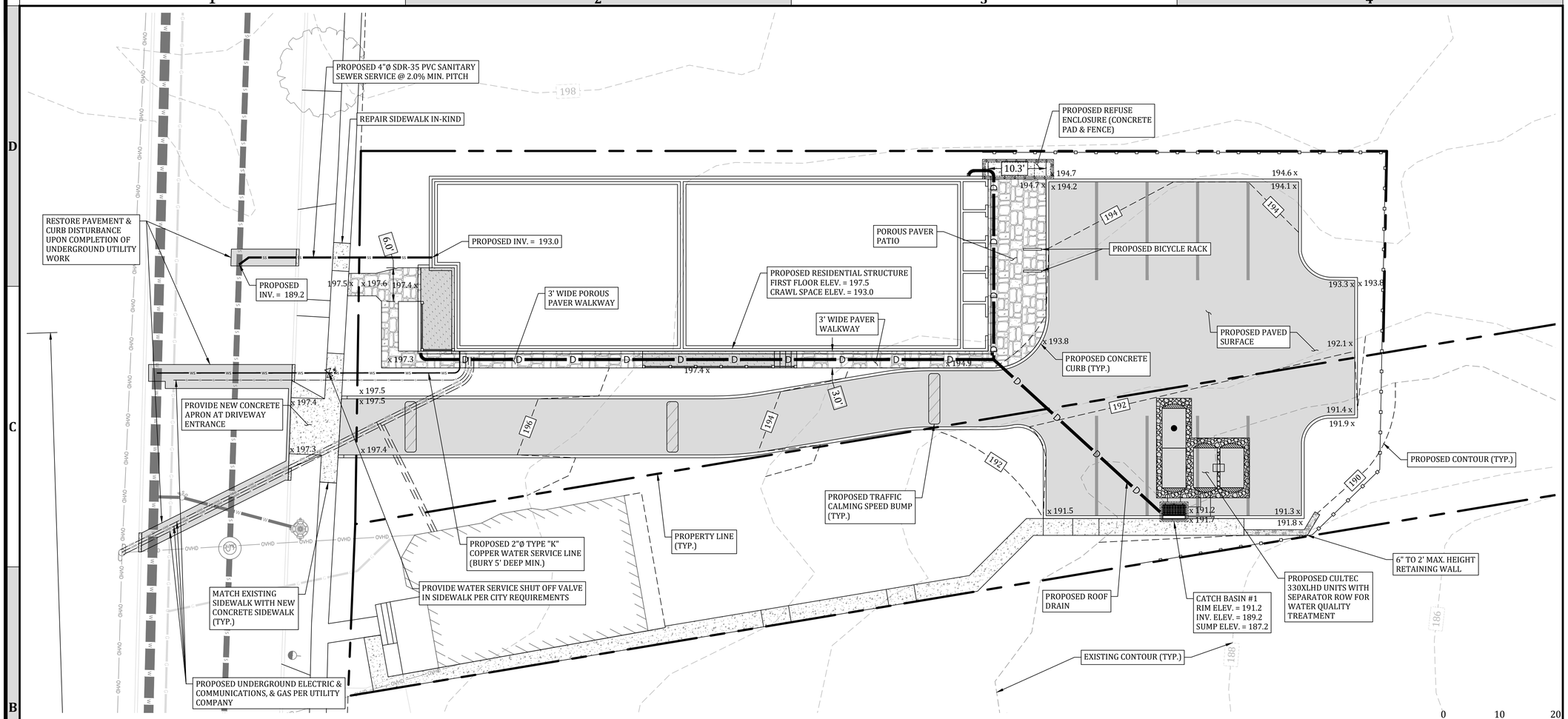
PROJECT NAME AND ADDRESS:
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

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

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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

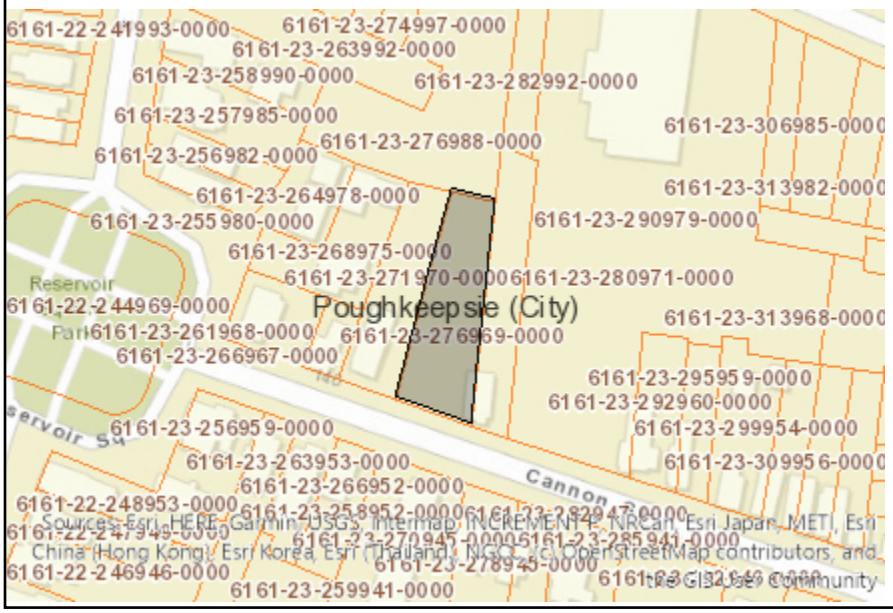
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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



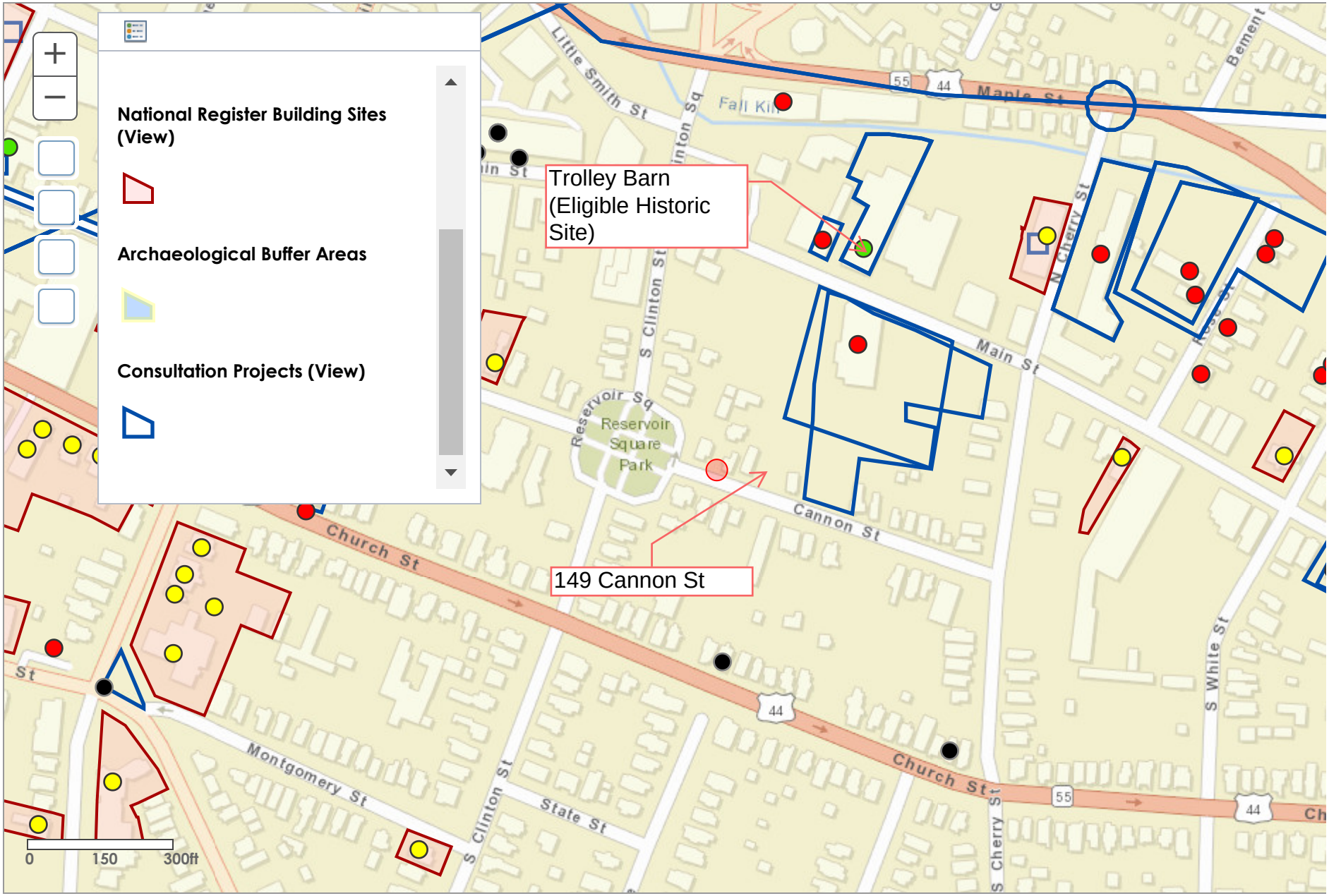
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.

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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)	5,000[a]	5,000	
Lot Width (feet)	25	50	
Min. Primary Street (feet)	Avg. or 20[b]	1.7'	
Minimum Side Yard (feet)	5'	0*	
Minimum Rear Yard (feet)	15'	38.1'	
Maximum Lot Coverage	70%	82.5%**	12.5%
Maximum height	2.5 stories or 35'	2.5 sty, 33'-10"	
Density units per lot max.	4	3	

[a] Minimum required lot area for 3 units = 5,000 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' W & 5' E**	9' W /5' E
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 3 units = 3.75 spaces

Total parking spaces req. = 4 spaces, 4 Provided

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 0

GEMMATI PROPERTIES LLC
6 BRAY FARM LN
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 131300006161002912080000 0

WILLIAM HAIGHT, JR
150 FRANKLIN ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911480000 0

JJV FRANKLIN PROPERTIES LLC
187 N HAMILTON ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911281900 0

NATHAN KAHANA, TRUSTEE
28 RITA AVE
MONSEY, NY 10952
FOR PROPERTY: 131300006161002912080400 0

GILDA NAVARRETE
99 S HAMILTON ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911979700 0

POK PORTFOLIO LLC
29 LITTLE NASSAU ST
STE 125
BROOKLYN, NY 11205
FOR PROPERTY: 131300006161002911078900 0

S1 PROPERTIES LLC
51 NOBLE HILL DR
POUGHQUAG, NY 12570
FOR PROPERTY: 131300006161002911080100 0

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.

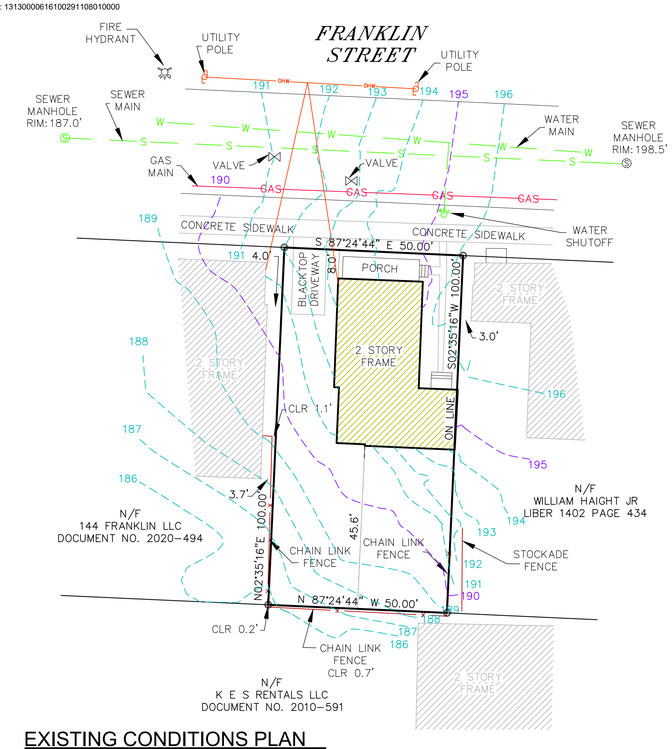
MULCHES FOR PLANTINGS:
SHREDDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES. NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS.

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.

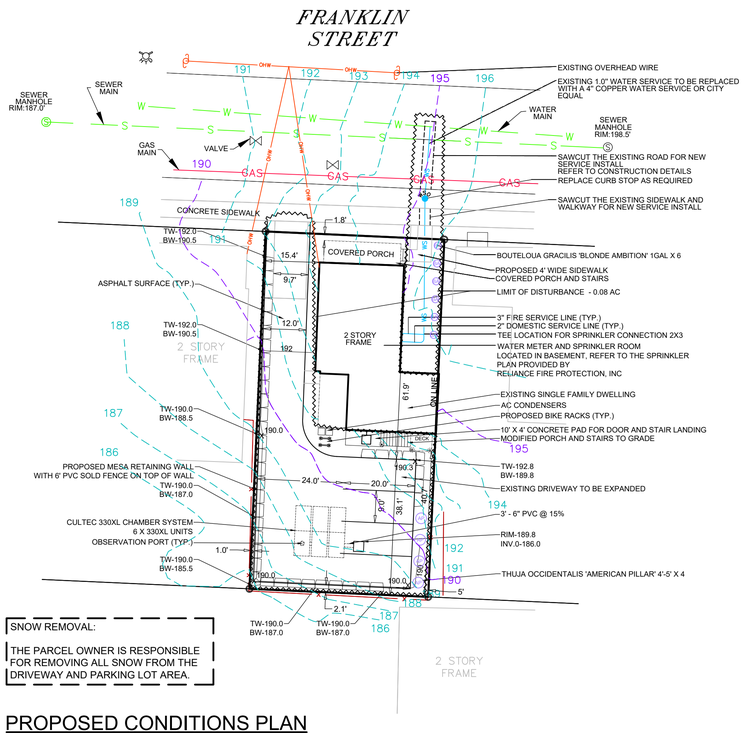
LONGTERM PLANTING MAINTENANCE NOTES
THE OWNER/OPERATOR SHALL BE RESPONSIBLE FOR THE LONG-TERM MONITORING AND MAINTENANCE OF THE PLANTINGS WITHIN THE THE SITE IN PERPETUITY AND TO THE SATISFACTION OF THE TOWN IN ACCORDANCE WITH 155-47 OF THE TOWN CODE.

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'

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.

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

Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

	5-14-25
Revisions	4-30-25
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
DATE	CHECKED BY	1 of 1
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

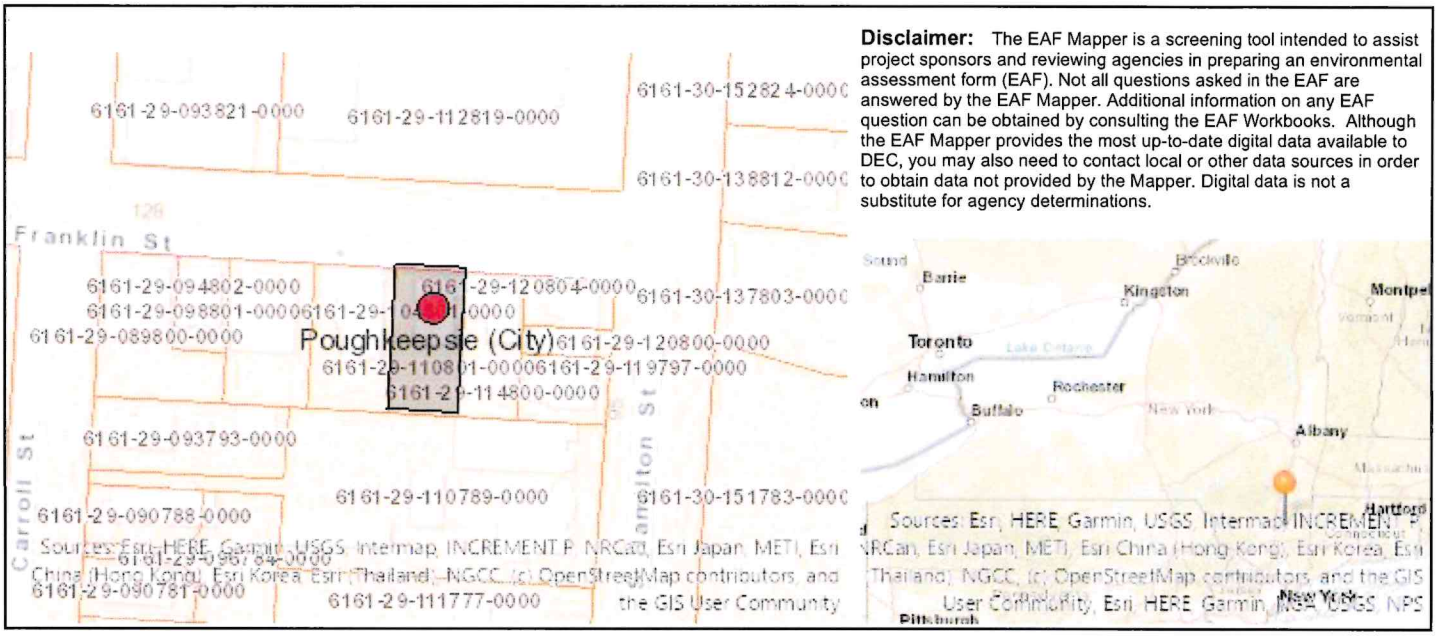
Applicant/sponsor/name: JOSEPH SALA Date: 4/8/25

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

DAY | STOKOSA
ENGINEERING P.C.

May 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

Below are our changes to the requested variances with regards to the comments received at the Zoning Board of Appeals meeting held May 13, 2025.

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;
Response: The applicant has reduced the number of units to three so that the required lot area is 5,000 square feet. Therefore a variance for the required lot area is no longer required.

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%;
Response: The applicant will continue to seek a variance for the maximum lot coverage.

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;
Response: The applicant will continue to seek a variance for the side-yard setbacks for the parking area.

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;
Response: The applicant will continue to seek a variance for the rear-yard setback for the parking area.

5) Section 19-2.3(4)(a) allows a maximum height of 2.5 stories:

Response: The third story is no longer proposed therefore the applicant is no longer seeking a variance for the height of the building.

6) Section 19-6.2(c) requires a driveway at least 15 feet wide:

Response: We will continue to seek a variance for the driveway width.

On behalf of the applicant, we respectfully request the attached documents be reviewed for completeness and placed on the June 10, 2025 Zoning Board agenda.

If you have any questions, please do not hesitate to call this office.

Very truly yours,



Brian J. Stokosa, P.E.

Cc: file

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

May 22, 2025

Tyler Maegerie
City of Poughkeepsie Planning Dept.
62 Civic Center Plaza
Poughkeepsie, NY 12603

RE: Cottage Street #6162-72-452173

Dear Mr. Maegerie,

Please accept this letter describing the application revisions described below that reflect the changes from the original December 2024 submission to the Planning Board.

Parking has been shifted to the west. The distance to the parking facing Morgan Street is now 8.2'. A variance of 1.8' will be required and is noted on the site plan. (Currently in ZBA)

The proposed parking has been shifted east to allow the 3' wide landscape buffer. The remaining distance (7') will require a variance. (Currently in ZBA)

The southerly parking stalls have been shifted north and are now positioned 15' from the southerly property line which meets the code requirement.

The total proposed height of the building has been reduced to a maximum height of 42 feet from the 47' submitted originally.

The building footprint was reduced from (4,632 SF December) to (4,133 SF May)

The building gross floor area (GFA) was reduced from (16,480 SF December) to (11,706 SF May)

Stairs on the west side of the new building have been removed from the original submission.

Lot coverage has been reduced to meet the code requirement. 91.5% was submitted in December and 79.90% in May.

The proposed light manufacturing square footage has been reduced to (2,675 SF). The total required for parking is (10) ten spaces for the residential portion. The total required for light manufacturing portion is (7) seven spaces for a total of (17) spaces required. The revised site plan indicates a total of (11) parking spaces. A variance will be required for 6 parking spaces. (Currently in ZBA)

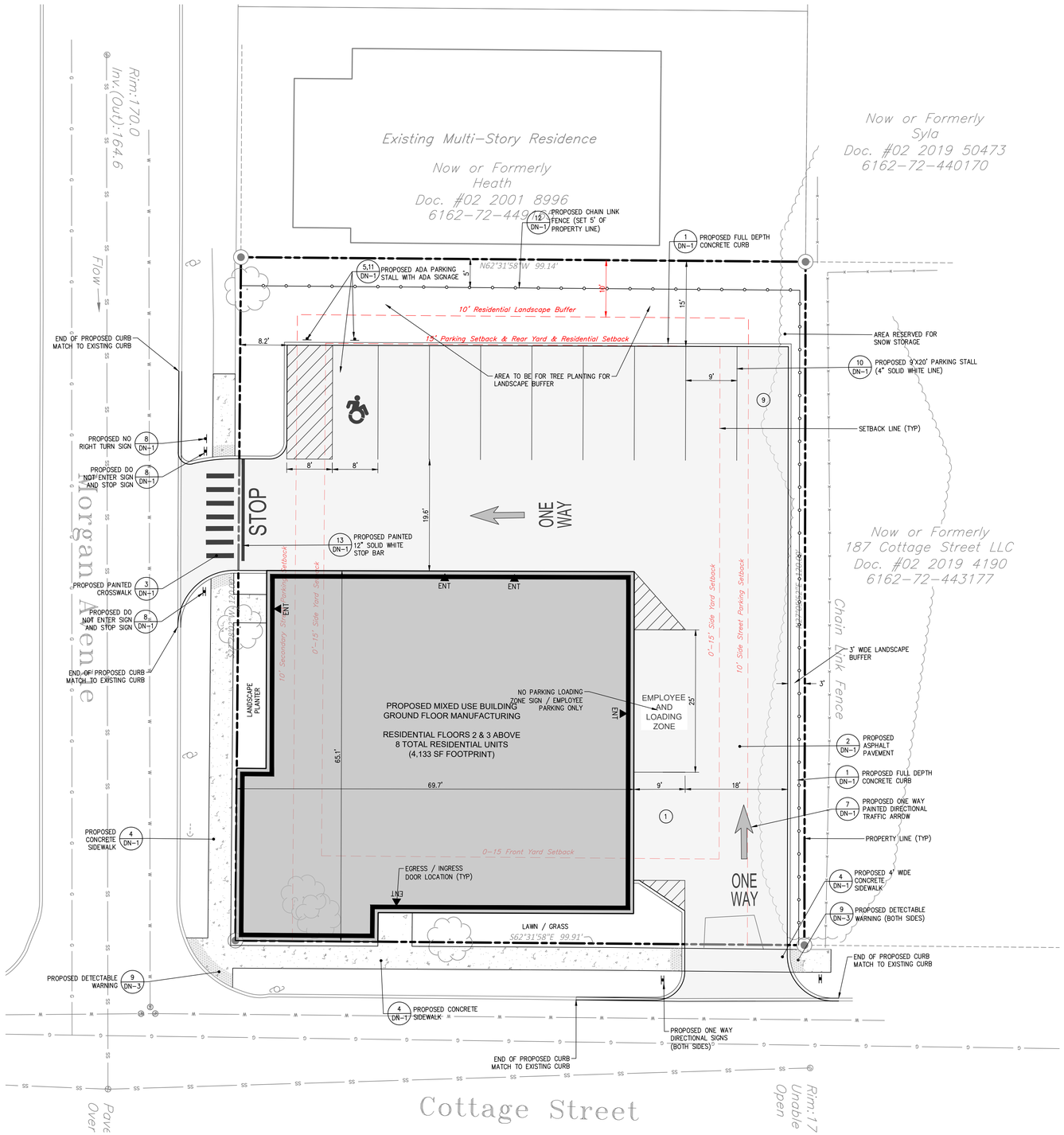
A 10' wide residential buffer on the south side has been included and is shown on the site plan. With the addition of the landscape buffer on the south and west sides, the interior landscaping based on the requirements above is 32.5% which exceeds the 7% requirement. The calculations for this are noted on the site plan.

Thank you for your time and consideration, and as always please reach out to me if you have any questions.

Sincerely,

LRC Engineering and Surveying DPC.

Shawn Curran, Project Manager



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

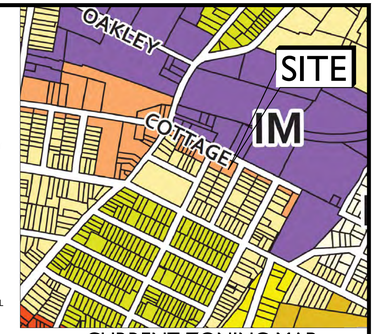
NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

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'	

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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.

_____

_____

i*v.* 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.

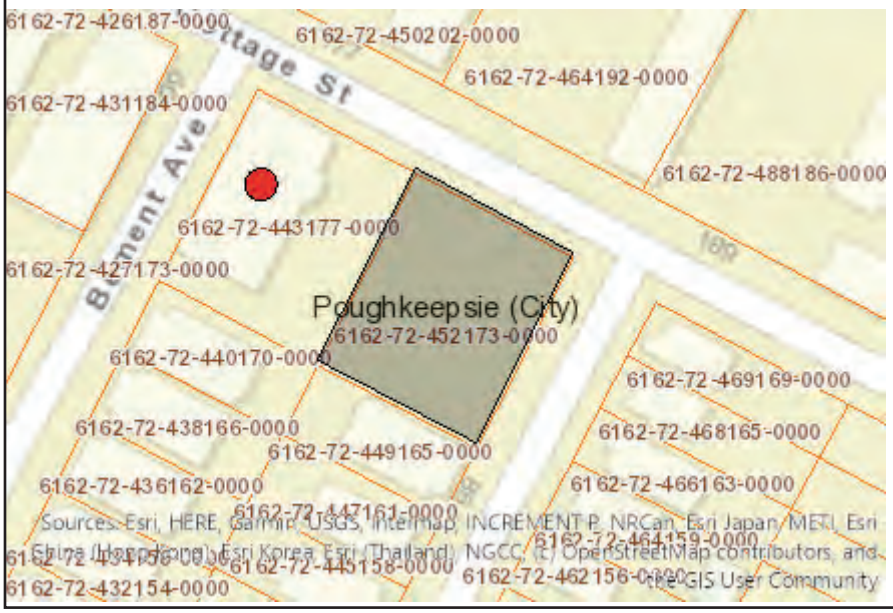
E.2.o. Does the project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

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.

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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.

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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.

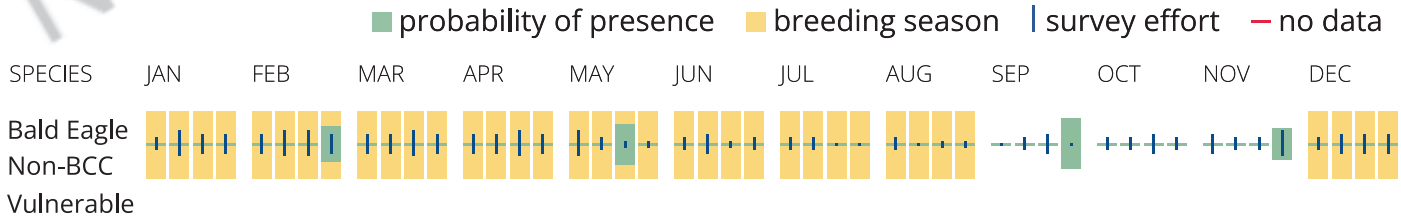
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

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.

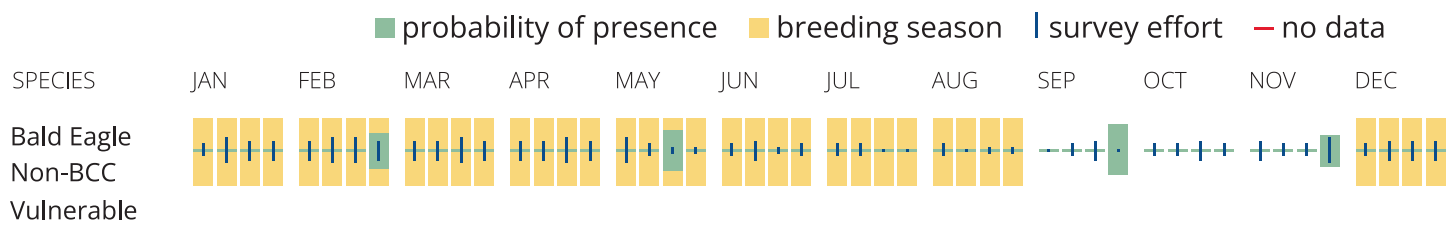
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

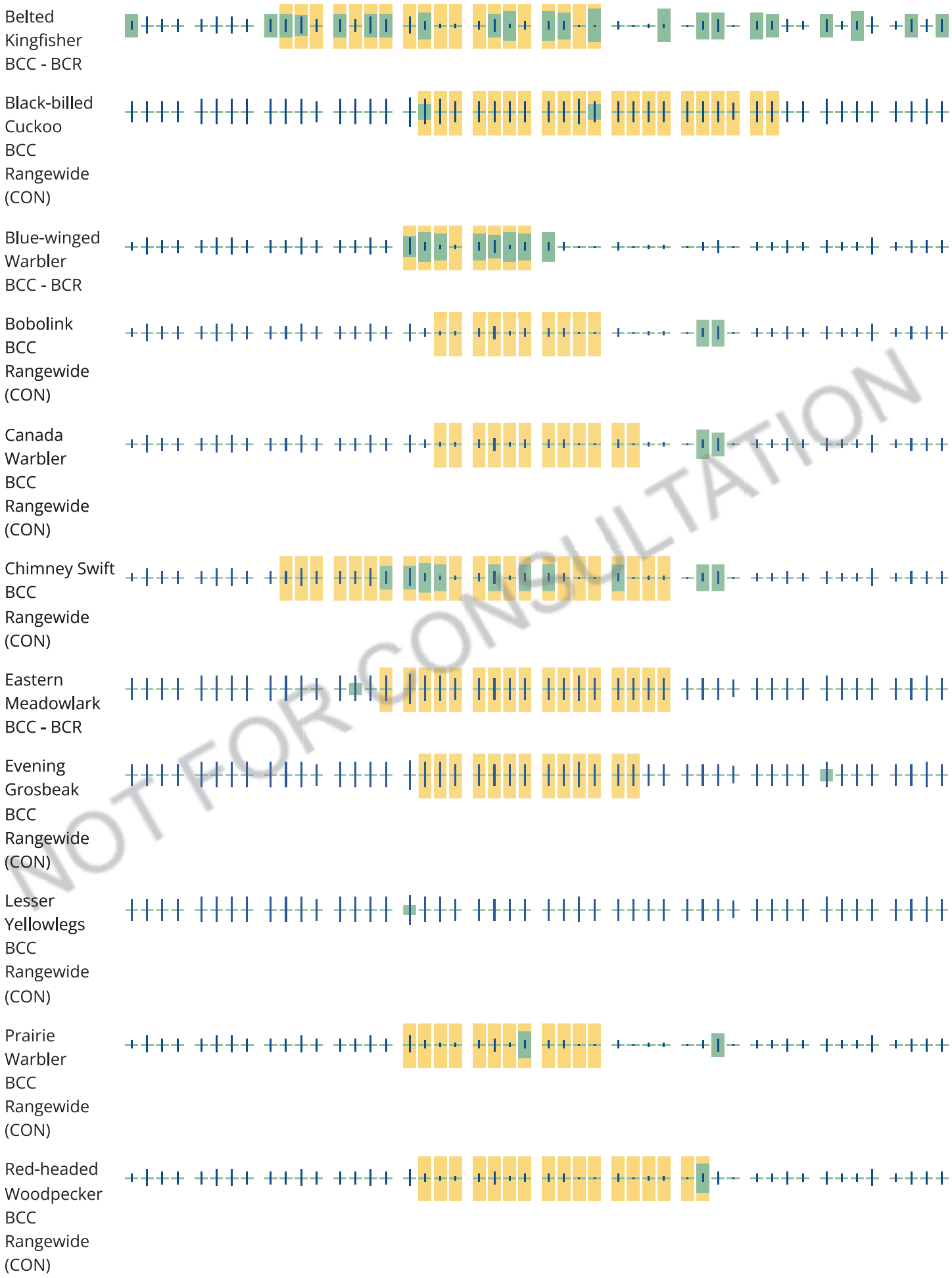
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

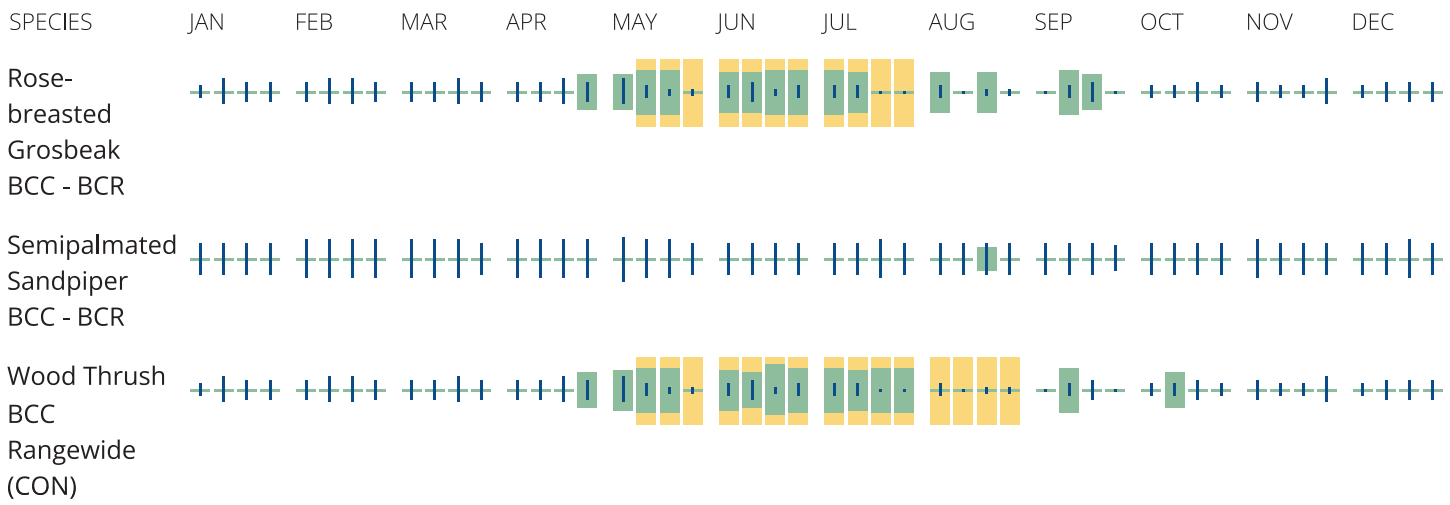
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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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?

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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.

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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.

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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

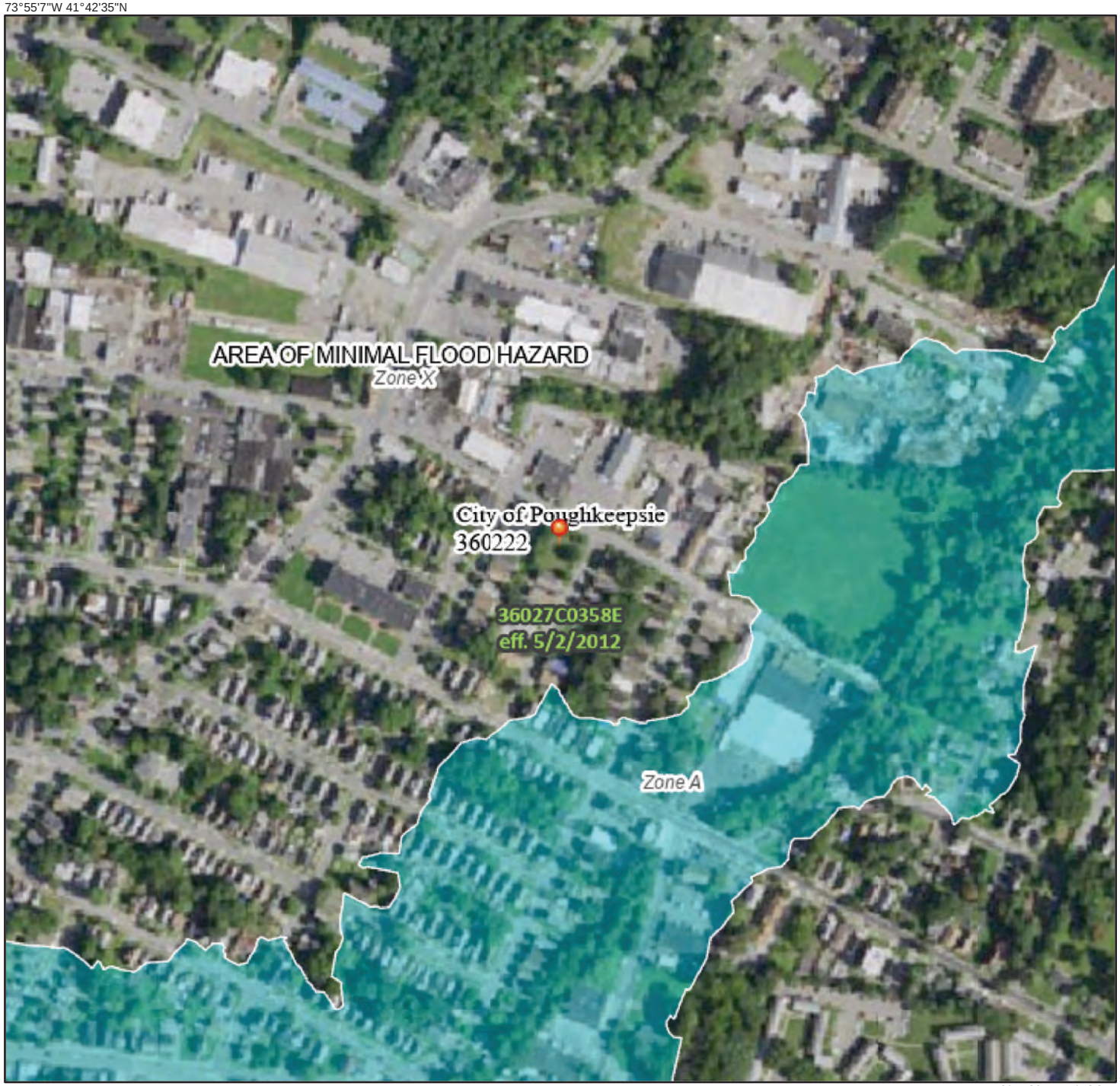


APPENDIX F

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

NYS Department of Environmental Conservation

Not a legal document

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

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.

May 15, 2025

Subject: Financial Justification Report for Zoning Waiver

Dear Zoning Board of Appeals Members,

I am pleased to submit the financial justification report regarding the proposed zoning waiver for 191 Cottage St. As part of my due diligence, I met with Parking Adminstrator Dan Vonknoblauch Today, May 15th and conducted an on-site review of the parking situation along Cottage, Morgan, and Bement Streets. During our discussion, Dan expressed his support for the development, noting that there appeared to be ample street parking to justify the waiver. However, upon further review, it became clear that no formal mechanism exists for him to relay his opinion regarding on-street parking as part of this process.

Additionally, Dan confirmed ongoing challenges the city has faced with nearby repair shops utilizing both the street and sidewalk for parking and operations. While nuisance violations and tickets have already been issued to address these concerns, I believe these issues should not impact the determination of available legal parking. There is sufficient designated space to accommodate our project without contributing to existing concerns.

Furthermore, the unique characteristics of our development strengthen the justification for the zoning waiver. The symbiosis between the building uses enhances efficiency, and our commercial space will have only one operator, limiting parking demand. In support of this, I personally conducted an observational survey, visiting Cottage Street at noon on two separate occasions. On both days, I found ample availability, with nine open spaces on Morgan Street alone and a virtually vacant northbound side of Cottage Street.

I appreciate your time and consideration of this report and the supporting rationale for the requested zoning waiver. Please do not hesitate to reach out if you require any further clarification or additional information.

I look forward to the meeting in June and hope you are able to issue a formal approval.

Thank you,

Jim Sullivan

PO Box 38
Chelsea, NY 12512

Tel: 845-380-1448
Fax: 877-889-2093
jsullivancorp@gmail.com

PREPARED BY JAMES SULLIVAN

MAY 15, 2025

191 COTTAGE ST

FINANCIAL JUSTIFICATION REPORT

CITY OF POUGHKEEPSIE ZONING BOARD OF APPEALS



PROJECT SUMMARY

Cardinal Assets Twenty Fourteen LLC is submitting this financial justification to demonstrate why a reduction in the number of dwelling units or commercial space would render the proposed project at 191 Cottage St economically unfeasible.

The proposed development consists of eight residential units and 2,675 square feet of commercial space, which is the minimum scale required for the project to achieve financial viability. A reduction in either residential units or commercial space would significantly impact cash flow and compromise the financial integrity of the development, as demonstrated in the following analysis.

FINANCIAL FEASIBILITY

The project is funded with $556,000 in equity and $1.67 million in private financing, supporting a total development budget of $2.2 million. At this scale, the project's cost per square foot ($188/SF) and per unit ($275K) are already lean for current market conditions.

Projected rental revenues—based on Poughkeepsie Small Area Fair Market Rents—include:

- **Two one-bedroom apartments** at **$1,492/mo** each
- **Four two-bedroom apartments** at **$1,907/mo** each
- **Two three-bedroom apartments** at **$2,433/mo** each
- **Commercial space leased at** $12.00/sq ft

With a conservative vacancy rate of 6%, annual debt service costs of **$144K per year**, and annual operational expenses of **$59,839**, the development is projected to achieve a **Debt Service Coverage Ratio (DSCR) of only 1.1** and a **Cash on Cash return of just 3%**—barely meeting acceptable thresholds for financial sustainability.

Reducing the number of residential units or commercial square footage would substantially decrease revenue while fixed costs remain largely unchanged. The result would be an untenable financial position where debt obligations, contingency buffers, and operating expenses would outweigh potential returns, ultimately disincentivizing investment in the project.

SOURCES AND USES

191 Cottage Street

Sources of Funds			Total Project Budget
Bank Loan		$	1,667,951.46
Cash Equity		$	555,983.82
Total Project Costs	Total Funds	$	2,223,935.28

Uses of Funds		
Acquisition & Refinancing		
Acquisition	$	250,000.00
Refinancing	$	-
	$	-
	$	-
Total	$	250,000.00

Construction Cost		
Resi	$	1,016,000.00
Commerical	$	334,375.00
Contingency	$	135,037.50
5% CM Fee	$	74,270.63
Total	$	1,559,683.13

Professional Fees		
Borrower's Legal	$	10,000.00
Borrower's Eng/Arch Fees	$	10,000.00
Banks Engineer -- Prep	$	2,500.00
Banks Engineer -- Insp's 12x$900	$	8,100.00
Environmental	$	2,000.00
Planning Board	$	15,000.00
5% Developer Fee	$	77,984.16
Total	$	125,584.16

Closing and Other Fees		
Bank Commitment Fee .5% Const.	$	10,000.00
Appraisal	$	3,500.00
Bank Legal -- constr. Loan	$	3,500.00
Title	$	5,000.00
Mortgage Tax	$	17,850.00
Misc	$	10,000.00
Total	$	49,850.00

Carrying Costs		
Construction Interest	$	144,500.00
Real Estate Tax	$	27,818.00
Water and Sewer Tax	$	4,000.00
Builders Risk	$	15,000.00
Insurance	$	7,500.00
Utilities	$	3,500.00
Marketing/Lease Up	$	16,500.00
Operating Capital	$	20,000.00
Total	$	238,818.00

TOTAL DEVELOPMENT COST	**$**	**2,223,935.28**

RENTAL PROFORMA

191 Cottage Street

Potential Gross Revenue				
Residential Rental Revenue		**UNIT**		**TOTAL**
2	One Bedroom Apt	$ 1,492.00	$	2,984.00
4	Two Bedroom Apt	$ 1,907.00	$	7,628.00
2	Three Bedroom Apt	$ 2,433.00	$	4,866.00
8	**Total**		**$**	**15,478.00**
Commerical Rental Revenue				
	2675	$ 12.00	$	2,675.00
	Total		**$**	**2,675.00**
Additonal Income				
	Total		**$**	**-**
	ANNUAL POTENTIAL GROSS REVENUE		**$**	**217,836.00**

Operating Expenses				
Vacancy				
	6%	$ 1,089.18		
			$	**1,089.18**
Expenses				
	Property Tax/School Taxes	$ 27,818.00	$	3,500.00
	Insurance	$ 4,000.00	$	500.00
	Maintanence	$ 6,000.00	$	750.00
	Cleaning	$ 1,600.00	$	200.00
	Garbage	$ 3,200.00	$	400.00
	Water	$ 4,000.00	$	500.00
	Snow	$ 400.00	$	50.00
	Utilities	$ 360.00	$	45.00
	Professional Fees	$ 480.00	$	60.00
	Management	$ 10,891.80		5%
			$	58,749.80
	Total Expenses		**$**	**59,838.98**

Net Income	**$**	**157,997.02**
Debt Service		
	$	**(144,000.00)**
Net	**$**	**13,997.02**

DSCR	1.10
Cash on Cash Return	3%

IMPACT OF PROPOSED REDUCTIONS

Reduction in Residential Units: The project's economic viability depends on rental revenue across all eight units. Eliminating units would erode cash flow and push the DSCR below 1.0, signifying an inability to cover debt obligations. Given construction costs and fixed expenses, fewer units would disproportionately increase the burden on remaining tenants while making financing terms less favorable.

Reduction in Commercial Space: The 2,675 square feet of commercial space is crucial for achieving a diversified revenue stream. A reduction in this footprint would compromise the project's ability to attract high-quality tenants and would limit economic benefits for both the property and surrounding area.

CONCLUSION

The requested variance for off-street parking is essential to the feasibility of the project. Given site constraints, maintaining the proposed unit count and commercial footprint is necessary to ensure the project's success while contributing to Poughkeepsie's ongoing revitalization efforts.

We respectfully urge the Zoning Board of Appeals to consider this economic justification in support of the variance request, acknowledging the importance of scale in achieving both financial feasibility and community impact.

Sincerely,
Cardinal Assets Twenty Fourteen LLC



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

Hudson Venture Group LLC
PO BOX 4587
Greenwich, CT 06830

April 22, 2025

Mr. Scott Parker, ZBA Chairman and members
City of Poughkeepsie Zoning Board
62 Civic Center Plaza, Second Floor
Poughkeepsie, NY 12601

Re: Proposed two Story, four family Residence
105 Albany Street, TAX ID: 6161-24-427963
Poughkeepsie, NY 12601

Dear Mr. Parker,
Hudson Venture Group LLC, is proposing a four family residence, variances are required.

The area variances requested as per comments from the Zoning Review by Joseph D. O'Brien, Deputy Zoning Administrator dated April 9, 2025, are:

1. Section 19-2.3(2)(a) states that a minimum of 6,000 square feet of lot area is required.
REQUIRED 6,000 s.f. REQUESTED 2,100 S.F. Reduction

2. Section 19-2.3(3)(c) states that the minimum 0f 5 feet Side Yard is required
REQUIRED 5' REQUESTED South Side 1'
North Side 2'

3. Section 19-2.3(3)(g) states that a minimum 5' Side Yard is required (Accessory structures).
REQUIRED 5' REQUESTED 1'

4. Section 19-6.2(11)(a) states that a minimum of 5 Parking are required.
REQUIRED 5 spaces REQUESTED 5 spaces

Bicycle spaces: Required 2 Proposed 4 spaces

Dear Zoning Board of Appeals:

We appreciate your time to review our application and consider our project. Please find below answers to the Request for Justification.

Variance Request Justification: (answers in bold)

1. *Will the granting of the variance produce an undesirable change in the character of the neighborhood*

Granting the variances needed will have a tremendous positive impact on the character of the neighborhood and the properties immediately surrounding the subject property.

The existing property is a poorly designed series of awkward additions. It is large and has no redeeming architectural value. Additionally, the front of the house directly abuts the sidewalk and is lot line to lot line in width. The new proposed project is meaningfully smaller than the existing structure, and significantly smaller than the previously approved (by ZBA) renovation and addition to the existing structure.

The proposed structure will be architecturally appealing with a focus on details to make it look period correct for the area. We build above minimum code with premium products to ensure this will be a 100-year structure.

Our neighborhood is known for its walkability and proximity to the train station, retail and restaurants, schools, and the beautifully renovated Pulaski Park just around the corner.

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 variance necessary?*

There are no alternatives to these variances. This lot and almost all lots throughout the 1st Ward are particularly small. The subdivision and development of the 1st ward predates zoning. Any type of building on almost any lot in the neighborhood requires numerous variances. Even a tiny single-family home. The proposed building has been thoughtfully designed to be as compact as possible. It is no secret that interest rates are crippling, the cost of building has become exorbitant, as have taxes, tariffs, insurance, maintenance, utilities etc. This is the most compact four unit that we can design that will barely eek out a return on this project.

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

The variances requested are not substantial. The variances required to duplicate the existing structure would be more substantial than what is proposed. The proposed building is narrower and shorter than the current structure, which will be a positive change for the neighborhood.

As for parking, if we were to renovate the existing building, which is a very large duplex of 3/4 bedrooms per unit, it would likely be occupied by large families with a lot of cars. In our experience, residences with 3 or 4 bedrooms almost always have multiple generations of adult family living together. The four proposed small units will likely only have four cars in total, one per unit. This is nearly identical to parking that would be required if the building was kept as two 3 or 4 bedroom units. There is adequate street parking and a municipal parking lot around the corner on Delafield Street.

4. *Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?*

The variance will have a positive impact on the physical and environmental conditions of the neighborhood. The proposed building will be smaller in all dimensions than the existing building and will be a beautiful addition to the neighborhood, which will hopefully encourage more quality building and renovation that is desperately needed in the neglected 1st Ward.

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

The required variances are not self-created. The small lots in the 1st Ward pre-date local zoning requirements. The parcels are small and would not allow for any building without variances.

It is no secret there is a housing crisis in our area. There is tremendous need in Poughkeepsie for compact one-bedroom units that are walkable to mass transit. This type of project is exactly what is needed to increase the housing stock of affordable, purpose built, architecturally appealing, and energy efficient units.

Thank you for your consideration.

Respectfully Yours

Michael Annunziato

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: 105 Albany Street

ZONING DISTRICT: Residential Neighborhood C-(RNC)

OWNER INFORMATION:

Name: Hudson Venture Group LLC
Address: PO BOX 4687
Greenwich, CT 06830
Phone: 203 273 6505
Email: nunzy23@yahoo.com

APPLICANT INFORMATION:

Name: Michael Annunziato
Address: PO BOX 4687
Greenwich, CT o6830
Phone: 203 273 6505
Email: nunzy23@yahoo.com

CONSULTANT INFORMATION:

Name: Studio 90 Design & Planning
Address: 4 Fairway Drive
Pawling, NY 12564
Phone: 845 239 1456
Email: studio90@msn.com

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: April 9, 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: 105 Albany 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
Section 19-2.3(2)(a)	Required Lot Area	Proposed 3,900 S.F.
	6,00 S.F.	Reduction of 2,100 S.F.
Section 19-2.3(3)(c)	5' Side Yard	1. North Side reduction of 2' 2. South Side reduction of 1'
Section 19.2.3(3)(g)	Accessory structure 5' side yard	Reduction of 1'
Section 19-6.2(11)(a)	5 Parking Spaces	Reduction of 5 Spaces

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: 105 Albany 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):

_____

_____

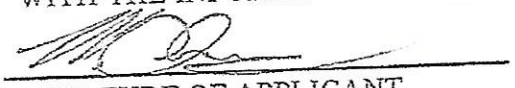
_____

_____

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.



SIGNATURE OF APPLICANT

9-22-25

DATE

Michael Arnold

Print Name

Hudson Venture Group LLC
PO Box 4687
Greenwich, CT 06830

April 22, 2025

Mr. Scott Parker, Chairman
City of Poughkeepsie Zoning Board
62 Civic Center Plaza, 2nd floor
Poughkeepsie, NY 12601

Re: 105 Albany Street proposed multi-family new construction

Dear Mr. Parker and Zoning Board:

I write to formally introduce an exciting new residential development project we are proposing—a thoughtfully designed four-family home located at 105 Albany Street, which we believe will contribute positively to the character and vitality of the surrounding neighborhood.

This project has been carefully planned with community integration in mind. Our design incorporates elements that reflect the architectural language of the area, while also providing modern, energy-efficient living spaces. Each of the four units will offer comfortable layouts, ample natural light, and high-quality finishes, catering to a diverse mix of residents.

We believe this project will address the growing demand for diverse housing options in Poughkeepsie and will do so in a way that enhances the existing fabric of the neighborhood. It is our goal to maintain a scale and style that is respectful to nearby homes, while activating the property in a way that adds value to the community as a whole.

Thank you for your time and consideration. We look forward to presenting our project and are excited about the opportunity to contribute positively to the housing landscape in the 1st ward.

Sincerely,

Michale Annunziato
Hudson Venture Group LLC

SITE PLAN 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. PULASKI PARK,THE POUGHKEEPSIE URBAN RAIL TRAIL, EMPIRE STATE TRAIL AND WALKWAY OVER THE HUDSON ARE IN CLOSE TO THIS PARCEL.
4. THERE ARE NO WATERCOURSES, MARSHES, ROCK OUTCROPS OR ISOLATED TREES WITHIN THE PROPOSED FACILITY PROJECT LOCATION.
5. THE SITE IS NOT WITHIN OR IMMEDIATELY ADJACENT TO A FLOOD PLAIN.
6. THERE ARE NO FIRE ALARM SYSTEMS OR KNOX BOXES PROPOSED FOR THIS PROJECT.
7. ALL CONSRUCTION SHALL COMPLY WITH THW CITY OF POUGHKEEPSIE CODE REQUIREMNTS AND REGULATIONS.
8. NO CURB CUTS ARE PROPOSED.

NOTE: #1 (Tree Protection)

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

NOTE: #2

ANY DAMAGE TO ALBANY STREET PAVEMENT AND SIDEWALK DURING CONSTRUCTION SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITIONS AT OWNER'S EXPENSE.

CITY OF POUGHKEEPSIE N.Y. Zoning and Land Use Regulations 10- 2024

BULK REQUIREMENTS FOR RESIDENTIAL DISTRICTS

PARCEL NUMBER: 6062-59-866456

ZONING DISTRICT: Residential Neighborhood C-(RNC)

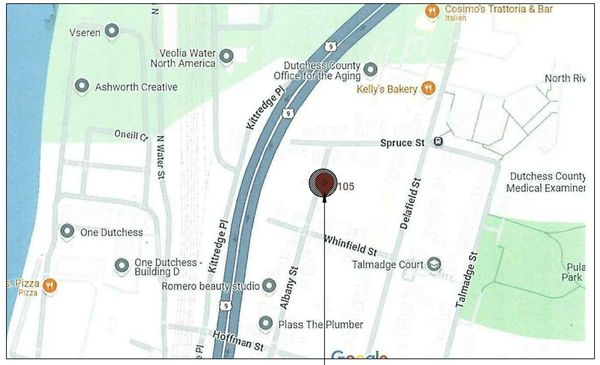
USE: PROPOSED FOUR (4) FAMILY 1 BED/UNIT RESIDENCE

PRINCIPAL BUILDING	REQUIRED	PROPOSED	
MINIMUM LOT AREA (4 Units)	6,000 S.F.	3,900	
LOT WIDTH (MIN.)	25'	26'	
LOT COVERAGE (MAX.)	70%	±41%	
BUILDING PLACEMENT PRIMARY STRUCTURE SETBACKS			
PRIMARY STREET SETBACK (Min.)	20'	20'	
SIDE SETBACK (Min.) ONE 5'/TWO 10'	5'	NORTH SIDE 3' SOUTH SIDE 4' TOTAL 7'	⊛
REAR SETBACK	15'	55.85'	
ACCESSORY STRUCTURE	5'	4'	⊛
MAXIMUM HEIGHT	2.5/35'	2 Story (± 27')	
DENSITY DWELLING UNITS PER LOT (Max.)	4	4	
USABLE OPEN SPACE	300/Unit 1,200 S.F.	± 2,400 S.F.	
PARKING SPACES	1.25/Unit=5	0	⊛
BICYCLE PARKING	2	4	

LEGEND: ⊛ AREA VARIANCE REQUIRED



PROPOSED FRONT



SITE



LOCATION MAP

N

105 ALBANY STREET

OWNER: HUDSON VENTURE GROUP LLC

PROJECT: PROPOSED TWO STORY
FOUR (4) ONE BED/ UNIT RESIDENCE

ADDRESS: 105 ALBANY STREET POUGHKEEPSIE NY 12601

LEGEND

- PL PROPERTY LINE
- SETBACK LINE
- EXISTING DWELLING TO BE REMOVED
- S SEWER
- W WATER
- E ELECTRIC LINE
- G GAS LINE
- DL DRAIN LEADER
- FD FOOTING DRAIN
- SILT FENCE
- PICKET FENCE
- FIRE HYDRANT
- UTILITY POLE
- T.C. TOP OF CURB
- B.C. BOTTOM OF CURB

PROPOSED TREES

- Eastern Serviceberry
- Pink Dogwood
- Red Maple
- USABLE OPEN SPACE

DRAWING LIST

SHEET NO.	DESCRIPTION
SP	PLOT PLAN
SP-1	LANDSCAPING PLAN
SP-2	EROSION CONTROL
P	PICTURES
A-1	EXTERIOR ELEVATIONS
A-2	FOUNDATION PLAN
A-3	FLOOR PLANS

CITY APPROVALS

CITY OF POUGHKEEPSIE, N.Y. SIGNATURES.

Date:

Zoning Board Of Appeal:

Date:

Planning Board:/Engineering

Date:

Building Inspector:

Date:

Fire Chief:

Date:

Police Chief:

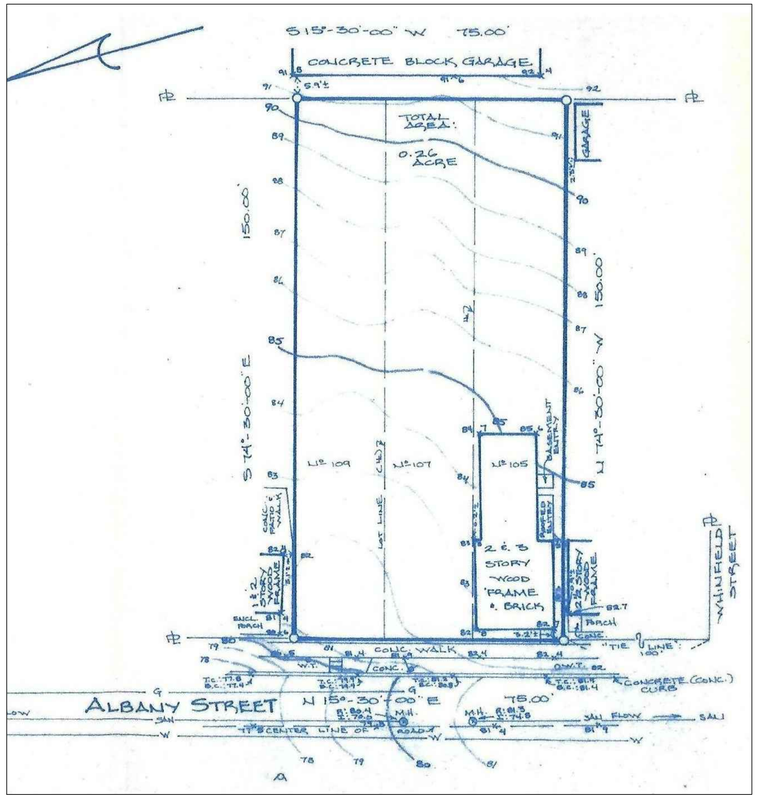
OWNER/APPLICANT CERTIFICATION.
THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS HEREBY CONSENT TO ALL TERMS CONDITIONS AS STATED HEREON.. HE/SHE IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.

Date:

OWNER

Date:

APPLICANT



EXISTING SURVEY

SCALE: ±1"=20'

PREPARED BY WILLIAM J. KOMISAR L.L.S.
DATED FEBRUARY 19, 2013

PROPOSED SITE PLAN

SCALE: 1"=20'

LOT 848458
Albany Street LLC

SITE INFORMATION
BASED ON SURVEY BY
WILLIAM J. KOMISAR L.L.S.
DATED FEBRUARY 19, 2013

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NO.	ZONING REVIEW COMMENTS 4-12-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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PROJECT:
PROPOSED FOUR FAMILY RESIDEBCE
SITE PLAN
HUDSON VENTURE GROUP LLC
105 ALBANY STREET
POUGHKEEPSIE, NEW YORK 12601

DATE: 2-18-2024
JOB NO.: 24-12
SCALE: 1"=20'
DWG. NO.: SP



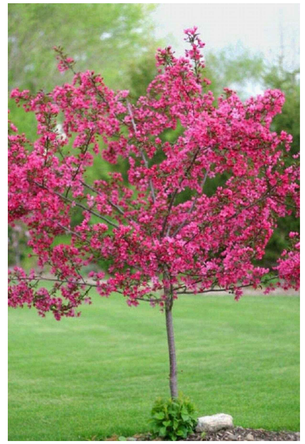
Red Maple
Acer rubrum

QUANTITY 1



Amelanchier Canadensis
Eastern Serviceberry

4" QUANTITY 1



Pink Dogwood Cornus Florida Fubra
Flowering Hardy Fall

4" DIA. QUANTITY 1

WINTERGREEN BOXWOOD SHRUB



TITAN BOXWOOD SHRUB
BOTANICAL NAME: BUXUS SINICA

PROPOSED TREES

TREE LEGEND

PROPOSED TREES

NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	1
Pink Dogwood	4" Dia	2
Red Maple	6" Dia	1
USABLE OPEN SPACE		

NOTES

1. ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
2. AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
3. OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
4. MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
5. RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
6. THERE IS TO BE NO SOD.
7. TRASH TO BE ENCLOSED AT REAR
8. APPLY ROCK OVER 6 MIL PLOY WHERE WATER IS CHANNELED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELED.

GENERAL LANDSCAPING

NOTE:
EVERGREENS TO BE
3' HIGH MINMUM.
3' WIDE
3' MINMUM FROM
PROPERTY LINE

NOTE: 1 (Tree Protection)

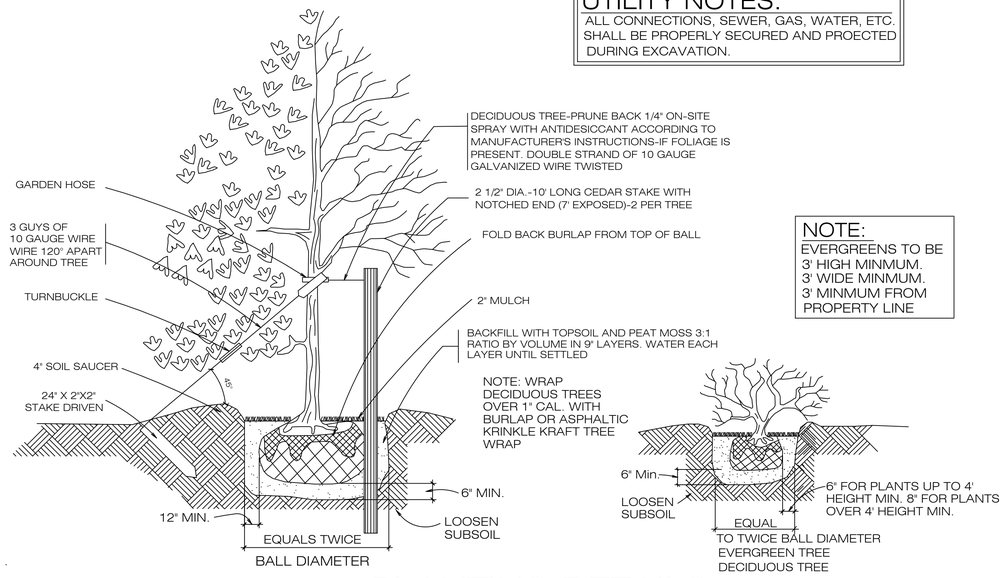
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STOCKPILING, IF ANY, SHALL BE AT REAR.

NOTE: #2.

ANY DAMAGE TO ALBANY STREET PAVEMENT AND SIDEWALK DURING CONSTRUCTION SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITIONS AT OWNER'S EXPENSE.

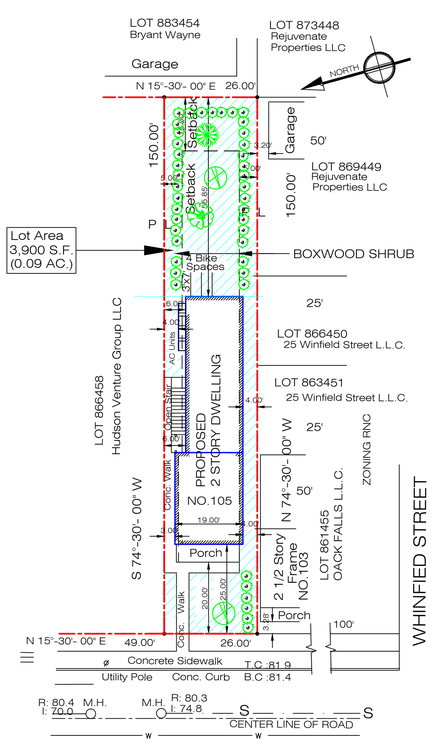
UTILITY NOTES.

ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION.



NOTE:
EVERGREENS TO BE
3' HIGH MINMUM.
3' WIDE MINMUM.
3' MINMUM FROM
PROPERTY LINE

PLANTING DETAILS



PROPOSED LANDSCAPING

SCALE: 1"=20'

SITE INFORMATION
BASED ON SURVEY BY
WILLIAM J. KOMISAR L.L.S.
DATED FEBRUARY 19, 2013



LOCATION MAP

N

NOTE:
EVERGREENS TO BE
3' HIGH MINMUM.
3' WIDE
3' MINMUM FROM
PROPERTY LINE

PROGRESS PRINT

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NO.	ZONING REVIEW COMMENTS
1	4-12-2025

REVISION: DATE:

STUDIO 90 DESIGN & PLANNING
7 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL: 845 230 1456
Email: studio90@mhsn.com
KENNETH L. KAEFER, R.A.
LANDSCAPE DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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PROJECT:
PROPOSED FOUR FAMILY RESIDEBCE
LANDSCAPE PLAN
HUDSON VENTURE GROUP LLC
105 ALBANY STREET
POUGHKEEPSIE, NEW YORK 12601

DATE: 2-18-2024
JOB NO.: 24-12
SCALE: 1"=20'
DWG. NO.: SP-1



REAR/EAST



SIDE/NORTH/EAST



105 FRONT/WEST



LOCATION MAP

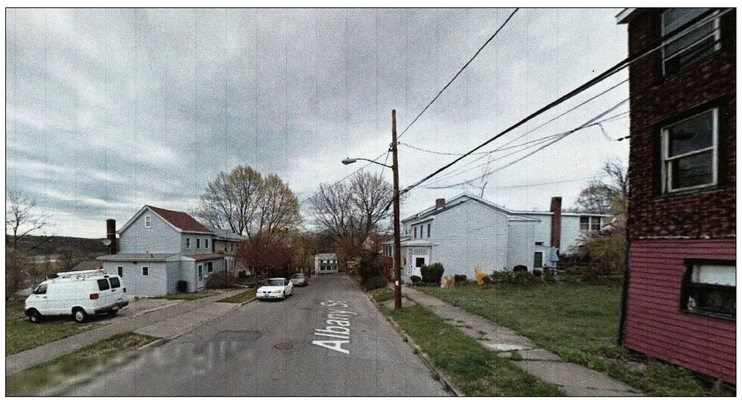
N



113 ALBANY STREET



105 /103 ALBANY STREET



ALBANY STREET NORTH



ALBANY STREET SOUTH

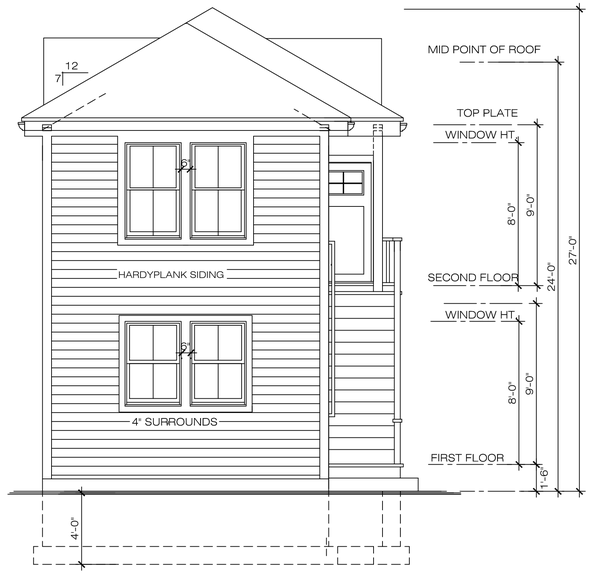
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PROJECT:
PROPOSED FOUR FAMILY RESIDEBCE
PICTURES

HUDSON VENTURE GROUP LLC
105 ALBANY STREET
POUGHKEEPSIE, NEW YORK 12601

DATE: 2-18-2024
JOB NO.: 24-12
SCALE: NONE
DWG. NO.: P



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

SCALE
0 1 2 3 4 5 10

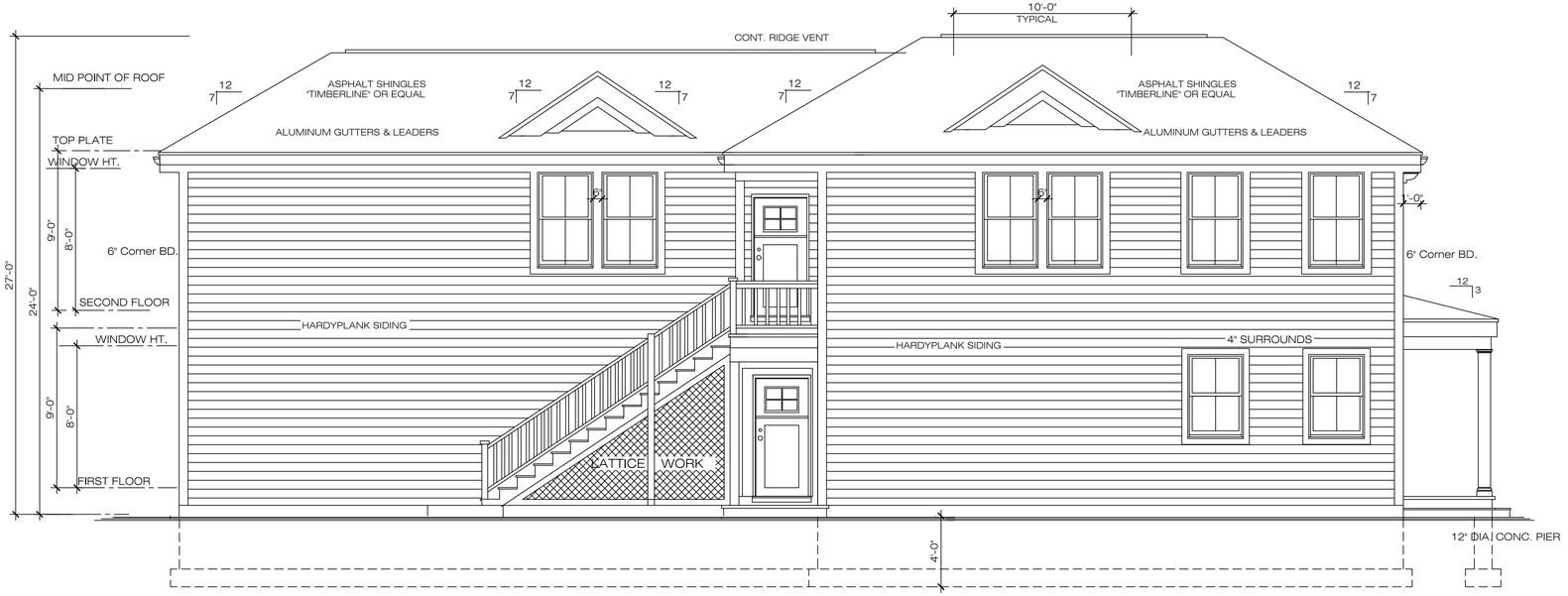


PROPOSED
RIGHT ELEVATION
SOUTH SCALE: 1/4"= 1'-0"

SCALE
0 1 2 3 4 5 10

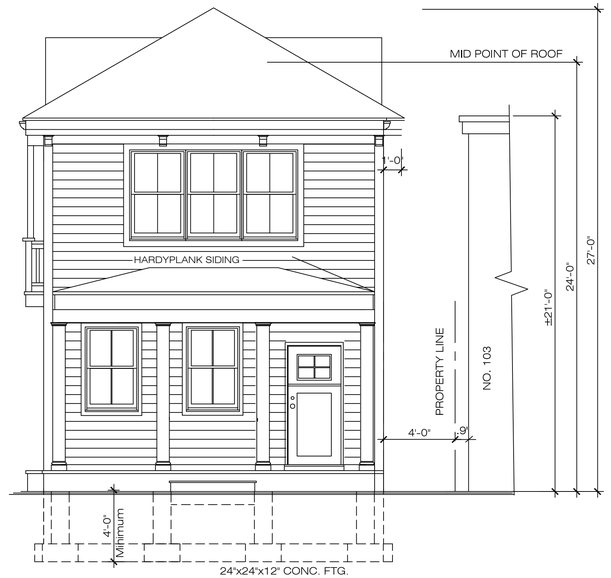
PROPOSED MATERIALS AND COLOR SCHEME

	NAME	TYPE	COLOR
SIDING	HARDYPLANK	BEVEL	IVORY
WINDOWS	ANDERSEN	DOUBLE HUNG	TAN
TRIM		WOOD	TAN
EXTEIOR DOOR	MORGAN	OAK (PANELLED)	WOOD STAIN
ROOFING	GAF	TIMBERLINE	CHARCOAL



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

SCALE
0 1 2 3 4 5 10



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

SCALE
0 1 2 3 4 5 10

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PROJECT:
PROPOSED FOUR FAMILY RESIDEBCE
ELEVATIONS
HUDSON VENTURE GROUP LLC
105 ALBANY STREET
POUGHKEEPSIE, NEW YORK 12601

DATE: 2-18-2024
JOB NO. 24-12
SCALE: 1/4"=1'-0"
DWG. NO.: A-1

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA ZONE 5

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS ZONE
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
40	90-110 MPH	B	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	72	YES	FIRM

2020 UNIFORM BUILDING CODE

INSSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

DESIGN DATA ZONE 5

VALUES REQUIRED BY CODE									
FENESTRATION U-Factor	SKYLIGHT U-Factor	SHGC	CEILING R-VALUE	WOOD WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASMT. WALL R-VALUE	SLAB R-VALUE DEPTH	CRAWL SPACE WALL R-VALUE
0.30	0.55	NR	49	20 OR 13+5	13/17	30	15/19	10/2'	15/19
VALUES PROVIDED									
	NA	NR	R-49	21	21	NA	NA	13	NA

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS I NSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

C. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "15/19" MEANS R-15 ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH "15/19" SHALL BE R-13 CAVITY INSULATION OF THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME.

D. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.

E ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.

F THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

G MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

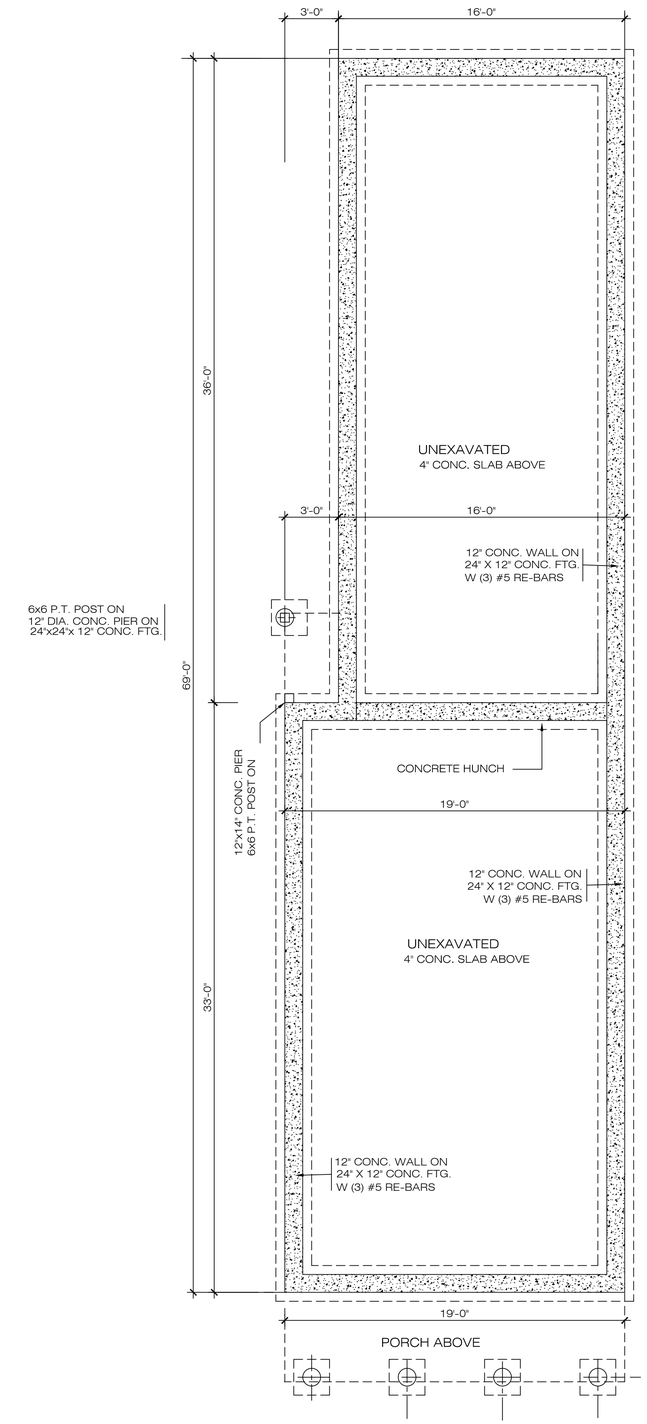
NOTE:

INSTALL EXPANDING FOAM
SEALANT AT ALL GAPS OF
RIGID INSULATION.
CONTINUOUS BEAD OF SEALANT
AT CEILINGS AND FLOOR GAPS.

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA/NEC CODE
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE

OCCUPANCY: MULTI FAMILY
CONSTRUCTION CLASSIFICATION: TYPE 5B
UTILITIES: WATER SUPPLY PUBLIC
SEWER TYPE PUBLIC
HEATING ELECTRIC.



FOUNDATION PLAN

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

PROGRESS PRINT
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NOTES

ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH.

ALL FOOTINGS BEARING ON ROCK TO SOIL SHALL BE REINFORCED WITH FOUR (4) # 4 RE-BARS MINIMUM.
DOWEL AND PIN ALL FOOTINGS ON ROCK GREATER THAN 7:12 SLOPE

ALL FRAMING LUMBER TO BE DOUGLAS FIR LARCH NO.2 OR BETTER (Fb=865 psi).

DOUBLE FRAME UNDER ALL PARTITIONS PARALLEL TO FRAMING.
DOUBLE ALL BOX JOISTS AT CELLAR TYPE WINDOWS.

FLOOR JOISTS TO BE @ 12" O.C. UNDER ALL MARBLE AND CERAMIC TILE AREAS.

PROVIDE METAL JOISTS HANGERS AT ALL FLUSH BEAMS

CONSTRUCTION CLASSIFICATION

TYPE 5B

DESIGN LOADS

	LIVE LOAD	DEAD LOAD
FIRST FLOOR	50 psf	25 psf
SECOND FLOOR	40 psf	20 psf
ROOF	40 psf	15 psf
PARTITIONS	20 psf	15 psf
ATTICS WITHOUT STORAGE	15 psi	
ATTICS WITH STORAGE (LIMITED)	25 psi	
EXTERIOR BALCONIES	75 psi	
DECKS (Total)	75 psf	
STAIRS	45 psi	
GUARDRAILS AND HANDRAILS	200 psi	
WIND LOAD	30 psf (110 MPH)	
GROUND SNOW LOAD	45 psf	

Allow= L/480
Deflection

NO.	ZONING REVIEW COMMENTS
1	4-12-2025

REVISION DATE

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845.855.1245
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PROJECT:
PROPOSED FOUR FAMILY RESIDEBCE
FOUNDATION PLAN

HUDSON VENTURE GROUP LLC
105 ALBANY STREET
POUGHKEEPSIE, NEW YORK 12601

DATE: 2-18-2024
JOB NO.: 24-12
SCALE: 1/4"=1'-0"
DWG. NO.: A-2

NOTE:
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NOTES: NO. 2

RANGE: NEW RANGE SHALL HAVE MINIMUM CLEARANCES TO ALL COMBUSTIBLE MATERIALS AS PER CODE AND MANUFACTURER SPECS. PROVIDE EXHAUST FAN VENT TO EXTERIOR.

BATHS: BATHROOMS SHALL BE VENTED TO EXTERIOR. PLUMBING FIXTURES SHALL BE INSTALLED AS PER MANUFACTURER SPECS., HAVE PROPER CLEARANCE AND INSTALLED AS PER 2020 R NYS CODE SECTION 2406 GLASS ENCLOSURES AND DOORS SHALL BE TEMPERED GLASS AS PER CODE.

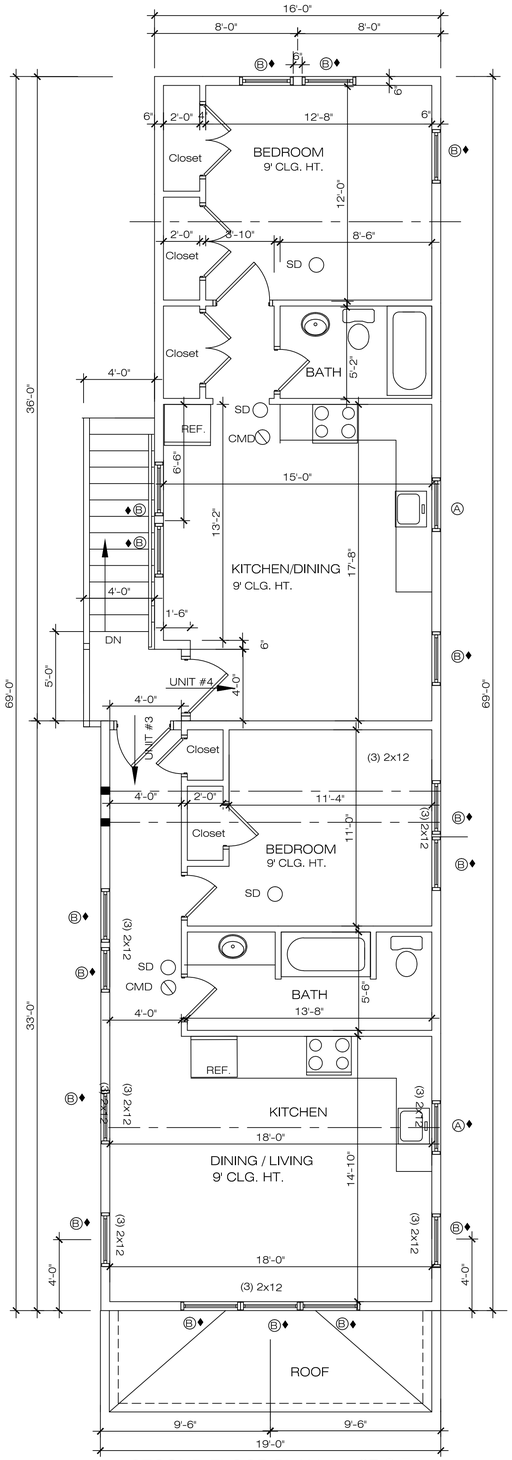
LAUNDRY ROOM: DRYER VENTED TO EXTERIOR.

STAIR NOTES

1. STAIR SHALL COMPLY WITH SECTION R311.5 OF THE 2020 RESIDENTIAL CODE OF N.YS.
2. HANDRAIL SHALL COMPLY WITH SECTION R311.7.8 OF THE 2020 RESIDENTIAL CODE OF N.YS.

NOTE:

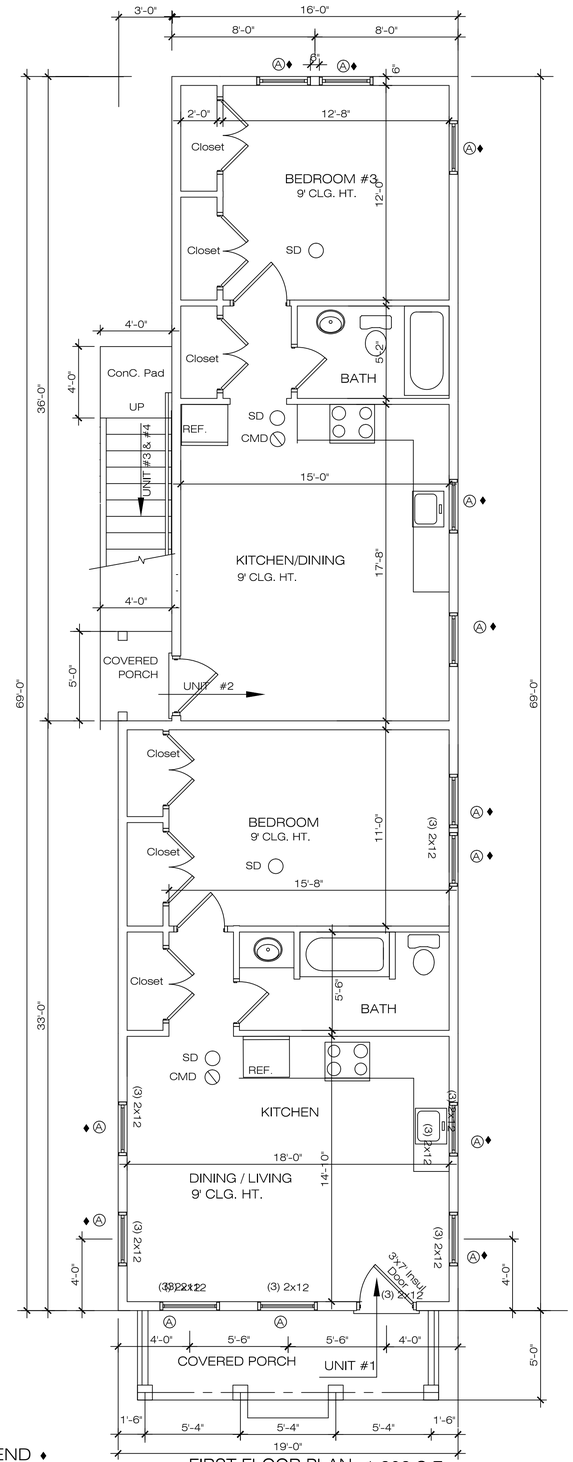
PROVIDE METAL JOIST HANGERS AT ALL FLUSH BEAMS



SECOND FLOOR PLAN 1,197 S.F.

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

SCALE 0 1 2 3 4 5 10



LEGEND ♦ EGRESS WIDOW

FIRST FLOOR PLAN 1,203 S.F.

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

SCALE 0 1 2 3 4 5 10

LEGEND

◯	SD	SMOKE DETECTOR
Ⓗ		WALL MOUNTED HORN STROBE SMOKE DETECTOR
⊘	CMD	CARBON MONOXIDE DETECTOR
◯	HD	HEAT DETECTOR

NOTES: NO.1

SMOKE DETECTORS SHALL HAVE INDEPENDENT ELECTRIC CIRCUIT WITH BATTERY BACK-UP.

ALL DETECTORS SHALL BE 10 YEAR BATTERIES MIN.

SMOKE AND HEAT DETECTORS SHALL COMPLY WITH SECTION R314 OF 2020 RESIDENTIAL CODE OF N.Y.S. CARBON MONOXIDE DETECTOR SHALL COMPLY WITH. SECTION 915 2020 FIRE CODE OF N.Y.S. AND. AS PER NFPA 72

SMOKE DETECTORS ON EVERY LEVEL PLACED IN MAIN AREA.

SMOKE AND CARBON MONOXIDE DETECTORS (CAN BE COMBO-UNITS) LOCATED IN BASEMENT AND HABITABLE ATTICS..

SMOKE DETECTORS IN EVERY BEDROOM

CARBON MONOXIDE DETECTORS WITHIN 10 FEET OF EVERY BEDROOM DOOR IF BEDROOMS ARE ON TWO (2) LEVELS; EACH LEVEL REQUIRES AT LIST ONE (1) CARBON MONOXIDE DETECTOR.

LIGHT FIXTURES TO COMPLY WITH 2020 NYSECC 404.1

ALL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.

SQUARE FOOTAGE

FIRST FLOOR	
UNIT NO. 1:	627 S.F.
UNIT NO. 2:	576 S.F.
SECOND FLOOR	
UNIT NO. 3:	627 S.F.
UNIT NO. 4:	570 S.F.
TOTAL:	2,400 S.F.

PROGRESS PRINT
NOT FOR CONSTRUCTION

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NO.	REVISION	DATE:
1	ZONING REVIEW COMMENTS 4-12-2025	

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHIETTI, P.E., CONSULTING ENGINEER

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PROJECT:
PROPOSED FOUR FAMILY RESIDEBCE
FIRST AND SECOND FLOOR PLAN
HUDSON VENTURE GROUP LLC
105 ALBANY STREET
POUGHKEEPSIE, NEW YORK 12601

DATE: 2-18-2024

JOB NO.: 24-12

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

DWG. NO.: A-3



PROPOSED FRONT

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:

HUDSON VALLEY VENTURES GROUP LLC

Project Location (describe, and attach a location map):

105 ALBANY STREET, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:

PROPERTY IS ILOCATED IN ZONING DISTRICT RESIDENTIAL NIGHBORHOOD C-(RNC)
PROPOSING A (4) FOUR FMILY (4 ONE BEDROOM UNITS)

Name of Applicant or Sponsor:	Telephone: 203 273 6595
MICHAEL ANNUNZIATO	E-Mail: NUNZY23@YAHOO.COM

Address:

PO BOX 4687

City/PO:	State:	Zip Code:
GREENWICH	CT	06830

	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: ZONING BOARD OF APPEALS AREAVARIANCE, PLANNING BOARD SITE PLAN APPROVAL, BUILDING PERMIT	☐	☑

3. a. Total acreage of the site of the proposed action? 0.09 acres
   b. Total acreage to be physically disturbed? 0.09 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.09 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:		
PROPOSED DWELLING MEETS NYS ENERGY CONSERVATION COSTRUCTION CODE	☐	☑
_____		

	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: _____		
"CULTEC" STORMWATER MANAGEMENT SYSTEM	☑	☐
_____		

	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: "CULTEC" STORMWATER MANAGEMENT SYSTEM.		
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:		

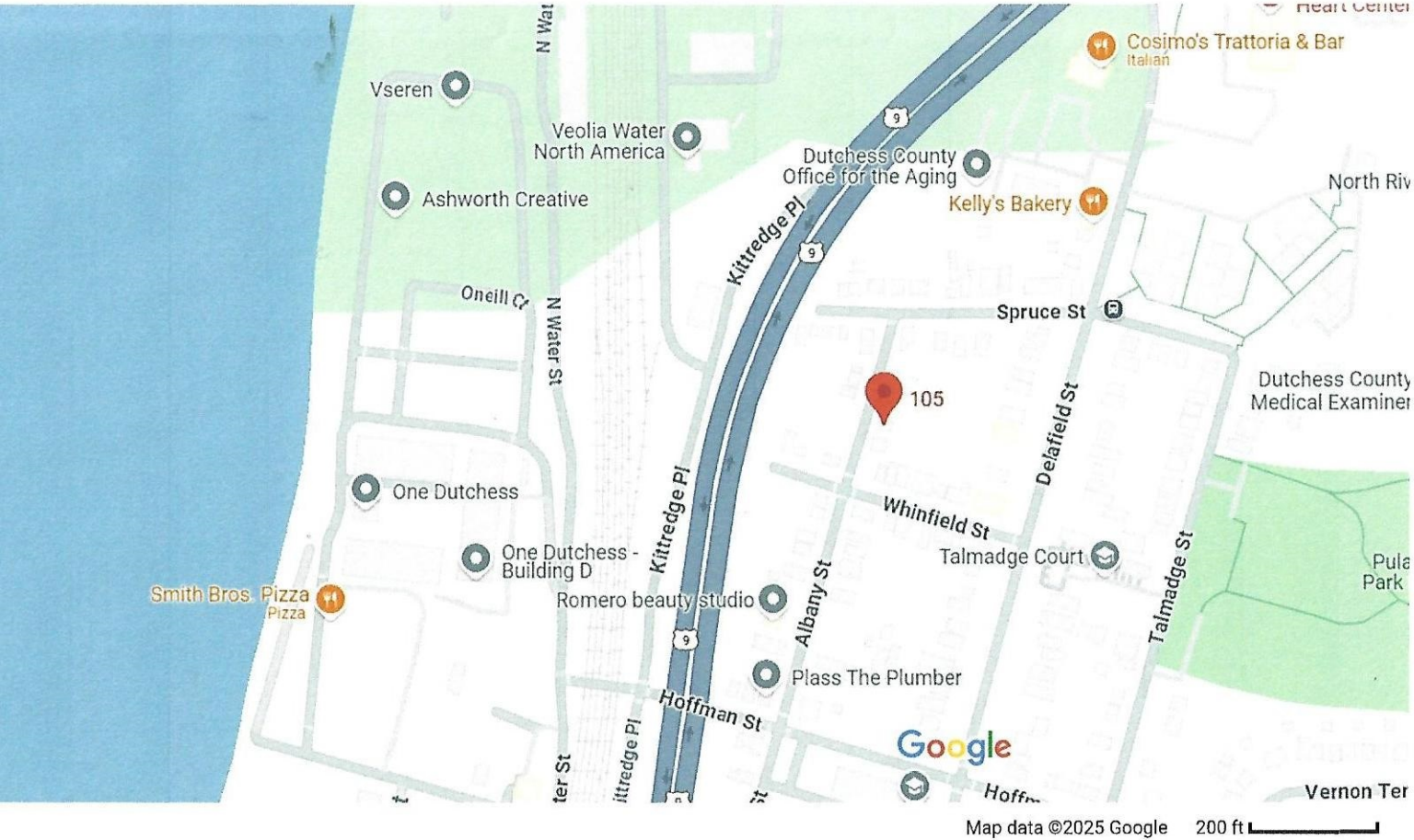
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael Annunziato Date: 4/22/2025

Signature: michael annunziato Title: owner

PRINT FORM

105 Albany St



LOCATION MAP

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 9th, 2025

Hudson Venture Group LLC

Re: 105 Albany Street
ID: 010050
Zoning Review Request PD-2025-054

Dear Applicant,

The Development Department is in receipt of your zoning review request relating to the property at 105 Albany Street and the proposed conversion of the existing two-family dwelling into a four-family dwelling.

This property is located within the Residential Neighborhood C district (RNC) which does permit four-family dwellings per code **Section 19-5.5** of the Zoning Ordinance subject to Site Plan approval by the Planning Board.

Based on the provided plot plan, some possible deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals.

1. **Section 19-2.3(2)(a)** states that a minimum of 6,000 square feet of lot area is required. **After the lot line adjustment, the lot will contain 3,900 square feet of lot area.**
2. **Section 19-2.3(3)(c)** states that a minimum of a 5' side yard setback is required for primary structures. **A 4' setback is proposed from the southern property line and a 3' setback from the northern property line. Please note that if the staircase located on the north side of the building is proposed to be covered, then a 2' setback is proposed from the northern property line.**
3. **Section 19-2.3(3)(g)** states that accessory structures shall be a minimum of 5' from a property line. **The proposed AC units are 4' from the northern property line.**
4. **Section 19-6.2(11)(a)** states that a minimum of 5 vehicle parking spaces are required. **None are proposed.**

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

Please note that a subdivision application will also be required to be approved. Based on the provided plans, it appears the proposal is to shift the northern property line of 105 Albany St 1'

BUILDING DEPARTMENT

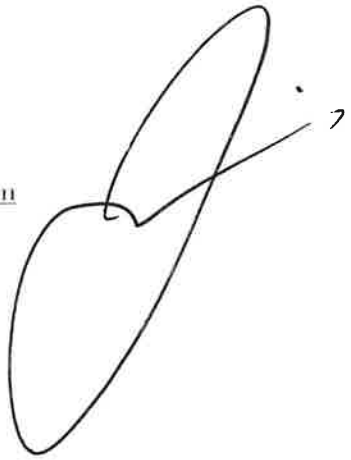
CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

and then merge the two remaining lots. If this is the case, the two merged lots would comply and a use could be established without the need for variances.

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

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



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: New Retail Tenant at:
134 Smith Street
Poughkeepsie, NY 12601
Parcel #6161-72-414248

Dear Chair Parker and Zoning Board of Appeals Members:

Enclosed for your review is an application for Area Variances regarding the above referenced property. The site is located within the Industrial Mixed (I-M) District and the Owner would like to convert the currently vacant portion of the building for use as a convenience store. The existing single dwelling unit would remain. The work would include site improvements such as new walks, concealed refuse can storage, removal of the large, paved area along the property frontage, new city sidewalk, curbing and lawn area and a reduced curb-cut to the existing parking space.

We received a Building Permit denial letter from Joseph O'Brien, City of Poughkeepsie Deputy Zoning Administrator, dated January 29, 2025. Below are our responses:

1. **Section 19-7.1(1)(a)** states that a non-conforming use shall not be enlarged, altered, extended, reconstructed or restored, or method of operation changed in any way, including, but not limited to, an increase in hours of operation, except as provided elsewhere in this section, nor shall it be or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, nor shall any external evidence of such use be increased by any means whatsoever.

   Response: After discussion with City Zoning staff, it has been determined that the proposed convenience store is a permitted use in the zoning district, and the existing non-conforming single family dwelling unit may remain without alteration.

2. **Section 19-3.5(2)(d)** states that primary street yard parking is not permitted. The provided plan proposes legalizing an existing parking space in the front yard and the entirety of the sidewalk and curb on public property fronting the property.

   Response: After discussion with City Zoning staff, it has been that the existing parking space predates the zoning ordinance and may remain as an existing non-conformance.

3. **Section 19-3.5(2)(h)** states that the maximum allowable driveway width shall be 15'. The provided plan proposes legalizing a 55' wide driveway located on public property fronting the property.

   Response: The plans have been revised to reduce the curb-cut to 15’-0” wide to serve the existing parking space. New curbs, concrete walks and lawn areas have been added where the existing asphalt is to be removed.

4. **Section 19-5.13(3)** states that at least two trash receptacles shall be located next to the walkway for customer use. No trash receptacles are proposed.

   Response: The plans have been revised to provide the required trash receptacles.

5. **Section 19-5.13(4)** states that an enclosed dumpster area shall be provided. An enclosed dumpster area is not proposed.

   Response: The plans have been revised to include a vinyl privacy gate on the south side of the building to conceal the refuse containers. The proposed refuse containers will be two 95-gallon rolling trash bins.

6. **Section 19-5.13(7)** states that no convenient store shall be located within 1,000 feet of any other convenient store. 108 Smith St contains a convenience store which is located within 1,000 feet of this property.

   Response: The convenience store located at 108 Smith Street is approximately 750 feet from the subject parcel. A variance request for the remaining 250 feet is included in this submission to the City Zoning Board of Appeals.

7. **Section 19-6.2(1)(a)** states that all parking may be located adjacent to a building but not between the building and the front lot line. The provided plan proposes legalizing an existing parking space in the front yard and the entirety of the sidewalk and curb on public property fronting the property.

   Response: After discussion with City Zoning staff, it has been that the existing parking space predates the zoning ordinance and may remain as an existing non-conformance.

8. **Section 19-6.2(1)(c)** states that access shall consist of at least one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces. The proposed access is 55' wide.

   Response: The plans have been revised to reduce the curb-cut to 15’-0” wide to serve the existing parking space. New curbs, concrete walks and lawn areas have been added where the existing asphalt is to be removed.

9. **Section 19-6.2(1)(f)** states that each required space, exclusive of drives and aisles, shall be not less than 20 feet long nor less than nine feet wide. The proposed parking space is between 13'-1" - 13'-9" long.

   Response: After discussion with City Zoning staff, it has been that the existing parking space predates the zoning ordinance and may remain as an existing non-conformance.

10. **Section 19-6.2(1)(g)** states that off-street parking areas shall be adequately illuminated for convenience and safety, but no lighting for parking areas shall cause glare on adjoining property. No lighting is proposed.

    Response: The plans have been revised to include a wall pack to illuminate the parking area and building ingress / egress.

11. **Section 19-6.2(10)(a)** states that 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. Based on the required parking stated below, 2 bicycle spaces are required. No bicycle spaces are proposed.

    Response: The plans have been revised to include a bicycle rack.

12. **Section 19-6.2(11)** states that 7 parking spaces are required for the proposed use. 1 parking space is proposed.

    Response: A variance request for the remaining 6 parking spaces is included in this submission to the City Zoning Board of Appeals.

As noted above the area variances that are respectfully requested from your Board are as follows:

1. Section 19-5.13 (7) – Prohibiting a convenience store within 1,000 feet of any other convenience store. The existing building is approximately 750 feet away from the convenience store located at 108 Smith Street. Relief is requested from the remaining 250 feet.

2. Section 19-6.2(11) – Requiring 7 parking spaces. 1 existing parking space is proposed to remain. Relief is requested from the remaining 6 spaces.

Variance Request Justification:

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 - Granting of these variances will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. This project will eliminate a vacant portion of an underutilized building in the City. The vacant tenant space was a liquor store and the proposed use as a convenience store would be a similar retail use. Improvements to the front yard and addition of city sidewalks will be beneficial to pedestrians and the nearby community. The contiguous and adjacent properties are mostly comprised of industrial uses, however nearby multi-family buildings would be well served by a local convenience store.

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?**

   The property proximity to other convenience stores cannot be increased by any means available to the Owner. Additionally, the property does not offer alternative locations for additional parking. Contiguous properties are either too small or are owned by Central Hudson Gas & Electric and contain service utility equipment.

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

   Although the requested proximity and parking area variances may seem numerically substantial, the building functioned as a retail use with single dwelling unit for many years prior to the retail area vacancy. The Owner wishes to utilize the building in a similar manner.

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

   There will be no adverse effects or impact on the physical or environmental conditions in the neighborhood. This project improves the building frontage, provides enhanced pedestrian accommodation and is a benefit to nearby residents by providing a local convenience store.

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 the requested variances could be considered self-created. However, as stated above, the building functioned as a retail use with single dwelling unit for many years prior to the vacancy of the retail tenant space. Granting of these variances will improve the surrounding neighborhood by allowing an adaptive re-use of a vacant space and upgrading pedestrian routes and accommodations.

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,



Jay Diesing RA AIA

EXISTING SITE CONDITION PHOTOGRAPH



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: 134 Smith Street

ZONING DISTRICT: Industrial Mixed (I-M)

OWNER INFORMATION:

Name: Ihsan Nesheiwat
Address: 27 Richies Way
Pleasant Valley, NY 12569
Phone: 845.242.6228
Email:

APPLICANT INFORMATION:

Name: Jay Diesing, RA AIA - Mauri Architects PC
Address: 73 Mansion Street
Poughkeepsie, NY 12601
Phone: 845.452.1030
Email: jay@mauri-architects.com

CONSULTANT INFORMATION:

Name: Architect - Same as Applicant, above.
Address:
Phone:
Email:

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: January 29, 2025

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 134 Smith Street

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-5.13 (7)	C-Store prohibited within 1000' of another C-Store	C-Store within 750' +/- of another C-Store (250' Variance)
19-6.2 (11)	7 Parking Spaces Required	1 Existing Space Provided (6 Space Variance)

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: 134 Smith Street

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

29 April 2025
DATE

Jay Diesing, RA AIA - Mauri Architects PC
Print Name

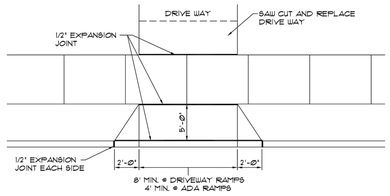
ZONING DATA CHART

CITY OF POUGHKEEPSIE
PARCEL #6162-72-414248

ZONE	IM INDUSTRIAL MIXED	REQUIRED		EXISTING	PROPOSED
LOT AREA		MIN	N/A	0.13 ACRES	0.13 ACRES
LOT WIDTH		MIN	N/A	50.09' ±	50.09' ±
LOT COVERAGE		MAX	70%	67.5%	67.5%
BUILDING HEIGHT		MAX	3 STORIES / 42'-0"	1 STORY / UNDER 42'-0"	1 STORY / UNDER 42'-0"
PRIMARY STREET SETBACK		MIN	15'-0"	16'-7" ±	16'-7" ±
BUILD TO FRONTAGE		MAX	80%	80.8%	80.8%
SECONDARY STREET SETBACK		MIN	15'-0"	N/A	N/A
BUILD TO FRONTAGE		MAX	40%	N/A	N/A
SIDE SETBACK		MIN	10'-0"	2'-0" ±	2'-0" ±
ABUTTING RESIDENTIAL LOT		MIN	15'-0"	N/A	N/A
REAR YARD SETBACK		MIN	8'-0"	8'-9" ±	8'-9" ±
PRIMARY STREET FACING BLDG. WIDTH		MAX	175'-0"	40'-6" ±	40'-6" ±
PARKING: GENERAL RETAIL DWELLING	1 SPACE / 300 SF 2 SPACES / UNIT	MIN	RETAIL - 1,466 SF @ 1 SPACE / 300 SF = 5 DWELLING - (1) UNIT @ 2 SPACES / UNIT = 2 7 SPACES REQUIRED	1 PARKING SPACE	1 PARKING SPACE

GENERAL NOTES

1. THE PROPOSED WORK 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.

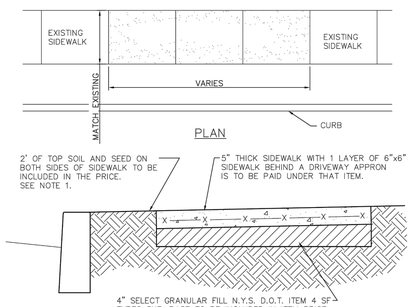


NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.

4 CITY DRIVEWAY DETAIL

S-1 SCALE: NTS



NOTES:

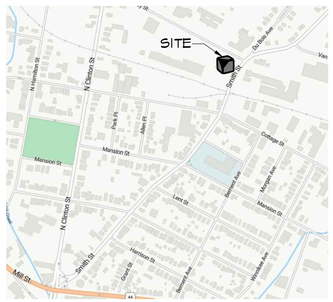
1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURING ALL CONCRETE SURFACES SHALL BE COATED WITH SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.

3 CITY SIDEWALK DETAIL

S-1 SCALE: NTS

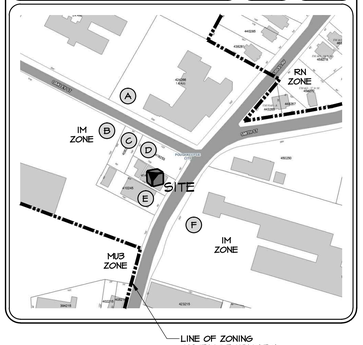
SITE LOC. MAP

SCALE N.T.S.



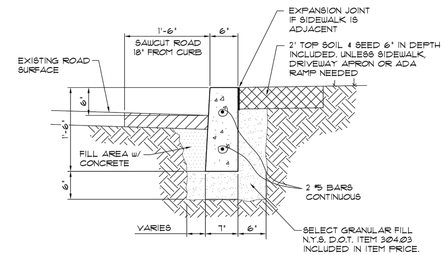
TAX MAP

SCALE N.T.S.



TAX MAP INFORMATION

SYMBOL	GRID NUMBER	OWNER OF RECORD
■	6162-72-414248	IHSAN NESHEIWAT 27 RICHES WAY PLEASANT VALLEY, NY 12569
A	6162-64-424266	EFCO PRODUCTS, INC. PO BOX 991 POUGHKEEPSIE, NY 12602
B	6162-63-353262	EFCO PRODUCTS, INC. PO BOX 991 POUGHKEEPSIE, NY 12602
C	6162-64-408255	CHG4E CORP 284 SOUTH AVENUE POUGHKEEPSIE, NY 12601
D	6162-64-416253	CHG4E CORP 284 SOUTH AVENUE POUGHKEEPSIE, NY 12601
E	6162-72-410245	LORY PROPERTIES GROUP PO BOX 235 STORMVILLE, NY 12582
F	6162-72-461234	PM-TAN LLC. 165 SMITH STREET POUGHKEEPSIE, NY 12601

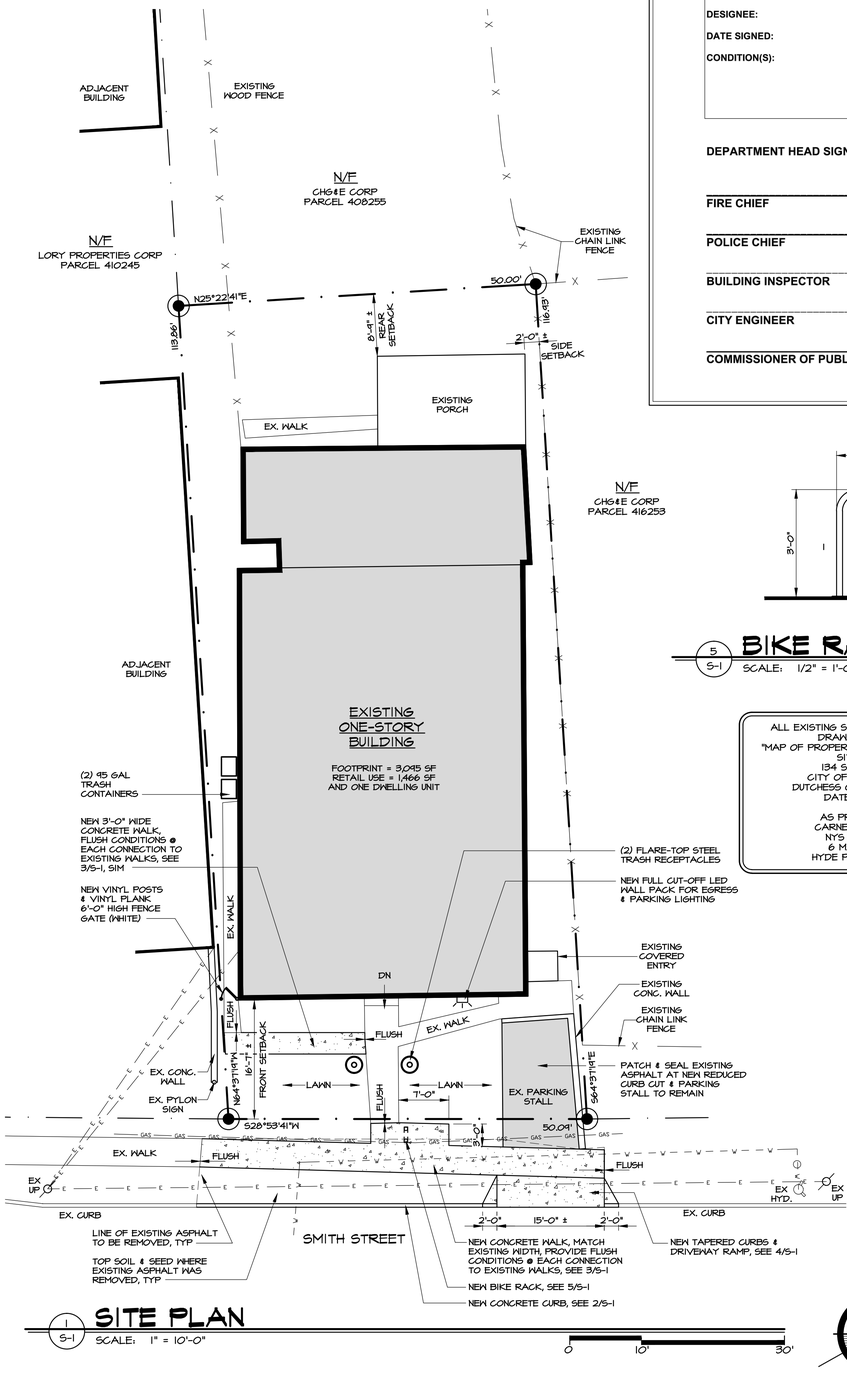


NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

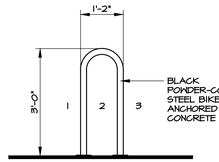
2 CITY CURB DETAIL

S-1 SCALE: NTS



1 SITE PLAN

S-1 SCALE: 1" = 10'-0"



5 BIKE RACK DETAIL

S-1 SCALE: 1/2" = 1'-0"

0 6" 1' 5'

ALL EXISTING SITE DATA TAKEN FROM DRAWING ENTITLED:
"MAP OF PROPERTY OF IHSAN NESHEIWAT"
SITUATE AT:
134 SMITH STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
DATED: 12/24/24

AS PREPARED BY:
CARNEY RHINEVAULT
NYS LIC. #49097
6 MAIN STREET
HYDE PARK, NY 12538

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL

FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:

OFFICIALLY APPROVED

PLANNING CHAIRPERSON:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

DEPARTMENT HEAD SIGNATURES

FIRE CHIEF	**DATE**
POLICE CHIEF	**DATE**
BUILDING INSPECTOR	**DATE**
CITY ENGINEER	**DATE**
COMMISSIONER OF PUBLIC WORKS	**DATE**

project no. 25-02
date 22 JAN 2025
drawn by JD, BP

revision date	description
24 APR 2025	CITY COMMENTS

NEW RETAIL TENANT AT:
134 SMITH STREET
POUGHKEEPSIE, NY

SITE PLAN, ZONING DATA CHART & DETAILS

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1080 mauri-architects.com

sheet no. S-1

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

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 Retail Tenant at: 134 Smith Street

Project Location (describe, and attach a location map):
134 Smith Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
Convert existing commercial space with no use to a convenience store in combination with an existing non-conforming single dwelling unit.

Name of Applicant or Sponsor:	Telephone: 845.452.1030
Jay Diesing, RA AIA - Mauri Architects PC	E-Mail: jay@mauri-architects.com

Address:
73 Mansion Street

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: C/o Poughkeepsie: ZBA (Area Variance Approval), Planning Board (Site Plan Approval), Building Department (Building Permit)	☐	☑

3. a. Total acreage of the site of the proposed action? 0.13 acres
   b. Total acreage to be physically disturbed? 0.005 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.13 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?	☐	☑
Project site is within a Closed Consultation Project #20PR07484 - Dutchess County Poughkeepsie Urban Trail. No contiguous properties are listed.		
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:

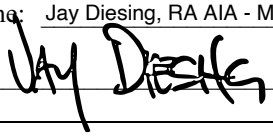
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

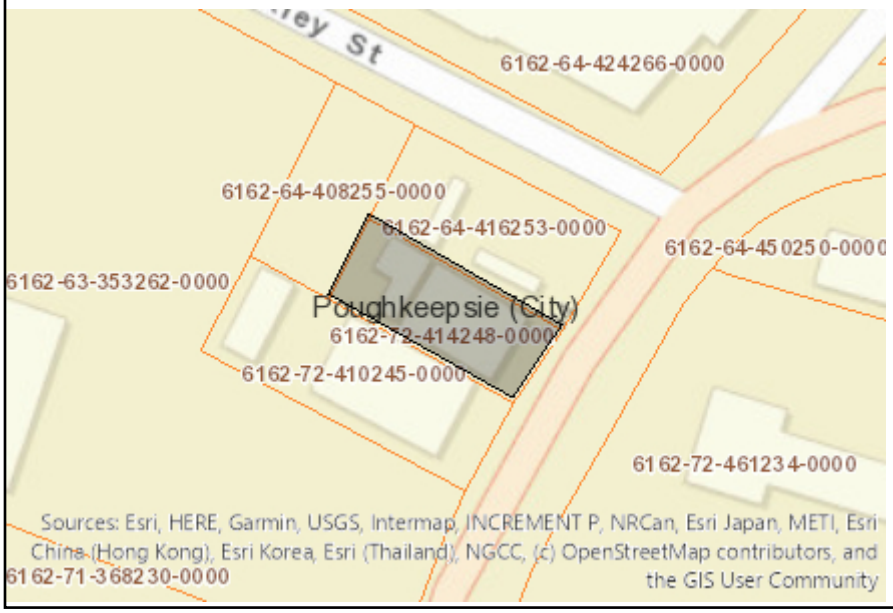
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: 130 Smith Street - Spill #9313547 (Diesel Spill) 02/18/1994 - CLOSED; Spill #1304882 (#2 Fuel Oil Spill) 08/05/2013 - CLOSED; Spill #1805852 (Diesel Spill) 08/29/2018 - CLOSED; Spill #2002546 (Hydraulic Oil) 07-06-2020 - CLOSED		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jay Diesing, RA AIA - Mauri Architects PC Date: 29 April 2025

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.



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

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

January 29th, 2025

Ihsan Nesheiwat

RE: 134 Smith Street
ID: 421020
Application # BP-25-0012

To whom it may concern,

The Building Department has received your application # BP-25-0012 to convert an existing commercial space with no use to a convenience store in combination with a non-conforming single dwelling unit.

Please be advised that the property at 134 Smith Street is located in an area of the City zoned Industrial Mixed district (I-M) which permits conveniences stores subject to the regulations listed in Section 19-5.13.

Please note that Area Variances will be required to be granted by the Zoning Board of Appeals for the proposed alterations along with Site Plan approval from the Planning Board. These variances are as follows:

1. **Section 19-7.1(1)(a)** states that a non-conforming use shall not be enlarged, altered, extended, reconstructed or restored, or method of operation changed in any way, including, but not limited to, an increase in hours of operation, except as provided elsewhere in this section, nor shall it be or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, nor shall any external evidence of such use be increased by any means whatsoever.
2. **Section 19-3.5(2)(d)** states that primary street yard parking is not permitted. The provided plan proposes legalizing an existing parking space in the front yard and the entirety of the sidewalk and curb on public property fronting the property.
3. **Section 19-3.5(2)(h)** states that the maximum allowable driveway width shall be 15'. The provided plan proposes legalizing a 55' wide driveway located on public property fronting the property.
4. **Section 19-5.13(3)** states that at least two trash receptacles shall be located next to the walkway for customer use. No trash receptacles are proposed.
5. **Section 19-5.13(4)** states that an enclosed dumpster area shall be provided. An enclosed dumpster area is not proposed.

BUILDING DEPARTMENT

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

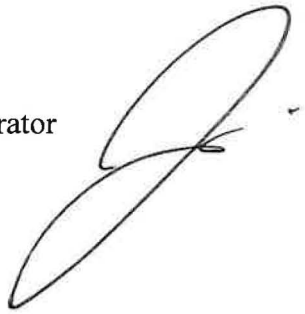
Eric Philipp
Building Inspector

6. **Section 19-5.13(7)** states that no convenient store shall be located within 1,000 feet of any other convenient store. 108 Smith St contains a convenience store which is located within 1,000' of this property.
7. **Section 19-6.2(1)(a)** states that all parking may be located adjacent to a building but not between the building and the front lot line. The provided plan proposes legalizing an existing parking space in the front yard and the entirety of the sidewalk and curb on public property fronting the property.
8. **Section 19-6.2(1)(c)** states that access shall consist of at least one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces. The proposed access is 55' wide.
9. **Section 19-6.2(1)(f)** states that each required space, exclusive of drives and aisles, shall be not less than 20 feet long nor less than nine feet wide. The proposed parking space is between 13'1" – 13'9" long.
10. **Section 19-6.2(1)(g)** states that off-street parking areas shall be adequately illuminated for convenience and safety, but no lighting for parking areas shall cause glare on adjoining property. No lighting is proposed.
11. **Section 19-6.2(10)(a)** states that 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. Based on the required parking stated below, 2 bicycle spaces are required. No bicycle spaces are proposed.
12. **Section 19-6.2(11)** states that 7 parking spaces are required for the proposed use. 1 parking space is proposed.

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within thirty (60) days of the date of denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator





5/12/2025

Applicant: O'Reilly Auto Parts
709-719 Main Street. Poughkeepsie
Application: PB-2025-030

The reason for this letter is to address the 5 factors for an area variance and the reason we feel it is necessary.

1. **We feel that our signage would not create an undesirable change to the character of the neighborhood by exceeding the 12-foot required height or going over the required square footage since the building is so large with large parking areas with many other surrounding businesses. Our nationally trademark logo needs to be to scale and "AUTO PARTS" is only a 19" letter which is the minimum to be seen.**
2. **We feel that an alternative sign would not benefit our customers, and an alternative design would not match our nationally trademarked logo and look of our stores.**
3. **In our opinion the area variance is substantial on the basis that many people in the community would benefit from this store.**
4. **The surrounding signs are also illuminated within this commercial area and overall light output would not affect neighboring commercial properties.**
5. **We do not feel the difficulty is self-created at this point in time, but more as maintaining the look and feel of the**

neighboring businesses as well as creating an asset to the community filling a vacant run-down building.

Thank You
James Polinsky (Signs Ink Ltd.)

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

2025-16876
FEE: $350
CODE: A2112
ID#: 290170
IPS# ZBA2025-016

AREA VARIANCE APPLICATION

RECEIVED
MAY 09 2025
By LG

PROPERTY ADDRESS: 709-719 Main Street

ZONING DISTRICT: C-2A

OWNER INFORMATION:

Name: O'Reilly Auto Enterprises, LLC - Jim Riggs, Sr Dir Real Estate Dev.
Address: 233 S. Patterson Avenue
Springfield, MO 65802
Phone: 417.862.2674
Email: jriggs@oreillyauto.com

PAID
15124
MAY 09 2025
$350

APPLICANT INFORMATION:

Name: Signs Ink - Jim Polinsky
Address: 3255 Crompond Road
Yorktown, NY 10598
Phone: 914.739.9059
Email: jp@signsink.com

CONSULTANT INFORMATION:

Name:
Address:
Phone:
Email:

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: 04/14/2025

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

Revised 12/24: Previous Editions Obsolete

Wall Sign
B2025-030

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 709-719 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
19-6.4(8)(i)(1)	Bottom of a wall sign shall be a minimum of 8' or max 12' above sidewalk	The bottom of the proposed wall sign is to be 18' 1 1/2" from the grade
19-6.4(8)(i)(2)	Wall signs shall not exceed 3'	Proposed wall sign height is to be 5'3"
19-6.4(8)(i)(2)	Wall signs shall not exceed an area in sq ft equal to one times the length of the frontage, and max of 60 sq ft	Proposed wall sign contains 101.94 sq ft

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: 709-719 Main 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.

SIGNATURE OF APPLICANT

5/2/2025
DATE

Jim Polinsky
Print Name

Revised 12/24: Previous Editions Obsolete

Signs Ink
3255 Crompond Road
Yorktown, NY 10598
914.739.9059
jp@signsink.com

12 May 2025

Lori Garcia
Development Department
Board Admin Assistant
555 Union Avenue
New Windsor, NY 12553

Re: Area Variance Application: Proposed O'Reilly Auto Parts Retail Store - 709-712 Main Street (Wall Sign Innis Ave)

Dear Ms. Garcia,

On behalf of our client, O'Reilly Auto Parts, we respectfully submit the enclosed area variance application for a proposed retail location at 709-712 Main Street, located in the City of Poughkeepsie.

This variance request is associated with the installation of a branded sign intended to serve the new O'Reilly Auto Parts store. The requested variance pertains to the code dimensional requirements, and is necessary to maintain adequate brand visibility while adhering to all applicable safety and structural codes.

O'Reilly Auto Parts is a nationally recognized auto parts retailer committed to serving local communities with reliable automotive products and support. The opening of this location represents a significant investment in the area and has been determined to be financially feasible based on market demand and traffic visibility. Clear and compliant signage is a critical component in ensuring that the store is accessible and identifiable to the public.

We respectfully ask that the Board consider this application in support of brand consistency, public wayfinding, and long-term economic viability for the site. We believe the requested variance is reasonable and in harmony with the character of the surrounding area.

Thank you for your time and consideration. Please do not hesitate to contact me at 914.739.9059 or jp@signsink.com if any additional information is required.

Sincerely,

Jim Polinsky
Manager

NAD83 (2011), N.Y.S.P.C.S. EAST ZONE

N/F LANDS OF WASHINGTON TOBIAS D.B. 2008, PG. 617 TM #6161.25-588893 HSE #4 INNIS AVE

N/F LANDS OF POUGHKEEPSIE SAVINGS BANK CONTROLLER PROP TO BANK D.B. 1471, PG. 0314 TM #6161.25-587890 HSE #2 INNIS AVE

3 STORY FRAME DWELLING

N/F LANDS OF INNIS AVE LLC. D.B. 22007, PG. 1462 TM #6161.25-608890 HSE #3 INNIS AVE

N/F LANDS OF ROBERT S. COLLIER & GLADYS NEGRON COLLIER D.B. 21999, PG. 07488 TM #6161.25-620886 HSE #10 BOULEVARD KNOLLS

N/F LANDS OF EDWIN TORRES, KRISTINA E. HOSCH & KRISLEN MANAGEMENT CORP D.B. 22016, PG. 3193 TM #6161.26-628617 HSE #9 BOULEVARD KNOLLS

N/F LANDS OF MDC COAST 21 LLC C/O REALTY INCOME CORPORATION D.B. 22020, PG. 283 TM #6161.34-638867 HSE #721 MAIN ST

N/F LANDS OF POUGHKEEPSIE SAVINGS BANK CONTROLLERS BANK PROP LEASE & T&E ADMINISTRATION OFF HUBCO IN D.B. 1168, PG. 0097 TM #6161.25-582881 HSE #707 MAIN ST

N/F LANDS OF CENTERPOINT MAIN STREET LLC C/O RITE AID CORPORATION D.B. 21999, PG. 07190 TM #6161.25-610876 HSE #709-719 MAIN ST

EXISTING COMMERCIAL BUILDING "RITE AID" BUILDING FOOTPRINT AREA = 11,556 ± S.F.

3 STORY BRICK BUILDING

3 STORY FRAME DWELLING

ZONING INFORMATION

C-2A "MAIN STREET COMMERCIAL" DISTRICT
SOURCE: CIT OF POUGHKEEPSIE

ITEMS	REQUIRED
MIN LOT AREA	N/A
MIN FRONTAGE	N/A
MIN FRONT YARD	10 FT
MIN 1 SIDE YARD SIDE TOTAL	10 FT 12 FT
MAX REAR YARD	20 FT
MAX BUILDING HEIGHT	N/A

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

PARKING SPACE COUNT

REGULAR SPACES	51
HANDICAP SPACES	2
TOTAL SPACES	53

LEGEND

- 124 / 125 — EXISTING CONTOUR
- × 123.45 — EXISTING SPOT ELEVATION
- × TC 123.45 — EXIST. TOP OF CURB ELEVATION
- × BC 122.95 — EXIST. BOTTOM OF CURB ELEVATION
- × TW 123.45 — EXIST. TOP OF WALL ELEVATION
- × BW 122.95 — EXIST. BOTTOM OF WALL ELEVATION
- × FF 123.45 — EXIST. FINISHED FLOOR ELEVATION
- OH — OVERHEAD WIRES
- HYDRANT
- WV — WATER VALVE
- EM — ELECTRIC METER
- GM — GAS METER
- TSB — TRAFFIC SIGNAL BOX
- TB — TELEPHONE BOX
- UB — UNKNOWN BOX
- GV — GAS VALVE
- D — DRAINAGE/STORM MANHOLE
- UM — UNKNOWN MANHOLE
- S — SANITARY/SEWER MANHOLE
- T — TELEPHONE MANHOLE
- CATCH BASINS
- POST
- MW — MONITORING WELL
- GUY WIRE
- UP — UTILITY POLE
- STREET LIGHT
- TSP — TRAFFIC SIGNAL POLE
- PEDESTRIAN CROSS POST
- PAINTED HANDICAPPED
- PAINTED ARROWS
- SIGN
- STREET SIGN
- BOLLARD
- AREA LIGHT
- DECIDUOUS TREE & TRUNK SIZE
- SHRUBS
- 10 — PARKING SPACE COUNT
- CLF — CHAIN LINK FENCE
- DWHE — DASHED WHITE LINE
- DYL — DOUBLE YELLOW LINE
- EOC — EDGE OF CONC.
- SB — STOP BAR
- SBE — SOLID BLUE LINE
- SWE — SOLID WHITE LINE
- TYP — TYPICAL
- HSE — HOUSE
- EVIDENCE FOUND
- UNKNOWN TERMINUS

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1-800-962-7962 STOP CALL BEFORE YOU DIG!

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROPERTY OWNER MAILING ADDRESSES

TAX MAP 6161.25, LOT 582881	ALSHSEMMARY PROPERTIES INC	8807 COUNTY RD, EAST AMHERST, NY 14051
TAX MAP 6161.25, LOT 587890	POUGHKEEPSIE SAVINGS BANK CONTROLLERS BANK PROP TD BANK	380 WELLINGTON ST FL 12, LONDON, CANADA N6A 4S4
TAX MAP 6161.25, LOT 588893	WASHINGTON TOBAR	4 INNIS AVE, POUGHKEEPSIE, NY 12603
TAX MAP 6161.25, LOT 608890	INNIS AVE LLC	5334 ROUTE 22, AMENIA, NY 12501
TAX MAP 6161.25, LOT 620886	ROBERT S. COLLIER & GLADYS NEGRON COLLIER	10 BOULEVARD KNLS, POUGHKEEPSIE, NY 12601
TAX MAP 6161.26, LOT 638877	EDWIN TORRES, KRISTINA E. HOSCH & KRISLEN MANAGEMENT CORP	PO BOX 1151, POUGHKEEPSIE, NY 12602
TAX MAP 6161.33, LOT 596856	JORDAN ROYAL LLC	708 MAIN ST, POUGHKEEPSIE, NY 12601
TAX MAP 6161.33, LOT 601857	THAI V. LE	710 MAIN ST, POUGHKEEPSIE, NY 12601
TAX MAP 6161.33, LOT 602853	379 CHURCH STREET LLC	6 BENNETT RD, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 606852	NH CL LLC	3 ANIPOLI DR STE 202, MONROE, NY 10950
TAX MAP 6161.33, LOT 610853	ALEJILAT YAZAN C/O SAMIR YAZAN	60 BUSHWICK RD, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 614852	MARIAM HADDAD	165 MEADOW LN, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 617851	PIERETTE RUHLAND	722 MAIN ST, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 620850	PIERETTE RUHLAND	722 MAIN ST, POUGHKEEPSIE, NY 12603
TAX MAP 6161.34, LOT 638867	MDC COAST 21 LLC C/O REALTY INCOME CORPORATION	11995 EL CAMINO REAL, SAN DIEGO, CA 92130

THIS SURVEY IS CERTIFIED TO:
O'REILLY AUTO ENTERPRISES, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2024.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

APRIL 11, 2024
DATE

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

FIELD DATE	03-12-2024
FIELD BOOK NO.	23-10
FIELD BOOK PG.	43
FIELD CREW	J.L. / J.M.
DRAWN:	L.G.K.
REVIEWED:	D.J.D.
APPROVED:	J.J.L.
DATE	04-11-2024
SCALE	1" = 20'
FILE NO.	09-240086
DWG. NO.	Page 2 of 2

ALTA/NSPS LAND TITLE SURVEY
709-719 MAIN STREET
TM# 6161.25-610876
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, STATE OF NEW YORK

O'Reilly AUTO PARTS

CONTROL POINT ASSOCIATES INC PC
26 AVIATION ROAD
ALBANY, NY 12205
518.217.5010 · 908.668.9595 FAX
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
NEW WINDSOR, NY 845.567.3099
MANHATTAN, NY 212.freeman
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3300
ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.295.5310
PISCATAWAY, NJ 732.512.9800
HUDSON VALLEY, NY 845.512.9870
FT. LAUDERDALE, FL 954.763.7611

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK DIG SAFELY (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 03084-001-563-00

UTILITY COMPANY	PHONE NUMBER
CENTRAL HUDSON GAS AND ELECTRIC NORTHEAST ELECTRIC	845-206-6046
CENTRAL HUDSON GAS AND ELECTRIC NORTHEAST GAS	845-206-6046
CHARTER COM NORTHEAST EASTERN NY	800-262-8600
CITY OF POUGHKEEPSIE DPW	845-451-4111
NYS DOT POUGHKEEPSIE REGION 8	845-206-7961
TOWN OF POUGHKEEPSIE	845-462-6535
VERIZON / HUDSON VALLEY	844-661-0660

NOTES:

1. PROPERTY KNOWN AS LOT 610876, SECTION 6161.25, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, STATE OF NEW YORK.
2. AREA = 62,137 SQUARE FEET OR 1.427 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATIÖN PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT24-00515-NCS, WITH A COMMITMENT DATE OF 02/25/2024. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.
   - (10) COVENANTS AND RESTRICTIONS RECORDED IN LIBER 1070 AT PAGE 211 AND REPEATED IN LIBER 1699 AT PAGE 327. **IS BLANKET IN NATURE**
   - (11) TERMS, CONDITIONS AND COVENANTS AS SET FORTH IN A CERTAIN LEASE AGREEMENT DATED AS OF NOVEMBER 24, 1998 BY AND BETWEEN BY LAKE DISTRICT JOINT VENTURE, L.P., LANDLORD, AND FAY'S INCORPORATED, TENANT, A SHORT FORM LEASE OF WHICH WAS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MAY 13, 1999 AS DOCUMENT # 02-1999-4177. **IS BLANKET IN NATURE**

     AS SUBORDINATED BY CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT EXECUTED BETWEEN ECKERD CORPORATION AND PROVIDENT BANK DATED SEPTEMBER 30, 2009 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 20, 2009 IN DOCUMENT # 02 2009 5404. **IS BLANKET IN NATURE**

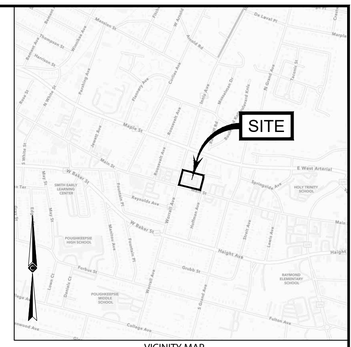
     AS SUBORDINATED BY CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT EXECUTED BETWEEN ECKERD CORPORATION AND CMS BANK DATED JULY 10, 2014 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JULY 21, 2014 IN DOCUMENT # 01 2014 5081. **IS BLANKET IN NATURE**
   - (12) NOTES, INFORMATION, SETBACK LINES AND EASEMENTS AS SET FORTH ON A MAP FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS MAP NO. 10731. **ZONING INFORMATION CONTAINED IN RECORD DOCUMENT IS NOT CURRENT, SEE CURRENT ZONING INFORMATION LISTED HEREON**
6. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.) PER MAP REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:
   TBM-A: RAILROAD SPIKE SET IN UP #CHGE 6612 VZ2, ELEVATION= 174.60'
   TBM-B: X CUT SET IN LP BOLT, ELEVATION= 180.22'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. THE PROPERTY HAS DIRECT ACCESS TO MAIN STREET & INNIS AVENUE.
11. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. ENTITIES CONTACTED: JOSHUA BUSH, P.L.S. REGIONAL LAND SURVEYOR - REGION 8 SURVEY AND ROW MAPPING UNITS, (845) 431-5839

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, STATE OF NEW YORK, SECTION 6161.25.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, DUTCHESS COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 358 OF 602", MAP NUMBER 36027C0358E, EFFECTIVE DATE: MAY 2, 2012.
3. MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF COLLIER AND LAND CONSOLIDATION PLAN", PREPARED BY T.M. DEPUY ENGINEERING & LANDS SURVEYING, P.C., FILE NO. 58025, DATED 07-08-1998 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 02-11-1999 AS MAP NO. 10731.
4. MAP ENTITLED "SURVEY MAP OF LANDS OF CENTERPOINT MAIN STREET, LLC", PREPARED BY T.M. DEPUY ENGINEERING & LANDS SURVEYING, P.C., DATED 09-02-1999 AND UPDATED 08-19-2009.

SEE SHEET 2 OF 2 FOR SURVEY DESCRIPTIONS

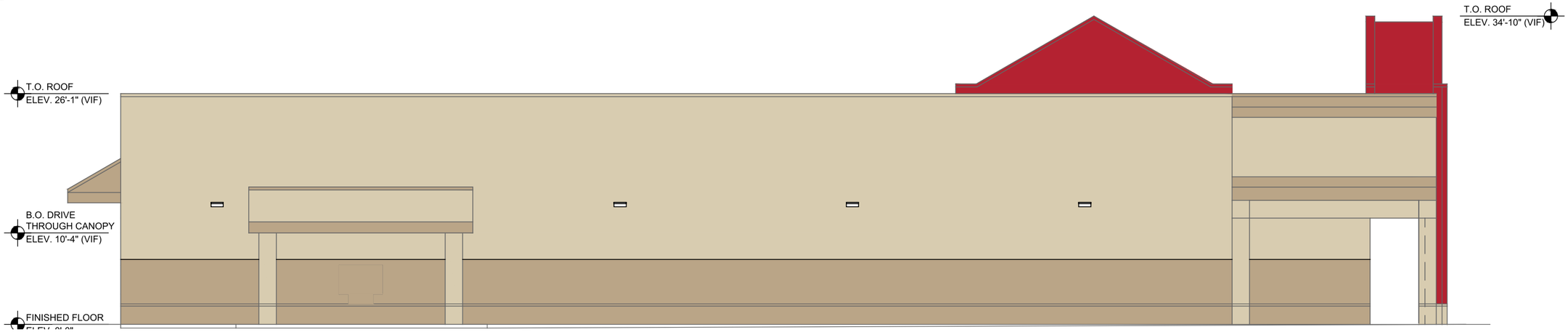


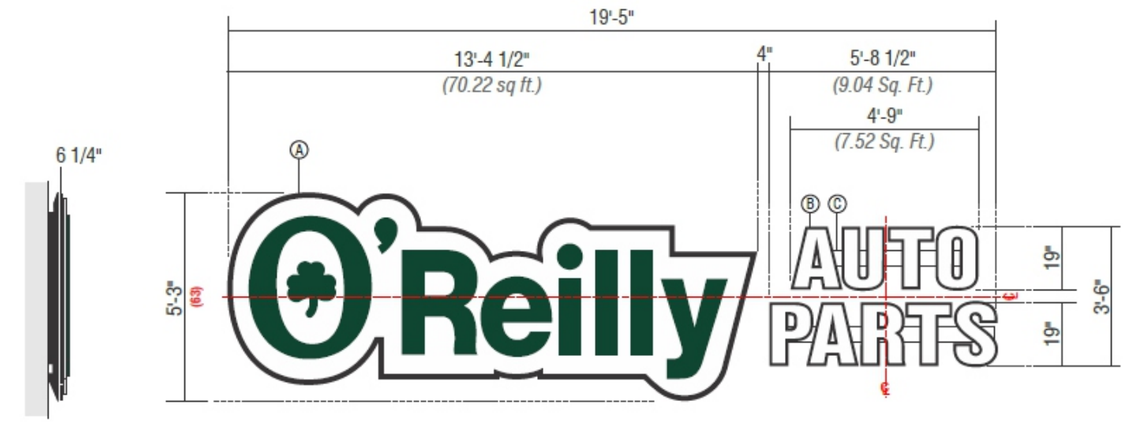
VICINITY MAP
©2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

Wall Sign #1 (Innis Ave)



1 FRONT EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"





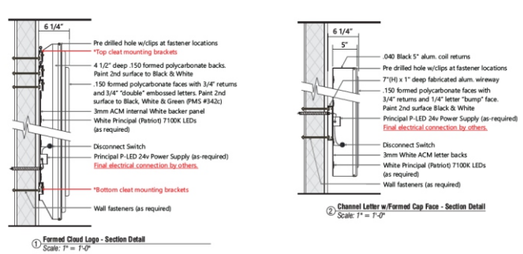
Side View
Cloud

Front View
Scale: 1/4" = 1'-0"

(101.94 Sq. Ft.) Encompassed Rectangle
(86.78 Sq. Ft.) Combined Individual Components

Side View
Letters

Manufacture & Supply Qty (X) Set of Illuminated Formed Cloud Logo & Channel Letters w/Formed Cap Faces - Wireways



① Formed Cloud Logo - Section Detail
Scale: 1" = 1'-0"

② Channel Letter w/Formed Cap Face - Section Detail
Scale: 1" = 1'-0"

Ⓐ **Cloud Logo**
- Formed polycarbonate face and back with double embossment & 2nd surface painted graphics.
- Paint match to: Green (PMS# 342c), Black & White.
- Principal White 7100K LEDs (12V 60W Power Supply)
- Final electrical connection & supply by others

Ⓑ **Auto Parts Letters**
- Formed polycarbonate caps with 1/4" (White) letter "bumps".
- Black 5" aluminum coil returns.
- 2nd surface Black & White paint.
- Principal White 7100K LEDs (12V 60W Power Supply)
- Final electrical connection & supply by others

Ⓒ **Wireways**
- 7" x 1" Deep Fabricated alum. painted to match: **TBD**
- Mount w/required fasteners

***ALL SIGNS TO HAVE 15'-0" POWER WHIP**

5 FRONT WALL SIGN MOUNTING DETAILS
SCALE: 1/4"=1'-0"

phase zero design
35 POND PARK ROAD, BAY 16
HINGHAM, MASSACHUSETTS 02043
PHONE:(860) 264-1024
WEBSITE:www.phasezerodesign.com

PROJECT:
O'REILLY AUTO PARTS STORE - BUILDING PURCHASE
709-719 MAIN STREET
POUGHKEEPSIE, NY 12601

EXTERIOR BUILDING SIGNAGE

O'Reilly AUTO PARTS

REV.	DESCRIPTION	DATE
	FOR PERMIT	06.10.2024

DRAWN BY: BU
CHECKED BY: CL
DATE: 06/12/2024
PROJECT NUMBER: 22555-PK2
SHEET NUMBER: SG2.1

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:
O'Reilly Auto Parts -new store opening

Project Location (describe, and attach a location map):
709-719 Main Street

Brief Description of Proposed Action:
Signage - free standing, two building-mounted signs

Name of Applicant or Sponsor:	Telephone: 914.739.9059
Jim Polinsky	E-Mail: jp@signsink.com

Address:
3255 Crompond Road

City/PO:	State:	Zip Code:
Yorktown Heights	NY	10598

	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? _____ acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	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:		
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: Jim Polinsky Date: 5/2/2025

Signature Title: Manager

PRINT FORM

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 14th, 2025

Jim Pollinsky
3255 Crompound Road
Yorktown NY 10598

RE: 709-719 Main Street
ID: 290170
Application # PB-2025-030

To whom it may concern,

The Building Department has received your sign application # PB-2025-030 for a wall sign located at 709-719 Main Street. Please be advised that the property at 709-719 Main Street is located in an area of the City zoned Mixed-Use 5 district (MU5).

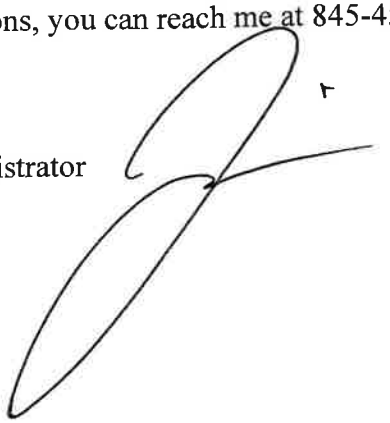
Please note that although wall signs are permitted, the application does not meet the following code requirement(s).

1. **Section 19-6.4(8)(i)(1)** states that the bottom of a wall sign shall be a minimum of eight feet or a maximum of 12 feet above the sidewalk. **The bottom of the proposed wall sign is to be 18'1 ½" from the grade.**
2. **Section 19-6.4(8)(i)(2)** states that wall signs shall not exceed a height of three feet. **The proposed wall sign height is to be 5'3".**
3. **Section 19-6.4(8)(i)(2)** states that wall signs shall not exceed an area in square feet equal to one times the length of the frontage, up to a maximum of 60 square feet. **The proposed wall sign contains 101.94 square feet.**

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within (60) days of the date of the denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator



6161-25-610876

FEE: $350
CODE: A2112
ID#: 290170
IPS# ZBA2025-017

RECEIVED
MAY 09 2025
By LG

PAID
#5123
MAY 09 2025
$350

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

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 709-719 Main Street

ZONING DISTRICT: C-2A

OWNER INFORMATION:

Name: O'Reilly Auto Enterprises, LLC - Jim Riggs, Sr Dir Real Estate Dev.
Address: 233 S. Patterson Avenue
Springfield, MO 65802
Phone: 417.862.2674
Email: jriggs@oreillyauto.com

APPLICANT INFORMATION:

Name: Signs Ink - Jim Polinsky
Address: 3255 Crompond Road
Yorktown, NY 10598
Phone: 914.739.9059
Email: jp@signsink.com

CONSULTANT INFORMATION:

Name:
Address:
Phone:
Email:

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: 04/14/2025

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

Revised 12/24: Previous Editions Obsolete

Freestanding
PB2025-029

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 709-719 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
19-6.4(8)(d)(1)	Freestanding signs shall be located in a front yard and a min of 5 ft from the front property line	See attached
19-6.4(8)(d)(2)	Max allowable height including sign face and base shall be 8'	Proposed wall sign height is to be 10'7"
19-6.4(8)(d)(2)	Max allowable width shall be 6'	Proposed wall sign width is to be 9'10"
19-6.4(8)(d)(3)	No more than three colors are permitted per freestanding sign	Four colors are proposed.

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: 709-719 Main Street

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

5/2/2025
DATE

Jim Polinsky
Print Name

Revised 12/24: Previous Editions Obsolete



5/12/2025

Applicant: O'Reilly Auto Parts
709-719 Main Street. Poughkeepsie
Application: PB-2025-029

The reason for this letter is to address the 5 factors for an area variance and the reason we feel it is necessary.

1. **We feel that our signage would not create an undesirable change to the character of the neighborhood by exceeding 8' in height to 10'7" and 6' in width since the sign already existed.**
2. **We feel that an alternative sign would not benefit our customers, and an alternative design would not match our nationally trademarked logo.**
3. **In our opinion the area variance is substantial on the basis that many people in the community would benefit from this store.**
4. **The proposed variance has no adverse effect or impact on the physical or environmental condition in the neighborhood.**
5. **We do not feel the difficulty is self-created at this point in time, since the sign already existed.**

Thank You
James Polinsky (Signs Ink Ltd.)

Signs Ink
3255 Crompond Road
Yorktown, NY 10598
914.739.9059
jp@signsink.com

12 May 2025

Lori Garcia
Development Department
Board Admin Assistant
555 Union Avenue
New Windsor, NY 12553

Re: Area Variance Application: Proposed O'Reilly Auto Parts Retail Store - 709-712 Main Street (**Free Standing-Monument Sign**)

Dear Ms. Garcia,

On behalf of our client, O'Reilly Auto Parts, we respectfully submit the enclosed area variance application for a proposed retail location at 709-712 Main Street, located in the City of Poughkeepsie.

This variance request is associated with the installation of a branded sign intended to serve the new O'Reilly Auto Parts store. The requested variance pertains to the code dimensional requirements and plot plan, and is necessary to maintain adequate brand visibility while adhering to all applicable safety and structural codes.

O'Reilly Auto Parts is a nationally recognized auto parts retailer committed to serving local communities with reliable automotive products and support. The opening of this location represents a significant investment in the area and has been determined to be financially feasible based on market demand and traffic visibility. Clear and compliant signage is a critical component in ensuring that the store is accessible and identifiable to the public.

We respectfully ask that the Board consider this application in support of brand consistency, public wayfinding, and long-term economic viability for the site. We believe the requested variance is reasonable and in harmony with the character of the surrounding area.

Thank you for your time and consideration. Please do not hesitate to contact me at 914.739.9059 or jp@signsink.com if any additional information is required.

Sincerely,

Jim Polinsky
Manager

NAD83 (2011), N.Y.S.P.C.S. EAST ZONE

N/F LANDS OF WASHINGTON TOBIAS D.B. 2009, PG. 617 TM #6161.25-588893 HSE #4 INNIS AVE

N/F LANDS OF POUGHKEEPSIE SAVINGS BANK CONTROLLER PROP TO BANK D.B. 1471, PG. 0314 TM #6161.25-587890 HSE #2 INNIS AVE

3 STORY FRAME DWELLING

N/F LANDS OF INNIS AVE LLC. D.B. 22007, PG. 1462 TM #6161.25-608890 HSE #3 INNIS AVE

N/F LANDS OF ROBERT S. COLLIER & GLADYS NEGRON COLLIER D.B. 21999, PG. 07488 TM #6161.25-620886 HSE #10 BOULEVARD KNOLLS

N/F LANDS OF EDWIN TORRES, KRISTINA E. HOSCH & KRISLEN MANAGEMENT CORP D.B. 22016, PG. 3193 TM #6161.26-628617 HSE #9 BOULEVARD KNOLLS

N/F LANDS OF MDC COAST 21 LLC C/O REALTY INCOME CORPORATION D.B. 22020, PG. 283 TM #6161.34-638867 HSE #721 MAIN ST

N/F LANDS OF POUGHKEEPSIE SAVINGS BANK CONTROLLERS BANK PROP LEASE & T&E ADMINISTRATION OFF HUBCO IN D.B. 1168, PG. 0097 TM #6161.25-582881 HSE #707 MAIN ST

N/F LANDS OF CENTERPOINT MAIN STREET LLC C/O RITE AID CORPORATION D.B. 21999, PG. 07190 TM #6161.25-610876 HSE #709-719 MAIN ST

EXISTING COMMERCIAL BUILDING "RITE AID" BUILDING FOOTPRINT AREA = 11,556 ± S.F.

3 STORY BRICK BUILDING

3 STORY FRAME DWELLING

N/F LANDS OF JORDAN ROYAL LLC D.B. 22021, PG. 2380 TM #6161.33-596856 HSE #708 MAIN ST

N/F LANDS OF THAI V. LE D.B. 2002, PG. 28 TM #6161.33-601857 HSE #710 MAIN ST

N/F LANDS OF 379 CHURCH STREET LLC D.B. 22020, PG. 52103 TM #6161.33-602853 HSE #712 MAIN ST

N/F LANDS OF NH CL LLC D.B. 22022, PG. 51207 TM #6161.33-606852 HSE #714 MAIN ST

N/F LANDS OF ALEJILAT YAZAN C/O SAMIR YAZAN D.B. 22022, PG. 54565 TM #6161.33-610853 HSE #716 MAIN ST

N/F LANDS OF MARIAM HADDAD D.B. 22000, PG. 02989 TM #6161.33-614852 HSE #718 MAIN ST

N/F LANDS OF PIERETTE RUHLAND D.B. 22012, PG. 3375 TM #6161.33-617851 HSE #MAIN ST

N/F LANDS OF PIERETTE RUHLAND D.B. 22012, PG. 3375 TM #6161.33-620850 HSE #722 MAIN ST

INNIS AVENUE (50' WIDE R.O.W.) (ASPHALT ROADWAY) (TWO WAY TRAFFIC)

BOULEVARD KNOLLS (50' WIDE R.O.W.) (ASPHALT ROADWAY) (TWO WAY TRAFFIC)

MAIN STREET (66' WIDE R.O.W.) (ASPHALT ROADWAY) (TWO WAY TRAFFIC)

WORRALL AVENUE

HOFFMAN AVENUE

20' SETBACK LINE

10' SETBACK LINE

10' SETBACK LINE

10' SETBACK LINE

S74°58'01"E 150.00'

S16°01'59"W 4.42'

S74°58'01"E 137.56'

R=95.00' Δ=028°39'58" L=47.53' CHB=S00°42'00"W CHD=47.04'

S16°01'59"W 160.00'

N16°01'59"E 210.00'

N74°58'01"W 300.00'

P.O.B.

CONC MON FOUND, N 0.1', W 0.1'

CONC MON REMAINS FOUND N 0.3', E 1.2'

CONC MON FOUND

HEDGE ROW

6' CHAIN LINK FENCE

WOODS

BUILDING HEIGHT =34.7' ±

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ZONING INFORMATION
C-2A "MAIN STREET COMMERCIAL" DISTRICT
SOURCE: CIT OF POUGHKEEPSIE

ITEMS	REQUIRED
MIN LOT AREA	N/A
MIN FRONTAGE	N/A
MIN FRONT YARD	10 FT
MIN 1 SIDE YARD SIDE TOTAL	10 FT 12 FT
MAX REAR YARD	20 FT
MAX BUILDING HEIGHT	N/A

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

PARKING SPACE COUNT

REGULAR SPACES	51
HANDICAP SPACES	2
TOTAL SPACES	53

LEGEND

- 124 / 125 — EXISTING CONTOUR
- × 123.45 — EXISTING SPOT ELEVATION
- × TC 123.45 — EXIST. TOP OF CURB ELEVATION
- × BC 122.95 — EXIST. BOTTOM OF CURB ELEVATION
- × TW 123.45 — EXIST. TOP OF WALL ELEVATION
- × BW 122.95 — EXIST. BOTTOM OF WALL ELEVATION
- × FF 123.45 — EXIST. FINISHED FLOOR ELEVATION
- OH — OVERHEAD WIRES
- HYDRANT
- WV — WATER VALVE
- EM — ELECTRIC METER
- GM — GAS METER
- TS — TRAFFIC SIGNAL BOX
- TP — TELEPHONE BOX
- UB — UNKNOWN BOX
- GV — GAS VALVE
- D — DRAINAGE/STORM MANHOLE
- MH — UNKNOWN MANHOLE
- S — SANITARY/SEWER MANHOLE
- T — TELEPHONE MANHOLE
- CATCH BASINS
- POST
- MW — MONITORING WELL
- GUY WIRE
- UP — UTILITY POLE
- STREET LIGHT
- TSP — TRAFFIC SIGNAL POLE
- PEDESTRIAN CROSS POST
- PAINTED HANDICAPPED
- PAINTED ARROWS
- SIGN
- STREET SIGN
- BOLLARD
- AREA LIGHT
- DECIDUOUS TREE & TRUNK SIZE
- SHRUBS
- 10 — PARKING SPACE COUNT
- CLF — CHAIN LINK FENCE
- DWHE — DASHED WHITE LINE
- DYL — DOUBLE YELLOW LINE
- EOC — EDGE OF CONC.
- SB — STOP BAR
- SBE — SOLID BLUE LINE
- SWE — SOLID WHITE LINE
- TYP — TYPICAL
- HSE — HOUSE
- EVIDENCE FOUND
- UNKNOWN TERMINUS

PROPERTY OWNER MAILING ADDRESSES

TAX MAP 6161.25, LOT 582881	ALSHSEMMARY PROPERTIES INC	8807 COUNTY RD, EAST AMHERST, NY 14051
TAX MAP 6161.25, LOT 587890	POUGHKEEPSIE SAVINGS BANK CONTROLLERS BANK PROP TD BANK	380 WELLINGTON ST FL 12, LONDON, CANADA N6A 4S4
TAX MAP 6161.25, LOT 588893	WASHINGTON TOBAR	4 INNIS AVE, POUGHKEEPSIE, NY 12603
TAX MAP 6161.25, LOT 608890	INNIS AVE LLC	5334 ROUTE 22, AMENIA, NY 12501
TAX MAP 6161.25, LOT 620886	ROBERT S. COLLIER & GLADYS NEGRON COLLIER	10 BOULEVARD KNLS, POUGHKEEPSIE, NY 12601
TAX MAP 6161.26, LOT 638877	EDWIN TORRES, KRISTINA E. HOSCH & KRISLEN MANAGEMENT CORP	PO BOX 1151, POUGHKEEPSIE, NY 12602
TAX MAP 6161.33, LOT 596856	JORDAN ROYAL LLC	708 MAIN ST, POUGHKEEPSIE, NY 12601
TAX MAP 6161.33, LOT 601857	THAI V. LE	710 MAIN ST, POUGHKEEPSIE, NY 12601
TAX MAP 6161.33, LOT 602853	379 CHURCH STREET LLC	6 BENNETT RD, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 606852	NH CL LLC	3 ANIPOLI DR STE 202, MONROE, NY 10950
TAX MAP 6161.33, LOT 610853	ALEJILAT YAZAN C/O SAMIR YAZAN	60 BUSHWICK RD, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 614852	MARIAM HADDAD	165 MEADOW LN, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 617851	PIERETTE RUHLAND	722 MAIN ST, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 620850	PIERETTE RUHLAND	722 MAIN ST, POUGHKEEPSIE, NY 12603
TAX MAP 6161.34, LOT 638867	MDC COAST 21 LLC C/O REALTY INCOME CORPORATION	11995 EL CAMINO REAL, SAN DIEGO, CA 92130

1-800-962-7962 STOP CALL BEFORE YOU DIG!

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS SURVEY IS CERTIFIED TO:
O'REILLY AUTO ENTERPRISES, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2024.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

APRIL 11, 2024
DATE

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

FIELD DATE	03-12-2024
FIELD BOOK NO.	23-10
FIELD BOOK PG.	43
FIELD CREW	J.L. / J.M.
DRAWN:	L.G.K.
REVIEWED:	D.J.D.
APPROVED:	J.J.L.
DATE	04-11-2024
SCALE	1" = 20'
FILE NO.	09-240086
DWG. NO.	Page 2 of 2

ALTA/NSPS LAND TITLE SURVEY
709-719 MAIN STREET
TM# 6161.25-610876
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, STATE OF NEW YORK

O'Reilly AUTO PARTS

CONTROL POINT ASSOCIATES INC PC
26 AVIATION ROAD
ALBANY, NY 12205
518.217.5010 · 908.668.9595 FAX
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
NEW WINDSOR, NY 845.567.3099
MANHATTAN, NY 212.300.5760
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.295.5310
PHILADELPHIA, PA 215.717.8800
HUDSON VALLEY, NY 845.391.1310
FT. LAUDERDALE, FL 954.763.7611

SEE SHEET 2 OF 2 FOR SURVEY DESCRIPTIONS

VICINITY MAP
©2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

SITE

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK DIG SAFELY (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 03084-001-563-00

UTILITY COMPANY	PHONE NUMBER
CENTRAL HUDSON GAS AND ELECTRIC NORTHEAST ELECTRIC	845-206-6046
CENTRAL HUDSON GAS AND ELECTRIC NORTHEAST GAS	845-206-6046
CHARTER COM NORTHEAST EASTERN NY	800-262-8600
CITY OF POUGHKEEPSIE DPW	845-451-4111
NYS DOT POUGHKEEPSIE REGION 8	845-206-7961
TOWN OF POUGHKEEPSIE	845-462-6535
VERIZON / HUDSON VALLEY	844-661-0660

NOTES:

1. PROPERTY KNOWN AS LOT 610876, SECTION 6161.25, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, STATE OF NEW YORK.
2. AREA = 62,137 SQUARE FEET OR 1.427 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATIÖN PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT24-00515-NCS, WITH A COMMITMENT DATE OF 02/25/2024. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.
   - (10) COVENANTS AND RESTRICTIONS RECORDED IN LIBER 1070 AT PAGE 211 AND REPEATED IN LIBER 1699 AT PAGE 327. **IS BLANKET IN NATURE**
   - (11) TERMS, CONDITIONS AND COVENANTS AS SET FORTH IN A CERTAIN LEASE AGREEMENT DATED AS OF NOVEMBER 24, 1998 BY AND BETWEEN BY LAKE DISTRICT JOINT VENTURE, L.P., LANDLORD, AND FAY'S INCORPORATED, TENANT, A SHORT FORM LEASE OF WHICH WAS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MAY 13, 1999 AS DOCUMENT # 02-1999-4177. **IS BLANKET IN NATURE**

     AS SUBORDINATED BY CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT EXECUTED BETWEEN ECKERD CORPORATION AND PROVIDENT BANK DATED SEPTEMBER 30, 2009 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 20, 2009 IN DOCUMENT # 02 2009 5404. **IS BLANKET IN NATURE**

     AS SUBORDINATED BY CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT EXECUTED BETWEEN ECKERD CORPORATION AND CMS BANK DATED JULY 10, 2014 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JULY 21, 2014 IN DOCUMENT # 01 2014 5081. **IS BLANKET IN NATURE**
   - (12) NOTES, INFORMATION, SETBACK LINES AND EASEMENTS AS SET FORTH ON A MAP FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS MAP NO. 10731. **ZONING INFORMATION CONTAINED IN RECORD DOCUMENT IS NOT CURRENT, SEE CURRENT ZONING INFORMATION LISTED HEREON**
6. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.) PER MAP REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:
   TBM-A: RAILROAD SPIKE SET IN UP #CHGE 6612 VZ2, ELEVATION= 174.60'
   TBM-B: X CUT SET IN LP BOLT, ELEVATION= 180.22'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. THE PROPERTY HAS DIRECT ACCESS TO MAIN STREET & INNIS AVENUE.
11. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. ENTITIES CONTACTED: JOSHUA BUSH, P.L.S. REGIONAL LAND SURVEYOR - REGION 8 SURVEY AND ROW MAPPING UNITS, (845) 431-5839

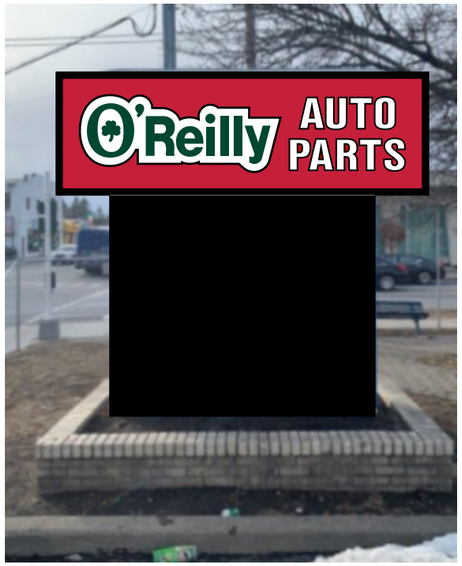
REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, STATE OF NEW YORK, SECTION 6161.25.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, DUTCHESS COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 358 OF 602", MAP NUMBER 36027C0358E, EFFECTIVE DATE: MAY 2, 2012.
3. MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF COLLIER AND LAND CONSOLIDATION PLAN", PREPARED BY T.M. DEPUY ENGINEERING & LANDS SURVEYING, P.C., FILE NO. 58025, DATED 07-08-1998 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 02-11-1999 AS MAP NO. 10731.
4. MAP ENTITLED "SURVEY MAP OF LANDS OF CENTERPOINT MAIN STREET, LLC", PREPARED BY T.M. DEPUY ENGINEERING & LANDS SURVEYING, P.C., DATED 09-02-1999 AND UPDATED 08-19-2009.

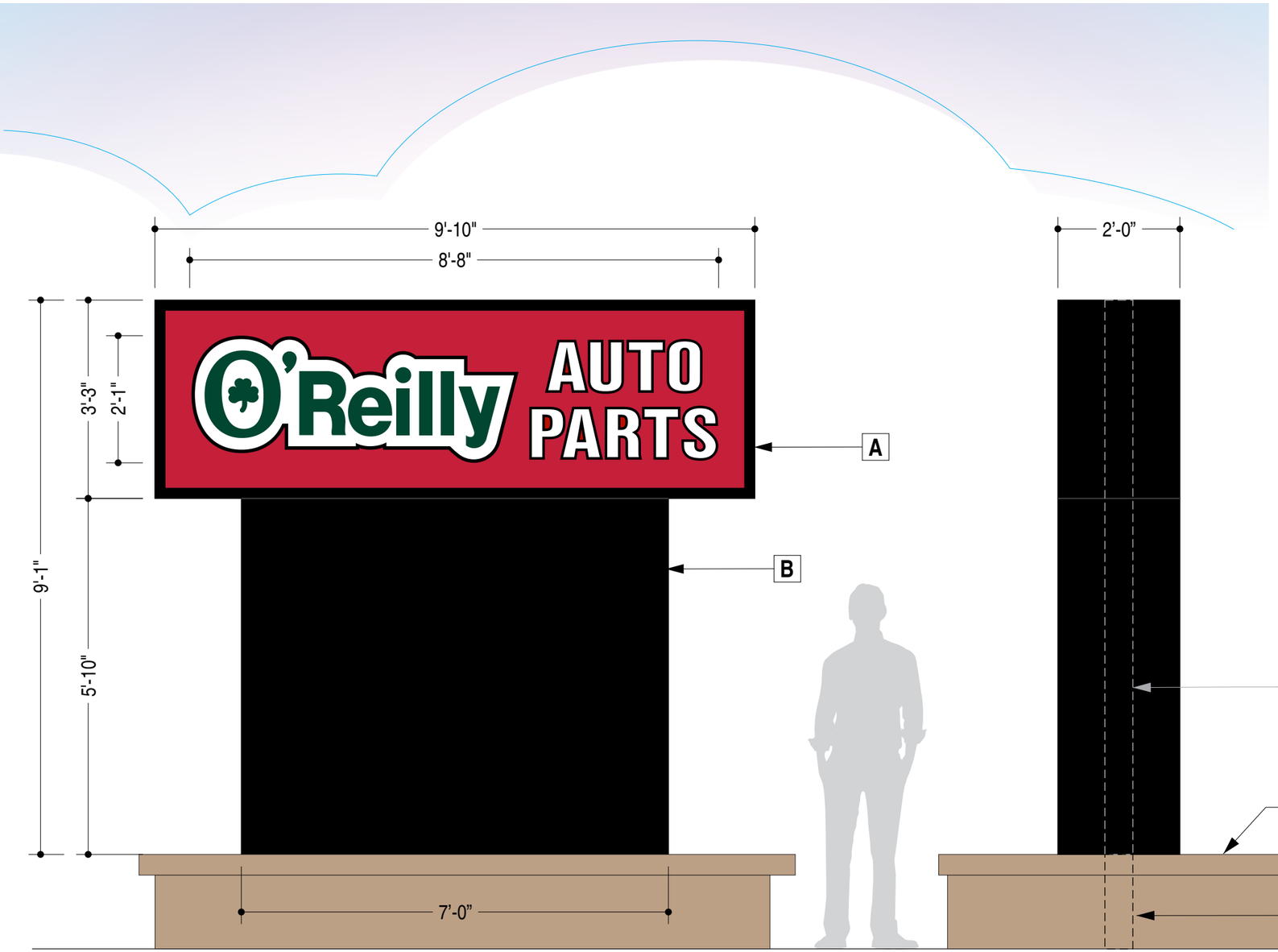
CONTROL POINT ASSOCIATES INC, PC - ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR SITE AND PURPOSE SPECIFICALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



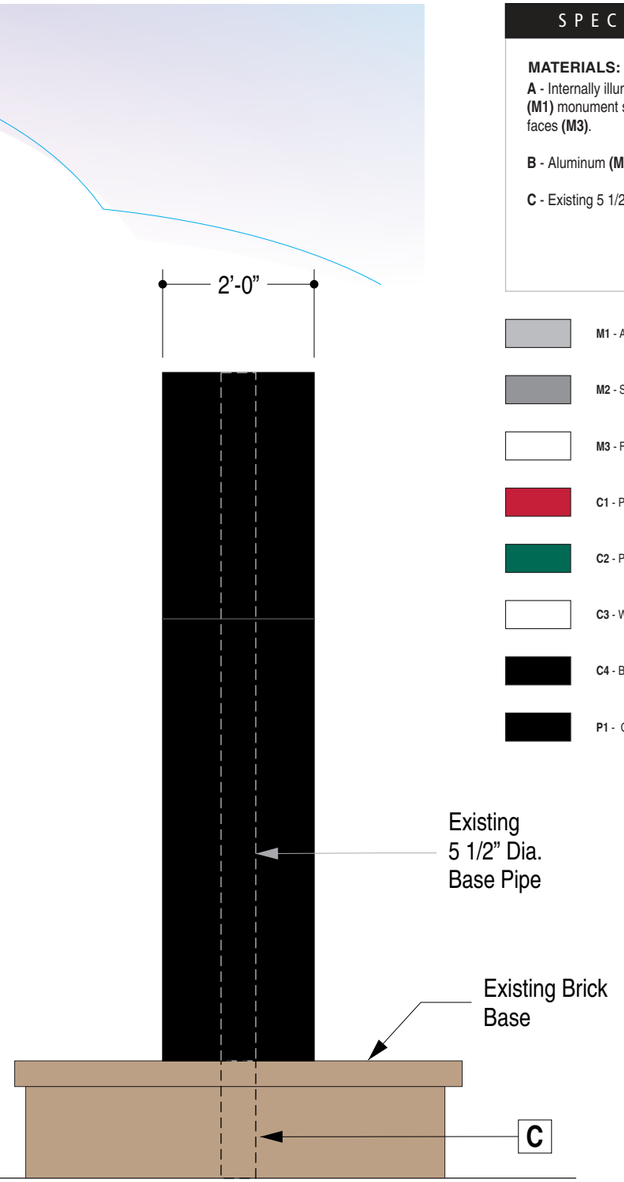
1 A - Monument Sign - Existing Elevation
Scale: NTS



2 A - Monument Sign - Proposed Elevation
Scale: NTS



3 A - Monument Sign - Detail
Scale: 1/2" = 1'-0"



4 A - Monument Sign - Side View
Scale: 1/2" = 1'-0"

SPECIFICATIONS

MATERIALS:

A - Internally illuminated double sided Aluminum **(M1)** monument sign with digitally printed flex faces **(M3)**.

B - Aluminum **(M1)** monument skirt painted **(P1)**.

C - Existing 5 1/2" Diameter Steel **(M2)** pipe

M1 - Aluminum

M2 - Steel

M3 - Flex Face

C1 - PMS 200 C Red

C2 - PMS 342 C Green

C3 - White

C4 - Black

P1 - Gloss Black

VON Custom Sign

Von Custom Sign LLC - 1320 Post & Paddock St, Ste 400
Grand Prairie, TX 75050 - PH: (972) 641-8881

O'Reilly Auto Parts 6865
Poughkeepsie, NY

Date: 03-20-25

Drawing Number: 6865-032025

REVSION: NA

VON Custom Signs
MASTER SIGN ELECTRICIAN #MS-20398
TEXAS SIGN CONTRACTOR LICENSE #SC-18111
LICENSED, INSURED, AND REGISTERED WITH THE
TEXAS DEPARTMENT OF LICENSING AND REGULATION
P.O. BOX 12157, AUSTIN, TX 78711 PH. 1-800-803-9202

Issued For I.F.A. Approval 03-20-2025

Page: 1 of 1

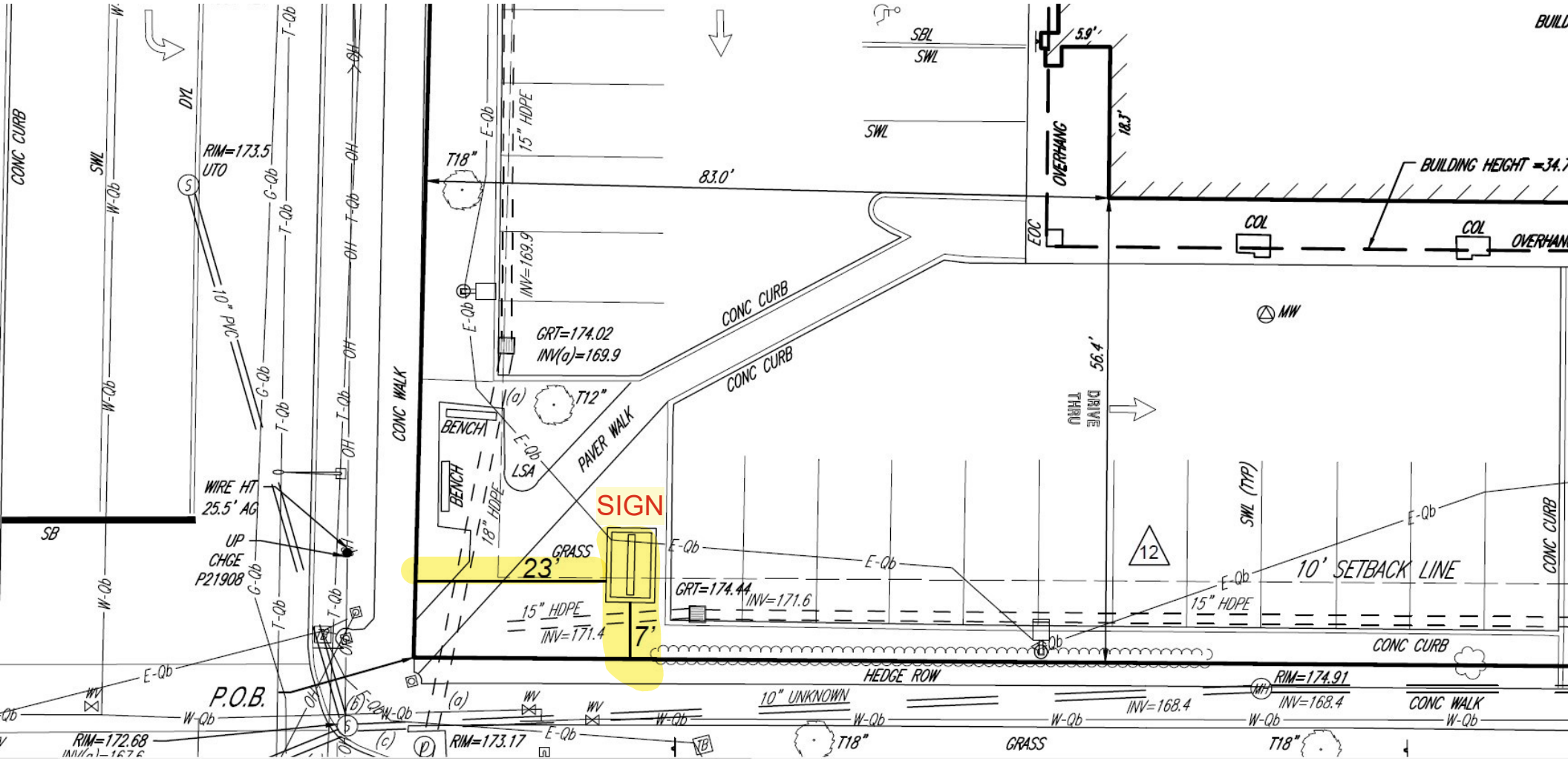
CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

© THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN **PERMISSION OF VON CUSTOM SIGN** OR IT'S AUTHORIZED AGENTS. ALL RIGHTS RESERVED

!!! This sign is intended to be installed in accordance with article 600 of the National Electrical Code and or other applicable local codes. This includes proper grounding and bonding of the sign!!!


SIGN
23'
7'
SBL
SWL
5.9'
OVERHANG
18.5'
BUILDING HEIGHT =34.7
83.0'
T18"
15" HDPE
INV=169.9
GRT=174.02
INV(a)=169.9
CONC CURB
CONC WALK
PAVER WALK
BENCH
T12"
LSA
EOC
COL
MW
56.4'
DRIVE THRU
SWL (TYP)
10' SETBACK LINE
GRT=174.44
INV=171.6
INV=171.4
GRASS
HEDGE ROW
10" UNKNOWN
RIM=174.91
INV=168.4
RIM=172.68
RIM=173.17
P.O.B.
WIRE HT 25.5' AG
UP CHGE P21908
10" PVC
SB
CONC CURB
CONC WALK
E-Qb
W-Qb
T-Qb
G-Qb
OH
WV
TB

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:
O'Reilly Auto Parts -new store opening

Project Location (describe, and attach a location map):
709-719 Main Street

Brief Description of Proposed Action:
Signage - free standing, two building-mounted signs

Name of Applicant or Sponsor:	Telephone: 914.739.9059
Jim Polinsky	E-Mail: jp@signsink.com

Address:
3255 Crompond Road

City/PO:	State:	Zip Code:
Yorktown Heights	NY	10598

	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? _____ acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	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:		
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: Jim Polinsky Date: 5/2/2025

Signature Title: Manager

PRINT FORM

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 14th, 2025

Jim Pollinsky
3255 Crompound Road
Yorktown NY 10598

RE: 709-719 Main Street
ID: 290170
Application # PB-2025-029

To whom it may concern,

The Building Department has received your sign application # PB-2025-029 for a freestanding sign located at 709-719 Main Street. Please be advised that the property at 709-719 Main Street is located in an area of the City zoned Mixed-Use 5 district (MU5).

Please note that although freestanding signs are permitted, the application does not meet the following code requirement(s).

1. **Section 19-6.4(8)(d)(1)** states that freestanding signs shall be located in a front yard and a minimum of five feet from the front property line. **Neither a plot plan or a dimension between the proposed sign location and the property line was provided to confirm compliance with this section.**
2. **Section 19-6.4(8)(d)(2)** states that the maximum allowable height including sign face and base shall be 8'. **The proposed sign height is to be 10'7".**
3. **Section 19-6.4(8)(d)(2)** states that the maximum allowable width shall be 6'. **The proposed width of the sign is to be 9'10".**
4. **Section 19-6.4(8)(d)(3)** states that no more than three colors are permitted per freestanding sign. **Four colors are proposed.**

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within (60) days of the date of the denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator

25

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#: 290170
IPS# ZBA2025-018

RECEIVED
MAY 09 2025
By

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 709-719 Main Street

ZONING DISTRICT: C-2A

PAID
5102
MAY 09 2025
$350

OWNER INFORMATION:

Name: O'Reilly Auto Enterprises, LLC - Jim Riggs, Sr Dir Real Estate Dev.
Address: 233 S. Patterson Avenue
Springfield, MO 65802
Phone: 417.862.2674
Email: jriggs@oreillyauto.com

APPLICANT INFORMATION:

Name: Signs Ink - Jim Polinsky
Address: 3255 Crompond Road
Yorktown, NY 10598
Phone: 914.739.9059
Email: jp@signsink.com

CONSULTANT INFORMATION:

Name:
Address:
Phone:
Email:

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: 04/14/2025

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

Revised 12/24: Previous Editions Obsolete

wall sign
BP2025-028

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 709-719 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
19-6.4(8)(i)(1)	Bottom of a wall sign shall be a minimum of 8' or max 12' above sidewalk	Bottom of the proposed wall is to be 17'9" from the grade
19-6.4(8)(i)(2)	Wall signs shall not exceed 3'	Proposed wall sign height is to be 5'3"
19-6.4(8)(i)(2)	Wall signs shall not exceed an area in sq ft equal to one times the length of the frontage, and max of 60 sq ft	Proposed wall sign contains 101.94 sq ft

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: 709-719 Main 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.

SIGNATURE OF APPLICANT

5/2/2025
DATE

Jim Polinsky
Print Name

Revised 12/24: Previous Editions Obsolete



5/12/2025

Applicant: O'Reilly Auto Parts
709-719 Main Street. Poughkeepsie
Application: PB-2025-028

The reason for this letter is to address the 5 factors for an area variance and the reason we feel it is necessary.

1. **We feel that our signage would not create an undesirable change to the character of the neighborhood by exceeding the 12-foot required height or going over the required square footage since the building is so large with large parking areas with many other surrounding businesses. Our nationally trademark logo needs to be to scale and "AUTO PARTS" is only a 19" letter which is the minimum to be seen.**
2. **We feel that an alternative sign would not benefit our customers, and an alternative design would not match our nationally trademarked logo and look of our stores.**
3. **In our opinion the area variance is substantial on the basis that many people in the community would benefit from this store.**
4. **The surrounding signs are also illuminated within this commercial area and overall light output would not affect neighboring commercial properties.**
5. **We do not feel the difficulty is self-created at this point in time, but more as maintaining the look and feel of the**

neighboring businesses as well as creating an asset to the community filling a vacant run-down building.

Thank You
James Polinsky (Signs Ink Ltd.)

Signs Ink
3255 Crompond Road
Yorktown, NY 10598
914.739.9059
jp@signsink.com

12 May 2025

Lori Garcia
Development Department
Board Admin Assistant
555 Union Avenue
New Windsor, NY 12553

Re: Area Variance Application: Proposed O'Reilly Auto Parts Retail Store - 709-712 Main Street (**Wall Sign Main Street**)

Dear Ms. Garcia,

On behalf of our client, O'Reilly Auto Parts, we respectfully submit the enclosed area variance application for a proposed retail location at 709-712 Main Street, located in the City of Poughkeepsie.

This variance request is associated with the installation of a branded sign intended to serve the new O'Reilly Auto Parts store. The requested variance pertains to the code dimensional requirements, and is necessary to maintain adequate brand visibility while adhering to all applicable safety and structural codes.

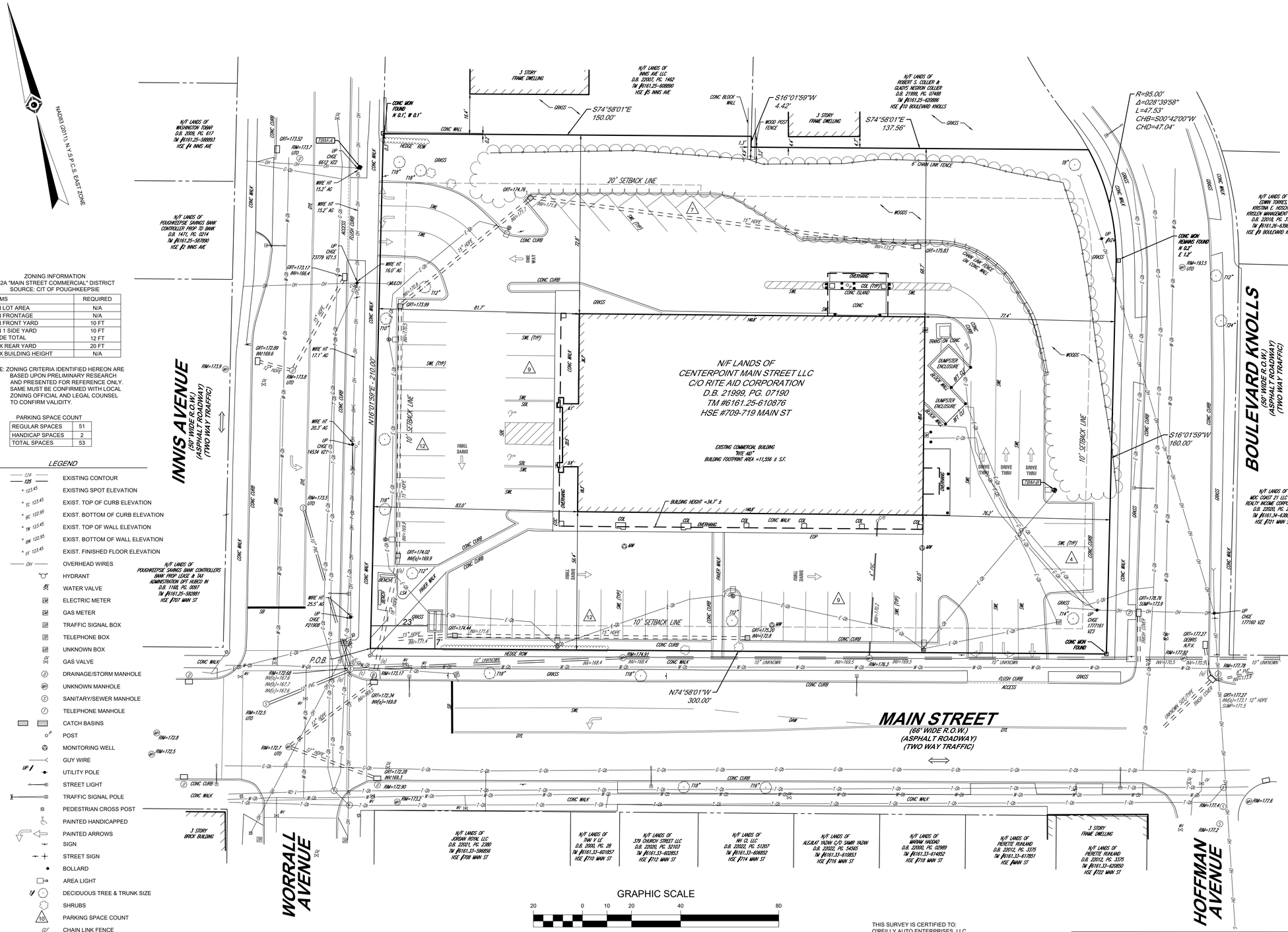
O'Reilly Auto Parts is a nationally recognized auto parts retailer committed to serving local communities with reliable automotive products and support. The opening of this location represents a significant investment in the area and has been determined to be financially feasible based on market demand and traffic visibility. Clear and compliant signage is a critical component in ensuring that the store is accessible and identifiable to the public.

We respectfully ask that the Board consider this application in support of brand consistency, public wayfinding, and long-term economic viability for the site. We believe the requested variance is reasonable and in harmony with the character of the surrounding area.

Thank you for your time and consideration. Please do not hesitate to contact me at 914.739.9059 or jp@signsink.com if any additional information is required.

Sincerely,

Jim Polinsky
Manager



ZONING INFORMATION
C-2A "MAIN STREET COMMERCIAL" DISTRICT
SOURCE: CIT OF POUGHKEEPSIE

ITEMS	REQUIRED
MIN LOT AREA	N/A
MIN FRONTAGE	N/A
MIN FRONT YARD	10 FT
MIN 1 SIDE YARD SIDE TOTAL	10 FT 12 FT
MAX REAR YARD	20 FT
MAX BUILDING HEIGHT	N/A

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

PARKING SPACE COUNT

REGULAR SPACES	51
HANDICAP SPACES	2
TOTAL SPACES	53

LEGEND

- 124 / 125 — EXISTING CONTOUR
- × 123.45 — EXISTING SPOT ELEVATION
- × TC 123.45 — EXIST. TOP OF CURB ELEVATION
- × BC 122.95 — EXIST. BOTTOM OF CURB ELEVATION
- × TW 123.45 — EXIST. TOP OF WALL ELEVATION
- × BW 122.95 — EXIST. BOTTOM OF WALL ELEVATION
- × FF 123.45 — EXIST. FINISHED FLOOR ELEVATION
- OH — OVERHEAD WIRES
- HYDRANT
- WV — WATER VALVE
- EM — ELECTRIC METER
- GM — GAS METER
- TS — TRAFFIC SIGNAL BOX
- T — TELEPHONE BOX
- UN — UNKNOWN BOX
- GV — GAS VALVE
- D — DRAINAGE/STORM MANHOLE
- MH — UNKNOWN MANHOLE
- S — SANITARY/SEWER MANHOLE
- T — TELEPHONE MANHOLE
- CATCH BASINS
- POST
- MW — MONITORING WELL
- GUY WIRE
- UP — UTILITY POLE
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- PEDESTRIAN CROSS POST
- PAINTED HANDICAPPED
- PAINTED ARROWS
- SIGN
- STREET SIGN
- BOLLARD
- AREA LIGHT
- DECIDUOUS TREE & TRUNK SIZE
- 10 — SHRUBS / PARKING SPACE COUNT
- CLF — CHAIN LINK FENCE
- DWHE — DASHED WHITE LINE
- DYL — DOUBLE YELLOW LINE
- EOC — EDGE OF CONC.
- SB — STOP BAR
- SBE — SOLID BLUE LINE
- SWE — SOLID WHITE LINE
- TYP — TYPICAL
- HSE — HOUSE
- EVIDENCE FOUND
- UNKNOWN TERMINUS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK DIG SAFELY (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 03084-001-563-00

UTILITY COMPANY	PHONE NUMBER
CENTRAL HUDSON GAS AND ELECTRIC NORTHEAST ELECTRIC	845-206-6046
CENTRAL HUDSON GAS AND ELECTRIC NORTHEAST GAS	845-206-6046
CHARTER COM NORTHEAST EASTERN NY	800-262-8600
CITY OF POUGHKEEPSIE DPW	845-451-4111
NYS DOT POUGHKEEPSIE REGION 8	845-206-7961
TOWN OF POUGHKEEPSIE	845-462-6535
VERIZON / HUDSON VALLEY	844-661-0660

NOTES:

1. PROPERTY KNOWN AS LOT 610876, SECTION 6161.25, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, STATE OF NEW YORK.
2. AREA = 62,137 SQUARE FEET OR 1.427 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATIÖN PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT24-00515-NCS, WITH A COMMITMENT DATE OF 02/25/2024. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.
   - (10) COVENANTS AND RESTRICTIONS RECORDED IN LIBER 1070 AT PAGE 211 AND REPEATED IN LIBER 1699 AT PAGE 327. **IS BLANKET IN NATURE**
   - (11) TERMS, CONDITIONS AND COVENANTS AS SET FORTH IN A CERTAIN LEASE AGREEMENT DATED AS OF NOVEMBER 24, 1998 BY AND BETWEEN BY LAKE DISTRICT JOINT VENTURE, L.P., LANDLORD, AND FAY'S INCORPORATED, TENANT, A SHORT FORM LEASE OF WHICH WAS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MAY 13, 1999 AS DOCUMENT # 02-1999-4177. **IS BLANKET IN NATURE**

     AS SUBORDINATED BY CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT EXECUTED BETWEEN ECKERD CORPORATION AND PROVIDENT BANK DATED SEPTEMBER 30, 2009 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 20, 2009 IN DOCUMENT # 02 2009 5404. **IS BLANKET IN NATURE**

     AS SUBORDINATED BY CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT EXECUTED BETWEEN ECKERD CORPORATION AND CMS BANK DATED JULY 10, 2014 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JULY 21, 2014 IN DOCUMENT # 01 2014 5081. **IS BLANKET IN NATURE**
   - (12) NOTES, INFORMATION, SETBACK LINES AND EASEMENTS AS SET FORTH ON A MAP FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS MAP NO. 10731. **ZONING INFORMATION CONTAINED IN RECORD DOCUMENT IS NOT CURRENT, SEE CURRENT ZONING INFORMATION LISTED HEREON**
6. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.) PER MAP REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:
   TBM-A: RAILROAD SPIKE SET IN UP #CHGE 6612 VZ2, ELEVATION= 174.60'
   TBM-B: X CUT SET IN LP BOLT, ELEVATION= 180.22'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. THE PROPERTY HAS DIRECT ACCESS TO MAIN STREET & INNIS AVENUE.
11. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. ENTITIES CONTACTED: JOSHUA BUSH, P.L.S. REGIONAL LAND SURVEYOR - REGION 8 SURVEY AND ROW MAPPING UNITS, (845) 431-5839

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, STATE OF NEW YORK, SECTION 6161.25.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, DUTCHESS COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 358 OF 602", MAP NUMBER 36027C0358E, EFFECTIVE DATE: MAY 2, 2012.
3. MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF COLLIER AND LAND CONSOLIDATION PLAN", PREPARED BY T.M. DEPUY ENGINEERING & LANDS SURVEYING, P.C., FILE NO. 68025, DATED 07-08-1998 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 02-11-1999 AS MAP NO. 10731.
4. MAP ENTITLED "SURVEY MAP OF LANDS OF CENTERPOINT MAIN STREET, LLC", PREPARED BY T.M. DEPUY ENGINEERING & LANDS SURVEYING, P.C., DATED 09-02-1999 AND UPDATED 08-19-2009.

SEE SHEET 2 OF 2 FOR SURVEY DESCRIPTIONS

PROPERTY OWNER MAILING ADDRESSES

TAX MAP 6161.25, LOT 582881	ALSHSEMMARY PROPERTIES INC	8807 COUNTY RD, EAST AMHERST, NY 14051
TAX MAP 6161.25, LOT 587890	POUGHKEEPSIE SAVINGS BANK CONTROLLERS BANK PROP TD BANK	380 WELLINGTON ST FL 12, LONDON, CANADA N6A 4S4
TAX MAP 6161.25, LOT 588893	WASHINGTON TOBAR	4 INNIS AVE, POUGHKEEPSIE, NY 12603
TAX MAP 6161.25, LOT 608890	INNIS AVE LLC	5334 ROUTE 22, AMENIA, NY 12501
TAX MAP 6161.25, LOT 620886	ROBERT S. COLLIER & GLADYS NEGRON COLLIER	10 BOULEVARD KNLS, POUGHKEEPSIE, NY 12601
TAX MAP 6161.26, LOT 638877	EDWIN TORRES, KRISTINA E. HOSCH & KRISLEN MANAGEMENT CORP	PO BOX 1151, POUGHKEEPSIE, NY 12602
TAX MAP 6161.33, LOT 596856	JORDAN ROYAL LLC	708 MAIN ST, POUGHKEEPSIE, NY 12601
TAX MAP 6161.33, LOT 601857	THAI V. LE	710 MAIN ST, POUGHKEEPSIE, NY 12601
TAX MAP 6161.33, LOT 602853	379 CHURCH STREET LLC	6 BENNETT RD, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 606852	NH CL LLC	3 ANIPOLI DR STE 202, MONROE, NY 10950
TAX MAP 6161.33, LOT 610853	ALEJILAT YAZAN C/O SAMIR YAZAN	60 BUSHWICK RD, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 614852	MARIAM HADDAD	165 MEADOW LN, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 617851	PIERETTE RUHLAND	722 MAIN ST, POUGHKEEPSIE, NY 12603
TAX MAP 6161.33, LOT 620850	PIERETTE RUHLAND	722 MAIN ST, POUGHKEEPSIE, NY 12603
TAX MAP 6161.34, LOT 638867	MDC COAST 21 LLC C/O REALTY INCOME CORPORATION	11995 EL CAMINO REAL, SAN DIEGO, CA 92130

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962
STOP CALL BEFORE YOU DIG!

THIS SURVEY IS CERTIFIED TO:
O'REILLY AUTO ENTERPRISES, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2024.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

APRIL 11, 2024
DATE

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

FIELD DATE	03-12-2024
FIELD BOOK NO.	23-10
FIELD BOOK PG.	43
FIELD CREW	J.L. / J.M.
DRAWN:	L.G.K.
REVIEWED:	D.J.D.

ALTA/NSPS LAND TITLE SURVEY
709-719 MAIN STREET
TM# 6161.25-610876
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, STATE OF NEW YORK

O'Reilly AUTO PARTS

CONTROL POINT ASSOCIATES INC PC
26 AVIATION ROAD
ALBANY, NY 12205
518.217.5010 · 908.668.9595 FAX
WWW.CPASURVEY.COM

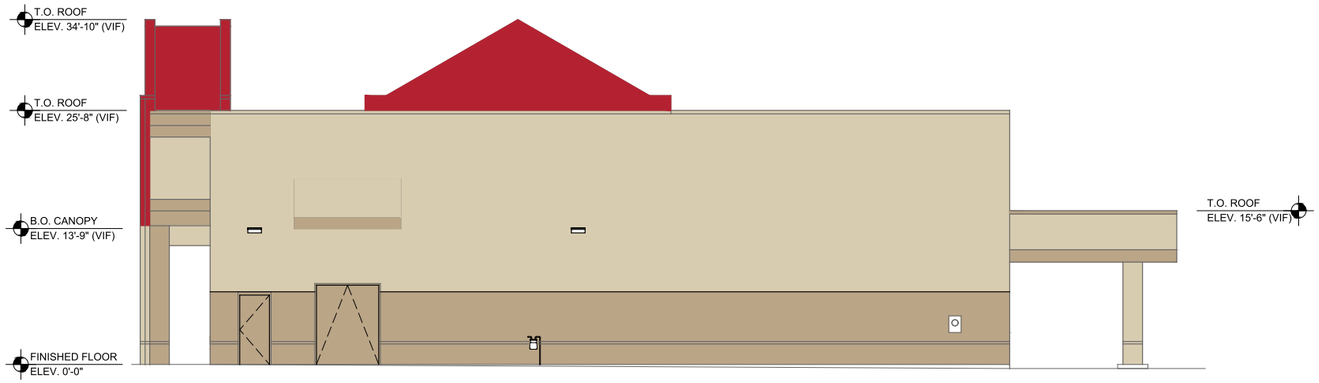
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
NEW YORK, NY 917.507.2099
MANHATTAN, NY 212.300.5599
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3300
ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.295.5310
PHILADELPHIA, PA 215.312.9800
HUDSON VALLEY, NY 845.512.9870
FT. LAUDERDALE, FL 954.763.7611

APPROVED:	DATE	FILE NO.	DWG NO.
J.J.L.	04-11-2024	09-240086	24-0310

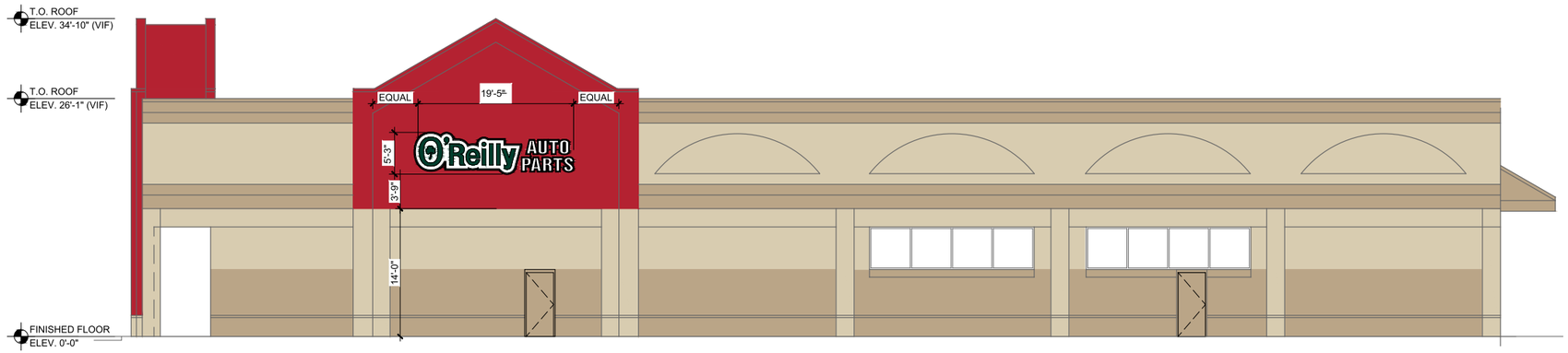
Page 1 of 2

CONTROL POINT ASSOCIATES INC, PC - ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR SITE AND PURPOSE FOR WHICH IT WAS PREPARED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

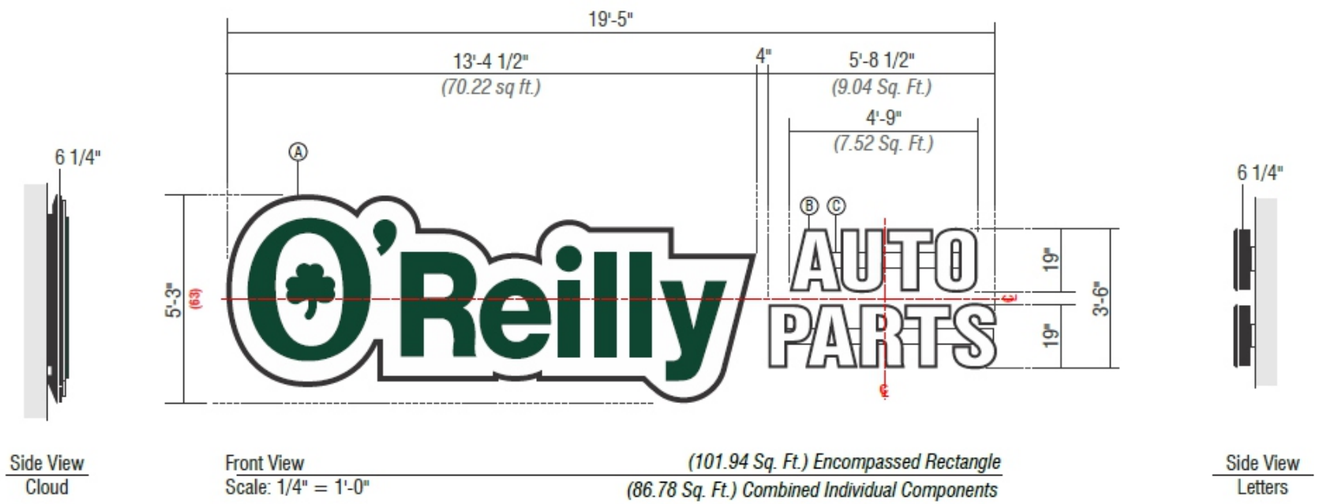
Wall Sign #2 (Main Street)



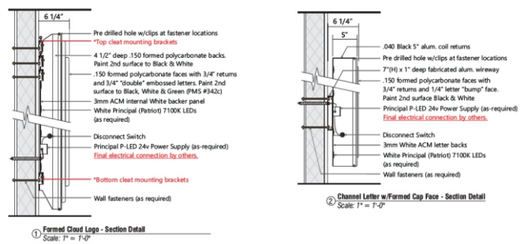
3 REAR EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



4 RIGHT SIDE EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



Manufacture & Supply Qty (X) Set of Illuminated Formed Cloud Logo & Channel Letters w/Formed Cap Faces - Wireways



(A) Cloud Logo
- Formed polycarbonate face and back with double embossment & 2nd surface painted graphics.
- Paint match to: Green (PMS# 342c), Black & White.
- Principal White 7100K LEDs (12V 60W Power Supply)
- Final electrical connection & supply by others

(B) Auto Parts Letters
- Formed polycarbonate caps with 1/4" (White) letter "bumps".
- Black 5" aluminum coil returns.
- 2nd surface Black & White paint.
- Principal White 7100K LEDs (12V 60W Power Supply)
- Final electrical connection & supply by others

(C) Wireways
- 7" x 1" Deep Fabricated alum. painted to match: **TBD**
- Mount w/required fasteners

***ALL SIGNS TO HAVE 15'-0" POWER WHIP**

5 FRONT WALL SIGN MOUNTING DETAILS
SCALE: 1/4"=1'-0"

phase zero design
35 POND PARK ROAD, BAY 16
HINGHAM, MASSACHUSETTS 02043
PHONE:(860) 264-1024
WEBSITE:www.phasezerodesign.com

PROJECT:
O'REILLY AUTO PARTS STORE - BUILDING PURCHASE
709-719 MAIN STREET
POUGHKEEPSIE, NY 12601

EXTERIOR BUILDING SIGNAGE

O'Reilly AUTO PARTS

REV:	DESCRIPTION:	DATE:
	FOR PERMIT	06.10.2024

DRAWN BY: BU
CHECKED BY: CL
DATE: 06/12/2024
PROJECT NUMBER: 22555-PK2
SHEET NUMBER: SG2.1

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:
O'Reilly Auto Parts -new store opening

Project Location (describe, and attach a location map):
709-719 Main Street

Brief Description of Proposed Action:
Signage - free standing, two building-mounted signs

Name of Applicant or Sponsor:	Telephone: 914.739.9059
Jim Polinsky	E-Mail: jp@signsink.com

Address:
3255 Crompond Road

City/PO:	State:	Zip Code:
Yorktown Heights	NY	10598

	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? _____ acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	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:		
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: Jim Polinsky Date: 5/2/2025

Signature Title: Manager

PRINT FORM

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 14th, 2025

Jim Pollinsky
3255 Crompound Road
Yorktown NY 10598

RE: 709-719 Main Street
ID: 290170
Application # PB-2025-028

To whom it may concern,

The Building Department has received your sign application # PB-2025-028 for a wall sign located at 709-719 Main Street. Please be advised that the property at 709-719 Main Street is located in an area of the City zoned Mixed-Use 5 district (MU5).

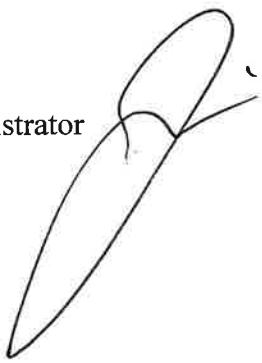
Please note that although wall signs are permitted, the application does not meet the following code requirement(s).

1. **Section 19-6.4(8)(i)(1)** states that the bottom of a wall sign shall be a minimum of eight feet or a maximum of 12 feet above the sidewalk. **The bottom of the proposed wall sign is to be 17'9" from the grade.**
2. **Section 19-6.4(8)(i)(2)** states that wall signs shall not exceed a height of three feet. **The proposed wall sign height is to be 5'3".**
3. **Section 19-6.4(8)(i)(2)** states that wall signs shall not exceed an area in square feet equal to one times the length of the frontage, up to a maximum of 60 square feet. **The proposed wall sign contains 101.94 square feet.**

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within (60) days of the date of the denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator



THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING

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

FEE: $350.00
CODE: A2112
ID# ZBA2025-020
IPS# 11120

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

RECEIVED
MAY 29 2025
By

PROPERTY ADDRESS: 209 Cottage Street

ZONING DISTRICT: MU3

OWNER INFORMATION:

Name: Nubian Directions II, Inc./Robert Wright
Address: 209 Cottage Street
Poughkeepsie NY 12601
Phone: (845) 416-2353
Email: rwright@nubiandirections.org

PAID
MAY 29 2025
$350

APPLICANT INFORMATION:

Name: Robert Wright
Address: 248 Main Street, Poughkeepsie NY 12601
Phone: (845) 416-2353
Email: rwright@nubiandirections.org

CONSULTANT INFORMATION:

Name: MASS Design Group/Justin Brown
Address: Hudson Valley Design Lab, 289 Main Street, Suite 101
Poughkeepsie, NY 12601
Phone: (845) 473-4003
Email: jbrown@mass-group.org

SUBJECT OF APPEAL

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

Name and title of agent: _____

Date of decision/determination/violation: _____

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 209 Cottage 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
19-6.2(11)	Requires that one parking space be provided for every 4 seats in the largest meeting area, plus one spaces for every four seats in other classroom spaces, for a total of forty (40) spaces:	No parking is possible on site given the existing building extends lot lint to lot line.

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: 209 Cottage St & 206 Winnikee Ave

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

4/28/25
DATE

Robert Wright
Print Name

Revised June 2020: Previous Editions Obsolete

Zoning Board of Appeals Area Variance Application,
Variance Request Justification

Concerning properties: 209 Cottage St, 206 Winnikee Ave
Owner: Nubian Directions, 248 Main St, Poughkeepsie NY

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.**
    a. The building was constructed in 1919 before the implementation of current zoning code and therefore granting of the variance will not alter or modify existing conditions of the neighborhood. As the historic building site does not have any room for parking, no development of the structure would be possible without this area variance. The parking needed for the proposed use will be provided on 206 Winnikee, owned by the applicant.

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. Why is the variance necessary?**
    a. The benefit cannot be achieved another way. As the historic building site does not have any room for parking and there is no municipal parking within 600 ft, no development of the structure would be possible without granting this area variance.

3. **Is/are the requested area variances substantial? Explain why they are not substantial.**
    a. The requested area variance for 209 Cottage is not substantial as it addresses an existing building that is already occupied. The parking needed for the proposed use of the building will be provided on 206 Winnikee Ave, which is owned by the applicant.

4. **Will the variances have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?**
    a. The variance will not have an adverse affect on the neighborhood. In fact it will be a significant improvement as an underutilized structure historically used for storage will become a community asset for the adjacent RNC neighborhood which it boarders.

5. **Is the need for the area variances the result of self created difficulties on your part, or unique to the property?**
    a. The need is not self-created as the building at 209 Cottage St existed prior to current zoning code and is unique to the conditions of the property. The existing building envelop abuts all property lines with no room available for parking.



NUBIAN DIRECTIONS:
ZBA 4.25.25

1 Project Orientation

2 Parking Variance

Existing conditions

The building and current site was construction in 1919, and served formerly as storage warehouse.

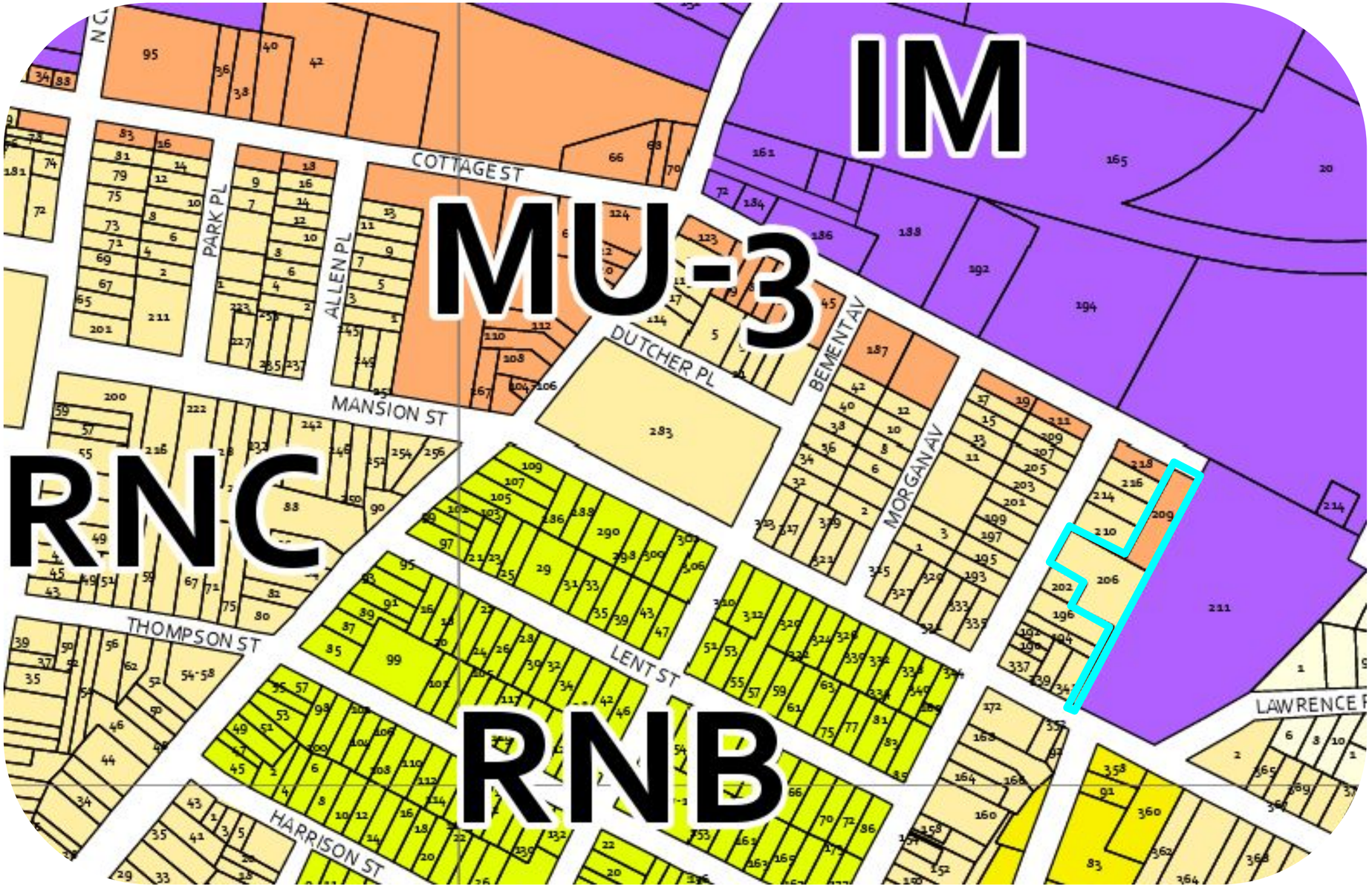
Today the building is occupied by Nubian Directions and supports a variety of teaching programs.



Project orientation

Nubian Direction's property is located at 209 Cottage St. and zoned **MU-3.**

Nubian Directions also owns 206 Winnikee Ave, Zoned RNC, which will provide some of the required parking for this project.



Parcel information

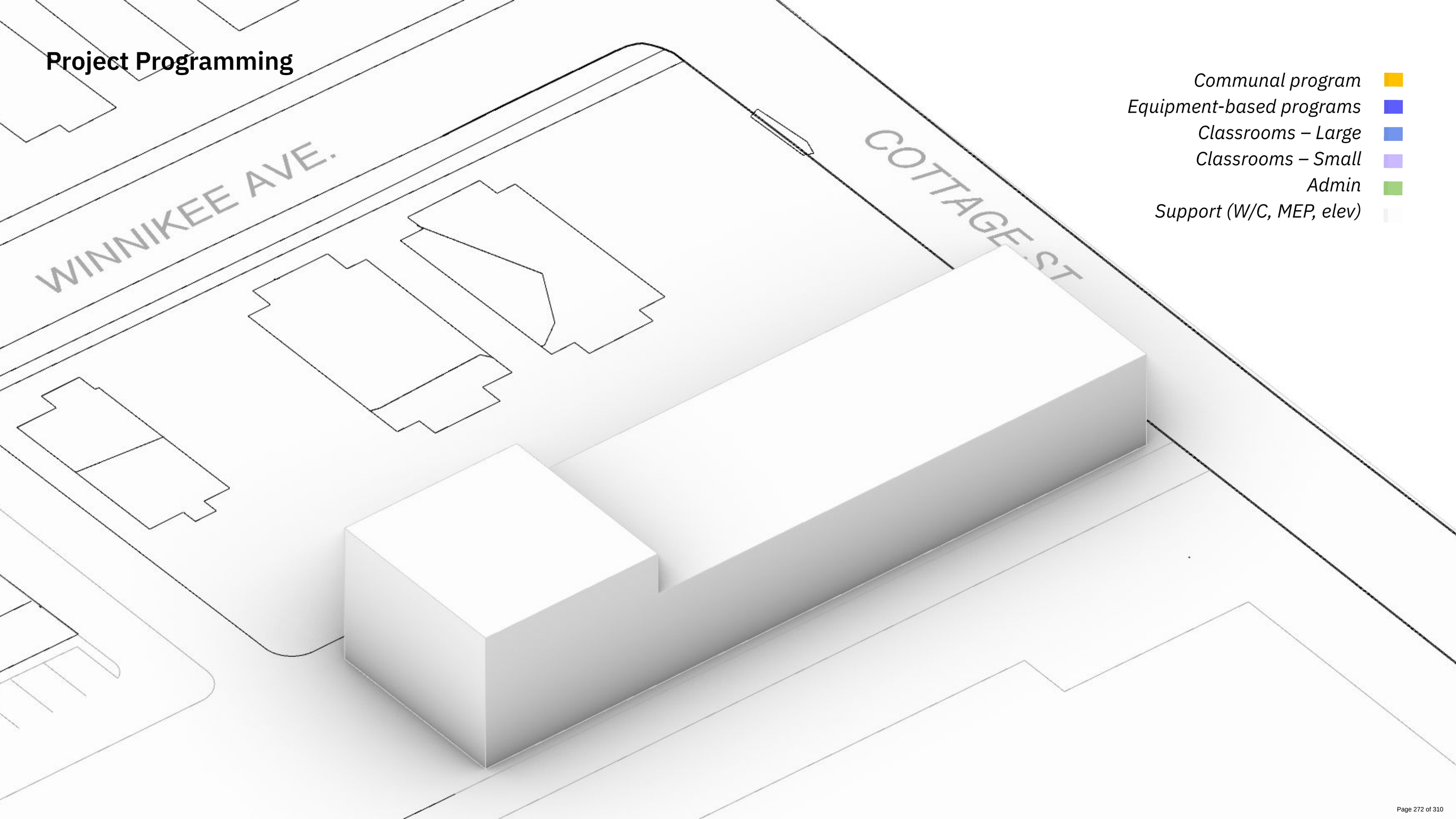
The area of both lots combined **totals 0.73 acres**.

Lot 1, @ Cottage St:
#131300-6162-72-500144-0000

Lot 2, @ Winnikee St:
#131300-6162-72-487134-0000



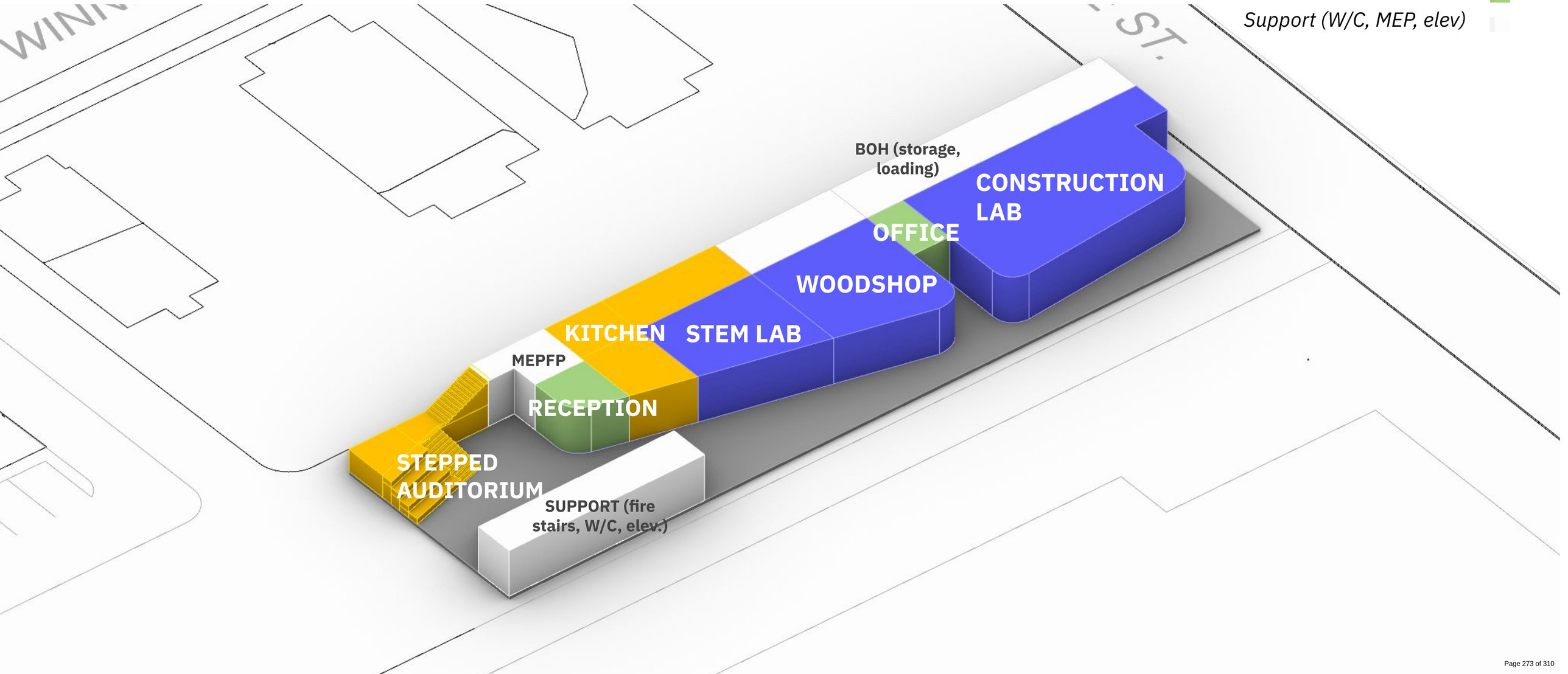
Project Programming



Communal program
Equipment-based programs
Classrooms – Large
Classrooms – Small
Admin
Support (W/C, MEP, elev)

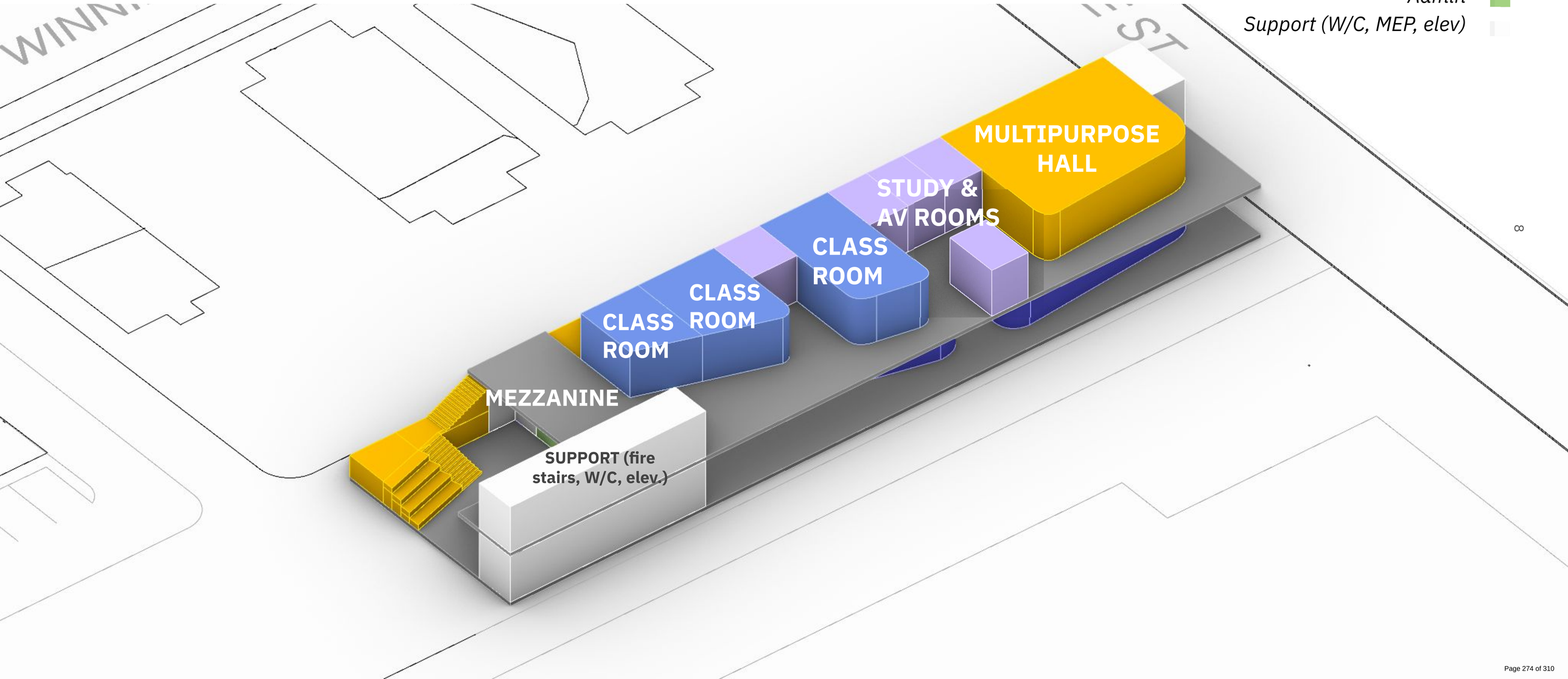
Plan walk-through - L1

Communal program
Equipment-based programs
Classrooms – Large
Classrooms – Small
Admin
Support (W/C, MEP, elev)



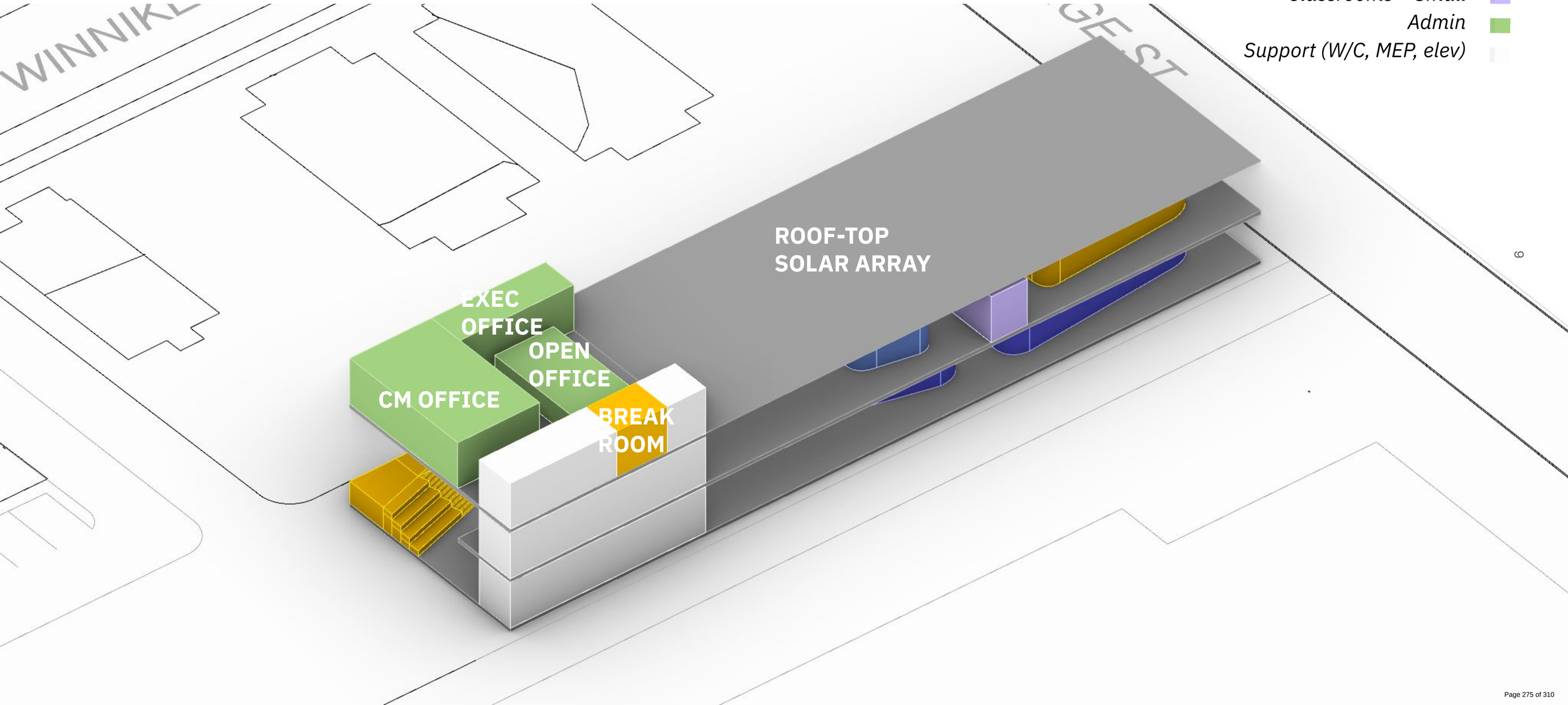
Plan walk-through - L2

Communal program
Equipment-based programs
Classrooms – Large
Classrooms – Small
Admin
Support (W/C, MEP, elev)



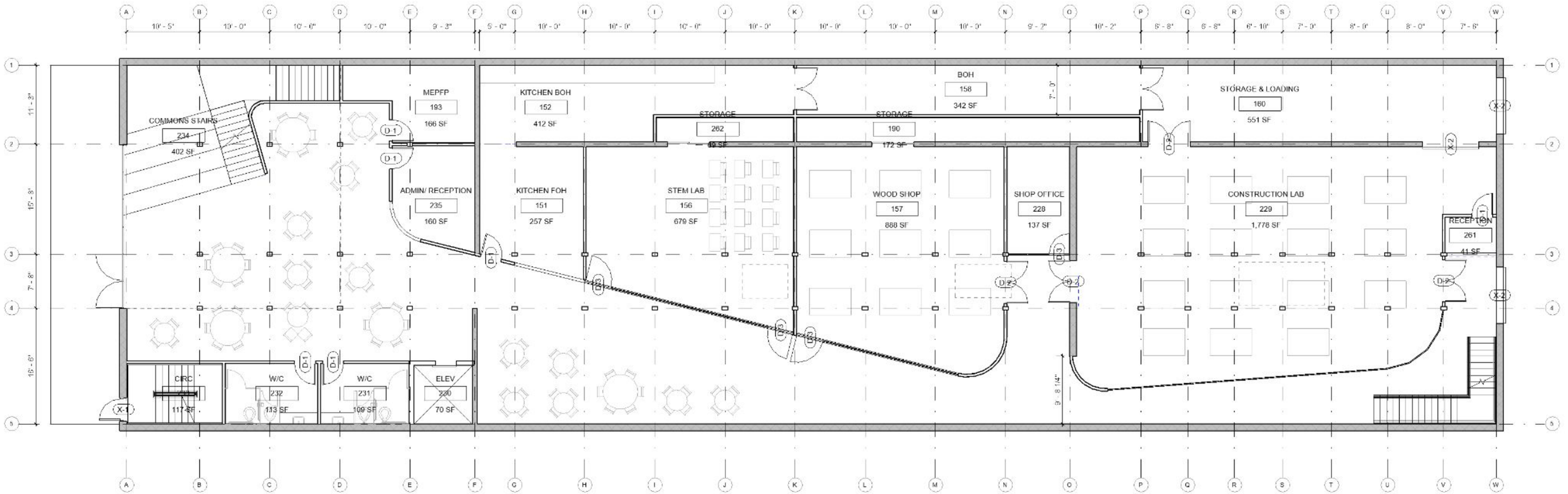
Plan walk-through - L3

Communal program
Equipment-based programs
Classrooms – Large
Classrooms – Small
Admin
Support (W/C, MEP, elev)



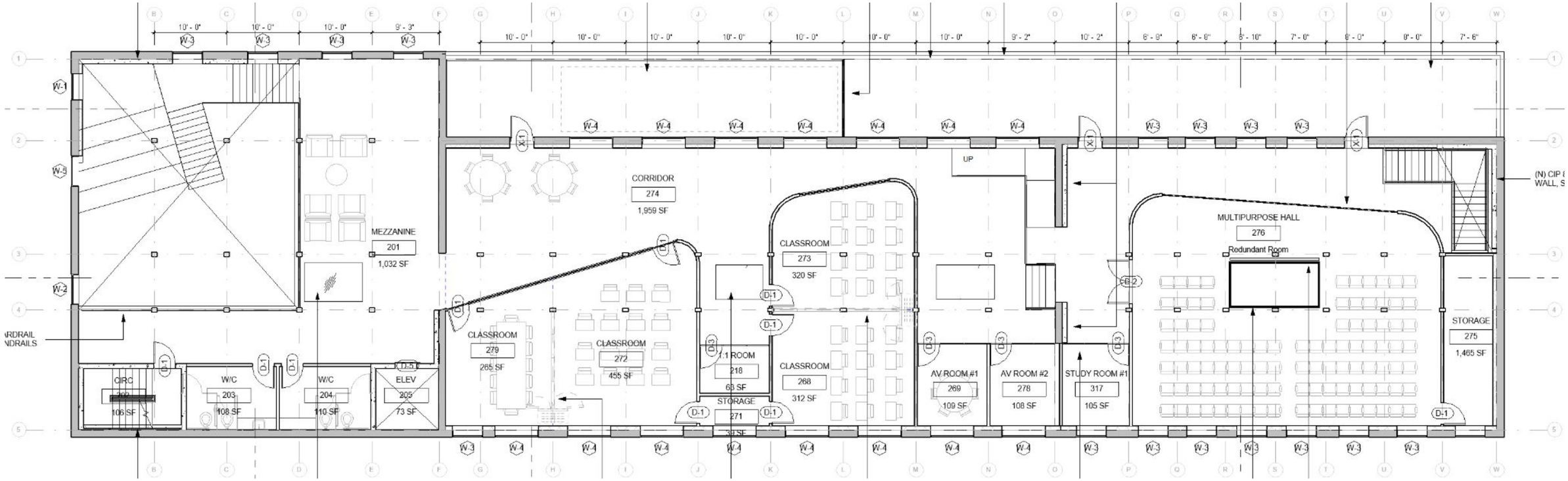
Plan walk-through - L1

BOH and storage functions are utilized in the existing enlarged hallway of the building



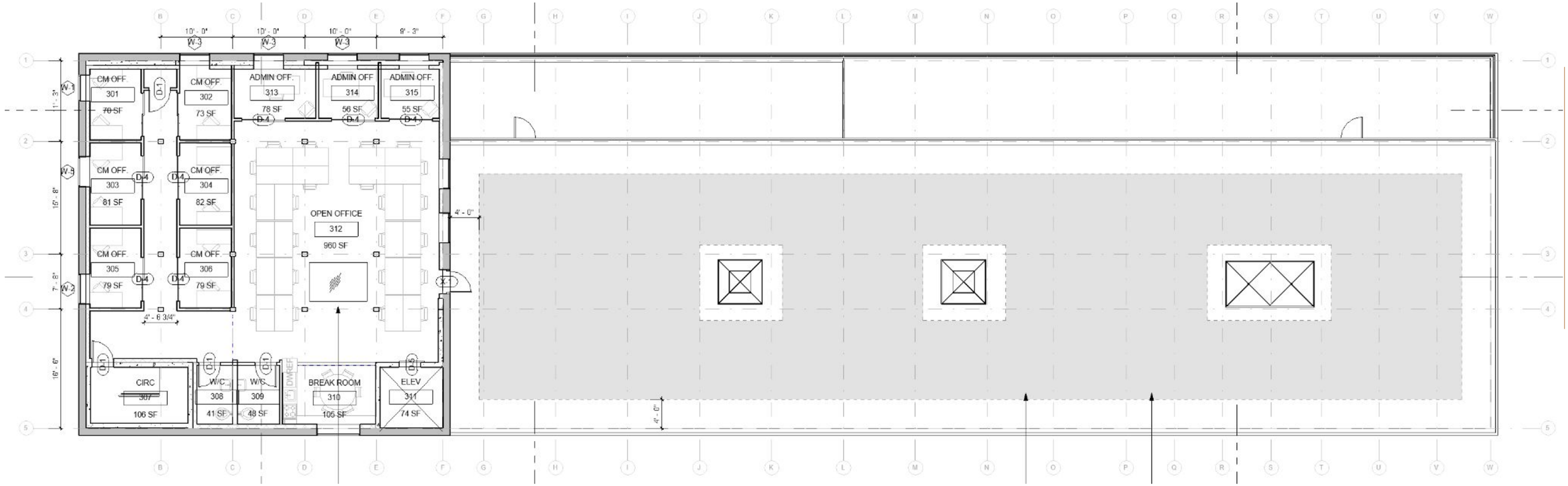
Plan walk-through - L2

The multipurpose hall is located on the north end of the building, providing uninterrupted access to the room without disturbing education programs. The existing lift is a centerpiece of this space.



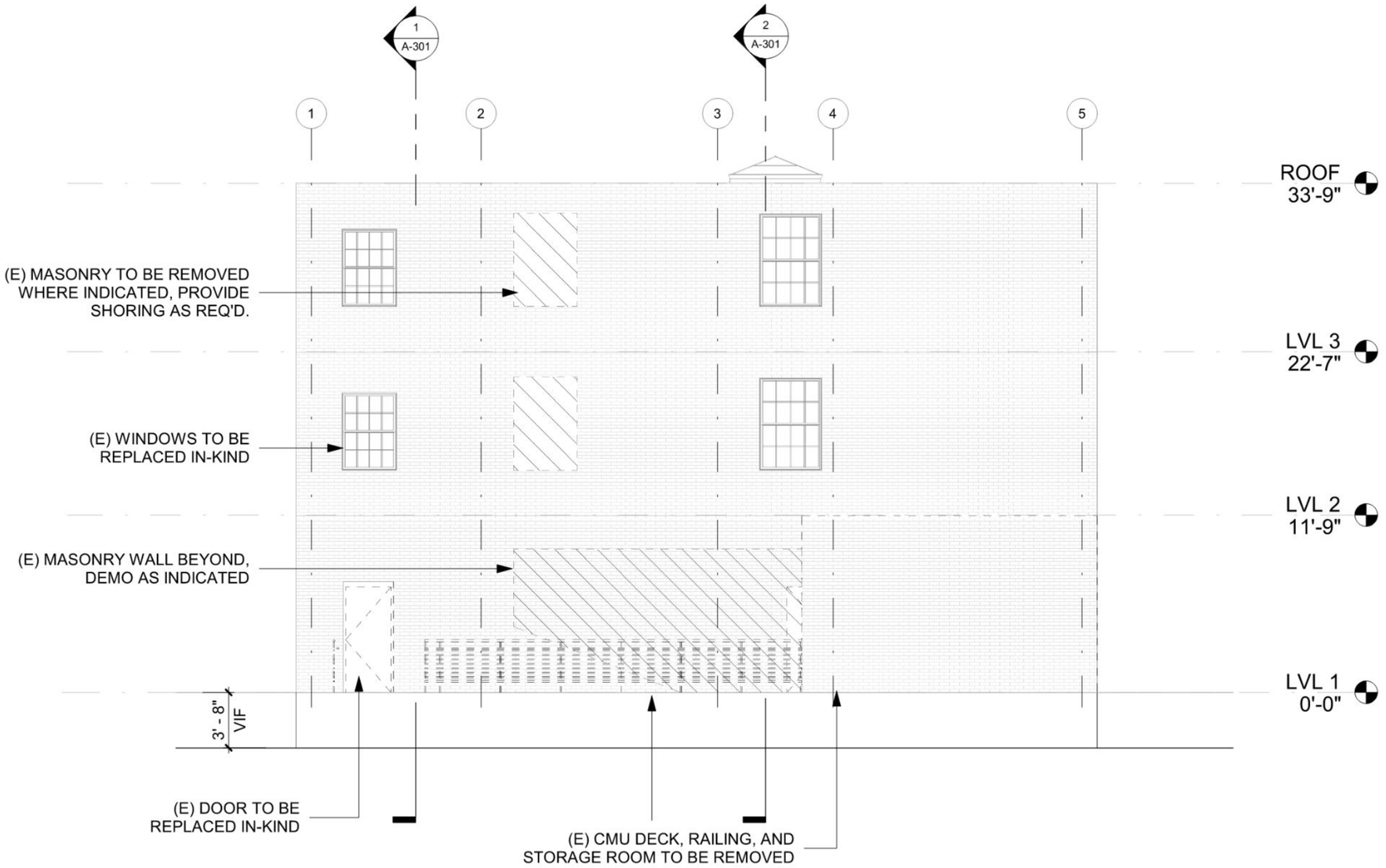
Plan walk-through - L3

Offices for case managers are located most prominently next to the stair entrance, 2 managers per office. 3-4 admin offices are also provided, with open office space accommodating the rest of staff.



South Elevation, existing

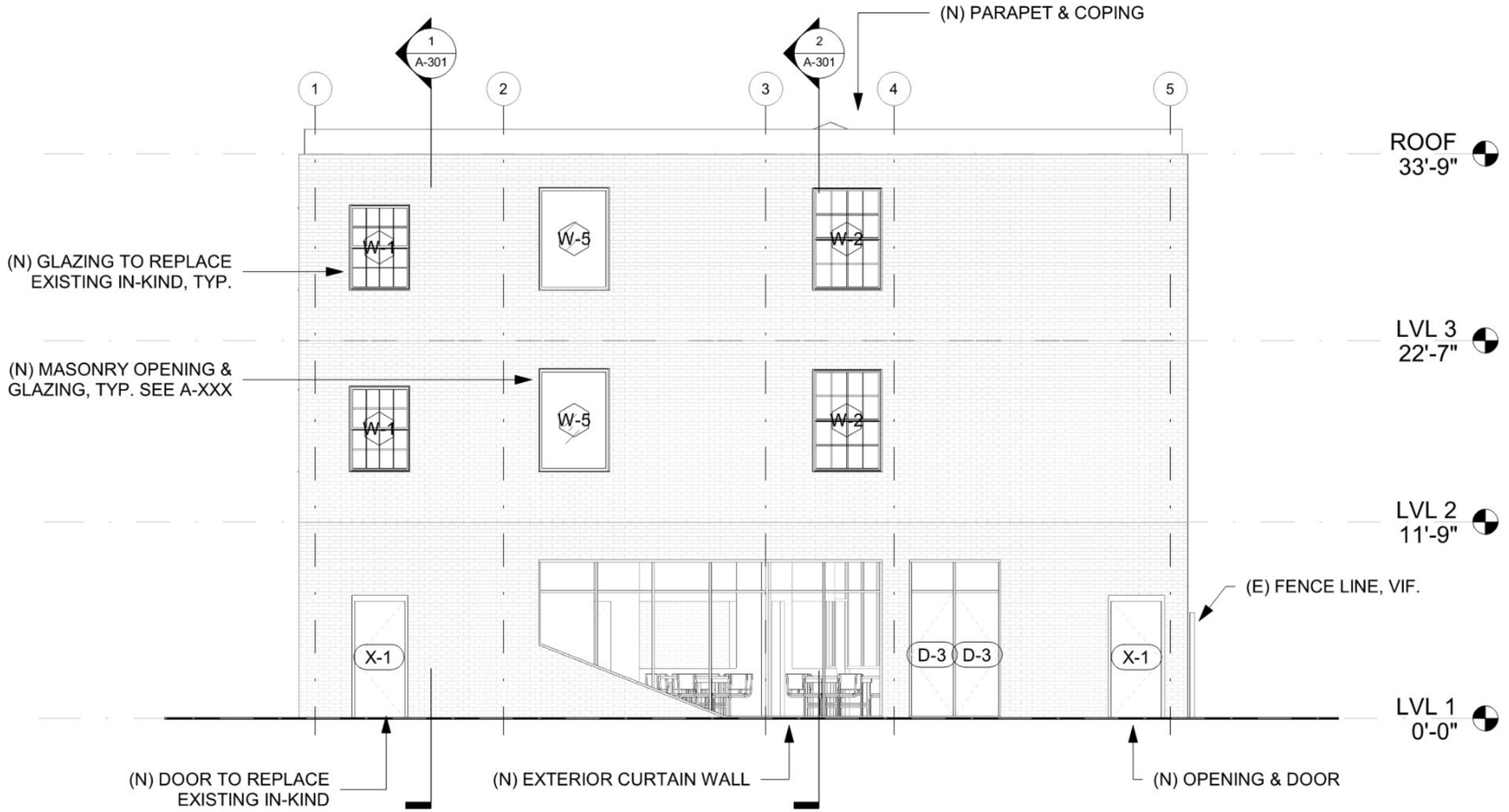
A non-historical deck addition will be removed, and additional openings necessary for daylight and fire exits will be added.



2 SOUTH ELEVATION - DEMO
1/8" = 1'-0"

South Elevation, proposed

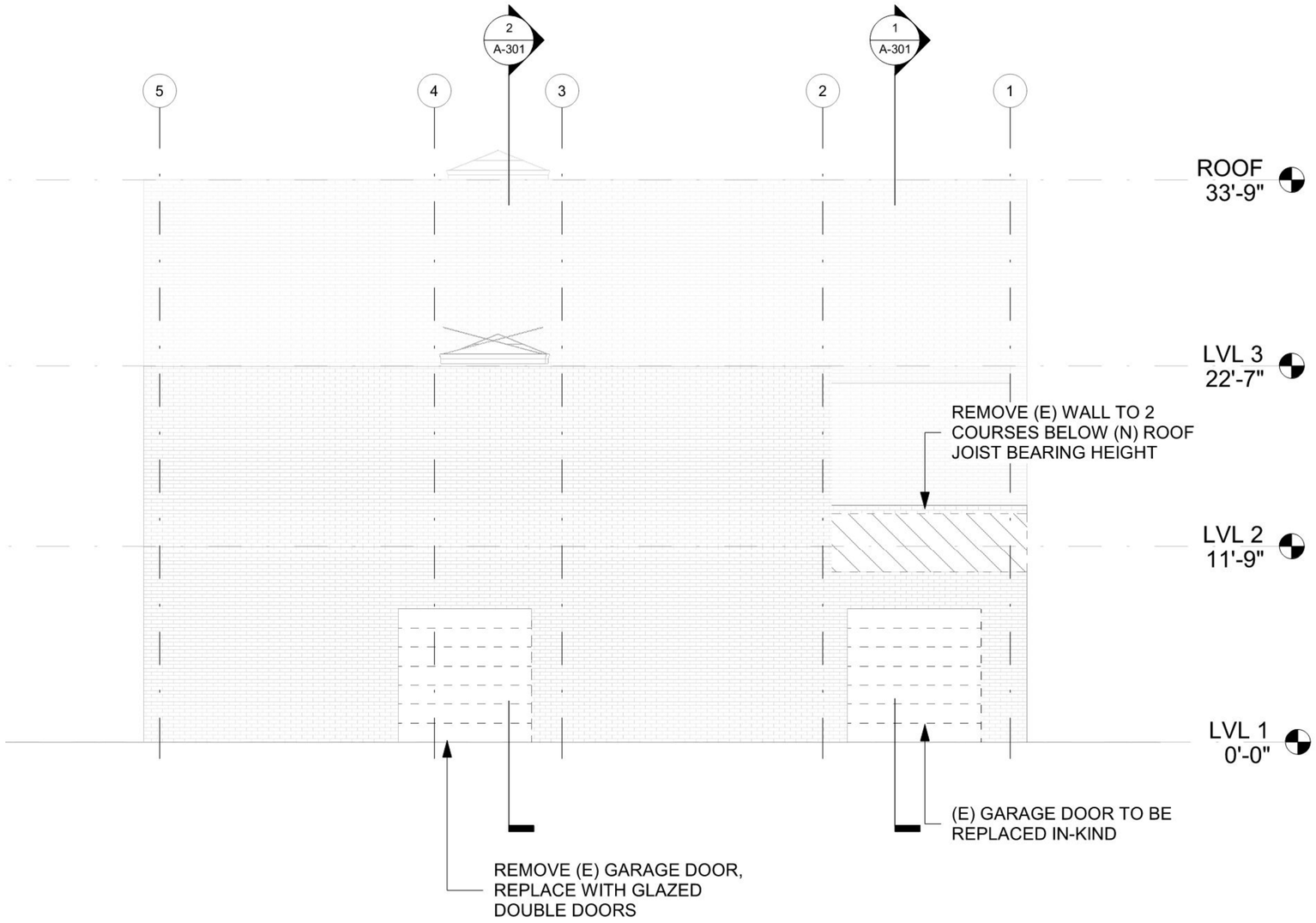
New openings will be selected to have different aesthetic characteristics from the existing, to differentiate modifications from the original.



2 SOUTH ELEVATION
1/8" = 1'-0"

North Elevation, existing

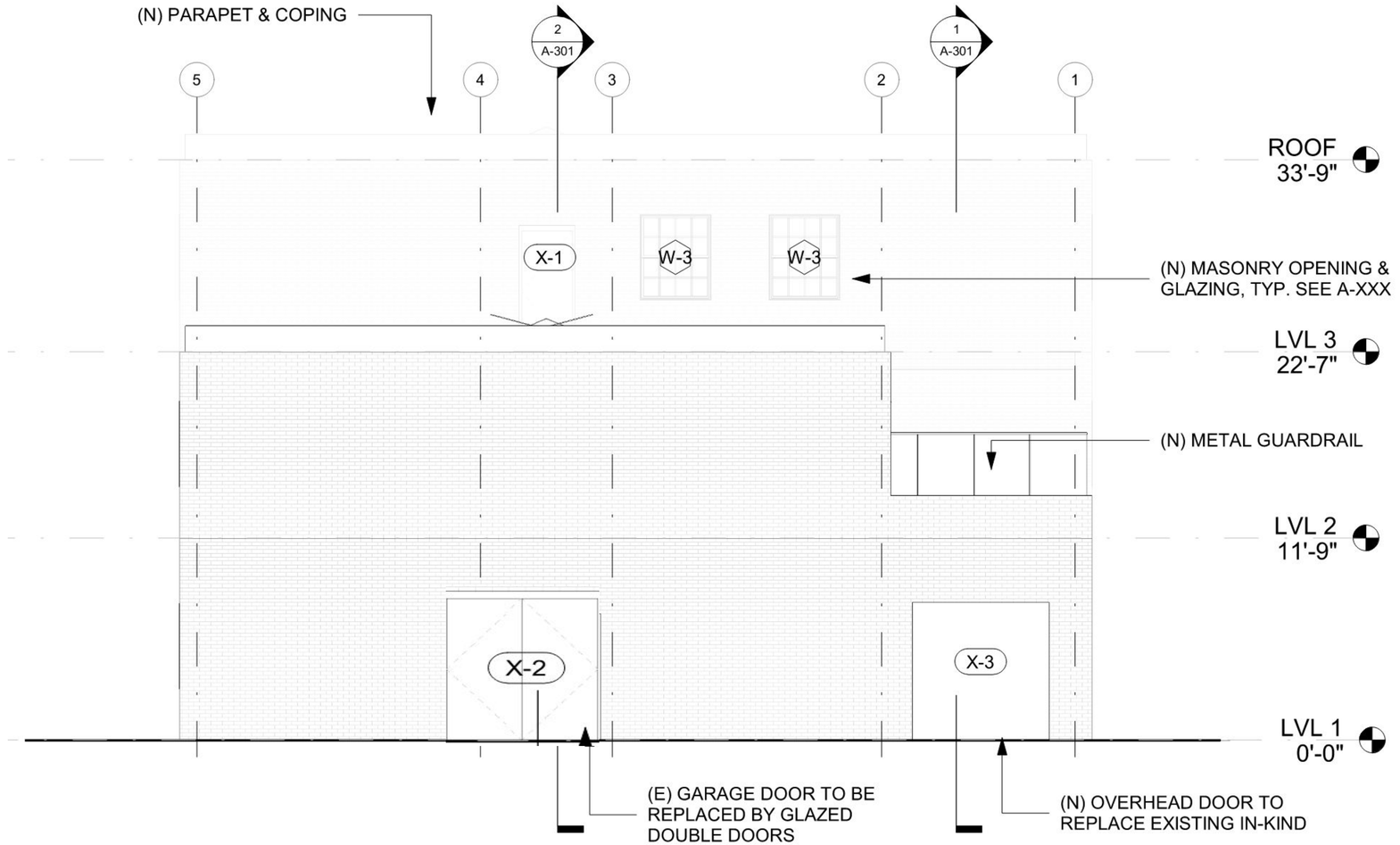
The existing CMU addition will be rebuilt at the roof deck to match existing conditions.



1 NORTH ELEVATION - DEMO
1/8" = 1'-0"

North Elevation Existing and Proposed

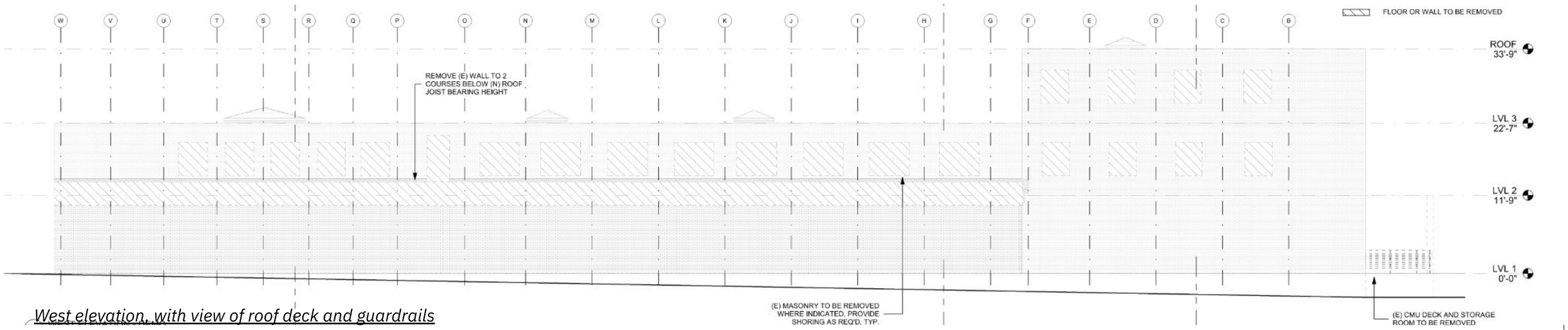
New parapets distinguished from historical condition will be added throughout the building roof.



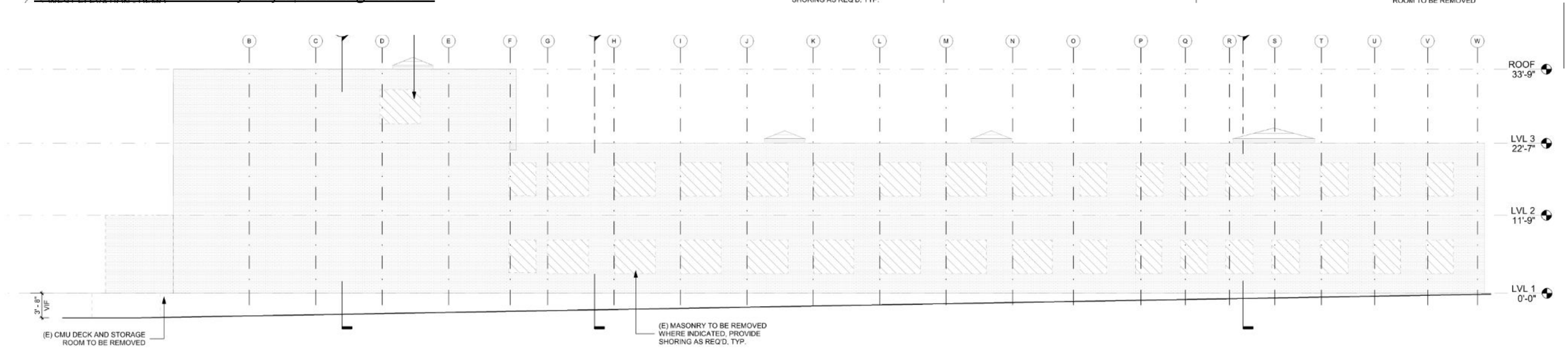
1 NORTH ELEVATION
1/8" = 1'-0"

East & West Elevations, existing

North, east, and west elevations show the amount of openings required to accommodate daylight requirements for classrooms. New windows follow historic dimensions and existing windows in the building. All openings pictured are new.



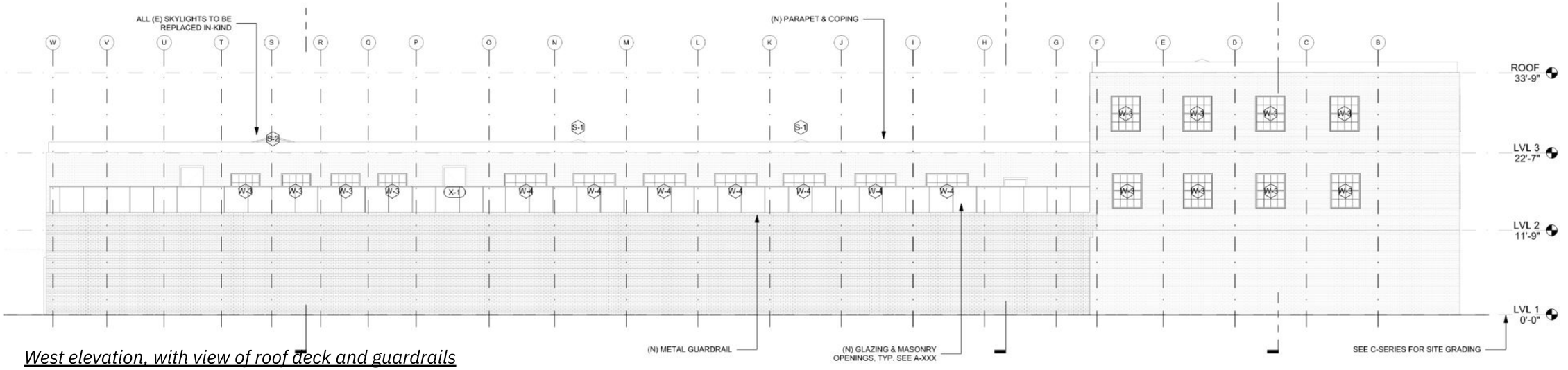
West elevation, with view of roof deck and guardrails



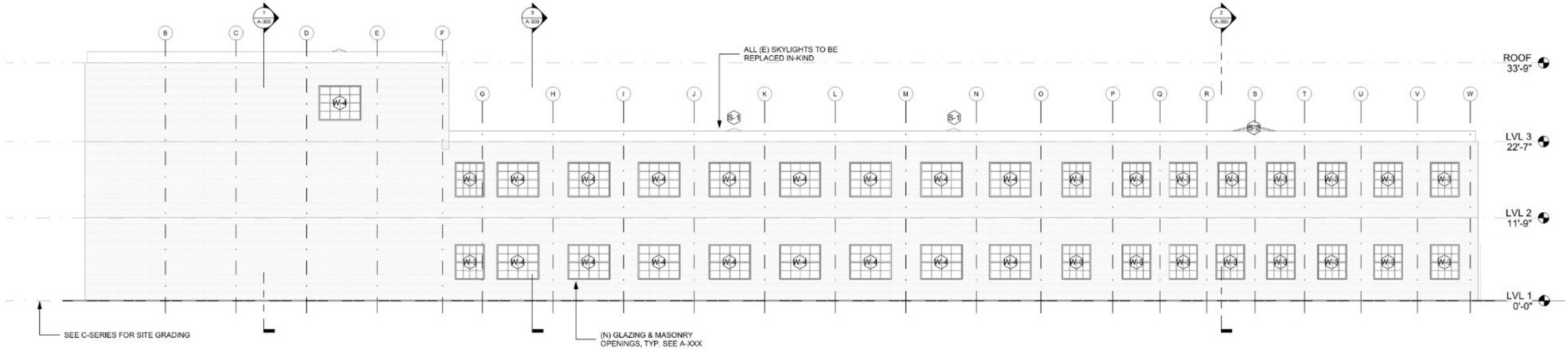
East elevation, with view of classroom windows

East & West Elevations, existing

North, east, and west elevations show the amount of openings required to accommodate daylight requirements for classrooms. New windows follow historic dimensions and existing windows in the building. All openings pictured are new.



West elevation, with view of roof deck and guardrails



East elevation, with view of classroom windows

2 Parking Variance

Zoning Review Letter

MASS.

Justin Brown <jbrown@mass-group.org>

209 Winnikee Avenue Parking Requirement

Judith Knauss <JKnauss@cityofpoughkeepsie.com> Wed, Apr 2, 2025 at 4:29 PM
To: Justin Brown <jbrown@mass-group.org>, Robert Wright <rwright@nubiandirections.org>
Cc: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>, Richard Distel <rdistel@cityofpoughkeepsie.com>

Dear Mr. Wright:

The Development Department is in receipt of the revised materials relative to the proposed re- development of the building at 209 Winnikee Avenue. The following deficiency was noted to exist:

1. Section 19-6.2(11) requires that one parking space be provided for every 4 seats in the largest meeting area, plus one spaces for every four seats in other classroom spaces, for a total of forty (40) spaces: there is no parking provided on the site.

Therefore, the development cannot be approved as proposed, unless:

1. A variance is granted by the Zoning Board of Appeals; or,
2. Parking is provided within 600 feet of the property at a municipal parking facility or private facility that has approved parking in excess of its own needs.

You may, if you choose to pursue a variance, file for the same within sixty (60) days of the date of this letter.

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

Very truly yours,

Judith Knauss

Deputy Zoning Administrator

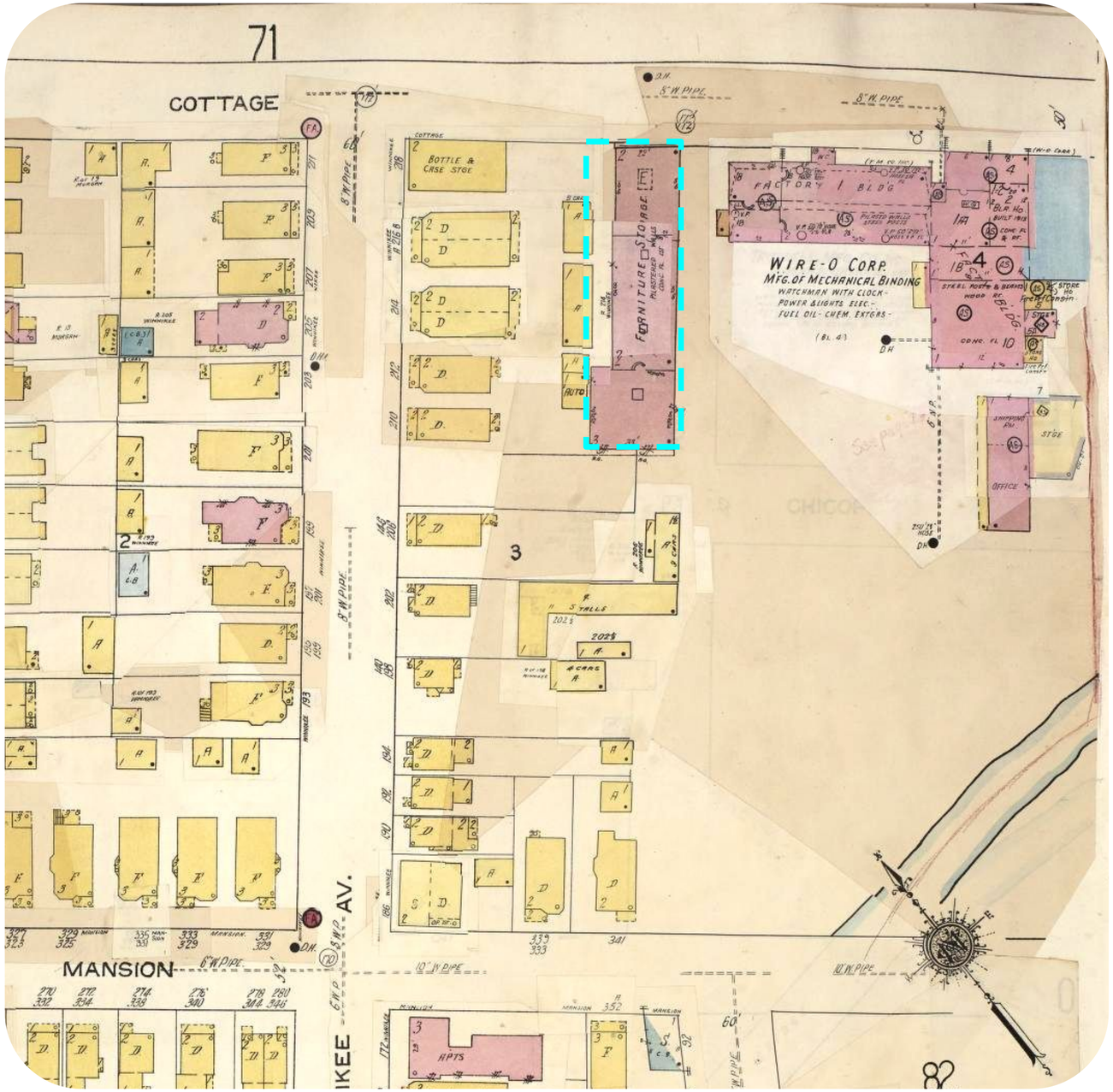


209 Cottage Street will require a variance of 40 parking spaces

Historical Research

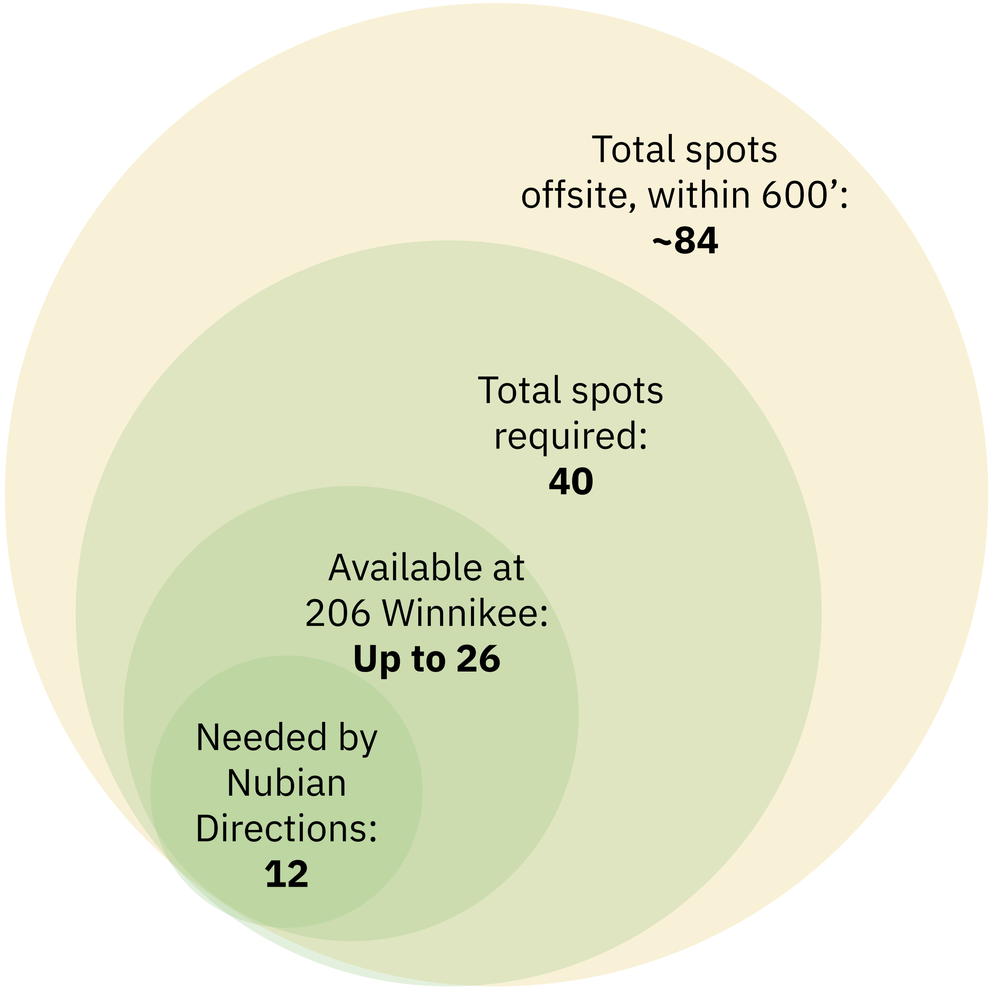
Sanborn maps for this property dated between 1913-1950 show the existence and location of the building, adjacent to existing property lines.

No parking is possible on site without demolishing the building. Therefore, adaptive re-use of this site, currently applying for recognition on the National Registry of Historic Places, will not be possible without a parking variance of some size.



Parking Summary

This project will **require offsite parking** to accommodate the required **40** spaces



Maximized Parking

The applicant owns the adjacent property, 206 Winnikee Ave. The maximum number of spaces 206 Winnikee Ave can accommodate is **26**.



Needed Parking

Nubian Directions needs only **12** spaces on site for staff. Students served by the building do not typically drive. 12 Spaces also provides room for important site programming for students, including a basketball court and expansion of the existing learning garden.

This is **28 less than the required 40**.



Street Parking

There are **84 street parking spaces** available along Cottage St, Winnikee Ave, and Mansion St. within a **600’ walking distance** to the building entry. The 28 additional spaces required by code could be accommodated in this way.

Street parking estimates assume parking along both sides of the road, covering 55% of the total length of the street.







Parcel Number
131300-6162-72-500144-0000

Parcel Location
209 Cottage St

Municipality
Poughkeepsie City

Owner Name
Nubian Directions II Inc *(P)*

Primary Owner Mailing Address
248 Main St
Poughkeepsie, NY 12601



Parcel Details

Lot Size (acres):	55 X 199	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(449) Other Storage		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$57,800	$214,900	$0	$0	$0	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	8 (Wholly Exempt)	100	$214,900

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:**
$75,000	8/28/2012	22012	4150	D	3

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(2) Fair		(F10) Mini-wrhouse

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	**No. Stories:**	**Gross Floor Area:**	**Boeck Model:**	
1919	3	23,500	(0840) 2-4 sty warehse reinf conc 25% OHD	
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:**
(F10) Mini-wrhouse			-	23,500	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

Exemption Information

Exemption: 25120

Exemption Name:	**Amount:**
NONPRO EDU	$214,900

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 9/24/2024. Developed and maintained by OCIS - Dutchess County, NY.

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.

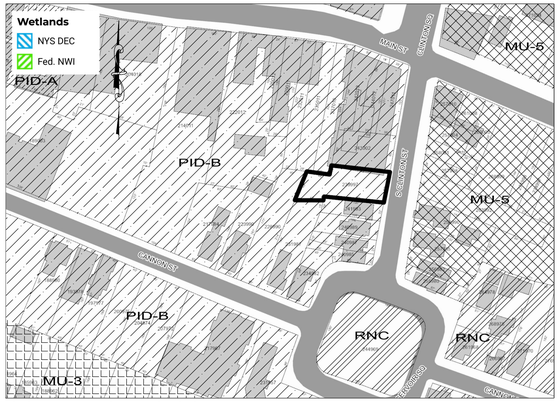
Therefore, the application is hereby denied. You may, within sixty (60) days of the date of this communication, either:

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.

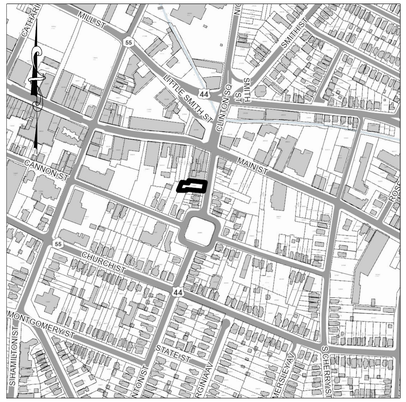
Very truly yours,
Judith Knauss
Deputy Zoning Administrator

VICINITY MAP



SCALE: NOT TO SCALE

LOCATION MAP



SCALE: 1"=APP. 400FT

PROJECT:

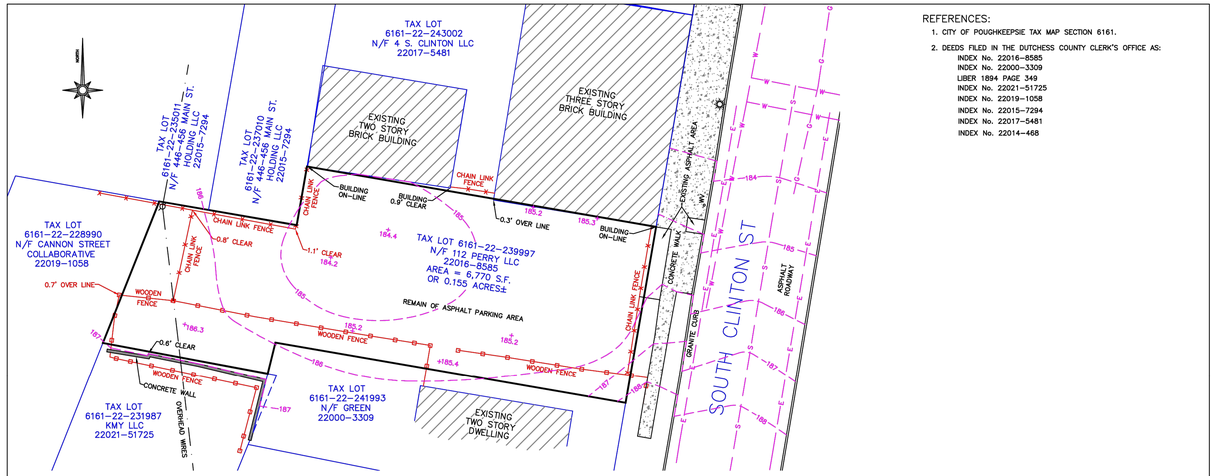
8 SOUTH CLINTON ST. NEW MULTI-FAMILY CONSTRUCTION

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

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

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

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

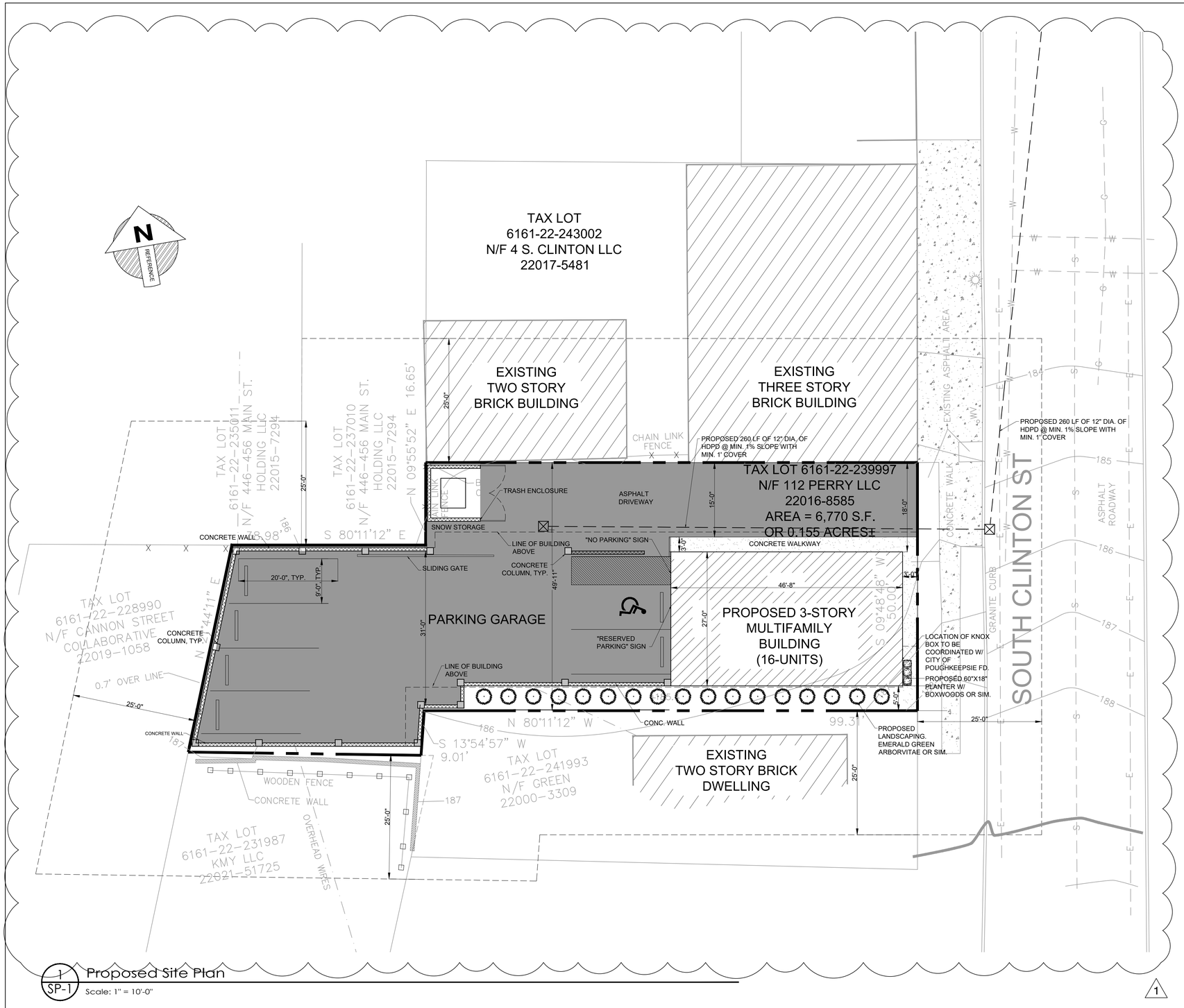
For Zoning Board of Appeals Review

Date: 04.30.2025

Revisions: 05.27.2025

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.	702 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	13 spaces	6 spaces	7 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.

JL ARCHITECTURE
JASON LICHWICK ARCHITECTURE PLLC
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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. 6161-22-235997
8 South Clinton Street
Poughkeepsie, New York 12601

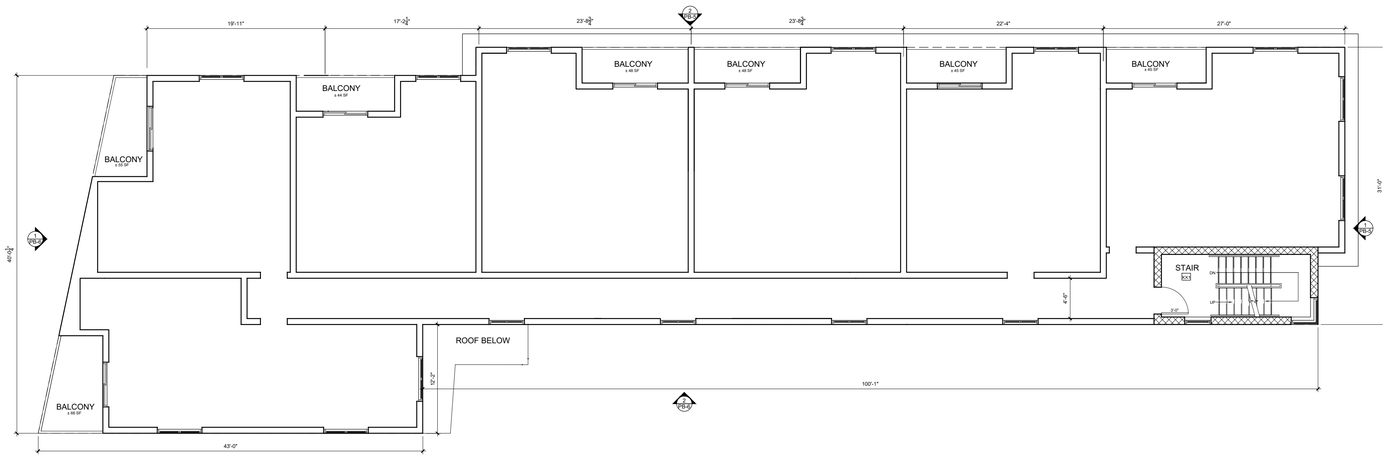
For Zoning Board of Appeals Review

Date: 04.30.2025

Revisions: 05.27.2025

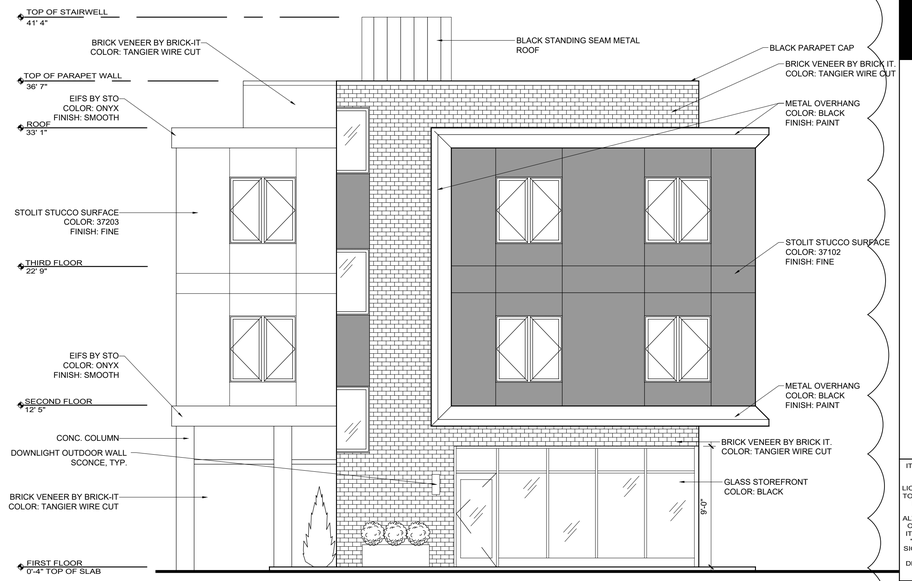
Drawn By: JL/HP

SP-1
Site Plan



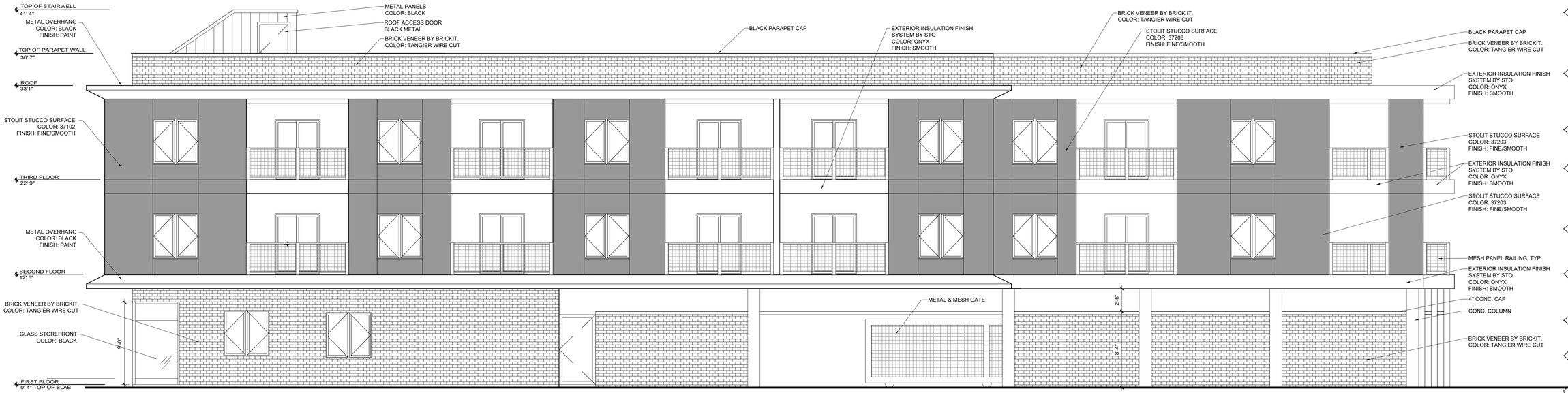
1 ZBA1 Proposed 2nd & 3rd Floor Layout

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"

JL ARCHITECTURE
JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 6
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
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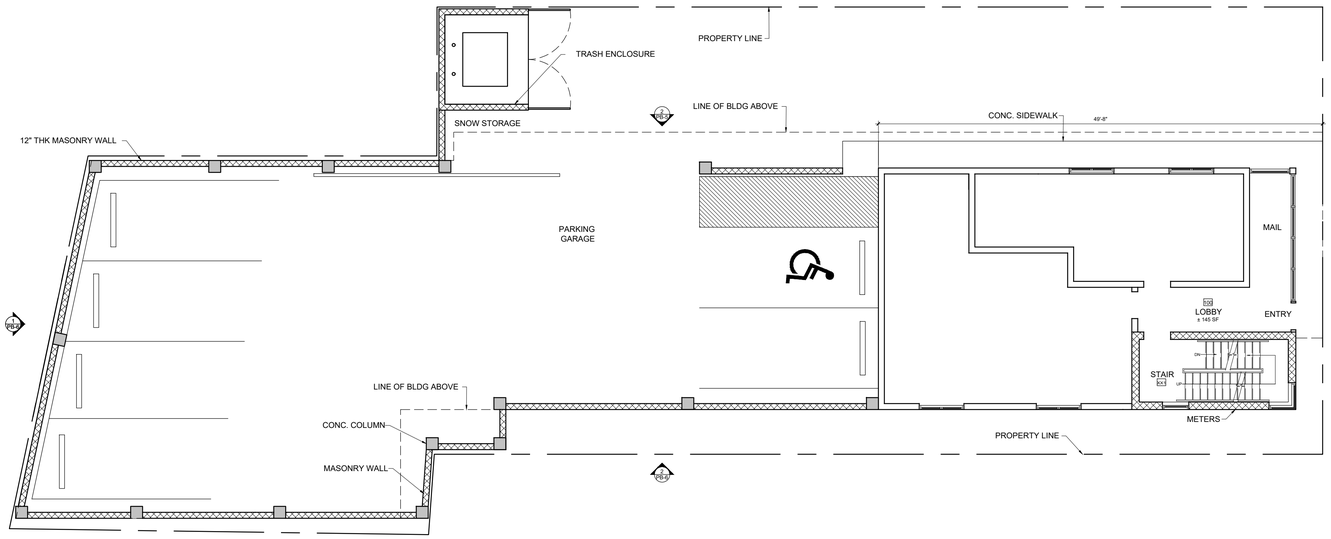
Revisions: 05.27.2025

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ZBA1

Elevations

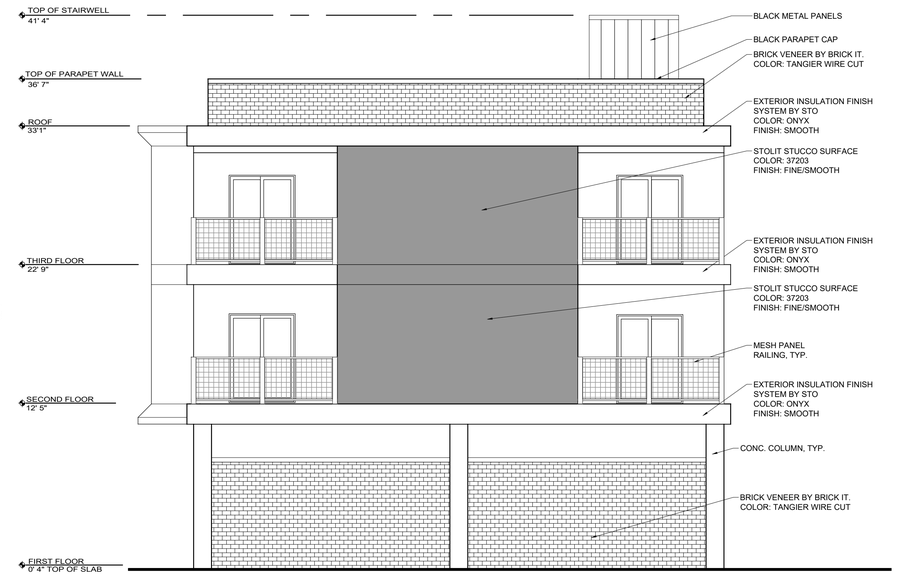
1



3 ZBA2

Proposed 1st Floor Layout

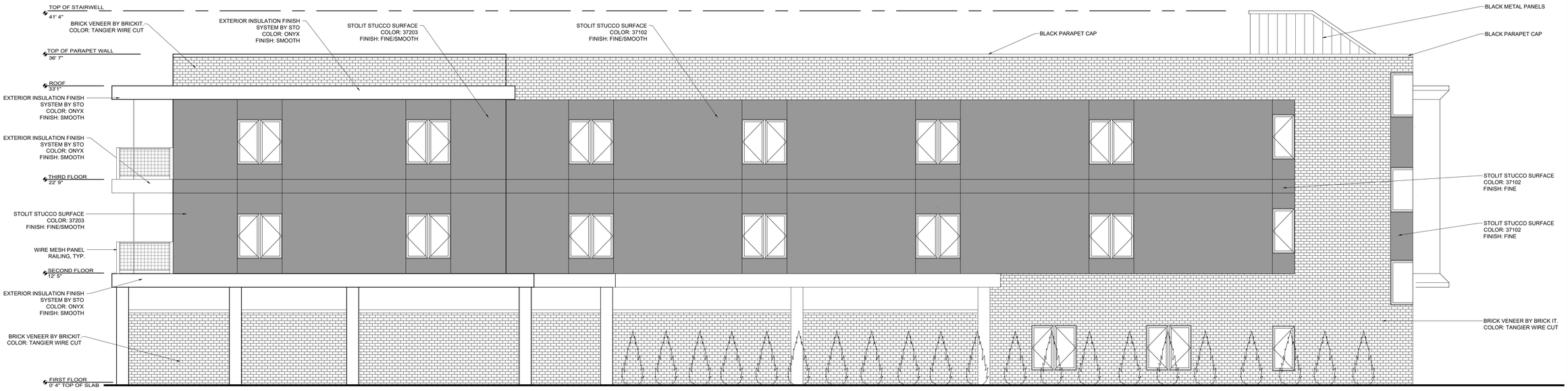
Scale: 1/8" = 1'-0"



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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Date: 04.30.2025

Revisions: 05.27.2025

Drawn By: JL/HP

ZBA2

Elevations

Prepared By:

VISIONRE
REALTY ADVISORS

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%**






ART

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

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 05/20/2025

PROJECT NAME: 8 South Clinton St

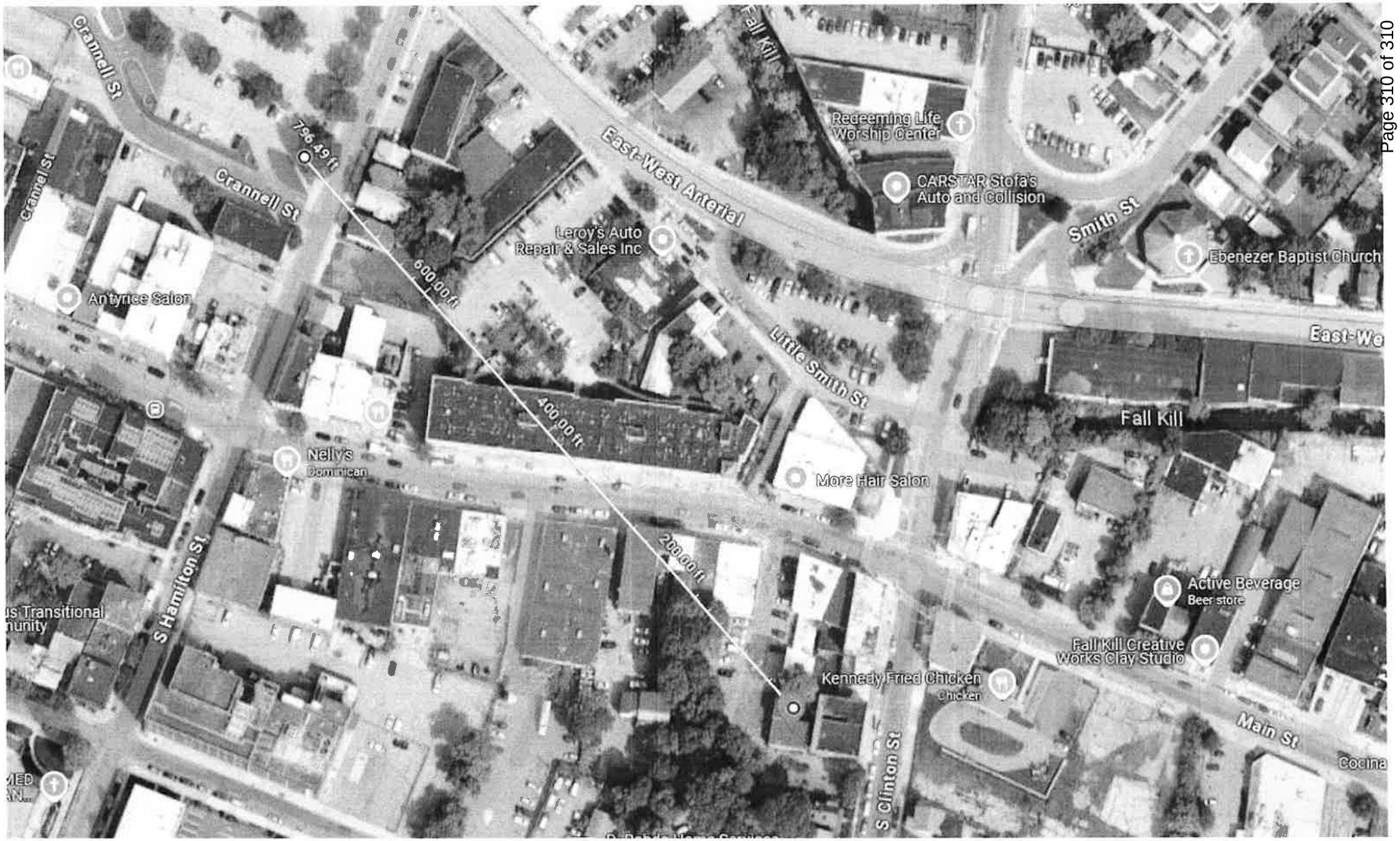
PROJECT ADDRESS: 8 South Clinton St

☐ **THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS**

☒ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:
I stand by my original site plan review as unacceptable. I see that the parking department approved the parking spaces at Little Smith and Crannell Street for this prokect. However, it is just shy of 800 feet "as the crow flies" from the proposed project to parking at Crannell Street(see attached). The parking situation around Clinton Square is already congested, with private business lots complaining their parking lots are being used by local residents due to the lack of parking in the area. Adding 16 units in this corridor will add to this parking issue.

JZ ~~APPROVED~~ **BY Captain John Zeltmann:**	**DATE:** 05/21/225


Crannell St
796.49 ft
Crannell St
Crannel St
East-West Arterial
Fall Kill
Redeeming Life Worship Center
CARSTAR Stofa's Auto and Collision
Smith St
Ebenezer Baptist Church
Leroy's Auto Repair & Sales Inc
600.00 ft
Antyrice Salon
Little Smith St
East-We
400.00 ft
Fall Kill
Nelly's
Dominican
More Hair Salon
S Hamilton St
200.00 ft
Active Beverage
Beer store
Fall Kill Creative Works Clay Studio
Kennedy Fried Chicken
Chicken
Main St
S Clinton St
Cocina