



**City of Poughkeepsie  
Waterfront Advisory Committee  
Meeting Agenda**

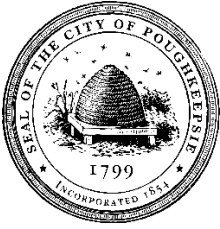
Common Council Chambers  
Wednesday, November 5, 2025  
5:30 PM

**I. APPROVAL OF MEETING MINUTES**

1. Approval of September 3rd, 2025 Meeting Minutes

**II. COMMITTEE BUSINESS**

1. Review of 141 N. Water Street
2. Old Business



## POUGHKEEPSIE WATERFRONT ADVISORY COMMITTEE

City of Poughkeepsie Planning Division  
62 Civic Center Plaza, 2<sup>nd</sup> Floor  
Poughkeepsie, NY 12602  
(845) 451-4055

### MINUTES OF THE SEPTEMBER 3<sup>rd</sup>, 2025 MEETING

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**Members Present:** Mike Young (Chair), Janet Ellsworth, Nicholas Kalogris and Mark Villanti

**Also Present:** Richard Distel, Planner

Meeting called to order: 5:32 PM

#### I. APPROVAL OF MEETING MINUTES

On a motion by Mike Young, seconded by Nicholas Kalogris, the Committee voted to receive in print and approve the June 4<sup>th</sup>, 2025, meeting minutes. The motion passed unanimously 4:0:0

#### II. INFORMATIONAL SESSION / LWRP REVIEW

Richard updated the Commission that the LWRP process with NY State and the Fall Kill Blueway Guidelines

Richard gave the Committee updates on a variety of Development projects.

A motion was made by Nicholas Kalogris and seconded by Mark Villanti to adjourn the meeting at 6:00 P.M.

**City of Poughkeepsie  
Waterfront Assessment Form (WAF)**

**A. INSTRUCTIONS**

- 1. Applicants, or, in the case of direct actions, City agencies shall complete this Waterfront Assessment Form for proposed actions which are subject to the LWRP Consistency Review Law. This assessment is intended to supplement other information used by a City agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.
- 2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the City of Poughkeepsie Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the offices of the City Clerk and posted on the city's website. A proposed action should be evaluated as to its beneficial and adverse effects upon the Waterfront Revitalization Area (WRA) and its consistency with the policy standards.
- 3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

**B. DESCRIPTION OF SITE AND PROPOSED ACTION**

- 1. Describe nature and extent of action:  

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Construction of a 56-unit multi-family development with accessory parking to serve the residents on parcel 6062-59-771405 in the City of Poughkeepsie. This property had site plan approval for a 20-unit development in January of 2021.

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- 2. Type of City agency action (check appropriate response):
  - a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)  

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Construction (site plan approval process)

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  - b. Financial assistance (e.g. grant, loan, subsidy)  

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N/A

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c. Permit, approval, license, certification

Seeking site plan approval

d. Agency undertaking action:

City of Poughkeepsie Planning Board

3. If an application for the proposed action has been filed with a City, the following information shall be provided:

a. Name of applicant

141 North Water Street LLC (c/o Natalie Quinn, KARC Planning Consultants)

b. Mailing address:

135 N Water Street, Poughkeepsie, NY 12601

c. Telephone number:

c/o ( 845 ) 874-7166

d. Property tax number:

6062-59-771405

e. Application number, if any:

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, which State or federal agency? \_\_\_\_\_

1. Location of action (Street or Site Description and nearest intersection):

N Water Street, City of Poughkeepsie

6. Size of site (acres): 1.028 acres

7. Amount (acres) of site to be disturbed: 0.94 acres

8. Present land use: Vacant

9. Present zoning classification: W - Waterfront

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): \_\_\_\_\_

The project site is located on top of a bluff overlooking the Hudson River. There is some rock outcropping to the south of the site, however, portions of the rock/bluff have been removed during construction activity on the neighboring parcel. No wetlands exist onsite.

11. Percentage of site that contains slopes of 15% or greater: 37.59%

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

(a) Name N/A

(b) Size (in acres) \_\_\_\_\_

13. Is the property serviced by public water? Yes  No

14. Is the property serviced by public sewer? Yes  No

**C. WATERFRONT ASSESSMENT** (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

	<u>YES</u>	<u>NO</u>
1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area as identified in the LWRP?	___	<input checked="" type="checkbox"/>
(a) Significant fish or wildlife habitats?	___	<input checked="" type="checkbox"/>
(b) Scenic resources of local or State-wide significance?	___	<input checked="" type="checkbox"/>
(c) Important agricultural lands?	___	<input checked="" type="checkbox"/>
(d) Natural protective features in a coastal erosion hazard area?	___	<input checked="" type="checkbox"/>
2. Will the proposed action have a significant effect upon:		
(a) Scenic quality of the waterfront environment?	___	<input checked="" type="checkbox"/>
(b) Development of future or existing water-dependent uses?	___	<input checked="" type="checkbox"/>
(c) Operation of the State's major ports?	___	<input checked="" type="checkbox"/>
(d) Land or water uses within a small harbor area?	___	<input checked="" type="checkbox"/>
(e) Designated State or federal freshwater wetlands?	___	<input checked="" type="checkbox"/>
(f) Commercial or recreational use of fish and wildlife resources?	___	<input checked="" type="checkbox"/>
(g) Existing or potential public recreation opportunities?	___	<input checked="" type="checkbox"/>
(h) Structures, sites or districts of historic, archaeological or cultural significance to the City, State or nation?	___	<input checked="" type="checkbox"/>
(i) Stability of the shoreline?	___	<input checked="" type="checkbox"/>
(j) Surface or groundwater quality?	___	<input checked="" type="checkbox"/>

3. Will the proposed action involve or result in any of the following:

- |     |  |     |     |
|-----|--|-----|-----|
| (a) | Physical alteration of land along the shoreline, underwater land or surface waters?  | ___ | ✓   |
| (b) | Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?   | ___ | ✓   |
| (c) | Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area?                      | ___ | ✓   |
| (d) | Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law?                    | ___ | ✓   |
| (e) | Mining, excavation, filling or dredging in surface waters?   | ___ | ✓   |
| (f) | Reduction of existing or potential public access to, or along, the shoreline?  | ___ | ✓   |
| (g) | Sale or change in use of publicly-owned lands located on the shoreline or underwater?  | ___ | ✓   |
| (h) | Development within a designated flood or erosion hazard area?  | ___ | ✓   |
| (i) | Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?                       | ✓   | ___ |
| (j) | Construction or reconstruction of erosion protective structures?   | ___ | ✓   |
| (k) | Diminished or degraded surface or groundwater quantity and/or quality?   | ___ | ✓   |
| (l) | Removal of ground cover from the site?<br>Existing cover consists of impervious gravel area, asphalt pavement, and overgrown grass area. | ___ | ✓   |

4. PROJECT

- |     |  | YES         | NO |
|-----|--|-------------|----|
| (a) | If a project is to be located adjacent to shore:   |             |    |
| (1) | Does the project require a waterfront location?  | ___ N/A ___ |    |
| (2) | Will water-related recreation be provided?   | ___ N/A ___ |    |
| (3) | Will public access to the foreshore be provided?   | ___ N/A ___ |    |
| (4) | Will it eliminate or replace a water-dependent use?  | ___ N/A ___ |    |
| (5) | Will it eliminate or replace a recreational or maritime use or resource?   | ___ N/A ___ |    |
| (b) | Is the project site presently used by the community neighborhood as an open space or recreation area?  | ___         | ✓  |
| (c) | Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities? | ___         | ✓  |

- |     |  |   |   |
|-----|--|---|---|
| (d) | Does the project presently offer or include scenic views or vistas that are known to be important to the community?                                | ✓ | — |
| (e) | Is the project site presently used for commercial or recreational fishing or fish processing?  | — | ✓ |
| (f) | Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?                                     | — | ✓ |
| (g) | Is the project located in a flood prone area?  | — | ✓ |
| (h) | Is the project located in an area of high coastal erosion?   | — | ✓ |
| (i) | Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?                                       | — | ✓ |
| (j) | Do essential public services or facilities presently exist at or near the site?  | ✓ | — |
| (k) | Will the project involve surface or subsurface liquid waste disposal?  | — | ✓ |
| (l) | Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?  | — | ✓ |
| (m) | Will the project involve shipment or storage of petroleum products?  | — | ✓ |
| (n) | Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?                          | — | ✓ |
| (o) | Will the project involve or change existing ice management practices?  | — | ✓ |
| (n) | Will the project alter drainage flow, patterns or surface water runoff on or from the site?  | ✓ | — |
| (p) | Will best management practices be utilized to control storm water runoff into waterfront waters?   | ✓ | — |
| (q) | Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates? | — | ✓ |
| (r) | Will the project affect any area designated as a tidal or freshwater wetland?  | — | ✓ |
| (s) | Will the project utilize or affect the quality or quantity of sole source or surface water supplies?   | — | ✓ |

D. **REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"** (Add any additional sheets necessary)

See attached.

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If you require assistance or further information in order to complete this form, please contact the City Planning Department.

**Please submit completed form, along with one copy of a site/sketch plan to:**

City of Poughkeepsie  
Building, Planning, and Zoning Department  
City Hall-2<sup>nd</sup> Floor  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

Preparer's Name (Please print) : Natalie Quinn

Affiliation: KARC Planning Consultants, agent for applicant

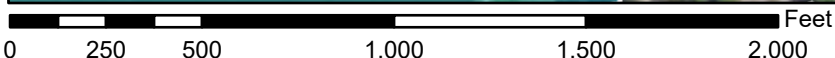
Telephone Number: (845) 874-7166

Date: 9/30/2025

# National Flood Hazard Layer FIRMMette



73°56'37"W 41°42'58"N



1:6,000

73°55'59"W 41°42'31"N

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) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		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 **7/11/2025 at 4:19 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.



City of Poughkeepsie  
Building, Planning, and Zoning Department  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

**Re: 141 N Water Street  
6062-59-771405  
City of Poughkeepsie  
Waterfront Assessment Form – Supplemental Responses and Consistency Review**

Below please find supplemental responses to the Waterfront Assessment Form as well as additional narrative and photo documentation to show compliance with select policies from the LWRP that are applicable to this proposed development at 141 N Water Street.

## **SUPPLEMENTAL RESPONSES TO WATERFRONT ASSESSMENT FORM**

As requested within the Waterfront Assessment Form, please find the below supplemental responses for items that were answered “yes” as well as items that were answered “no” that the applicant would like to include supporting information for.

*2.a. Will the proposed action have a significant effect upon scenic quality of the waterfront environment.*

**Response:** The subject parcel is currently cleared, underutilized, and lacks notable visual appeal. As it stands, the site does not contribute positively to the aesthetic character of the waterfront or surrounding area.

The proposed development is designed to be consistent with the city’s zoning code as well as the scale and architectural context of nearby newer construction buildings. By introducing a thoughtfully designed structure, the project will enhance the visual quality of the site and its surroundings. The new building is expected to improve the overall appearance of the waterfront area, replacing a visually unremarkable lot with a structure that contributes to the built environment in a positive and contextual way.

*3.h. Will the proposed action involve or result in development within a designated flood or erosion hazard area?*

**Response:** The proposed action is not within a designated flood zone, floodway, 100-year or 500-year floodplain. See attached FEMA Flood Map. The subject property sits upon a bluff, over 40 ft above the Hudson River shoreline.

*3.i. Will the proposed action involve or result in development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?*

**Response:** The proposed development is located on top of a rock bluff overlooking the Hudson River. Risk of erosion from flooding is minimal as the development is not located in a flood zone. Additionally, the development proposal includes stormwater management practices to protect against flooding and erosion on site. A drainage report has been included with the submission materials for this project.

*4.d. Does the project presently offer or include scenic views or vistas that are known to be important to the community?*

**Response:** The project site is not contained within a designated scenic viewshed. However, view of the Walkway Over the Hudson and the Highland Bluffs are visible from within the site. The project team has designed communal rooftop space and outdoor open space so that future residents will have access to these iconic Poughkeepsie views.

*4.i. Will any mature forest (over 100 years old) or other locally important vegetation be removed from the project?*

**Response:** The property is largely cleared for construction and does not have mature forests or locally important vegetation. Please see attached Habitat map from the City of Poughkeepsie Natural Resource Inventory.

*4.j. Do essential public services or facilities exist at or near the site?*

**Response:** The site is served by the City of Poughkeepsie Police and City of Poughkeepsie Fire Department. Mid Hudson Regional Hospital is within 0.65 miles from the site.

*4.n. Will the project alter drainage flow, patterns or surface water runoff on or from the site?*

**Response:** Stormwater runoff will be managed onsite. In fact, the design of a new stormwater management system onsite will reduce post-development runoff from what is currently flowing off the site in its current state. Please see the submitted site plan and Drainage Report for proposed stormwater management plans.

*4.p. Will best management practices be utilized to control storm water runoff into waterfront waters?*

**Response:** Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities

that may occur. Due to the fact that the proposed project sits on top of a rock bluff, green infrastructure technologies such as bioswales or rain gardens are not feasible as there is no where for the water to infiltrate. Thus, the appropriate methodology to manage stormwater onsite is to capture and treat runoff via the proposed underground chambers. Please see the submitted Site Drainage Plan (SD-1) within the site plan set and Drainage Report for proposed stormwater management plans.

## **LWRP POLICY CONSISTENCY**

**Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.**

The subject parcel is presently cleared, vacant and underutilized, with limited visual appeal. As it stands, the site does not contribute positively to the aesthetic character of the waterfront or surrounding area. We believe the proposed project is consistent with Policy 1 in that it will redevelop a currently underutilized waterfront parcel and add much needed housing and parking within the waterfront area. Residential development is compatible with and essential to commercial and recreational uses in the waterfront area because new residents will frequent and support waterfront businesses while additional property tax revenue to the city can support park maintenance and improvements.

**Policy 2 – 21:** The project is either consistent or not applicable with policies 2 through 21

**Policy 22: Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.**

The proposed 56-unit residential development is in a position to support water-related recreation along the Hudson River. The project will introduce new residents within walking distance of the City's waterfront walkways and open spaces, increasing regular use and ensuring these resources remain active and well utilized. However, due to the project's location on top of a bluff 40 feet above the shoreline, the property is not physically suited to provide water-related recreational uses.

The project does not conflict with or restrict recreational access to the waterfront. Instead, it reinforces the investment in these amenities by providing a new residential base that will benefit from them and advance the goal of promoting water-related recreation along the Hudson River.

**Policy 23: Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.**

The main historic resource within 500 feet of the proposed development is the Walkway Over the Hudson, a nationally significant structure and cultural destination. The project site is visible from the Walkway; however, the building has been carefully designed to ensure compatibility with the setting and views from this historic resource. Other historic resources, such as Upper Landing Park and the Hoffman House are over 900 ft from the project site and not visible from the site.

The proposed 56-unit residential building incorporates appropriate scale, massing, and modern architectural design that complements the surrounding urban fabric without detracting from the visual prominence or integrity of the Walkway. The project does not alter the structure or function of the Walkway, nor does it impede public access or diminish the cultural experience it provides.

**Policy 24: Prevent impairment of scenic resources of statewide significance.**

The Walkway Over the Hudson is recognized as both a historic and scenic resource of statewide significance, providing expansive views of the Hudson River, surrounding landscape, and City of Poughkeepsie. The proposed 56-unit residential development is located within view of the Walkway; however, it has been designed in a manner that avoids impairment of the scenic quality of this resource. The building's siting and scale are consistent with the surrounding urban waterfront context and do not obstruct or diminish the expansive river and landscape views that define the scenic character of the Walkway. Rather than impairing scenic quality, the project contributes to the ongoing revitalization of the City's waterfront in a manner that highlights the Hudson River as the defining feature of the landscape.



**Image 1: View from the Walkway Over the Hudson looking North toward 141 North Water Street.**

The LWRP identifies several additional scenic resources from which the proposed project may be partially visible at certain times of year; however, given the distance between these resources and the project site, it is unlikely that the development will result in any impairment of views.

**Policy 25: Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.**

As stated in the LWRP, the goal of this policy is to protect views of the Hudson River, the valley and the wooded bluffs of the Esopus/Lloyd SASS as viewed from the immediate riverfront and City parks. The proposed development has been designed to respect and maintain the scenic quality of local resources that contribute meaningfully to the character of the City of Poughkeepsie. The project's location within the urban waterfront context ensures that it will appear as a compatible addition to the existing built environment, without encroaching upon or diminishing river or bluff views that define the area's scenic quality. By replacing an underutilized parcel with a thoughtfully designed residential building, the project enhances the overall appearance of the site while maintaining the integrity of surrounding viewsheds.

Below are photos taken towards the project site from areas of local significance identified in Figure II-9 of the LWRP:



**Image 2: View from Kaal Rock Park looking North toward 141 North Water Street.**



**Image 3: View from Kaal Rock Point looking North toward 141 North Water Street.**



**Image 4: View from the Mid-Hudson Bridge looking North toward 141 North Water Street.**



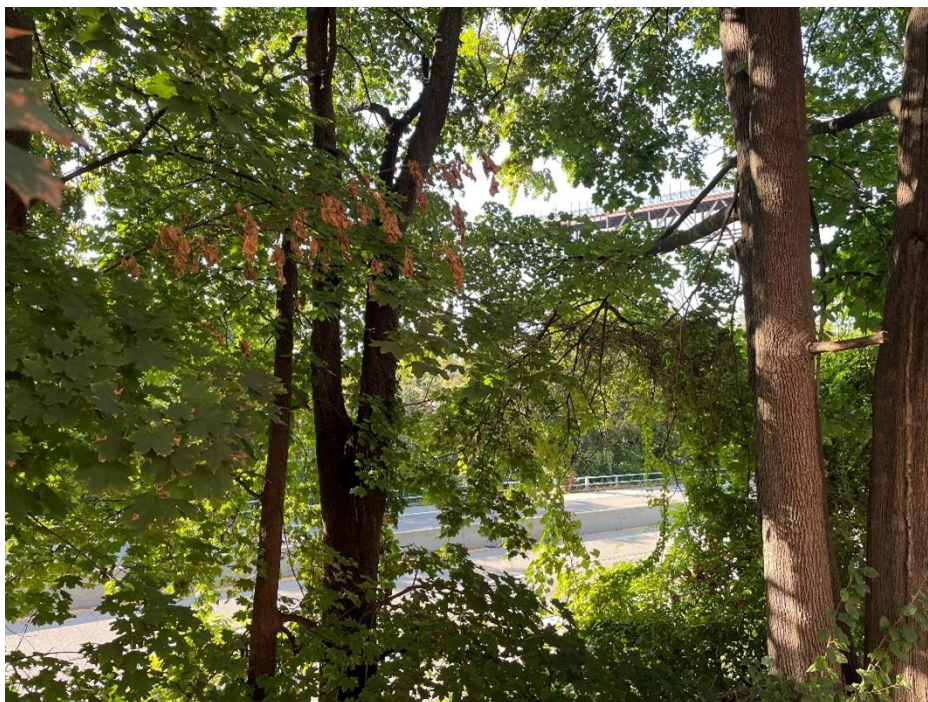
**Image 5: View from the Walkway Over the Hudson looking North toward 141 North Water Street.**



**Image 6: View from Railroad Track Overpass looking North toward 141 North Water Street.**



**Image 7: View from Waryas Park looking North toward 141 North Water Street.**



**Image 8: View from Our Lady of Mount Carmel looking Northwest toward 141 North Water Street.**



Image 9: View from the middle of the Hudson River looking East toward a rendered 141 North Water Street.

**Policy 26 – 32:** The project is either consistent or not applicable with policies 26 through 32

**Policy 33:** Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Stormwater runoff will be managed onsite. In fact, the design of a new stormwater management system onsite will reduce post-development runoff from what is currently flowing off the site in its current state. Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities that may occur. Due to the fact that the proposed project sits on top of a rock bluff, green infrastructure technologies such as bioswales or rain gardens are not feasible as there is no where for the water to infiltrate. Thus, the appropriate methodology to manage stormwater onsite is to capture and treat runoff via the proposed underground chambers. Please see the submitted Site Drainage Plan (SD-1) within the site plan set and Drainage Report for proposed stormwater management plans.

Stormwater and sewer will be directed to separate systems, so there will be no impact on combined sewer overflows.

**Policy 34 – 44:** The project is either consistent or not applicable with policies 34 through 44