City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda

Common Council Chambers
Monday, November 10, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. FORTHCOMING

III. ADJOURNED APPLICATION REVIEW

1. 105 ALBANY STREET: AREA VARIANCE

IV. ADJOURNED APPLICATION PUBLIC HEARINGS

1. 22 PERSHING AVENUE: USE VARIANCE - Applcation withdrawn
2. 100 NORTH HAMILTON STREET: AREA VARIANCE
3. 20 LEXINGTON AVENUE:AREA VARIANCE
4. 16 PERSHING AVENUE: AREA VARIANCE
5. 185 SMITH STREET: AREA VARIANCE

V. PUBLIC HEARINGS & DELIBERATIONS

1. 17 SOUTH HAMILTON STREET: AREA VARIANCE

Application for area variance relative to the proposed expansion and reuse of the property at 17 South Hamilton Street requiring a variance of Section 19-6.2(12)(b) requiring 23 parking spaces where 0 parking spaces are proposed and a waiver of 10 parking spaces is requested from the Planning Board. Owner/ Applicant: Y&S Group NY LLC; Consultant:

KARC Planning Consultants; Grid #6162-78-166012; Zone: PID-B File #ZBA2025-026

2. 47 SOUTH GRAND AVENUE: AREA VARIANCES

Application for area variances relative to the construction of a carport and two pergolas on the property at 47 South Grand Avenue, requiring variances of Section 19-2.1(3)(g) to allow accessory structures closer than 5 feet to the property line. Owner/Applicant: Mario Cesareo; Grid #6161-41-623723; Zoning District: RNA; File #ZBA2024-013

3. 101 SOUTH GRAND AVENUE: AREA VARIANCE

Application for area variances relative to the paving of two parking spaces requiring a variance of Section 19-2.1(2) allowing for a maximum driveway width of 15 feet, to allow for a driveway width of 61 feet, and Section 19-6.2(4)(b) requiring that where a parking area for three or more vehicles faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center shall be provided between the parking area and the street or property line, to allow for no landscaping between the parking area and Fountainbrook Avenue. Owner/Applicant: Charlotte Trotter; Grid: #6161-49-586580; District:R2; File #: ZBA2025-002

4. 136 PARKER AVENUE: AREA VARIANCE

Application for area variance relative to the proposed conversion of the former office building at 136 Parker Avenue to five (5) dwelling units, requiring variances of Section 19-4.2(5)(c) to allow less than 40% transparency on the ground floor and less than 25% transparency on the upper stories. Owner/Applicant: DNH Valley LLC/Hammad Ahmed; Consultant: Amy Bombardieri/Day Stokosa Engineering, LLC; Grid #6162-55-257435; Zoning District: Walkway Gateway (WG); File #ZBA2025-030

5. 12 DUANE STREET: AREA VARIANCE

Application for area variance relative to the proposed conversion of a single-family dwelling to a two-family dwelling at 12 Duane Street, requesting a variance of Section 19-6.2(11)(a) of the Zoning Code which requires a minimum of four (4) off street parking spaces to allow no off-street parking. Owner: Ruben Ronda: Applicant/Consultant: Jason Lichwick Architecture PLLC; Grid # 6062-68-884319; Zoning District: RNC: File #2025-031

6. 141 N WATER STREET: INTERPRETATION

Application for interpretation relative to the proposed construction of a 56-unit multiple dwelling on the property at 141 North Water Street, and whether or not the definition of “story” provide in Section 19-10 of the Zoning Code was intended to reference average grade. The definition

reads: That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between any floor and the ceiling next above it. If the finished floor level directly above a basement is more than six feet above grade, such basement shall be considered a “story.” Owner/Applicant: 141 North Water Street LLC; Consultant/Agent for Owner: Natalie Quinn, KARC Consulting; Grid #6062-59-771405/783401/780411; Zoning District: Waterfront (W) File #ZBA2025-032

7. 10 GRAND STREET: AREA VARIANCE

Application for area variance relative to the conversion of the attic of the two family dwelling on the property to an additional dwelling unit. The property also contains a carriage house that was converted to a single-family dwelling. The result would be a property containing four dwelling units in two building. The conversion requires a variance of Section 19-2.4(2)(a) requiring 7000 square feet of lot area to allow 5400 square feet. Owner/Applicant: 10 Grand Street LLC/Peter Clark; Consultant: Mazzarelli Architecture and Planning; Grid #6062-84-960084; Zoning District: RND; File #ZBA2025-035

VI. BOARD BUSINESS

1. Approval of 2026 Meeting Schedule

VII. ADJOURNMENT

1. Meeting Adjourned to Tuesday December 9, 2025

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: 17 S Hamilton, Poughkeepsie NY 12601

ZONING DISTRICT: PID-B

OWNER INFORMATION:

Name: Y & S Group NY LLC
Address: 4217 16th Ave
Brooklyn, NY 11204
Phone: c/o 845-874-7166
Email:

APPLICANT INFORMATION:

Name: Same as owner
Address:
Phone:
Email:

CONSULTANT INFORMATION:

Name: Natalie Quinn, KARC Planning Consultants
Address: PO Box 924
Poughkeepsie, NY 12602
Phone: 845-874-7166
Email:

SUBJECT OF APPEAL

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

Name and title of agent: Judith Knauss , City of Poughkeepsie Deputy Zoning Administrator

Date of decision/determination/violation: August 8, 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: 17 S Hamilton

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(12)(b)	23 Parking Spaces Required	0 spaces proposed (Variance of 13 Parking Spaces)

VARIANCE REQUEST JUSTIFICATION See attached cover letter

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: 17 S Hamilton

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

August 12, 2025
DATE

Natalie Quinn, agent for applicant
Print Name

Revised 12/24: Previous Editions Obsolete

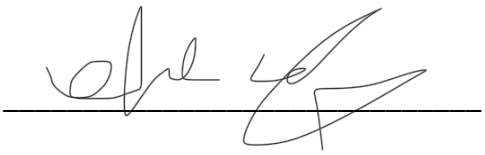
KARC
PLANNING CONSULTANTS, INC.

July 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 Y & S Group NY LLC, property owner of 17 S Hamilton St (Lot 166012), 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: Friday, August 8, 2025 4:26 PM
To: Natalie Quinn; Jozlyn Young
Cc: Tyler Maegerle; Richard Distel; Lori Garcia; Europa McGovern
Subject: 17 North Hamilton Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Quinn:

The Development Department is in receipt of an application for site plan review relative to the proposed construction of a two-story addition to the existing two story building at 17 South Hamilton Street (the property currently consists of a four-story and a two story portion), which will result in a total of 21 dwelling units. The building also contains ground floor commercial use which are proposed to be either retail or personal service.

The property is located in the PID-B Zoning District. The use is permitted, pursuant to the provisions of Section 19-5.5 "Principal Use Table." Review of the project for compliance with the applicable provisions of the Zoning Code reveals the following deficiencies:

1. Section 19-6.2(12)(b) requires that 18 off-street parking spaces be provided for the residential use (.75 per unit plus 1 visitor parking space per every 10 units). The required parking for the commercial component cannot be accurately calculated unless the use is known, as the requirement is based on use. The two uses mentioned are retail, which requires 1 per 500 square feet of gross floor area, and personal service, which is 1 space 350 square feet of gross floor area, 5 spaces would be required. Therefore, the project requires a total of 23 off-street parking spaces. None are provided.
2. Section 19-6.2(10) requires that 3 bicycle parking spaces be provided. Four are claimed, though their location None appeared to be indicated on the plans.

Based on #1 above, the application is hereby denied.

In your cover letter, you indicate that the plan for the off-street parking is to request a waiver from the Planning Board for the "new" portion of the requirement, and to request a variance from the Zoning Board of Appeals for the original requirement. On the application form, it is noted that the possibility of leasing spaces from the owner of 88 Cannon Street is being explored.

Please be advised that for the purposes of SEQRA, the application has been classified as an Unlisted action. Be further advised, however, that if both a waiver and a variance for the off-street parking requirement are proposed, the review would be coordinated. If only a parking waiver was required, the review would be uncoordinated. Should the review be coordinated, it would be necessary to file the Zoning Board of Appeals application. Once that application has been received, the matter will be referred to the Planning Board for declaration of lead agency and circulation to involved agencies. Should the request be solely for a waiver, the application would be forwarded to the Planning Board without the need for declaration and circulation.

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

Very truly yours,
Judith Knauss

Deputy Zoning Administrator

KARC
PLANNING CONSULTANTS, INC.

October 31, 2025

Scott Parker, ZBA Chairman
Lori Garcia, Board Administrative Assistant
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 17 S Hamilton St
Parcel No. 131300-6162-78-166012
City of Poughkeepsie
Area Variance Application

Dear Mr. Parker and Ms. Garcia:

As you are aware, the applicant proposes modifying the existing building at 17 S Hamilton Street (Lot 166012), which currently consists of two sections: a 4-story northern portion and a 2-story southern portion. The project involves raising the southern portion to 4 stories and continuing to use the property as a mixed-use building with commercial and residential uses. The project as proposed includes 21 residential dwelling units and 4 ground floor commercial spaces. The 0.083-acre property is located within the Poughkeepsie Innovation District – B (PID-B).

Because the existing building footprint occupies nearly the entire site, no on-site parking can be accommodated. Under the current zoning, the proposed program would require 23 parking spaces. However, it is important to note that the building has historically functioned with 6 commercial spaces and 10 residential units without any dedicated off-street parking.

The applicant is seeking a partial parking variance for the 13 parking spaces associated with the existing commercial and residential uses that have historically operated without any on-site parking. For the 10 new spaces associated with the proposed 11-unit expansion, the applicant will pay a fee-in-lieu of parking to the Planning Board.

Financial Feasibility

At its September meeting, the Zoning Board of Appeals requested that the applicant provide additional information demonstrating that no other viable alternatives exist besides seeking the variance. Specifically, the Board asked whether payment of the fee-in-lieu for all required 23 spaces could be considered a feasible option. To respond, the applicant prepared a comparative financial analysis of four development scenarios, summarized in the table below.

The scenarios below evaluate the effect of different parking compliance approaches on total project cost and investment feasibility. This supplemental analysis also evaluates a rehabilitation-only scenario to confirm that even without the proposed expansion, the project cannot achieve financial feasibility.

	Scenario	Description	Fee-in-Lieu	Total Cost	NOI	Cash Flow	Cash-on-Cash Return	Feasibility
1	**Partial Parking Variance (Applicant's Request)**	Variance for 13 existing spaces; pay fee for 10 new spaces	$10,000	$969,500	$70,564	$8,997	3.7%	*Feasible*
2	**No Variance / Full Fee-in-Lieu**	Pay fee for all 23 spaces	$115,000	$1,074,500	$70,564	$2,330	0.9%	*Infeasible*
3	**Reduced Variance (Variance for 10, Pay Fee for 13)**	Pay higher fee tier ($3,000 × 13 = $39,000)	$39,000	$998,500	$70,564	$6,000	2.5%	*Marginal / Not Viable*
4	**Rehabilitation Only**	Renovate existing 10 res. + 6 comm. units, no addition	—	$480,000	$15,480	$7,480	2.5%	*Limited impact*

Although the fee-in-lieu of parking is a one-time cost, it directly increases total development cost and therefore the required financing and annual debt service. As summarized above, only Scenario 1 (the requested partial parking variance for 13 spaces) achieves a feasible rate of return while maintaining a proportional contribution to the City's parking fund. The other scenarios either render the project financially infeasible or fail to advance the City's housing and reinvestment goals.

Although a 3.7% cash-on-cash return may appear modest, this level of performance is within the acceptable range for a small, infill redevelopment project with limited risk exposure, particularly where the property is already owned by the applicant and the infrastructure is largely in place. It represents a thin but achievable return that is sufficient to support financing and justify private reinvestment.

By contrast, returns in the range of 0.9–2.5% (Scenarios 2–4) fall below the thresholds under which lenders and investors are willing to commit capital. Most conventional financing sources for mixed-use or multifamily projects require a minimum cash-on-cash return of approximately 6–8% to cover interest, reserves, and market risk. When returns fall below roughly 4%, lenders typically view the project as marginal, often requiring additional equity, higher interest rates, or denying financing altogether.

In this case, Scenario 1 reflects the minimum viable level of relief necessary to make redevelopment feasible in that it generates enough return to meet debt-service coverage ratios

and justify proceeding, while Scenarios 2–4 do not. Requiring payment of the full or partial additional fees would effectively eliminate any ability to obtain financing or attract private investment, leaving the site under-utilized.

Conclusion

The 13 parking spaces associated with the existing commercial and residential uses have historically functioned without any on-site parking. Requiring payment of the full fee-in-lieu for these existing spaces would impose an unnecessary financial burden that prevents reasonable redevelopment of the property. Granting the variance for these 13 spaces while requiring payment of the fee-in-lieu for the 10 new spaces represents the minimum variance necessary to make the project financially feasible while ensuring a proportional contribution toward public parking improvements.

Finally, it is important to note that the City's new practice of requiring payment of a parking fee for existing, historically developed buildings directly contradicts the Comprehensive Plan's stated goals of encouraging rehabilitation, reinvestment, and adaptive reuse downtown. Imposing new parking costs on long-established uses effectively discourages private investment in the very types of mixed-use rehabilitation projects that the Innovation District was created to promote.

In a downtown such as Poughkeepsie—where revitalization depends on activity, new housing, and street-level vibrancy—the focus should not be on parking supply, but on reactivating underutilized buildings and creating walkable urban form. Cities across the nation, including nearby Beacon, have eliminated or significantly reduced parking requirements in their downtown areas, recognizing that market-driven solutions, shared parking, and proximity to transit provide more effective and equitable outcomes than rigid parking ratios.

In short, the requested variance is consistent with both the economic realities of redevelopment and the City's long-term vision for a vibrant, transit-accessible downtown. Moreover, the applicant believes that through both our original submission and this supplemental analysis the project clearly meets the balancing test criteria for an area variance, demonstrating that the benefit to the applicant outweighs any potential detriment to the neighborhood or community. Granting this variance will directly advance the City's goals for adaptive reuse, reinvestment, and the continued revitalization of the Poughkeepsie Innovation District.

We respectfully request to be placed on the November 10, 2025 Zoning Board of Appeals meeting to continue discussion of the requested variance. Please advise if you require anything further to complete your review.

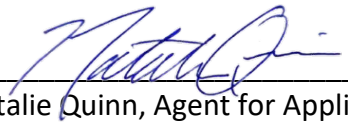
KARC
PLANNING CONSULTANTS, INC.

Enclosed, please find the following:

1. Cover Letter and Justification prepared by KARC Planning Consultants, Inc.
2. Financial Documentation prepared by the Applicant

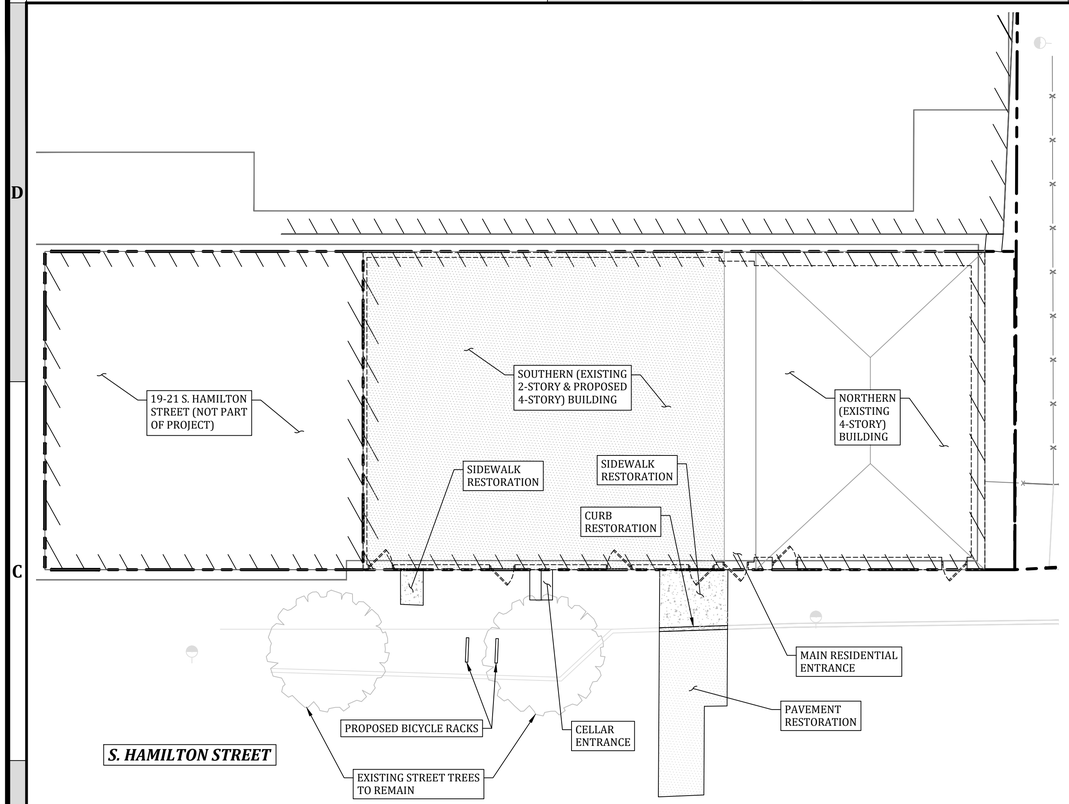
Thank you.

Sincerely,

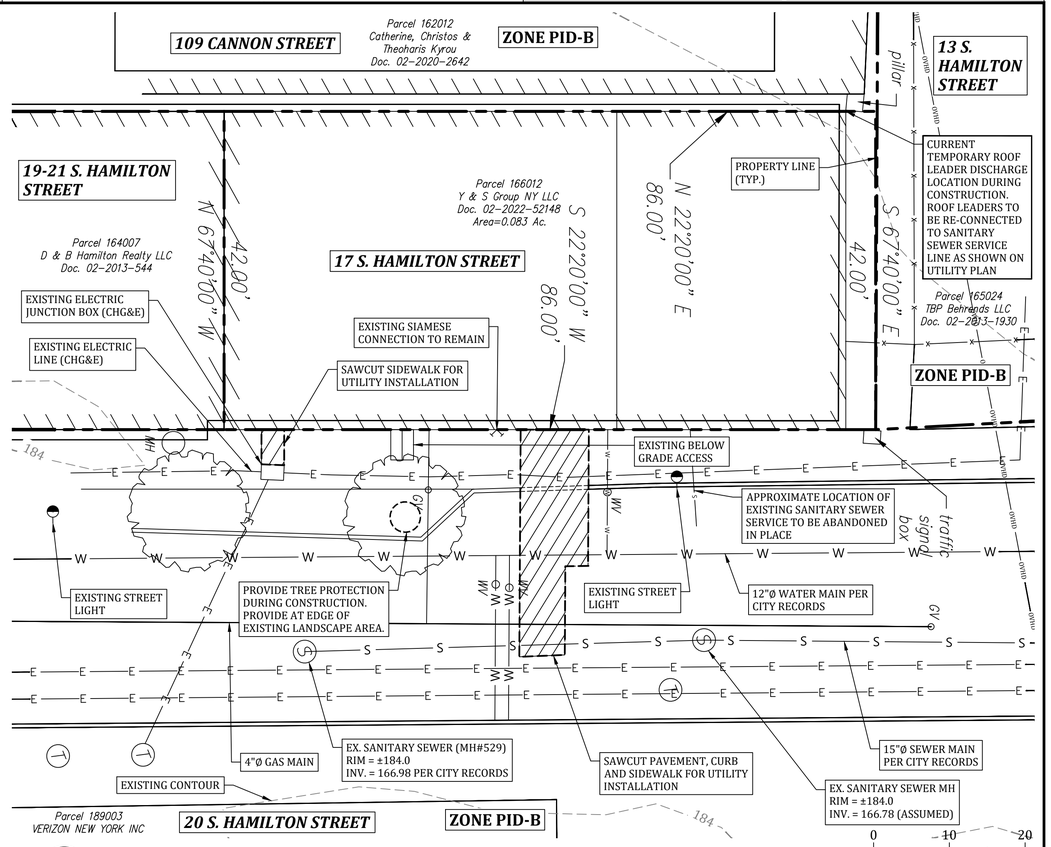


Natalie Quinn, Agent for Applicant

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified



1 OVERALL SITE PLAN
SCALE: 1" = 10'



1 EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 10'

ZONING COMPLIANCE - PID-B "POUGHKEEPSIE INNOVATION DISTRICT B"

DESCRIPTION	PRINCIPAL PERMITTED USES	LOT AREA		LOT WIDTH	LOT COVERAGE	OUTDOOR ACTIVITY SPACE	PRIMARY STREET SETBACK	BUILD TO FRONTAGE	BUILDING SIDE YARD	BUILDING REAR YARD	BUILDING HEIGHT	PRIMARY STREET FACING BUILDING WIDTH	GROUND STORY HEIGHT	DISTANCE BETWEEN STREET FACING ENTRIES
UNITS	MIXED-USE RETAIL/RESIDENTIAL	(SQ. FT.)	(AC.)	(FT) MIN.	(%) MIN.	(%) MIN.	(FT.) MIN. / MAX.	(%) MIN.	(FT.) MIN. / MAX.	(FT.) MIN.	(STY./FT.) MAX.	(FT.) MAX.	(FT.) MAX.	(FT.) MAX.
REQUIRED		N/A	N/A	N/A	60	10[1]	0 / 15	80	0 / 11	8.0	6 / 81	225	14	50
EXISTING CONDITION	10 DWELLING UNITS & 6 COMMERCIAL UNITS	3,612	0.08	N/A	100	WAIVED	0	100	0	0.0[2]	2 / 20.9[3] 4 / 53.6	82.1	10.6	22.2
PROPOSED CONDITION	21 DWELLING UNITS & 5 COMMERCIAL UNITS	3,612	0.08	N/A	100	WAIVED	0	100	0	0.0[2]	4 / 44.3[3] 4 / 53.6	82.1	10.6	22.2

[1]MINIMUM REQUIREMENTS ARE WAIVED FOR LOTS UNDER 5,000 SQ. FT.
[2]PRE-EXISTING, NON-CONFORMING CONDITION.
[3]SOUTHERN BUILDING.

OFF-STREET PARKING REQUIREMENTS

DECRIPTION	VEHICLE PARKING SPACES	BICYCLE PARKING SPACES
MINIMUM REQUIRED	MULTI-FAMILY: 0.75 SPACES/UNIT = 0.75*21 UNITS + 1 VISITOR SPACE PER 10 UNITS = 19 SPACES GENERAL RETAIL: 1 SPACE/500 SF = 1,445 SQ. FT/500 = 3 SPACES TOTAL SPACES = 19 + 3 = 22 SPACES	10% OF REQUIRED VEHICLE PARKING = 0.1*22 = 3 SPACES
EXISTING CONDITION	0*	0*
PROPOSED CONDITION	0	4

**PRE-EXISTING, NON-CONFORMING CONDITION.*

USDA/NRCS SOIL DATA CHART

SOIL SYMBOL	DESCRIPTION	SPECIAL PROPERTIES
Ur	URBAN LAND - VARIABLE SUBSTRATUM	*Assumed Hydrologic group D*

SPECIAL EMERGENCY ACCESS NOTE
A KNOX BOX SHALL BE PROVIDED FOR EMERGENCY ACCESS TO EACH UNIT (EITHER MASTER KEY OR SEPARATE KEYS).

SPECIAL TREE PROTECTION NOTE
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 BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

2 PROPOSED CONSTRUCTION SEQUENCE
C1101

THIS PROJECT INVOLVES THE EXPANSION OF AN EXISTING MIXED-USE BUILDING. THE PROJECT REQUIRES THE INSTALLATION OF NEW UTILITIES TO SERVE THE RESIDENTIAL AND COMMERCIAL USES INCLUDING A DOMESTIC AND FIRE SUPPRESSION WATER SERVICE, SANITARY SEWER SERVICE, ROOF DRAINAGE PIPE, UNDERGROUND ELECTRIC, AND UNDERGROUND COMMUNICATIONS. THE STORMWATER FROM THE EXISTING BUILDING'S ROOF IS CURRENTLY DIRECTED TO THE SANITARY SEWER. SINCE THE FOOTPRINT OF THE IMPERVIOUS AREAS IS NOT CHANGING, THE STORMWATER WILL CONTINUE TO BE CONVEYED TO THE SANITARY SEWER SYSTEM.

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 TREE PROTECTION WITH ORANGE CONSTRUCTION FENCE.
5. 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, AND COMMUNICATION SERVICE.
6. PROCEED WITH ADDITIONAL DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., REMOVAL OF CURBING, AND CONCRETE SIDEWALK) AND NOTIFY ENGINEER/MUNICIPALITY/UTILITY COMPANIES FOR INSPECTION OF INSTALLED UNDERGROUND UTILITIES.
7. PROCEED WITH RESTORATION OF ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
8. FINALIZE CONSTRUCTION INCLUDING HARDSCAPING (I.E., PAVEMENT, PATIOS, WALKWAYS)
9. REQUEST CERTIFICATE OF OCCUPANCY.

3 SITE SPECIFIC NOTES
C1101

1. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A COMBINATION OF A LAND SURVEY PREPARED BY CARNEY RHINEVAULT, LS DATED OCTOBER 2, 2024 AND ENTITLED "MAP OF A PROPERTY OF Y & S GROUP NY LLC"; NYSGIS AERIAL IMAGERY; NYSGIS TOPOGRAPHY (DATUM NAVD-1929); AND VISUAL OBSERVATIONS BY TEED ENGINEERING, PLLC ON JULY 23, 2025.
2. ADDITIONAL INFORMATION SHOWN HEREON IS TAKEN FROM INFORMATION OBTAINED FROM CITY OF POUGHKEEPSIE & CENTRAL HUDSON GAS & ELECTRIC RECORDS.
3. THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN PER FIRM MAP NUMBER 36027C0358E.
4. THE SITE IS LOCATED WITHIN THE HUDSON RIVER WATERSHED.
5. NO EXISTING EASEMENT, RIGHT-OF-WAYS, SETBACKS, RESERVATION, OR COVENANTS WERE NOTED ON SURVEY.
6. NO WATERCOURSES, MARSHES, ROCK OUTCROPS OR WETLANDS EXIST ON SITE.

LIST OF SHEETS

INCLUDED	SHEET NO.	OF	TOT. SHEETS	SHEET ID	SHEET NAME
+	1	OF	9	C1101	SITE PLAN, EXISTING CONDITIONS & DEMOLITION PLAN
+	2	OF	9	CU101	GRADING, DRAINAGE & UTILITY PLAN
+	3	OF	9	CU501	DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS
+	4	OF	9	CU502	CITY OF POUGHKEEPSIE STANDARD RIGHT-OF-WAY DETAILS
+	5	OF	9	CU503	CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS
+	6	OF	9	CU504	CHG&E STANDARD UTILITY DETAILS
+	7	OF	9	CU521	MAINTENANCE AND PROTECTION OF TRAFFIC
+	8	OF	9	CU522	MAINTENANCE AND PROTECTION OF TRAFFIC
+	9	OF	9	CU523	MAINTENANCE AND PROTECTION OF TRAFFIC

SPECIAL FINANCIAL CAPABILITY NOTE
The applicant has the financial capability to complete the proposed development.

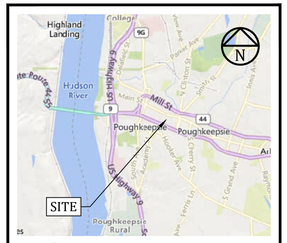
APPLICANT INFORMATION
Y & S Group NY LLC
4217 16th Avenue
Brooklyn, NY 11204

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'

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

SCAN HERE

UDIG·NY
SAFE DIGGING STARTS HERE

PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

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	07/29/2025

SHEET TITLE:
SITE PLAN, EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NAME AND ADDRESS:
Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
1" = 10'	2505003
SHEET NO.:	SHEET ID.:
1 OF 9	CI101

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LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/28/2025 12:35 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:

17 S Hamilton

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

17 S Hamilton St Poughkeepsie, NY 12601 (Parcel 131300-6162-78-166012) ATTACHMENT A - PARCEL CARD

Brief Description of Proposed Action:

The applicant is seeking to raise the southern portion of the existing 2-story building to 4-stories for mixed-use commercial with residential. The northern portion of the building is an existing 4-story building that will only contain renovations to the ground floor, no improvements are proposed for floors 2-4 of the northern portion. The northern and southern sections of the building will not be internally linked.

Name of Applicant or Sponsor:	Telephone: c/o 845-874-7166
Y & S Group NY LLC	E-Mail: c/o natalie@karcpc.com

Address:

4217 16th Ave

City/PO:	State:	Zip Code:
Brooklyn	NY	11204

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Poughkeepsie (Site Plan Approval), ZBA (possible area variances)	☐	☑

3. a. Total acreage of the site of the proposed action? 0.083 acres
   b. Total acreage to be physically disturbed? 0.006 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.083 acres

(275 SF for utility connections) The parcel, as it exists, is fully built-out with 100% lot coverage, including impervious surfaces.

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? ATTACHMENT B - COMPREHENSIVE PLAN	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☑	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
The proposed action will meet the state energy code requirements. _____	☐	☑	
_____			
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☑	
_____			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☑	
_____			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☑	
The project parcel is not a Historic building. See ATTACHMENT C - CRIS MAP for details.			
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

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

☐ Wetland ☑ Urban ☐ Suburban

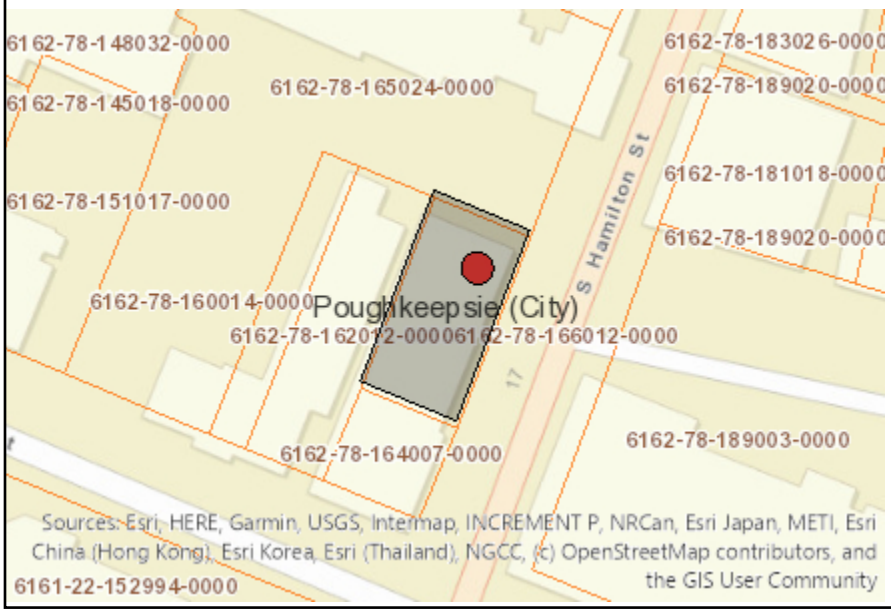
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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:		
Per the City of Poughkeepsie Engineering Department, the stormwater will be connected to the sanitary sewer through a separate pipe to allow for easier connection to stormwater systems if they are developed on this street in the future.		
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:		
The property is located within 2000' of the following DEC Remediation sites: B00148, C314126, C314126A, 314122, C314130, C314134. See ATTACHMENT D for details.		

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: July 29, 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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

ParcelAccess | Property Details

TENTATIVE ROLL

Parcel Number
131300-6162-78-166012-0000

Parcel Location
17 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Y & S Group NY LLC *(P)*

Primary Owner Mailing Address
4217 16th Ave
Brooklyn, NY 11204



Parcel Details

Lot Size (acres):	0.08 Ac (C)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(481) Att row bldg		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$51,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N (Non-Homestead)	1 (Taxable)	100	$1,300,000

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2024	7/1/2024	7/1/2023

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$1,250,000	5/26/2022	22022	52148	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(A01) Walk-up apt

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1920	2	4,368	(0318) 2 sty Store/apts 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 -		

Site 1, Section 2, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1900	4	5,040	(0111) 2-4 sty apt parking on 1st lev	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	0
Number Identical:	**Condition Code:**	**Constr. Qual:**		

0	2	(1) Average -

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(A01) Walk-up apt			-	9,408	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

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	2
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1900	(2) Fair	D	168

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	4
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1900	(2) Fair	D	168

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$1,300,000

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

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

This report was produced using ParcelAccess on 6/7/2024. Developed and maintained by OCIS - Dutchess County, NY.

STEP
1 Tool Identification and Assembly

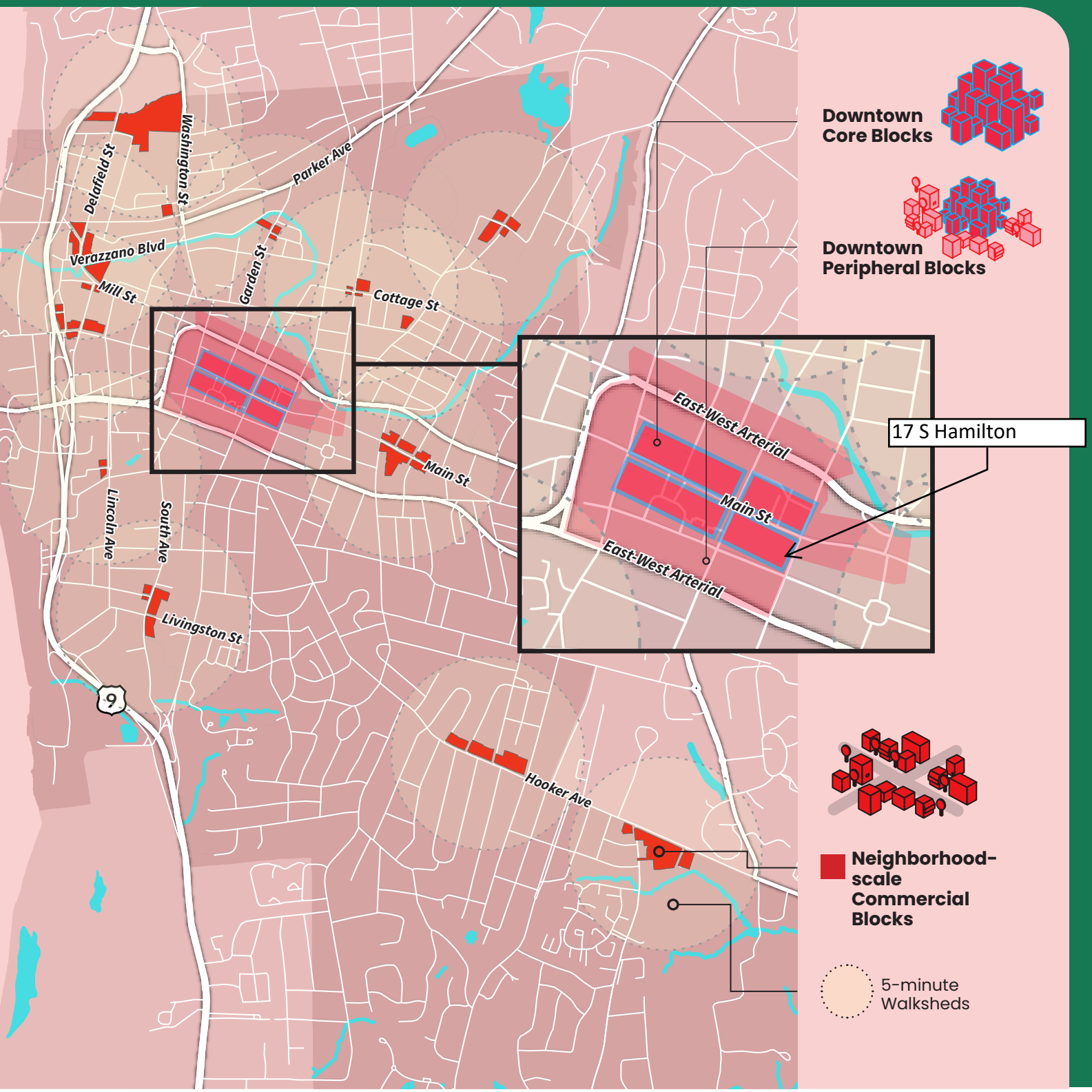
Three commercial block types

As a city that was already developed (for the most part) by the time car ownership became widespread, most of Poughkeepsie's residential blocks are within walking distance of a commercial block or corner. As a result, the city's commercial areas have a significant impact on the health and vitality of adjacent residential areas, and vice versa.

In order to complement a residential toolkit with one that is responsive to the needs of commercial areas, PK4Keeps has **identified three commercial block types** to guide toolkit and strategy development. The three types range from very specific to general in recognition of the hierarchy of commercial spaces in Poughkeepsie—with downtown being the dominant type.






Downtown Core Blocks
Downtown Peripheral Blocks
Neighborhood-scale Commercial Blocks
5-minute Walksheds
17 S Hamilton
Delafield St
Washington St
Parker Ave
Verazzano Blvd
Mill St
Garden St
Cottage St
Main St
East-West Arterial
Lincoln Ave
South Ave
Livingston St
Hooker Ave
9

STEP 1

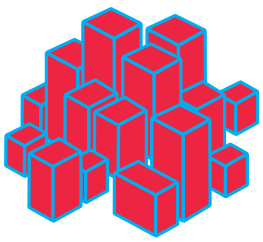
Tool Identification and Assembly

What is essential about each commercial block type?

Summary of guidance for the commercial block types

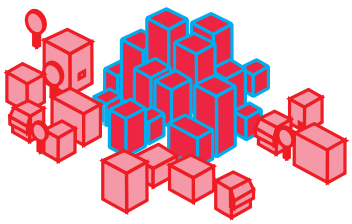
Prevailing Conditions

Downtown Core Blocks



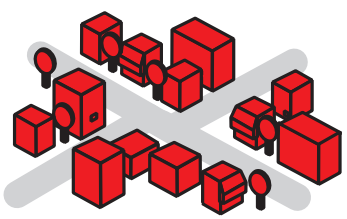
The Downtown Core Blocks—Main Street from Market to Hamilton—is a largely intact stretch of charming older buildings with a few notable gaps. But the quality of public spaces and property maintenance are highly uneven. Underutilized upper floor and even street-level spaces are abundant. Vacancies, poor maintenance, and inconsistency of space contributes to inadequate levels of perceived safety, as does the presence of individuals struggling with homelessness.

Downtown Peripheral Blocks



The downtown blocks that surround the core blocks on Main Street have some of the city's key assets, such as the Bardavon Theater, the Mid-Hudson Civic Center, and many popular businesses. But these blocks are dominated by surface parking and leftover spaces that make them feel incomplete and have a low sense of place. They play an important utility function for downtown (especially parking) but this is outweighed by their sense of emptiness and disorder.

Neighborhood-scale Commercial Blocks

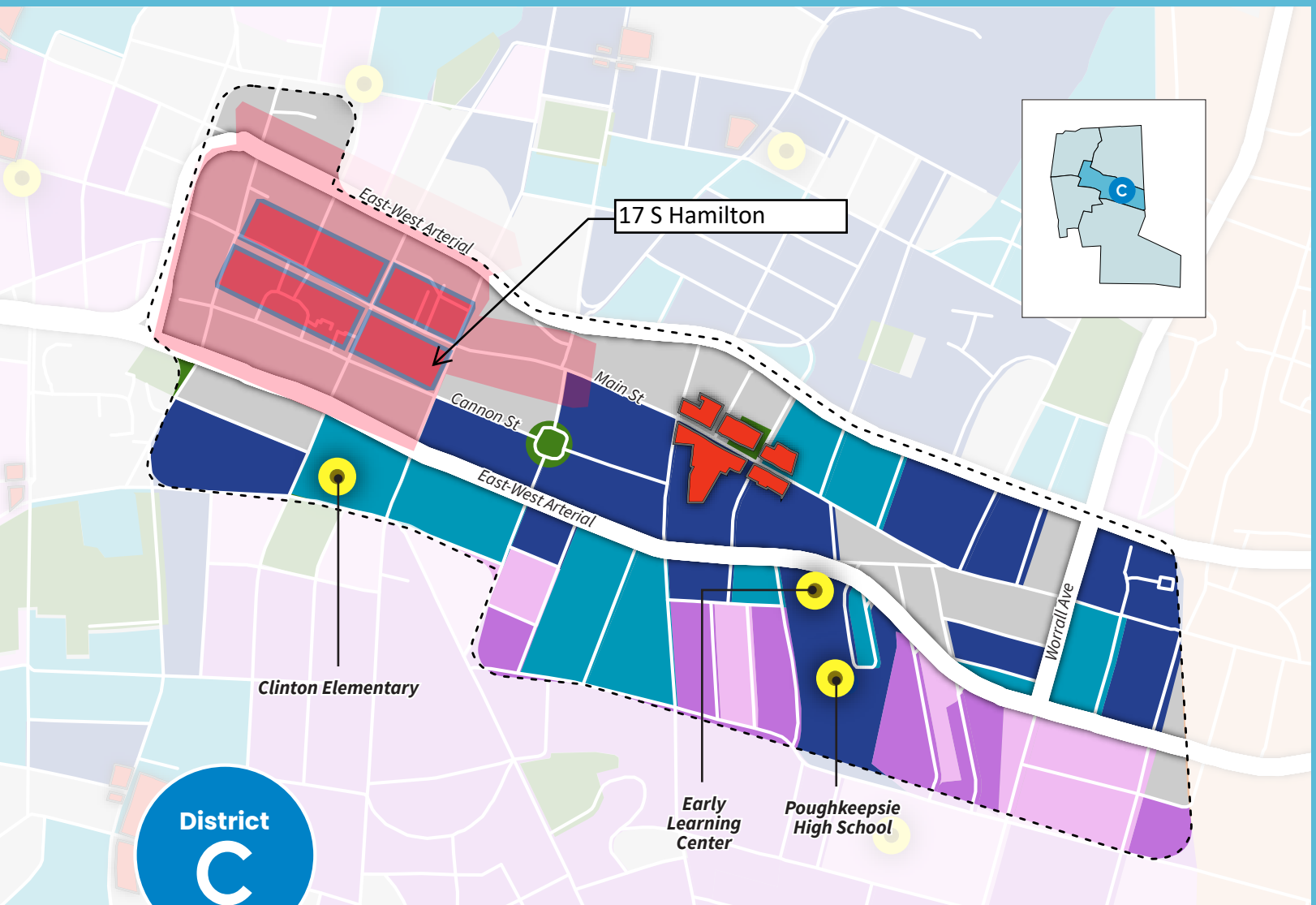


Poughkeepsie's 13 neighborhood-scale commercial blocks vary considerably in size, scale, and condition. To a large extent, they reflect the residential blocks that surround them and reinforce prevailing residential conditions. At the parcel level, the typical building type on these blocks is a two- to three-story structure that is currently—or has the potential for—a mixture of commercial and residential uses.



Opportunities	Challenges	Goals
The core blocks are a well-defined space given the rapid drop-off in density around them due to surface parking—this makes focused attention to them easier. Major mixed-income residential developments are ongoing and will contribute to greater vibrancy.	However well-defined, the core is still large and will require significant and carefully phased resources to transform public spaces and reactivate older buildings.	These core blocks become two of the strongest commercial blocks in the Hudson Valley—a magnet for a vibrant mix of businesses with an exceptional sense of place.
Some simple and creative methods can be used to enhance the pedestrian experience on these blocks until infill development takes place—as outdoor dining during COVID demonstrated. Large empty parcels will ultimately support forms of infill that are better suited for new construction than adaptive reuse.	Patience will be a critical ingredient on these blocks, as infill may not be feasible for several years (and until the core blocks have been fully revitalized).	These blocks emerge as stronger utility blocks in the near-term with an improved sense of place; in the long-term, as core blocks fully revitalize, the peripheral blocks become critical locations for supportive residential and commercial infill development.
Neighborhood-scale commercial blocks offer opportunities for place-making that support commercial and residential improvement efforts. Active and vibrant neighborhood commercial blocks can contribute to goals related to walkability and residential quality of life.	A vision for a given block must be grounded in the potential for surrounding neighborhoods to support commercial activities, and/or for the block to attract outside income.	One by one, these blocks contribute what they can to the emergence of mixed-use neighborhood hubs that have a distinctive sense of place and contribute to residential quality of life.

STEP 2 Guidance for Block Selection and Strategy Development



District C

District C encompasses downtown Poughkeepsie, most of the city's Main Street corridor, multiple public schools, and a wide range of residential environments. More than any other district, the legacy of mid-20th Century urban renewal and highway development is apparent here—especially in the form of the East-West Arterial and its impact on neighborhood livability. But much remains intact, including a large and diverse supply of space for small business development.

Efforts here should include a fixed focus on the Downtown Core Blocks—making them as healthy and vibrant as possible—and on ensuring that Downtown Peripheral Blocks contribute to strength on the Core Blocks. Outside of downtown, efforts should focus on tying mixed-income reinvestments in residential properties to infrastructure upgrades and improvements—especially in relation to Poughkeepsie 9.44.55 planning.

RESIDENTIAL BLOCK TYPE

1 2 3 4

COMMERCIAL BLOCK TYPE

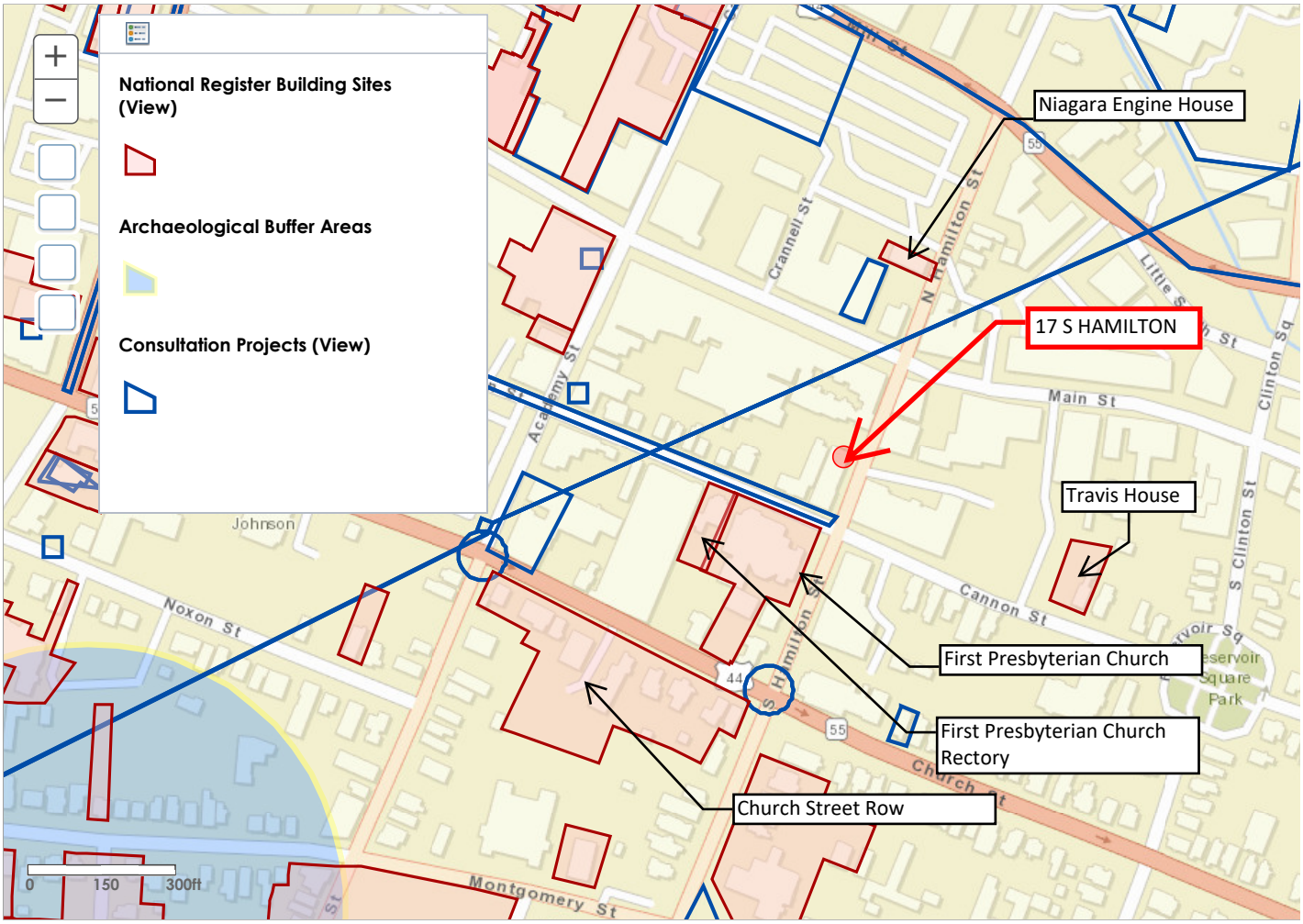
- Downtown Core Blocks
- Downtown Peripheral Blocks
- Neighborhood-scale Commercial Blocks

ASSET TYPE

- Parks and Recreation Assets
- Public Schools

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



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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

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:
Cover System
Alternate Water Supply
Landuse Restriction
Soil Management Plan
Vapor Mitigation

Site Owner(s) and Operator(s)

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

Site Description

Location: The “400 Block” Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.7-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street.
Site Features: The property contains three, 3-story structures that occupy the entirety of the property’s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is

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

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

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

Site Health Assessment

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

For more Information: E-mail Us

Refine This Search

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: 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.

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An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

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

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Wallace Campus Manager LLC
Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria, NY, 11103

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

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
Zinc
Benzo(k)fluoranthene
Lead
Perfluorooctane sulfonic acid
Methylene chloride
Benzo(a)pyrene

Contaminant Name/Type
Indeno(1,2,3-cd)pyrene
Copper
Manganese
Mercury
Nickel
Sodium
Benzo(b)fluoranthene
Chrysene
Perfluorooctanoic acid
Acetone
Benzo(a)anthracene

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:

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17 S Hamilton
Financial Documentation

Income & Operating Expenses	Value
Income	$176,400
Vacancy	-$12,348
Tax	-$45,000
Insurance	-$10,000
Maintenance	-$17,640
Water & Sewer	-$5,000
Electric	-$1,500
Sanitation	-$2,000
Management	-$12,348
Total NOI	**$70,564**

Development Cost	Scenario 1: Variance for 13 Spaces (Applicant Request)	Scenario 2: No Variance, Full Fee	Scenario 3: Variance for 10 Spaces
Total SF to build	5130		
Quote per SF	$150		
Construction cost	$769,500	$769,500	$769,500
Other (Inc. Interest, Planning, Appruvals, fees and other)	$190,000	$190,000	$190,000
Parking cost	$10,000	$115,000	$39,000
Total Cost	**$969,500**	**$1,074,500**	**$998,500**
CAP	**7.3%**	**6.6%**	**7.1%**

Financing Impact	Scenario 1: Variance for 13 Spaces (Applicant Request)	Scenario 2: No Variance, Full Fee	Scenario 3: Variance for 10 Spaces
Finance amount	$727,125	$805,875	$748,875
Cash amount	$242,375	$268,625	$249,625
Annual Payments	$61,567	$68,234	$63,413
Cash Flow	$8,997	$2,330	$7,151
Cash On Cash Return	3.7%	0.9%	2.5%

Scenario 4 - Rehabilitation Only

Income & Operating Expenses	Value
Income	$88,000
Vacancy	-$6,160
Tax	-$35,000
Insurance	-$8,000
Maintenance	-$12,000
Water & Sewer	-$3,000
Electric	-$1,200
Sanitation	-$1,000
Management	-$6,160
Total NOI	**$15,480**

Development Cost	Scenario 4: Rehabilitation Only
Total SF to build	2,133
Quote per SF	$150
Construction cost	$320,000
Other (Inc. Interest, Planning, Approvals, fees and other)	$160,000
Parking cost	$0
Total Cost	**$480,000**
CAP	**3.3%**

Financing Impact	Scenario 4: Rehabilitation Only
Finance amount	$360,000
Cash amount	$120,000
Annual Payments	$28,000
Cash Flow	$7,480
Cash On Cash Return	2.5%





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# ZBA2024 013
IPS# _____

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 47 South Grand Avenue

ZONING DISTRICT: _____

RECEIVED
By _____

OWNER INFORMATION:
Name: Mario Cesareo
Address: 47 South Grand Avenue

Phone: (845) 329-3980
Email: _____

APPLICANT INFORMATION:
Name: Mario Cesareo
Address: Same as above

Phone: _____
Email: _____

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: Judith Knauss, Deputy Zoning Administrator

Date of decision/determination/violation: 10/03/2025

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 47 South Grand Avenue

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-2.1 (3) (g)	5' to property line	Carport : 3' Pergola 1: 4' Pergola 2: 3'

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: 47 South Grand Avenue

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

10/03/2025
DATE

Mario Cesareo
Print Name

Revised June 2020: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 47 South Grand Avenue

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-4.13 (1)	Accessory structures must be ~~held six feet off property line.~~	Allow for diminished distance from property line on already ~~existent structures (carport, 2~~ pergolas and 2 structures).

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: 47 South Grand Avenue

LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
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6. Other attachments deemed pertinent by the applicant (please list):

_____

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_____

_____

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

06/01/2024

DATE

Mario Cesareo

Print Name

VARIANCE REQUEST JUSTIFICATION

1) Granting of the variance will not produce any undesirable change in the character of the neighborhood nor will it be a detriment to nearby properties. In fact, the structures beautify the block and are a positive addition to the aesthetic and ecological character of the zone (adding shade, lowering the summer temperatures for the house and its surroundings, maintaining an environment friendly to birds and vegetation within the logic of the suburban location. Our neighbors are in agreement with this assessment and have extended their enthusiastic support for our appeal. Peter Nocerino, the acting city inspector, has also expressed the positive character of the structures, suggesting we file for an appeal area variance.

2) The main reason for the carport is the presence of a large conifer that sheds needles and pine nuts as well as bleeding of sap over the cars stationed underneath it. The carport couldn't be moved further away from the property line for lack of space and its removal would mean having to undo a great area of the lawn further down the site, and covering the actual vegetation with blacktop (which would add to the two blacktop areas covering most of the adjacent property on both sides, being a multifamily home). This would result in a hotter and colder environment as the seasons progress, and the destruction of the garden that takes up that space.

3) According to the intervening city inspector the requested variance is not substantial.

4) Maintaining the structures in question will have a beneficial effect, as explained in #1.

5) The need for the area variance is unique to the property because of the addition of an extensive parking lot next door, on an area that used to be lawn. The fact that the adjacent property now has two parking lots (one on each side of the house) brought about the redesign of our own lawn in order to restore some of the green that was then lost to parked cars on the other side of the fence.

Respectfully submitted,

Mario Cesareo

10/28/2024

To: The City of Poughkeepsie's Zoning Board of Appeals

From: Mario Cesareo, owner of property located at 47 South Grand Avenue, Poughkeepsie, NY, 12603.

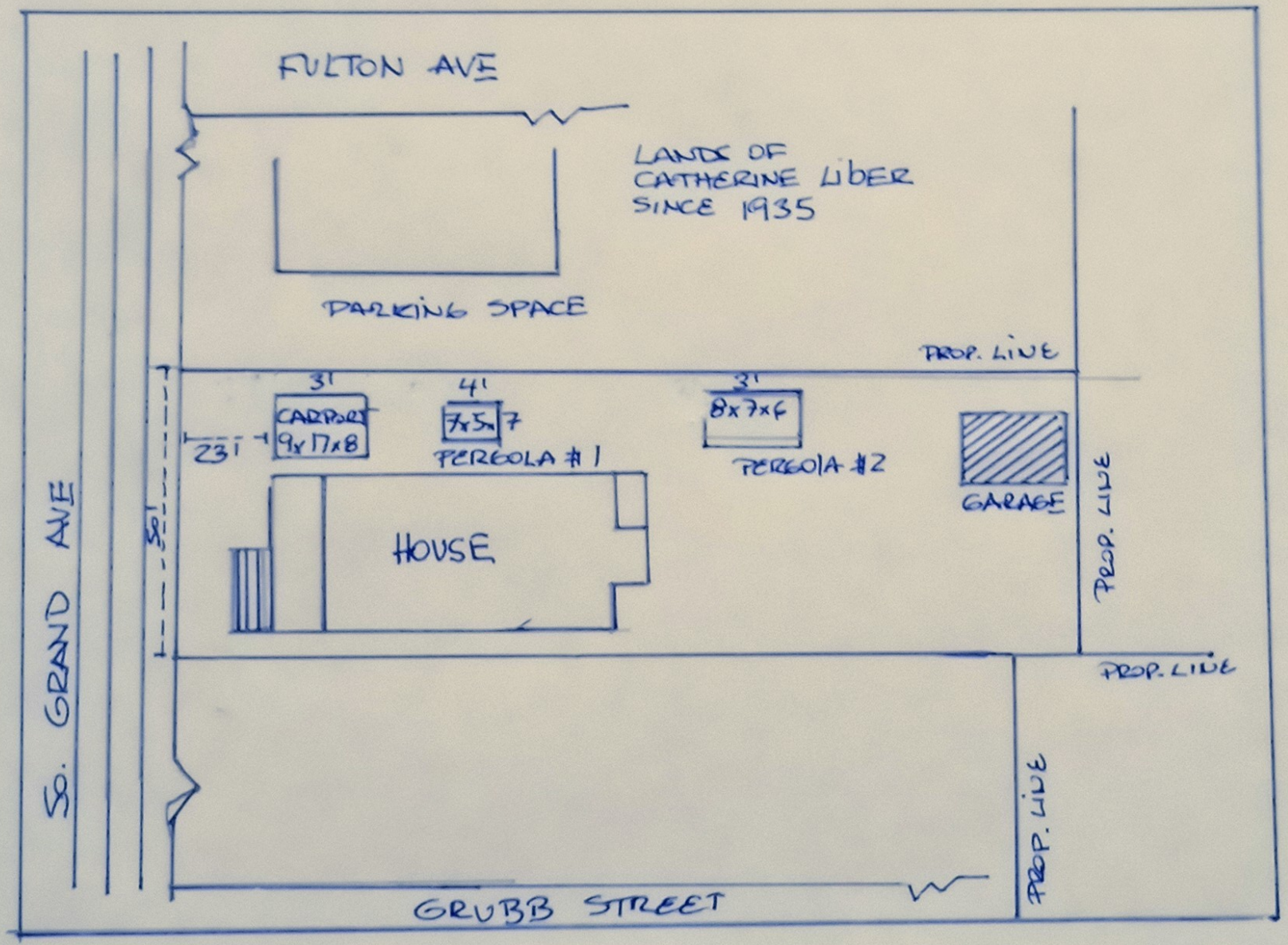
I hereby request to be allowed to retain a set of four structures located on my property (a carport, two pergolas and two other minor structures) that are closer than the six feet clearance required from the property line. I have secured the approval of the owner of the adjoining property (Catherine Liber, of 49 South Grand Avenue.) Said structures are deemed by our block neighboors as having a beautifying effect for everyone concerned as well as a factor of financial appreciation of the properties surrounding it.

Please let me know if you have any questions or concerns.

Respectfully submitted,

Mario Cesareo
47 South Grand Avenue
Poughkeepsie, NY, 12603
(845) 329-3980

SITE PLAN 47 So. GRAND AVENUE

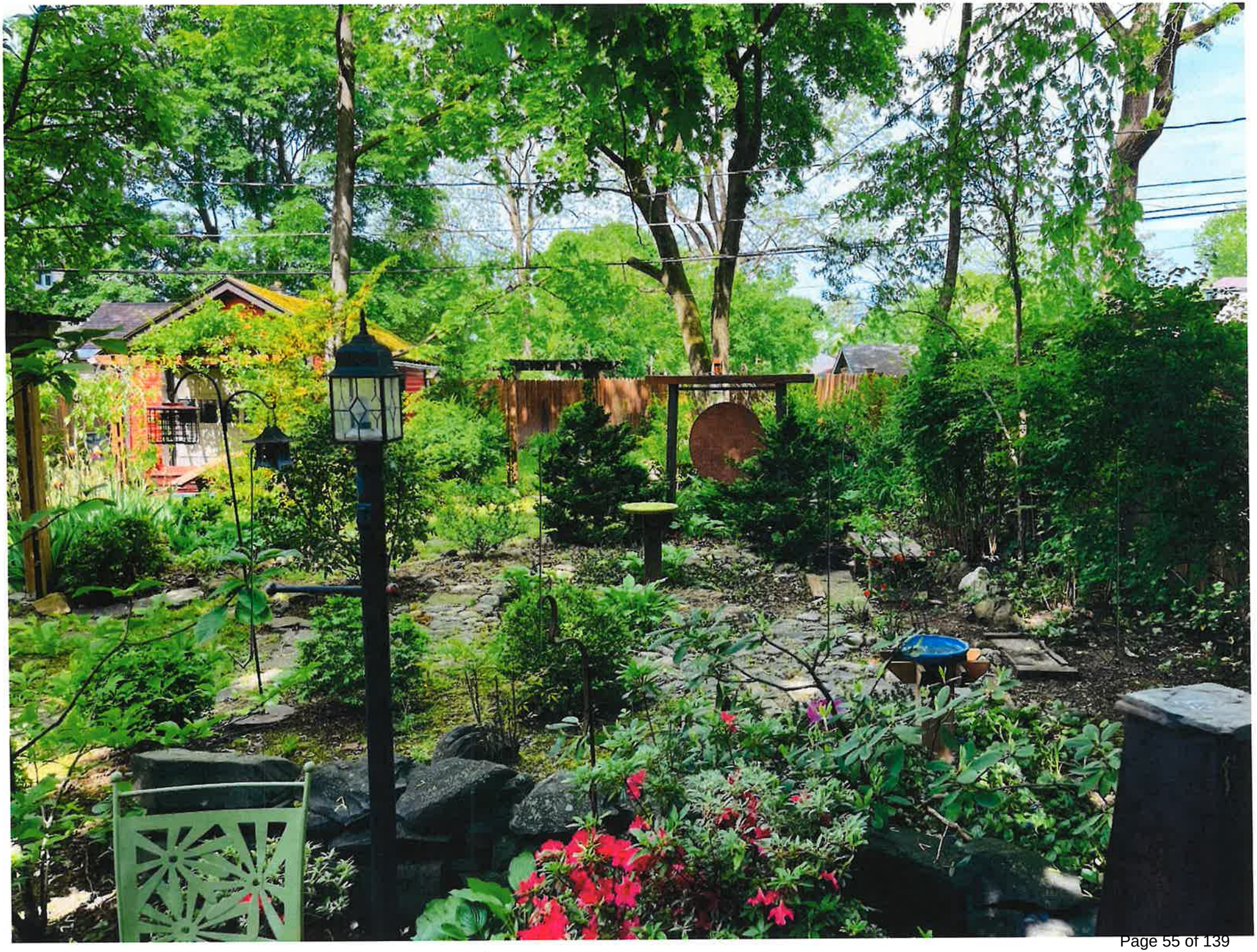


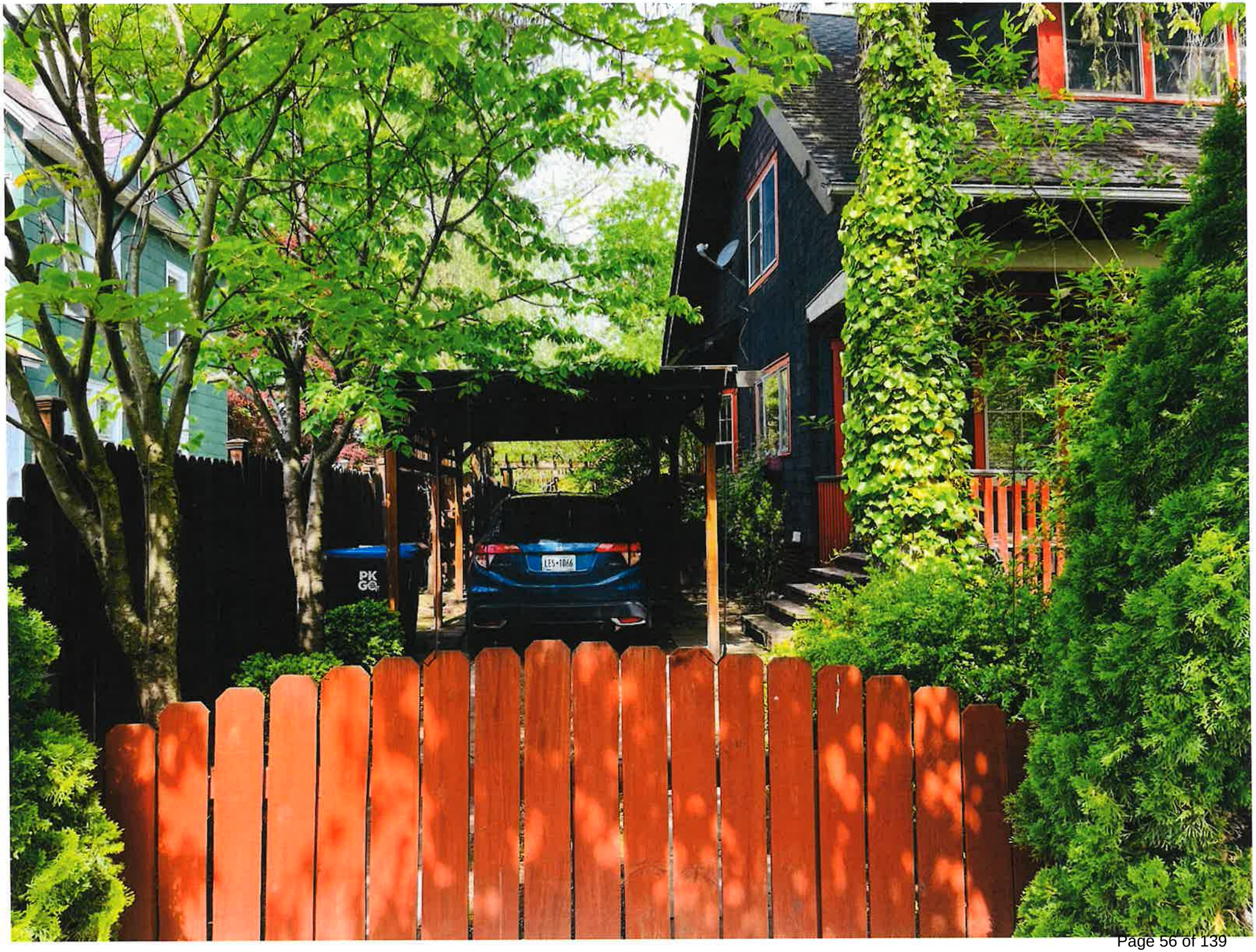
DISTANCES
FROM CARPORT TO PROPERTY LINE: 3'
" PERGOLA #1 " " " " = 4'
" PERGOLA #2 " " " " = 3'

09/03/2025

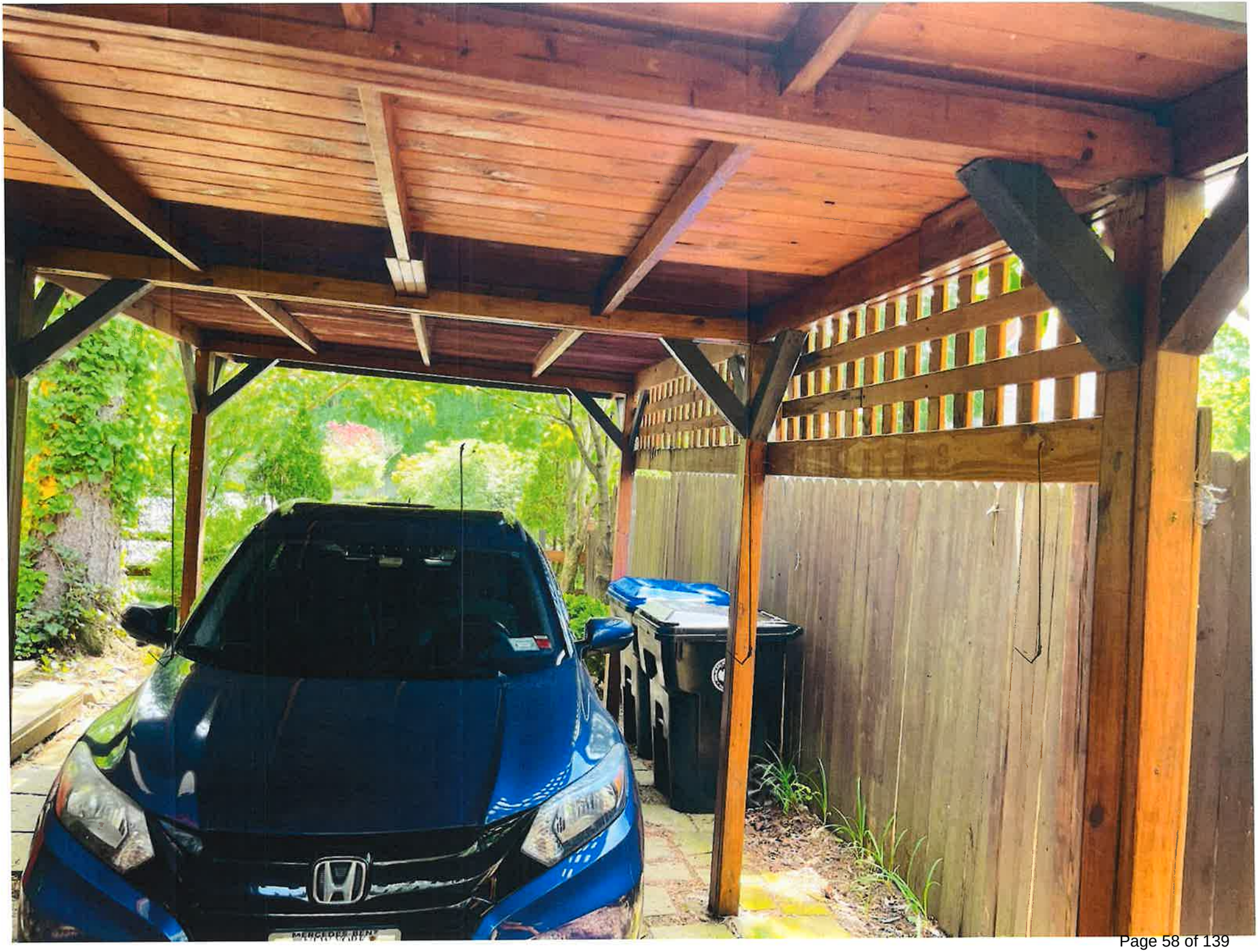
MARIO CESARECO



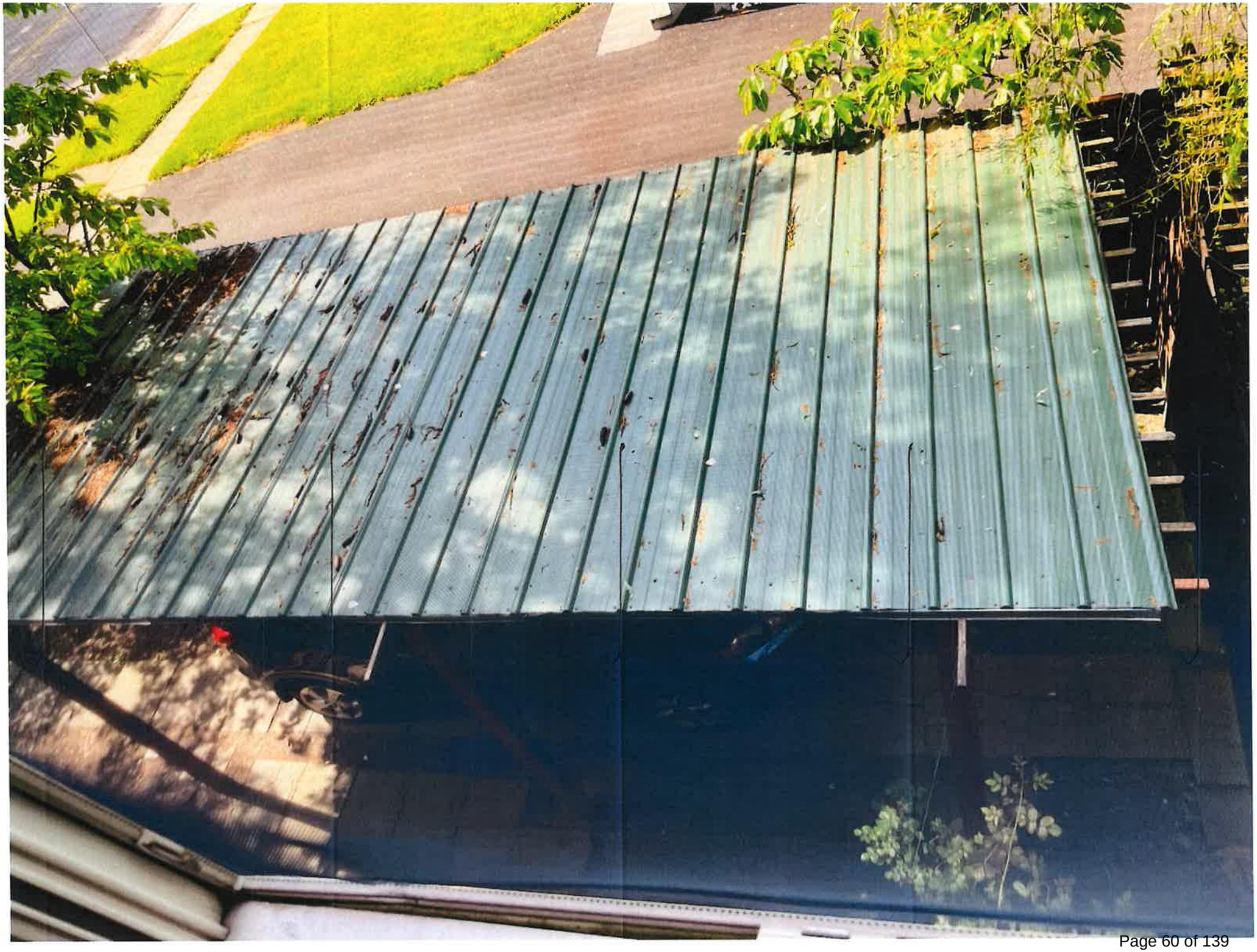


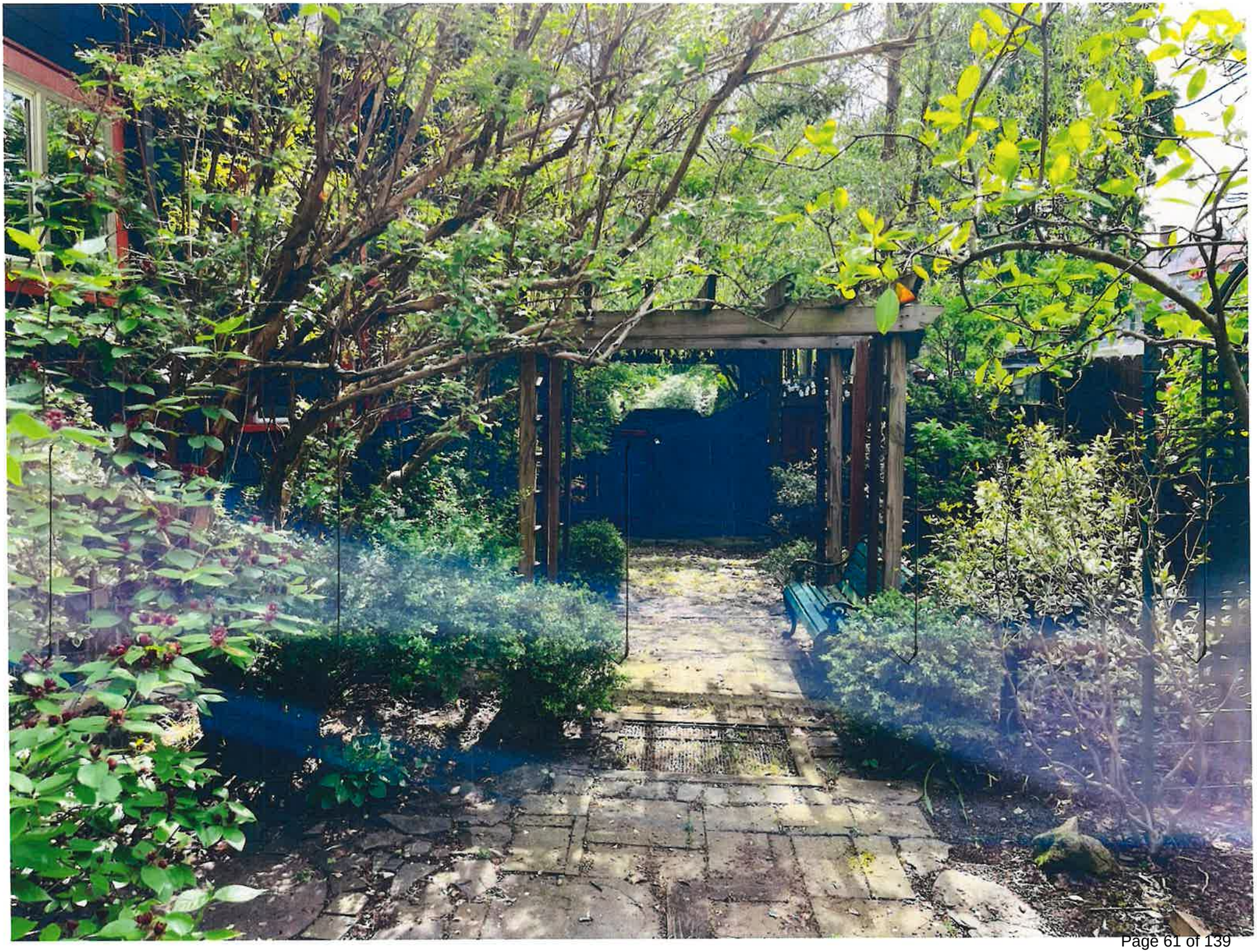

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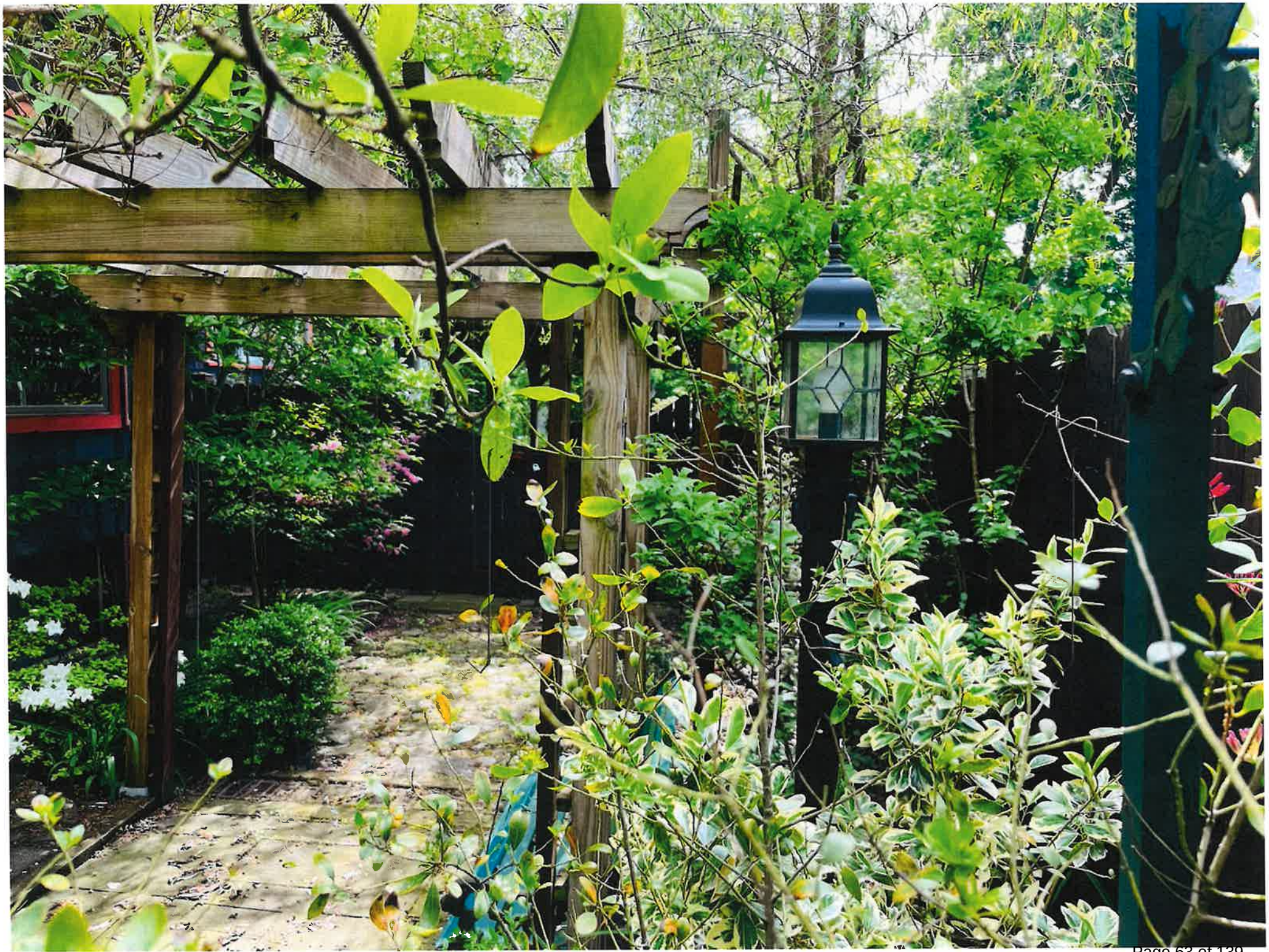


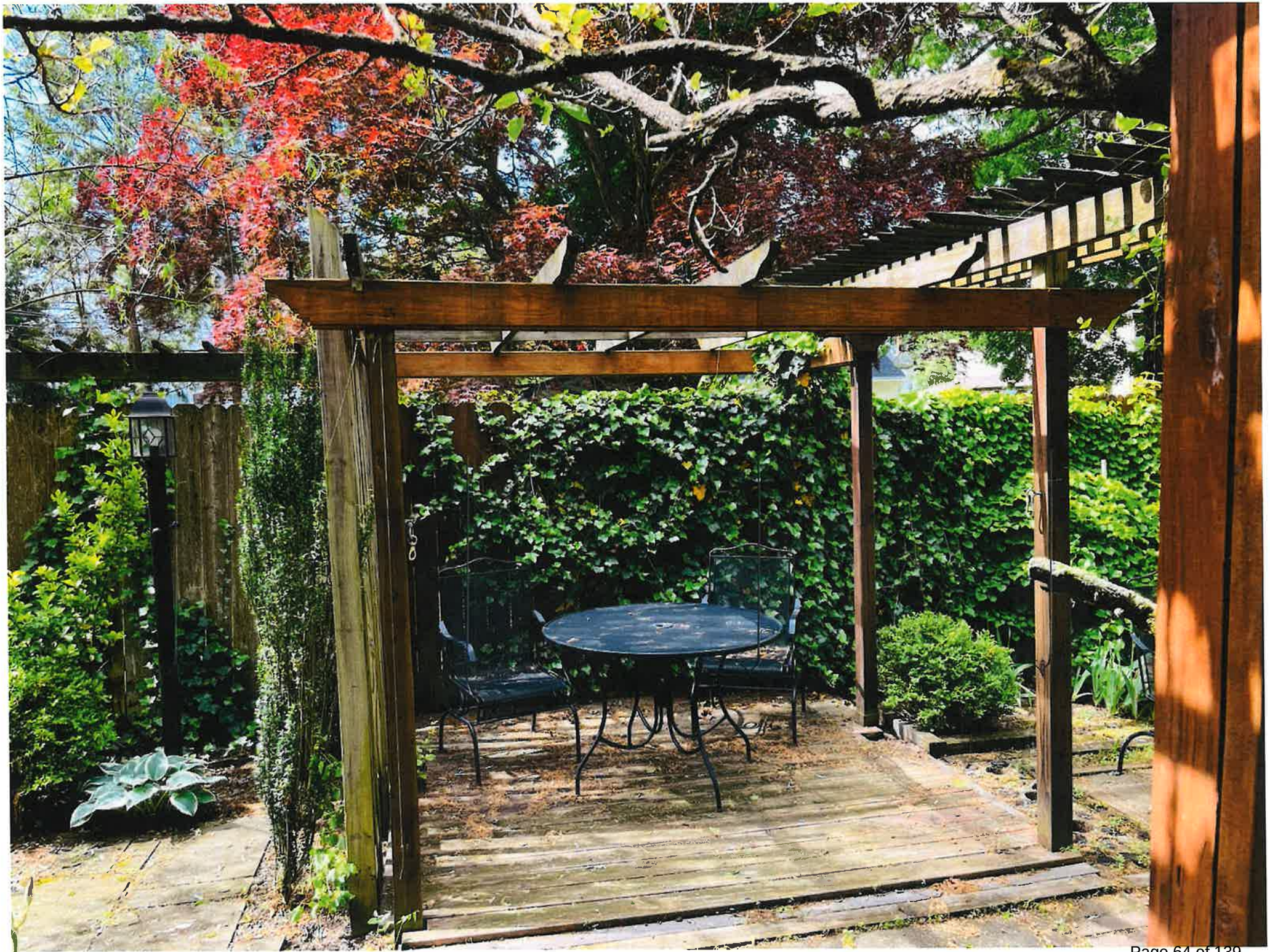


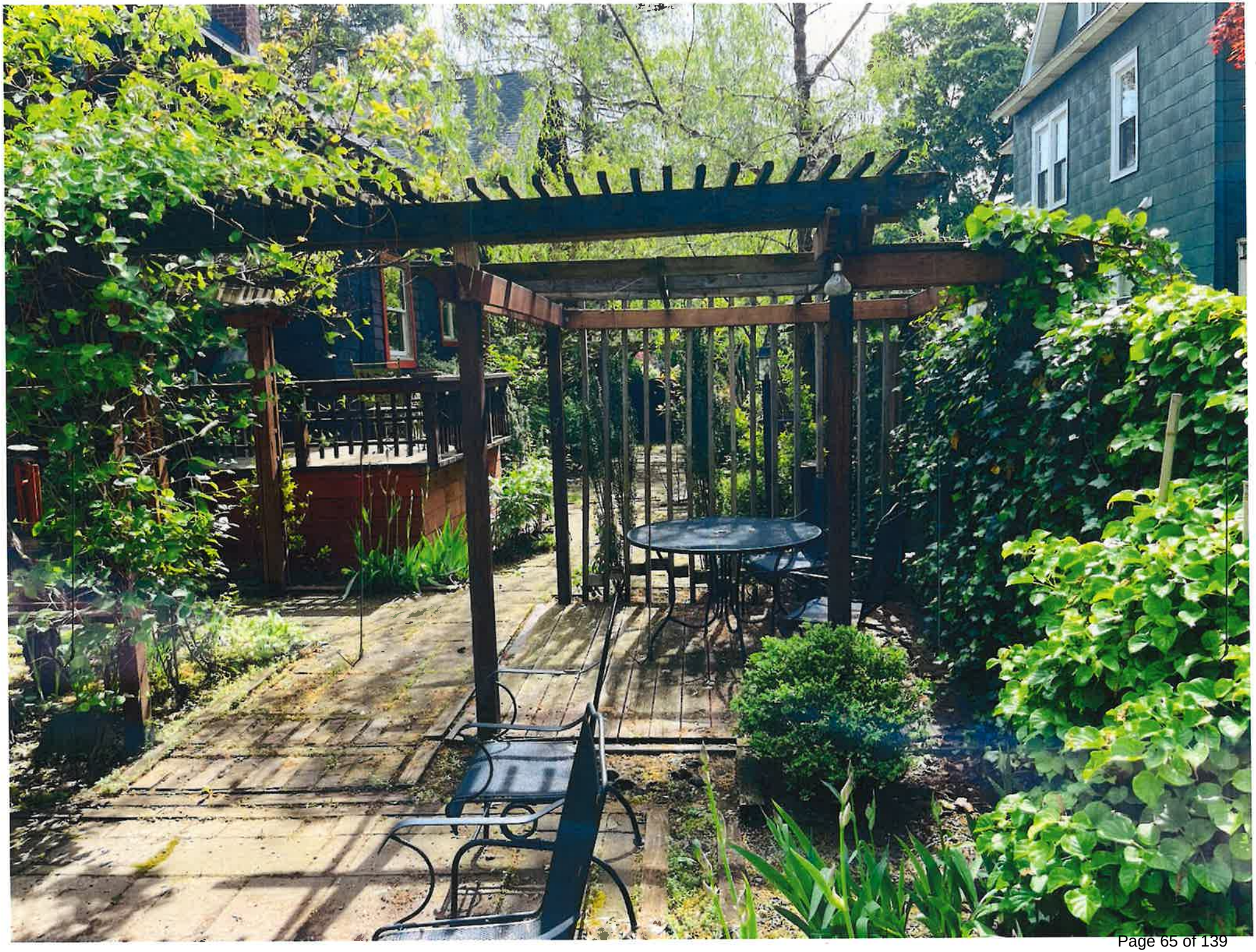


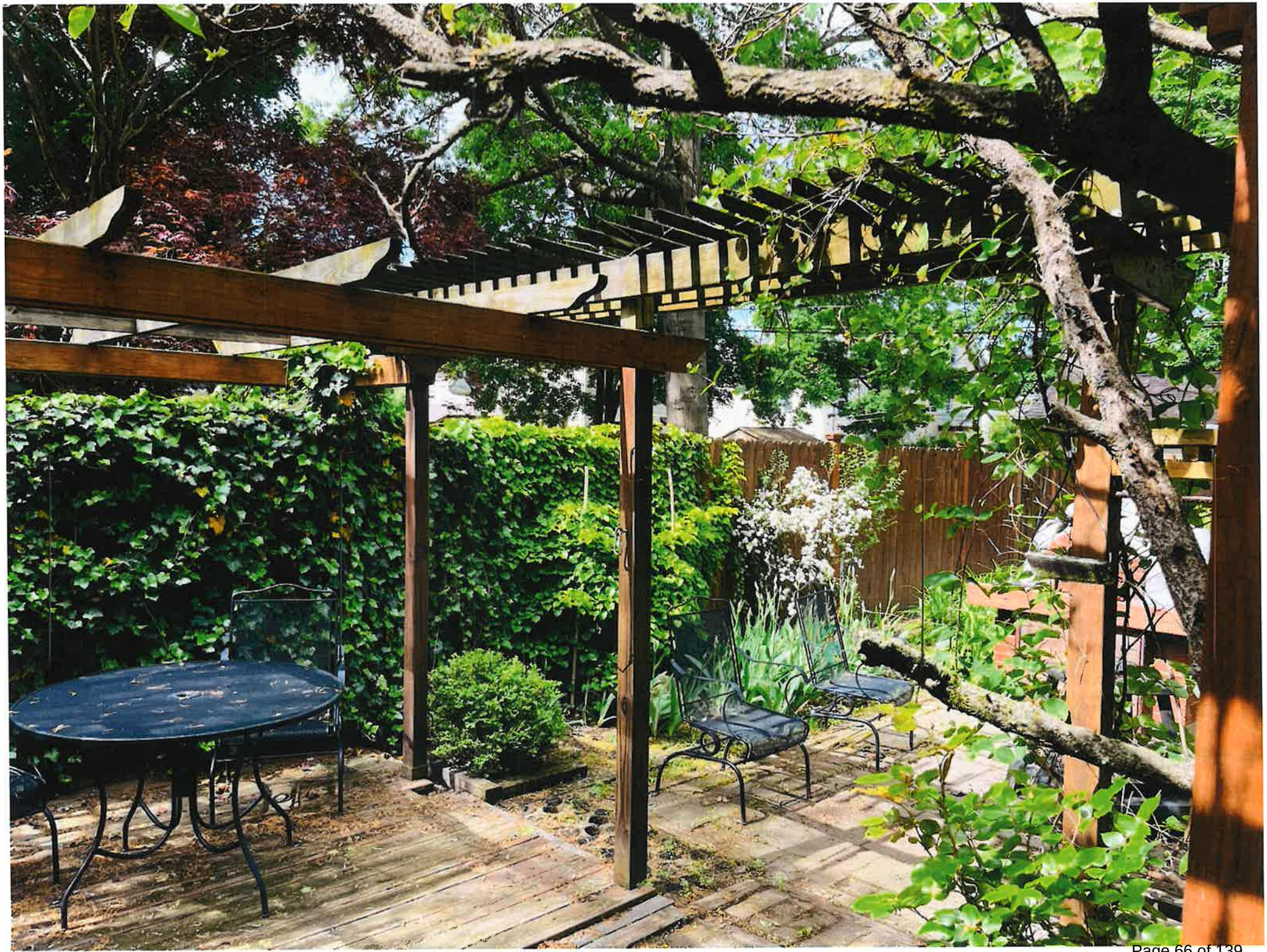






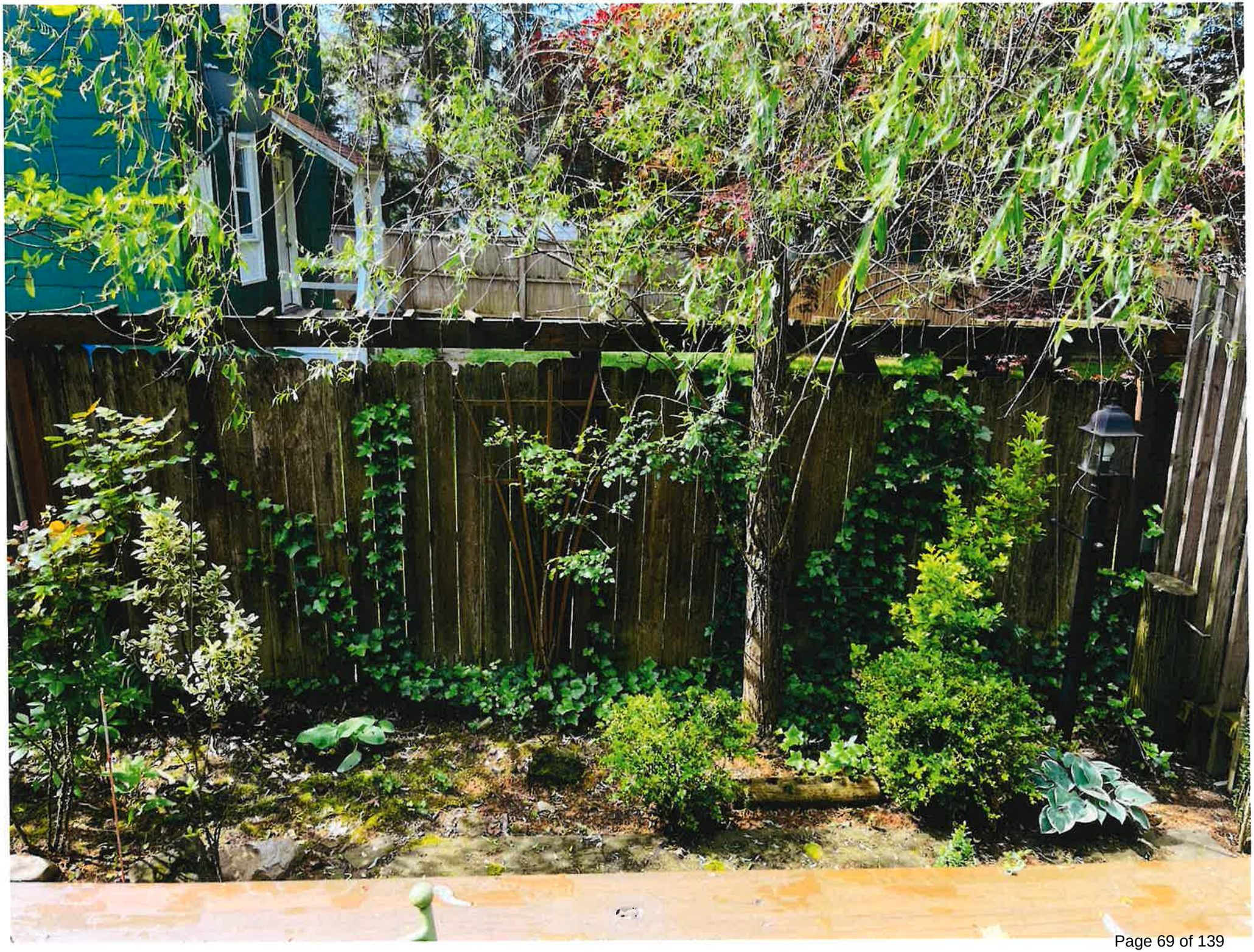


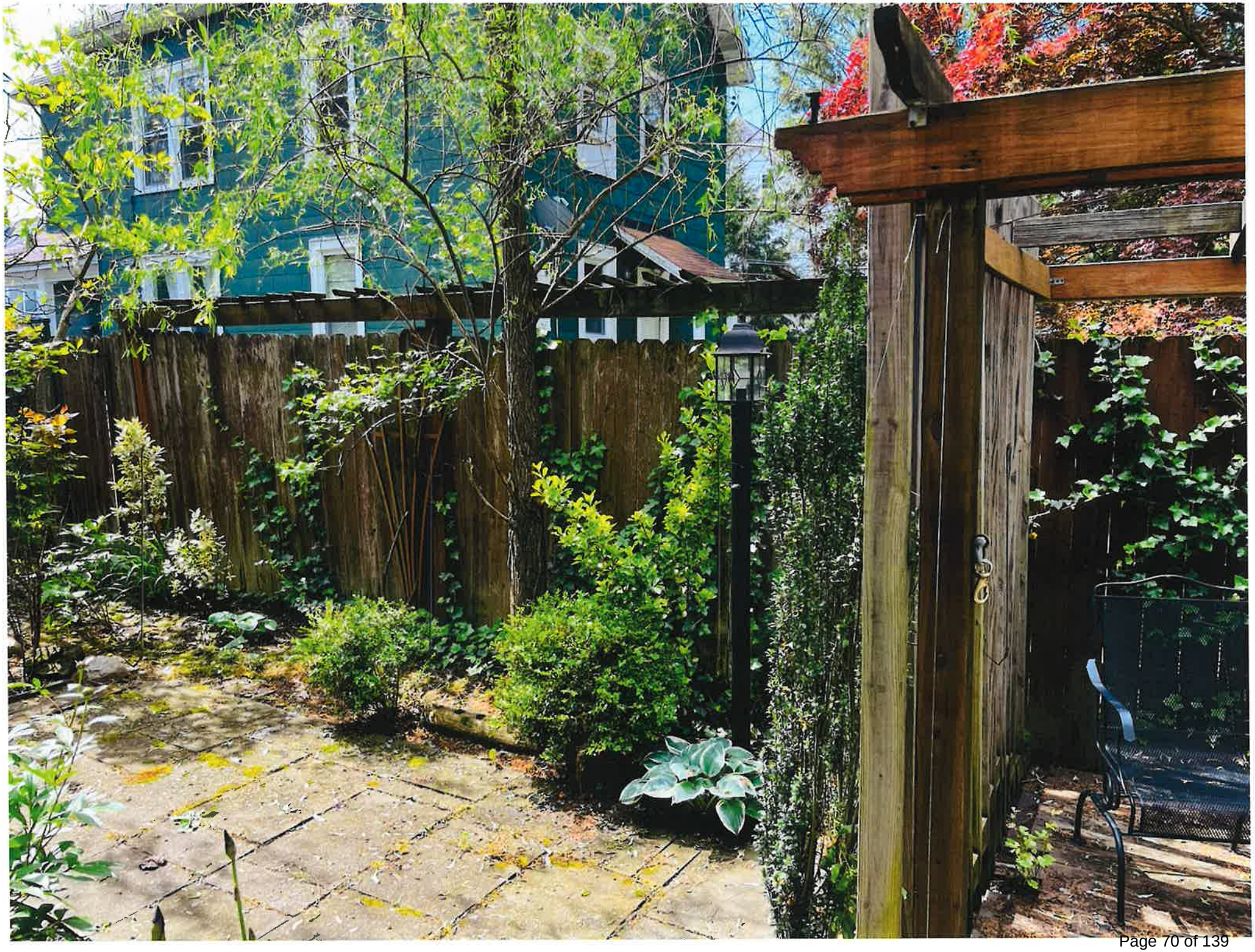












Peter Nocerino

From: Peter Nocerino
Sent: Wednesday, April 3, 2024 3:09 PM
To: claudiartc@yahoo.com
Subject: 47 S Grand

All accessory structures (shed, pergolas, carports) and fence requires legalization. They may be removed or a zoning variance may be applied for. Accessory structures must be held six feet off property line. Fences cannot be installed closer than 10 feet from any parallel wall containing legal windows.

Exterior
fence requires legalization, adjust as discussed (Permit, plot plan required)
shed, pergolas, carports require legalization or removal (permit, plot plan required)
all deck guard rails may not have openings larger than 4", additional barrier to be installed (permit)
each stair way must have a guardrail and graspable handrail (permit)

Basement
electric survey required (permit, licensed electrician)
washing machine waste must be legalized (permit, licensed plumber)
all rubber plumbing Fencos must be replaced with banded fittings or hard piped (permit, licensed plumber)
handrail required at steps to basement
combination boiler/water heater must be legalized (permit, licensed plumber, electrician)
smoke/carbon alarm required

First floor
each bedroom requires a smoke alarm
smoke/carbon alarm required within ten feet of each bedroom
legalize pellet stove or remove, installation manual required (permit)
kitchen sink waste requires an AAV (permit, licensed plumber)

Second floor
smoke alarm in bedroom
smoke/carbon required within ten feet of bedroom
woodstove requires legalization or removal, installation manual required (permit)
cap all plumbing back to riser in storage room (permit, licensed plumber)
GFO next to sink requires replacement, as it has been painted over (permit, licensed electrician)
all deck guard rails may not have openings larger than 4", additional barrier required to be installed (permit)
stair to second floor requires graspable handrail
platform at top of stairs and any other openings at stairs requires a guard rail (permit)

Peter Nocerino
Deputy Building Inspector
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601
www.cityofpoughkeepsie.com

THE CITYOF POUGHKEEPSIE
NEWYORK
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: 101 SOUTH GRAND AVE

ZONING DISTRICT: RNA

OWNER INFORMATION:

Name: Charlotte Trotter,
Address: 101 SOUTH GARND AVE POUGHKEEPSIE NY 12601

Phone: 1-914--391-6715
Email:

APPLICANT INFORMATION:

Name: Charlotte Trotter,
Address: 101 SOUTH GARND AVE POUGHKEEPSIE NY 12601

Phone: 1-914--391-6715
Email:

CONSULTANT INFORMATION:

Name: BERGER ENGINEERING AND SURVEYING PLLC
Address: 100 FULTON AVE POUGHKEEPSIE NY 12603

Phone: 845-471-7383
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: Charlotte Trotter - Landlord - Property Owner

Date of decision/determination/violation: 8/14/25

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 101 SOUTH GRAND AVE

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 19-2.1(2	provides for a maximum driveway width of 15 feet	TO WIDTH OF 61 FEET FOR 4 SPACES
Section l 9-6.2(4)(b)	requires that where a parking area for three or more vehicles faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center shall be provided between the parking area and the street or property line	THE EXISTING APSHALT ALONG ~~FOU TAIN BROOK AVE~~ HAS NO PLACE FOR LANDSCAPING ~~PROPOSAL IS TO IDENT~~IFY TWO PARKING 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. No undesirable change will occur. The two off street parking spaces are consistent with the area. No area for landscaping beterwwn parking and road and the adjoining rea has a lawn .

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 variance is necessary in order to identify two off street parking without removal of asphalt that is already present on the site.

3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.
The requested variance for a longer asphalt area for 4 spaces is not substantial as the percent coverage is still below the allowed in this zone, 60 % allowed 52 % with new parking spaces.

4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not? The proposed two new parking spaces will not have any adverse impact as the proposal will provide for off street parking and does not exceed the allowed site coverage. The area next to the proposed parking spaces is grass lawn .

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 area near and in front of the garage was paved to provide off street parking. the proposal is to better define two spaces and use two spaces within the garage . Removal of excess asphalt is not needed to accomplish this.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS:_____

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):

_____

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SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

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C. Trotter

SIGNATURE OF APPLICANT

8/14/2025

DATE

Charlotte Trotter

Print Name

Revised 12/24: Previous Editions Obsolete

BERGER ENGINEERING AND SURVEYING
100 Fulton Avenue
Poughkeepsie, New York 12603
Engineering Services: (845) 471-7383
GIS Services: (845) 392-7180
www.BergerEngr.com

08/14/25

Judith Knauss
Deputy Zoning Administrator
City of Poughkeepsie

RE: 101 south grand Ave, Poughkeepsie NY 12601
Tax parcel 131300-6161-49-586580-0000

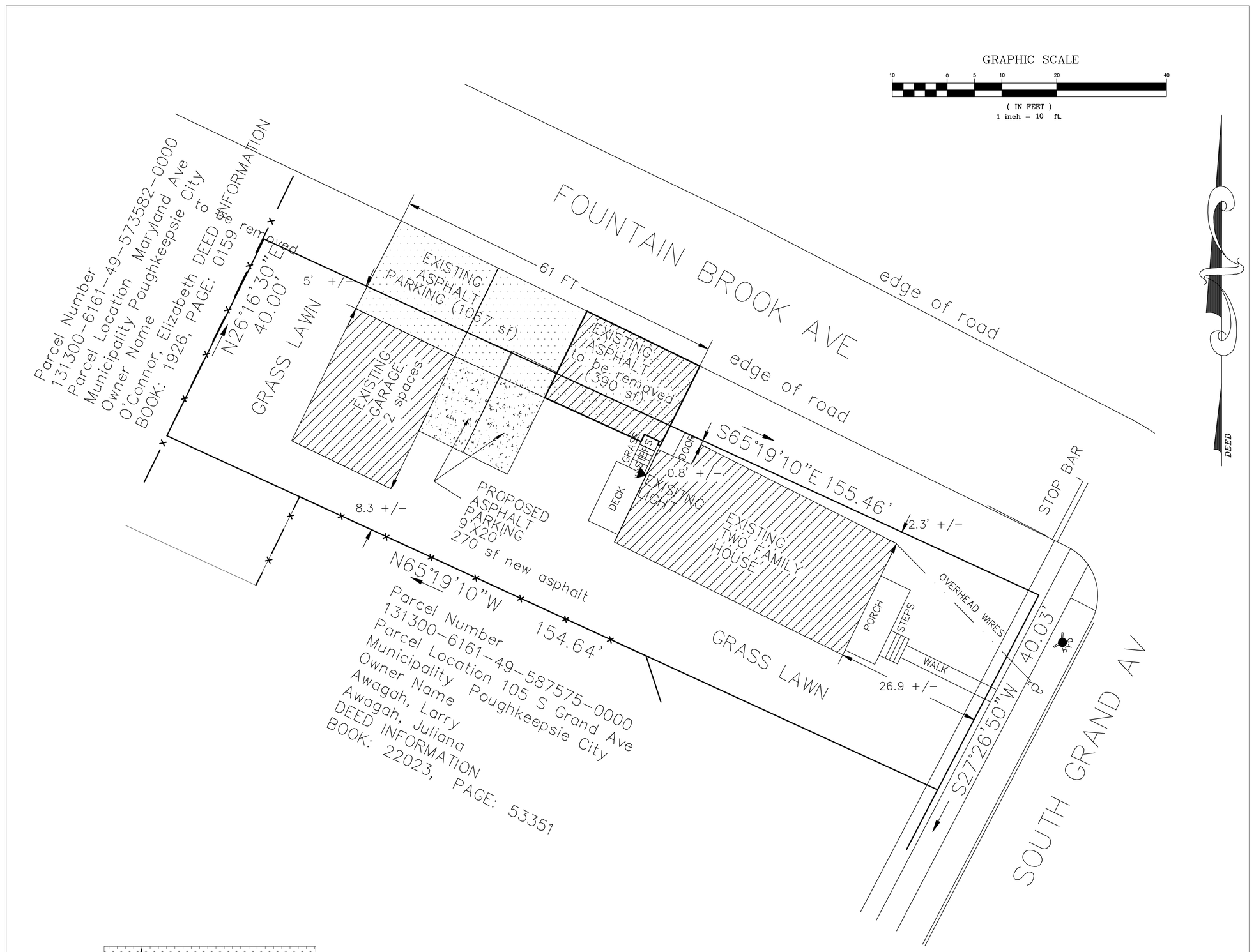
Attached is a revised site plan revised per the city's review email dated 08/04/25.
We offer the following responses to the review comments:

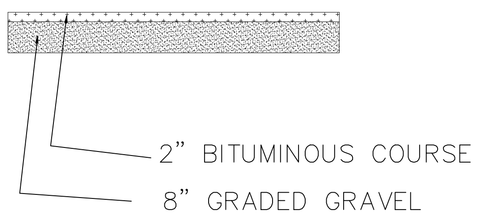
1) Section 19-2.1(2) provides for a maximum driveway width of 15 feet: as all parking spaces have direct access/egress to the street, the driveway is 56 to 60 feet wide;
Response: Two new parking spaces are shown limiting site to 4 spaces when using two spaces within the garage. The existing asphalt is 61 feet long but the two spaces shown are 9' x 20'. The owner of the parcel does not want to remove existing asphalt and is requesting a variance of 46 feet so the existing asphalt can remain, while the two new spaces will be 9 feet wide each.
Variance is being requested and an application is enclosed.

2) Section 19-6.2(1)(g) requires that off-street parking areas shall be adequately illuminated for convenience and safety (but not glare on adjoining properties): no lighting is proposed;
Response. The existing site has a light on the rear of the building illuminating the spaces. The light has been added to the map,

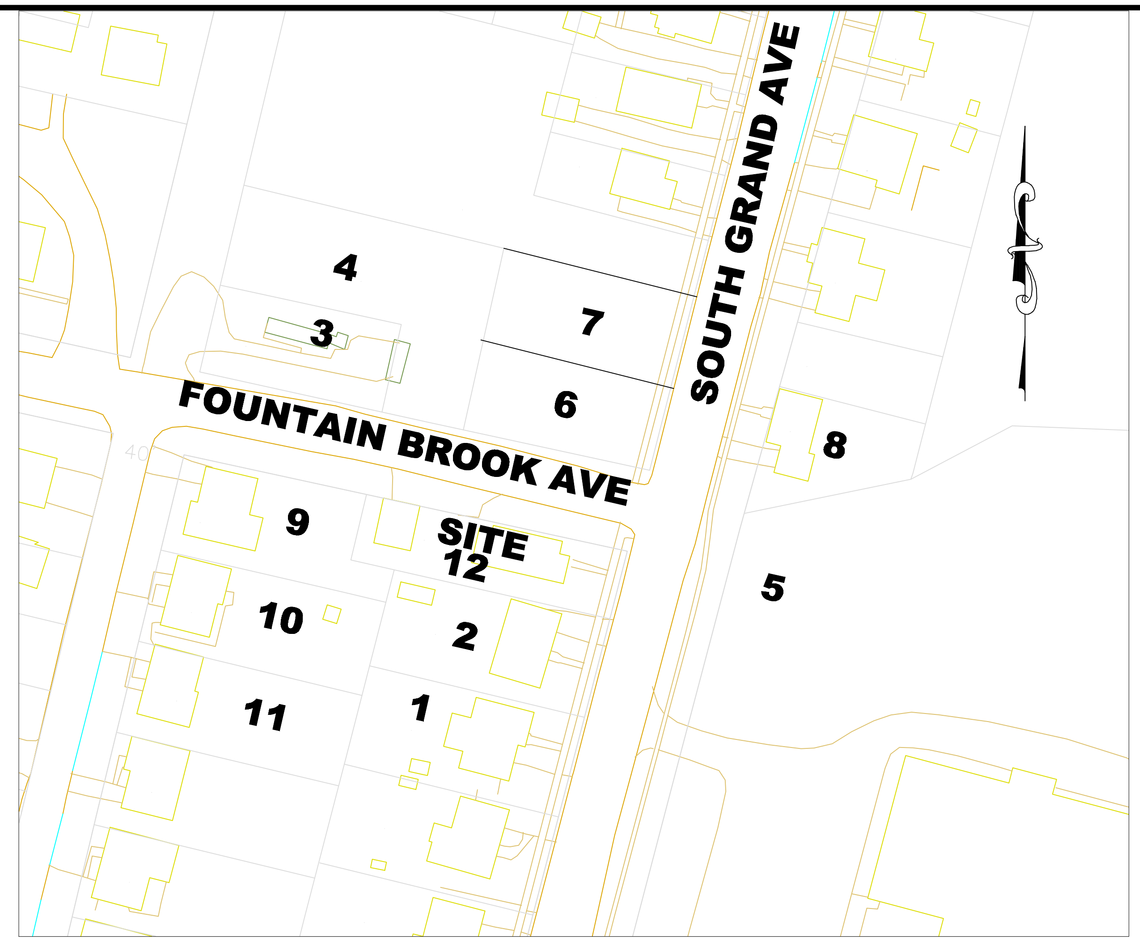
3) Section 19-6.2(4)(b) requires that where a parking area for three or more vehicles faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center shall be provided between the parking area and the street or property line: no landscaping is proposed along the south property line;
Response: The asphalt parking has access directly onto the street and there is no place to place landscaping. The area behind the parking space is grass lawn as is most areas in the neighborhood. A variance to not provide landscaping is being requested.

4) Section 19-6.2(9) provides that the number of parking spaces provided shall be no more than 120% of the total required: Four spaces are required, while between the two-bay garage and the four new spaces, a total of six (6) parking spaces are provided, 150% more than required.
Response: The revised plans show 4 spaces, two outside and two inside of garage. The existing pavement is more than the 120% allowed so a variance is being requested
Allowed parking required for 4 spaces is 720 sf, 120% of 720 sf = 864 sf
Existing asphalt area 1067 sf and two new spaces 240 sf = total 1304 sf or 181%
Variance of 440 sf being requested.





PROPOSED DRIVEWAY DETAIL
SECTION
N.T.S.



VICINITY MAP SCALE 1" = 50 FT

number	owner_first_name		owner_las	mail_st_nbr	mail_st_rt	own_mail_st_suff	prefix_dir	mail_city	own_mail_state	mail_zip
1	Konstantinos		Anemelos		107 Grand	Ave	S	Poughkeepsie	NY	12603
2	Larry		Awagah		105 Grand	Ave	S	Poughkeepsie	NY	12603
3			C H G & E Corp		284 South	Ave		Poughkeepsie	NY	12601
4			C H G & E Corp		284 South	Ave		Poughkeepsie	NY	12601
5			Faith Apostolic Ministries		110 Grand	Ave	S	Poughkeepsie	NY	12603
6	Jesse		Marshall		10 Fountain Brool	Ave		Poughkeepsie	NY	12601
7	Fatimah	S	Martin-Nelson		97 Grand	Ave	S	Poughkeepsie	NY	12603
8	Susan	J	Mc Intosh		92 S Grand Av			Poughkeepsie	NY	12603
9	Elizabeth		O'Connor		5 Maryland	Ave		Poughkeepsie	NY	12603
10	Jose	M	Perez		7 Maryland	Ave		Poughkeepsie	NY	12601
11	Michael	D	Pertesis		9 Maryland	Ave		Poughkeepsie	NY	12601
12	Charlotte		Trotter		101 Grand	Ave	S	Poughkeepsie	NY	12601

BULK TABLE

	CODE	EXISTING	PROPOSED
AREA	6000 SF	6199 SF	
FRONT PRIMARY	25	26.9	26.9
FRONT SECONDARY	10	0.8	0.8
SIDE	10	15	15
REAR	15	81	81
SECONDARY STRUCTURE	5	5	5
LOT COVERAGE	60%	30%	52%
PARKING AREA (SF)	864	1067	1304
PARKING AREA PERCENTAGE	1.20%	148%	181%

VARIANCE REQUESTED

1) Section 19-2.1(2) provides for a maximum driveway width of 15 feet: as all parking spaces have direct access/egress to the street, the driveway is 56 to 60 feet wide;
Response: Two new parking spaces are shown limiting site to 4 spaces when using two spaces within the garage. The existing asphalt is 61 feet long but the two spaces shown are 9' x 20'. The owner of the parcel does not want to remove existing asphalt and is requesting a variance of 46 feet so the existing asphalt can remain, while the two new spaces will be 9 feet wide each.
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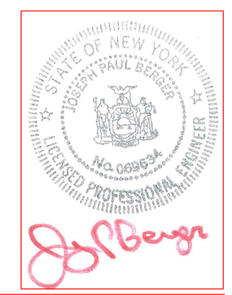
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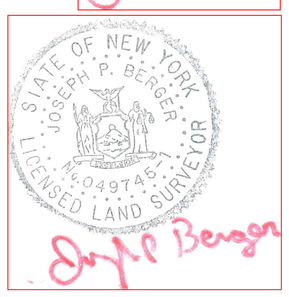
SURVEY BOUNDARY FROM
PROPERTY SURVEY PREPARED BY PETER HUSTIS LLS , LAND SURVEYOR JOB NO 85:073B, DATED APRIL 2, 1985

UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLOT PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
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Parcel Number
131300-6161-49-586580-0000
Parcel Location
101 S Grand Ave
Municipality
Poughkeepsie City
Owner Name
Trotter, Charlotte (Primary)
Primary Owner Mailing Address
101 S Grand Ave
Poughkeepsie, NY 12601
LOT SIZE 0.14 AC
LAND USE (220) 2 FAMILY RES
ZONE RNA

School District
Poughkeepsie City SD
Agricultural District
None
Roll Section
1 (Taxable)
Tax Code
H (Homestead)
Deed Information
Book: 22003
Page: 10288





No.	DATE	REVISIONS	BY

Date 10/08/25
Sheet SP 1
1 of 1

PROPOSED DRIVEWAY IMPROVEMENT PLAN

PARCEL TAX #
131300-6161-49-586580-0000
101 S GRAND AVE
POUGHKEEPSIE CITY

OWNER / APPLICANT
TROTTER, CHARLOTTE
PRIMARY OWNER MAILING ADDRESS
101 S GRAND AVE
POUGHKEEPSIE, NY 12601

BERGER ENGINEERING AND SURVEYING, PLLC
100 FULTON AVE., POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383 bergereng@gmail.com
PE REGISTRATION 069634 CERT 1405643 EXPIRES ON 04-30-26
LS REGISTRATION 049745 CERT 1325593 EXPIRE ON 04-30-26
COA FOR PE AND LS CERT 0018525 AND 0018253
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED SURVEYOR'S SEAL OR A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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

101 SOUTH GRAND AVE POUGHKEEPSIE

Name of Action or Project: 101 SOUTH GRAND POUGHKEEPSE		
Project Location (describe, and attach a location map): 101 SOUTH GRAND POUGHKEEPSIE NY 12601		
Brief Description of Proposed Action: ADD TWO PARKING SPACES TO EXISTING RESIDENTIAL HOUSE LOT		
Name of Applicant or Sponsor: Charlotte Trotter,	Telephone: 914-391-6715 E-Mail: chines051@hotmail.com	
Address: 101 south Grand Ave		
City/PO: Poughkeepsie	State: New York	Zip Code: 12601

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.14 acres
   b. Total acreage to be physically disturbed? 0.03 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.14 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? Indiana Bat	☐	☑
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: less then 0.03 acre of asphalt parkimg are will be constructed and will drain to the exisitng storm sewer in the street		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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

Applicant/sponsor/name: Charlotte Trotter, Date: 08-14-25

Signature: Title: property owner

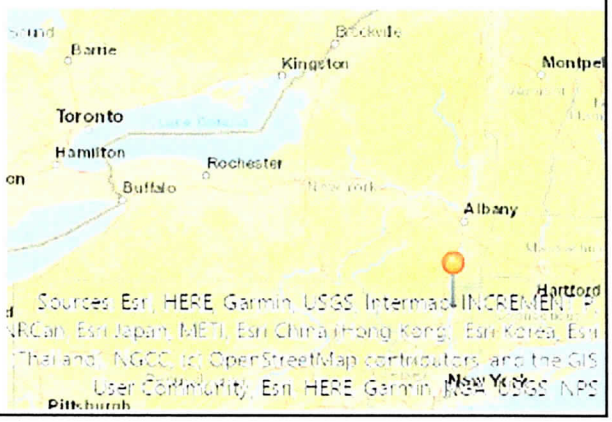
PRINT FORM

EAF Mapper Summary Report

Thursday, August 14, 2025 4:52 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



ParcelAccess
Dutchess County, NY

101 SOUTH GRAND AVE

Dutchess County, NY

Printed By:
ParcelAccess

1:500 Scale
8/14/2025


SOUTH GRAND AVE
SITE




SITE
101 SOUTH
GRAND AVE


SIDE YARD 101 SOUTH GRAND AVE


SIDE YARD
FOUNTAIN BROOK AVE


PROPOSED
PARKING
AREA
LOT
ACROSS
ROAD
FOUNTAIN
BROOK
AVE


SIDE YARD SITE


PROPOSED PARKING AREA
EXISTING ASPHALT
FOUNTAIN BROOK AVE


PROPOSED PARKING AREA
EXISTING ASPHALT

6162 55 257435

FEE: $350
CODE: A2112
ID#: 37200
IPS# 28A 2025-30

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

RECEIVED
SEP 10 2025
By PAID
1306
SEP 11 2025
$350

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 136 Parker Ave

ZONING DISTRICT: W-G

OWNER INFORMATION:

Name: DNH Valley LLC (Hammad Ahmed)
Address: 28 Sherwood Hts
Wappingers Falls NY 12590
Phone: 845.546.4188
Email:

APPLICANT INFORMATION:

Name: Hammad Ahmed
Address: 28 Sherwood Hts., Wappingers Falls, NY 12590
Phone: 845.546.4188
Email:

CONSULTANT INFORMATION:

Name: Amy Bombardieri / Day Stokosa Engineering, PLLC
Address: 3 Van Wyck Lane
Wappingers Falls, NY 12590
Phone: 845.590.1402
Email:

SUBJECT OF APPEAL

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

Name and title of agent: Judith Knauss
Deputy Zoning Administrator

Date of decision/determination/violation: 08.05.2025

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: 136 Parker Ave

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-4.2(5)(c)	minimum of 40% transparency for ground story residential uses	Rear-32% variance Front-13% variance Left-31% variance Right-35% variance
19-4.2(5)(d)	minimum 25% transparency for upper stories	Rear-14% variance Front-13% variance Left-3% variance Right-12% 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:_____

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

09/09/2025

DATE

Hammad Ahmed

Print Name

Revised 12/24: Previous Editions Obsolete

DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

September 9, 2025

City of Poughkeepsie
Zoning Board of Appeals
Chairman Parker and Zoning Board Members
62 Civic Center Plaza
Third Floor
Poughkeepsie, NY 12601

Re: 136 Parker Avenue
Area variance application
ID: 371200 (refer to zoning request PD-2025-025)
Parcel: 131300-6162-55-257435

Chairman Parker and Zoning Board Members,

Parcel 131300-6162-55-257435 is currently located in the W-G zoning district and includes an existing two-story, 3,828 sf office building at the northwest corner of the parcel and a single story detached garage at the south of the parcel. The owner intends to convert the existing office building to multi-family residential. The garage is to remain as-is.

Section 19-4.2(5)(c) requires a minimum of 40% transparency for ground story residential uses. Currently the building has 1.9% transparency on the ground floor and proposes 31.1% transparency for the entire first floor. Each side of the building, on the ground floor, ranges from 5-9%.

Section 19-4.2(5)(d) requires 25% transparency on the second floor. Currently the building is 0.2% transparent on the second floor and is proposed to be 60.5% transparent on the entire second floor. However, each side is less than 25% transparent.

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.

Granting the variance will allow the applicant to change the use of the existing building to multifamily residential. Changing the use will thereby require site improvements which include added greenspace and reduced impervious. The site will then conform with current zoning requirements and provide residential housing, a use recently made permissible at this location by the adoption of the most recent zoning code.

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 existing building cannot provide the required transparency without extensive structural work and major interior modifications that would prove cost-prohibitive.

3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.
The requested variance is not substantial. Proposed modifications to the existing building, should the variance be granted, will allow the building to be modified to be less non-conforming than it currently is if it were an existing multifamily residence. The variance only impacts the visual appearance of the existing building from a public viewing point. Modifications to the interior of the building will be in conformance with current building and fire codes.

4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?
The variance will potentially (pending site plan approval from the Planning Board) precipitate into extensive site work to bring the site into compliance with the current zoning code. The site will be modified to have less impervious and more greenspace / landscaping. Stormwater runoff will be reduced as a result which will decrease the demand on the existing storm sewer.

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 variance is required because the existing building does not meet the requirements for the proposed change of use to multifamily residential. The change of use is self-created, however, the building's current condition is not.

Included in this submission:
One check to the City of Poughkeepsie ZBA from the applicant (DNH Valley, LLC). Please place this project on the next available ZBA agenda for discussion. If additional information is required, please don't hesitate to contact me.

Very sincerely yours,

Amy Bombardieri
DAY STOKOSA
ENGINEERING P.C.
cc: Client

Amy Bombardieri

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Tuesday, August 5, 2025 2:51 PM
To: Amy Bombardieri
Cc: 'bavarianspeed845@gmail.com'; 'dawoodahmed914@gmail.com'; Tyler Maegerle; Lori Garcia; Joseph O'Brien
Subject: 136 Parker Avenue

Dear Ms. Bombardieri:

The Development Department is in receipt of your revised site plan for review relative to the proposed conversion of the vacant office building at 136 Parker Avenue to a five-unit multiple dwelling. The property is located in an area of the City zoned Walkway-Gateway (W-G) District. A review of the proposal for compliance with the provisions of the W-G District relative to such a use reveals the following deficiencies:

1) Section 19-4.2(5)(c) requires a minimum of 40% transparency for ground story residential uses: While the transparency has been increased since the initial submission, the actual percentage is not provided but it is not 40%;
2) Section 19-4.2(5)(d) requires a minimum of 25% transparency for upper stories: 25% transparency does not appear to be provided on all sides;
3) Section 19-4.2(4)(e) requires that accessory uses be located a minimum of 5 feet from any property line: the refuse container appears to be closer than 5 feet to the west property line;
4) Section 19-6.2(1)(g) requires that off-street parking areas be adequately illuminated for convenience and safety (but no lighting for parking areas shall cause glare on adjoining properties): no lighting is indicated;
5) Section 19-6.5(2)(a) requires that all portions of improved multifamily properties which are not used for buildings, structures, off-street parking and loading, permitted outdoor storage, driveways, walkways or similar purposes shall be appropriately landscaped with grass, shrubs, trees and other ground cover in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development: it is not clear if there is any landscaping, even simply grass, on the west property line where the parcel adjoins 134 Parker Avenue.

Relative to the rear building, if it is to be utilized as a garage, as stated in your email of 8/5/2025, please add a note to the plan that such use shall be limited to residents of the property. Please note that removal of the two (2) apparent toilet rooms may be requested.

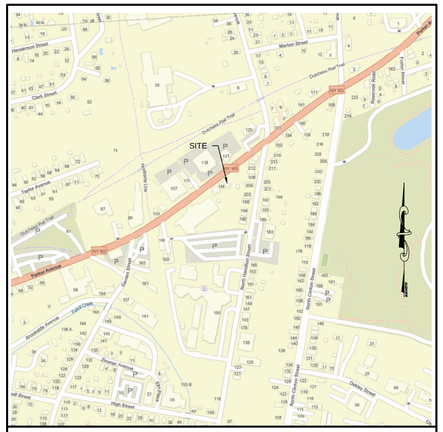
You may, within sixty (60) days of the date of this communication, either:

1) Revise the plan to comply with the requirements outlined above; or,
2) Make application to the Zoning Board of Appeals, requesting that variances be granted.

Please note that many of the site plan deficiencies noted to exist in the original submission have not yet been addressed (for example, utilities such as water service and sanitary sewer). A thorough review has not been done at this time, as those deficiencies need not be addressed unless and until variances have been granted. .

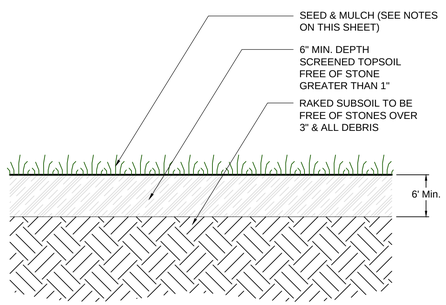
Please feel free to contact us if you have any questions in this regard.

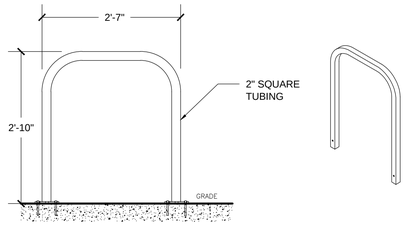
Very truly yours,
Judith Knauss
Deputy Zoning Administrator

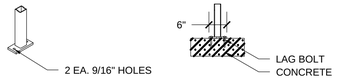

SITE
Clark Street
Quassaick Creek Trail
Main Street
Division Street
Taylor Avenue
Fallkill Creek
Brookside Avenue
Zimmer Terrace
Mill Street
Dutchess Rail Trail
Overlook Terrace
Academy Street
Church Street
Liberty Street
Cannon Street
Montgomery Street
Hamilton Street
Market Street
Academy Street
Grand Street
Cedar Street
Vassar Street
Smith Avenue
Hooker Avenue
Parker Avenue
Delafield Place
Hoffman Avenue
Hudson Avenue
Hudson Valley Rail Trail
Fallkill Creek
Creek Drive
Creek Drive
Dewey Street
Hill Street
Hill Street
Hill

SITE PLAN NOTES

1. *SIGNIFICANT OR BACK TO BACK SNOW EVENTS MAY REQUIRE MORE STORAGE CAPACITY THAN DEPICTED HEREIN. SUCH EVENTS MAY REQUIRE SNOW REMOVAL TO AN OFFSITE LOCATION BY A THIRD PARTY.*

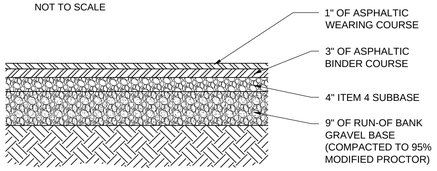






BIKE RACK DETAIL

NOT TO SCALE

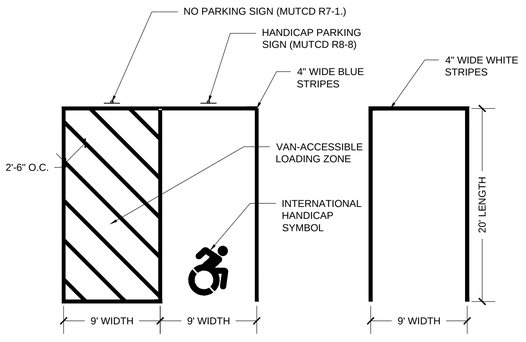


NOTE:

1. THICKNESS INDICATED REFERS TO COMPACTED MEASURE.
2. ALL NEW PAVEMENT SECTIONS OUTSIDE OF NYSDOT PAVING LIMITS TO CONFORM THE ABOVE REFERENCED CROSS SECTION.
3. INDUSTRY STANDARDS AND BEST PRACTICES SHALL BE FOLLOWED REGARDING INSTALLATION PROCEDURES AND ACCOMMODATING PREVAILING CONDITIONS.

PAVEMENT SECTION

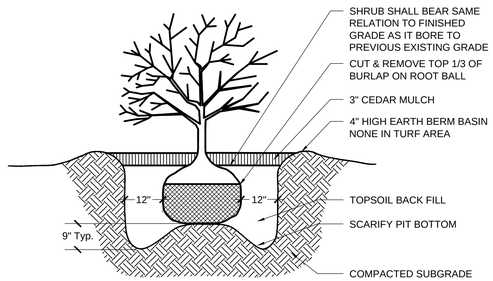
NOT TO SCALE



NOTE:
1. MARKINGS AND DISTANCES SUBJECT TO CURRENT ZONING AND SITE REGULATIONS.
2. PAINT USED SHALL BE SUITABLE FOR THE INTENDED PURPOSE
3. STRIPING WORK SHALL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.

PARKING STALL MARKINGS

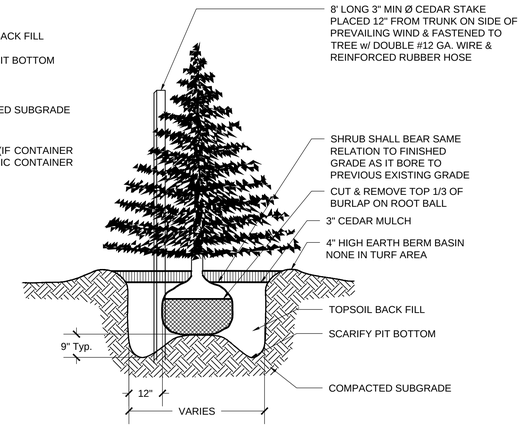
NOT TO SCALE



NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

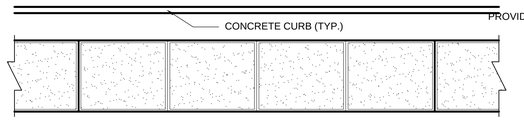
4 SHRUB PLANTING DETAIL

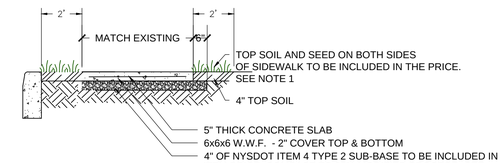
NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

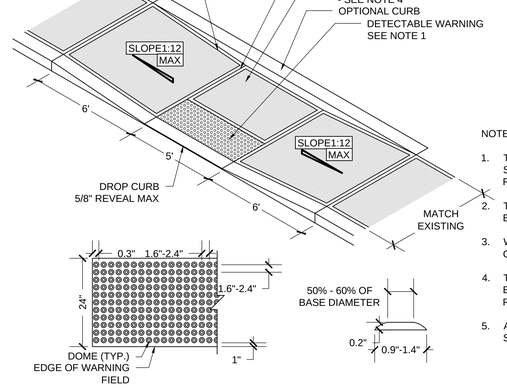




NOTE:
1. ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 4,000 PSI
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHKEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APPROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURBING ALL CONCRETE SURFACES SHALL BE COATED WITH SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.

CAST-IN-PLACE CONCRETE SIDEWALK

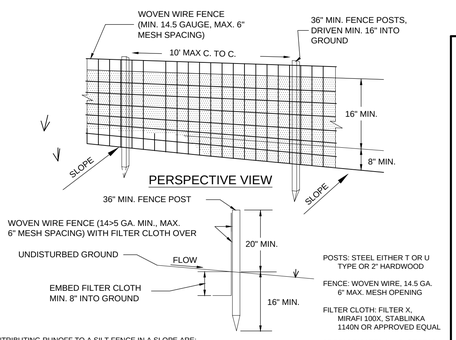
NOT TO SCALE



NOTES:
1. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.
2. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
3. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
4. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT, A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACE, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
5. ALL DETAILS, NOTES AND SPECIFICATIONS NOTED ON THE "CAST-IN-PLACE CONCRETE SIDEWALK" DETAILS SHALL APPLY UNLESS OTHERWISE NOTED

ADA CURB RAMP DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.

2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

4) PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

5) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCING DETAIL

NOT TO SCALE

1. MAX. ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE IN A SLOPE ARE:

SLOPE STEEPNESS	MAXIMUM LENGTH
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

2. MAX. DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ½ ACRE PER 100' OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5' BEHIND THE FENCE.

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.

LANDSCAPING NOTES

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:

KENTUCKY BLUEGRASS	40%
CREEPING RED FESCUE	40%
RYE GRASS	20%

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 MUNICIPALITY.

THE COVERAGE OF THE SEEDED AREAS SHALL BE UNIFORM WITH NO BARE AREAS LARGER THAN ONE-HALF SQUARE FEET.

THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE CITY PLANNING BOARD SHALL OCCUR, SERVING THE INTENDED FUNCTION OF THE ORIGINALLY PROPOSED PLANTINGS.

811 Know what's below. Call before you dig.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

BRIAN STOKOSA, PE

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

Revisions	08.14.2025
Project No.	2025.067
	License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT
DNH VALLEY, LLC
CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NY

DRAWING
DETAILS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C500
DATE	CHECKED BY	
06/09/2024	BJS	

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER DATE

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

CITY OF POUGHKEEPSIE PLANNING BOARD

CITY PLANNING BOARD

CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL

FILE NO:

PROJECT NAME: DNH VALLEY, LLC SITE PLAN

PROJECT LOCATION: 136 PARKER AVENUE

APPLICANT / OWNER: DNH VALLEY, LLC SITE PLAN / HAMMAAD AHMED, 28 SHERWOOD HEIGHTS, WAPPINGERS FALLS, NY 12590

OFFICIALLY APPROVED at the Planning Board

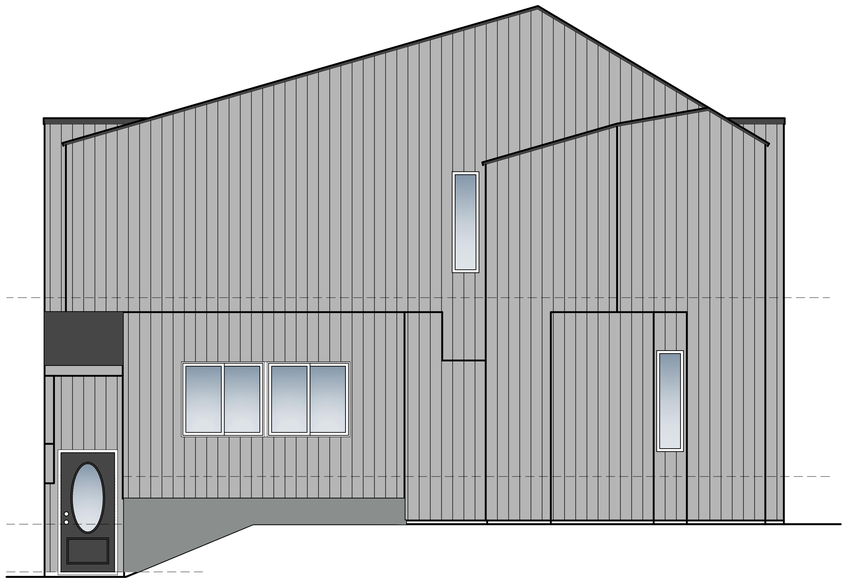
meeting held the ____ day of _____ 2____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):



FRONT ELEVATION (NORTH FACING)

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

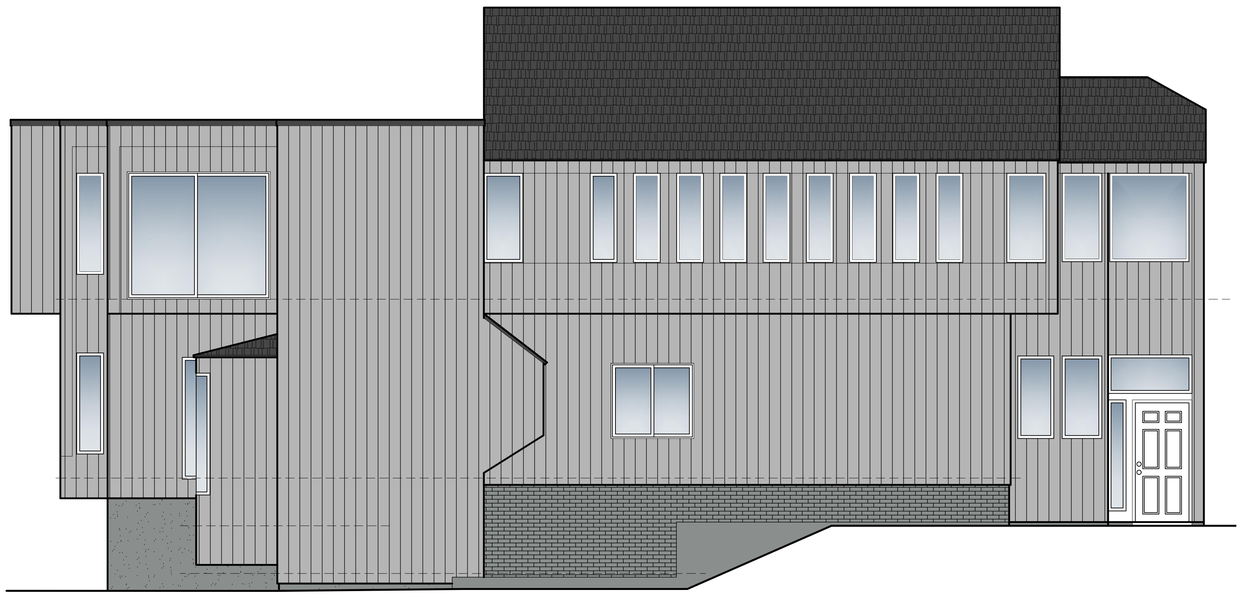


RIGHT SIDE ELEVATION (WEST FACING)

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

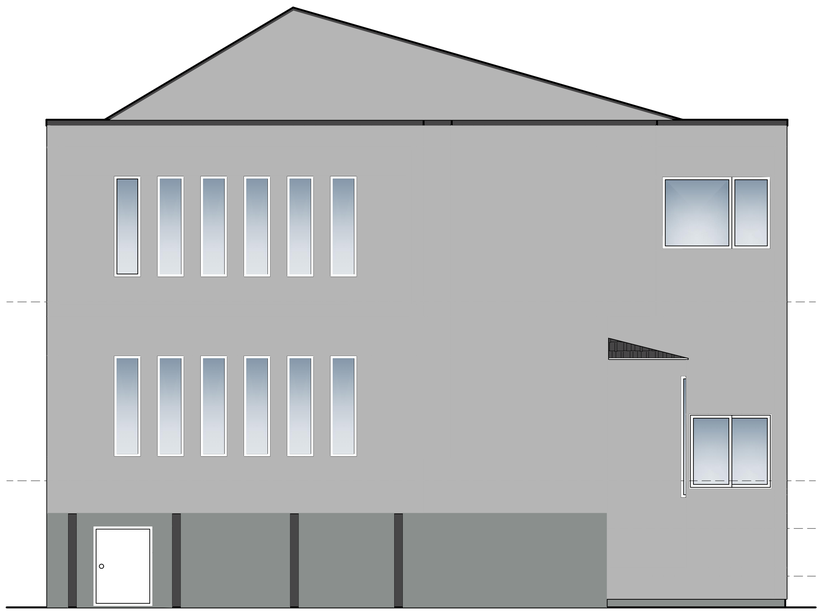
MATERIALS LIST

Roof: Tamko-Architectural Shingles in Black
(Existing to remain)
Siding: Painted wood siding to remain
Windows: Exterior cladding in White
(New windows to be added for egress)
Trim: White Vinyl as needed
Entry Doors: Fiberglass
(Existing to remain)



LEFT SIDE ELEVATION (EAST FACING)

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



REAR ELEVATION (SOUTH FACING)

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

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE

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

Revisions

Project No. 2024:067

License No. 083970

DAY|STOKOSA ENGINEERING P.C.

3 Van Wyck
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT

136 Parker Avenue

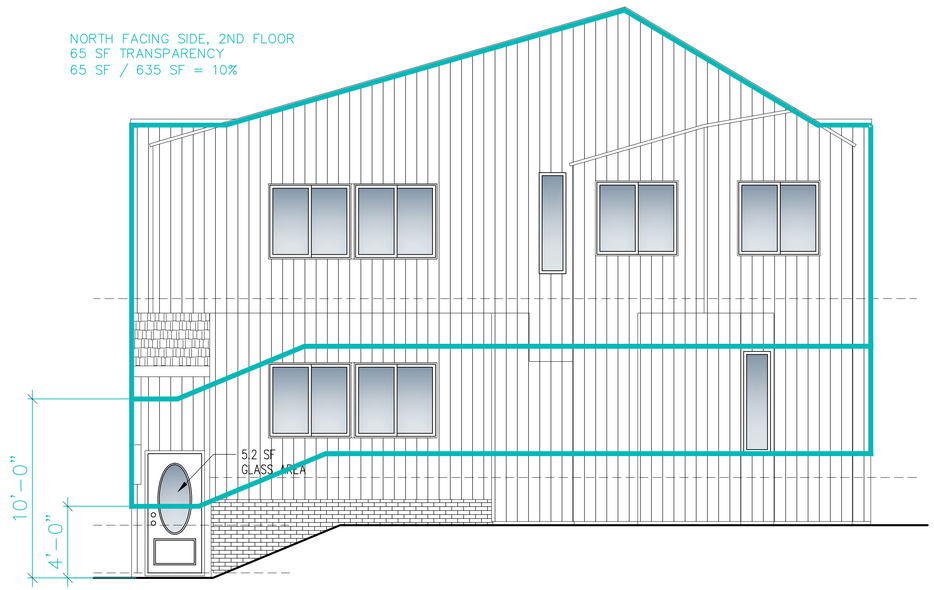
City of Poughkeepsie Dutchess County, New York

DRAWING

EXISTING ELEVATIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	GPL	EX200
DATE	CHECKED BY	
04-24-25	BJS	

NORTH FACING SIDE, 2ND FLOOR
65 SF TRANSPARENCY
65 SF / 635 SF = 10%

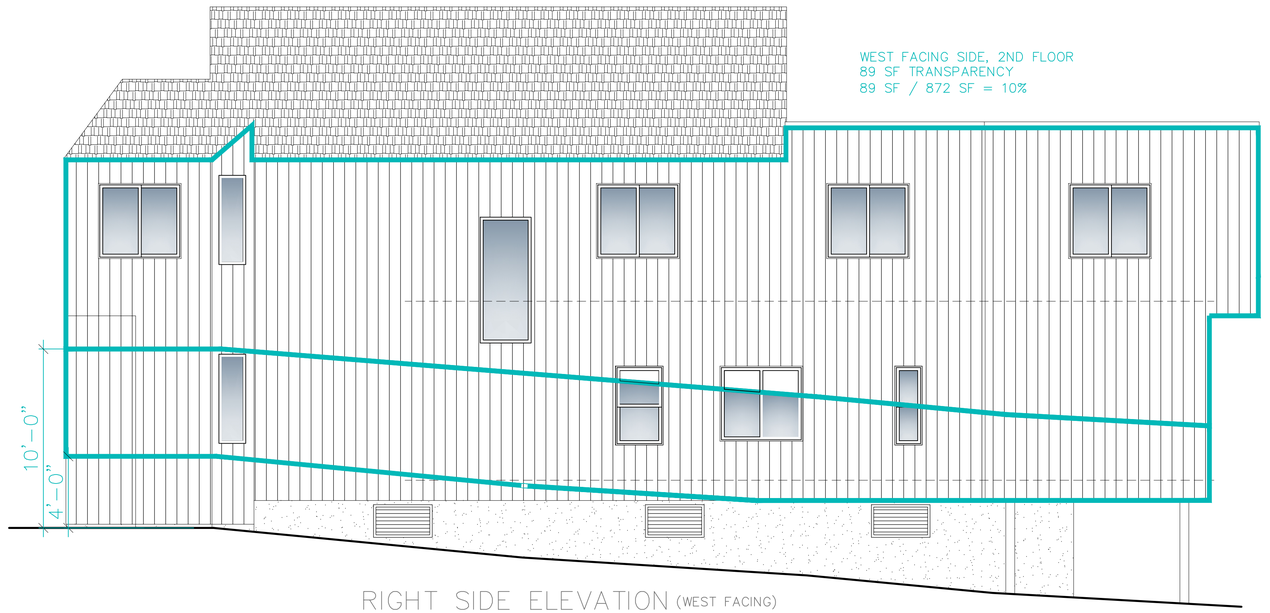


FRONT ELEVATION (NORTH FACING)

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

NORTH FACING SIDE, 1ST FLOOR
40 SF TRANSPARENCY
40 SF / 251 SF = 16%

WEST FACING SIDE, 2ND FLOOR
89 SF TRANSPARENCY
89 SF / 872 SF = 10%



RIGHT SIDE ELEVATION (WEST FACING)

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

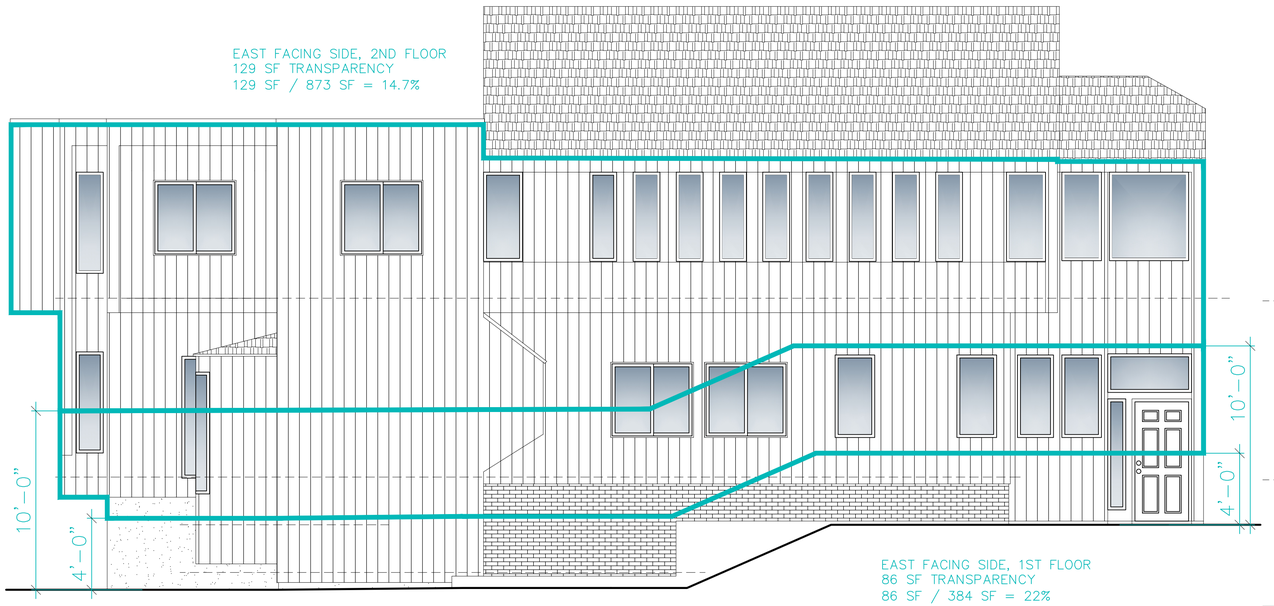
WEST FACING SIDE, 1ST FLOOR
24 SF TRANSPARENCY
24 SF / 363 SF 6.6%

TRANSPARENCY
THE ABILITY TO TRANSMIT LIGHT SO OBJECTS ON THE OTHER SIDE OF THE MATERIAL ARE VISIBLE. AS APPLIED TO WINDOWS, THE TRANSPARENT MATERIAL MUST PIERCE THE BUILDING FACADE WITH A MINIMUM DISTANCE OF 4 FEET MAINTAINED FREE OF BUILDING MATERIALS, SHELVING OR OTHER IMPEDIMENT SO THAT VIEWS ARE PROVIDED INTO AND OUT OF THE BUILDING. GROUND FLOOR TRANSPARENCY IS MEASURED BETWEEN 4 FEET AND 10 FEET FROM FINISHED GRADE OR SIDEWALK.
TRANSIENT/TEMPORARY

MATERIALS LIST

Roof: Tamko-Architectural Shingles in Black
(Existing to remain)
Siding: Painted wood siding to remain
Windows: Exterior cladding in White
(New windows to be added for egress)
Trim: White Vinyl as needed
Entry Doors: Fiberglass
(Existing to remain)
Transparency 1st floor: 65.6%
Transparency 2nd floor: 45.7%

EAST FACING SIDE, 2ND FLOOR
129 SF TRANSPARENCY
129 SF / 873 SF = 14.7%

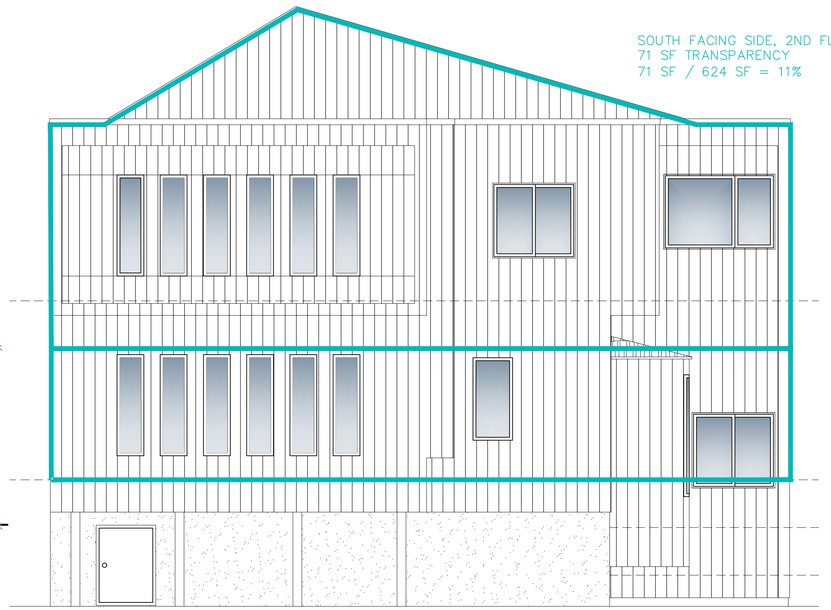


LEFT SIDE ELEVATION (EAST FACING)

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

EAST FACING SIDE, 1ST FLOOR
86 SF TRANSPARENCY
86 SF / 384 SF = 22%

SOUTH FACING SIDE, 2ND FLOOR
71 SF TRANSPARENCY
71 SF / 624 SF = 11%



REAR ELEVATION (SOUTH FACING)

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

SOUTH FACING SIDE, 1ST FLOOR
60 SF TRANSPARENCY
60 SF / 303 SF = 20%

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE

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

Revisions	August 14, 2025 July 23, 2025
Project No.	2024:067
	License No. 083970

DAY|STOKOSA ENGINEERING P.C.
3 Van Wyck
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
136 Parker Avenue
City of Poughkeepsie — Dutchess County, New York

DRAWING
PROPOSED ELEVATIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	GPL	P200
DATE	CHECKED BY	
04-24-25	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:

Change of Use - office to residential (requiring area variances)

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

136 Parker Ave. Poughkeepsie, NY 12601

Brief Description of Proposed Action:

Parcel 131300-6162-55-257435 is currently located in the W-G zoning district and includes an existing two-story, 3,828 sf office building at the north west corner of the parcel and a single story detached garage at the southern portion of the parcel. The intent of this application is to convert the existing office building to a five unit multi-family building. No changes are proposed to the rear storage building. Site changes include parking stripping, reduction in existing impervious, increase in lawn area and plantings.

Name of Applicant or Sponsor:	Telephone: 845.546.4188
Hammaad Ahmed	E-Mail: bavarianspeed845@gmail.com

Address:

28 Sherwood Hts

City/PO:	State:	Zip Code:
Wappingers Falls	NY	12590

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City Planning, Zoning Boards, City Building Department	☐	☑

3. a. Total acreage of the site of the proposed action? 0.35 acres
   b. Total acreage to be physically disturbed? .20 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.35 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:		
Building modifications will be to current building 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: _____	☐	☑
_____		

	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, no new impervious is proposed no changes to grades are proposed		
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: _____		

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

Applicant/sponsor/name: Amy Bombardieri Date: 09.09.25

Signature: _____ Title: Agent for Applicant

PRINT FORM

Amy Bombardieri

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Tuesday, August 5, 2025 2:51 PM
To: Amy Bombardieri
Cc: 'bavarianspeed845@gmail.com'; 'dawoodahmed914@gmail.com'; Tyler Maegerle; Lori Garcia; Joseph O'Brien
Subject: 136 Parker Avenue

Dear Ms. Bombardieri:

The Development Department is in receipt of your revised site plan for review relative to the proposed conversion of the vacant office building at 136 Parker Avenue to a five-unit multiple dwelling. The property is located in an area of the City zoned Walkway-Gateway (W-G) District. A review of the proposal for compliance with the provisions of the W-G District relative to such a use reveals the following deficiencies:

1) Section 19-4.2(5)(c) requires a minimum of 40% transparency for ground story residential uses: While the transparency has been increased since the initial submission, the actual percentage is not provided but it is not 40%;
2) Section 19-4.2(5)(d) requires a minimum of 25% transparency for upper stories: 25% transparency does not appear to be provided on all sides;
3) Section 19-4.2(4)(e) requires that accessory uses be located a minimum of 5 feet from any property line: the refuse container appears to be closer than 5 feet to the west property line;
4) Section 19-6.2(1)(g) requires that off-street parking areas be adequately illuminated for convenience and safety (but no lighting for parking areas shall cause glare on adjoining properties): no lighting is indicated;
5) Section 19-6.5(2)(a) requires that all portions of improved multifamily properties which are not used for buildings, structures, off-street parking and loading, permitted outdoor storage, driveways, walkways or similar purposes shall be appropriately landscaped with grass, shrubs, trees and other ground cover in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development: it is not clear if there is any landscaping, even simply grass, on the west property line where the parcel adjoins 134 Parker Avenue.

Relative to the rear building, if it is to be utilized as a garage, as stated in your email of 8/5/2025, please add a note to the plan that such use shall be limited to residents of the property. Please note that removal of the two (2) apparent toilet rooms may be requested.

You may, within sixty (60) days of the date of this communication, either:

1) Revise the plan to comply with the requirements outlined above; or,
2) Make application to the Zoning Board of Appeals, requesting that variances be granted.

Please note that many of the site plan deficiencies noted to exist in the original submission have not yet been addressed (for example, utilities such as water service and sanitary sewer). A thorough review has not been done at this time, as those deficiencies need not be addressed unless and until variances have been granted. .

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

THE CITYOF POUGHKEEPSIE
NEWYORK
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: 12 Duane St., Poughkeepsie, NY

ZONING DISTRICT: Residential Neighborhood C (RNC)

OWNER INFORMATION:

Name: Ruben Ronda
Address: 12 Duane St.
Poughkeepsie, NY 12601
Phone: 646-200-2898
Email:

APPLICANT INFORMATION:

Name: Jason Lichwick Architecture PLLC
Address: 387 Hooker Avenue, Suite 5
Poughkeepsie, NY 12603
Phone: 845-284-6344
Email:

CONSULTANT INFORMATION:

Name: Jason Lichwick Architecture
Address: 387 Hooker Ave., Suite 5
Poughkeepsie, NY 12603
Phone: 845-284-6344
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 Admininstrator

Date of decision/determination/violation: September 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:_____

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.

_____ 9/16/25

SIGNATURE OF APPLICANT DATE

JASON LICHWICK

Print Name

Revised 12/24: Previous Editions Obsolete

September 4, 2025

Mr. Scott Parker, Chair of Zoning Board of Appeals
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 12 Duane St. - Proposed Conversion of Existing Single-Family Dwelling to Two-Family Dwelling

Dear Mr. Parker,

The area variance request is for four parking spaces which are required by the zoning code for a two-family dwelling. The property at 12 Duane St. has zero parking as the house was built in 1870 before off-street was common. We are proposing to officially convert the house from a single-family dwelling to a two-family dwelling although it has functioned as a two-family dwelling prior to our client's purchase of the property. Please see our responses **(in bold)** to the Area Variance Justification Questions.

1. Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. If not, please explain why.
   The granting of four parking spaces will not be a detriment to the area as the property is already being utilized as a two-family dwelling and therefore, the neighborhood should not experience any change in the parking demands.

2. Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternative to the variance, if any have been explored (for example, alternative designs, purchasing contiguous properties, etc.). Why is the variance necessary? **The existing property was built in 1870 and has no accommodation for parking. As the building will remain unchanged, there is no way parking can be added to the lot. The variance is required because there are no alternatives to provide parking within the confines of the existing property and there are not contiguous lots available to purchase for this purpose.**

3. Is/are the requested area variance(s) substantial? Explain why they are not substantial.
   The requested area variance is not substantial as it is created by pre-existing conditions.

4. Will the variance(s) have an adverse effect on or impact on the physical or environmental conditions in the neighborhood or district? Why not? **The requested area variance is not substantial as it will not create additional hardship in the neighborhood. The house has been used (and marketed) as a two-family dwelling since prior to being purchased by Mr. Ronda in 2023. There is widely available on-street parking nearby on Talmadge St.**

Jason Lichwick Architecture PLLC
387 Hooker Avenue, Suite 5, Poughkeepsie, New York 12603
P: 845-2845-6344

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 variance is not self-created but is unique to the property as it was built in 1870 and did not provide off-street parking at the time.**

Thank you for your time and consideration in this matter.

Sincerely yours,

Jason Lichwick
NYSRA Lic. No. 038612

Jason Lichwick Architecture PLLC
387 Hooker Avenue, Suite 5, Poughkeepsie, New York 12603
P: 845-2845-6344

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

September 2nd, 2025

Jason Lichwick Architecture PLLC

Re: 12 Duane Street
ID: 128160
Zoning Review Request PD-2025-111

Dear Applicant,

The Development Department is in receipt of your zoning review request related to the property at 12 Duane Street and the proposed conversion of the existing single-family dwelling into a two-family dwelling.

This property is located within the Residential Neighborhood C district (RNC) which does permit two-family dwellings per code **Section 19-5.5** of the Zoning Ordinance.

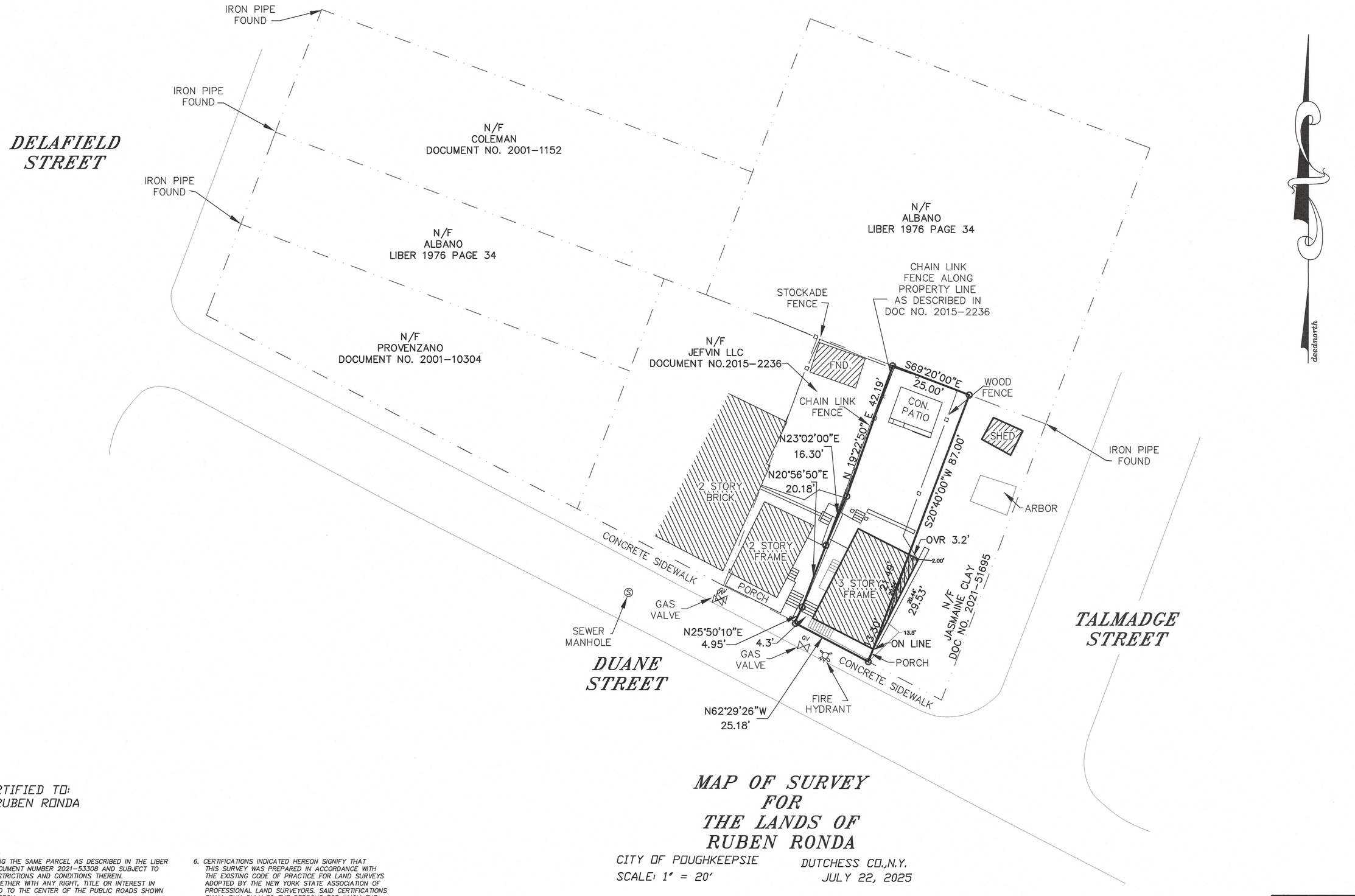
Based on the provided plot plan, some deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals.

1. **Section 19-6.2(11)(a)** states that four parking spaces are required for the proposed use. **Zero parking spaces are proposed.**

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

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

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



MAP OF SURVEY FOR THE LANDS OF RUBEN RONDA

CITY OF POUGHKEEPSIE DUTCHESS CO.,N.Y.

SCALE: 1" = 20' JULY 22, 2025

CERTIFIED TO:
1. RUBEN RONDA
2.
3.
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2021–53308 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO.___ AS SHOWN ON FILED MAP NO._____.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO. 2025176
REF. 2023018

ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD PO BOX 1 LAGRANGEVILLE NEW YORK 12540
(845)–226–6436

AREA= 0.05 ACRES +/–

NEW YORK STATE
STATE OF NEW YORK
ROBERT V. OSWALD
050031
LICENSED LAND SURVEYOR
LICENSE NO. 50031

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:
Two-Family Conversion

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

Brief Description of Proposed Action:
Convert existing single family structure into a two family.

Name of Applicant or Sponsor:	Telephone: 845-284-6344
Jason Lichwick Architecture PLLC	E-Mail: jason@JLArchitectureny.com

Address:
387 Hooker Avenue, Suite 5

City/PO:	State:	Zip Code:
Poughkeepsie	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: Zoning Board odf Appeals	☐	☑

3. a. Total acreage of the site of the proposed action? 0.05 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.05 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:

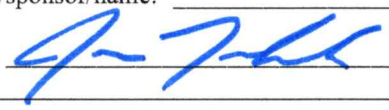
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ 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? Shortnose Sturgeon, Atlanti...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	☐	☑

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

Applicant/sponsor/name: Jason Lichwick, RA Date: 09/16/2025

Signature:  Title: Architect

PRINT FORM


TOW

Acct# 6062-59-771405

CASE #:

FEE: $350.00
CODE: A2112
ID# ZBA2025-038

RECEIVED
SEP 10 2025
By

APPLICATION TO THE ZONING BOARD OF APPEALS
CITY OF POUGHKEEPSIE, NEW YORK

REQUEST FOR INTERPRETATION
(TYPE, OR PRINT IN DARK INK)

I. PROPERTY: 141 N Water Street, Poughkeepsie (Parcel: 6062-59-771405)

ZONING DISTRICT: W - Waterfront

PAID
#11058
SEP 10 2025
$350

II. PROPERTY OWNERSHIP
Name of Owner: 141 North Water Street LLC
Address: 135 N Water Street Poughkeepsie, NY 12601

III. APPLICANT INFORMATION.
Name of Applicant: Same as owner
Address:

Phone#: c/o 845-874-7166

Email:
(If the applicant is not the owner, proof that the owner consents to the application must be provided.)

IV. SUBJECT OF APPEAL.

Pursuant to the provisions of Section 19-8.4 of the Zoning Ordinance, this application, relative to the above-referenced property, constitutes an appeal from the decision of the Zoning Administrator, or other City of Poughkeepsie Agent (Name and Title of agent: Judith Knauss , City of Poughkeepsie Deputy Zoning Administrator

A copy of this decision, dated August 8, 2025 .must be attached.

V. APPEAL REQUEST
This appeal takes the form of a request for (check one):

1) X The meaning of a portion of the text of the Zoning Ordinance, or any condition or requirements specified or made under the provisions of said Ordinance, and whether or not the appellant has complied therewith; or,

2) _____ The exact location of a district boundary shown on the zoning map; or,

3) _____ Approval for a change from one legal nonconforming use to another nonconforming use.

VI. RATIONALE FOR REQUEST (Attach additional sheets as necessary):

See attached cover letter.

VII. LIST OF REQUIRED ATTACHMENTS

1. Electronic version of all submission materials
2. Site or plot plan (8) copies
3. Other attachments deemed pertinent by applicant (please list):

Cover letter, prepared by KARC Planning Consultants

Elevations prepared by ADG

Average grad level computation prepared by ADG

VIII. SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN ABOVE IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.

Natalie Quinn, agent for applicant

Signature of Applicant

DATE: September 10, 2025

KARC
PLANNING CONSULTANTS, INC.

July 9, 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 141 North Water Street, LLC, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

_____

Jacob Wagschal
141 North Water Street, LLC

Jozlyn Young

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Friday, August 8, 2025 8:59 AM
To: Natalie Quinn; Jozlyn Young
Cc: Rebecca A. Valk; Europa McGovern; Eric Philipp; Joseph O'Brien; Richard Distel; Tyler Maegerle; Lori Garcia
Subject: 141 North Water Street

Dear Ms. Quinn:

The Development Department is in receipt of an application for site plan review relative to the proposed construction of a six-story building containing 56 dwelling units and both structured and surface accessory parking on three lots: 6062-59-771405 (141 North Water Street), 6062-59-783401 and 6062-59-780411. Additionally, the proposal calls for a subdivsion/lot line adjustment involving an adjoining parcel under different ownership at 9 Dutchess Street (6062-59-777390).

First, please note that following consultation with the Corporation Counsel it has been determined that although a note on the Sheet LC-1 of the site plan set, entitled "Lot Line Alteration," indicates that Dutchess County does not consider the "lot line alteration" between 141 North Water Street and 9 Dutchess Avenue to be a subdivision, the City of Poughkeepsie does consider this a subdivision. Therefore, an application for subdivision will be required. Additionally:

1) There did not appear to be any indication of consent from the owner of 9 Dutchess Avenue to the subdivision/lot line adjustment;
2) There is an approved site plan and an active building permit for grading of the property at 9 Dutchess Avenue. Any alteration of the lot lines would require an amended or new site plan approval;
3) The approved grading plan for 9 Dutchess was classified as an unlisted subject to a coordinated review for the purposes of SEQRA. Therefore, any amendment of that site plan would require that SEQRA for the site be re-opened;
4) There is a pending site plan for development of the parcel which would be materially affected by any alteration of lot lines; and,
5) It also appears that the grading performed at 9 Dutchess Avenue may have encompassed grading of a portion of Grid #6062-59-771405 and #6062-59-783401.

Second, the proposal has been reviewed for compliance with the provisions of the Zoning Code. The use is permitted, subject to the issuance of a special permit by the Planning Board pursuant to the provisions of Section 19-5.5 "Principal Use Table". However, the following deficiencies were identified to exist in the submission:

1. Section 19-4.4(3)(e) allows for maximum lot coverage of 50% is permitted: 65.27% is proposed.
2. Section 19-4.4(3)(f)(ii) allows for a maximum height of 5 stories or 60:' the building has been determined to be 6 stories and 69'6" high;
3. Section 19-6.2(1)(d) provides that no entrance or exit to any off-street parking area with a capacity of more than 4 spaces shall exceed a grade excess of 10% at any point: the grade at the entrance to the property is 60.5 and entrance to the basement parking structure is 51.83 which equals 15.44%.
4. Section 19-6.5(5)(c) states that a fence within a front yard shall not exceed a height of 3' measured from sidewalk grade: a 4' fence is proposed within the northern portion of the front yard; and,
5. Section 19-6.8(1)(b) states that elevator penthouses shall be setback 1' from the edge of the roof for each additional foot in height greater than the permitted height: the elevator penthouse appears to be located on the edge of the roof while the proposed building exceeds the maximum height allowed.

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

1) Amend the plan to reflect compliance with the provisions of the Zoning Ordinance as outlined herein; or
2) Make application to the Zoning Board of Appeals, requesting that variances be granted.

Please be advised that for the purposes of SEQRA, the application has been classified as an Unlisted action subject to a coordinated review. Once the application for subdivision and the application to the Zoning Board of Appeals have been received, the matter will be referred to the Planning Board for declaration of lead agency and circulation to involved agencies.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

KARC
PLANNING CONSULTANTS, INC.

September 10, 2025

Scott Parker, Zoning Board of Appeals Chair
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

Re: 141 N Water Street
6062-59-771405
City of Poughkeepsie
Interpretation Request

Dear Chair Parker and Ms. Garcia:

The applicant is seeking to construct a 56-unit multifamily development at 141 N Water Street (lot 771405). The property is approximately 1.028 acre and is located in the Waterfront (W) Zoning district.

In the Deputy Zoning Administrator's August 8, 2025 determination letter, Ms. Knauss determined the proposed building to be 6 stories and measured 69'6" in height, exceeding the maximum allowed under Section 19-4.4(3)(f)(ii), which permits building up to five stories or 60'.

Following that determination, the applicant met with Development Department to provided additional information regarding:

- Significant grade changes onsite,
- The loss of land and topography at 141 N Water Street due to excavation on an adjacent parcel, and
- Diagrams illustrating the resulting "average grade" and the proposed original building height of 63.32'.

Furthermore, the proposed construction type has since been modified, and the building height reduced to 59'-11 7/8", as shown on the attached elevations. This height is calculated from the average grade plan (55.18') to the top of the flat roof (115.17'), in accordance with the City Code definition of height:

> *"Height… is determined by measuring the vertical distance between the average ground level around the perimeter of the building to the highest point of the roof for flat roofs."*

At a workshop discussion with City Staff on September 4, 2025, the Building Inspector confirmed that the proposed structure would be deemed five (5) stories under NYS Building Code. Both the Development Department and Building Department also agreed that the proposed height, in feet, complies with the Zoning Code maximum height of 60 feet. However, the classification of the building in terms of *stories*, and the intent of the City of Poughkeepsie Zoning Code definition of 'story,' requires interpretation by the Zoning Board of Appeals.

The building consists of five stories above a basement parking level. Under the NYS Building Code, this is classified as five stories based on the following definitions:

- *Story Above Grade Plane: A story where the floor above is more than 6 feet above the grade plane, or more than 12 feet above finished ground at any point.*
- *Grade Plane: The **average of the finished ground levels** adjoining the building at exterior walls.*
- *Basement: A story that is not a story above the grade plane (see "story above grade plane" definition above).*

The City of Poughkeepsie Zoning Code provides parallel definitions, but does not explicitly reference "average" grade:

- *Story: That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between any floor and the ceiling next above it. If the finished floor level directly above a basement is more than six feet above **grade**, such basement shall be considered a "story."*
- *Basement: A story partly below curb level but having at least ½ of its height, measured from floor to ceiling above the **average finished grade** of the ground adjoining the building.*

These definitions indicate that whether a basement counts as a "story" depends on its relation to the **average finished grade**, not an isolated ground point. In the present case, more than half of the basement is below grade, and the floor above it is not more than six feet above average grade. Accordingly,

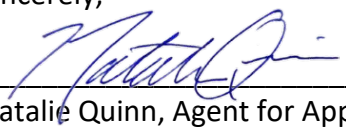
- The basement does not constitute a story under NYS Building Code,
- The basement meets the definition of "basement" under both codes, and
- The building is properly classified as a five-story structure over a single basement level.

Based on these findings, we respectfully request that the Zoning Board of Appeals confirm that the intent of the City of Poughkeepsie zoning code definition for "story" was to reference ***average*** grade. The proposed building would then be classified as a five-story structure over a single-story basement and be compliant with the W District's maximum height limitation of five stories and 60 feet.

KARC
PLANNING CONSULTANTS, INC.

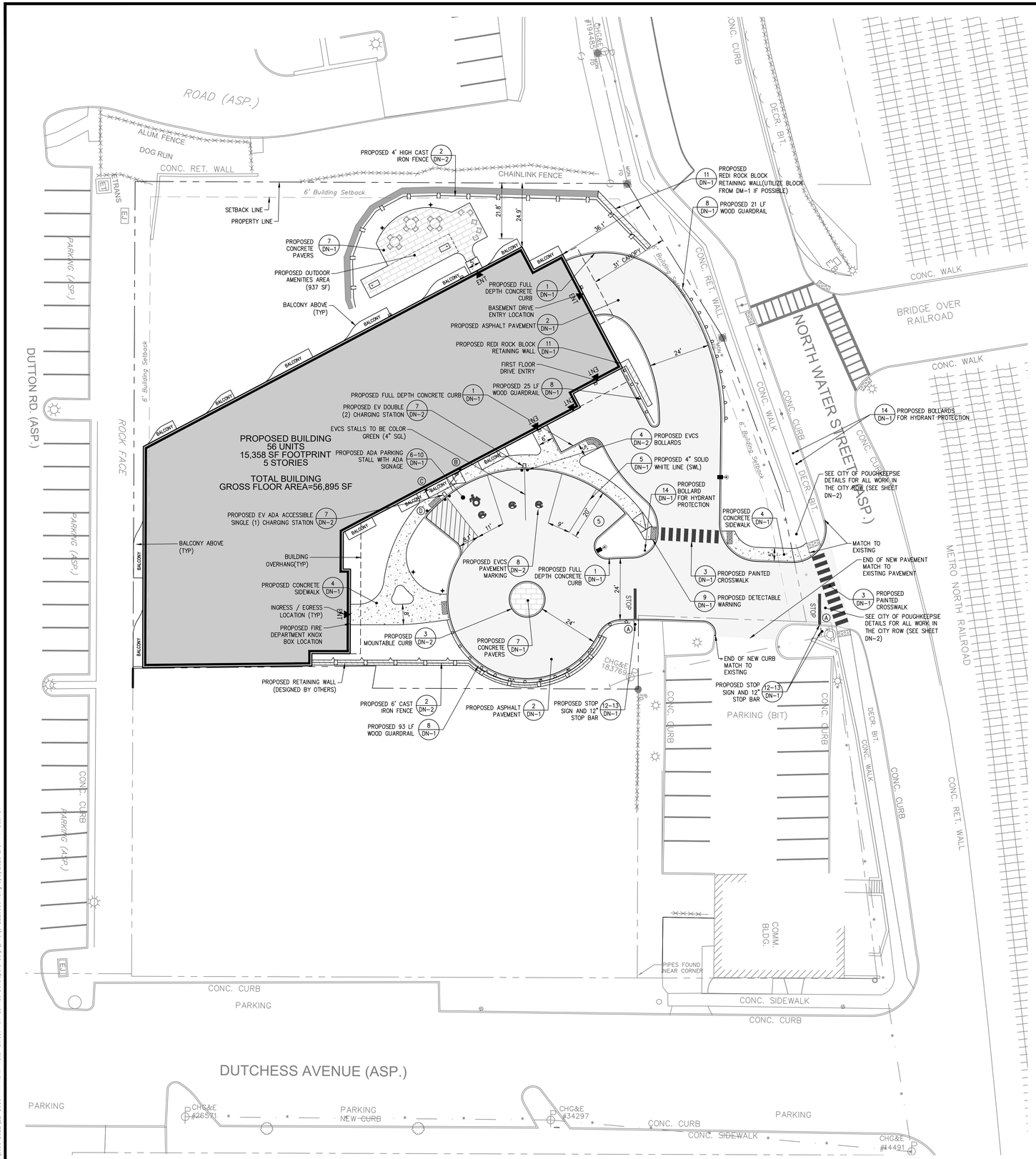
We kindly request to be placed on the next available Zoning Board of Appeals meeting to discuss this interpretation of Story. Please advise if you require anything further.

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



ZONING SUMMARY TABLE

ZONING INFORMATION	
PARCEL SIZE	1.01 ACRES TOTAL
TAX MAP IDENTIFICATION	6062-59-771405
ZONING DISTRICT	W – WATERFRONT
PROPOSED USE	RESIDENTIAL

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	NONE	1.01 ACRES	1.01 ACRES
MINIMUM LOT WIDTH (FT)	NONE	169 FT	169 FT
MAXIMIM LOT COVERAGE	50%	3.45%	66.56% *
MINIMUM LOT FRONTAGE (FT)	50 FT	187.11 FT	187.11 FT
MINIMUM REQUIRED YARDS	NONE IF PROVIDED, 6FT	N/A	36.1 FT (WEST) 24.9' (NORTH) 0' WEST / 0' SOUTH
MAXIMUM FAR	1.25	N/A	1.25
MAXIMUM HEIGHT	5 STORIES 60 FT	N/A	5 STORIES 59'-11 7/8"
MINIMUM PARKING	1.25 / UNIT 56 UNITS = 70 SPACES	NONE	BASEMENT=35 SPACES FIRST FLOOT=32 SPACES 72 TOTAL SPACES OUTSIDE=5 SPACES

* DENOTES VARIANCE REQUIRED

SEE ARCH PLANS FOR BASEMENT AND FIRST FLOOR PARKING LAYOUTS

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED SIGN
- PROPOSED DOOR LOCATION
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- PROPOSED CROSSWALK
- PROPOSED CONCRETE PAVERS
- PROPOSED BOLLARD LIGHT
- PROPOSED LIGHTPOLE

SIGN LEGEND

NO.	LEGEND	MUTCD DESIGNATION	DIMENSIONS	QTY.
A	STOP	R1-1	30" x 30"	2
B	RESERVED PARKING	R7-8	12" X 18"	1
C	NO PARKING ANYTIME	R7-1	12" X 18"	1
D	ACCESSIBLE BY DOOR USE LAST		12"X18"	1

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

EASEMENTS

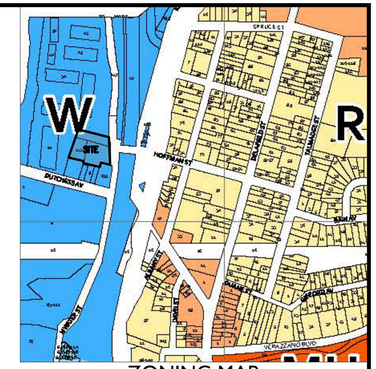
ACCESS EASEMENT, AREA=0.021± ACRES

NOTES:

1. EXISTING EASEMENTS ASSOCIATED WITH THIS PROJECT ARE SHOWN ON APPLICABLE PLAN SHEETS AND ARE LISTED ABOVE. NO NEW EASEMENTS ARE PROPOSED.
2. NO EXISTING WATERCOURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA OF 8" OR MORE ARE ASSOCIATED WITH THIS PROJECT.
3. SITE IS NOT IN FEMA 100 YEAR FLOODPLAIN
4. A FIRE DEPARTMENT KNOX BOX LOCATION IS PROVIDED AT THE SOUTHWEST ENTRY LOCATION.

SURVEY MAP REFERENCE

EXISTING CONDITIONS / TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "141 NORTH WATER STREET, LLC" DATED MAY 27, 202 BY LARRY L. LYNN, LS, PLS# 050531



ZONING MAP

SCALE: 1"=100'

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.

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Revisions
1.	2025-09-09 SITE PLAN FOR ZBA SUBMISSION

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.

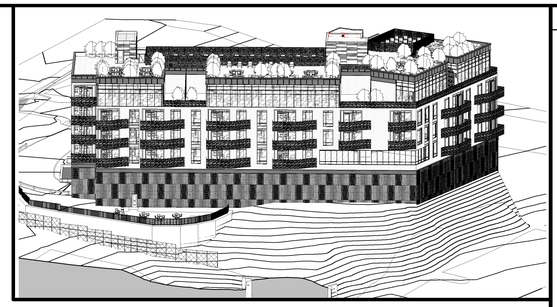
SITE PLAN

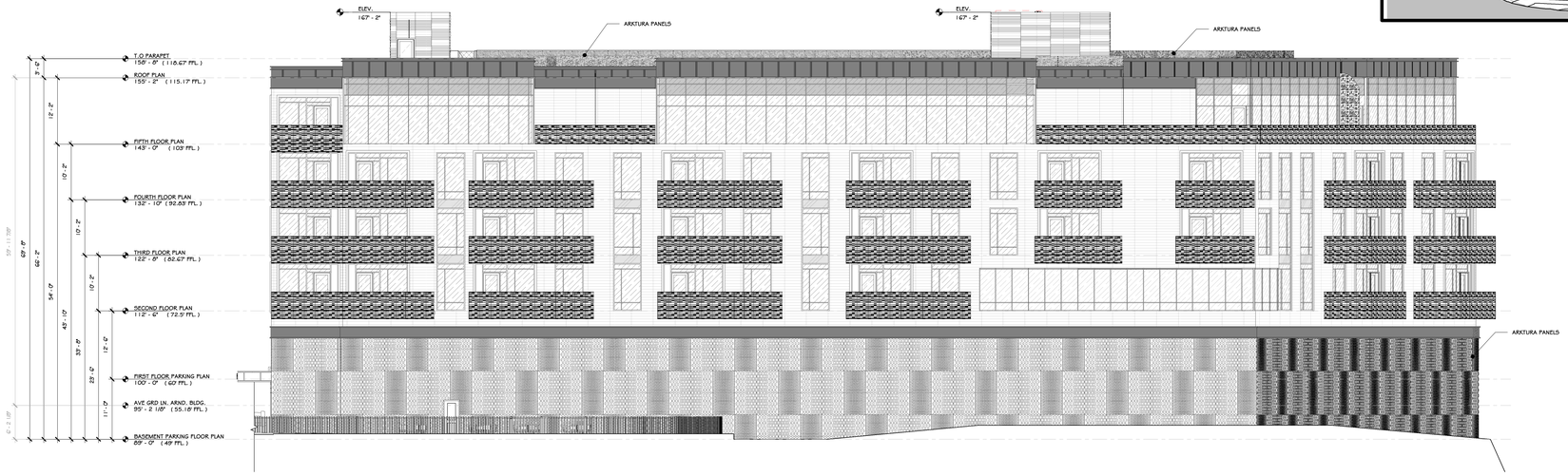
WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

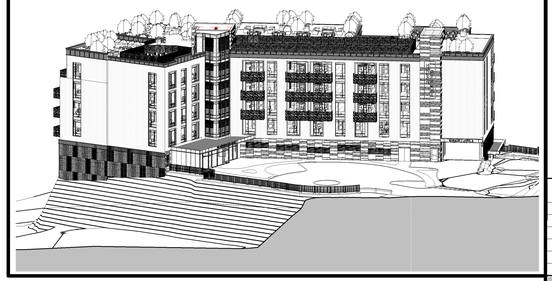
Design/Calcs	BLS	CAD File	SP22298501.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	SP-1
Checked	KFC	Date	2025-07-22	SHEET 3 OF 16
Approved	LRC	Scale	1"=20'	

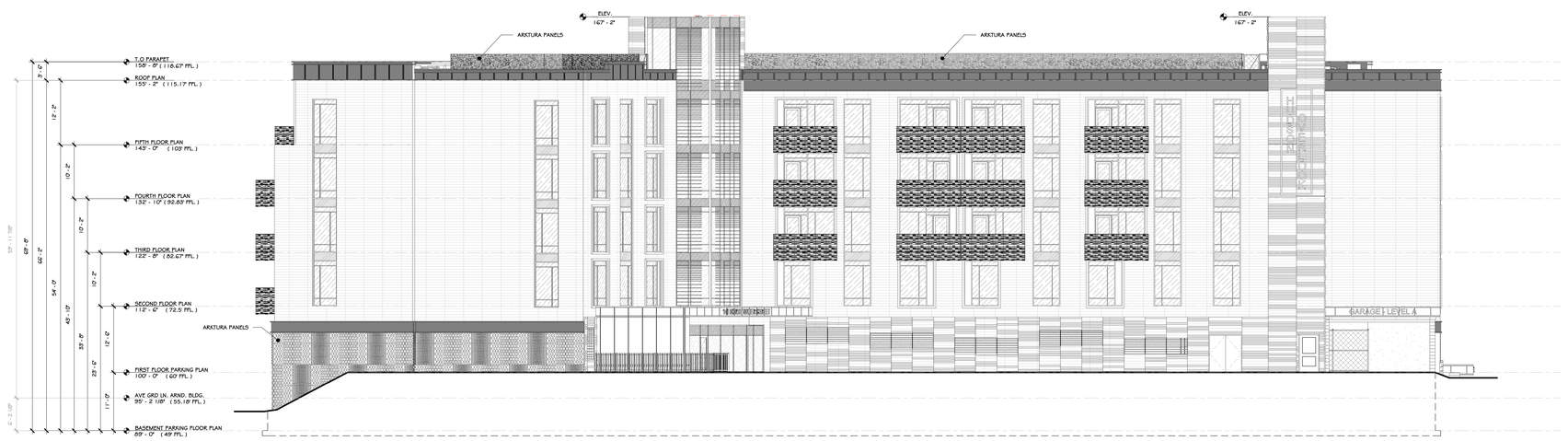
X:\JOBS\Jobs 2022\22-2985-141 North Water Street Pok-Sunrise Developers Corp\DWG\SP22298501.dwg 9/9/2025 2:51 PM SCorron





1 NORTH ELEVATION
3/32" = 1'-0"





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

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CONSTRUCTION NOTES

REVISIONS:

NUM.	DATE	DESCRIPTION

100% **SCHEMATIC DESIGN**

PROJECT NORTH

KEY PLAN — WORK AREA

ADG ARCHITECTS
25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 [illegible]305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM
ARCHITECTURE • PLANNING • INTERIORS

Project: 141 N WATER STREET DEVELOPMENT
CITY OF POUGHKEEPSIA, DUTCHESS COUNTY, N.Y.

Drawing: NORTH / SOUTH EXTERIOR ELEVATIONS

Project: 25106 Date: 09/02/25
Drawn: IDEA Scale: AS NOTED
Drawing Number:
A-300-PB

Draft for Review

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Jason T. Anderson Architect, P.C.
dba ADG Architects and Anderson Design Group
Architecture ■ Planning ■ Interiors

Exhibit B

25106 141 PK
Average Grade Computation | 08-26-25

Total Building						
	Perimeter of Building (in feet)		**Wall Length (in feet)**	**Average Elevation**	**% of Building Perimeter** *Wall Length / Building Perimeter*	**Average Grade** *Avg. Elev. x % Bldg Perimeter*
1 Southeast Wall	610		127	60.00	21%	12.49
2 East Wall	610		55	60.00	9%	5.41
3 South Wall	610		88	58.98	14%	8.51
4 West Wall	610		94	51.00	15%	7.86
5 North Wall	610		180	51.06	30%	15.07
6 Northeast Wall	610		66	54.05	11%	5.85
Total for: Total Building			610		100%	**55.18**

1 Southeast Wall							
Wall Length (in feet)	Point 1	Point 2	Distance (in feet) *Dist. Between Pt 1 and Pt2*	Average Elevation *Avg. Elev. Between Pt 1 and Pt2*	% of wall length *Wall Length / Total Length*	Average Grade change *Avg. Elev. x % Length of Wall*	Notes
127	60	60	22	60	17%	10	
127	60	60	105	60	83%	50	
Total for: 1 Southeast Wall			127		100%	**60.00**	

2 East Wall							
Wall Length (in feet)	Point 1	Point 2	Distance (in feet) *Dist. Between Pt 1 and Pt2*	Average Elevation *Avg. Elev. Between Pt 1 and Pt2*	% of wall length *Wall Length / Total Length*	Average Grade change *Avg. Elev. x % Length of Wall*	Notes
55	60	60	48	60	87%	52	
55	60	60	7	60	13%	8	

Total for: 2 East Wall			55		100%	**60.00**	

3 South Wall							
Wall Length (in feet)	Point 1	Point 2	Distance (in feet) *Dist. Between Pt 1 and Pt2*	Average Elevation *Avg. Elev. Between Pt 1 and Pt2*	% of wall length *Wall Length / Total Length*	Average Grade change *Avg. Elev. x % Length of Wall*	Notes
88	60	60	7	60	8%	5	
88	60	60	15	60	17%	10	
88	60	60	46	60	52%	31	
88	60	51	20	55.5	23%	13	
Total for: 3 South Wall			88		100%	**59**	

4 West Wall							
Wall Length (in feet)	Point 1	Point 2	Distance (in feet) *Dist. Between Pt 1 and Pt2*	Average Elevation *Avg. Elev. Between Pt 1 and Pt2*	% of wall length *Wall Length / Total Length*	Average Grade change *Avg. Elev. x % Length of Wall*	Notes
94	51	51	94	51	100%	51	
Total for: 4 West Wall			94		100%	**51**	

5 North Wall							
Wall Length (in feet)	Point 1	Point 2	Distance (in feet) *Dist. Between Pt 1 and Pt2*	Average Elevation *Avg. Elev. Between Pt 1 and Pt2*	% of wall length *Wall Length / Total Length*	Average Grade change *Avg. Elev. x % Length of Wall*	Notes
180	51	52	5	51.5	3%	1.431	
180	52	52	93	52	52%	26.867	
180	52	49	40	50.5	22%	11.222	
180	49	49	29	49	16%	7.894	
180	49	52	13	50.5	7%	3.647	
Total for: 5 North Wall			180		100%	**51.06**	

6 Northeast Wall							
Wall Length (in feet)	Point 1	Point 2	Distance (in feet) *Dist. Between Pt 1 and Pt2*	Average Elevation *Avg. Elev. Between Pt 1 and Pt2*	% of wall length *Wall Length / Total Length*	Average Grade change *Avg. Elev. x % Length of Wall*	Notes
66	49	52	11	50.5	17%	8.417	
66	52	52	25	52	38%	19.697	
66	52	60	22	56	33%	18.667	
66	60	60	8	60	12%	7.273	
Total for: 6 Northeast Wall			66		100%	**54.05**	

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: 10 GRAND STREET

ZONING DISTRICT: RND - RESIDENTIAL NEIGHBORHOOD D

OWNER INFORMATION:

Name: 10 GRAND STREET, LLC - PETER CLARK
Address: PO BOX 648
RHINEBECK NY 12572
Phone: 845-417-1826
Email:

APPLICANT INFORMATION:

Name: SAME AS ABOVE
Address:
Phone:
Email:

CONSULTANT INFORMATION:

Name: MAZZARELLI ARCHITECTURE + PLANNING, PC
Address: 44 NORTH CLOVER ST
POUGHKEEPSIE, NY 12601
Phone: 845-485-0275
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: JOE O'BRIEN, DEPUTY ZONING ADMIN

Date of decision/determination/violation: 16 SEP 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: 10 GRAND ST

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-2.4(2)(a)	REQ'S 7,000 SF MIN LOT AREA	5,400 SF LOT AREA

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.

10 Grand Street Area Variance Justification

10/10/25
Completed by Peter Clark

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

No. Granting this variance will not produce an undesirable change to the character of the neighborhood. The Union Street Historic Neighborhood consists of multiple buildings that have 3rd floor dwelling units with lots that are smaller than the 10 Grand Street lot.

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?

No. The area variance requested is the only feasible method to pursue for the creation of a third floor dwelling unit. There are no other alternatives to this variance. The creation of a dwelling unit on the third floor of the existing building requires a 7,000 square foot lot where only 5,400 square feet exist in the 10 Grand Street lot.

Is/are the area variances substantial? Explain why they are not substantial.

No. The area variance is not substantial because it is an existing condition that cannot be changed.

Will the variances have an adverse affect or impact on the physical or environmental conditions in the neighborhood/district?

No. The variance will not have an adverse affect or impact on the neighborhood because it does not change any physical or environmental conditions. It is an existing condition of the site.

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

No. The area variance reflects an existing condition that cannot be changed and is not unique to 10 Grand Street. There are multiple properties in the Union Street historic neighborhood that have 3rd floor dwelling units on lots sizes that are smaller than 10 Grand Street.

ZONING BOARD OF APPEALS AREA VARIANCE
APPLICATION

PROPERTY ADDRESS: 10 GRAND ST

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

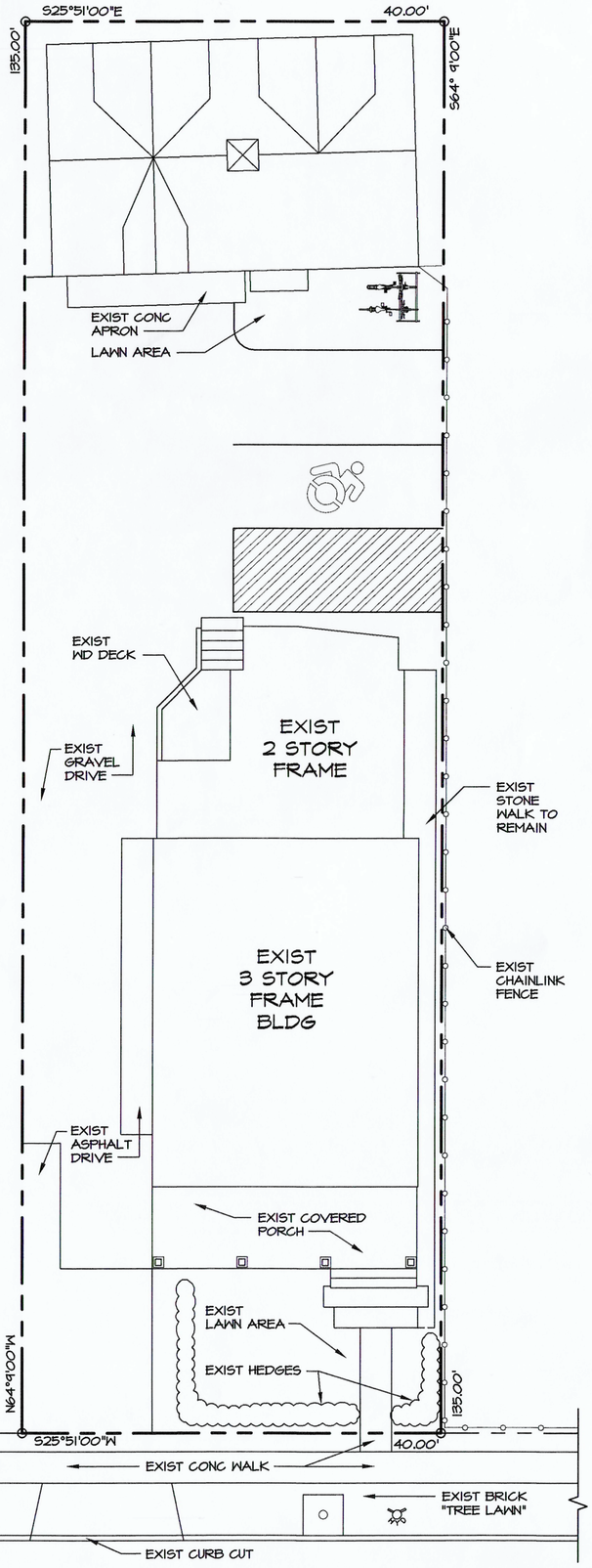
THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER OF THE PROPERTY, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.

SIGNATURE OF APPLICANT

9/30/25
DATE

PETER CLARK
Print Name

Revised 12/24: Previous Editions Obsolete



1 ZR-1 PROPOSED SITE PLAN

SCALE: 1"=10'-0"

0 5' 10' 20'

NOTE:

1. THE ABOVE SITE PLAN WAS GENERATED BASED UPON THE FOLLOWING INFO:
   - A. A SURVEY ENTITLED "PLOT PLAN FOR 10 GRAND STREET" CITY OF POUGHKEEPSIE, DUTCHESS CO, NY, SCALE: 1" = 10'-0" DATED JULY 11, 1994 AS PREPARED BY JAMES K. DRUMGOULD, PLS
   - B. SITE VISITS & MEASUREMENTS BY MAZZARELLI ARCHITECTURE + PLANNING, PC

NORTH

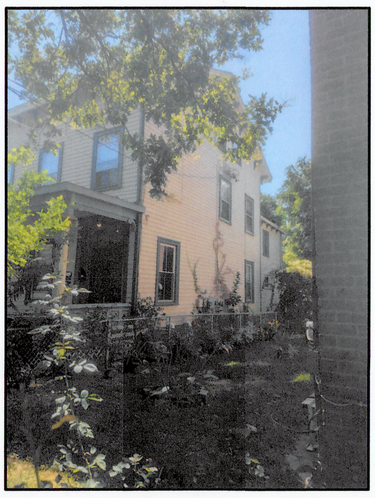
LEGEND	
═══	EXIST CONC CURB
	EXIST FIRE HYDRANT
—o—o—	EXIST CHAINLINK FENCE



EAST



WEST



NORTH



SOUTHWEST

2 ZR-1 EXIST ELEVATIONS

SCALE: NTS

project no. 25-22

date 29 SEP 25

drawn by SB

SITE PLAN APPROVAL FOR:

10 GRAND STREET

POUGHKEEPSIE, NY

PROPOSED SITE PLAN, EXIST ELEVATIONS AND LEGEND

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE NY 12601
845 485 0275

MAP

PURSUANT TO SECTION 645 (B) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

DISTRIBUTION:
ZONING BOARD

Z-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

SITE PLAN APPROVAL FOR: 10 GRAND ST

Name of Action or Project:

10 GRAND ST

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

FOURTH HOUSE ON RIGHT FROM UNION ST, SEE ATTACHED MAP ON SHT S-1

Brief Description of Proposed Action:

CONVERT EXIST ATTIC SPACE INTO ADDITIONAL DWELLING UNIT

Name of Applicant or Sponsor:	Telephone: 845-417-1826
10 GRAND STREET, LLC - PETER CLARK	E-Mail: peterlawrenceclark@hotmail.com

Address:

PO BOX 648

City/PO:	State:	Zip Code:
RHINEBECK	N Y	12572

	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, BUILDING DEPT	☐	☑

3. a. Total acreage of the site of the proposed action? +/-.12 acres
   b. Total acreage to be physically disturbed? +/-.008 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-.24 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? Shortnose Sturgeon, Atlantic. Sturgeon	☐	☑
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: WE WILL GREAT A SLIGHT SLOPE IN GRADE TO HAVE WATER RUN INTO OUR PROPERTY		
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

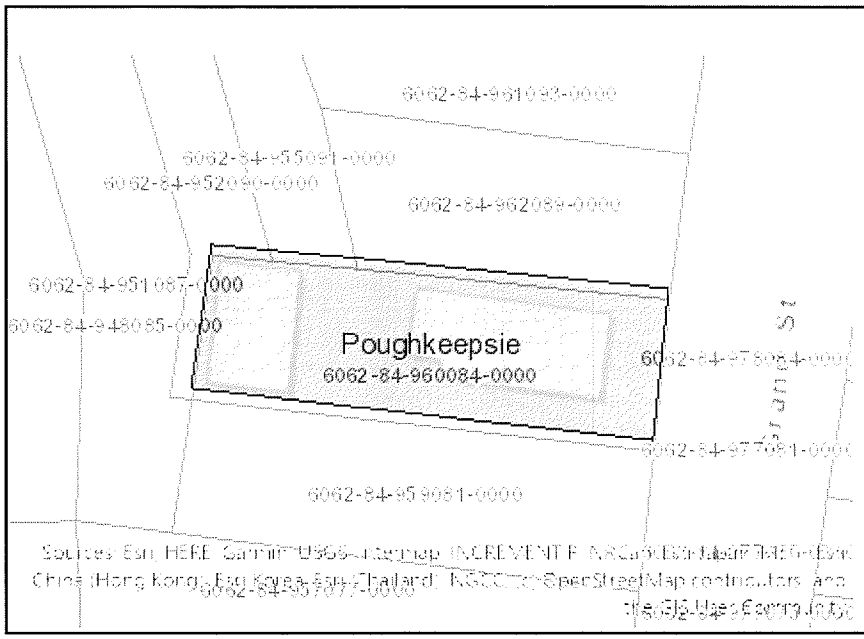
Applicant/sponsor/name: 10 GRAND STREET, LLC - PETER CLARK Date: 9/30/25

Signature: _____ Title: OWNER

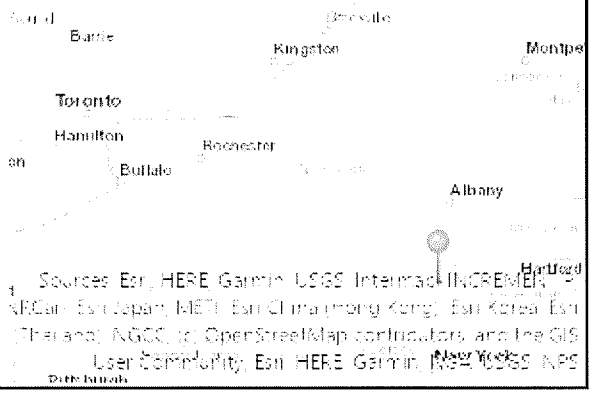
PRINT FORM

EAF Mapper Summary Report

Monday, September 22, 2025 11:35 AM



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



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Shortnose Sturgeon, Atlantic Sturgeon
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

September 16th, 2025

Mazzarelli Architecture + Planning, PC – Steve Bernabe Jr

Re: 10 Grand Street
ID: 195170
Zoning Review Request PD-2025-121

Dear Applicant,

The Development Department is in receipt of plans for your zoning review request related to the property at 10 Grand Street which contains a two-family dwelling in the front and a single-family dwelling in the rear and the proposed conversion of the existing front building to a three-family dwelling.

This property is located within the Residential Neighborhood D district (RND) which does permit three-family dwellings per code **Section 19-5.5** of the Zoning Ordinance which would require Site Plan approval.

Some possible deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals and are stated below.

1. **Section 19-2.4(2)(a)** states that the minimum required lot area for the proposed use would be 7,000 square feet. **This lot contains roughly 5,400 square feet.**
2. **Section 19-6.2(1)(c)** states that access shall consist of at least one 15' wide drive aisle for parking areas with fewer than 20 spaces. **The proposed drive is 12' wide and the access for the proposed parking spaces is 14'.**
3. **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.**
4. **Section 19-6.2(4)(a)** states 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. **A chain link fence with slats and no specified height is proposed along the rear southern property line. No screening is proposed along the northern property line.**
5. **Section 19-6.2(4)(b)** states 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. The planting

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

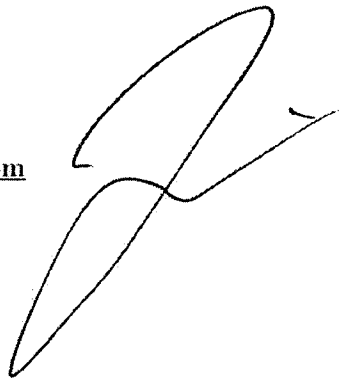
plan for this strip shall be approved by the Planning Board as part of the site plan review. **No landscaping is proposed.**

6. **Section 19-6.2(11)(a)** states that six parking spaces are required for the proposed change of use. **Three parking spaces are proposed.**

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

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

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



CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
MEETING DATES 2026*

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

The agenda will be posted on the city's website one (1) week prior to the scheduled meeting.
All violations on the property must be closed at time of posting.
Complete applications must be submitted four (4) weeks prior to the scheduled meeting to be considered.

TUESDAY, JANUARY 13

TUESDAY, FEBRUARY 10

TUESDAY, MARCH 10

TUESDAY, APRIL 14

TUESDAY, MAY 12

TUESDAY, JUNE 9

WEDNESDAY, JULY 15

TUESDAY, AUGUST 11

TUESDAY, SEPTEMBER 8

TUESDAY, OCTOBER 13

TUESDAY, NOVEMBER 10

TUESDAY, DECEMBER 8

Motion to approve the DATE Zoning Board of Appeals meeting schedule
Approved DATE
Motion:
Second:
Carried:

*Meeting dates may change as necessary. Updates to dates and times can be found on the Agenda & Minutes page of the website.