City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda

Common Council Chambers

[IGNORE_INDENT]

Tuesday, December 9, 2025

[IGNORE_INDENT]

6:00 PM

[IGNORE_INDENT]

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. **Approval of November 2025 Meeting Minutes**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **Following Public Hearings are Adjourned to January 13, 2026**
   1. 16 PERSHING AVENUE: AREA VARIANCE
   2. 185 SMITH STREET: AREA VARIANCE
   3. 10 GRAND STREET: AREA VARIANCE

2. **Following Application Reviews have been Adjourned to January 13, 2026**
   1. 105 ALBANY STREET: AREA VARIANCE
   2. 17 SOUTH HAMILTON STREET: AREA VARIANCE

IV. REVIEW OF RESOLUTIONS

1. **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

2. 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

V. PUBLIC HEARINGS & DELIBERATIONS

1. 69 SOUTH HAMILTON STREET: AREA VARIANCES

Application for area variances relative to the proposed conversion of the existing three family dwelling at 69 South Hamilton Street to a four family dwelling, requiring variances of Section 19-2.3(2)(a), requiring 6000 square feet of lot area to allow 5957 square feet; Section 19-2.3(2)(c) which allows a maximum lot coverage of 70% to allow a lot coverage of 77%; Section 19-6.2(1)(c) which requires a 15 foot wide driveway to allow a driveway ranging from 7.5 to 10 feet; Section 19-19-6.2(4)(b) requiring landscaping/screening where a parking area for three or more vehicles abuts a residential property to allow an opaque fence on the southern property. Owner: Fabio Alvarez; Applicant: My Friend Realty, LLC; Consultant: Ciro Interrante, Architect; Grid #6161-21-120900; Zoning District: RNC; File #ZBA2025-033

2. 20 LEXINGTON AVENUE:AREA VARIANCE

Application for area variance relative to the proposed conversion of the two family dwelling at 20 Lexington Avenue to a three-dwelling, requiring variances of the following Sections of the Zoning Code: Section 19-2.3(2)(a) requiring 5000 square feet of lot area to allow 3920 square feet; Section 19-2.3(2) prohibiting front yard parking to allow parking in the Quaker Lane front yard; Section 19-2.3(4)(a) restricting the height of buildings to 2.5 stories or 35 feet to allow conversion of the attic to a story; Section 19-2.3(2)(h) allows a maximum driveway width of 15 feet to allow 17’1”; Section 19-6.2(11) requiring 4 off-street parking spaces to allow 2 parking spaces; Owner: Jordan Bell; Applicant/Consultant: Jason Lichwick Architecture PLLC; Grid # 6161-32-453840; Zoning District: RNC; File #ZBA2025-034

3. 488 MAIN STREET: AREA VARIANCE

Application for an area variance relative to the proposed construction of a mixed use building containing ground floor commercial space fronting Main Street with 81 dwelling units, accessory parking and an accessory playground with access from Cannon Street, requiring a variance of Section 19-6.2(11) of the Zoning Code to allow 34 off-street parking spaces where 119 parking spaces are required, a deficit of 85 spaces. Owner/Applicant: Hudson River Housing, Inc; Consultant: CPL, Architecture, Engineering, Planning (Andrew Learn); Grid #6161-23-290979; Zoning District: MU5; File #ZBA2025-037

4. 88 ACADEMY STREET:AREA VARIANCE

Application for an area variance relative to the proposed conversion of the building at 88 Academy Street from a four unit multiple dwelling to a five unit multiple dwelling, requiring a variance of Section 19-6.2(11) of the Zoning Code to allow 2 off-street parking spaces where 7 spaces are required. Owner: Lauren Debellis Aviv AND Frank Debellis/NDERO LLC; Applicant: Matthrew Cordone, AIA; Consultant: Matthew Cordone, AIA; Grid #6161-21-060930; Zoning District: MU3; File #ZBA2025-038

VI. ADJOURNMENT

1. Meeting Adjourned to January 13, **2026**

The City of Poughkeepsie New York

Zoning Board of Appeals Meeting Minutes

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

I. ROLL CALL

Present:
Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson

Staff:
Rebecca Valk, Corporation Counsel
Judith Knauss, Deputy Zoning Administrator
Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

Approval of October 14, 2025 Meeting Minutes
A motion to Approve was made by Member Klug and seconded by Member Phillips

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	Chair Parker
Absent:	None
Result:	Passed

III. ADJOURNED APPLICATION REVIEW

1. 105 ALBANY STREET: AREA VARIANCE

A motion to Adjourn the application review was made by Member Vinall and seconded by Member Phillips.

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None

Absent:	None
Result:	Passed

IV. ADJOURNED APPLICATION PUBLIC HEARINGS

1. **22 PERSHING AVENUE: USE VARIANCE - Application 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**

A motion to Close 22 Pershing Ave and 100 N Hamilton St public hearings was made by Chair Parker and seconded by Member Klug.

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

A motion to Adjourn remaining public hearings was made by Chair Parker and seconded by Member Phillips.

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

Presenting: Natalie Quinn, KARC Planning Consultants Inc.

A motion to Open the Public Hearing was made by Chair Parker and seconded by Member Klug.

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

2. 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

**Review move to 2nd application in public hearings

Presenting: Natalie Quinn, KARC Planning Consultants Inc.

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None

Abstain:	None
Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

3. 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

Presenting: Mario Cesareo

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None

Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

4. 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

No presenter

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None

Abstain:	None
Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

5. 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

Presenting: Amy Bombardieri, DAY Stokosa Engineering, LLC

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None

Abstain:	None
Absent:	None
Result:	Passed

6. 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

Presenting: Ruben Ronda, Owner

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

A motion to approve was made by Chair Parker and seconded by Member Phillips.

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None

Abstain:	None
Absent:	None
Result:	Passed

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

Presenting: Peter Clark, Owner

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

8. 69 SOUTH HAMILTON STREET - the Architect, Ciro Interrante and Associate, Nickole Papastavrou came forward at the end of the meeting asking about the proposed project at this property

VI. BOARD BUSINESS

1. Approval of 2026 Meeting Schedule

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

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

VII. ADJOURNMENT

1. Meeting Adjourned to Tuesday December 9, 2025

A motion to Adjourn was made by Chair Parker and seconded by None.

Minutes of November 10, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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.

Revised 12/24: Previous Editions Obsolete

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):

_____

_____

_____

_____

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.

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

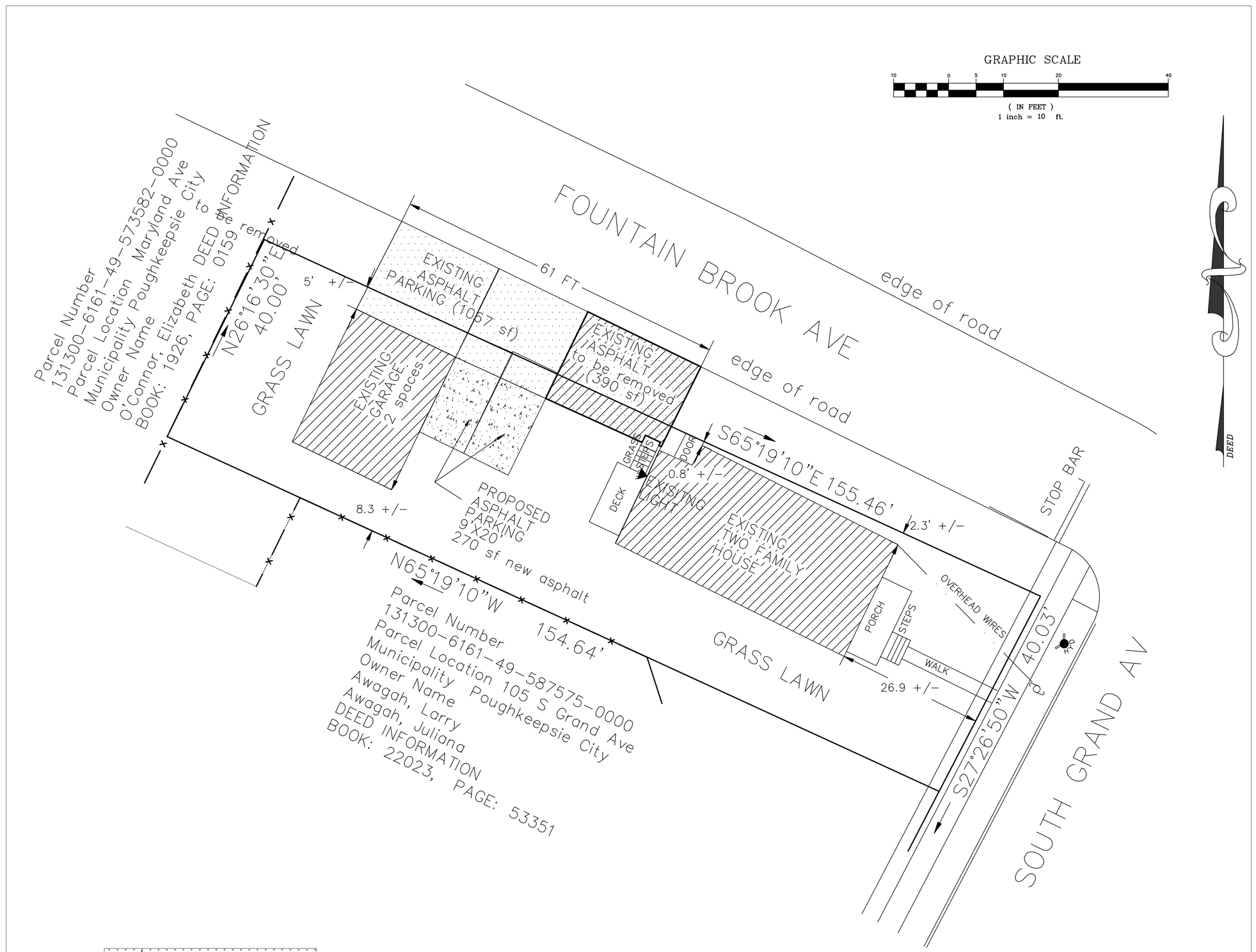
Attached is a revised site plan revised per the city's review email dated 08/04/25.
We offer the following responses to the review comments:

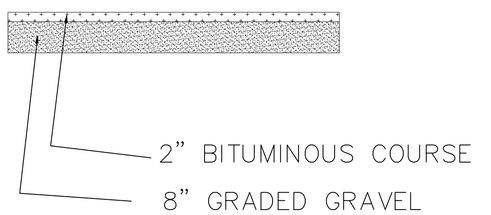
1) Section 19-2.1(2) provides for a maximum driveway width of 15 feet: as all parking spaces have direct access/egress to the street, the driveway is 56 to 60 feet wide;
Response: Two new parking spaces are shown limiting site to 4 spaces when using two spaces within the garage. The existing asphalt 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,

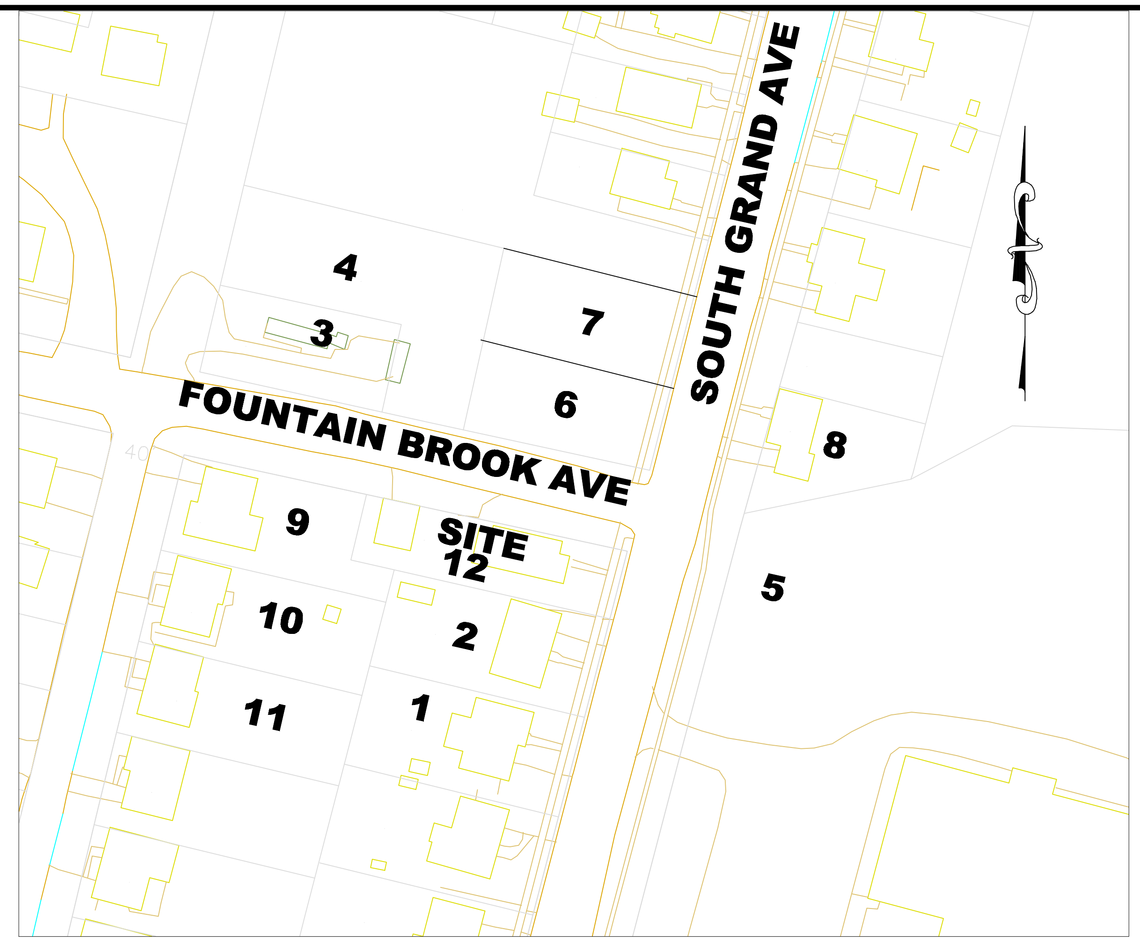
3) Section 19-6.2(4)(b) requires that where a parking area for three or more vehicles faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center shall be provided between the parking area and the street or property line: no landscaping is proposed 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.
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.

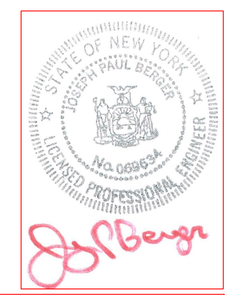
4) Section 19-6.2(9) provides that the number of parking spaces provided shall be no more than 120% of the total required: Four spaces are required, while between the two-bay garage and the four new spaces, a total of six (6) parking spaces are provided, 150% more than required.
Response: The revised 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.

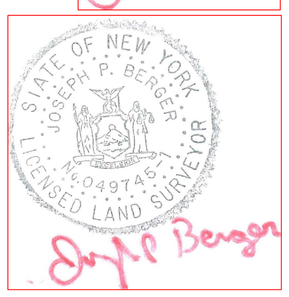
SURVEY BOUNDARY FROM
PROPERTY SURVEY PREPARED BY PETER HUSTIS LLS , LAND SURVEYOR JOB NO 85:073B, DATED APRIL 2, 1985

UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLOT PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
COPYRIGHT 2025 ALL RIGHTS RESERVED.

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 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

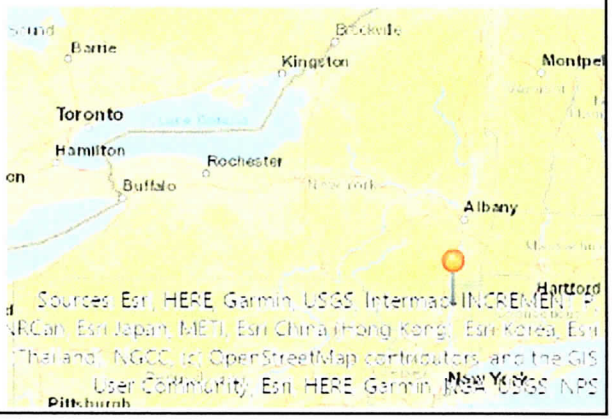
PRINT FORM

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
FOUNTAIN
BROOK
AVE
LOT
ACROSS
ROAD


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 26855

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.

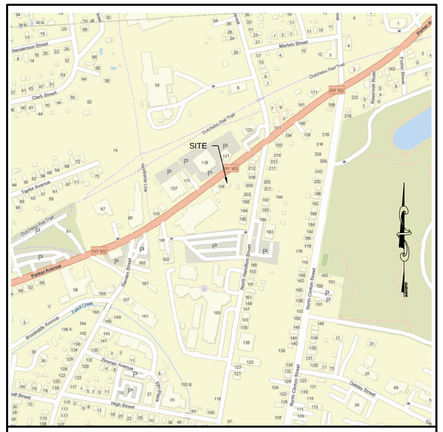
You may, within sixty (60) days of the date of this communication, either:

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.

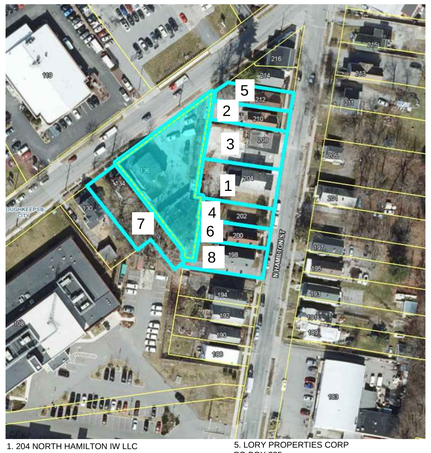
Please note that many of the site plan deficiencies noted to exist in the original submission have not yet been addressed (for example, utilities such as water service and sanitary sewer). A thorough review has not been done at this time, as those deficiencies need not be addressed unless and until variances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



AREA MAP SCALE: 1" = 500'



1. 204 NORTH HAMILTON IW LLC
13 HAMBURG WAY
UNIT 302
MONROE, NY 10950
FOR PROPERTY: 13130000616200552664433

2. CHRISTINE HOLDINGS LLC
17 DEGARMO RD
POUGHKEEPSIE, NY 12603
FOR PROPERTY: 13130000616200552684444

3. FRANCESCO P. GIANGRASSO
6 FOX RUN
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13130000616200552674439

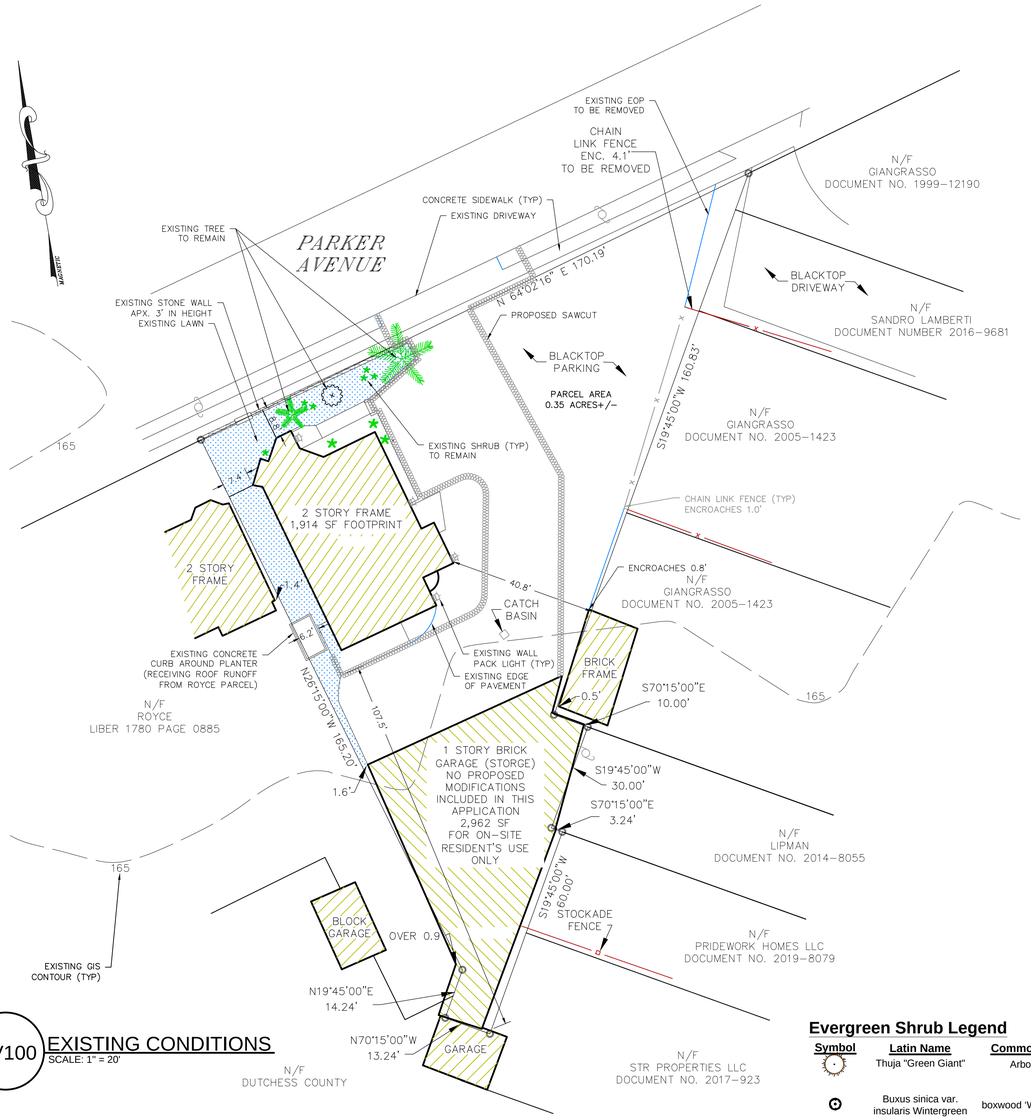
4. KENNETH A. LIPMAN
25 ALDA DR
POUGHKEEPSIE, NY 12603
FOR PROPERTY: 13130000616200552664429

5. LORY PROPERTIES CORP
PO BOX 235
STORMVILLE, NY 12582
FOR PROPERTY: 13130000616200552684446

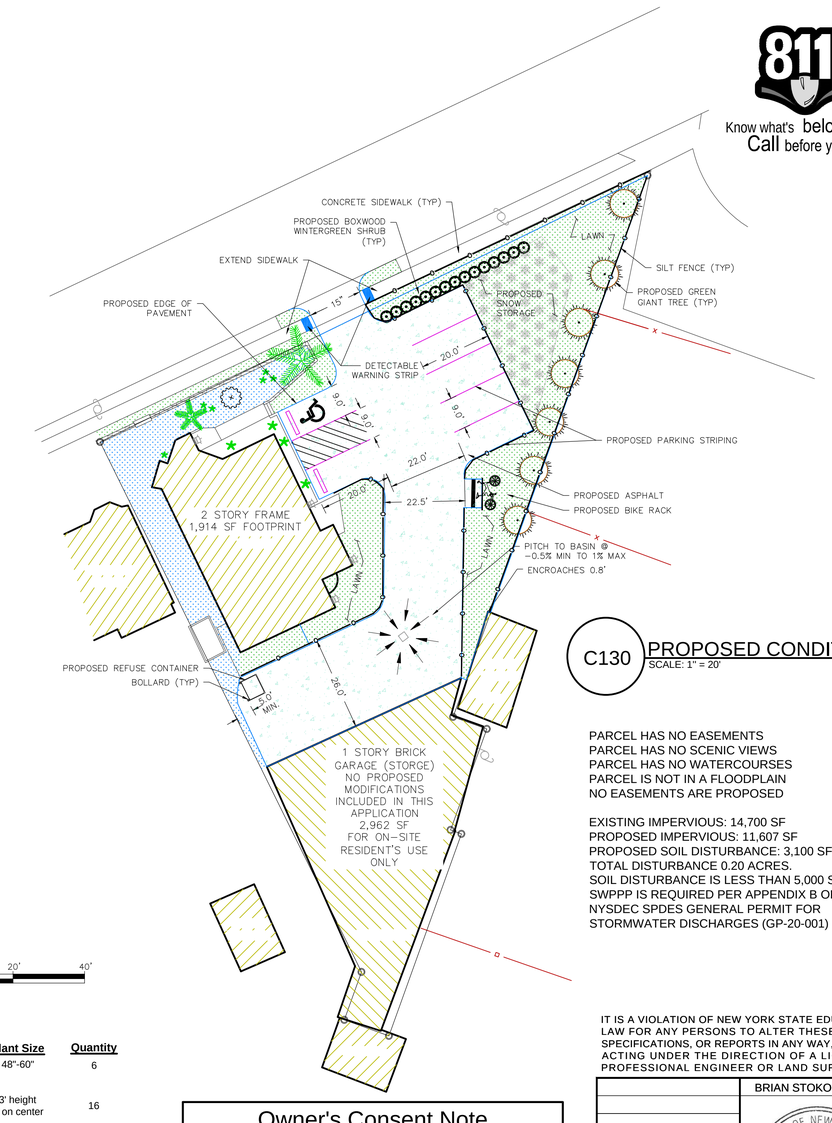
6. PRIDEWORK HOMES LLC
360 VIOLET AVE
STE 1
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 13130000616200552664426

7. MARK T. ROYCE
134 PARKER AV
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 13130000616200542484429

8. STR PROPERTIES LLC
42 TOC DR
UNIT 503
HIGHLAND, NY 12528
FOR PROPERTY: 13130000616200552664422



SV100 EXISTING CONDITIONS SCALE: 1" = 20'



C130 PROPOSED CONDITIONS SCALE: 1" = 20'

0 20' 40'

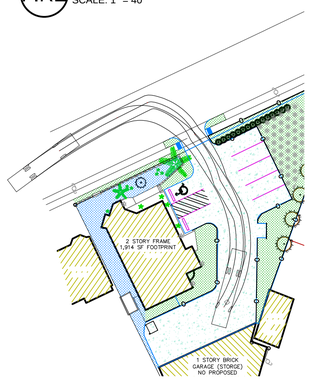
PARCEL HAS NO EASEMENTS
PARCEL HAS NO SCENIC VIEWS
PARCEL HAS NO WATERCOURSES
PARCEL IS NOT IN A FLOODPLAIN
NO EASEMENTS ARE PROPOSED

EXISTING IMPERVIOUS: 14,700 SF
PROPOSED IMPERVIOUS: 11,607 SF
PROPOSED SOIL DISTURBANCE: 3,100 SF
TOTAL DISTURBANCE 0.20 ACRES.
SOIL DISTURBANCE IS LESS THAN 5,000 SF; NO SWPPP IS REQUIRED PER APPENDIX B OF THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES (GP-20-001)

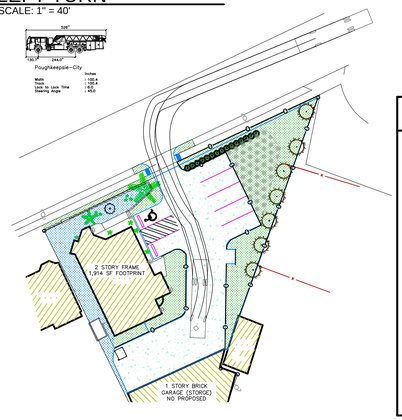
Evergreen Shrub Legend

Symbol	Latin Name	Common Name	Plant Size	Quantity
	Thuja "Green Giant"	Arborvitae	48"-60"	6
⊙	Buxus sinica var. insularis Wintergreen	boxwood 'Wintergreen'	3' height 3' on center	16

FIRE RIGHT TURN SCALE: 1" = 40'



FIRE LEFT TURN SCALE: 1" = 40'



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):

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

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

PARCEL ADDRESS	136 PARKER AVENUE		
PARCEL AREA	0.35 ACRES		
PARCEL ID	131300-6162-55-257435		
ZONING DISTRICT:	W-G WALKWAY-GATEWAY		
EXISTING USE:	OFFICE BUILDING		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL (FIVE DWELLING UNITS PROPOSED)		
BULK REQUIREMENTS	MIN. REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	-	0.35 ACRES	0.35 ACRES
FRONT	0' MIN / 15' MAX	8.8'	8.8'
SIDE	0' MIN / 12' MAX	6.2'	6.2'
PRINCIPAL BUILDING REAR	15' MIN	25'	25'
ACCESSORY BUILDING REAR	5' MIN	0"	0"
FRONTAGE OCCUPANCY	50% MIN / 80% MAX	27%*	27%*
PRINCIPAL BUILDING HEIGHT	2 STORIES MIN / 3 MAX	2	2
ACCESSORY BUILDING HEIGHT	2 STORIES MAX	1	1
GROUND STORY TRANSPARENCY	40% MAX	44.1%	64.6%**
UPPER STORY TRANSPARENCY	25% MIN	32.5%	45.7%**

*PRE-EXISTING NON-CONFORMANCE
**REQUIRES VARIANCE
PARKING REQUIREMENTS-CHAPTER 19-6.2
MULTIFAMILY DWELLING
1.25 SPACES PER DWELLING UNIT
5 DWELLING UNITS * 1.25 SPACES = 6.25 SPACES ≈ 7 SPACES PROPOSED

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

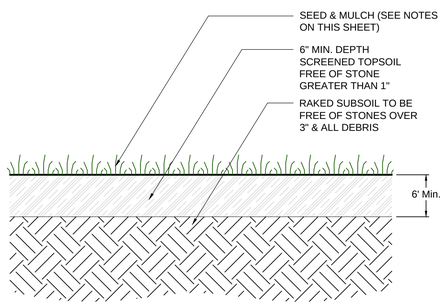
PROJECT
DNH VALLEY, LLC
CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NY

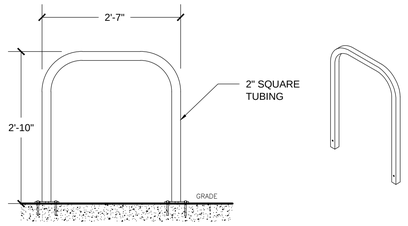
DRAWING
EXISTING / PROPOSED CONDITIONS

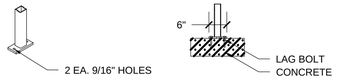
SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C130
DATE	CHECKED BY	
06/09/2024	BJS	

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.*

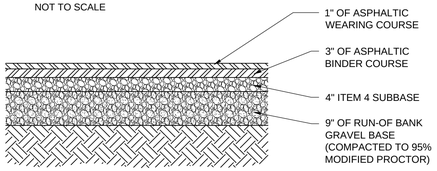






BIKE RACK DETAIL

NOT TO SCALE

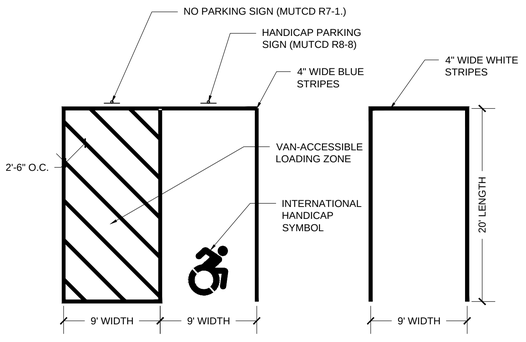


NOTE:

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

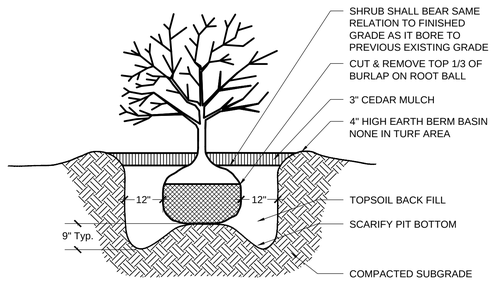
NOT TO SCALE



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

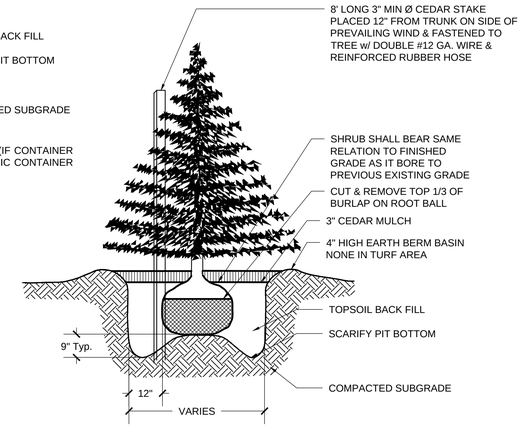
NOT TO SCALE



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.

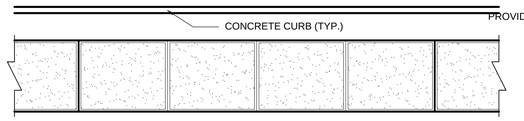
4 SHRUB PLANTING DETAIL

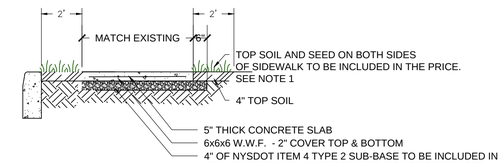
NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

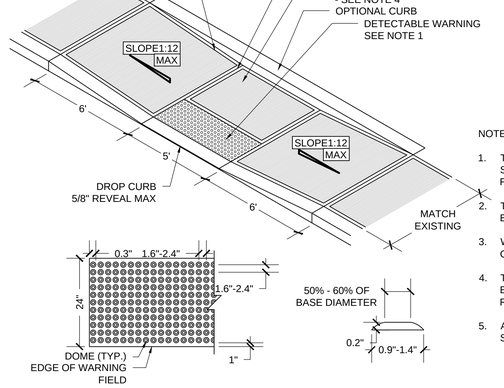




NOTE:
1. ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 4,000 PSI
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHKEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APPROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER 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

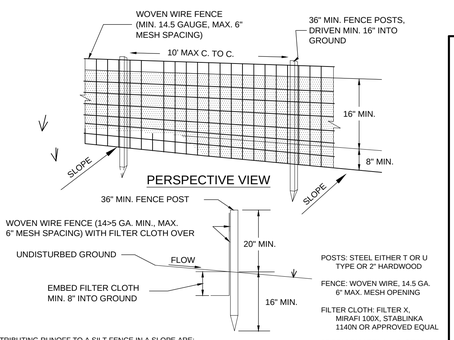
NOT TO SCALE



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.

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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, IT'S 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

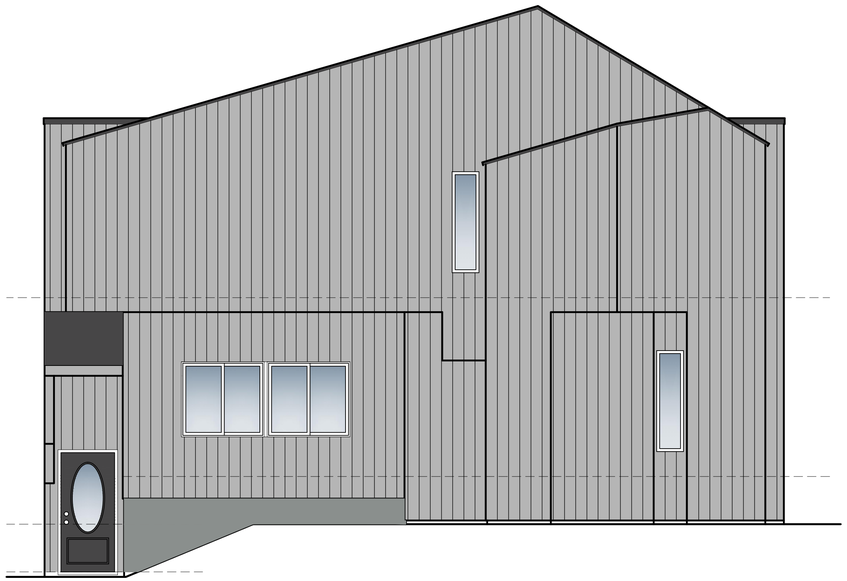
meeting held the ____ day of _____ 2____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):



FRONT ELEVATION (NORTH FACING)

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

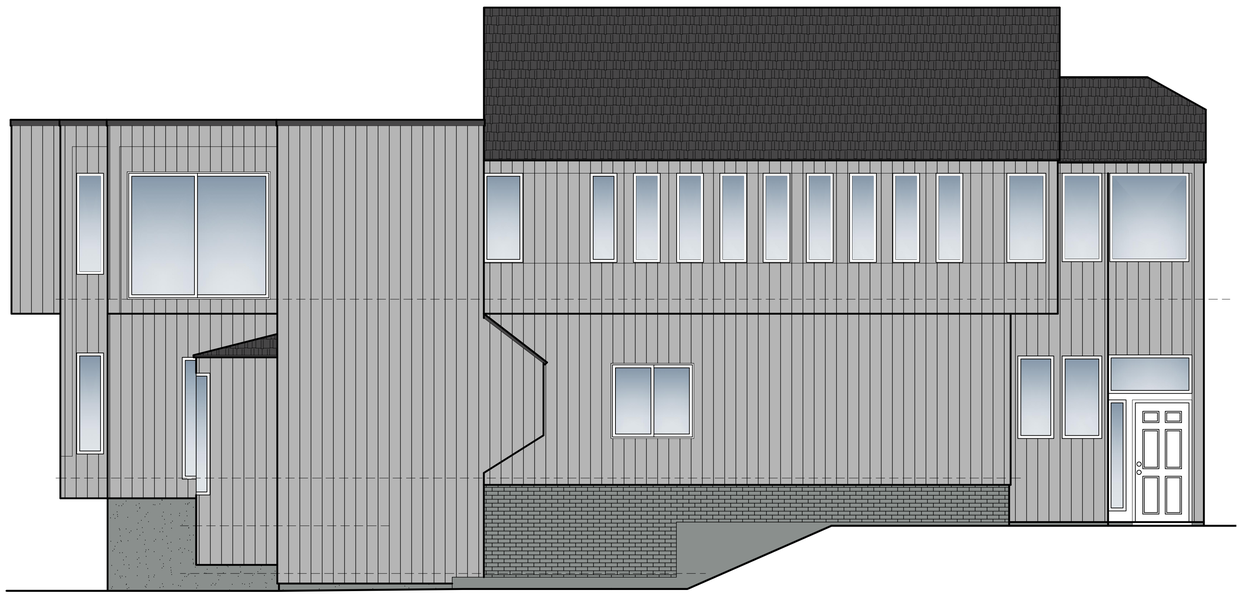


RIGHT SIDE ELEVATION (WEST FACING)

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

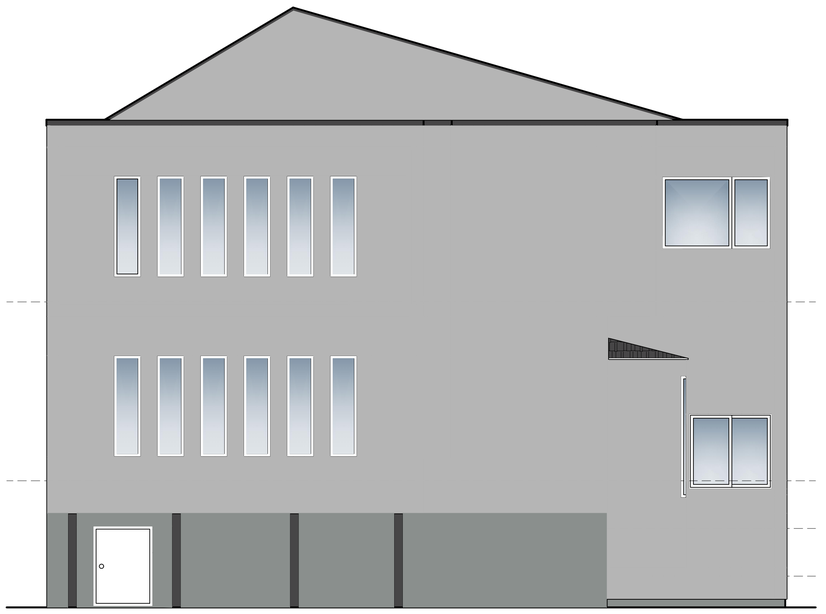
MATERIALS LIST

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"

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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

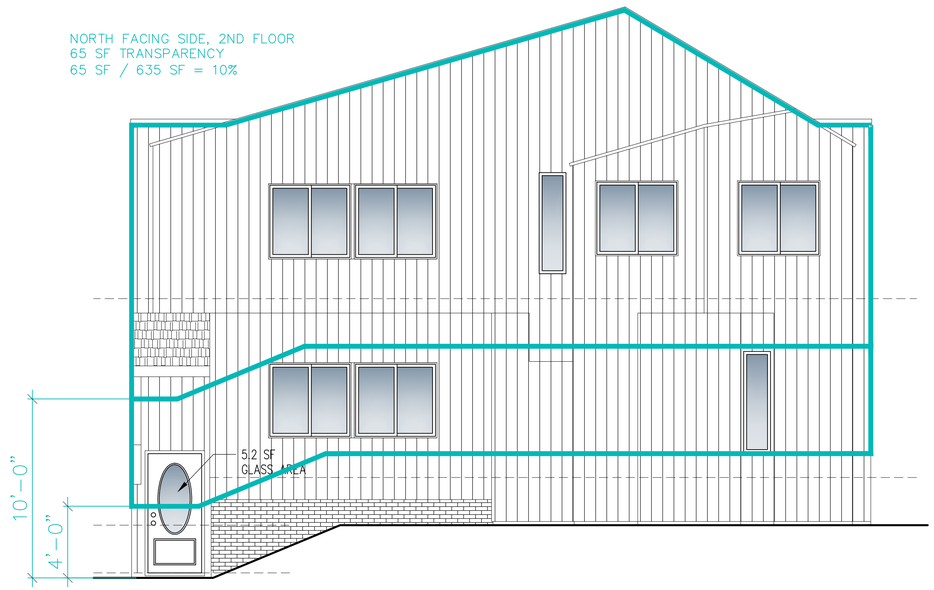
City of Poughkeepsie Dutchess County, New York

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%

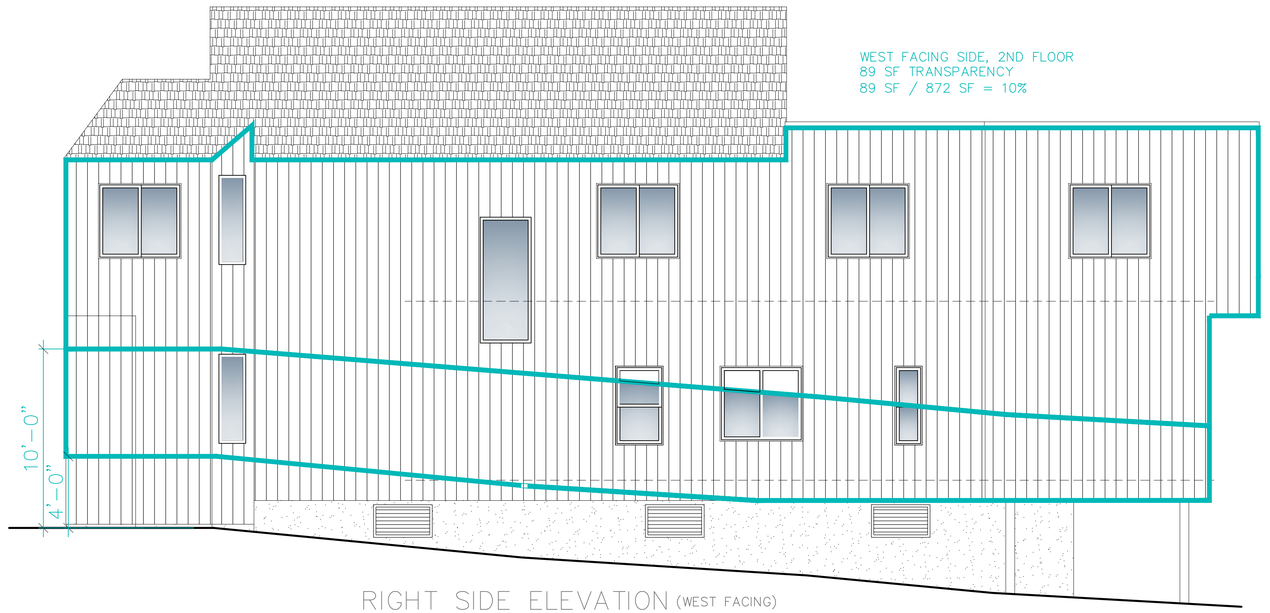


FRONT ELEVATION (NORTH FACING)

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"

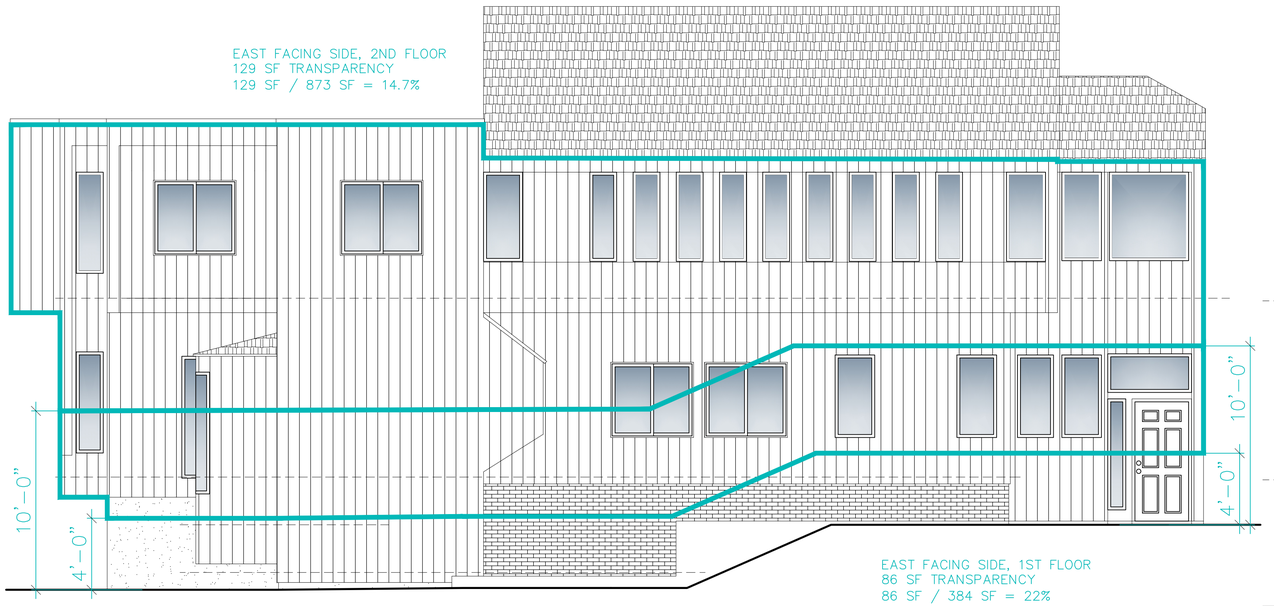
WEST FACING SIDE, 1ST FLOOR
24 SF TRANSPARENCY
24 SF / 363 SF 6.6%

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%

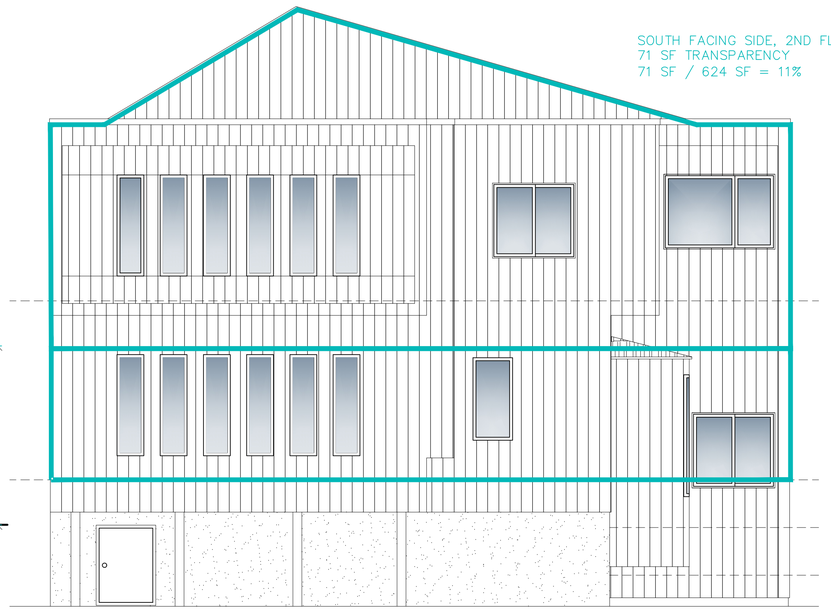


LEFT SIDE ELEVATION (EAST FACING)

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	

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 CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: $350.00
CODE: A2112
ID# _____
IPS# _____

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 69 SOUTH HAMILTON STREET
ZONING DISTRICT: RNC

OWNER INFORMATION:
Name: FABIO ALVAREZ
Address: 3 CHELSEA COURT
NEW PALTZ, N.Y. 12561
Phone: (845) 901-2380
Email: [redacted]

APPLICANT INFORMATION:
Name: MY FRIEND REALITY, LLC
Address: 3 CHELSEA COURT
NEW PALTZ, N.Y. 12561
Phone: (845) 901-2380
Email: [redacted]

CONSULTANT INFORMATION:
Name: CIRO INTERRANTE
Address: 25 MARKET STREET SUITE 3
POUGHKEEPSIE, N.Y. 12601
Phone: (845) 473-7572
Email: [redacted]

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

Date of decision/determination/violation: 9/15/25 LETTER

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 69 SOUTH HAMILTON STREET

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-2.3(2)(A)	6,000 SF MIN LOT AREA	43 SF LOT AREA
19-2.3(2)(C)	70% MAX LOT COVERAGE	7% LOT COVERAGE
19-6.2(1)(C)	15FT DRIVEWAY WIDTH MIN	5 FT DRIVEWAY WIDTH

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: 69 SOUTH HAMILTON STREET

LIST OF REQUIRED ATTACHMENTS

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

_____

_____

_____

_____

SIGNATURE AND VERIFICATION

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

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

Fabio Alvarez — 9/18/25

SIGNATURE OF APPLICANT — DATE

FABIO ALVAREZ

Print Name

Revised June 2020: Previous Editions Obsolete

APPENDEX A

September 18, 2025

Zoning Board
City of Poughkeepsie
1 62 Civic Center Plaza
Poughkeepsie, New York 12601

RE: AREA VARIANCE
69 South Hamilton Street
Poughkeepsie, New York

1. The granting of the variance will not produce an undesirable change in the character of the neighborhood because there will be no visible changes to the exterior of the building or to the site.
2. There is no other available option to avoid the requested variances. It is not possible to purchase additional property and the request for variances is a result of all the existing conditions of the property.
3. The requested variances are not substantial. They represent a request for relief from a small percentage of the requirement.
4. The variances will not have an adverse effect on the physical or environmental conditions in the neighborhood because there will be no physical or environmental change to the exterior of the building or to the site as a result of the granting of the variances.
5. The request for the variance is not self-created. The conditions on the site have existed unchanged for many years. Nothing proposed with this application represents any physical change to the site. The building was constructed in 1875, long before zoning regulations were overlaid and implemented over the City of Poughkeepsie. If anything, zoning regulations have caused the hardship.

Very truly yours,

Ciro Interrante, Architect

CIA
Ciro Interrante Architect, P.C.
25 Market Street, 3rd Floor
Poughkeepsie, New York 12601 (845) 473-7572

City of Poughkeepsie Planning Department
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

September 18, 2025

RE: Fabio Alvarez
69 South Hamilton Street
Poughkeepsie, New York 12601
Tax ID #: 131300-6161-21-120900-0000

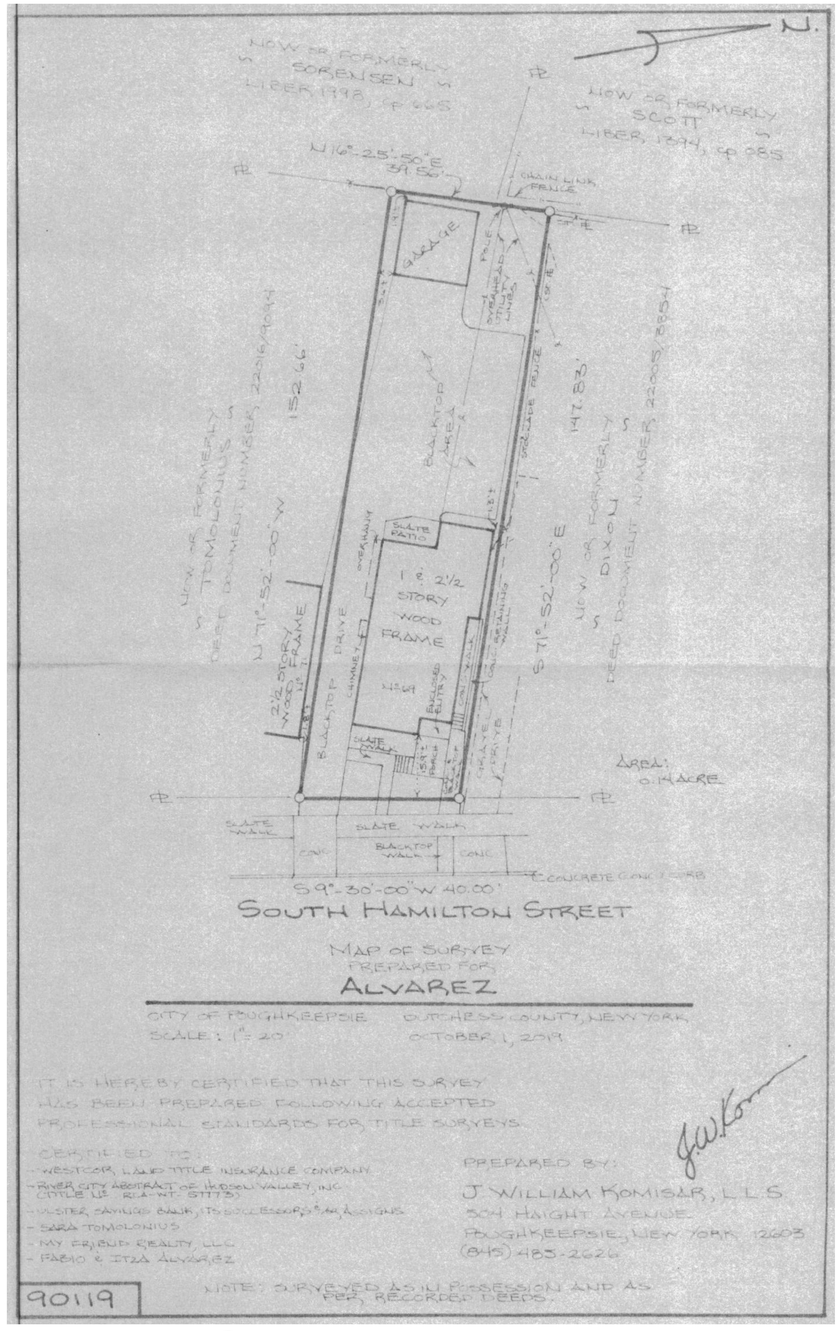
Dear Planning Board,

The applicant is seeking approval for an existing property located on 69 South Hamilton Street in the City of Poughkeepsie. The application seeks to legalize an existing third floor apartment. The basement, first, and second floors are existing apartments. The third floor apartment was constructed when the house was originally built in 1875. The property slopes from the front of the building to the rear where there is an existing garage and parking area. There are existing homes on the north, south, and west sides of the property. A site plan is included in this submission.

Thank you for your cooperation on this project.

Very truly yours,

Nickole Papastavrou, Associate/CADDrafter



3 SP1 IMAGE OF SURVEY SITE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES:

(I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION

1. THERE ARE NO OPEN VIOLATIONS ON THE PROPERTY THAT WOULD NOT BE CURED BY THE CURRENT APPLICATION.
2. NO WAIVERS REQUESTED.
3. A FULL ENVIRONMENTAL ASSESSMENT FORM OR TYPE 2 ACTION NOT REQUIRING SEQRA ARE NOT APPLICABLE TO THIS PROJECT.
4. 69 SOUTH HAMILTON ST IS LOCATED IN THE RESIDENTIAL COMMUNITY ZONING DISTRICT (RNC).
5. THE APPLICANT, MY FRIEND REALITY LLC, IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED DEVELOPMENT.

(II) EXISTING SITE CONDITIONS

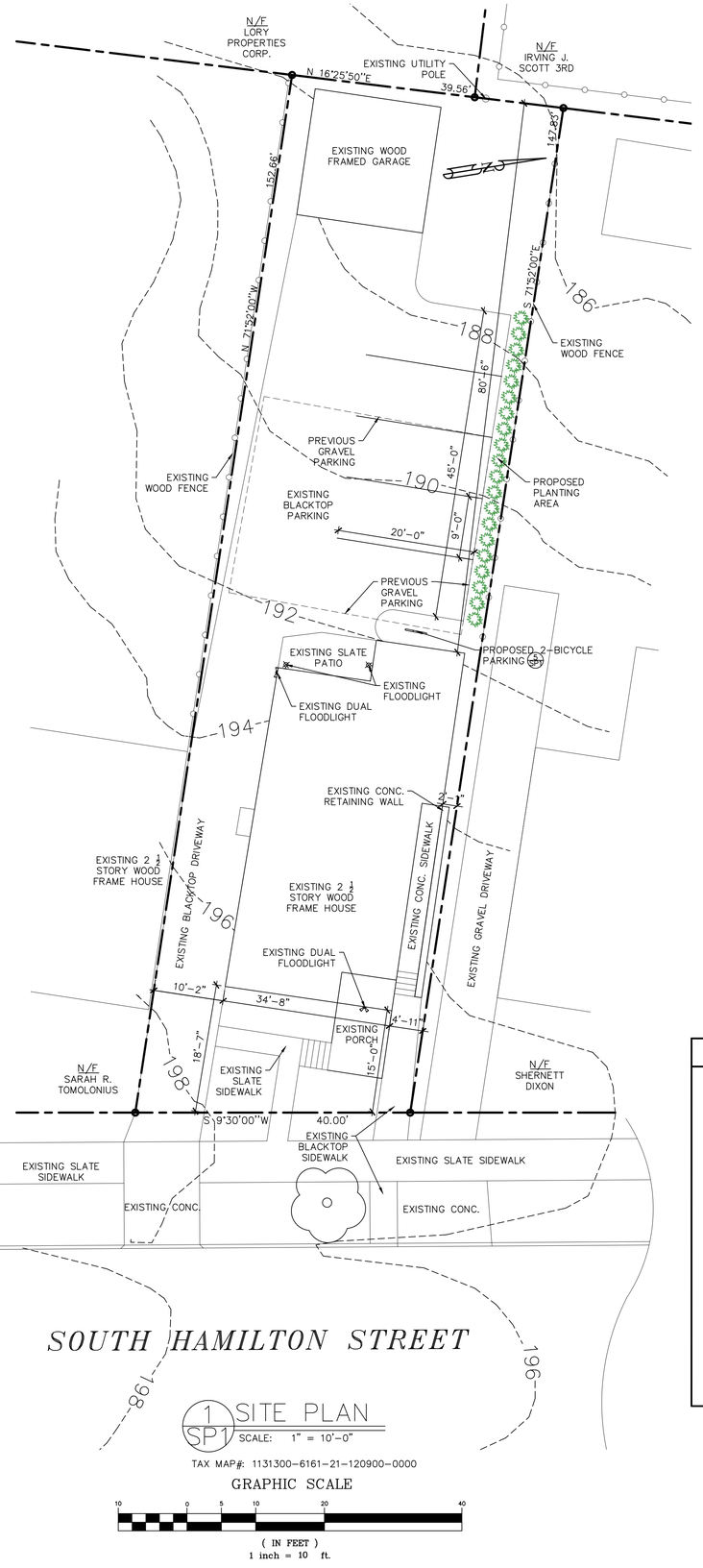
6. THERE ARE NO EXISTING EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
7. THERE ARE NO SCENIC VIEWS ON SOUTH HAMILTON ST.
8. PLAN VIEW SHOWS EXISTING PAVED AREAS, WALKWAYS, VEHICULAR ACCESS TO PUBLIC STREETS, INTERNAL DRIVES, SCREENING, FENCES, EXISTING CONTOURS, CURBS, AND OUTLINES AND DESCRIPTIONS OF ALL STRUCTURES WITHIN 25' OF THE PROPERTY. MATERIALS OF EXISTING FEATURES ARE PROVIDED. WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS, ISOLATED TREES WITH A DIAMETER OF 8" OR MORE MEASURED 3'-0" ABOVE THE BASE OF THE TRUNK, AND ADJACENT STREETS WITH NAMES AND WIDTHS ARE NOT SHOWN AS THEY ARE NOT APPLICABLE TO THIS PROJECT. SITE SLOPES GRADUALLY TO THE REAR OF THE PROPERTY.
9. STREET UTILITIES WILL NOT BE AFFECTED.
10. 69 SOUTH HAMILTON ST IS NOT SUBJECT TO STORM WATER OVERFLOWS.

(III) PROPOSED SITE IMPROVEMENTS

11. NO NEW GRADES PROPOSED.
12. THERE ARE NO EASEMENTS, DEED RESTRICTIONS, COVENANTS OR RIGHTS-OF-WAY AND A NOTATION OF ANY AREAS TO BE DEDICATED TO A PUBLIC AGENCY, AND ANY PUBLIC IMPROVEMENTS CONTEMPLATED ON OR ADJOINING THE PROPERTY.

(V) OTHER REQUIRED PLAN NOTES

13. NO EXISTING TREES ON PROPERTY.



1 SP1 SITE PLAN
SCALE: 1" = 10'-0"

TAX MAP#: 1131300-6161-21-120900-0000

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



2 SP1 AERIAL VIEW
SCALE: N.T.S.

DATA TABLE		
ZONE RNC MEDIUM-HIGH DENSITY RESIDENTIAL		
	REQUIRED	EXISTING
LOT AREA	6,000 SF	.1367 Ac. (5,957 SF.)
LOT WIDTH	25 FT.	40 FT.
LOT DEPTH		150 FT. (AVG.)
LOT FRONTAGE		24'-6"
YARDS		
FRONT	20 FT.	15'-0" / 22'-11"
SIDE	5 FT.	2'-1" / 10'-2"
REAR	15 FT.	80'-6"
BUILDING HEIGHT	2 1/2 / 35 FT.	2 1/2 / 30 FT.±
BUILDING AREA (footprint)		1,257 SF
TOTAL BUILDING AREA		1,599 SF
USABLE OPEN SPACE		932 SF
PARKING FOR 4 APARTMENTS	5 CARS	5 CARS
DRIVEWAY WIDTH	15 FT.	10 FT.
LOT COVERAGE (+ IMPERVIOUS)	70%	77%

SURVEY INFORMATION

IMAGE OF SURVEY OBTAINED FROM PAPER COPY OF ORIGINAL SURVEY PREPARED BY J. WILLIAM KOMISAR, LLS. DATED 10-19-2019 AND TITLED MAP OF SURVEY PREPARED FOR ALVAREZ.

OWNER'S CONSENT

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

APPLICANT DATE

APPROVAL BLOCK

Revisions

No.	Date:	Description:
No. 1	9-16-25	Z.B. MEETING REVISIONS

CIA
"IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET, 3rd FLOOR
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY:	CHECKED BY:	ISSUED DATE:
N.A.P.	C.I.	13 AUG. 2025

REGISTERED ARCHITECT
CIRO INTERRANTE
19579
STATE OF NEW YORK

SITE PLAN

PROPOSED SITE PLAN FOR:
MY FRIEND REALITY, LLC.
3 CHELSEA CT NEW PALTZ, NY 12561
69 SOUTH HAMILTON ST
POUGHKEEPSIE, NY. 12601

Project Number. 25-40

SHEET NO. 1
SP1
SITE PLAN

P:\Alvarez\Dwg\SITE PLAN\2025\2025 Drawings Evolved\S-40 69 SOUTH HAMILTON ST\SITE PLANS\69 SOUTH HAMILTON ST SITE PLAN 3-SP.dwg, Tue Sep 09 13:48:00 2025, AutoCAD PDF (General Documentation).pc3

CIA
Ciro Interrante Architect, P.C.
25 Market Street, 3rd Floor
Poughkeepsie, New York 12601 (845) 473-7572

September 18, 2025

Mr. Joseph O'Brien, Deputy Zoning Administrator
62 Civic Center Plaza, Second Floor
Poughkeepsie, New York 12601

RE: 69 South Hamilton Street
Tax Map # 131300-6161-21-120900-0000

Dear Mr. O'Brien:

The replies in this letter are numbered to correspond to the comments in your letter dated September 15, 2025.

1. Section 19-2.3(2)(a) states that the minimum required lot area for the proposed use is 6,000 square feet. **This property contains 5,957 square feet of lot area.**

    1. A waiver is requested on Section 19-2.3(2)(a) for the existing lot area of 5,957 square feet.

2. Section 19-2.3(2)(c) states that maximum allowable lot coverage shall be 70% which includes all impervious surfaces. **The proposed lot coverage is 77%.**

    2. A waiver is requested on Section 19-2.3(2)(c) to allow the existing lot coverage to remain.

3. Section 19-6.2(1)(c) states that access shall consist of oat least one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces. **The driveway ranges from 7.5'-10' wide.**

    3. A waiver is requested on Section 19-6.2(1)(c), the existing adjacent building on the south side of the applicant's property does not allow for an increase in the existing driveway width.

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. No screening is proposed along the southern property line.

    4. There are existing opaque fences along the southern and northern side property lines.

5. Section 19-6.2(4)(b) states that whenever a parking area containing three or more spaces faces a street or property line, a planting area a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line. The planting plan for this strip shall be approved by the Planning Board as part of the site plan review. No landscaping is proposed along the southern property line.

    5. A planting area has been added and shown on the site plan.

6. Section 19-6.2(10)(a) states that a minimum of 2 bicycle spaces shall be provided for the proposed use. No bicycle spaces are proposed.

    6. A bicycle rack has been added to the site plan.

The architect's original stamp and signature are on the drawings with a revision date of 9-16-25. Please let me know if you need anything else and thank you for your cooperation regarding this project.

Very truly yours,

Nickole Papastavrou, Associate/CAD-Drafter

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 15th, 2025

Fabio Alvarez

Re: 69 South Hamilton Street
ID: 212190
Zoning Review Request PD-2025-082 revised 2nd

Dear Applicant,

The Development Department is in receipt of the updated plans for your zoning review request related to the property at 69 South Hamilton Street and the proposed conversion of the existing three-family dwelling into a four-family dwelling.

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

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

1. **Section 19-2.3(2)(a)** states that the minimum required lot area for the proposed use is 6,000 square feet. **This property contains 5,957 square feet of lot area.**
2. **Section 19-2.3(2)(c)** states that the maximum allowable lot coverage shall be 70% which includes all impervious surfaces. **The proposed lot coverage is 77%.**
3. **Section 19-6.2(1)(c)** states that access shall consist of at least one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces. **The driveway width ranges from 7.5' – 10' wide.**
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. **No screening is proposed along the southern 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 plan for this strip shall be approved by the Planning Board as part of the site plan review. **No landscaping is proposed along the southern property line.**
6. **Section 19-6.2(10)(a)** states that a minimum of 2 bicycle spaces shall be provided for the proposed use. **No bicycle spaces are proposed.**

BUILDING DEPARTMENT

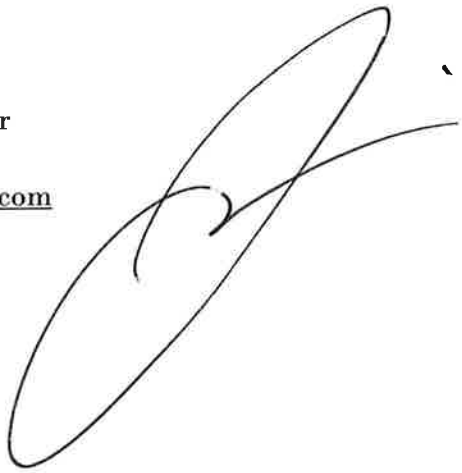
CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

After all Area Variances are granted by the Zoning Board of Appeals, you would then need to obtain Site Plan approval. After that you will 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



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: 20 Lexington Ave., Poughkeepsie, NY

ZONING DISTRICT: Residential Neighborhood C (RNC)

OWNER INFORMATION:

Name: Jordan Bell
Address: 20 Lexington Ave.
Poughkeepsie, NY 12601
Phone:
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.
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: Judith Knauss, Deputy Zoning Administrator

Date of decision/determination/violation: August 28, 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: 20 Lexington Ave., Poughkeepsie

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-2.3(2)(a)	Requires 5000 sf of lot area be provided for a 3-family dwelling	Existing lot is 3920.4 sf. Requesting variance of 1079.6 sf.
19-2.3(2	Prohibits front yard parking	Requesting to allow "front" yard parking at the rear of the house
19-2.3(4)(a)	Max. height of building is 2.5 stories/ 35 ft.	Requesting 3rd story (this will exist w/in the existing attic space height remains unchanged)
19-2.3(2)(h)	Max. driveway width of 15 ft.	Existing driveway is 17'-1" Requesting variance of 2'-1"
19-6.2(1)(11)	Requires 4 off-street parking spaces provided (incl. 1 accessible space)	Requesting 2 off-street parking spaces & no accessible parking space

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

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

_____

_____

_____

_____

SIGNATURE AND VERIFICATION

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

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

SIGNATURE OF APPLICANT

9/22/2025
DATE

JASON LICHWICK
Print Name

Revised 12/24: Previous Editions Obsolete

September 22, 2025

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

Re: 20 Lexington Avenue – Legalize an Existing Three-Family Dwelling

Dear Mr. Parker,

The applicant would like to convert a 2-family dwelling to a 3-family dwelling thereby legalizing the existing third floor unit. 3-Family dwelling units are an accepted use in this zoning district. The area variance requests are for Lot Area, "Front" yard Parking, Building Height, Driveway Width and Off-Street Parking. 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 listed variances will not produce an undesirable change in the character of the neighborhood or be a detriment to the nearby properties because the building, use and occupancy will not change. The purpose of these requests is to legalize a pre-existing condition and to address non-conforming conditions due to recent changes to the 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 alternative to the variance, if any have been explored (for example, alternative designs, purchasing contiguous properties, etc.). Why is the variance necessary? **The benefit cannot be achieved by some other method. It is unfeasible for the applicant to purchase neighboring properties nor is it possible to change the existing footprint of the building to accommodate the requested variances.**

3. Is/are the requested area variance(s) substantial? Explain why they are not substantial.
   The requested area variances are not substantial as they are created by pre-existing conditions. To address the parking variance, there is considerable on-street parking available on Quaker Ln., the "front" on to which the rear of the house faces. The conversion of the house from 2.5 stories to 3 stories is not substantial as it does not change the height or the roofline of the building.

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 variances are not substantial and will not create additional hardship in the neighborhood. On-street parking is widely available and the building will remain unchanged. Otherwise, all requested variances are pre-existing, non-conforming conditions.**

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 variances is not self-created. With the exception of the height of the building, the requested variances are due to pre-existing, non-conforming conditions. The building height will remain unchanged, and the half story will be designated as a full story to provide for the additional dwelling unit.**

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

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:
Bell Residence

Project Location (describe, and attach a location map):
20 Lexington Avenue, Poughkeepsie, NY 12603

Brief Description of Proposed Action:
The Owner of the property wants to legalize an existing three story,three-unit multifamily structure.

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	New York	1263

	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 Zoning Board of Appeals	☐	☑

3. a. Total acreage of the site of the proposed action? 0.091 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? 0.091 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?	☑	☐
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

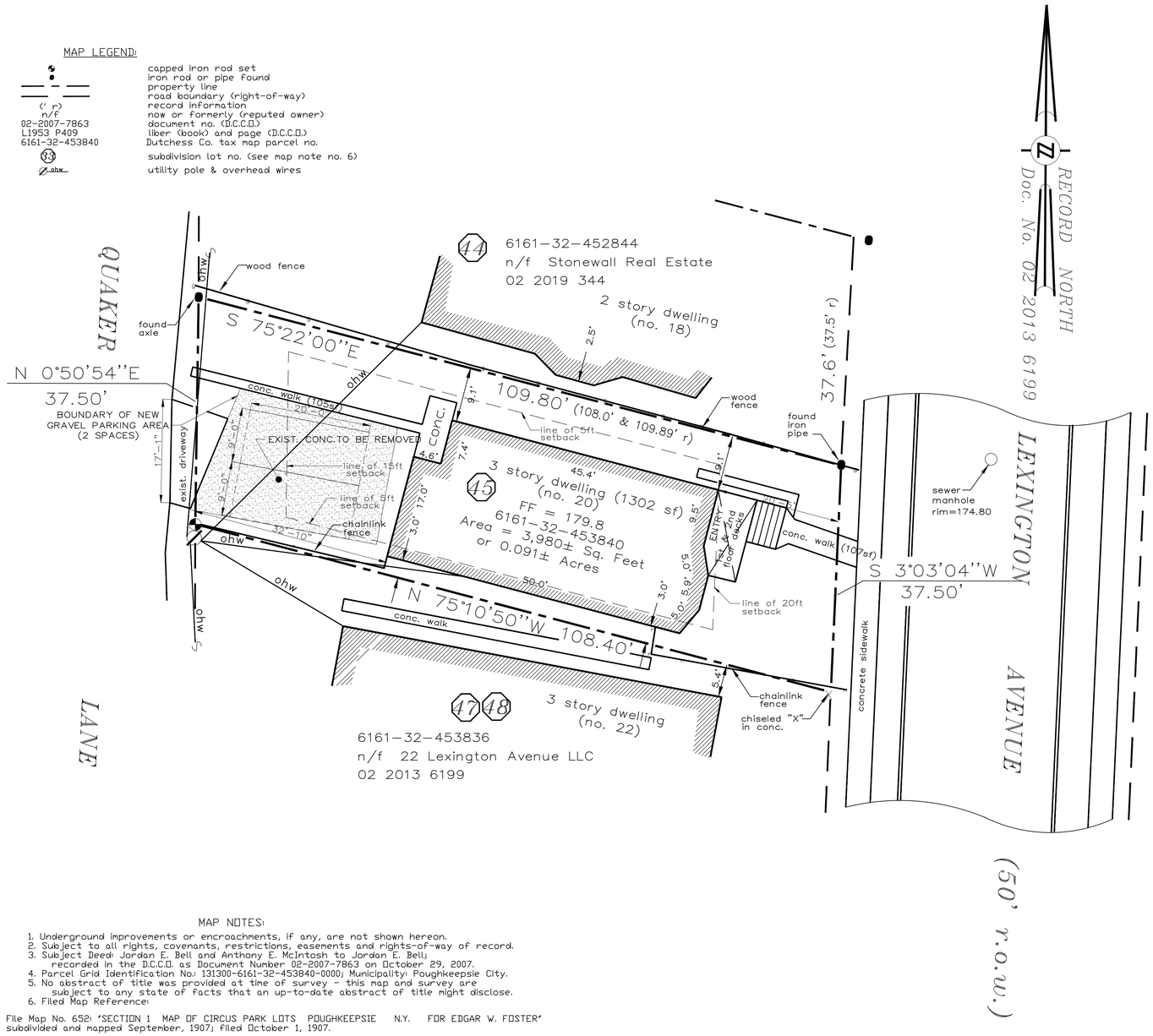
Applicant/sponsor/name: _____ Date: 09.22.2025

Signature: Jason Lichwick Title: Architect

PRINT FORM

MAP LEGEND:

●	capped iron rod set
○	iron rod or pipe found
— — —	property line
— — —	road boundary (right-of-way)
(r)	record information
n/f	now or formerly (reputed owner)
02-2007-7863	document no. (D.C.C.O.)
L1953 P409	liber (book) and page (D.C.C.O.)
6161-32-453840	Dutchess Co. tax map parcel no.
(33)	subdivision lot no. (see map note no. 6)
ohw	utility pole & overhead wires



MAP NOTES:

1. Underground improvements or encroachments, if any, are not shown hereon.
2. Subject to all rights, covenants, restrictions, easements and rights-of-way of record.
3. Subject Deed: Jordan E. Bell and Anthony E. McIntosh to Jordan E. Bell; recorded in the D.C.C.O. as Document Number 02-2007-7863 on October 29, 2007.
4. Parcel Grid Identification No.: 131300-6161-32-453840-0000; Municipality: Poughkeepsie City.
5. No abstract of title was provided at time of survey - this map and survey are subject to any state of facts that an up-to-date abstract of title might disclose.
6. Filed Map Reference:

File Map No. 652: "SECTION 1 MAP OF CIRCUS PARK LOTS POUGHKEEPSIE N.Y. FOR EDGAR W. FOSTER" subdivided and mapped September, 1907; filed October 1, 1907.

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY JAMES SHERIDAN, LS NYS LIC. # 49721 FOR JORDAN E. BELL DATED: APRIL 23, 2025

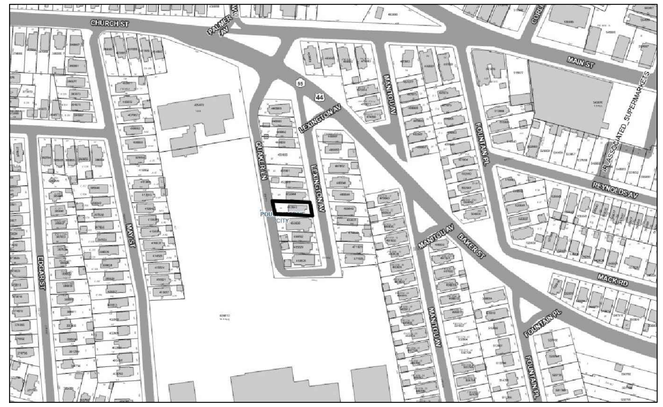
1 SP-1 Existing Site Plan

Scale: 1" = 10'-0"

BULK TABLE REQUIREMENTS

ZONING INFORMATION	ZONE : RNC (Residential Neighborhood C)	
	Proposed Use : Three-unit Housing	
	Permitted with: By Right	
MINIMUM REQUIREMENTS		
	Required	Provided
Lot Area	5,000 S.F. (for 3-unit housing)	*3,980 SF+/-**
Lot Width	25 FT	37.5 FT
Street Frontage	70 FT	37.5 FT
Parking (1.25 per Unit)	3.75 spaces	*2 spaces**
YARD SETBACKS		
	Required	Provided
Front	Avg./20 FT	20'-5"
Rear	15 FT	32'-10"
Side (North)	5 FT	9'-1"
Side (South)	5 FT	*3'-0"
MAXIMUM PERMITTED		
	Permitted	Provided
Lot Coverage (70%)	2,786 SF (70% of 3980sf)	1,514 SF +/- (38% of 3980sf)
Building Height	2.5 Stories/35 FT	3 Stories/35 FT**
Driveway Width	15 FT	*17'-1"**

* INDICATES PRE-EXISTING NONCONFORMING CONDITION
** INDICATES VARIANCE REQ'D



2 SP-1 Site Location Map

Scale: N.T.S.

N

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jasonlichwick.com

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

— SEAL —
REGISTERED ARCHITECT
JASON R LICHWICK
036612
STATE OF NEW YORK

Site Plan for 20 Lexington Ave.

Jordan Bell
S.B.L.: 6161-32-453840
P.O. Box 3568
Poughkeepsie, NY 12603

For Zoning Board of Appeals Review

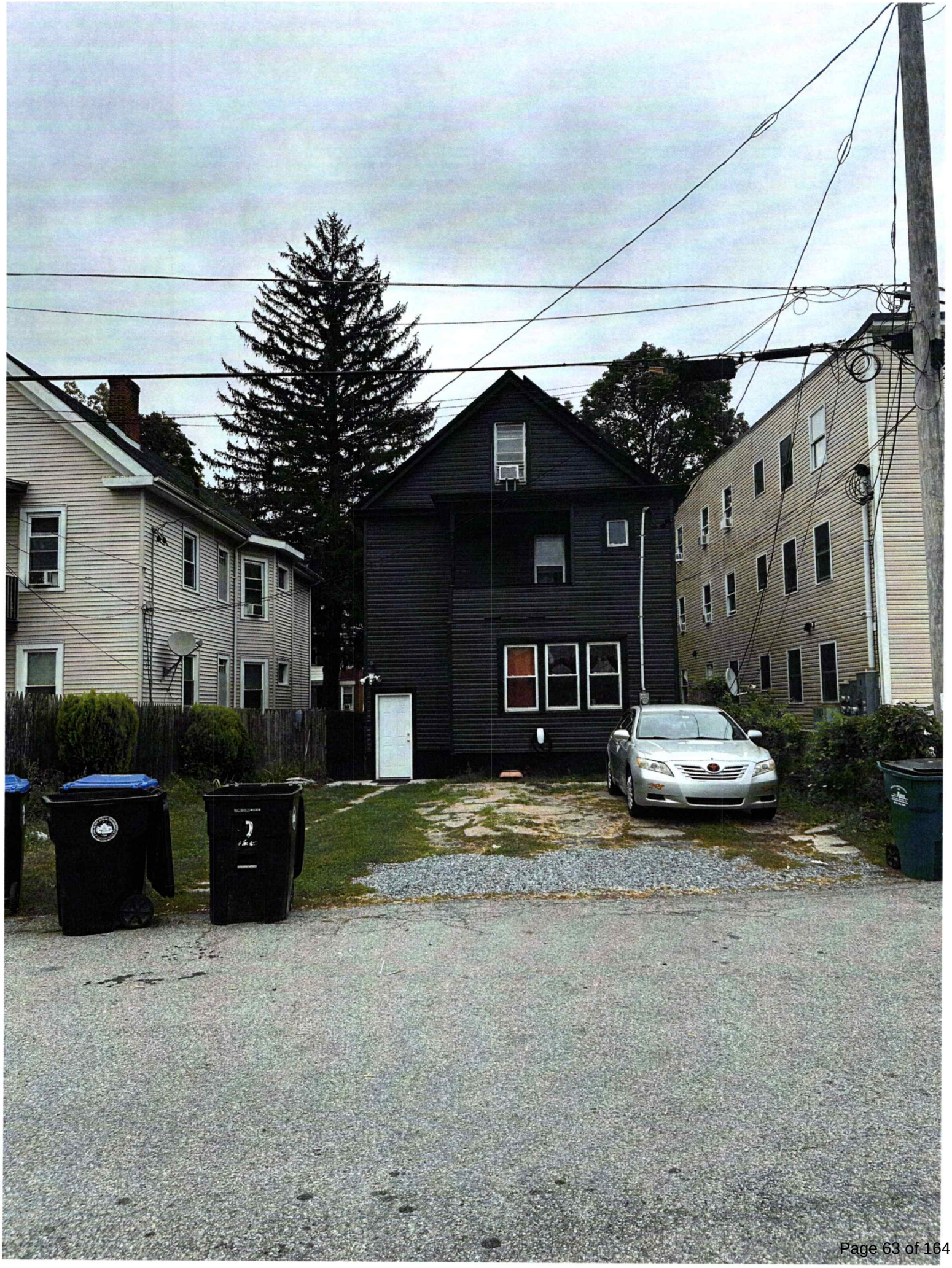
Date: 09.22.2025

Revisions:

Drawn By: HP

SP-1





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: 488 MAIN STREET

ZONING DISTRICT: MU-5

OWNER INFORMATION:

Name: Hudson River Housing, Inc.
Address: 313 Mill Street
New York 12601
Phone: 845-454-5176
Email:

APPLICANT INFORMATION:

Name: Hudson River Housing, Inc.
Address: 313 Mill Street
New York 12601
Phone:
Email:

CONSULTANT INFORMATION:

Name: CPL, Architecture, Engineering, Planning
Address: 26 IBM Road
Poughkeepsie, NY 12601
Phone: 845-686-2306
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:_____

Date of decision/determination/violation:_____

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: 488 MAIN STREET

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
Sec. 19-6.2(11)(a) Sec. 19-6.2(11)(b)	119 PARKING SPACES	85 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.

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: 4686 MAIN STREET

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

Parking Study Results
HDH Letter to ZBA

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

11/20/25
DATE

MATT H. LINGG
Print Name

Revised 12/24: Previous Editions Obsolete

November 12, 2025

Zoning Board of Appeals
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Attn: Lori Garcia, Zoning Board Administrative Assistant
Re: Windows On Main Site Plan, 488 Main Street
Tax Grid No: 131300-6161-23-290979

Dear Chairperson Parker and Members of the Board:

On behalf of Hudson River Housing, Inc. (HRH), CPL is pleased to submit the enclosed materials regarding the proposed Windows on Main development located at 488 Main Street in the City of Poughkeepsie. The City of Poughkeepsie Planning Board circulated for, and subsequently declared themselves Lead Agency for the review of this project. This project received a Negative Declaration under SEQR from the City of Poughkeepsie Planning board on 9/16/2025. The Applicant is seeking a variance for the parking requirements under Section 19-6.2.

Based on City requirements, the required number of parking spaces is:

Residential:	1.25 spc/unit x 81 units	= 102 spaces	*(Sec. 19-6.2(11)(a))*
Commercial / office:	1 space / 300 sf x 5,100 sf	= 17 spaces	*(Sec. 19-6.2(11)(b))*
	Total	**= 119 spaces**	

The current site layout can currently support a total of **34** spaces (9'x20'), including thirteen (13) ADA complaint spaces and two (2) EV parking spaces. Therefore this Application is seeking a variance of **85 spaces** (119 – 34) from the Code requirement**.**

The enclosed parking evaluation comes to a recommendation that the City code requirement of 1.25 spaces per residential unit is excessive for this type of development, and that a value of **0.49** spaces per residential unit is appropriate.

In this case the parking requirement would be evaluated as follows:

Residential:	**0.49** spc/unit x 81 units	= 40 spaces
Commercial / office:	1 space / 300 sf x 5,100 sf	= 17 spaces
	Total	**= 57 spaces**

Questions from 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.

   Response: No, granting the requested variance will not produce an undesirable change due to the fact that the Code requirement for the residential component does not appear to agree with other accepted requirements for low income housing in similar urban environments.

   Currently, the laundromat use provides approximately 30 spaces alongside the existing building. There is additional parking behind the building, but it is fenced off and inaccessible to the public. The proposed plan eliminates the laundromat use; office/retail space is now proposed in addition to the 81 residential units.

2. Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?

   Response: There are other public parking areas in the City of Poughkeepsie, but their lack of proximity to the Windows on Main site hinders their usefulness.

   - **North Hamilton Street and Crannell Street: 1,420± feet**
   - **Intersection of Cannon St and Academy Street: 2,050± feet**
   - **Cannon Street and Hurlihe Street: 2,350± feet**
   - **Municipal Parking garage at Garden Street: 2,570± feet**

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

   Response: It is our opinion that the requested variance is not substantial because the current City requirement of 1.25 parking spaces per residential dwelling unit is excessive, as this development is targeted for affordable housing, the beneficiaries of which will typically not have the number of vehicles the requirement implies.

   We have provided a parking evaluation memorandum supporting a parking requirement of 57 spaces, 40 for the residential units at 0.49 spaces/unit as opposed to the 1.25/unit per Code, and 13 for retail/office at 1 space per 300 square feet.

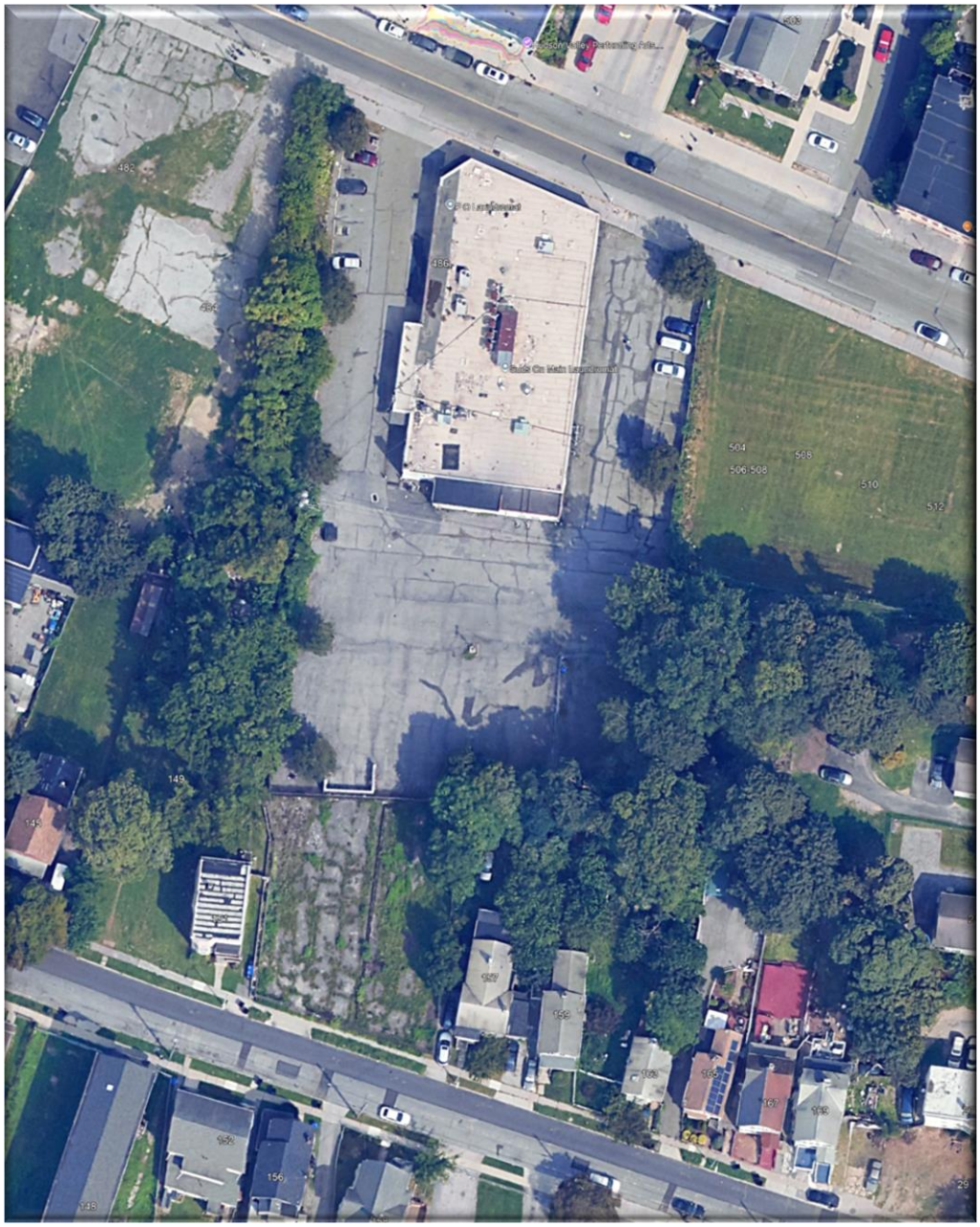
4. Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Why not?

   The residential component is expected to generate lower-than-average vehicle ownership due to its affordable housing designation, as described in the parking evaluation memorandum. It is our position that the overall parking demand remains within the capacity of the site and surrounding street network and it

will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

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

   Response: The area variance requested is unique to the project and property. As discussed above, city parking requirements are excessive for the type of project proposed. The parking study prepared confirms that the combination of onsite and additional offsite parking will be sufficient for the anticipated number of vehicles.



Aerial View of Site



View from Main Street, Northeast Property Corner, Parking Area



View from Main Street, Existing Building



View from Main Street, Northwest Property Corner, Parking Area

Enclosed with this cover letter are (6) copies of the following submission materials:

- Application form
- Zoning review letter from Judith Knauss dated 7/10/2025
- Environmental Assessment Form
- Site Plan Set, selected sheets, revised 9/10/2025.
- Parking evaluation memorandum, dated 8/14/2025.

This project continues to align with the City's goals for inclusive, transit-accessible development and we remain committed to working collaboratively with the Board and community stakeholders. We look forward to discussing this matter with the Board at the next available meeting date. Should you have any questions or need additional information, please call me at (845) 686-2330 or by e-mail at cmoore@cplteam.com.

Very truly yours,



Christian T. Moore, P.E.
Sr. Engineering Project Manager

Enc.

Cc: Mary Linge, HRH,
File

HUDSON RIVER HOUSING
WINDOWS ON MAIN
MIXED-USE SITE PLAN
DESIGN
NOVEMBER 2025

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NY

Tax Parcels:		
APN: 131300-6161-23-209979	488 MAIN ST	1.765 AC

List of Adjoiners:	
131300-6161-23-307976	City of Poughkeepsie
131300-6161-23-321980	Tuthill Finance Limited
131300-6161-23-299954	Susan Cecchini
131300-6161-23-282992	MLQ Realty Management
131300-6161-23-280971	HV Realty Corp
131300-6161-23-292960	Poly Joyner
131300-6161-23-295959	Edward & Diane Ticcony
131300-6161-23-303958	Ivette Acevedo
131300-6161-23-313968	Sharon Smith-Brown

Sheet List Table	
Sheet Number	**Sheet Title**
C001	TITLE SHEET
C002	LEGEND & NOTES
C100	EXISITING CONDITIONS PLAN
C101	DEMO PLAN
C200	SITE PLAN
C201	TURNING PLAN - GARBAGE TRUCK
C202	TURNING PLAN - LADDER TRUCK
C203	UTILITY PLAN
C204	GRADING PLAN
C205	EROSION AND SEDIMENT CONTOL PLAN
C206	LIGHTING PLAN
C300	DETAILS 1
C301	DETAILS 2
C302	DETAILS 3
C303	DETAILS 4
C304	DETAILS 5
C305	DETAILS 6
C306	DETAILS 7
L001	LANDSCAPE NOTES
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

CIVIL ENGINEER:
CPL, ARCHITECTURE, ENGINEERING, PLANNING
26 IBM ROAD
POUGHKEEPSIE, NY 12601

ARCHITECT:
COPPOLA ASSOCIATES
6 OLD NORTH PLANK ROAD, SUITE 101
NEWBURGH, NY 12550

PROJECT LOCATION:
488 MAIN STREET
POUGHKEEPSIE, NY 12601
TAX GRID NO. 131300-6161-23-290979

APPLICANT:
HUDSON RIVER HOUSING, INC.
313 MILL STREET
POUGHKEEPSIE, NY 12601

PROPERTY OWNER:
HUDSON RIVER HOUSING, INC.
313 MILL STREET
POUGHKEEPSIE, NY 12601

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD MEETING HELD THE ___ DAY OF ___ 2025
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

OWNER CONSENT

THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH ALL PLANS LISTED ON THE DRAWING LIST, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAT IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS..

OWNER SIGNATURE DATE

FIRE CHIEF

POLICE CHIEF

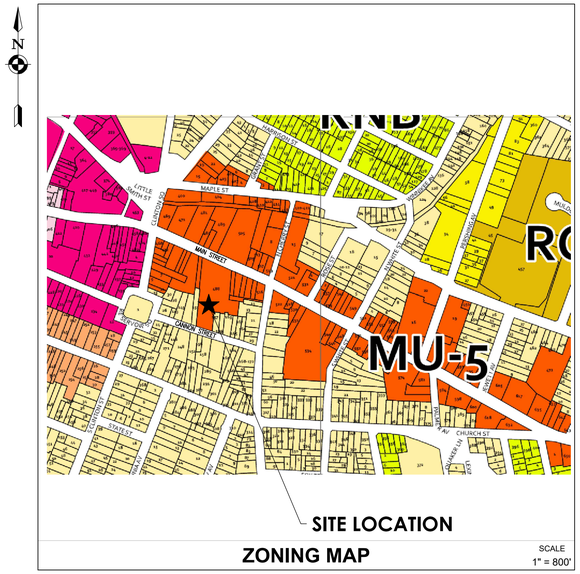
BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



Location Map:
SCALE:1"=2000'



ZONING MAP
SCALE
1" = 800'

City of Poughkeepsie

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE 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.

SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
TITLE SHEET

Drawing Number
WOM
C001

DESIGN LINETYPE LEGEND

PROPOSED	PROJECT LIMIT LINE		
PROPOSED	ALIGNMENT CENTERLINE		
PROPOSED	DITCH		
PROPOSED	SILTFENCE		
PROPOSED	EASEMENTS		
PROPOSED	BARB WIRE FENCE		
PROPOSED	CHAIN LINK FENCE		
PROPOSED	STOCKADE FENCE		
PROPOSED	STONE WALL		
PROPOSED	PARCEL LINE		
PROPOSED	PARCEL SETBACK		
PROPOSED	RAILROAD TRACKS		
PROPOSED	ROADWAY GUIDERAIL		
PROPOSED	WATERBODY EDGE		
PROPOSED	WETLAND		
PROPOSED	OVERHEAD	CABLE TV	
PROPOSED	OVERHEAD	ELECTRIC	
PROPOSED	OVERHEAD	TELEPHONE	
PROPOSED	UNDERGROUND	CABLE TV	
PROPOSED	UNDERGROUND	ELECTRIC	
PROPOSED	UNDERGROUND	FUEL SYSTEMS	
PROPOSED	UNDERGROUND	NATURAG GAS	
PROPOSED	UNDERGROUND	SANITARY SEWER	
PROPOSED	UNDERGROUND	SANITARY FORCE MAIN	
PROPOSED	UNDERGROUND	STEAM TRANSMISSION	
PROPOSED	UNDERGROUND	STORM SEWER	
PROPOSED	UNDERGROUND	TELEPHONE	
PROPOSED	UNDERGROUND	WATER SUPPLY	

SURVEY SYMBOL LEGEND

BASKETBALL HOOP
BOULDER
BASELINE STATION
BENCHMARK
BOLLARD
BORING
CATCH BASIN SQUARE
CATCH BASIN ROUND
CLEANOUT
CURB STOP
CATV BOX
DROP INLET
DRILL HOLE
DRY HYDRANT
ELECTRIC BOX
ELECTRIC MANHOLE
FLARED END SECTION
FIBER OPTIC BOX
FILL CAP
FLAGPOLE
GAS METER
GAS LINE MARKER
GUY ANCHOR WIRE
GUY ANCHOR POLE
GAS VALVE
HAND HOLE
FIRE HYDRANT
INLET MANHOLE
IRON PIN
LIGHT POLE 1
LIGHT POLE 2
LAMP POST
MAIL BOX
MONUMENT
PULL BOX
PEDESTRIAN SIGNAL POLE
POST
UTILITY POLE
SANITARY MANHOLE
SANITARY VALVE
SATELLITE DISH
SIGN POST
DOUBLE SIGN POST
SIGN DOUBLE POST
DOUBLE SIGN AND POST
STREET SIGN (4-WAY)
DECIDUOUS SHRUB
EVERGREEN SHRUB
SPIGOT
SPRINKLER HEAD
DRAINAGE (STORM) MANHOLE
STUMP
TELEPHONE BOX
TELEPHONE MANHOLE
DECIDUOUS TREE
CONIFEROUS TREE
TEST PIT
UTILITY BOX
WELL
WETLAND FLAG
WATER METER
WATER MANHOLE
WOOD POST SQUARE
WOOD POST ROUND
WATER VALVE
YARD INLET SQUARE
YARD INLET ROUND
MANHOLE GENERIC
MONITOR WELL

SURVEY LINETYPE LEGEND

EXISTING	DITCH		
EXISTING	EASEMENTS		
EXISTING	FENCE		
EXISTING	STONE WALL		
EXISTING	PARCEL LINE		
EXISTING	PARCEL BOUNDARY LOTS		
EXISTING	PARCEL SETBACK		
EXISTING	RAILROAD TRACKS		
EXISTING	ROADWAY CENTERLINE		
EXISTING	ROADWAY GUIDERAIL		
EXISTING	CONTOUR MAJOR		
EXISTING	CONTOUR MINOR		
EXISTING	WATERBODY EDGE		
EXISTING	WETLAND		
EXISTING	OVERHEAD	CABLE TV	
EXISTING	OVERHEAD	ELECTRIC	
EXISTING	OVERHEAD	TELEPHONE	
EXISTING	UNDERGROUND	CABLE TV	
EXISTING	UNDERGROUND	ELECTRIC	
EXISTING	UNDERGROUND	FUEL SYSTEMS	
EXISTING	UNDERGROUND	NATURAL GAS	
EXISTING	UNDERGROUND	SANITARY SEWER	
EXISTING	UNDERGROUND	SANITARY FORCE MAIN	
EXISTING	UNDERGROUND	STEAM TRANSMISSION	
EXISTING	UNDERGROUND	STORM SEWER	
EXISTING	UNDERGROUND	TELEPHONE	
EXISTING	UNDERGROUND	WATER SUPPLY	
ABANDONED	UNDERGROUND	CABLE TV	
ABANDONED	UNDERGROUND	ELECTRIC	
ABANDONED	UNDERGROUND	FUEL SYSTEMS	
ABANDONED	UNDERGROUND	NATURAL GAS	
ABANDONED	UNDERGROUND	SANITARY SEWER	
ABANDONED	UNDERGROUND	SANITARY FORCE MAIN	
ABANDONED	UNDERGROUND	STORM SEWER	
ABANDONED	UNDERGROUND	TELEPHONE	
ABANDONED	UNDERGROUND	WATER SUPPLY	

EXISTING CONDITION NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES HEREON ARE BASED ON THE OBSERVED EVIDENCE OF ABOVEGROUND APPURTENANCES ONLY, PROVIDED TO THE SURVEYOR BY VARIOUS PUBLIC ENTITIES AND SUB TERRAIN MARK OUT PERFORMED BY EACH UTILITY COMPANY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF SUB TERRAIN USES.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
5. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE JULY 12, 2021.
7. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.
8. NO DIRECTIONAL REFERENCE TO SCENIC VIEWS HAS BEEN IDENTIFIED.
9. NO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, OR DEED RESTRICTIONS HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE SUBJECT PROPERTY.
10. NO ENVIRONMENTAL ELEMENTS SUCH AS WATERCOURSES, WETLANDS, WOODED AREAS, ROCK OUTCROPS, OR ISOLATED TREES WERE OBSERVED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
11. SITE IS NOT SUBJECT TO THE FEMA 100-YEAR FLOODPLAIN.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. THIS PLAN IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND THE NYS DEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY PERMIT NO. GP-0-25-001 SHALL BE USED TO MINIMIZE SOIL EROSION DURING THE COURSE OF CONSTRUCTION.
2. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (2016). (REFERRED TO IN REMAINING TEXT AS "THE NEW YORK GUIDELINES").
3. ANY DISTURBED AREA THAT WILL BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS OF THE LAST DISTURBANCE WITH TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK GUIDELINES, AS FOLLOWS:
   - A) SEED: ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS./ACRE OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.
     - IF: PRING, SUMMER OR EARLY FALL SEED WITH RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE.
     - IF: LATE FALL OR EARLY WINTER SEED WITH CERTIFIED "ARUOSTOOK" WINTER RYE, AT 100 LBS. (CEREAL RYE) PER ACRE.
   - B) MULCH: OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE. TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK GUIDELINES. WOODFIBER HYDROMULEN OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN FIVE (5) DAYS AFTER FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH A SUITABLE MULCH AS FOLLOWS:
   - A) STEEP OR EROSION SLOPES GREATER THAN 2"1 (H:V) REFER TO PERMANENT CRITICAL AREA PLANTING NOTES.
   - B) RECREATIONAL AREAS AND LAWN REFER TO RECREATIONAL AREA IMPROVEMENT NOTES;
5. SLOPES STEEPER THAN THREE ON ONE (H:V) SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
6. PAVED ROADWAYS SHALL BE KEPT CLEAR AND CLEAN OF DEBRIS AT ALL TIMES.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAIN SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION OR SEDIMENT CONTROL FACILITIES. EXCEPT FOR MINOR PERIMETER EMBANKMENT AREAS, ALL GRADE AREA SHALL BE DIRECTED THROUGH ONE OF THE SEDIMENTS BARRIERS. DIVERSION SWALES MAY BE USED TO DIRECT DRAINAGE RUNOFF UNTIL PERMANENT STORM DRAINAGE SYSTEM IS IN PLACE.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
9. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A COMBINATION OF SILT FENCE AND A HAY BALE BARRIER IN ACCORDANCE WITH THE DETAIL.
10. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAIN BY THE TRAINED CONTRACTOR ON A DAILY BASIS TO ENSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL BARRIERS ARE INTACT.
11. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OR PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
12. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

PERMANENT SEEDING:

ALL AREAS NOT SPECIFIED WITH GRAVEL, CONCRETE OR ASPHALT COVER IS TO BE SEEDED WITH A PERMANENT SEED MIXTURE IN ACCORDANCE WITH THE FOLLOWING:

SEEDING:
- A) SHALL BE DONE BETWEEN MARCH 15 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1, EXCEPT OTHERWISE APPROVED IN WRITING BY THE ENGINEER.

FERTILIZER:
- A) COMMERCIAL (5-10-5) INORGANIC, OR ORGANIC, CONTAINING NOT LESS THAN 5 PERCENT NITROGEN, 10 PERCENT AVAILABLE PHOSPHORIC ACID AND 5 PERCENT WATER SOLUBLE POTASH.
- B) OTHER FERTILIZERS WITH A 1-2-1 RATIO SUCH AS 10-20-10 OR 6-12-6 MAY BE SUBSTITUTED FOR ABOVE.
- C) APPLY 5-10-5 EVENLY AT A RATE OF 40 POUNDS PER 1000 SQ. FT. OR 2 POUNDS OF NITROGEN PER 1000 SQ. FT.

MULCH:
- A) OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE. WOODFIBER HYDROMULEN OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SEED:
- A) APPLICATION RATE:
  - 1.) STANDARD MIXTURE: 3 POUNDS PER 1000 SQ. FT.
  - 2.) SPECIAL MIXTURE: 5 POUNDS PER 1000 SQ. FT.
- B) HYDROSEEDING:
  - 1.) APPLY SEEDING MATERIALS BY AN APPROVED HYDROSEEDER.
  - 2.) DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ. FT.
- C) DRY APPLICATION:
  - 1.) SOW SEED EVENLY BY HAND OR SEED SPREADER ON DRY OR MODERATELY DRY SOIL.
- D) PROVIDE THE FOLLOWING SEED MIXTURE:

AMOUNT BY WEIGHT IN MIXTURE	SPECIES	PERCENTAGE	
		PURITY	GERMINATION
55% MIN	KENTUCKY BLUEGRASS	95%	80%
25% MIN	RED FESCUE	97%	80%
20% MIN	PERENNIAL RYE	98%	85%

GENERAL CONSTRUCTION NOTES

1. LOCATION OF EXISTING SITE UTILITIES ARE BASED ON INFORMATION PROVIDED BY OWNER AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT 'DIG SAFELY NEW YORK' PRIOR TO COMMENCING CONSTRUCTION. 1-800-962-7962
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATIONS OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATIONS OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS (THE CONTRACTORS) RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. NO WARRANTY IS MADE OR IMPLIED REGARDING THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND/OR UTILITIES.
4. PRIOR TO THE INSTALLATION OF ALL NEW EQUIPMENT AND APPURTENANCES, THE CONTRACTOR IS DIRECTED TO LOCATE EXISTING STRUCTURES, PIPELINES OR EQUIPMENT TO ASCERTAIN IF SAID ITEM IS IN CONFLICT OR CONTRADICTION TO THE INTENT OF THE CONTRACT PLANS OR SPECIFICATIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTATION TO THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH THE FULL SCOPE AND INTENT OF THE WORK.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE FIELD LAYOUT OF ALL IMPROVEMENTS.
8. THE CONTRACTOR SHALL PROTECT ALL PROPERTY LINE MONUMENTATION. ANY MONUMENT DISTURBED OR DESTROYED SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE BY A NEW YORK STATE LICENSED LAND SURVEYOR.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR, AT HIS OWN EXPENSE AND AS NEEDED, TO VERIFY EXISTING SUBSURFACE CONDITIONS.
10. ALL EXCAVATION AND ANY REQUIRED SHEETING, SHORING OR BRACING SHALL BE CONDUCTED IN FULL CONFORMANCE WITH THE LATEST REVISIONS OF THE NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION. SHEETING SHALL BE DESIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
11. THE CONTRACTOR SHALL MAINTAIN, AT ALL TIMES, FULL ACCESS TO ALL ROADWAYS AND DRIVEWAYS IN AND AROUND THE SITE.
12. THE CONTRACTOR SHALL NOT STOCKPILE ANY MATERIALS OR CAUSE ANY MATERIALS TO BE PLACED ON ANY ROADWAYS OR PARKING AREAS THROUGHOUT THE SITE THAT IS NOT DESIGNATED AS A STAGING AREA.
13. CONTRACTOR IS TO GRADE ALL DISTURBED AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
2. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY OF ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
3. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT IN WRITING PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
4. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
   - B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. CONTACTING 811 DIG SAFE FOR UTILITY MARKOUT IN ADVANCE OF ANY EXCAVATION.
   - E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES.
   - F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   - H. COORDINATION WITH OWNER REGARDING WORKING DURING NON-SCHOOL HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE DURING THESE TIMES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
   - I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
5. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SAFE AND SYSTEMATIC MANNER FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
6. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN.

STANDARD NOTES WATER SYSTEMS:

1. THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
   - "RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATES)"
   - "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH"
   - "NEW YORK STATE DEPARTMENT OF HEALTH AND COLUMBIA COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND STANDARDS."
   - "COLUMBIA COUNTY DEPARTMENT OF HEALTH SANITARY CODE, ARTICLE XI AND ARTICLE V."
   - "COLUMBIA COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF APPROVAL."
2. "THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."
3. "UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE COLUMBIA COUNTY HEALTH DEPARTMENT BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE COLUMBIA COUNTY HEALTH DEPARTMENT." THE NEW WATER SUPPLY SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(d) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).
4. "APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE(5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL THE PLAN(S) SHALL BE RESUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT TIME OF THE RE-SUBMISSION."
5. ALL WATER SERVICE LINES SHALL BE PLACED A MINIMUM HORIZONTAL DISTANCE OF 10' FROM ANY EXISTING ACTIVE SEWAGE DISPOSAL SYSTEM.
6. THE NEW WATER DISTRIBUTION MAINS MAY NOT BE PLACED INTO SERVICE NOR EXISTING SERVICES BE CONNECTED TO THE NEW MAINS UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(d) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5.)
7. ALL WELLS AND SDS EXISTING OR APPROVED WITHIN 200 FEET OF THE PROPOSED WELLS AND SDS ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN.
8. ALL EROSION AND SEDIMENT CONTROL AND STORM WATER POLLUTION PREVENTION WATER QUALITY AND QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.
9. DISINFECTION OF WATER MAIN SHALL COMPLY WITH SPECIFICATION SECTION 02675 AND THE TABULAR METHOD WILL NOT BE ALLOWED FOR THIS PROJECT.
10. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
7. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT (CREATED BY OTHERS). BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
9. BLASTING OR THE USE OF EXPLOSIVES IS PROHIBITED.
10. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
11. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
14. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
15. CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH INCLUDES, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
16. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
17. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
18. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER UPON COMPLETION OF THE WORK.

PRESSURE - LEAKAGE TESTING WATER MAIN PIPE:

A. TESTING SHALL BE CONDUCTED BETWEEN EACH VALVED SECTION AND TESTING THROUGH VALVES W



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

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Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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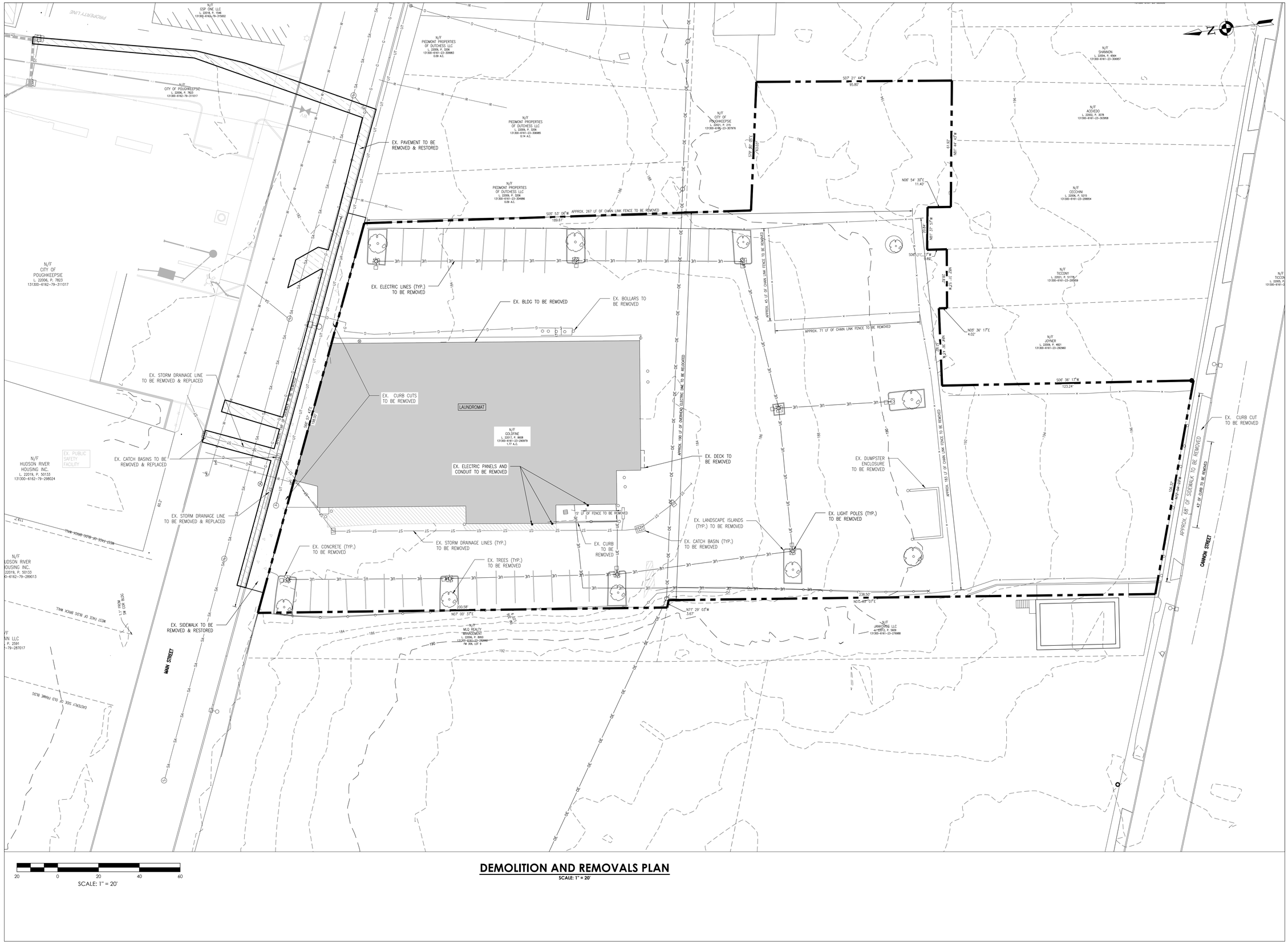
SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
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Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
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Drawing Number
WOM
C100

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Plotted By: Anna Myers



DEMOLITION AND REMOVALS PLAN

SCALE: 1" = 20'

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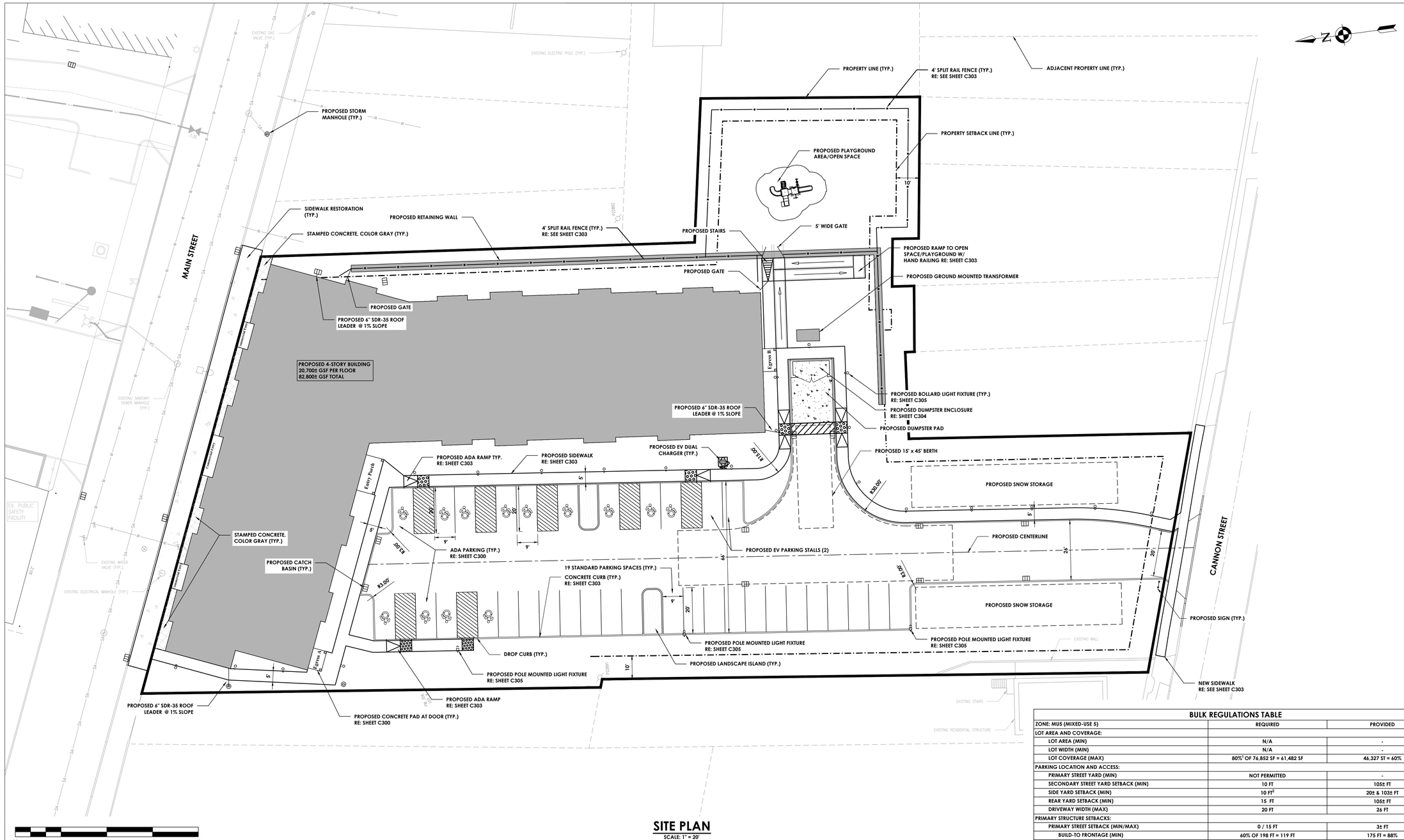
SHEET INFORMATION

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06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DEMOLITION AND REMOVALS PLAN

Drawing Number
WOM C101

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SITE PLAN

SCALE: 1" = 20'

PARKING SUMMARY TABLE

	REQUIRED			PROVIDED
USE	REQUIREMENT	QUANTITY	TOTAL	
RESIDENTIAL	1.25 SPC / UNIT	81 UNITS	102	
OFFICE / RETAIL	1 SPC / 300 SF	5,000 SF	17	
TOTAL			119	34

PARKING SPACE BREAKDOWN
34 PARKING SPACES TOTAL
- 13 ADA SPACES
- 2 FUTURE EV SPACES*
- ALL SPACES 9' X 20'

ONE 15' X 45' LOADING BERTH FOR DELIVERIES

(*1 OVERLAP WITH ADA SPACE)

BULK REGULATIONS TABLE

ZONE: MU5 (MIXED-USE 5)	REQUIRED	PROVIDED
LOT AREA AND COVERAGE:		
LOT AREA (MIN)	N/A	-
LOT WIDTH (MIN)	N/A	-
LOT COVERAGE (MAX)	80%[1] OF 76,852 SF = 61,482 SF	46,327 ST = 60%
PARKING LOCATION AND ACCESS:		
PRIMARY STREET YARD (MIN)	NOT PERMITTED	-
SECONDARY STREET YARD SETBACK (MIN)	10 FT	105± FT
SIDE YARD SETBACK (MIN)	10 FT[2]	20± & 103± FT
REAR YARD SETBACK (MIN)	15 FT	105± FT
DRIVEWAY WIDTH (MAX)	20 FT	26 FT
PRIMARY STRUCTURE SETBACKS:		
PRIMARY STREET SETBACK (MIN/MAX)	0 / 15 FT	3± FT
BUILD-TO FRONTAGE (MIN)	60% OF 198 FT = 119 FT	175 FT = 88%
SECONDARY STREET SETBACK (MIN/MAX)	0 / 15 FT	N/A
BUILD-TO FRONTAGE (MIN)	40% OF 191 FT = 76 FT	N/A
SIDE SETBACK (MIN)	0 FT	3± & 9± FT
ABUTTING A RESIDENTIAL LOT LINE	15 FT	-
REAR SETBACK (MIN)	15 FT	58± FT
ABUTTING A RESIDENTIAL LOT LINE	15 FT	-
HEIGHT:		
BASE	5 STORIES / 68 FT	4 STORIES / 48 FT
BONUS	SECTION 19-6.7	-
10% AFFORDABLE UNITS	7 STORIES / 94 FT	-
MINIMUM	2 STORIES / 29 FT	4 STORIES / 48 FT
STEP-BACK DEPTH AFTER 5 STORIES (MIN)	5 FT	-
WIDTH:		
PRIMARY STREET FACING BUILDING (MAX)	225 FT	175 FT
GROUND STORY:		
STORY HEIGHT	14 FT	14 FT
ENTRANCE:		
DISTANCE BETWEEN STREET-FACING ENTRANCES (MAX)	50 FT	40± FT
TRANSPARENCY:		
GROUND STORY (MIN)	50%	
UPPER STORY (MIN)	25%	
[1]INCLUDES ALL IMPERVIOUS SURFACES.		
[2]SIDE YARD PARKING SHALL BE SETBACK AT LEAST 5 FEET FROM THE FRONT OF THE PRINCIPAL BUILDING ON THE SAME LOT.		

SITE PLAN NOTES:

1. INSTALL NEW IRON REBAR MONUMENTS FOR ALL NEW OR EXISTING PROPERTY CORNERS ALONG THE RIGHT-OF-WAY.

BASE MAP NOTES:

1. PARCEL BOUNDARY MAPPING SHOWN HEREON IS BASED ON A SURVEY PREPARED BY CPL ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY MAP" PREPARED FOR HUDSON RIVER HOUSING, INC., DATED DEC 1ST, 2022. THE CONTOUR INTERVAL SHOWN HEREON IS 2' BASED ON NEW YORK STATE PLANE EAST ZONE, NAD 83, NAVD 88.

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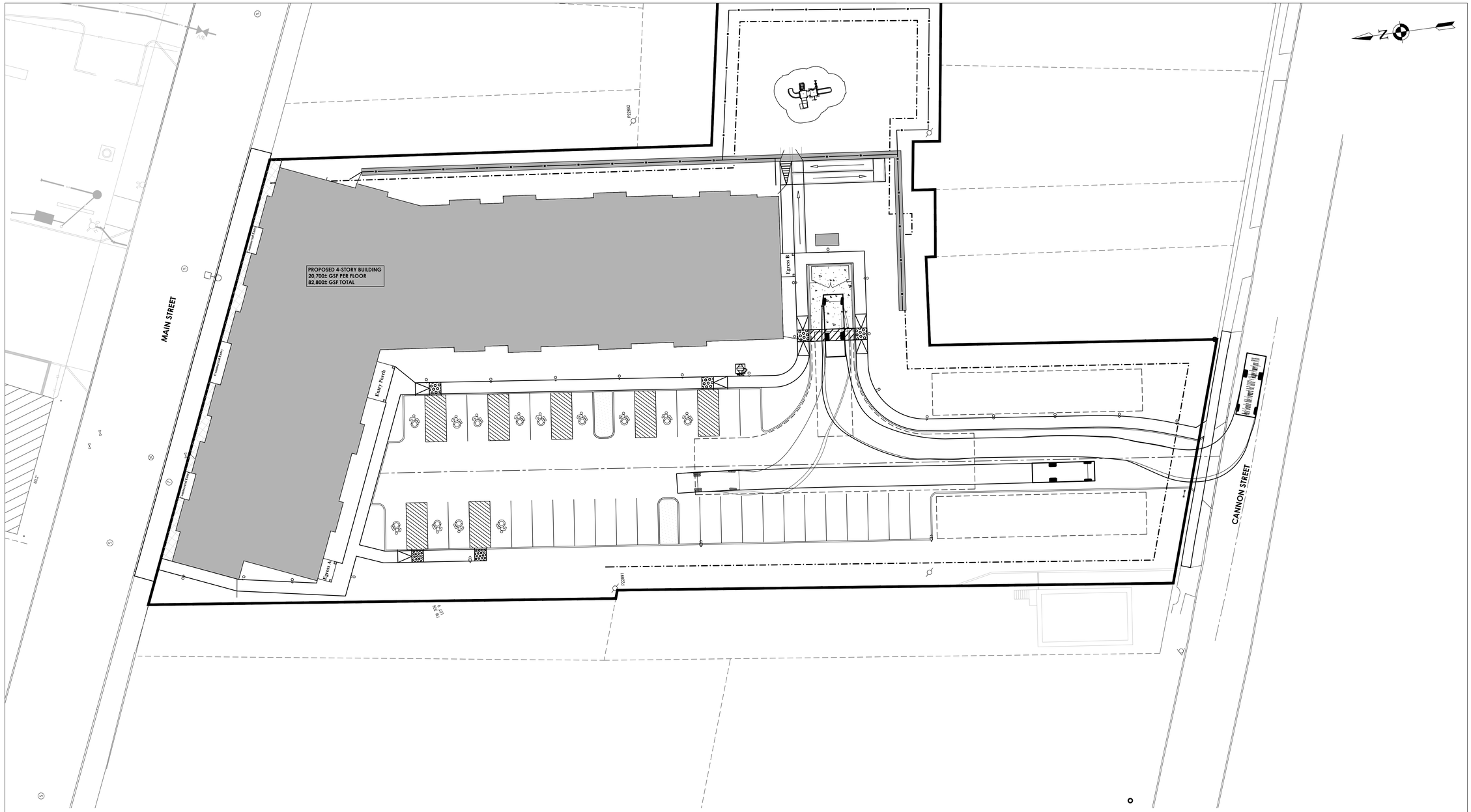
SHEET INFORMATION

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Drawn By: KRS, ACL	Checked By: ALL

Drawing Title
SITE PLAN

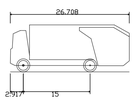
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WOM
C200

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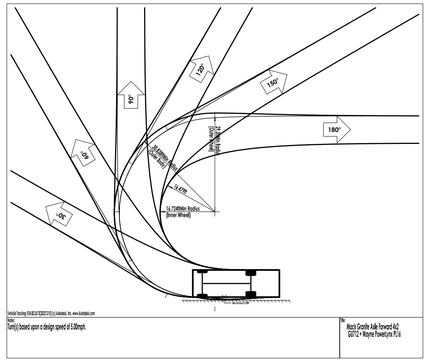


TURNING PLAN - GARBAGE TRUCK

SCALE: 1" = 20'



Mack Granite Axle Forward 4x2 GU712 + Wayne PowerLynx PL16	
Overall Length	26.708ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.376ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



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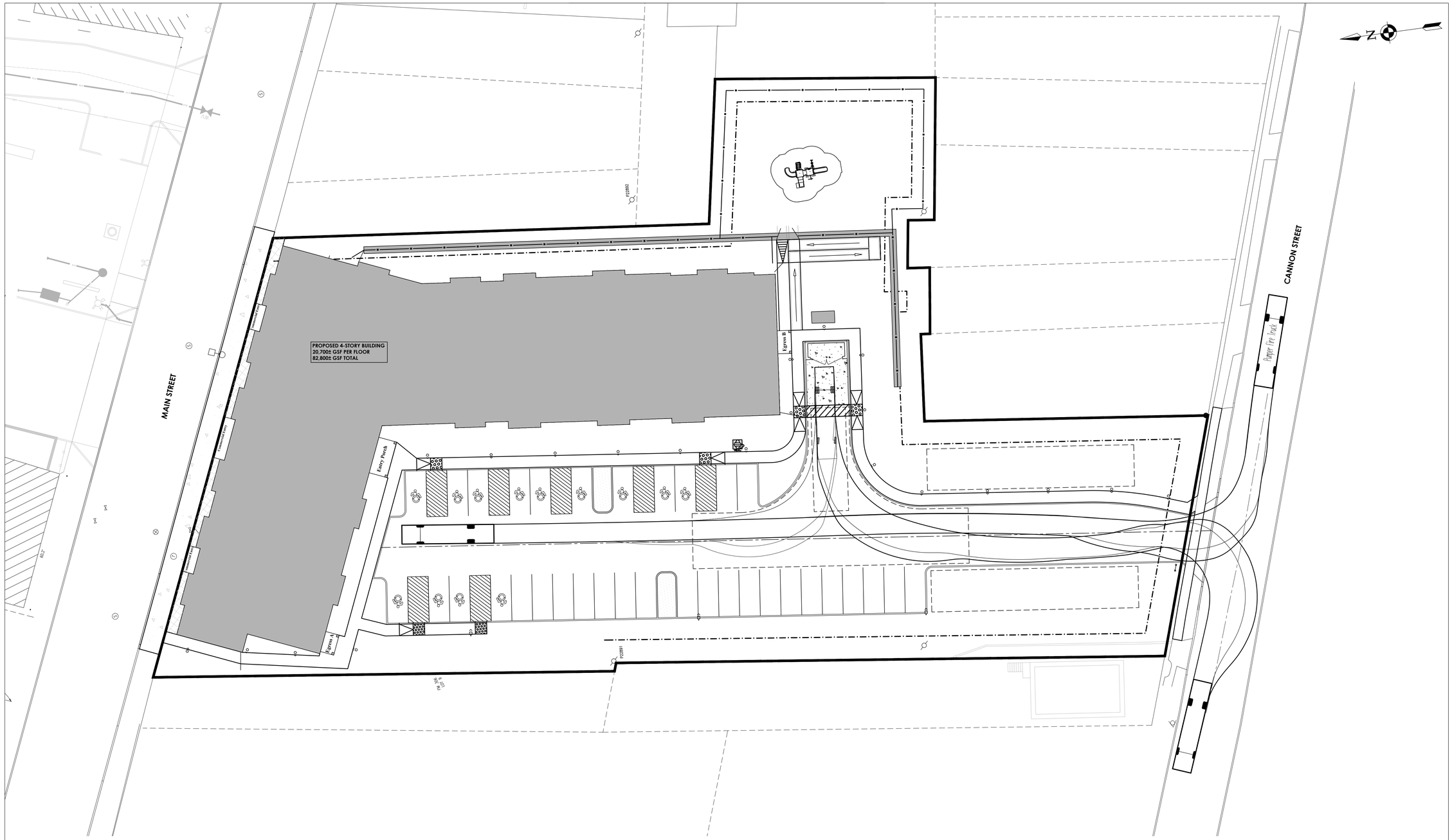
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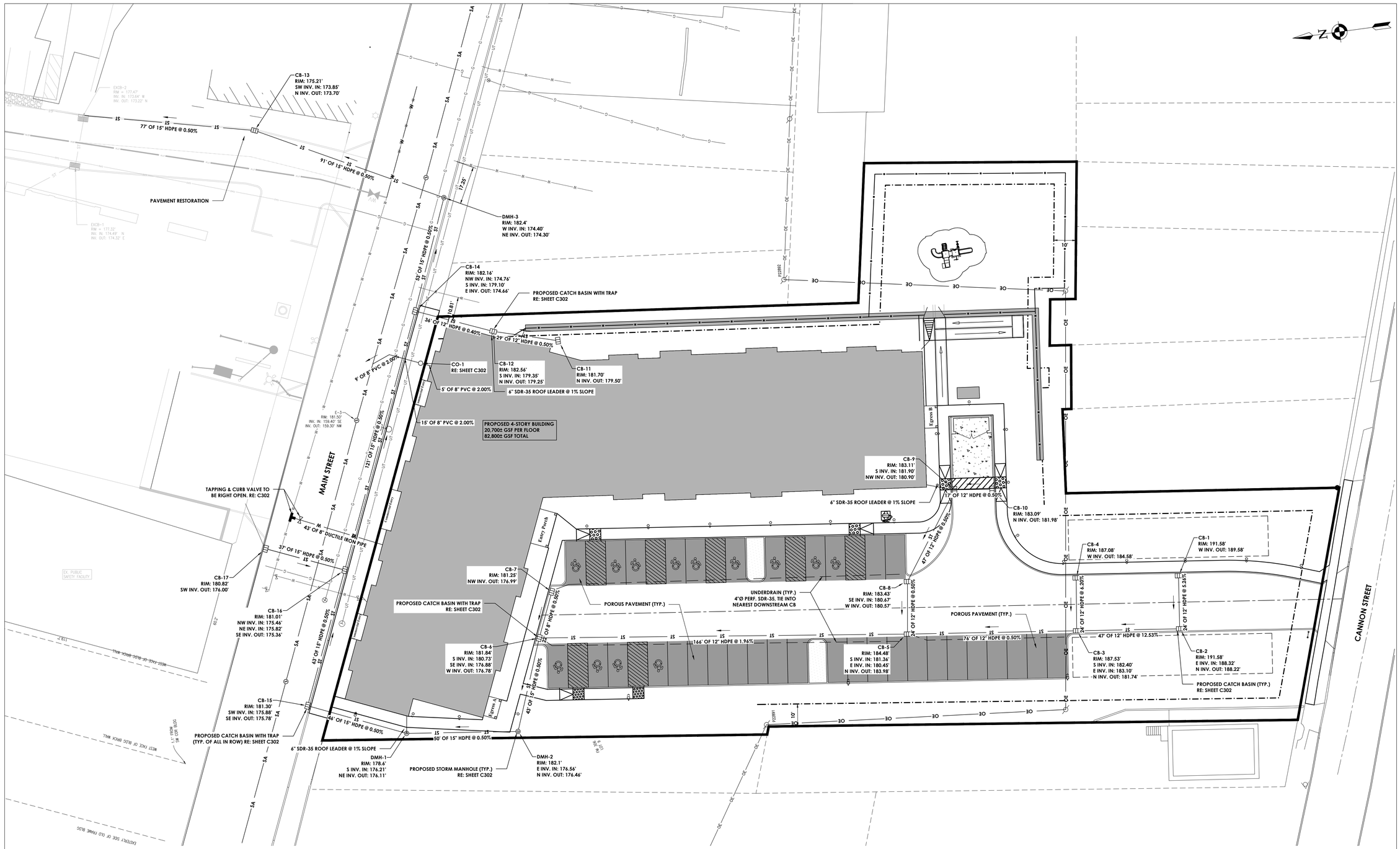
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06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	----

Drawing Title
TURNING PLAN - GARBAGE TRUCK

Drawing Number
WOM
C201

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Date last accessed: 11/10/2025 4:54 PM
Date last plotted: 11/11/2025 8:04 AM
Plotted By: Anna Myers


PROPOSED 4-STORY BUILDING
20,700± GSF PER FLOOR
82,800± GSF TOTAL
MAIN STREET
CANNON STREET
Entry A
Entry B
Entry Porch
Pumper Fire Truck
Crosswalk Typ.
Sidewalk Typ.
Accessible Ramp Typ.
Curb Cut Typ.
Bollard Typ.
Property Line
Building Setback
N/F
LOT 2
LOT 1
60.2'
N 23° 30' 00" W
N 23° 30' 00" E
S 23° 30' 00" E
S 23° 30' 00" W
N 66° 30' 00" W
S 66° 30' 00" E
N 66° 30' 00" E
S 66° 30' 00" W



UTILITY PLAN

SCALE: 1" = 20'

UTILITY PLAN NOTES:

1. MAINTENANCE RECORDS ARE TO BE PROVIDED TO THE STORMWATER MANAGEMENT OFFICER (SMO) FOR POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (PCSMP).

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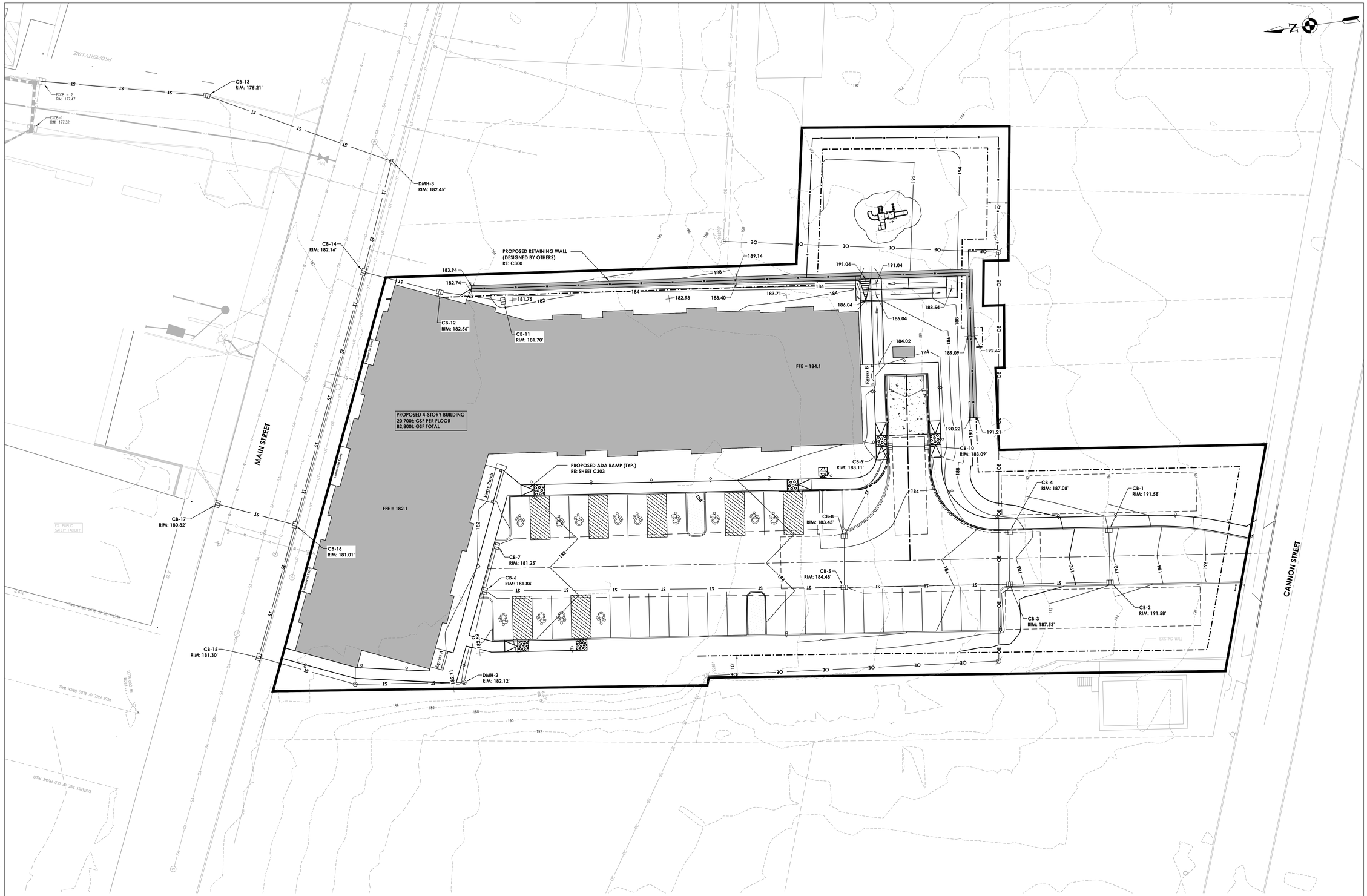
SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
UTILITY PLAN

Drawing Number
WOM
C203

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GRADING PLAN

SCALE: 1" = 20'

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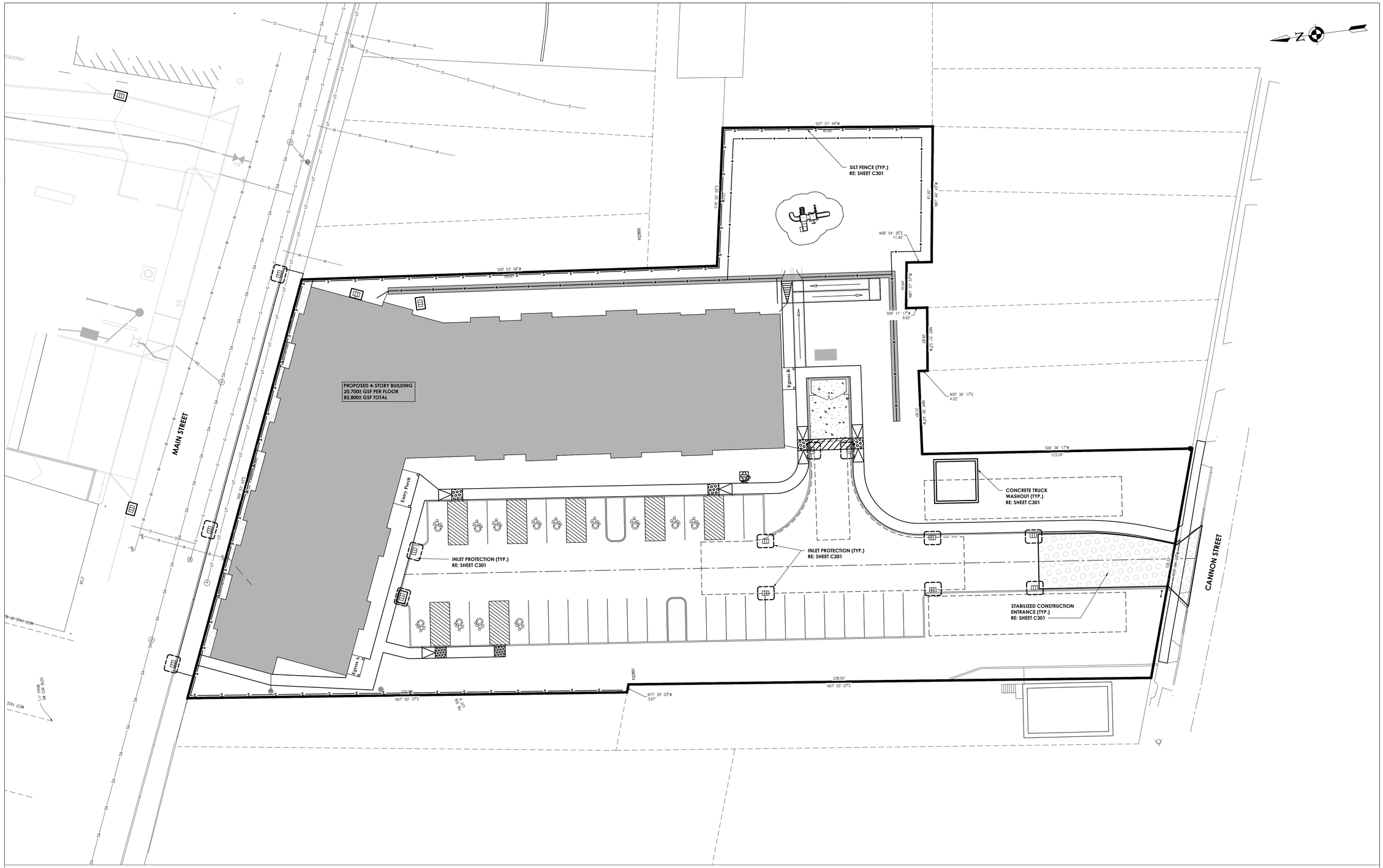
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KRS, ACL	ALL

Drawing Title
GRADING PLAN

Drawing Number
WOM
C204

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Plotted By: Anna Myers



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

Sheet size: 24x36
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Plotted By: Anna Myers
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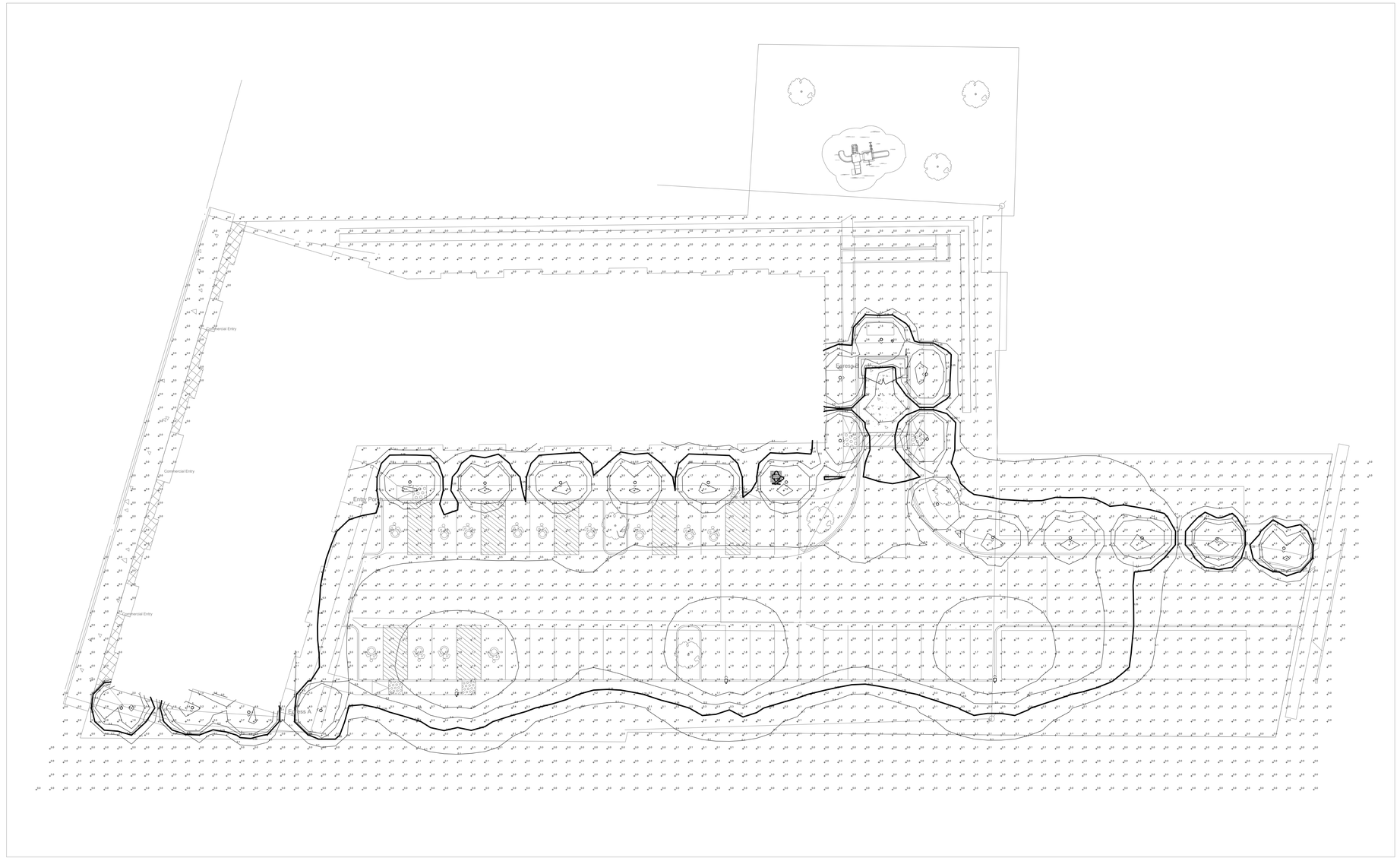
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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

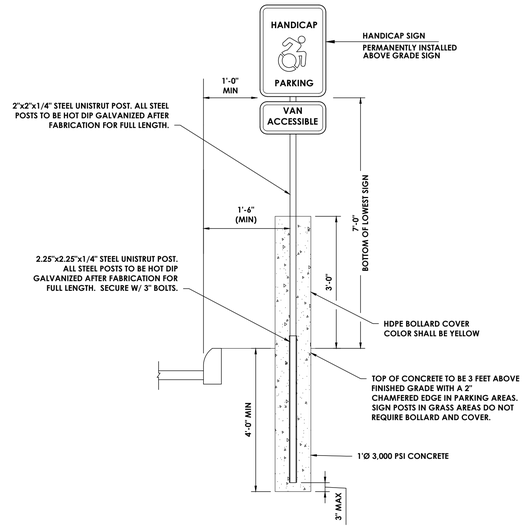
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EROSION & SEDIMENT CONTROL PLAN

Drawing Number
WOM
C205


Commercial Entry
Commercial Entry
Commercial Entry
Entrance
Entrance
Entrance

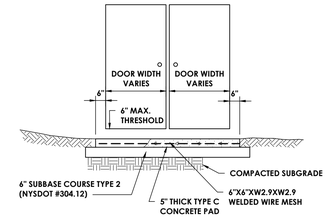
ASPHALT PAVEMENT & STRIPING NOTES:

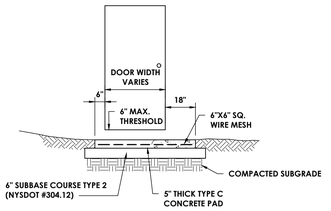
1. ALL TOP COURSE PAVEMENT AND FINAL STRIPING SHALL BE PLACED ONLY AFTER COMPLETION OF ALL SITE WORK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY PAVEMENT MARKINGS ON TOP OF BINDER COURSE. ALL STRUCTURES, RIMS, AND GRATES SHALL BE PROTECTED WITH TEMPORARY ASPHALT BINDER.
2. CONTRACTOR SHALL FIELD VERIFY IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, THE DEPTH AND SUITABILITY OF EXISTING GRANULAR MATERIAL FOR REUSE AS GRANULAR MATERIAL IN PROPOSED ASPHALT SECTIONS. OWNER'S REPRESENTATIVE DETERMINATION SHALL BE FINAL AND BINDING.
3. ALL ASPHALT PAVING SHALL MEET THE LINES AND GRADES AS SHOWN ON THE CONTRACT PLANS.



TYPICAL ADA PARKING SIGN & POST

N.T.S.



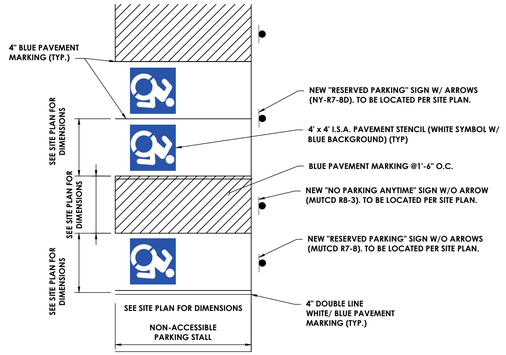


NOTES:

1. CONCRETE SLAB SHALL PROJECT 5'-0" OUT FROM BUILDING FACE.
2. MIN. 1% SLOPE DOWN AWAY FROM BUILDING.

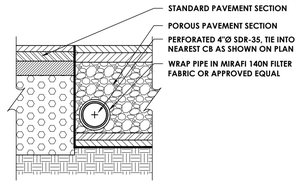
CONCRETE PAD AT DOOR

N.T.S.



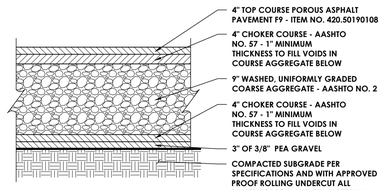
TYPICAL ACCESSIBLE PARKING STRIPING

N.T.S.



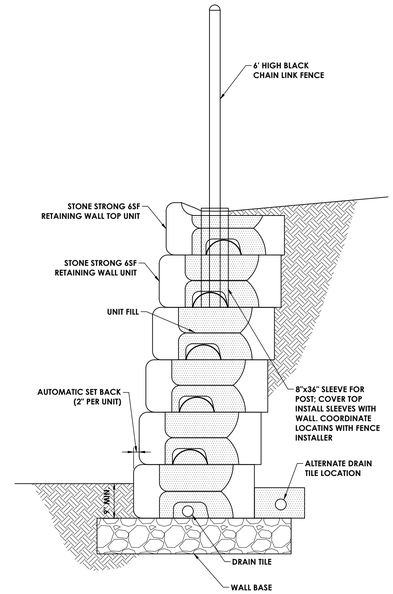
POROUS PAVEMENT UNDERDRAIN

N.T.S.



POROUS PAVEMENT SECTION

N.T.S.



NOTE:
WALL DETAILS AND ACTUAL DESIGN BASED ON SITE PLAN TO BE PREPARED BY A NYS PROFESSIONAL ENGINEER AND SUBMITTED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL. TOWN ENGINEER SHALL BE COPIED ON ALL APPROVED WALL DESIGNS.

REDI-ROCK WALL SECTION

N.T.S.

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

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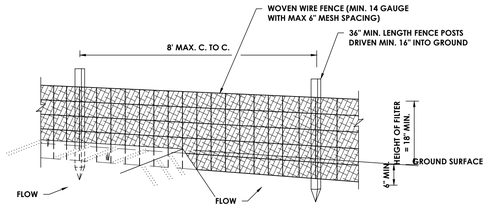
SHEET INFORMATION

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06/24/25	AS NOTED
Project Status	CVI Revision Number
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Drawn By	Checked By
ACL	ALL

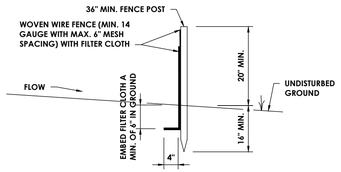
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Drawing Number
WOM C300

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Date last accessed: 11/10/2025 4:28 PM
Date last plotted: 11/11/2025 8:05 AM
Plotted By: Anna Myers



PERSPECTIVE VIEW



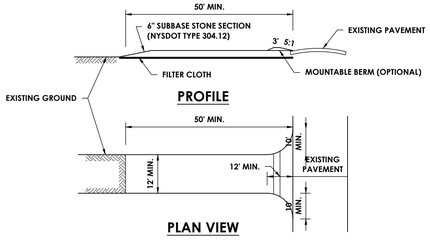
SECTION

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIRES 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 OF MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

SILT FENCE

N.T.S.



PROFILE

PLAN VIEW

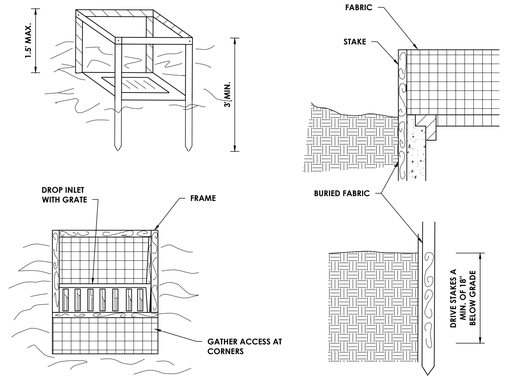
CONSTRUCTION NOTES:

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. WIDTH - TWELEVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWATD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTIVAL, A MOUNTABLE BERM WITH 5% SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE/DRIVEWAY

N.T.S.

2"X4" WOOD FRAME



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.

2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.

3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.

4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.

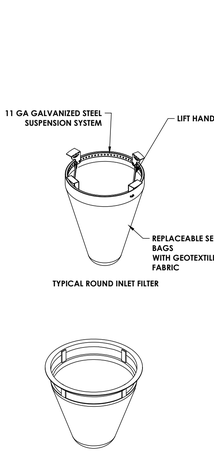
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

*MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION

N.T.S.

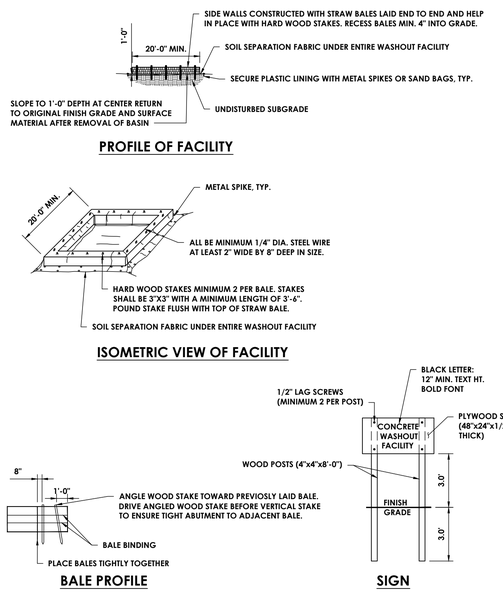


MANUFACTURER'S NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

FLEXSTORM CATCH-IT CATCH BASIN INSERT

N.T.S.



PROFILE OF FACILITY

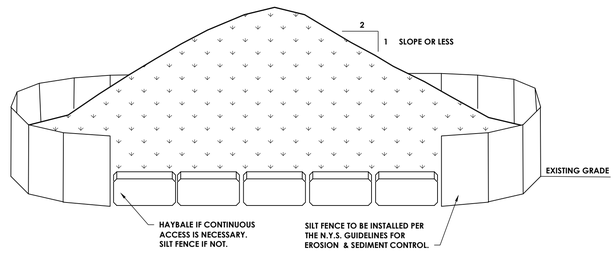
ISOMETRIC VIEW OF FACILITY

BALE PROFILE

SIGN

CONCRETE TRUCK WASHOUT

N.T.S.



NOTES:

1. AREA CHOSEN FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES AND STABILIZED SEED AND MULCH OR JUTE MESH.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE AND HAY BALES.
5. SIZE OF STOCKPILE SHALL NOT EXCEED THE LIMITATIONS OF DRAINAGE AREA PER SILT FENCE SPECIFICATIONS.
6. INSTALL SILT FENCE AND OR HAY BALES A MINIMUM OF 10' FROM THE TOE OF THE STOCKPILE.

SOIL STOCKPILE STABILIZATION DETAIL

N.T.S.

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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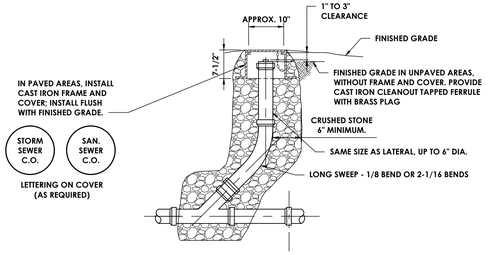
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Drawn By	Checked By
ACL	ALL

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DETAILS 2

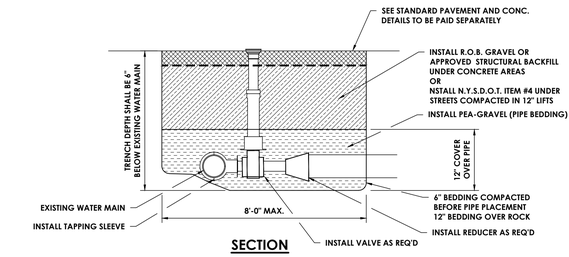
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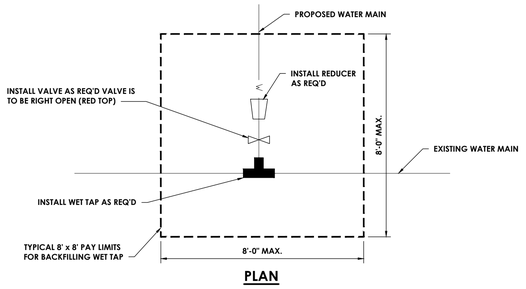


SEWER CLEAN-OUT

N.T.S.



SECTION

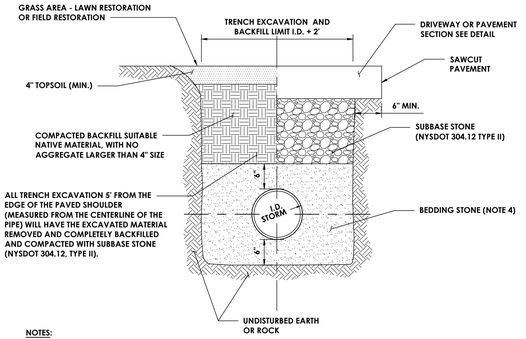


PLAN

NOTE:
ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

N.T.S.



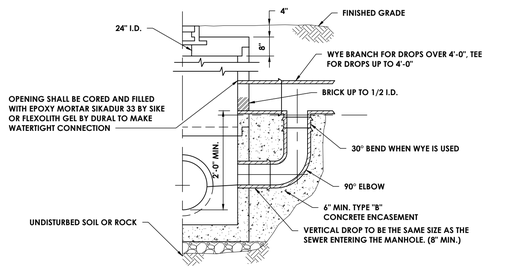
NOTES:

1. CONTRACTOR TO PROVIDE SAFE EXCAVATION; SLOPE TRENCH WALLS, USE TRENCH BOX, OR SHEETING & BRACING PER OSHA SPECIFICATIONS. TRENCH BOX OR SHEETING AND BRACING TO BE LIFTED ABOVE THE SPRING LINE OR PIPE BEFORE BACKFILLING ABOVE SPRING LINE.
2. PAVEMENT BACKFILL AND RESTORATION REQUIREMENTS SHALL APPLY TO WORK PERFORMED UNDER PROPOSED ROADWAYS.
3. ALL WORK FOR STORM SEWER TRENCHING SHALL BE INCLUDED. THIS WORK INCLUDES, BUT IS NOT LIMITED TO TRENCHING, EXCAVATION AND ALL BACKFILL. NO ADDITIONAL PAYMENTS WILL BE MADE FOR BACKFILL.
4. PROVIDE BEDDING STONE MEETING NYSDOT 203.07 GRADED WITHIN THE FOLLOWING LIMITS:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
1/4 INCH	35 TO 60
#40	10 TO 25
#200	5 TO 10

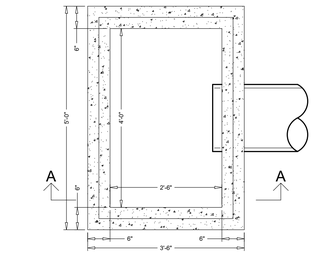
STORM SEWER TRENCH

N.T.S.

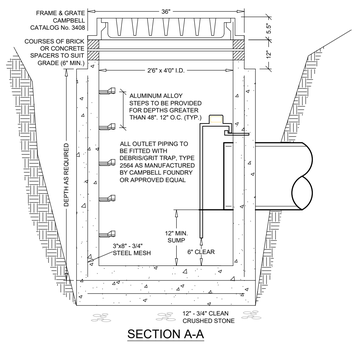


EXISTING SANITARY MANHOLE WITH OUTSIDE DROP PROTECTION

N.T.S.



PLAN



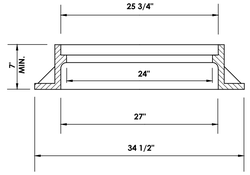
SECTION A-A

NOTES:

1. FRAME AND GRATE PROVIDE NEENAH R4832B, HS-20-44 LOADING GRATE OR EQUAL.
2. REINFORCEMENT SHALL HAVE A COVER OF 2" UNLESS OTHERWISE SHOWN.
3. ALL CONCRETE FOR CATCH BASINS SHALL BE 4000 PSI CAST-IN-PLACE CONCRETE OR PRECAST CONCRETE.
4. FILL WITH CEMENT MORTAR AND SEAL WITH ASPHALT EMULSION TACK COAT BETWEEN FRAME AND CURB.
5. DESIGN LOADING: AASHTO H-20
6. THE INTERIOR AND EXTERIOR OF CATCH BASIN SHALL BE COATED WITH TWO COATS OF KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL.
7. WATER TIGHT GROUT ALL CONNECTIONS. USE NON-SHRINK GROUT.

CATCH BASIN DETAIL

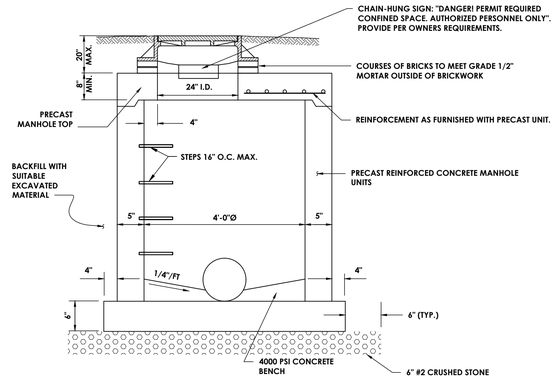
N.T.S.



NOTES:

1. MANHOLE STEPS ARE REQUIRED FOR ANY STRUCTURE DEEPER THAN 4 FT.
2. MANHOLE TOP SLABS, FRAMES AND COVERS SHALL BE DESIGNED FOR USE UNDER ANY H - 20 LOADING.
3. MANHOLE FRAME AND GRATE/COVER TO BE: INLET M.H.: NEENAH MODEL R-2556 OR APPROVED EQUAL SOLID M.H.: NEENAH MODEL R-1642 TYPE F OR APPROVED EQUAL.

MANHOLE FRAME



MANHOLE SECTION

STORM SEWER MANHOLE

N.T.S.

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Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 3

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WOM C302

Plotted By: Anna Myers
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Drawing Name: S:\Projects\HRH Windows on Main\D Design\ACAD\Civil Details\WOM_R19-15066.00_DET_C-dwg

SIDEWALK NOTES

GENERAL:

1. THE DIMENSIONS AND SLOPE PRESENTED IN THE DETAILS ARE THE MINIMUM NECESSARY TO COMPLY WITH THE ADA AND DOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT PRACTICABLE AND CONSISTENT WITH THE MOST CURRENT ADAAG.
2. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUALITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
3. CURB RAMPS, LANDINGS AND BLENDED TRANSITIONS MAT REQUIRE THE USE OF DETECTABLE WARNINGS. DETECTABLE WARNINGS ON THIS SHEET ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE DETECTABLE WARNING DETAILS FOR DETAILS ON PLACEMENT, ORIENTATION & DIMENSIONS. REFER TO CHAPTER 18 OF THE HIGHWAY DESIGN MANUAL FOR MORE INFORMATION.
4. THE CONFIGURATIONS SHOWN GENERICALLY REPRESENT THE MOST COMMON SITUATIONS ENCOUNTERED. THEY ARE INTENDED TO PRESENT CURB RAMP DESIGN CONCEPTS. SITE CONDITIONS AT INDIVIDUAL LOCATIONS REQUIRE SPECIFIC DESIGNS.
5. COORDINATE TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD.
6. USE TYPE B ONLY WHERE OTHER RAMPS ARE UNUSABLE. SINGLE DIAGONAL OR DEPRESSED CORNER CURB RAMPS SERVING TWO STREET CROSSING DIRECTIONS SHOULD BE AVOIDED IN NEW CONSTRUCTION AND SHOULD ONLY BE CONSIDERED WHERE CONDITIONS REQUIRE THEIR USE. SEE NYSDOT STANDARD SHEETS 608-01 FOR RAMP TYPES.
7. GRATES SHALL NOT BE LOCATED ON CURB RAMPS, BLENDED TRANSITIONS OR LANDINGS. ACCESS TO COVERS OF SIMILAR SURFACES SHALL COMPLY WITH APPLICABLE SURFACE REQUIREMENTS.
8. UTILITIES, SIGNS AND OTHER FIXED OBJECTS MAY NOT BE PLACED ON A CURB, OR IN A MANNER THAT INTERFERES WITH THE USE OF THE CURB RAMP.
9. 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 SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
10. THERE SHALL BE A LANDING AT THE TOP OF EACH PERPENDICULAR CURB RAMP AND A LANDING AT THE BOTTOM OF RAMPS TYPE 6 & 9. SEE NYSDOT STANDARD SHEETS 608-01 FOR RAMP TYPES.
11. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS.
12. LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.

CURB RAMP NOTES:

13. THE MINIMUM WIDTH FOR SIDEWALK CURB RAMPS IS 5'-0".
14. THE RUNNING SLOPE OF A CURB RAMP SHALL BE 1:20 (5%) MINIMUM (PREFERRED) AND 1:12 (8.33%) MAXIMUM.
15. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 8.33% THE CURB RAMP LENGTH IS THE LENGTH NECESSARY TO MEET THE EXISTING SIDEWALK. IT IS NOT NECESSARY THAT THE RAMP LENGTH EXCEED 15'-0".
16. THE CROSS SLOPE OF CURB RAMPS SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 1:50 (2%). THE CROSS SLOPE AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
17. THE VERTICAL ALIGNMENT OF A CURB RAMP, EXCLUDING THE FLARES, SHALL BE PLANAR. GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF THE RAMP.
18. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (½"MAX).
19. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED PARALLEL TO THE CURB LINE, SHALL BE PROVIDED.

LANDING NOTES:

20. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 5'-0" BY 5'-0"
21. THE RUNNING AND CROSS SLOPES ON LANDINGS AT INTERSECTIONS IS 1:50 (2%) MAXIMUM. THE RUNNING AND CROSS SLOPES AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.

DETECTABLE WARNING UNIT DIMENSIONS:

22. 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.

DETECTABLE WARNINGS LOCATIONS:

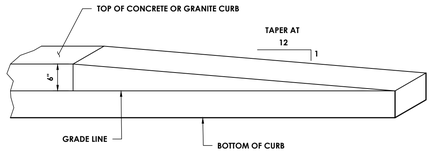
23. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
24. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DOME ALIGNMENT:

25. 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.
26. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.

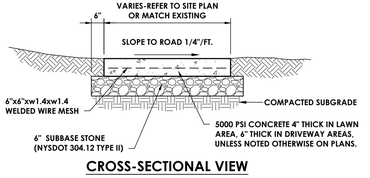
COLOR REQUIREMENTS:

27. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

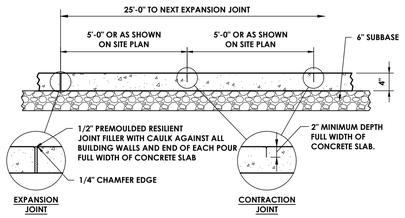


CURB TRANSITION / TERMINAL

N.T.S.



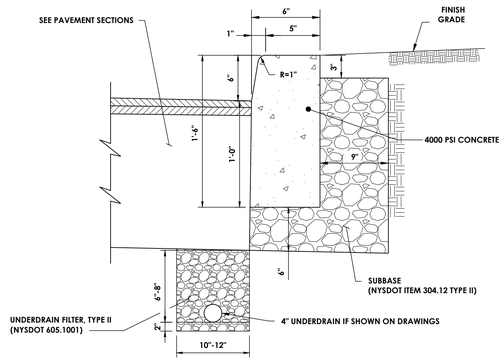
CROSS-SECTIONAL VIEW



SIDE VIEW

TYPICAL CONCRETE SIDEWALK

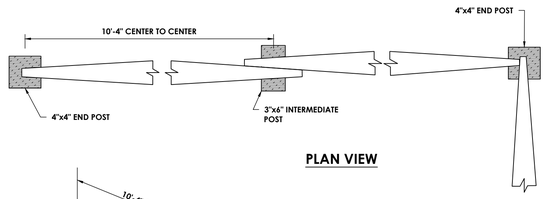
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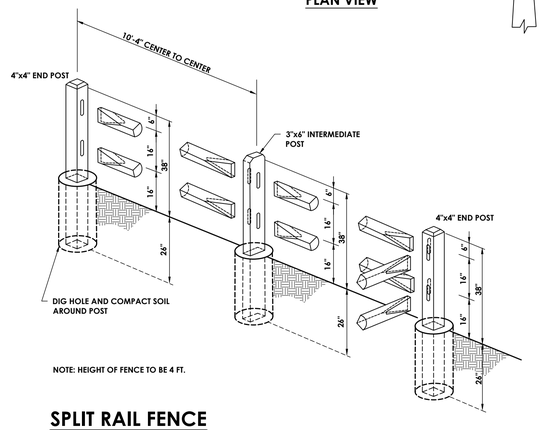
1. CONTRACTION JOINTS TO BE AT 10 FOOT INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/2 INCH BELOW THE SURFACE OF THE CURB.
2. EXPANSION JOINTS TO BE AT 50 FOOT INTERVALS AND SHALL BE FORMED WITH 3/4 INCH WIDE PREMOLDED BITUMINOUS JOINT FILLER. THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO THE CROSS SECTION OF THE CURB.
3. EXPANSION JOINTS AND FORMED CONTRACTION JOINTS ARE TO BE EDGED WITH CONCRETE FINISHING TOOLS.
4. CONCRETE SEALING AGENT SHALL BE APPLIED THE SAME DAY THAT CURBS ARE CONSTRUCTED.

CONCRETE CURB

N.T.S.



PLAN VIEW



NOTE: HEIGHT OF FENCE TO BE 4 FT.

SPLIT RAIL FENCE

N.T.S.

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Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25

PROFESSIONAL STAMPS

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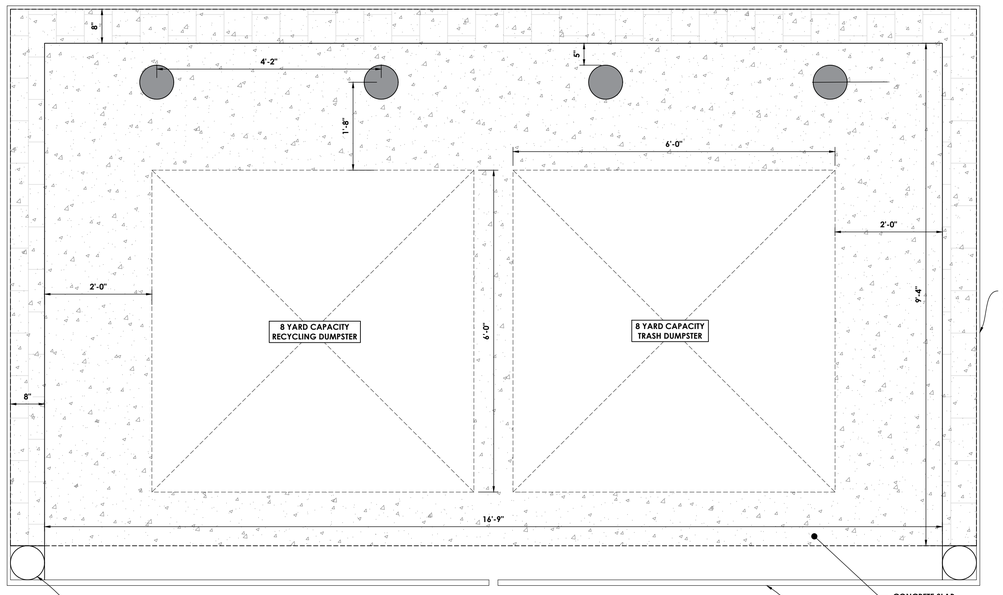
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06/24/25	AS NOTED
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Drawn By	Checked By
ACL	ALL

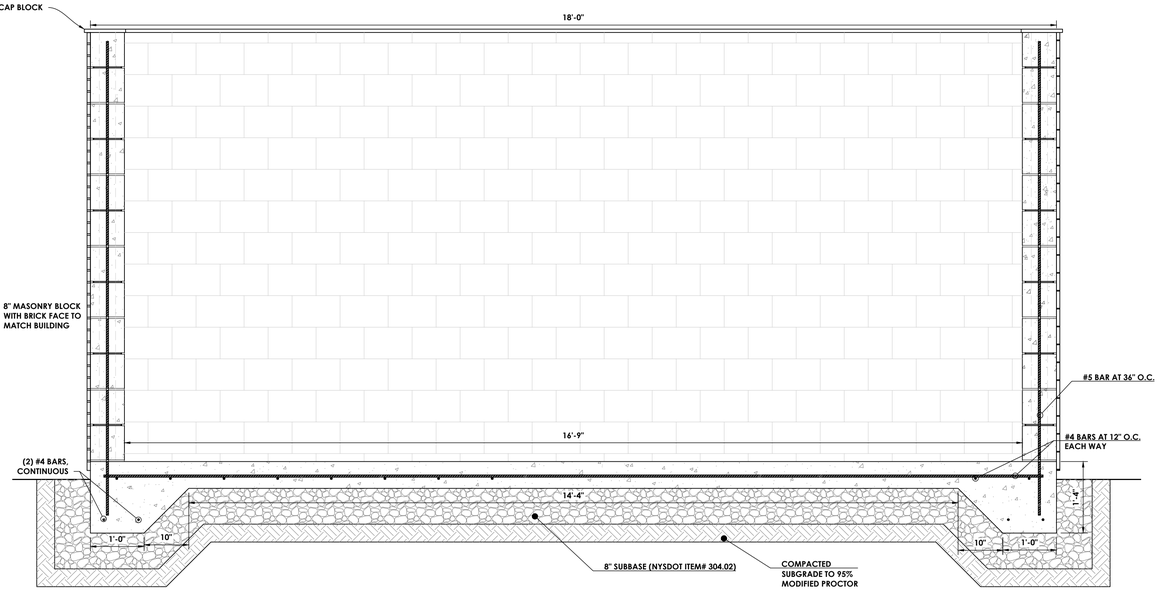
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DETAILS 4

Drawing Number
WOM
C303

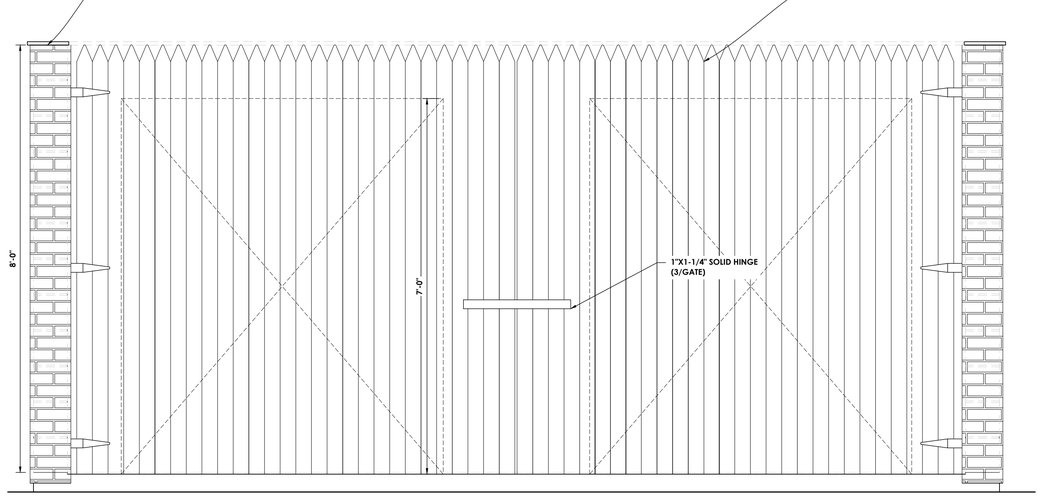
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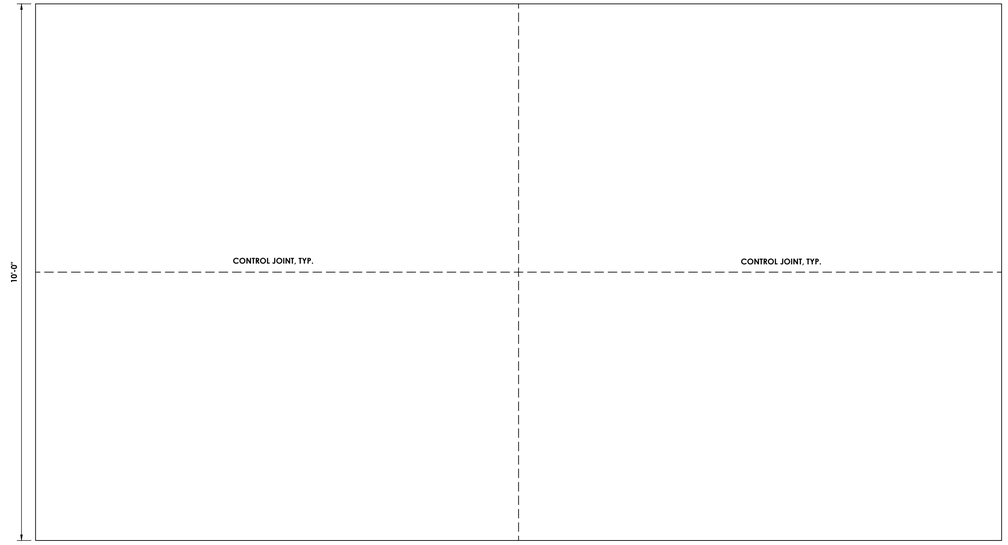
DUMPSTER ENCLOSURE PLAN



DUMPSTER ENCLOSURE TYPICAL SECTION



DUMPSTER ENCLOSURE FRONT ELEVATION



DUMPSTER ENCLOSURE SLAB PLAN

DUMPSTER ENCLOSURE DETAILS

SCALE: 3/4" = 1'-0"

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SHEET INFORMATION

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Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 5

Drawing Number
WOM
C304

Plotted By: Anna Myers
Date last plotted: 11/11/2025 8:06 AM
Date last accessed: 11/10/2025 4:28 PM
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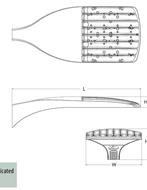


D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	0.69 ft²	(0.06 m²)
Length:	32.71"	(83.1 cm)
Width:	14.26"	(36.2 cm)
Height H1:	7.88"	(20.0 cm)
Height H2:	2.73"	(6.9 cm)
Weight:	34 lbs	(15.4 kg)



Design Select options indicated by this color background.

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** (this section 70CRI only) P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4,5] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[5,6] 120[5,7] 208[5,7] 240[5,7] 277[5,7] 347[5,7] 480[5,7]	**Shipped included** SPA Square pole mounting (#8 drillings) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[8] RPA5 Round pole mounting #5 drilling[8] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[9] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[10,11,12,13]	SPDXDWV	20kV surge protection	DBLXD	Black
		HS	Houseside shield (black finish standard)[12]	DNAXD	Natural Aluminum
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[10,11,13]	L90	Left rotated optics[1]	DWHXD	White
		R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separately)[14]	CCE	Coastal Construction[15]	DBLBXD	Textured black
		HA	50°C ambient operation[16]	DNATXD	Textured natural aluminum
PERS	Five-pin receptacle only (controls ordered separately)[14,17]	BAA	Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD	Textured white
		SF	Single fuse (120, 277, 347V)[18]		
PER7	Seven-pin receptacle only (controls ordered separately)[14,17]	DF	Double fuse (208, 240, 480V)[18]		
FAO	Field adjustable output[19,20]	**Shipped separately**			
BL30	Bi-level switched dimming, 30%[16,21]	EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
BL50	Bi-level switched dimming, 50%[16,21]	BSDB	Bird Spikes (field install required)		
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]				
DS	Dual switching[16,18,21]				

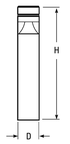
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KBC8 LED
LED Specification Bollard

Specifications

	8" Round	(20.3 cm)
Height:	42"	(106.7 cm)
Weight (max):	27lbs	(12.25 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The KBC8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBC8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBC8 LED 16C 700 40K SYM MVOLT DDBXD

KBC8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBC8 LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[1]	350 350 mA 450 450 mA[2,3] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[2,4]	ASY Asymmetric[1] SYM Symmetric[1]	MVOLT[1,5] 120[5] 208[5] 240[5] 277[5] 347[5,6]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant[4]	**Shipped installed** SF Single fuse (120, 277, 347V)[6,7] DF Double fuse (208, 240V)[6,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts[8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

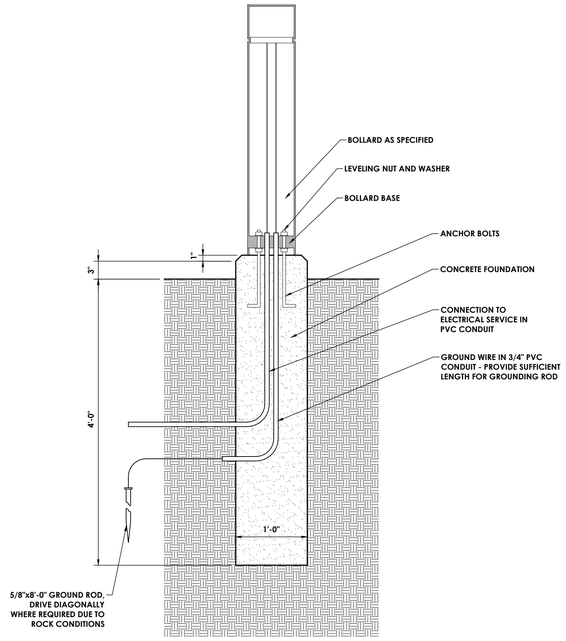
Accessories

Ordered and shipped separately.

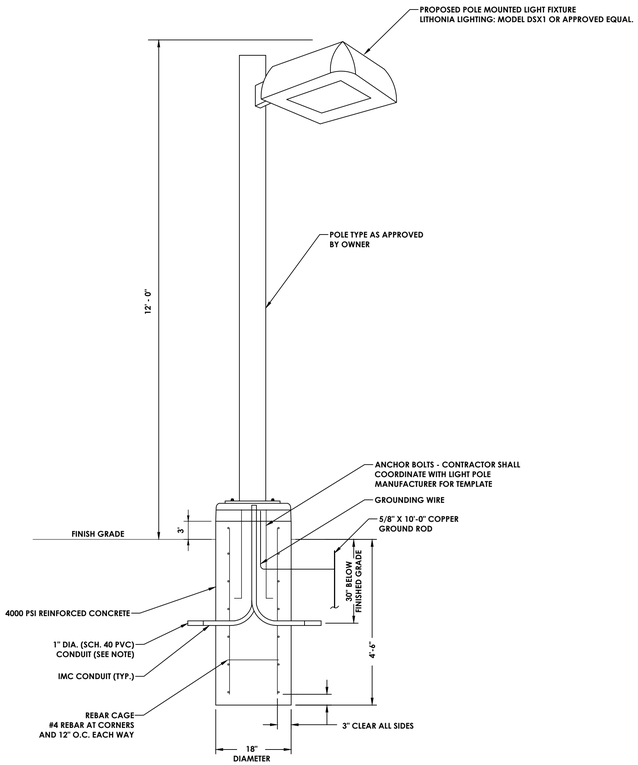
MRAB U Anchor bolts for KBC8 LED[8]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

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BOLLARD FOUNDATION
N.T.S.



ADDITIONAL POLE FEATURES:

1. PROVIDE WEATHERPROOF RECEPTACLE AND COVER.
2. PROVIDE UPLIGHT SHIELD.

NOTES:

1. ELECTRICAL CONTRACTOR TO DETERMINE SIZE OF CONDUIT REQUIRED TO COMPLETE THE INSTALLATION.
2. PROVIDE 2 COPIES OF SHOP DRAWINGS FOR BASE, POLE, AND FIXTURE TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.

TYPICAL CONCRETE LIGHT BASE & POLE DETAIL
N.T.S.

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26 IBM Road
Poughkeepsie, NY 12601
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Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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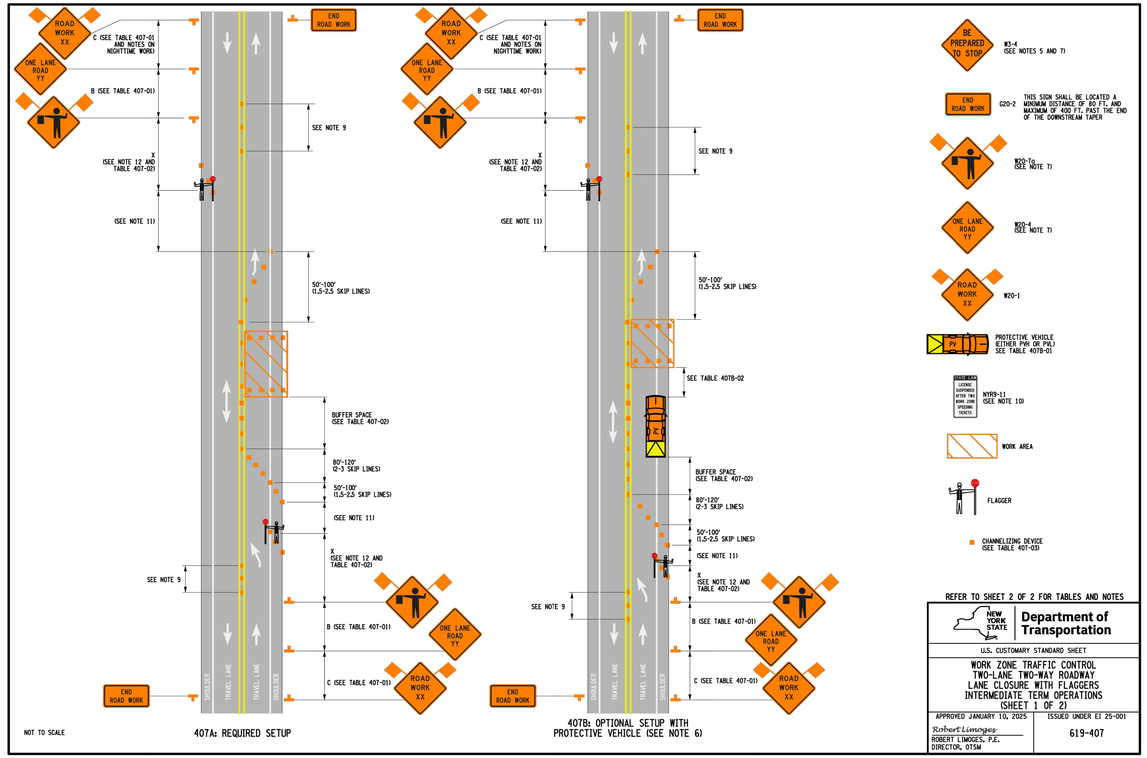
SHEET INFORMATION

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06/24/25	AS NOTED
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Drawn By	Checked By
ACM	ALL

Drawing Title
DETAILS 6

Drawing Number
WOM
C305

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REFER TO SHEET 2 OF 2 FOR TABLES AND NOTES

NEW YORK STATE — Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
INTERMEDIATE TERM OPERATIONS
(SHEET 1 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-407

TABLE 407-01: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH•)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH•)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH•)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.

• PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 407-02: LONGITUDINAL BUFFER SPACE / STOPPING SIGHT DISTANCE (X)

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE: X (FT.) * OF SKIP LINES
25	155/4
30	200/5
35	250/6
40	305/8
45	360/9
50	425/11
55	495/13

TABLE 407-03: CHANNELIZING DEVICE APPLICATION FOR INTERMEDIATE-TERM STATIONARY WORK ZONES

WORK ZONE PROVISIONS	MAXIMUM DEVICE SPACING (CENTER TO CENTER)	MUTCD COMPLIANT CHANNELIZING DEVICE								
		DRUMS	STANDARD CONES	TALL CONES	EXTRA TALL CONES	TEMPORARY TUBULAR MARKERS	INTERIM TUBULAR MARKERS	VERTICAL PANELS	OVERSIZED VERTICAL PANELS	TYPE III BARRICADES
INTERMEDIATE-TERM STATIONARY WORK ZONES INVOLVE WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR										
SHOULDER/MERGING/ SHIFTING TAPERS	20 FT. •	X							X	
	40 FT.	X							X	
MARKING FOR TRANSVERSE BUMPS[1]	N/A	X[2]			X[2]				X[2]	
TRANSVERSE DEVICE WITHIN CLOSED TRAFFIC LANE AND/OR SHOULDER	800 FT.	X		X	X			X	X	O
REMOVAL OF EXISTING GUIDE RAIL	80 FT.	X		X	X	X		X	X	O
	40 FT.									

NOTES: X= ALLOWED, BLANK = NOT ALLOWED, O = OPTIONAL
1. - A TYPE 1 OBJECT MARKER MAY BE USED IN LIEU OF CHANNELIZING DEVICE.
2. - CHANNELIZING DEVICES SHALL BE EQUIPPED WITH A FLASHING WARNING LIGHT.

• SEE NOTE 4 ON SHEET 1 OF 2.

TABLE 407-04: REQUIRED SIGN SIZES•

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
W3-4	36x36	48x48
W20-1	36x36	48x48
W20-4	36x36	48x48
W20-7	36x36	48x48
WARNING FLAG	18x18	18x18

•FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

TABLE 407B-01: PROTECTIVE VEHICLE REQUIREMENTS

CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY		
		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
	EXPOSURE CONDITIONS (SEE NOTE 1)			
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVL+TMA	SEE NOTE 2
	•NO WORKERS ON FOOT •NO WORK VEHICLE EXPOSED TO TRAFFIC •OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)	PVH+TMA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	SEE NOTE 2	SEE NOTE 2
	•NO WORKERS ON FOOT •NO WORK VEHICLE EXPOSED TO TRAFFIC •OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS. OR GREATER) (SEE NOTE 4)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

NOTES
1. - THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. - EITHER A PROTECTIVE VEHICLE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 407-02) SHALL BE PROVIDED.
3. - TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMA.
4. - THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 407B-02: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT	ROLL AHEAD DISTANCE (FT.)/# OF SKIP LINES FOR VEHICLES	
	STATIONARY OPERATION	
	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW
45 - 55	160/4	120/3
≤ 40	120/3	80/2

NOTES FOR NIGHTTIME OPERATIONS:

N1. WORK OCCURRING AFTER SUNSET AND BEFORE SUNRISE WILL BE CONSIDERED NIGHTTIME OPERATIONS.

N2. ALL SIGNS, STOP / SLOW PADDLES AND RED FLAGS USED TO WARN / ALERT / CONTROL TRAFFIC SHALL BE RETROREFLECTIVE.

N3. ALL WORKERS INVOLVED SHALL WEAR PROTECTIVE HELMET AND NIGHTTIME APPAREL IN ACCORDANCE WITH §107-05A. HIGH VISIBILITY APPAREL AT ALL TIMES. HIGH VISIBILITY APPAREL MEETING THE REQUIREMENTS OF SECTION 4G.04 OF THE 2023 MUTCD FOR CLASS 3 HIGH VISIBILITY APPAREL IS ALSO ACCEPTABLE AND RECOMMENDED.

N4. VEHICLES OPERATING ON THE PAVEMENT OF A CLOSED ROADWAY OR TRAVEL LANE SHALL DISPLAY ROTATING AMBER BEACONS AT ALL TIMES.

N5. LEVEL I ILLUMINATION SHALL BE PROVIDED NEAR THE BEGINNING OF LANE CLOSURE TAPERS AND AT ROAD CLOSURES, INCLUDING THE SETUP AND REMOVAL OF THE CLOSURE TAPERS.

N6. LEVEL II ILLUMINATION SHALL BE PROVIDED FOR FLAGGING STATIONS, ASPHALT PAVING, MILLING, AND CONCRETE PLACEMENT AND/OR REMOVAL OPERATIONS,INCLUDING BRIDGE DECKS, 50 FEET AHEAD OF AND 100 FEET BEHIND A PAVING OR MILLING MACHINE.

N7. LEVEL III ILLUMINATION SHALL BE PROVIDED FOR PAVEMENT OR STRUCTURAL CRACK FILLING, JOINT REPAIR, PAVEMENT PATCHING AND REPAIRS, INSTALLATION OF SIGNAL EQUIPMENT OR OTHER ELECTRICAL/MECHANICAL, AND OTHER TASKS INVOLVING FINE DETAILS OR INTRICATE PARTS AND EQUIPMENT.

N8. ALL LIGHTING SHALL BE DESIGNED, INSTALLED, AND OPERATED TO AVOID GLARE THAT AFFECTS TRAFFIC ON THE ROADWAY OR THAT CAUSES ANNOYANCE OR DISCOMFORT FOR RESIDENCES ADJOINING THE ROADWAY.

N9. PRIOR TO THE START OF NIGHTTIME OPERATIONS, A WRITTEN NIGHTTIME OPERATIONS AND LIGHTING PLAN IS REQUIRED FOR APPROVAL FROM THE DOT ENGINEER.

N10. SEE STANDARD SPECIFICATIONS §619 FOR ADDITIONAL REQUIREMENTS AND CONSIDERATIONS.

N11. FLAGGERS SHALL USE A FLASHLIGHT WITH A RED GLOW CONE/RED LED BATON FOR FLAGGING IN NON-ILLUMINATED FLAGGER STATIONS DURING NIGHTTIME OPERATIONS.

NOTES:

1. INTERMEDIATE-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.
2. WHEN A SIDE ROAD OR DRIVEWAY INTERSECTS THE ROADWAY WITHIN A WORK ZONE TRAFFIC CONTROL AREA, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES AND/OR FLAGGERS SHALL BE PLACED AS NEEDED. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK SPACE. NO WORK ACTIVITY, EQUIPMENT, OR STORAGE OF VEHICLES, OR MATERIAL SHALL OCCUR WITHIN THE BUFFER SPACE AT ANY TIME.
3. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 20' IN THE ACTIVE WORK SPACE.
4. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
5. IF THE TRAFFIC IS EXPECTED TO QUEUE PAST THE W20-4 SIGN, A W3-4 SIGN SHOULD BE ADDED HALFWAY BETWEEN THE W20-4 AND W20-1 SIGNS.
6. PROTECTIVE VEHICLE WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA, IF DEEMED NECESSARY BY THE DOT ENGINEER OR THEIR DESIGNEE, TO USE PROTECTIVE VEHICLES, SEE DETAIL 407B. WHEELS SHALL BE ALIGNED WITH THE STRIPING LANE.
7. FLAGGER SYMBOL SIGN (W20-7), "BE PREPARED TO STOP" SIGN (W3-4), AND "ONE LANE ROAD YY" SIGN (W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT OCCURRING.
8. ALL FLAGGERS SHALL USE 24" (MIN.) OCTAGON SHAPED STOP/SLOW PADDLES HAVING 6' STAFF. THE PADDLE IS THE PREFERRED DEVICE, BUT THE FLAG MAY BE USED AT INTERSECTIONS WHERE THE STOP/SLOW PADDLE WOULD OFFER CONTRADICTING INFORMATION TO DRIVERS TRAVELING IN OPPOSITE DIRECTIONS/LEGS OF THE INTERSECTION OR DURING INCIDENT MANAGEMENT SITUATIONS.
9. CENTERLINE CONES MAY BE ADDED TO ENHANCE THE VISIBILITY OF THE FLAGGER STATION. IF CONES ARE USED, PLACE THEM 100 FT. MINIMUM FROM FLAGGER.
10. THE NYRB-11 SIGN IS RECOMMENDED. WHEN USED, IT SHALL BE PLACED IN ADVANCE OF THE FIRST ADVANCE WARNING SIGN. THE PLACEMENT DISTANCE SHALL BE 1000' FOR POSTED SPEED LIMITS OF 45 MPH OR HIGHER, AND 300' - 500' FOR POSTED SPEED LIMITS OF LESS THAN 45 MPH.
11. THE FLAGGER SHALL BE CLEARLY VISIBLE TO THE FIRST APPROACHING ROAD USER AT ALL TIMES AND SHOULD BE VISIBLE TO OTHER ROAD USERS. THE FLAGGER SHALL BE STATIONED SUFFICIENTLY IN ADVANCE OF THE WORKERS TO WARN THEM (FOR EXAMPLE, WITH AUDIBLE WARNING DEVICES SUCH AS HORNS OR WHISTLES) OF APPROACHING DANGER BY OUT-OF-CONTROL/NON-COMPLIANT VEHICLES. THE FLAGGER SHALL STAND ALONE, AWAY FROM OTHER WORKERS, WORK VEHICLES, OR EQUIPMENT. THE FLAGGER SHALL IDENTIFY AN ESCAPE ROUTE TO AVOID BEING STRUCK BY AN ERRANT VEHICLE.
12. FLAGGERS SHALL BE POSITIONED IN ACCORDANCE WITH TABLE 407-02 TO ENSURE ADEQUATE STOPPING SIGHT DISTANCE (X) FOR THE APPROACHING ROAD USERS. IF THE REQUIRED DISTANCE (X) CANNOT BE ACHIEVED DUE TO AN OBSTRUCTION CAUSED BY HORIZONTAL/VERTICAL CURVES OR OTHER FEATURES THEN THE ACTIVITY AREA SHOULD BE MODIFIED TO A POINT WHERE ADEQUATE STOPPING SIGHT DISTANCE CAN BE ACHIEVED OR PROTECTIVE VEHICLE SHALL BE UTILIZED AS SHOWN ON DETAIL 407B.
13. TO PROVIDE COORDINATION OF THE CONTROL OF THE TRAFFIC, THE FLAGGERS MUST BE ABLE TO COMMUNICATE WITH EACH OTHER ORALLY, ELECTRONICALLY VIA TWO WAY RADIOS OR VISUALLY. IF NECESSARY, AN ADDITIONAL FLAGGER(S) MAY POSITIONED WITHIN VISIBILITY OF THE OTHER FLAGGERS TO COORDINATE THE FLAGGING OPERATION IN AREAS WHERE HILLS, CURVES OR OTHER OBJECTS HINDER EFFECTIVE COMMUNICATION BETWEEN THE FLAGGERS.

NEW YORK STATE — Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

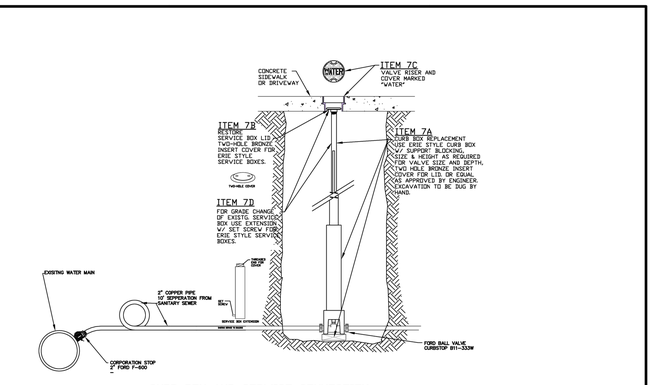
WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
INTERMEDIATE TERM OPERATIONS
(SHEET 2 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-407

NYSDOT ROW TRAFFIC MAINTENANCE & PROTECTION PLANS AND NOTES

N.T.S.

NOTE: CONTRACTOR TO COORDINATE ALL LANE CLOSURES, SHIFTS, AND DETOURS WITH THE FIRE DEPARTMENT WHICH IS LOCATED DIRECTLY ACROSS THE STREET (505 MAIN STREET, POUGHKEEPSIE, NY 12601).



CURB BOX AND SERVICE CONNECTION
SCALE: N.T.S.

	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.

CITY OF POUGHKEEPSIE CURB BOX AND SERVICE CONNECTION DETAIL

N.T.S.

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	8/19/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR & ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE 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.

SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACM	ALL

Drawing Title
DETAILS 7

Drawing Number
WOM C306

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GENERAL:

1. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.

2. THE CONTRACTOR'S PRICE SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, INCLUDING BUT NOT LIMITED TO, MULCH, PLANTING MATERIAL, SOIL MIX, STAKING MATERIAL, WATERING, MAINTENANCE DURING CONSTRUCTION, GROUND CULTIVATION TO A MINIMUM DEPTH OF *6 INCHES* OR AS INDICATED ON PLANS FOR PLANTING BEDS AND SOD AREAS, ETC.

3. GROUND CULTIVATION INCLUDES SCALPING AND REMOVING EXISTING VEGETATION DOWN TO THE SUB-GRADE. ROTOTIL *3 INCHES* OF ADDITIVES SUCH AS TOP SOIL, SAND OR COMPOST (PER SOIL TEST ANALYSIS INTO THE SUBGRADE TO BREAK THROUGH AND REMOVE ALL HARDPAN, ROCKS AND DEBRIS. THIS WILL ALLOW PERCOLATION AND POSITIVE DRAINAGE. IF A ROTOTILLER IS NOT SUFFICIENT TO BREAK UP THE SUBGRADE, THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL EQUIPMENT NEEDED TO COMPLETE THE WORK AT NO ADDITIONAL EXPENSE TO THE OWNER.

4. CONTRACTOR SHALL PROVIDE INVOICES OF ALL PLANT MATERIAL TO OWNER AND LANDSCAPE ARCHITECT DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES TO PREVENT AND MINIMIZE EROSION AND SEDIMENTATION. BMPS SHALL BE CONSISTENT WITH, AND NO LESS STRINGENT THAN, THOSE PRACTICES CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION.

6. IN CONFORMANCE WITH GDOT STANDARD SPECIFICATIONS, PLANT INSTALLATION SHALL OCCUR BETWEEN THE DATES OF *OCTOBER 15 AND MARCH*.

7. THE LANDSCAPE CONTRACTOR SHALL IMPLEMENT ALL MEASURES REQUIRED BY THE *CITY OF POUGHKEEPSIE*.

8. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, EQUIPMENT MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK, AND WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO PLANS. THE PLANT SCHEDULE IS PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY.

10. PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.

11. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.

ELIMINATION OF EXISTING VEGETATION AND REPLACEMENT WITH PROPOSED VEGETATION:

1. THIS PROJECT MAY REQUIRE THE ELIMINATION OF EXISTING VEGETATION IN ORDER TO INSTALL LANDSCAPING AS SHOWN ON PLANS. EXISTING VEGETATION CONSISTS OF VARIOUS TURF GRASSES AND WEEDS. IF SO, THE CONTRACTOR SHALL ELIMINATE EXISTING VEGETATION BY SPRAYING WITH 2 SEPARATE APPLICATIONS OF ROUNDUP HERBICIDE (GLYPHOSATE), OR APPROVED EQUAL PER MANUFACTURERS RECOMMENDATIONS. THE FIRST HERBICIDE APPLICATION SHALL OCCUR ON THE ENTIRE PROJECT AREA AFTER WINTER DORMANCY WHEN THERE IS SIGNIFICANT ACTIVE GROWTH OF GRASSES AND WEEDS. THE OPTIMAL TIME FOR THIS HERBICIDE APPLICATION IS THE FIRST WEEK IN APRIL. THE SECOND APPLICATION SHALL OCCUR ON ALL PROPOSED REVEGETATED AREAS WHEN THERE IS SIGNIFICANT ACTIVE GROWTH AFTER THE FIRST HERBICIDE APPLICATION. THE SECOND APPLICATION SHALL OCCUR AT LEAST 4 WEEKS (28 DAYS) AFTER THE FIRST APPLICATION. BOTH SPRAYINGS SHALL OCCUR ON ALL LANDSCAPE MEDIAN AREAS. SUBSEQUENT INSTALLATION WORK SHALL BE DIVIDED INTO PHASES AS DELINEATED ON THE PLANS.

2. CONTRACTOR SHALL COMMENCE EACH PHASE BY SCALPING (MOWING AS CLOSELY TO THE ROUND AS POSSIBLE) ALL EXISTING VEGETATION WITHIN THE LIMITS OF DISTURBANCE FOR THAT PHASE. THE CONTRACTOR SHALL NOT SCALP UNTIL AT LEAST 10 DAYS HAVE PASSED FOLLOWING THE FINAL HERBICIDE APPLICATION. PLANTING OPERATIONS SHALL OCCUR IMMEDIATELY FOLLOWING THE SCALPING OF THE EXISTING VEGETATION. THE CONTRACTOR SHALL COMPLETE ALL WORK ON A PHASE AND SHALL HAVE THAT WORK INSPECTED AND APPROVED BY AN AUTHORIZED REPRESENTATIVE OF THE *CITY OF CITY OF POUGHKEEPSIE* PRIOR TO COMMENCING WORK ON ANY OTHER PHASE.

NURSERY STOCK SELECTION:

1. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.

2. PLANTS SHALL BE SPECIMEN QUALITY, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT.

3. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.

4. HARDWOOD TREES SHALL HAVE STRAIGHT TRUNKS WITH CENTRAL LEADERS. DO NOT HANDLE PLANTS BY THE TRUNK.

5. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.

6. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPINGS MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

8. TREES LESS THAN THE CALIPER INCH SHOWN ON THE PLANS WILL NOT BE ACCEPTED.

9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOP MOST GROWTH.

11. SEE CROWN AND ROOT OBSERVATIONS DETAILS ON LANDSCAPE DETAILS SHEETS.

PLANTING SOIL MIX:

1. CONTRACTOR SHALL SUPPLY TOP SOIL AND PLANTING SOIL MIX.

2. THE CONTRACTOR SHALL SUPPLY A SOIL REPORT THROUGH THE LOCAL EXTENSION SERVICE OF EXISTING SOILS TO SHOW RECOMMENDED AMENDMENTS.

3. THE CONTRACTOR SHALL SUPPLY A SECOND SOIL REPORT OF PROPOSED SOIL MIX WHICH SHALL MEET THE RECOMMENDATIONS IN THE FIRST SOIL REPORT.

4. EXISTING AND PROPOSED SOIL REPORTS MUST BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ANY BACKFILLING.

5. THE PROPOSED PLANTING SOIL MIX MUST BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ANY BACKFILLING.

ALLOWANCES:

6. THE PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS & GROUND COVERS) SHALL CONSIST OF THE FOLLOWING:
   80% SANDY LOAM TOPSOIL (AS SPECIFIED AND AMENDED PER SOIL REPORT)
   20% PREPARED ADDITIVES SHALL BE PER SOIL REPORT OR BY VOLUME AS FOLLOWS:
   2 PARTS HUMUS AND/OR PEAT
   1 PART STERILIZED COMPOSTED COW MANURE
   1 PART SHREDDED, COMPOSTED HARDWOOD MULCH

7. PLANTING SOIL MIX FOR PERENNIAL BEDS CONSIST OF THE FOLLOWING:
   70% SANDY LOAM TOPSOIL (AS SPECIFIED AND AMENDED PER SOIL REPORT)
   30% PREPARED ADDITIVES SHALL BE PER SOIL REPORT OR BY VOLUME AS FOLLOWS:
   2 PARTS HUMUS AND/OR PEAT
   1 PARTS SHREDDED, COMPOSTED HARDWOOD MULCH
   1 PART (50% STERILIZED COMPOSTED COW MANURE AND 50% ANGULAR BUILDERS SAND)

8. GYPSUM, LIME AND COMMERCIAL FERTILIZER SHALL ONLY BE USED AS PRESCRIBED IN THE SOIL REPORT**.**

9. ALLOWANCES SUBJECT TO CHANGE BASED ON SOIL REPORT.

WATERING AND IRRIGATION:

1. WATERING AFTER INSTALLATION AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

2. USE OF TREE CAMEL, OOZE TUBES OR TREE GATOR BAGS FOR TREES ARE ACCEPTABLE.

3. MULCH SHOULD BE INSPECTED EVERY 3 MONTHS TO ENSURE A DEPTH OF 4-INCHES AND REPLENISHED WHERE NECESSARY.

4. INSTALLATION OF A PERMANENT IRRIGATION SYSTEM IS NOT PROPOSED. THE CONTRACTOR MAY CHOOSE TO INSTALL A TEMPORARY IRRIGATION SYSTEM IN ORDER TO ESTABLISH INSTALLED PLANT MATERIAL. SUBMIT A PLAN FOR A TEMPORARY SYSTEM TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION, AND OBTAIN APPROVAL AS WARRANTED BY ALL GOVERNING AGENCIES HAVE JURISDICTION. THE SYSTEM SHALL BE DESIGNED TO PROVIDE FULL AND COMPLETE COVERAGE TO ALL LANDSCAPED AREAS OF THE SITE INDICATED ON THE LANDSCAPE PLAN.

5. ALL MATERIALS USED IN THE DESIGN OF THE TEMPORARY SYSTEM, INCLUDING SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, PUMPS, BACKFLOW PREVENTORS, RAIN AND FREEZE SENSORS, DRIP EQUIPMENT, WIRE, ELECTRICAL CONNECTIONS, AND PVC PIPE AND FITTINGS, SHALL MEET MINIMUM INDUSTRY STANDARDS. MANUFACTURER AND MODEL MUST BE SPECIFIED.

6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY SYSTEM AFTER SUBSTANTIAL COMPLETION IS OBTAINED.

7. IF NO TEMPORARY SYSTEM IS PROPOSED, THE CONTRACTOR SHALL DEVELOP A SCHEDULE FOR MANUAL WATERING OF PLANTS.THIS SCHEDULE SHOULD BE INCLUDED IN ANY MAINTENANCE AGREEMENT AND/OR BONDING OF LANDSCAPE MATERIAL AND SHOULD INDICATE THE PARTY RESPONSIBLE FOR PERFORMING THE MANUAL WATERING. THE DURATION OF THE SCHEDULE OF MANUAL WATERING SHOULD BE EQUAL TO THE DURATION OF THE BOND PERIOD OR 12 MONTHS STARTING FROM THE INSTALLATION DATE, WHICHEVER IS GREATER. THE SCHEDULE SHOULD ALSO INDICATE THE AMOUNT OF WATER TO BE APPLIED PER WEEK. THE FOLLOWING IRRIGATION RATES ARE OFFERED AS A GUIDELINE; HOWEVER, THE SUPPLIER OF THE LANDSCAPE MATERIAL SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS.

TREES: SHOULD BE WATERED DAILY FOR MONTH 1, EVERY OTHER DAY FOR MONTHS 2-4, AND WEEKLY FOR MONTHS 5-12. APPLY 8 GALLONS PER 4" CALIPER TREE PER APPLICATION. ADJUST RATE TO LOCAL RAINFALL AMOUNT. (ASSUME 30 GALLONS PER TREE FOR EVERY INCH OF RAINFALL).

SHRUBS: SHOULD BE WATERED DAILY FOR MONTH 1, EVERY OTHER DAY FOR MONTHS 2-4, AND WEEKLY FOR MONTHS 5-12. APPLY 1 GALLON PER SHRUB PER APPLICATION. ADJUST RATE TO LOCAL RAINFALL AMOUNT. (ASSUME 2 GALLONS PER SHRUB FOR EVERY INCH OF RAINFALL)

TURF: SHOULD RECEIVE 1-INCH OF IRRIGATION PER WEEK APRIL THROUGH SEPTEMBER, 1 /2-INCH OF IRRIGATION OCTOBER THROUGH MARCH. ADJUST RATE TO LOCAL RAINFALL AMOUNT.

NATIVE GRASS BEDS: WATER EVERY OTHER DAY FOR THE FIRST MONTH. ONLY CONTINUE WATERING AFTER THAT ONLY DURING EXTENDED OR FORECASTED DRY PERIODS, AND THEN, ONLY ONCE PER WEEK.

SOD:

1. GROUND TO BE CULTIVATED AS INDICATED TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO SOD INSTALLATION. IN AREAS TO RECEIVE SOD ONLY. CONTRACTOR SHALL REMOVE THE SCALPED CLIPPINGS EITHER DURING SCALPING OR AFTER THE EXISTING GRASS IS SCALPED. CONTRACTOR SHALL ADD PELLETIZED LIME TO THESE AREAS AT A RATE OF 220 LBS/ACRE (5 LBS/1,000 SF). CONTRACTOR SHALL THEN AERATE THE AREAS WITH A CORE AERATOR. IMMEDIATELY PRIOR TO SOD INSTALLATION, CONTRACTOR SHALL RAKE THE SOIL (EITHER MANUALLY OR USING A POWER RAKE) TO A DEPTH OF 1", MIXING THE PREVIOUSLY ADDED LIME INTO THE EXISTING SOIL AND BREAKING UP CORES. CONTRACTOR SHALL ONLY RAKE THE AREAS WHICH ARE TO BE SODDED THAT DAY.

2. SOD SHALL BE STRONGLY ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES, AND UNIFORM IN THICKNESS. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)

3. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF GROUND IS FROZEN.

4. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.

5. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.

SOD CONTINUED:

6. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1.

7. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.

8. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.

9. CONTRACTOR SHALL REMOVE NETTING FROM THE BACK OF SOD PRIOR TO INSTALLATION.

10. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

INSTALLATION:

1. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION.

2. MULCH: PROVIDE 4" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. UTILIZE SHREDDED, AGED HARDWOOD MULCH.

4. LEAVES: MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE.

5. IF DRAINAGE IS NOT SUFFICIENT NOTIFY PROJECT OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING THE PLANTS, OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

6. UNLESS OTHERWISE SPECIFIED DUE TO SOIL CONDITIONS, SET ROOT FLARE OF ROOTBALL LEVEL WITH SURROUNDING GRADE. ROOT SYSTEM SHALL BE AS SPECIFIED IN PLANT SCHEDULE:

BALLED AND BURLAPPED:
ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED. WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS, CUT BURLAP AND WIRE BACK TO 1/4 THE BASE OF ROOTBALL AND REMOVE FROM PLANTING HOLE. REMOVE ALL STRAPS, WIRE STRAP HANGERS, ETC. FROM ROOTBALL. DO NOT ALLOW REMAINING WIRE TO PROTRUDE INTO MULCH OR TOPSOIL AREAS.

CONTAINER GROWN:
CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING DESIGN PROFESSIONAL OF ROOT BOUND SPECIMENS. REMOVE CONTAINER AND SCARIFY OR SHAVE ROOTBALL AS NEEDED TO REMEDIATE ROOT BOUND CONDITION. PULL SURFACE ROOTS AT TOP OF ROOTBALL OUT IN A DIRECTIONAL PATTERN TO DISCOURAGE CIRCLING ROOTS.

7. STAKING IS ONLY TO BE INSTALLED IN SPECIAL CIRCUMSTANCES AT THE DIRECTION OF THE DESIGN PROFESSIONAL. ANY STAKING MATERIAL MUST BE REMOVED AT THE END OF THE WARRANTY PERIOD.

8. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENT. ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEASE FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.

9. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

10. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

11. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.

12. NO TRENCHING IS ALLOWED IN TREE SAVE AREAS, INCLUDING FOR THE INSTALLATION OF IRRIGATION.

13. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED UPON BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

14. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE *CITY OF POUGHKEEPSIE* IN ORDER TO CREATE A YEAR-ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

INSPECTION:

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

2. ALL PLANTING AND PLANT MATERIAL REQUIRED BY THIS CONTRACT SHALL BE IN A SATISFACTORY AND ACCEPTABLE CONDITION WHEN THE CONTRACTOR APPLIES FOR PAYMENT.

3. DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.

WARRANTY:

1. THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL AS INDICATED IN THE SPECS, BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER).

2. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS.

3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

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Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25

PROFESSIONAL STAMPS

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NEW YORK STATE EDUCATION STATEMENT
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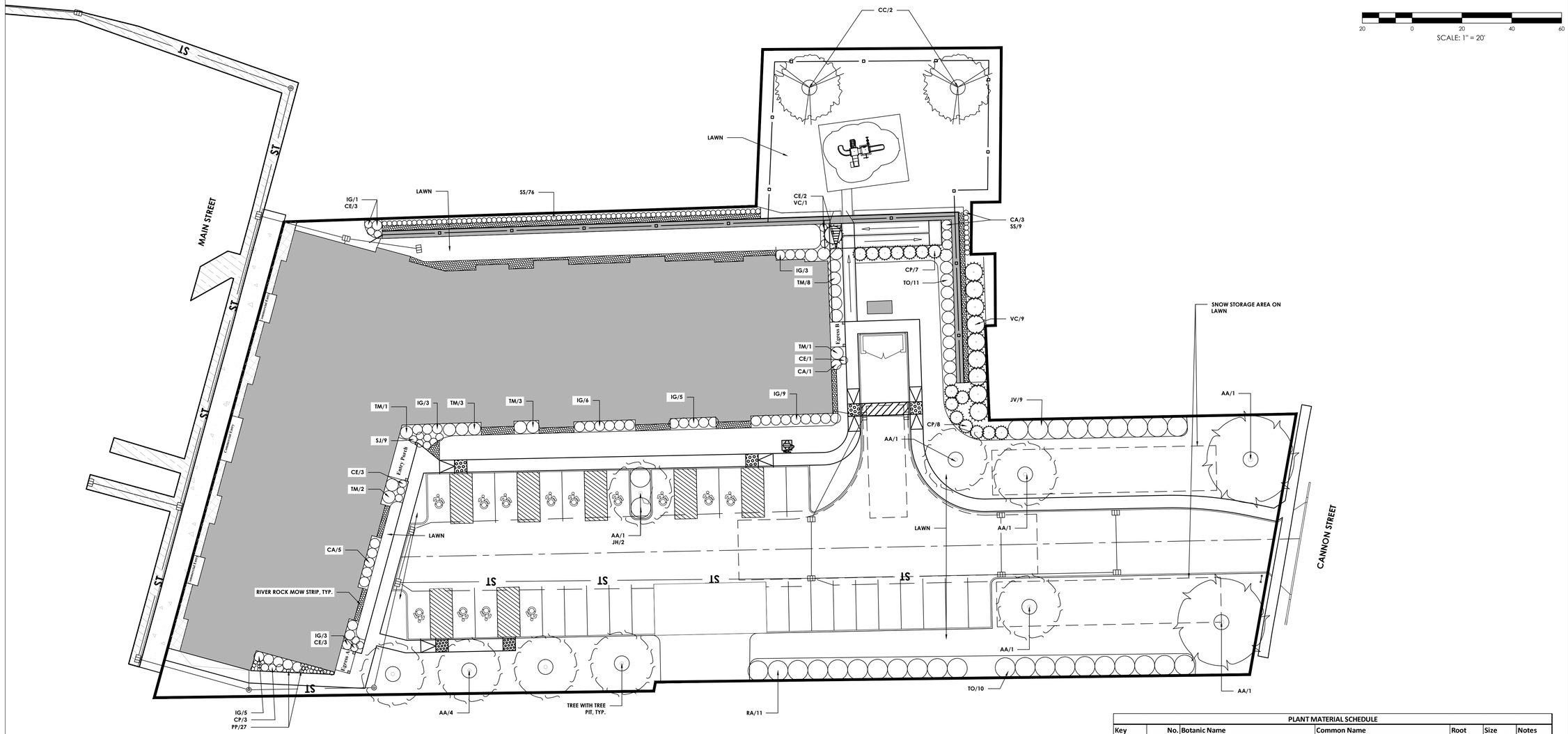
SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
JF	- -

Drawing Title
LANDSCAPE NOTES

Drawing Number
WOM
L001

Plotted By: Anna Myers
Date last plotted: 11/11/2025 8:06 AM
Date last accessed: 11/10/2025 4:50 PM
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SCALE: 1" = 20'

LANDSCAPE PLAN

SCALE: 1" = 20'

SEEDING NOTES:

1. **ALL DISTURBED SOILS IN LAWN AREAS ARE TO RECEIVE 6" OF APPROVED TOPSOIL AND BE SEEDED WITH TRIO SUPREME BY PREFERRED SEED @ 5 POUNDS PER 1,000 SF.**

   34% BLEND OF PARADOX GLR, PARAGON 2 GLR AND INFUSION GLX PERENNIAL RYEGRASS

   33% BLEND OF INTRIGUE CHEWINGS FESCUE, CELESTRIAL CRF AND ECO STAR HARD FESCUE

   33% BLEND OF BROOKLAWN, FIELDER AND SR2100 KENTUCKY BLUEGRASS

PLANT MATERIAL SCHEDULE

Key	No.	Botanic Name	Common Name	Root	Size	Notes
AA	10	Amelanchier arborea 'Autumn Brilliance'	Autumn Brilliance Downy Serviceberry	BB	2-2.5"	Tree form
CF	2	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	BB	7'-8'	Tree form
CA	9	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	CG	No. 3	
CE	15	Ceanothus americanus	New Jersey Tea	CG	No. 3	
CP	18	Comptonia peregrina	Sweetfern	CG	No. 3	
IG	35	Ilex glabra 'Shamrock'	Inkberry	CG	No. 5	
JH	2	Juniperus horizontalis 'Blue Rug'	Blue Rug Creeping Juniper	CG	No. 3	
PP	27	Pachysandra procumbens	Allegheny Spurge	CG	Flats	
RA	11	Rhus aromatica 'Gro-low'	Gro-Low Fragrant Sumac	CG	No. 4	
SS	85	Schizachyrium scoparium	Little Bluestem	CG	No. 1	
TM	16	Taxus x media 'Everlow'	Everlow Dense Anglojap Yew	BB	18"-24"	
TO	18	Juniperous virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Redcedar	BB	6'	
VC	10	Viburnum carlesii	Koreanspice Viburnum	BB	3'-4'	

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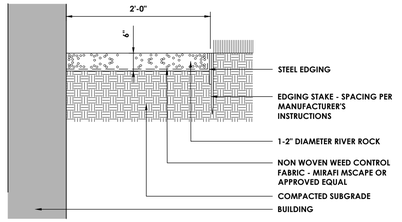
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DESIGN	0
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Drawing Title
LANDSCAPE PLAN

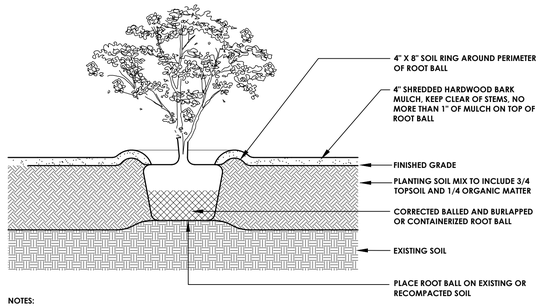
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RIVER ROCK MOW STRIP

N.T.S.



NOTES:

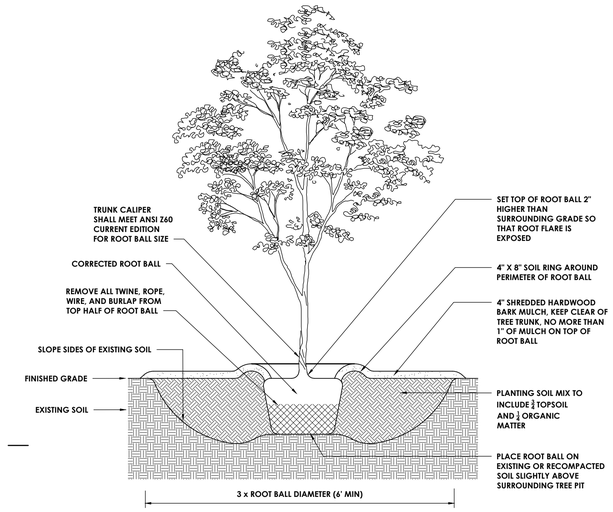
1. DO NOT HEAVILY PRUNE SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED POUR WATER AROUND THE ROOT MASS TO SETTLE THE SOIL.

3. ROOT BALLS OF BOTH CONTAINERIZED AND BALLED AND BURLAPPED PLANTS SHALL BE CORRECTED PRIOR TO PLANTING PER THE ROOT BALL CORRECTION DETAILS.

SHRUB

N.T.S.



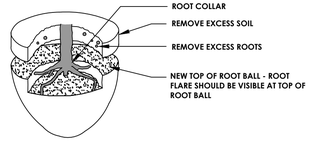
NOTES:

1. DO NOT HEAVILY PRUNE TREES AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
3. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. ROOT BALLS SHALL BE CORRECTED PRIOR TO PLANTING PER THE ROOT BALL CORRECTION DETAILS.

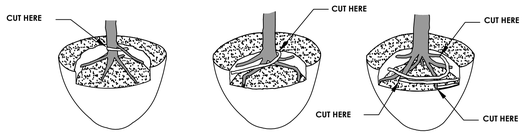
TREE PIT

N.T.S.

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR



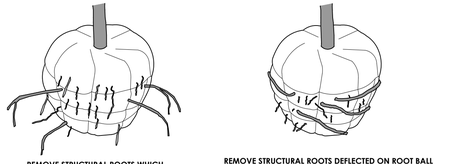
STEP 2 - REMOVE DEFECTS



REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR

REMOVE STRUCTURAL ROOTS WHICH ARE GROWING OVER OTHER STRUCTURAL ROOTS

REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR BY CUTTING THEM JUST BEFORE THEY MAKE AN ABRUPT TURN



REMOVE STRUCTURAL ROOTS WHICH EXTEND BEYOND THE ROOT BALL

REMOVE STRUCTURAL ROOTS DEFLECTED ON ROOT BALL PERIPHERY. SMALL ROOTS (¼" OR LESS) AT THE PERIPHERY OF THE ROOT BALL ARE NOT DEFINED AS DEFECTS AND DO NOT NEED TO BE REMOVED.

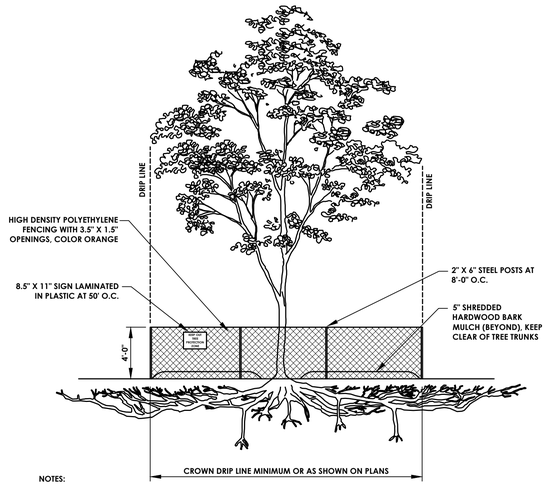
NOTES:

1. ALL TREES ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.

2. ADJUST HOLE DEPTH TO ACCOUNT FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE COLLAR AND ACHIEVE APPROPRIATE ELEVATION OF ROOT FLARE.

ROOT CORRECTION FOR BALLED AND BURLAPPED PLANTS

N.T.S



NOTES:

1. INDIVIDUAL TREES AND PLANT GROUPS TO RECEIVE THIS PROTECTIVE TREATMENT ARE INDICATED ON THE DEMOLITION PLAN. WHERE SPATIAL CONSTRAINTS PREVENT INSTALLATION OF THE FENCING AS SHOWN ON THE PLANS AND THIS DETAIL, CONSULT WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

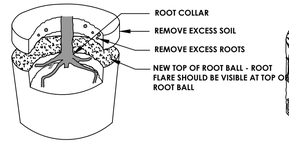
2. NO CROWN OR ROOT PRUNING SHALL BE PERFORMED INSIDE OF THE PROTECTIVE FENCING EXCEPT BY AN APPROVED ARBORIST.

3. NO EQUIPMENT SHALL BE OPERATED INSIDE THE PROTECTIVE FENCING INCLUDING DURING THE TIMES OF FENCE INSTALLATION AND REMOVAL.

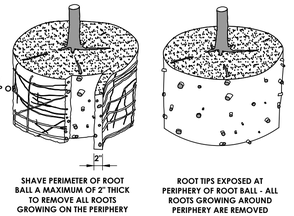
TREE PROTECTION FENCING

N.T.S

REMOVE SOIL AND ROOTS ABOVE ROOT COLLAR



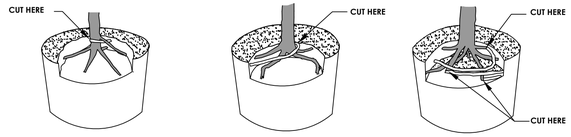
SHAVE ROOT BALL



SHAVE PERIMETER OF ROOT BALL A MAXIMUM OF 2" THICK TO REMOVE ALL ROOTS GROWING ON THE PERIPHERY

ROOT TIPS EXPOSED AT PERIPHERY OF ROOT BALL - ALL ROOTS GROWING AROUND PERIPHERY ARE REMOVED

REMOVE DEFECTS



REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR AND/OR ARE GROWING OVER OTHER STRUCTURAL ROOTS BY CUTTING THEM (PARALLEL TO THE TRUNK) JUST BEFORE THEY MAKE AN ABRUPT TURN

NOTES:

1. ALL PLANTS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.

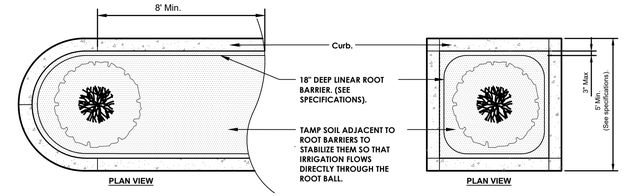
2. SMALL ROOTS (¼" OR LESS) ON THE PERIPHERY OF THE ROOT BALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS DEFECTS BUT SHOULD BE ADDRESSED AT THE TIME OF INSTALLATION.

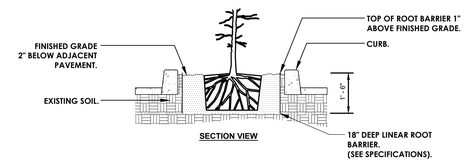
3. SHAVING TO BE DONE USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF THE ROOT BALL.

4. SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING THE ROOT BALL IN THE HOLE.

ROOT CORRECTION FOR CONTAINER PLANTS

N.T.S





NOTES:
1- ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

2- ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

ROOT BARRIERS - PARKING LOT ISLANDS

N.T.S

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT
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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
JF	- -

Drawing Title
LANDSCAPE DETAILS

Drawing Number
WOM
L200

Plotted By: Anna Myers
Date last plotted: 11/11/2025 8:06 AM
Date last accessed: 11/10/2025 4:50 PM
Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\3 Design\ACAD\Civil\Details\WOM_P19-15066.00_DET_II.dwg

THE CITY OF POUGHKEEPSIE
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PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
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Attachment to Full Environmental Assessment Form, Part 3 - Evaluation of the Magnitude and Importance of Project Impacts, and Determination of Significance

Reasons Supporting a Negative Determination of Significance Regarding the Windows on Main Site Plan Project (File #2025-0417)

No significant impacts were identified regarding land, geological features, surface water, ground water, flooding, air, plants and animals, agricultural resources, historical and archaeological resources, Critical Environmental Areas, transportation, energy, noise, odor and light, human health, consistency with community plans, or consistency with community character from a review of the project applicant's Full Environmental Assessment Form part 1.

1. Regarding the Impact on Land

1.c. Regarding question 1.c on the average depth to bedrock, the applicant indicates in section E.2.a. of their Full EAF part 1 an average depth to bedrock of 2 to 4 feet at the project site. However, as no excavation is proposed as part of this project and the 6.24.25 site plan for the project indicates in the ninth General Demolition Note "Blasting or the use of explosives is prohibited" no significant impact to the land is anticipated.

1.e. Regarding question 1.e on the duration of construction, the applicant indicates in section D.1.e of their FEAF part 1 that the proposed action is anticipated to be constructed in a single, 24-month phase. The proposed action is occurring on an already developed site with a slight grade. No significant erosion impacts are anticipated to be caused by the duration of construction. Transportation impacts from the duration of construction will be coordinated with the City of Poughkeepsie. A small impact may occur.

1.f. The Applicant indicates that the proposed action will reduce the coverage of impervious surfaces on the property in the order of 0.2 acres.

2.Regarding the Impact on Geological Features

The Site does not contain nor is it adjacent to any unique geologic features or geological feature listed as a registered National Natural Landmarks. No adverse environmental impacts are anticipated.

3. Regarding the Impacts on Surface Water

The Site has no wetlands or other surface water bodies. No adverse environmental impacts are anticipated.

4. Regarding the Impact on Groundwater

The proposed action will utilize existing public water infrastructure. No adverse environmental impacts are anticipated.

5. Regarding the Impact on Flooding

The proposed action will not occur on a designated floodway, 100- or 500-year floodplain or wetland. No adverse environmental impacts are anticipated.

6. Regarding the Impacts on Air

The proposed action does not include a state-regulated air emissions source. No adverse environmental impacts are anticipated.

7. Regarding the Impact on Plants and Animals

No rare or threatened species or habitats have been identified at the Site, no impact on such populations is anticipated.

8. Regarding the Impact on Agricultural Resources

No agricultural use takes place on or adjacent to the Site. The Site is not part of a New York State Agricultural District. The proposed action will not impact agricultural resources. No adverse environmental impacts are anticipated.

9. Regarding the Impact on Aesthetic Resources

The Site is not visible from any officially designated federal, state or local scenic or aesthetic resource. As such, no impacts to aesthetic resources are anticipated.

10. Regarding the Impact on Historic and Archeological Resources

10.a. Regarding question 10.a on historic sites, the applicant responded yes in section E.3.e of their FEAF part 1 that the proposed action does "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." The site listed in the project FEAF part 1 are the former Trolley Barn, Poughkeepsie Underwear Factory, and Booth, O. H. Hose Company. None of these historic sites are on the project site, only the former Trolley Barn can be considered "substantially contiguous" to the site of the action. Guidance from the NYSDEC in the Full Environmental Assessment Form workbook states that a small impact could occur if "There is no historic or archaeological resources on the site, but there may be a small impact to community character because of concerns over consistency with existing architectural and aesthetic resources." No modification

or demolition of a historic resource is proposed as part of this action, neither is any impact to any view of the Trolley barn proposed. A small impact may occur.

11. Regarding the Impact on Open Space and Recreation

The proposed action will not result in a loss of recreational opportunities, or a reduction of open space resources as designated in any adopted municipal open space plan. The City of Poughkeepsie is not subject to an open space plan. No adverse environmental impacts are anticipated.

12. Regarding the Impact on Critical Environmental Areas

The proposed action is not located within nor adjacent to a Critical Environmental Area. No adverse environmental impacts are anticipated.

13. Regarding the Impact on Transportation

The proposed action will not generate a substantial increase in traffic above present levels during operation. The FEAF workbook states that "a project generating fewer than 100 peak hour vehicle trips per hour will not result in any significant increases in traffic."

As a result of the proposed action small impacts may occur.

14. Regarding the Impact on Energy

The proposed action will not require a new or upgraded substation or energy transmission system to serve more than 50 single-family or two-family residences. The proposed action is not anticipated to utilize more than 2,500 MWhr's of electricity per year and will not include the heating and/or cooling of more than 100,000 square feet of building area. A small impact on energy usage is anticipated.

15. Regarding the Impact on Noise, Odor and Light

During the period of construction, the proposed action may exceed existing ambient noise levels but only during hours permitted under City Code. A small impact was indicated due to DEC's guidance that "If the project produces noise, but those levels are below, or even above regulated levels and they are temporary and will occur only during a short-term construction phase." The Applicant has stated that they will work with the selected contractors to comply with the permitted hours of construction within this district.

No blasting will be utilized for site grading.

The proposed action will not result in routine odors.

16. Regarding the Impact on Human Health

The proposed action is not on or near sources of contamination, nor will the proposed action use, create, dispose of or store any hazardous substances. No adverse environmental impact is anticipated.

17. Regarding the Consistency with Community Plans

Regarding question 17.c on the consistency of the proposed action with adopted land use plans, the proposed action would require six area variances from the City of Poughkeepsie zoning code, regarding the number of parking spaces, screening of the parking area, screening of the property, the height of a proposed fence, and the width of the driveway. The proposed action would supply 32 off street parking spaces on the existing lot, and 24 parking spaces on adjacent lots to be merged with the existing lot as part of the action. For a total of 56 parking spaces. The zoning code requires 118 off street parking spaces for the proposed action. The applicant has submitted a parking study from David Hastings, P.E. dated 8/19/25 recommending that the parking need of the building is 53 off-street parking spaces, based on the parking ratio provided on another site operated by the applicant, and applying the rate of peak parking demand per dwelling unit calculations used by the institute of Transportation Engineers Parking Generation Manual. Based on the findings of the parking assessment and that the proposed uses of general retail and multifamily residential are permitted by the zoning code at the proposed site, and no other area variances are necessary, such as height, setback, overall scale or intensity, only a small impact may occur.

18. Regarding the Consistency with Community Character

The proposed action is consistent with surrounding urban uses. Additional affordable housing is planned as part of this action. No significant impact on the overall community character is anticipated.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES
If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Project : Window on Main
Date : 9/23/25

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Windows on Main

Name of Lead Agency: Planning Board

Name of Responsible Officer in Lead Agency: Anne Saylor

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: Anne E. Saylor Date: 9/26/25

Signature of Preparer (if different from Responsible Officer) Date: 9/29/25

For Further Information:

Contact Person: Tyler Maegerle

Address: 62 Civic Center Plaza, Poughkeepsie NY, 12601

Telephone Number: 845 451 4041

E-mail: tmaegerle@cityofpoughkeepsie.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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M E M O R A N D U M

TO: Christian Moore P.E.

FROM: David Hastings, P.E., PTOE

DATE: 8/19/2025

RE: Windows on Main (488 Main St)
Parking Evaluation

Windows on Main is a project proposed by Hudson River Housing, Inc. which proposes to redevelop the existing commercial property located at 488 Main St in the City of Poughkeepsie. This memorandum evaluates parking requirements and demand.

Section 1 – Existing Site Information

The property located at 488 Main Street is in the dense center of downtown. There are many businesses, eateries, entertainment destinations and support services nearby.

The existing building houses office space as well as a laundromat with 71 machines available for use. The existing onsite parking lot provides 32 striped spaces located around the perimeter of the building and is accessed via 2 driveways off Main Street. The property extends from Main Street south to Cannon Street.

Dutchess County Public Transit provides a bus service at the proposed project location. Route L provides daily service on Main Street on weekdays from 6:45 AM to 7:41PM, and from 9:15 AM to 5:30 PM on Sundays. Stop # 304 is located just 250 ‘east of the proposed project location.

There is metered on-street parking on Main Street along the entire block of Main Street between South Cherry St and South Clinton St, with space for approximately 33 cars.

Section 2 – Proposed Development Information

The proposed mixed-use property development would provide 81 affordable housing residential units located on the upper floors and in rear portion of the new building. The residential units are supplied for limited-income residents. Available units will consist of the following breakdown:

Apartment Type	# of Units	# of Bedrooms
Studio (551 SF)	21	21
One Bedroom (736 SF)	42	42
Two Bedroom (992 SF)	18	36
TOTALS	**81**	**99**

A portion of the first floor will be provided for commercial space. The space is approximately 5, 082 square feet. The plan is for this space still to be determined. It may be established as a laundromat with space for an estimated 71 washing machines (same as existing) and a similar number of dryers. Alternatively, the space may be general commercial business space.

The proposed site plan provides a parking lot on the backside of the building with driveway access to Cannon Street, but not to Main Street. Available on street parking remains as existing.

Section 3 – Residential Parking Requirements

City of Poughkeepsie Parking Requirements

Chapter 19 Article 6 of the City of Poughkeepsie Municipal Code addresses parking requirements for development projects in the city. Multi-family dwellings shall require 1.25 parking spaces for each dwelling unit. Given the 81 dwelling units proposed, this would require that 101 parking spaces be provided. The City code does not differentiate parking requirements between the type of housing or the number of bedrooms provided in each unit.

Institute of Transportation Engineers (ITE) Parking Data Analysis

The Institute of Transportation Engineers (ITE) Parking Generation Manual, now in its 6th edition, is a comprehensive reference tool designed to help professionals estimate peak parking demand for various land uses. Section 223 of the manual specifically deals with Affordable Housing, which correlates to the type of housing planned for this development. The manual breaks down available data into subcategories and evaluates it based on different variables. Based on the definitions as provided in the manual, the following selections apply for determining parking demand

- Land Use Subcategory: Income Limits
- Setting/Location: Dense Multi-Use Urban
- Independent Variable: Dwelling Units -or- Bedrooms

There are 30 studies that have been completed for this type of housing development with data provided in the Parking Generation Manual. Parking data was cataloged based on both the number of dwelling units and the number of bedrooms to provide context as to how much parking demand should be expected. Affordable housing developments can vary in the number of bedrooms in each dwelling unit provided. The following are the results of the ITE data analysis

#	Variable	Calculated Peak Parking Demand	Rate of Parking per Dwelling Unit
81	Dwelling Units	53	0.65
99	Bedrooms	40	0.49

Similar Developments

There are several recently developed residential projects in the Hudson Valley and the parking provided at those locations is summarized below. None of the nearby recent developments, including 3 within the City of Poughkeepsie itself, provide the number of residential parking spaces required by the current City Code.

The housing development Fallkill Commons on Rose is another project by Hudson River Housing recently completed in 2020. The property is located 1.5 blocks from the Windows on Main site. That development provides 78 one-bedroom affordable apartments for households earning 30% to 50% average median income. That development provides 34 parking spaces total which equates to a rate of 0.44 spaces per unit. As this is a similar development targeting similar demographics and functions well, it is an appropriate example to follow for parking supply.

Development	Residential Units	Commercial Space (SF)	On-Site Parking Spaces	Access to Public Parking	Provided Parking Ratio (spaces/unit)
Fallkill Commons Poughkeepsie	78	None	34	Yes On Street	0.44
Queen City Lofts Poughkeepsie	70	10,000 Brewery 5,000 General	64	Yes	0.90
Crannell Square Poughkeepsie	75	None	30	Yes Municipal Lot	0.40
Lofts on Main Peekskill	75	7,000	30	Limited On Street	0.40
West End Lofts Beacon	73	None	57	No	0.78
East End Lofts Newburgh	66	2,515	7	Yes On Street	0.10
Windows on Main AS PROPOSED	81	3,800	35 (est.)	Yes On Street	0.43

Evaluation and Recommendation

The City's code of 1.25 spaces per dwelling unit is excessive for this development. The code does not take into account the type of resident or the number of bedrooms provided. The proposed development will provide affordable housing for low-income residents. This demographic typically has smaller vehicle ownership rates. Considering the location of this property is in the center of the City with access to transit, parking demand will be reduced. The ITE data indicates that a development of this type with this number of total bedrooms requires 0.49 spaces per unit to meet peak parking demand. A similar nearby development, Fallkill Commons, provides parking at a rate of 0.44 spaces per unit.

It is recommended that the required parking supply for the residential component of this development provides a rate of 0.44 spaces per unit for a total of 36 spaces.

Section 4 - Commercial Space Parking Requirements

City of Poughkeepsie Parking Requirements

Chapter 19 Article 6 of the City of Poughkeepsie Municipal addresses parking requirements for development projects in the city. The commercial space parking requirements vary depending on use. A non-medical office or a retail sales or personal services establishment requires 1 space for each 300 SF of floor area. A laundromat requires 1 space for every 2 machines. The commercial space is proposed as 5,081 SF of floor area. As a laundromat with 71 washing machines, code requires 35 parking spaces. If the commercial space were general retail, it would only require 17 parking spaces.

Existing Laundromat Parking Information

The existing laundromat has approximately 16 spaces available along the west side of the building. The operator has reported that on an average weekday, 5 to 8 vehicles are parked at any given time. Usage peaks at about 8 to 10 parked vehicles on the weekends.

Evaluation and Recommendation

Usage for the commercial space is still to be determined. For a laundromat at this location, the City's code of 1 space per 2 machines is excessive given the existing laundromat has functioned successfully with less spaces than required by code. For general commercial space, the City code determines 17 spaces for the space. It would be appropriate to target 17 parking space for the commercial space regardless of whether it is general commercial or laundromat.

Section 5 – Trip Generation

The existing property has driveway access to Main Street, no access to Cannon Street. The development is planned to provide driveway access from Cannon Street, no access from Main Street. This change will direct site generated traffic on Cannon Street. The amount of traffic generated by this development is low. The Institute of Transportation Engineers publishes the Trip Generation Manual which estimates peak hour trip volumes for various land uses. The land use for affordable housing (223) is available to estimate usage. In the morning peak hour between 7am and 9am, there would be 17 exiting and 8 entering vehicles. In the evening peak hour between 4pm and 6pm, there would be 11 entering and 7 exiting vehicles. This volume of traffic would not be expected to have an impact on operations on the adjacent road network.

Section 6 - Conclusion

As explained in this memorandum, it is recommended that the proposed mix-use development provide **53 off-street parking spaces** for the combined 81 affordable housing residential units and 5,080 SF commercial space. Traffic generated by this site would not be expected to have an impact on the adjacent road network.

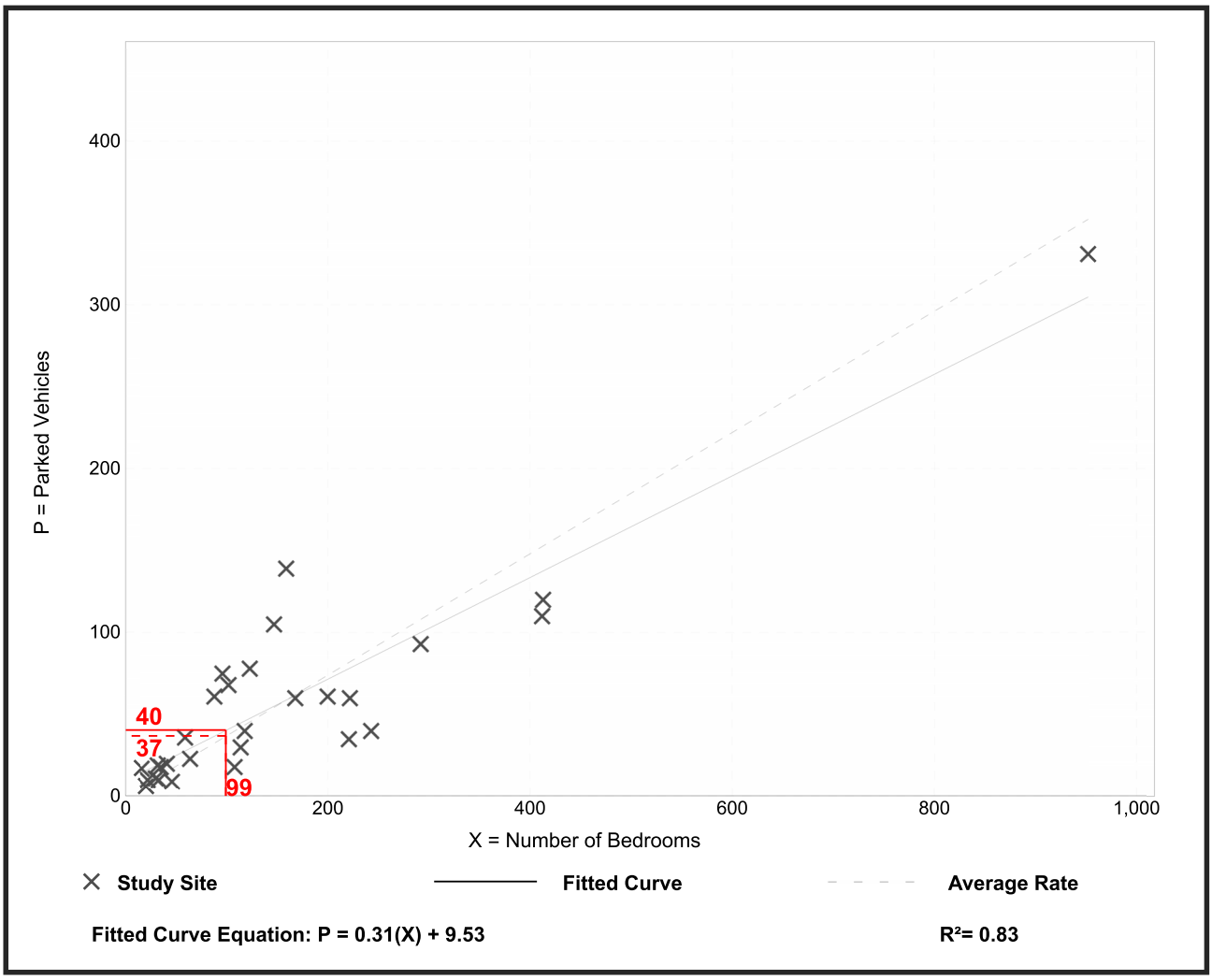
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Bedrooms**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 29
Avg. Num. of Bedrooms: 158

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.16 - 1.06	0.30 / 0.70	0.3 - 0.44	0.19 (51%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

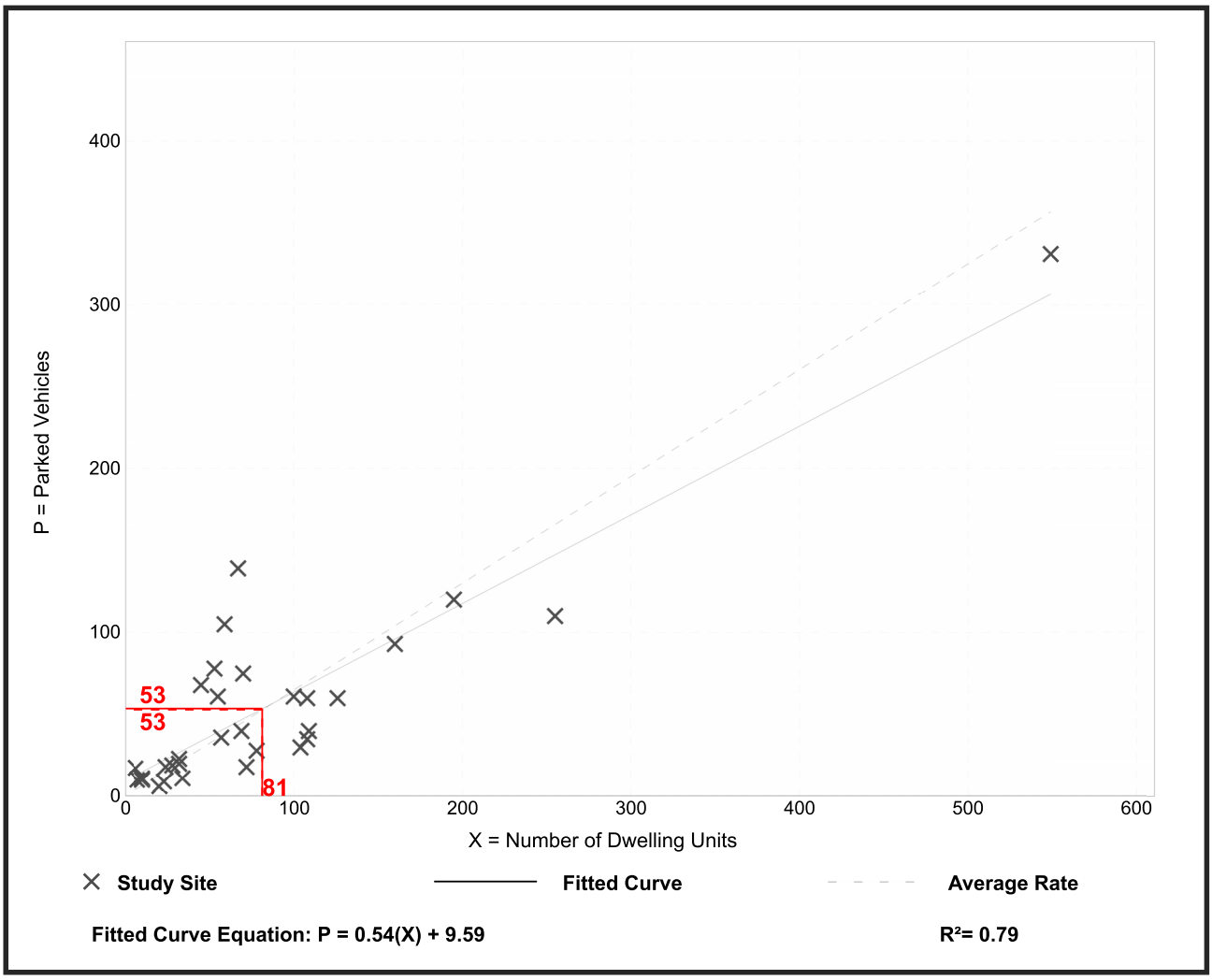
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 31
Avg. Num. of Dwelling Units: 86

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.25 - 2.83	0.52 / 1.48	0.51 - 0.79	0.40 (62%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

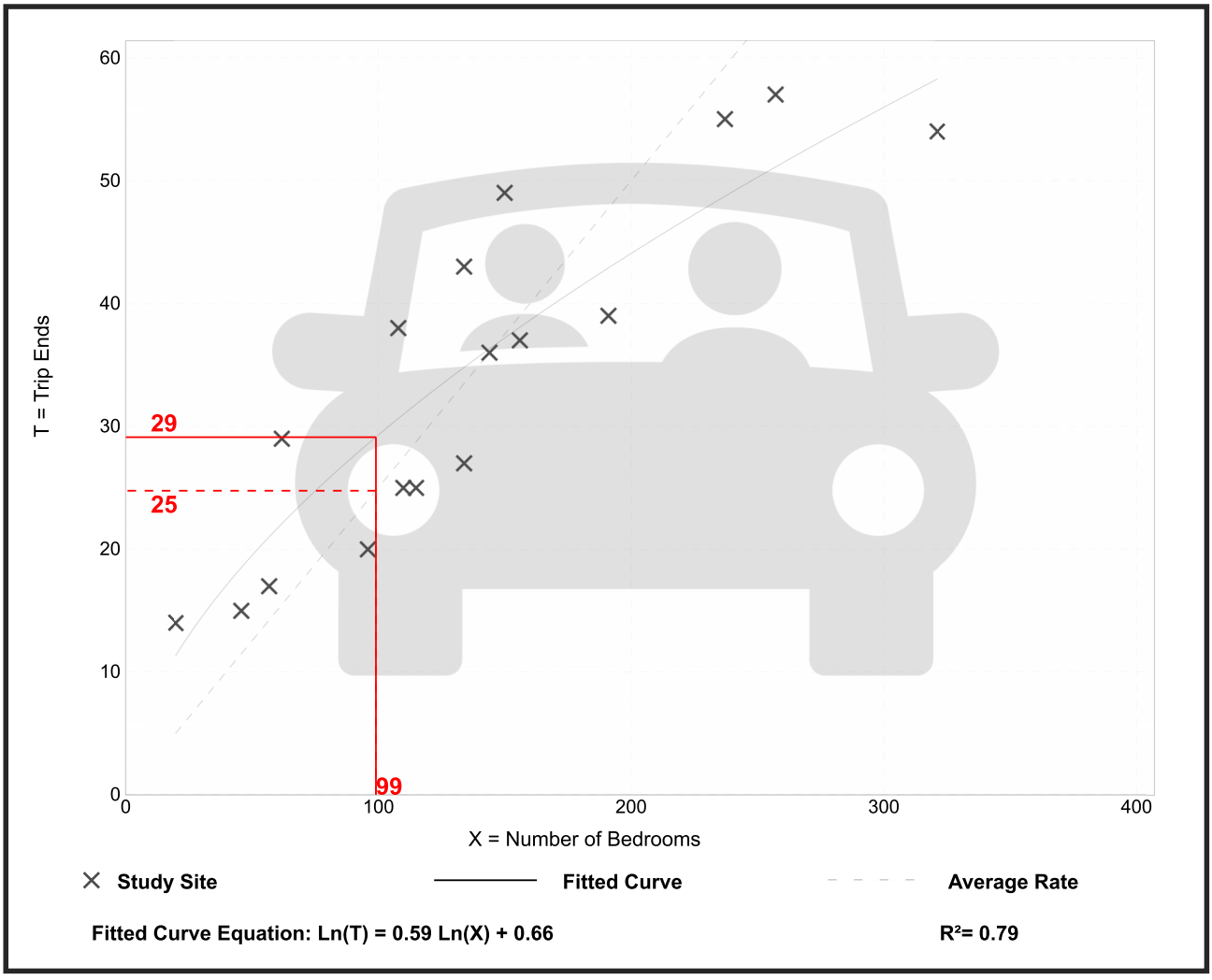
Affordable Housing - Income Limits
(223)

Vehicle Trip Ends vs:	**Bedrooms**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**Dense Multi-Use Urban**
Number of Studies:	17
Avg. Num. of Bedrooms:	138
Directional Distribution:	33% entering, 67% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.25	0.17 - 0.70	0.08

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

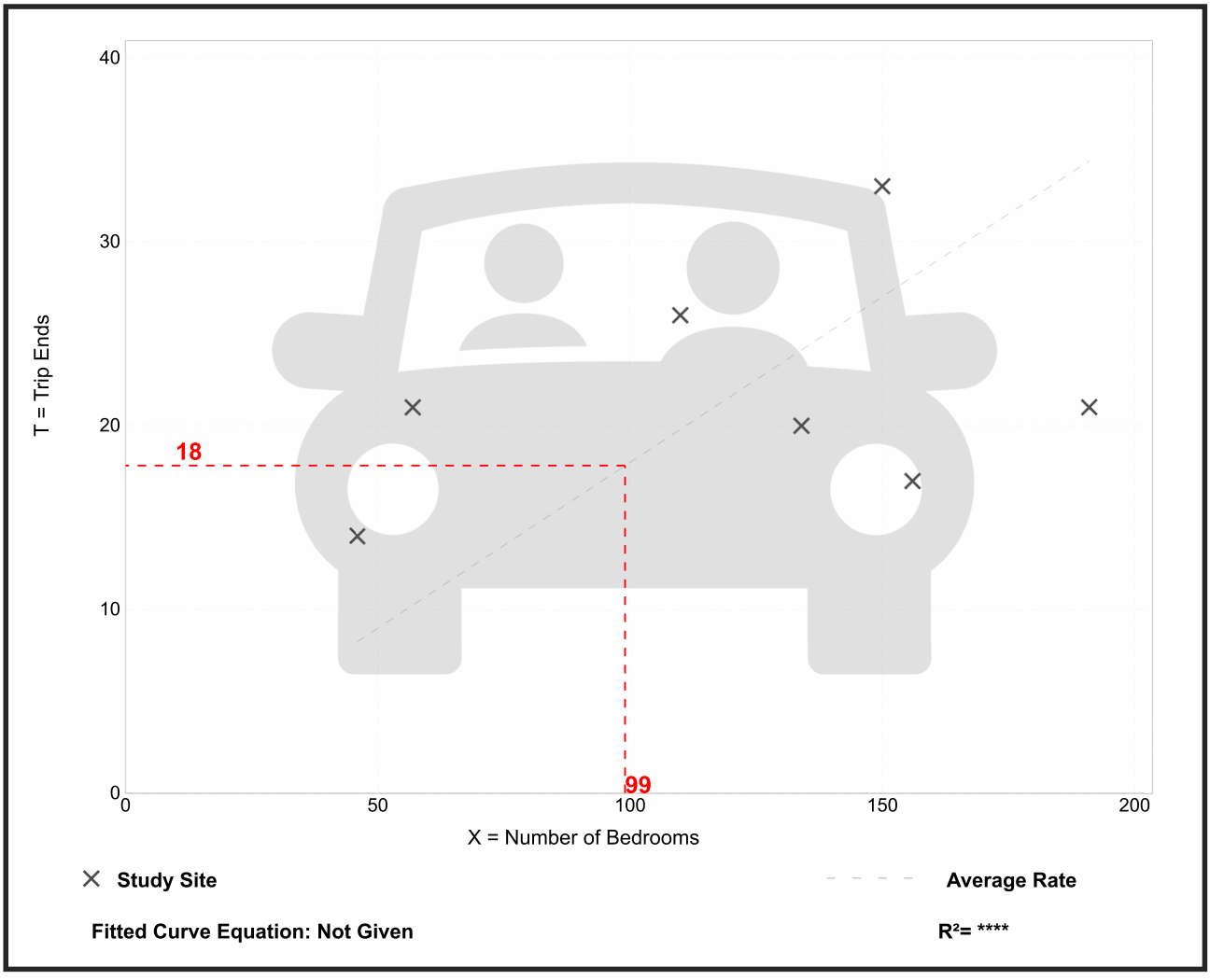
Affordable Housing - Income Limits
(223)

Vehicle Trip Ends vs: **Bedrooms**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 7
Avg. Num. of Bedrooms: 121
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.18	0.11 - 0.37	0.08

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers


Commercial 01
Commercial 02
Commercial 03


Hudson River Housing, Inc
Windows on Main

November 11, 2025

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

RE: Windows on Main, Hudson River Housing Parking Research

Dear Mr. Parker,

Hudson River Housing (HRH) conducted research on parking counts for five City properties to support our request for a parking variance for Windows on Main, a housing project we are proposing at 488 Main Street. The five properties are:

1.) Fallkill Commons of Rose, a 78-unit housing complex targeted for low- to moderate-income households, located at 17-18 Rose Street.
2.) Crannell Square, a 78-unit housing complex targeted for moderate- to middle-income households, located at 35 Catherine Street.
3.) The Poughkeepsie Underwear Factory, a mixed-use property with 15 housing units and 6,645 square feet of commercial space. 11 of the residential units are targeted to low- to moderate-income households and 4 are market rate units.
4.) Queen City Lofts, a 70-unit housing complex targeted for moderate- to middle-income households, located at 178 Main Street.

All four of the properties listed above received parking variances from the ZBA (see notations listed under each property name on the accompanying chart). The Planning Board requested that HRH conduct research on the utilization of the parking spaces for properties that were granted variances.

The fifth property, listed below, has requested a parking variance from the ZBA (see notations listed under the property name on the accompanying chart).

5.) 488 Main Street, a 1.76 acre parcel with one building that houses an operating laundromat, HRH's Housing Resource Center and storage space. The concept for Windows on Main proposes building a newly constructed 60,219 square foot building with 81 units of housing and 5,082 square feet of commercial space. The two tenants of the current building will be relocated before the building is demolished.

The Planning Board requested that HRH conduct research on the utilization of the parking spaces currently located at 488 Main Street that primarily service the laundromat on the northwest portion of the building.

HRH conducted the research for both Planning Board requests between October 14th and November 9th. During this period HRH staff conducted parking counts at various days and times. The results are included on the accompanying chart labeled "City of Poughkeepsie Parking Counts".

Notes and Observations

a.) A total of 66 parking counts were conducted. 39 (59%) took place after normal business hours or on weekends, when the need for parking spaces is typically higher for residential properties. 27 (41%) counts took place Monday – Friday between 8:00 am and 4:00 pm, when the need for residential parking typically decreases.

b.) Of the 66 counts that took place, 64 (97%) found the utilization less or equal to the parking provided. Of the 64 counts that were less or equal to parking provided, the available parking spaces that exceeded the number of utilized parking spaces was 56% (37).

c.) In only 2 out of 66 instances (3%), the parking count exceeded what was provided. Both took place at Queen City Lofts; one at 6:00 pm on a Friday, and the second at 9:00 pm on a Saturday. One of Queen City Lofts' commercial spaces is occupied by a high-traffic generator, Zeus Brewing Company. It is important to note that in both instances, the cars did not block any other cars, building entrances, thoroughfares, parking lot exits, or fire hydrants. The 6 and 7 cars occupied a portion of the parking lot that is not designated for parking. It is projected that the Windows on Main commercial units will generate more foot traffic than vehicle traffic.

d.) The low to non-existent utilization of the 12 spaces located at 488 Main Street during all times of the day indicates there is not a current need for parking in that neighborhood by residents or laundromat users.

e.) The table below shows the parking ***averages*** per property:

PROPERTY	# OF RES. UNITS	COMM. SQUARE FOOTAGE	SPACES PROVIDED	AVERAGE SPACES UTILIZED	AVERAGE SPACES AVAILABLE
Fallkill Commons on Rose*	78	N/A	34	17	17
Crannell Square*	75	N/A	30	22	8
Poughkeepsie Underwear Factory*	15	6,645	18	7	11
Queen City Lofts*	70	9,052	48	32	11
488 Main Street	N/A	4,100	12	< 1	> 11

f.) Combining the four properties that are currently occupied with residents (indicated by an asterisk), a total of 192 required parking spaces were granted a waiver. Has this not taken place, there would be an additional 192 empty parking spaces in this approximate one-mile area of the City of Poughkeepsie.

Windows on Main is one-half block from a Dutchess County Transit Stop, walkable to many locations including parks, a grocery store, other retail, government offices, restaurants, schools and medical facilities/offices. A bike room will be provided for secure and convenient storage for bikes and scooters, and HRH also provides shuttle service for its residents on a regular basis during popular times of the day, depending on the need.

One of the goals of the City of Poughkeepsie's Comprehensive Plan was to make parts of the City more walkable and less dependent on automobiles, including the Main Street section where Windows on Main will be located. HRH's historical experience, as well as this parking research, supports the request for the Zoning Board of Appeals to grant the parking waiver for the Windows on Main development. Thank you for your consideration of this request.

Sincerely,

Mary F. Linge
Vice-President of Real Estate Development
Hudson River Housing, Inc.

City of Poughkeepsie

PARKING COUNTS

October 14 - November 9, 2025

1.) Fallkill Commons On Rose	
Location	5, 17-18 Rose Street
Residential Units	78
# of Bedrooms	99
Commercial Square Footage	N/A
Parking Spaces Required	97
Parking Spaces Provided	34
Waiver Granted	**63**
	Parking Count

	5 Rose Street **	17 Rose Street**	18 Rose Street**	Total FCR	Spaces Available
Tuesday, 10/14 @ 12:00pm	4	0	3	7	**27**
Wednesday, 10/15 @ 8:00am	4	3	6	13	**21**
Friday, 10/17 @ 9:00am	5	1	7	13	**21**
Saturday, 10/18 @ 4:30pm*	5	7	4	16	**18**
Sunday, 10/19 @ 2:00pm*	6	3	7	16	**18**
Tuesday, 10/21 @ 8:00am	3	2	8	13	**21**
Wednesday, 10/22 @8:00am	6	3	7	16	**18**
Tuesday, 10/28 @ 8:00am	6	4	6	16	**18**
Tuesday, 10/28 @ 8:00pm*	9	4	8	21	**13**
Wednesday, 10/29 @ 8:00am	7	4	10	21	**13**
Thursday, 11/6 @ 8:00pm*	6	6	12	24	**10**
Friday, 11/7 @ 1:15am*	10	3	10	23	**11**
Friday 11/7 @ 6:00pm*	6	6	6	18	**16**
Saturday, 11/8 @ 9:00pm*	6	4	7	17	**17**
Sunday, 11/9 @ 8:00pm*	10	4	8	22	**12**

**These three lots comprise the 34 parking spaces provided for Fallkill Commons on Rose.

2.) Crannell Square		
Location	35 Catherine Street	
Residential Units	75	
# of Bedrooms	99	
Commercial Square Footage	N/A	
Parking Spaces Required	94	
Parking Spaces Provided	30	
Waiver Granted	**64**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	12	**18**
Wednesday, 10/15 @ 8:00am	20	**10**
Friday, 10/17 @ 9:00am	12	**18**
Saturday 10/18 @ 4:30pm*	17	**13**
Sunday 10/19 @ 2:00pm*	17	**13**
Tuesday, 10/21 @ 8:00 am	18	**12**
Wednesday, 10/22 @ 8:00am	18	**12**
Tuesday, 10/28 @ 8:00am	18	**12**
Tuesday, 10/28 @ 8:00pm*	25	**5**
Wednesday, 10/29 @ 8:00am	22	**8**
Thursday, 11/6 @ 8:00pm*	29	**1**
Friday 11/7 @ 1:15am*	30	**0**
Friday 11/7 @ 6:00pm*	26	**4**
Saturday, 11/8 @ 9:00pm*	30	**0**
Sunday, 11/9 @ 8:00pm*	30	**0**

3.) Poughkeepsie Underwear Factory		
Location	8 N. Cherry Street	
Residential Units	15	
# of Bedrooms	15	
Commercial Square Footage	6,645	
Parking Spaces Required	36	
Parking Spaces Provided	18	
Waiver Granted	**18**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	9	**9**
Wednesday, 10/15 @ 8:00am	3	**15**
Friday, 10/17 @ 9:00am	4	**14**
Saturday, 10/18 @ 4:30pm*	6	**12**
Sunday, 10/19 @ 2:00pm*	6	**12**
Tuesday, 10/28 @ 8:00pm*	7	**11**
Thursday, 11/6 @ 8:00pm*	12	**6**
Friday, 11/7 @ 1:15am*	10	**8**
Friday, 11/7 @ 6:00pm*	7	**11**
Saturday, 11/8 @ 9:00pm*	8	**10**

4.)Queen City Lofts		
Location	178 Main Street	
Residential Units	70	
# of Bedrooms	93	
Commercial Square Footage	9,052	
Parking Spaces Required	144	
Parking Spaces Provided	48	
Waiver Granted	**96**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	11	**37**
Wednesday, 10/15 @ 8:00am	14	**34**
Friday, 10/17 @ 9:00am	13	**35**
Saturday, 10/18 @ 4:30pm*	24	**24**
Sunday, 10/19 @ 2:00pm*	21	**27**
Tuesday, 10/28 @ 8:00pm*	26	**22**
Thursday, 11/6 @ 8:00 pm*	60	**0**
Friday, 11/7 @ 1:15am*	30	**18**
Friday, 11/17 @ 6:00pm*	55	**-7**
Saturday, 11/8 @ 9:00pm*	54	**-6**
Sunday, 11/9 @ 8:00pm*	40	**8**

5.)Windows on Main		
Location	488 Main Street	
Residential Units	81	
# of Bedrooms	99	
Commercial Square Footage	5,082	
Parking Spaces Required	119	
Parking Spaces Proposed	34	
Waiver Requested	**85**	
2025 Parking Spaces Provided	12	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	1	11
Wednesday, 10/15 @ 8:00am	0	12
Friday, 10/17 @ 9:00am	0	12
Saturday, 10/18 @ 4:30pm*	2	10
Sunday, 10/19 @ 2:00pm*	3	9
Tuesday, 10/21 @ 8:00am	0	12
Wednesday, 10/22 @ 8:00am	0	12
Tuesday, 10/28 @ 8:00am	0	12
Tuesday, 10/28 @ 8:00pm*	0	12
Wednesday, 10/29 @ 8:00am	0	12
Thursday, 11/6 @ 8:00pm*	0	12
Friday, 11/17 @ 1:15am*	1	11
Friday, 11/17 @ 6:00pm*	0	12
Saturday, 11/8 @ 9:00pm*	0	12
Sunday, 11/9 @ 8:00pm*	0	12

Total Spaces Waived - 4 Occupied Properties - 192

* indicates after hours & weekend counts (39)

indicates the number of available spaces exceeds the number of utilized spaces (37)

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Thursday, July 10, 2025 1:17 PM
To: Andy Learn; Mary Linge; Florence Hadshian
Cc: Europa McGovern; Tyler Maegerle; Richard Distel; Lori Garcia
Subject: 488 Main Street "Windows on Main"
Attachments: Site Plan Check Sheet.pdf

External email

Contains topics of a financial nature

Dear Ms. Linge and Mr. Learn:

The Development Department is in receipt of your application for site plan review relative to the proposed construction of a 4-story mixed use building containing ground floor commercial space and 81 dwelling units, with accessory parking and playground space, on the property at 488 Main Street. The application has been reviewed for compliance with the provisions of the Zoning Code relative to the MU-5 District in which the property is located and the following deficiencies were noted to exist:

1) Section 19-6.2(11) requires 115 off-street parking spaces be provided for the combination of uses proposed: only 37 spaces are shown on the plan;
2) Section 19-6.2(4)(a) requires that where a parking area for three or more vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall or other means approved by the Planning Board. The parking area abuts a residential property to the west, while the entry and snow storage abuts a property to the east. It is not clear what kind of screening, if any, is proposed;
3) Section 19-6.2(4)(b) requires that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line: there does not appear to be a planting strip along the west property line where the parking area faces adjoining properties;
4) Section 19-6.5(4) requires that a buffer strip 10 feet in width shall be provided where mixed use properties abut residentially zoned lot at the side or rear lot line, and that such buffer strip include solid fencing and trees, shrubs, grass, ground cover and other vegetation. While a 10 foot strip seems to be provided along the perimeter of the property where it abuts residentially zoned properties, no information relative to landscape and screening is provided;
5) Section 19-6.8(2) restricts the height of fences to a maximum of 6 feet: fencing proposed is 8 feet in height;
6) Section 19-3.2(2)(h) allows a maximum driveway width of 20 feet: the driveway is proposed to be 26 feet wide (acknowledging that this width is provided at the request of the City of Poughkeepsie Fire Department).

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

1) Amend the application to reflect compliance where possible; and/or,
2) Make application to the Zoning Board of Appeals requesting variances.

The submission has also been reviewed for completeness with reference to the criteria for site plan review. Attached please find a site plan check sheet annotated to reflect deficiencies noted to exist.

Though there are deficiencies, as it has been determined that the project is classified as a Type 1 Action pursuant to the provisions of SEQRA, and therefore subject to coordinated review, the application will be forwarded for placement on the July agenda of the Planning Board for that Board to consider declaring itself to be lead agency for the purposes of SEQRA.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

FEE: $350
CODE: A2112
ID#:
IPS#

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 88 ACADEMY STREET

ZONING DISTRICT: MU-3

OWNER INFORMATION:

Name: Lauren Debellis Aviv and Frank Debellis
Address: NDERO LLC
575 Madison Avenue Suite 1603 ANY NY 10022
Phone: 845 641 5517
Email:

APPLICANT INFORMATION:

Name: Matthew Cordone, AIA
Address: Matthew Cordone Architect PLLC
92 N. Broadway, Irvington NY 10533
Phone: 917 749 8071
Email:

CONSULTANT INFORMATION:

Name: Matthew Cordone, AIA- Matthew Cordone Architect PLLC
Address: 92 N Broadway , Irvington New York 10533
Phone: 917 749 807
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: October 28, 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: 88 Academy Street

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-6-6.2	Requires 7 off street parking spaces	Area 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: 88 Academy Street

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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

SIGNATURE OF APPLICANT

11.10.25
DATE

Matthew Cordone, AIA
Print Name

Revised 12/24: Previous Editions Obsolete

MATTHEW CORDONE
ARCHITECT PLLC
DESIGN + PRESERVATION + PLANNING +
STRUCTURAL ENGINEERING

11 November, 2025

The City of Poughkeepsie – Zoning Department
62 Civic Center Plaza
Poughkeepsie, New York 12601

re: 88 Academy – Zoning Submission
MCA: C05.25011

COVER LETTER

To The Zoning Board of Appeals,

This letter and the attached application materials are submitted to formally request an Area Variance regarding the property located at 88 Academy Street, Assessor's Parcel Number 6161-21-060930.

The project proposes converting the existing four-unit building into a five-unit building. The proposed conversion necessitates an increase in the required number of on-site parking spaces according to the City of Poughkeepsie's Zoning Ordinance, Section 19-6-6.2.

The existing site physically cannot support the additional parking spaces required by the current zoning regulations, therefore, we are respectfully seeking an area variance for the parking requirement. On the subsequent pages, please find a detailed explanation of the project and financial feasibility.

Matthew Cordone Architect PLLC
92 N Broadway - Irvington - 10533
Telephone: 917 749 8071 – Email: mcordone@mcapllc.net

In connection with the Variance Request Justification, we provide the following:

1. Malcarne Contracting Quote dated 09/28/25
2. Signed Term Sheet for New York State Small Building Participation Loan Program ("PLP") funding and PLP program information
3. SHPO Phase 2 Approval
4. Two Certificates of Occupancy, confirming that the second floor has authorization for two units.

We now discuss each point in turn.

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 variance will not produce an undesirable change to the neighborhood or neighbors. The variance will allow 88 Academy to have five units. The granting of five units allows the building to participate in a New York State Loan known as the New York State Small Building Participation Loan Program ("PLP"), which requires a minimum of 5 residential units to participate. Said another way, it is a threshold requirement to have five units if you want to obtain PLP funding.

PLP funding provides a $150,000 loan per unit at .5% interest for a 30-year term, which will be sufficient financing to complete the necessary renovations. The mission of PLP is to allow for renovation of small buildings with the goal of supporting neighborhoods and ensuring that buildings are improved and remain affordable to communities at need. In exchange for the loan, rents must be preserved at 80% Affordable Median Income ("AMI") for the length of the loan. In its program summary, PLP states,

> "*One of the program's primary targets is the renovation or new construction of small buildings in medium density neighborhoods where rents are already affordable, but not strong enough to support market transactions, with a focus on neighborhoods supported by other targeted investments by New York State or local initiatives. The program can also support strategic investments in more rural communities by supporting the development of small and mid-sized rental initiatives."* (See **Exhibit 2)**

Therefore, the granting of the variance will not produce an undesirable change in the neighborhood, nor will it be detrimental to the nearby properties. On the contrary, it will directly improve the character of the neighborhood and will be an immediate improvement for all the nearby properties to benefit from because the granting of the variance will allow 88 Academy to obtain the PLP funding and do the necessary repairs.

The building at 88 Academy Street sits at the gateway into the historic district of Poughkeepsie. In fact, the plaque announcing the historic district is directly in front of the building (shown here).



As you can see from the above photo, 88 Academy has fallen on hard times. After years of mismanagement and disrepair the building has become a known eye sore at the very gate of the community's historic district.

The building's new owners purchased the property in 2023 intent to turn this historic building into something that the neighborhood could be proud of. They have explored all options to restore the building and determined that it would take over $239,000 to repair just the exterior of the building (see Malcarne Contracting quote at **Exhibit 1**). Through 88 Academy's owners working diligently with Community Preservation Corporation ("CPC") since early 2025, the building is finally at the final stages of PLP funding.

The building has received a term sheet from CPC Bank for the PLP funding **(Exhibit 2)** and has been approved for State Historic Preservation Office ("SHPO") Phase 2 alterations. The SHPO Phase 2 approval confirms that the alterations we plan are doing are consistent with the historic character of the property and district alike. In issuing the Phase 2 approval the signature line states,

"[*T]he rehabilitation described herein is consistent with the historic character of the property, and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation."* (See SHPO Approval at **Exhibit 3)**

Therefore, what the variance allows us to do is proceed with benefiting the entire neighborhood and neighboring properties with a building everyone can be proud of and in accordance with SHPO and the Secretary of the Interior's Standards for Rehabilitation. Simply stated, without the variance no repairs will take place on the property thereby further taking from the community where the building sits.

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?**

As stated above, the cost to repair the façade of the building is considerable. The only feasible way to do the repairs is through PLP funding, and the PLP funding is contingent on obtaining the variance allow 88 Academy to be converted to a five-unit building. Therefore, there are no other feasible options to explore.

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

The requested area variance is not substantial. Currently, 88 Academy is a four-residential unit building that consists of:

- TWO 1-bedroom apartments
- TWO 2-bedroom apartments

The variance application is relatively small. The variance is asking for permission to convert it to a five-residential unit that will consist of:

- TWO 1-bedroom apartments
- TWO studio apartments
- One 2-bedroom apartment

Therefore, the request is to split the two-bedroom apartment on the second floor into two studios. By doing so, we are in no way increasing the building head count of tenants. In fact, if you assume that two-four people would live in a two bedroom, by converting the building to studios that would still be occupied by those same two-four people. Therefore, it is inconsequential to the neighborhood for the second-floor apartment to be converted into two

studios. On the contrary, allowing the variance will allow 88 Academy to close on the PLP funding, provide the funds for the exterior repairs and this will produce substantial benefits to the neighborhood as discussed in **Point 1** above, and **Point 4** below.

It also bears emphasizing that there are factors that strongly suggest that 88 Academy's second floor's original configuration was indeed two units, and that we are restoring it to its original historic configuration. As you can see from the two Certificates of Occupancy ("CO") at **Exhibit 4,** the second floor has twice been designated as "Second Floor-Two Dwellings." Moreover, there is a second entrance door on the second floor which is consistent with the CO designations (see architectural plans).

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 granting of the variance will not have an adverse impact on the physical or environmental conditions of the neighborhood because we are not increasing the bedroom count/headcount at 88 Academy; on the contrary, the variance will have a positive impact on both factors because we will be physically restoring a community eye sore. It should be noted that we also plan to add landscaping to the extent feasible to further improve the physical condition of this historic district entry point.

Because the variance does not increase the bedroom count/headcount at 88 Academy, there will be no additional strain on the physical conditions of the neighborhood, including parking or density issues. In fact, the likelihood of additional cars in the neighborhood decreases with the replacement of a two-bedroom unit with two studios; therefore, we expect this variance to have a positive impact on the access to parking in the neighborhood. In fact, people who live in studios are generally less likely to have cars and are more likely to rely on public transportation.

The physical imprint of the building will remain unchanged, so the only physical changes because of this variance will be beatification of a community building sitting at the gateway to the historic district. There are no noise concerns because there will not be more people. Moreover, there will be no additional environmental drain on the water/sewer systems, electricity supply or other environmental impact concerns. Because the request for the variance is so small it is also eligible for a Type II SEQRA exemption, further confirming that there is no environmental impact to be concerned about.

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

No, the need for the variance is not the result of self-created issues that we created. Lauren Aviv and Frank DeBellis purchased 88 Academy through an auction through their entity

NDERO LLC. A condition of the auction was that they purchased it "as is" without the right to inspection or due diligence. Only after closing did Lauren and Frank learn that the building's usage was unclear.

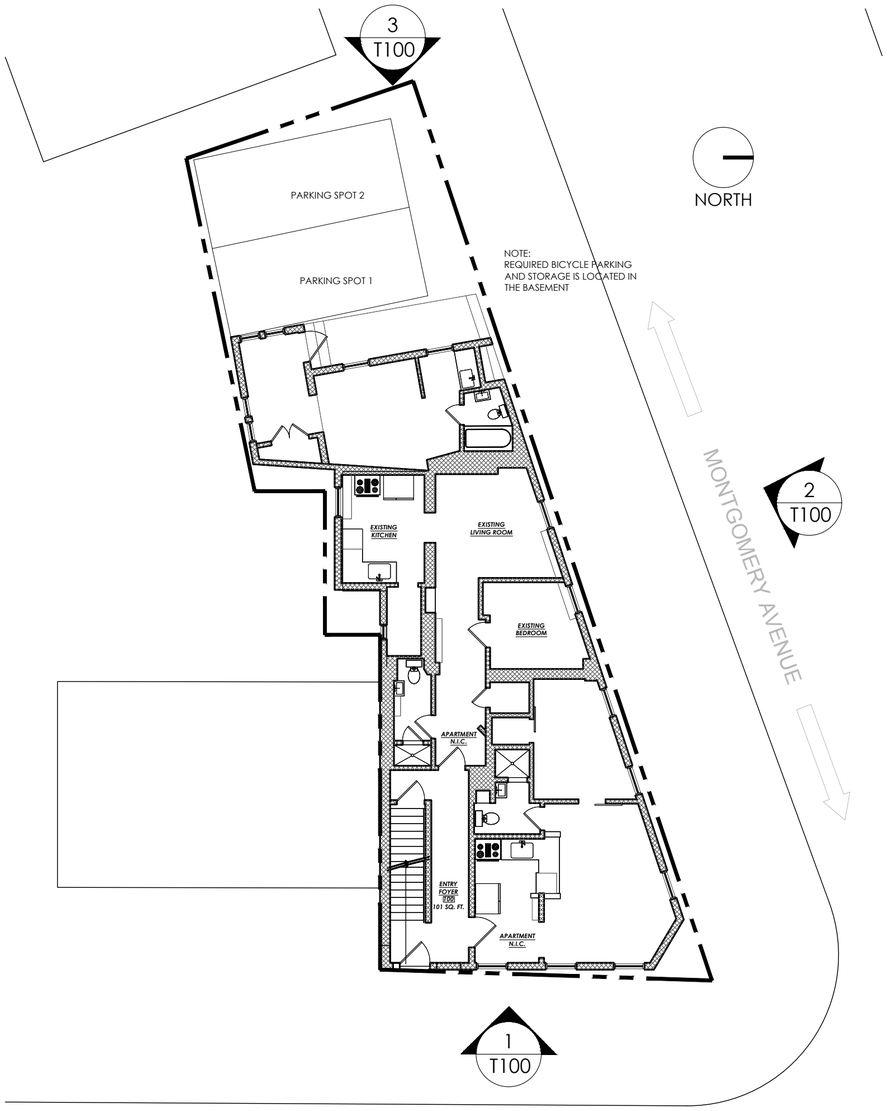
As stated above, the two COs on the building permitted two units on the second floor. This includes the CO from July 8, 1998, and the previous one from January 16, 1987. It bears emphasizing that the CO dated January 16, 1987, also permitted five units, suggesting that once again we are returning the building to its original historic condition by having five units.

Irrespective of the challenges that 88 Academy has presented to Lauren and Frank, they have persisted in trying to improve this property. The initial renovations they did on the building already significantly improved the building; however, the facade repair needs are pressing. Before finding the PLP program, Lauren and Frank had put the building on the market because they simply could not fund the renovations the building needed. PLP changed this and provided hope that they could turn this building around and accomplish their initial vision. To date, we have invested well over $100,000 in trying to obtain PLP funding which has involved architectural needs, environmental studies, processing fees, legal fees, and the like. It has been a labor of love, and we have worked tirelessly pouring over application requirements and diligently applying for SHPO approval and PLP funding. CPC now needs to know that we can convert the building to five units before they will provide a formal commitment letter and allow us to close on the loan. Our need is real and pressing. It should also be noted that the scope of work neither expands the size of the building, nor does it change the residential nature of the property. The scope of work is restorative in nature and its goal is to preserve the historical architectural significance of building.

We are doing everything we can to save this building and restore it to the beauty it deserves. Granting the variance will allow these efforts to continue. It will allow us to close on the PLP funding, proceed with the SHPO approved alterations, and the building – and the entire community – stand to benefit as a result.

BUILDING REHABILITATION

88 ACADEMY STREET
POUGHKEEPSIE, NEW YORK 12601



1 PHOTO MAP
Scale: NTS



1



2



3

TABLE OF CONTENTS

T-100.00 PLOT PLAN AND EXISTING PHOTOS
A-100.00 SURVEY, NOTES AND IMAGES
A-200.00 COLOR ELEVATIONS

MATTHEW CORDONE
ARCHITECT PLLC

92 North Broadway,
Irvington,New York 10706
phone:917.749.8071
mcordone@mcapllc.net

MATTHEW CORDONE ARCHITECT PLLC
DESIGN + PRESERVATION + PLANNING + STRUCTURAL ENGINEERING

OWNER:

LAUREN AVIV
NDERO LLP
575 MADISON AVENUE SUITE 1603A
NEW YORK, NY. 10022

CONSULTANTS

REVISIONS

NO.	DATE	ISSUED
	08-07-2025	HDLPC SET
	11-11-2025	ZONING SET

KEY PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT
MATTHEW VINCENT CORDONE
034885
STATE OF NEW YORK

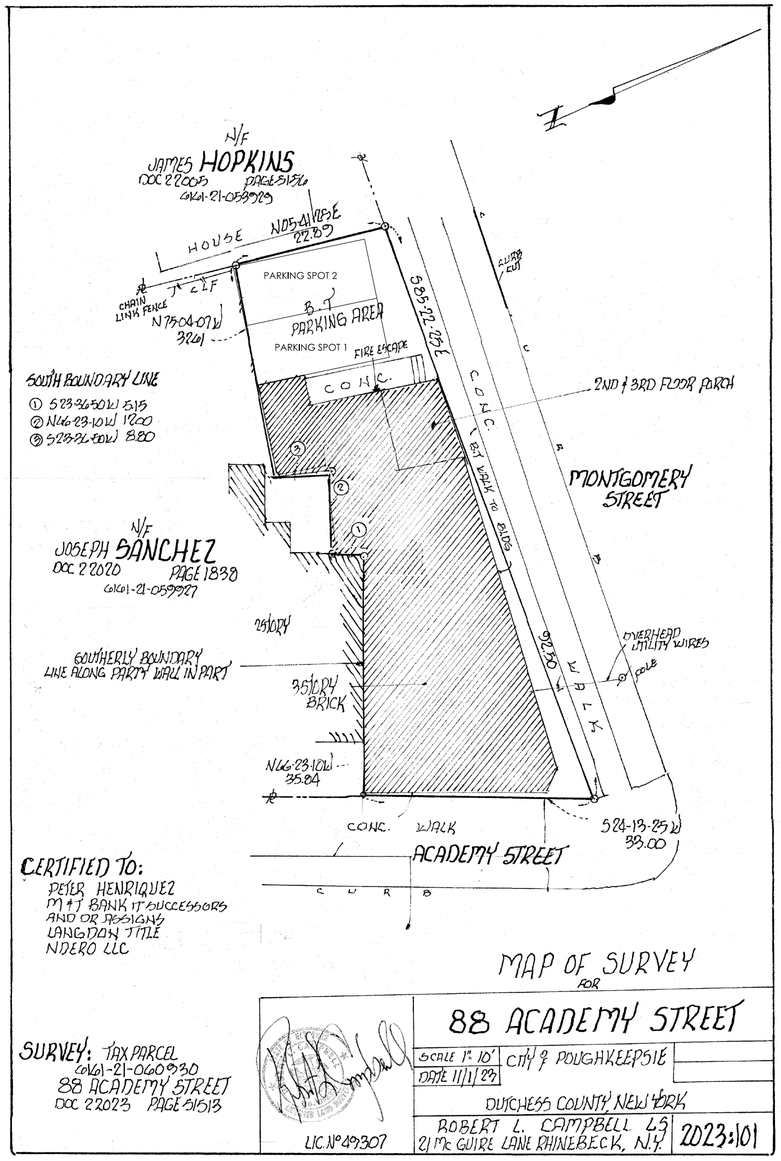
PROJECT:

BUILDING REHABILITATION
88 ACADEMY STREET
POUGHKEEPSIE NY. 12601

DRAWING TITLE:

TITLE SHEET

DATE: 8/07/2025	***DWG NO:*** T-100.00
DRAWN BY: KM	
CHECKED BY: MVC	
PROJECT NO: 25011	



1 EXISITNG SITE SURVEY
Scale: 1/16"=1'-0"

THE CITY OF POUGHKEEPSIE
NEW YORK

Robert and Gordon Casement
55 Ridge Road
Poughkeepsie, NY 12603

OFFICE OF THE BUILDING INSPECTOR
Poughkeepsie, N.Y. Jan. 16, 19 87
Permit No. 3511 of 1/14/87

Certificate of Occupancy

SEE C.O. DATED MAY 8 1998

THIS IS TO CERTIFY THAT THE BUILDING / STRUCTURE / PROPERTY AT
90 ACADEMY STREET (ID# 004050) IN THE CITY OF POUGHKEEPSIE, N.Y.,
(Address)
HAS BEEN INSPECTED AND FOUND TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE, THE MINIMUM HOUSING STANDARDS ORDINANCE OF THE CITY OF POUGHKEEPSIE AND THE NEW YORK STATE MULTIPLE RESIDENCE LAW.

THE AUTHORIZED USE OF THIS BUILDING / STRUCTURE / PROPERTY IS AS A THREE STORY FIVE FAMILY RESIDENCE.

THE FOLLOWING USES ARE PERMITTED:
CELLAR - STORAGE AND UTILITIES.
FIRST FLOOR - TWO DWELLING UNITS.
SECOND FLOOR - TWO DWELLING UNITS.
THIRD FLOOR - ONE DWELLING UNIT.

NO CHANGES IN THE NATURE OF THE USE OF THIS BUILDING AND PROPERTY. IS AUTHORIZED WITHOUT THE APPROVAL OF THE CITY OF POUGHKEEPSIE, N.Y.

Peter A. Aiello
BUILDING INSPECTOR

The City of Poughkeepsie, New York
Office of the Building Inspector
P.O. Box 300, Poughkeepsie, NY 12602
Tel: 914-451-4007 Fax: 914-451-4006

POUGHKEEPSIE, NEW YORK July 8, 1998
PERMIT NO. 980184 OF May 20, 1998
ID NO. 004050
ZONING DISTRICT R-3

COPY

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY THAT THE BUILDING/STRUCTURE/PROPERTY LOCATED AT ***90 ACADEMY STREET*** IN THE CITY OF POUGHKEEPSIE, NEW YORK, HAS BEEN INSPECTED AN FOUND TO BE IN COMPLIANCE ***THE PLANS AND SPECIFICATIONS ON FILE***

THE AUTHORIZED USE OF THIS BUILDING/STRUCTURE/PROPERTY IS A:
B-1 MULTI-FAMILY, 4 DWELLING UNITS

THE FOLLOWING USES ARE PERMITTED:
Alteration of the FIRST FLOOR dwelling unit to storage space
CELLAR - STORAGE & UTILITIES
FIRST FLOOR - ONE DWELLING UNIT & REAR STORAGE AREA W/ BATHROOM
SECOND FLOOR - TWO DWELLING UNITS
THIRD FLOOR - ONE DWELLING UNIT

NO CHANGES IN THE NATURE OF THE USE OF THIS BUILDING /STRUCTURE/ PROPERTY IS AUTHORIZED WITHOUT THE APPROVAL OF THE CITY OF POUGHKEEPSIE, NEW YORK.

Kevin Donohue
BUILDING INSPECTOR

PARKING STUDY

WEEKDAYS:	ACADEMY STREET	MONTGOMERY STREET
MORNING 8 AM-11 AM	60% CAPACITY	45% CAPACITY
MID DAY 12 PM-5 PM	50% CAPACITY	30% CAPACITY
EVENINGS 6 PM-8 AM	60% CAPACITY	30% CAPACITY
WEEKDENDS:	ACADEMY STREET	MONTGOMERY STREET
MORNING 8 AM-11 AM	70% CAPACITY	60% CAPACITY
MID DAY 12 PM-5 PM	40% CAPACITY	20% CAPACITY
EVENINGS 6 PM-8 AM	60% CAPACITY	30% CAPACITY









MATTHEW CORDONE ARCHITECT PLLC
92 North Broadway,
Irvington,New York 10706
phone:917.749.8071
mcordone@mcapllc.net

OWNER:

LAUREN AVIV
NDERO LLP
575 MADISON AVENUE SUITE 1603A
NEW YORK, NY. 10022

CONSULTANTS

REVISIONS

NO.	DATE	ISSUED
	08-07-2025	HDLPC SET
	11-11-2025	ZONING SET

KEY PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT
MATTHEW VINCENT CORDONE
034885
STATE OF NEW YORK

PROJECT:

BUILDING REHABILITATION
88 ACADEMY STREET
POUGHKEEPSIE NY. 12601

DRAWING TITLE:

SURVEY NOTES AND IMAGES

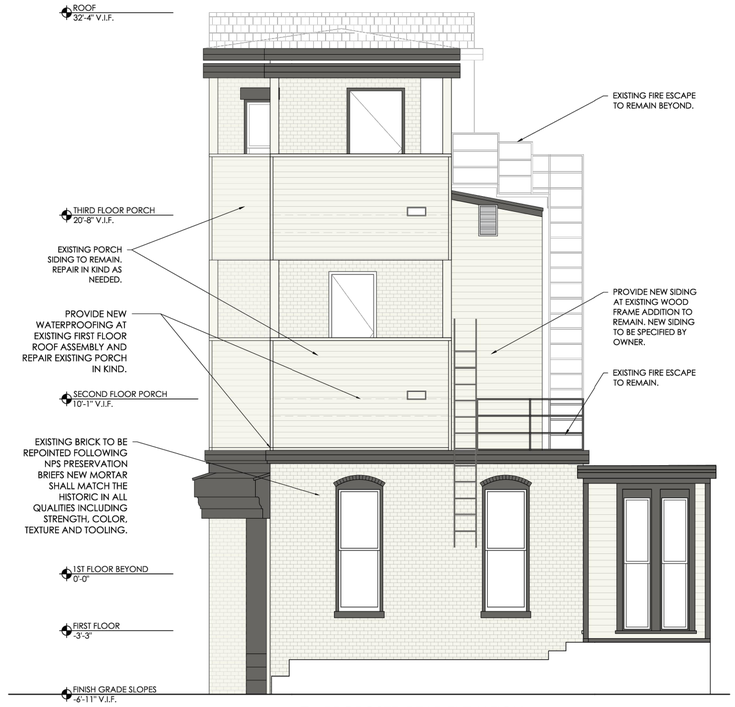
DATE: 8/07/2025	DWG NO: A-100.00
DRAWN BY: KM	
CHECKED BY: MVC	
PROJECT NO: 25011	



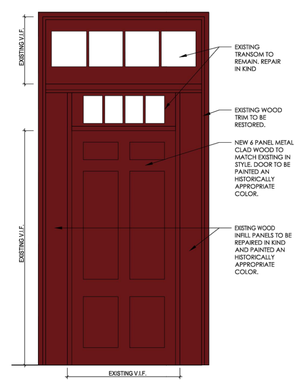
1 PROPOSED FRONT ELEVATION
Scale: 1/4"= 1'-0"



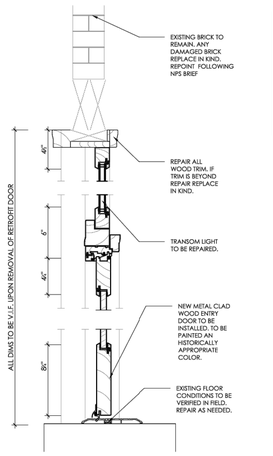
3 SIDE ELEVATION MONTGOMERY
Scale: 1/4"= 1'-0"



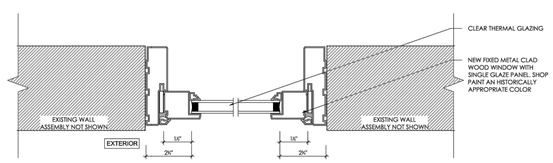
2 PROPOSED REAR ELEVATION
Scale: 1/4"= 1'-0"



7 EXTERIOR - ENTRY
Scale: 1/2"= 1'-0"

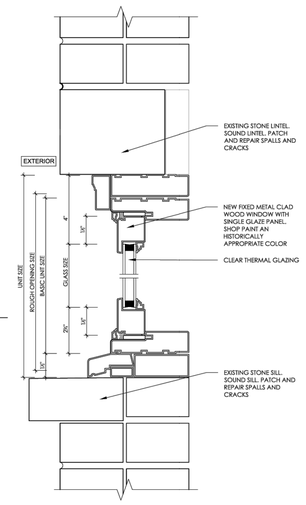


8 ENTRY DOOR - VERTICAL SECTION
Scale: 1-1/2"=1'-0"



6 PROPOSED JAMB DETAIL AT BASEMENT WINDOW
Scale: 3" = 1'-0"

NOTE:
1. DIMENSIONS OF NEW WINDOWS SHALL MATCH THE EXISTING.
2. DIMENSIONS SHALL BE WITHIN $\frac{1}{4}$" OF THE EXISTING WINDOWS.
3. ALL NEW WINDOWS AND DOORS TO BE SIERRA PACIFIC METAL CLAD WOOD.



5 PROPOSED SECTION AT BASEMENT WINDOW
Scale: 3" = 1'-0"

PROPOSED PAINT COLORS

Simply White
OC-117

MFR: BENJAMIN MOORE
HISTORIC COLOR PALETTE
COLOR: SIMPLY WHITE
OC-117

ALL EXISTING BRICK AND WOOD CLAD ADDITION TO BE PAINTED SIMPLY WHITE.

Kendall Charcoal
HC-166

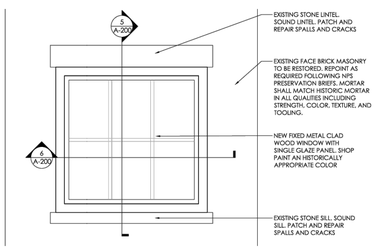
MFR: BENJAMIN MOORE
HISTORIC COLOR PALETTE
COLOR: KENDALL CHARCOAL
HC-166

ALL EXISTING HISTORIC WOOD ELEMENTS AND STONE LINTELS AND SILLS TO BE PAINTED KENDALL CHARCOAL.

Classic Burgundy
HC-182

MFR: BENJAMIN MOORE
HISTORIC COLOR PALETTE
COLOR: CLASSIC BURGUNDY
HC-182

NEW FRONT ENTRY DOOR, EXISTING WOOD FRAME, SURROUND AND TRANSOM TO BE PAINTED CLASSIC BURGUNDY.



4 PROPOSED ELEVATION AT BASEMENT WINDOW
Scale: 3" = 1'-0"

MATTHEW CORDONE ARCHITECT PLLC
92 North Broadway,
Irvington,New York 10706
phone:917.749.8071
mcordone@mcapllc.net

MATTHEW CORDONE ARCHITECT PLLC
DESIGN + PRESERVATION + PLANNING + STRUCTURAL ENGINEERING

OWNER:

LAUREN AVIV
NDERO LLP
575 MADISON AVENUE SUITE 1603A
NEW YORK, NY. 10022

CONSULTANTS

REVISIONS

NO.	DATE	ISSUED
	08-07-2025	HDLPC SET
	11-11-2025	ZONING SET

KEY PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT
MATTHEW VINCENT CORDONE
034885
STATE OF NEW YORK

PROJECT:

BUILDING REHABILITATION
88 ACADEMY STREET
POUGHKEEPSIE NY. 12601

DRAWING TITLE:

COLOR ELEVATIONS

DATE: 8/07/2025	**DWG NO:** A-200.00
DRAWN BY: KM	
CHECKED BY: MVC	
PROJECT NO: 25011	

Exhibit 1

MALCARNE CONTRACTING
22 East Market Street
Rhinebeck, New York 12572
Tel. - 800.798.5844
Fax - 845.230.8757
info@malcarne.com
www.malcarne.com

September 26, 2025

Regarding: 88 Academy Street, Poughkeepsie, NY Renovation
[Rev 092625]

Item #	Division #	MC-Estimate	
			EXTERIOR:
1	10	$15,250.00	○ Replacement of windows in poor condition only on cellar level and 3rd floor bathroom window. New windows will match the existing in size, action and profile and any new moldings will have to match the historic in material, size and profile.
2	5	$58,000.00	· Façade Repair - Existing masonry to remain 100%. At areas where brick replacement or repointing is needed, repointing shall be performed following NPS Preservation Briefs #2. Should any brick require replacement, the new brick shall match existing in shape, material, size, and bond pattern The new mortar will match the historic mortar in all qualities including strength, color, texture and tooling. All historic wooden elements shall be repaired in kind and painted an historically appropriate color.
3	5	$23,500.00	· Siding on the southern and rear wood frame additions- Repair/replace existing siding at covered porches if needed. Asbestos siding exposed on wood frame additions, new material to be installed on top to encapsulate this material. The other option is to remove via an abatement team prior to installing new material. Contractor to confirm condition of the existing asbestos material. Rear wood frame additions missing facia boards, siding, etc.
4	9	$130,000.00	· Roof /Soffit/Dormers Repairs Repair existing roof material in kind. Repair/replacement of slate shingles at mansard roof in kind to match existing, repair/replace in kind any asphalt shingled roof material on both the main building and wood frame additions. Repair roof dormers and surrounds as needed in kind.

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5	9	$14,500.00	· Repair Yankee gutters on the building = all the cornices and gutters above 2nd floor, and 1st floor (the brackets). Yankee gutters and cornices shall remain and will be repaired in kind and painted an historically appropriate color. Any element beyond repair will be replaced in kind to match the historic in material, size, profile and color.
6		$2,000.00	Re: gutters - remove the interior filling and replace with rubber
7			**Interior First Floor:**
8	11	$3,500.00	· Interior first floor entry- Entry door to be replaced in kind to match the existing in style. Existing transom and wood surround to remain and be repaired in kind. Any material beyond repair will be replaced in kind to match the historic in material, size, profile and color.
9	11	$5,000.00	· Interior first floor hall – New basement access door in existing opening. Style to be confirmed by owner--fire rated metal
10	$150,000		**Interior Second Floor:**
11	2	$23,500.00	· Interior 2nd floor going to split into two units (Lauren will provide schematics once we get): Optoin-3
11-A		$10,500.00	Sheetrock 2nd floor ceiling with 1hour fire rating
12	7	$43,000.00	· For the 2 new units we will need ~~mostly finishes~~ New interior partitions, finishes including but not limited to wood flooring, tile in bathrooms and kitchens, plumbing fixtures (kitchen sinks, toilets, shower/tubs, lavatory) and appliances, interior apartment doors, apartment entry door, frames and moldings.
13	8	$52,000.00	· 2 New Kitchens, 2 new bathrooms (idea is for plumbing to run back to back in the new configuration.
14	9	$12,000.00	· Porch deck---make waterproof for the unit below
15	10		· May require additional window(s)
16	10	$27,750.00	· A lot of interior finishes and fixtures seem to be replaced but there are moldings around windows and doors that SHPO will want us to match should we remove any existing. Existing is a 5 ½ inch profile - We only need to replace with material matching the historic if we are altering/removing the current condition.

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17	12		· Halls and corridors with tile will be “existing as is”
18	17	$3,500.00	· Ensure that the heat in the back room is linked to the--Rough Estimate
19			**Interior THIRD FLOOR:**
20	19	$4,750.00	· 3rd floor – mostly cosmetic, patch, repair, and paint existing partitions, new doors Existing finishes can remain as is including moldings if no work proposed.
21	9	$6,500.00	· Redo third floor porch to create a roof and put a deck on top of it (roof will be on top of new closed in second floor)
22			**Interior Halls:**
23	13		· Tile flooring in common areas (stair/halls) can remain as is.
24	12	$5,000.00	· Paint hallways
25	16	NA	· Explore splits all three floors (AC/Heat) vs. just the 2nd floor two new apartments SHPO will want any pipes, condensate lines or ducts to be concealed within walls and or ceilings.

26		$440,250.00	Total

Please feel free to reach out to me at any time,

Sincerely,

Joseph Malcarne, President

Exhibit 2

The Community Preservation Corporation
480 Bedford Road, Suite 4201
Chappaqua, New York 10514

August 26, 2025

Lauren Aviv
Frank DeBellis
NDERO LLC
575 Madison Ave, Suite 1603A
New York, NY 10022

RE: 88 Academy Street, Poughkeepsie, New York 12601

Dear Ms. Aviv and Mr. DeBellis;

Thank you for the opportunity to finance the above captioned property. A summary of the terms and conditions for the Construction Financing, Permanent Financing and HFA PLP Subordinate financing is as follows.

CONSTRUCTION AND PERMANENT LOAN FINANCING

LENDER:	The Community Preservation Corporation 220 East 42nd Street, 16th floor New York, NY 10016
BORROWER:	NDERO, LLC, a New York single asset entity
GUARANTORS:	Lauren Aviv and Frank DeBellis will each provide guaranties of both completion of construction and loan repayment until State of New York Mortgage Agency ("SONYMA") insurance is declared effective and the closing of the permanent loan.
INDEMNITOR:	Environmental indemnity to be provided by the guarantors, subject to review of an environmental report for the project.
PROJECT/PURPOSE:	The project will include the moderate renovation of an existing 4-unit historic walk-up, with plans to legalize 5th unit; full renovation of 2 currently vacant units, substantial exterior work incl roof replacement, façade restoration, new siding, gutters, windows and the addition of 1 unit. No construction is planned for the 2 occupied units, which were previously updated and will remain in place throughout the work. Rents will be restricted to 80% of the

Dutchess County AMI and enforced by HFA Regulatory Agreement.

TYPE: **Construction Loan**

AMOUNT:	$445,000
TERM:	24 months (12 months for construction, 6 month leasing and perm loan closing + 6 month cushion)
AMORTIZATION:	Interest only during term.
INTEREST RATE:	425 basis points over the sum of (i) Term SOFR (the forward-looking rate with a tenor of approximately one calendar month based on the secured overnight financing rate) and (ii) an initial spread adjustment of 11 basis points (which is subject to change and may subsequently be a positive or negative value or zero), which Interest Rate shall be adjusted monthly. Notwithstanding the foregoing, the Interest Rate floor shall be 2.0% per annum..
COLLATERAL:	First mortgage on project site 88 Academy St, Poughkeepsie, New York; together with all other collateral assignments and General Conditions normally associated with this transaction type, including subsidy funding and developer fee.
COMMITMENT FEE:	$4,450 (1.00% of the Loan Amount)

TYPE: **Permanent Loan (Common Retirement Fund)**

AMOUNT:	$445,000
TERM:	30 years
AMORTIZATION:	30 years
PAYMENTS:	Monthly mortgage payments estimated at $3,311.90 (based on estimated rate)
INTEREST RATE:	Estimated at 8.15%. Actual amount to be determined at rate lock and signing of a commitment. Rate will be fixed for the entire loan term.

FORWARD COMMITMENT:	The interest rate will be based on a 24-month forward commitment. The fee for the forward commitment is a refundable deposit of **$4,450.**, equal to one percent (1%) of the permanent loan. This fee shall be refunded upon the timely sale of the Permanent Loan to the appropriate pension fund. Upon failure for any reason to close the Permanent Loan and sell it to the appropriate pension fund before the Pension Fund Delivery Date, such sum shall be subject to forfeiture at the rate of 1/12 of such sum for each month (or fraction thereof) which elapses from the Pension Fund Delivery Date until the date of actual delivery to the pension fund. If more than 12 months elapse from the Pension Fund Delivery Date until such actual sale date, additional penalties shall accrue and be payable at the rate of 1/12 of 1 % of the Permanent Loan amount for each additional month's delay. If the permanent loan does not close, the Pension Fund Late Delivery Fee, including any additional penalties that accrued for additional delay, shall be forfeited and due in their entirety and CPC may pursue such other remedies against Borrower as it deems appropriate.
COLLATERAL:	First mortgage on project site 88 Academy St, Poughkeepsie, NY; together with all other collateral assignments and General Conditions normally associated with this transaction type (including developer fee).
COMMITMENT FEE:	$4,450. (1.00%)
SONYMA:	The Permanent loan is conditioned on SONYMA insurance for 100% of the permanent loan amount.
SONYMA APPLICATION FEE:	$445 (0.10%)
CONVERSION:	Conversion is conditioned on several requirements including, but not limited to: -Certificate of substantial completion as determined by the project architect or engineer and confirmed by CPC's engineer. -Final review by SONYMA. -95% Rental Achievement using projected gross rents and ancillary income according to CPC's underwriting, provided these meet SONYMA's calculation of its "income and expense ratio," estimated at 1.05.

SUBORDINATE FINANCING:	There will be a subordination agreement and/or buy-sell agreement between CPC and any entity providing subordinate financing on terms acceptable to CPC and its counsel in their sole and absolute discretion.
OPERATING AND OTHER RESERVES:	A Replacement Reserve shall be funded at not less than $250 per unit annually.

TYPE: **NYS HFA Small Building Loan PLP**

AMOUNT:	$750,000.
TERM:	30 years
INTEREST RATE:	0.75bps Interest Only during the Construction Loan. 0.50bps Interest only during the Permanent loan. A balloon payment of $750,000. will be due at the end of the loan term. Subject to approval and compliance with NYS HFA Small Building Loan PLP as amended to be administered by CPC. HFA PLP Loan shall be fully subordinated to CPC Loans.
REGULATORY AGREEMENT:	Subject to a fully executed Regulatory Agreement for the subject property, which will restrict the rents to an average of 80% of the Dutchess County AMI for a period of 30 years.
CAPITALIZED REPLACEMENT RESERVE:	Asset Management Reserve of $5,000 is to be fully funded at the time of the construction loan closing.
CAPITALIZED OPERATING RESERVE:	An Operating Reserve of $22,049 is to be fully funded at the time of the construction loan closing.
HFA MONITORING FEE:	An annual monitoring fee of $995 or 1% of the annual gross rents will be due to HFA annually.

CONVERSION to PERMANENT LOAN(s): Conversion is conditioned on several requirements

including, but not limited to:

- Certificate of substantial completion as determined by the project architect or engineer and confirmed by CPC's engineer.
- Final review and effectiveness by SONYMA.
- 90% Rental Achievement for 90 days using projected gross rents and ancillary income according to CPC's underwriting, provided these meet SONYMA's calculation of its "income and expense ratio," estimated at 1.05.
- CPC Minimum Debt Coverage Ratio of 1.25 and SONYMA minimum debt coverage of 1.05.

ESCROWS AND OTHER RESERVES: CPC will Escrow monthly for Real Estate Taxes and Insurance. Also a Replacement Reserve shall be funded at not less than $250 per unit annually.

CLOSING: Via mail through the offices of Mazzotta & Vagianelis, P.C., located at 9 Washington Square, Albany, New York, or at such other location at the Lender's option.

OTHER CONDITIONS: Satisfactory review and CPC approval of the following (as applicable):

1. Satisfactory review of borrower, principal and partners credit and equity requirements;
2. satisfactory review of Borrowers, guarantors, and developer's organizational documents;
3. MAI Appraisal with LTV not to exceed 80%;
4. Environmental Assessment Report;
5. Engineering Report, site inspection and final project budget;
6. Borrower, guarantors, and developer's organizational documents.
7. Management Agreement;
8. General Contractor and Architect Agreements;
9. Subject to final HFA Board Approval and commitment for funds in the amount of $750,000;
10. Final approval by CPC Loan Committee.
11. Permanent Loan is subject to the approval of SONYMA.
12. Subject to HCR approval of the Marketing Plan for occupancy of the vacant units.

REPORT DEPOSIT: A good faith/report deposit will be required to pay the estimated costs and expenses involved in obtaining appraisal, environmental, and engineering reports. The estimated deposit is $15,000.

Please signify your agreement to the terms of the above by signing and returning the enclosed copy of this letter, together with the estimated report deposit made payable to The Community Preservation Corporation. If there are any additional deposits remaining after fees have been satisfied, the remaining deposits will be credited towards other closing fees.

Very truly yours,

Community Preservation Corporation

By: _____
Monique Clarke
Neighborhood Mortgage Officer

Agreed and Accepted To By:

Borrower: NDERO, LLC

By: _____ Date: 09/03/25
Name: Lauren Aviv
Title:

By: _____ Date: 9/4/25
Name: Frank DeBellis
Title:

NEW YORK STATE OF OPPORTUNITY. | Homes and Community Renewal

Small Building Participation Loan Program

HCR's Small Building Participation Loan Program provides gap project financing assistance for qualified housing developers for acquisition, capital costs and related soft costs associated with the preservation and improvement or new construction of rental properties in buildings of 5 to 50 units located outside of New York City. HCR subsidy is combined with bank financing from a participating private institutional lender, resulting in a lower blended financing cost.

One of the program's primary targets is the renovation or new construction of small buildings in medium density neighborhoods where rents are already affordable, but not strong enough to support market transactions, with a focus on neighborhoods supported by other targeted investments by New York State or local initiatives. The program can also support strategic investments in more rural communities by supporting the development of small and mid-sized rental initiatives.

Actual award amounts will be based on the demonstrated need for such funding by underwriting standards of HCR staff and the participating lender, and must be recommended by HCR Staff, the HCR Credit Committee and approved by the Board. Applicants are strongly encouraged to apply for only the funding necessary for the financial feasibility of the project and to leverage funding from non-HCR sources.

PROGRAM DESCRIPTION	
Eligible Uses	New construction (with or without demolition) and substantial or moderate rehabilitation of site-specific multifamily rental housing in buildings of 5 to 50 units. Construction and permanent financing available.
Funding Structure and Financing Requirements	Small Building Participation Loan Program funding shall initially be invested as a participation in a construction loan from a private institutional lender who can demonstrate experience with such lending at HCR or a comparable agency and who will service the combined construction loan. To be eligible for funding under this program, the project must have a commitment for a 30-year, fixed rate permanent loan from such lender with required mortgage insurance. Limited exceptions may be granted, but all projects must have a senior loan. HCR's permanent subsidy loan will be subordinate to the senior private loan but must be in no less than second position. Funding is not available for projects proposing to use LIHTCs or bonds, though preservation funding may be available for projects previously financed through those programs. **LENDERS: PLEASE SEE *LENDER ADDENDUM* BEFORE ISSUING A TERM SHEET**
Per Residential Unit Maximum Award	Downstate - Westchester, Rockland, Nassau, and Suffolk counties*: up to $200,000 per unit Upstate - all other counties: up to $150,000 per unit Actual award amounts will be based on the demonstrated need for such funding by underwriting standards of HCR staff and the participating lender. HCR will not consider funding requests in excess of this amount. *The counties of New York, Kings, Bronx, Queens, and Richmond are ineligible for funding under this program.
Priorities	Economic Development Projects, Community Renewal and Revitalization Projects, Housing Opportunity Projects, Workforce Opportunity Projects, Downtown Revitalization Initiative Projects

Updated December 2024

Geographic Targeting	Awards will promote a statewide geographic distribution outside of New YorkCity.
AFFORDABILITY REQUIREMENTS	
Rent Limits & Income Qualification	In general*, rents for all units in a project shall be restricted in one or more regulatory tiers as approved by HCR, which tiers shall be in 10% AMI affordability increments (e.g., 60%, 70%, 80%), up to 120% AMI. Gross rent cannot exceed 30% of the applicable AMI limit, adjusted for imputed family size based upon bedroom count (1 person for a studio and 1.5 persons per bedroom for other unit sizes). The project's average rent affordability, based on the proposed regulatory tier limits, cannot exceed 80% AMI. The proposed rent plan *must reflect a regulatory rent average of 80% AMI or below*. For income qualification, units within a given regulatory tier may be rented to households earning up to 10% above the rent limit (e.g., an 80% AMI unit may be rented to a household earning up to 90% AMI). However, under no circumstances shall there be units in a project occupied by a household with qualifying income exceeding 120% AMI. *On a case-by-case basis where needed to support debt service coverage and cash flow and in its sole discretion, HCR may consider projects with up to 10% market rate units, which will not receive subsidy.
Regulatory Agreement Requirements	Borrowers will be required to enter into a Regulatory Agreement to ensure compliance with HCR policy including but not limited to, income restrictions, restrictions on transfers, and financial reporting, typically for a period of at least 30 years. The Regulatory Agreement must be executed prior to construction closing. Requirements imposed by other loan and/or subsidy sources may be more restrictive but must be consistent with the HCR Regulatory Agreement.
LOAN TERMS	
Interest Rate and Loan Terms	Private Loan: As established by the participating lender. 30-year permanent loan term required. LENDERS: Please see LENDER ADDENDUM about becoming an approved lender. HCR Subsidy Loan: 0.5% interest-only paid during construction and permanent. 30-year permanent loan term. During the construction period, the participating lender may charge up to an additional 0.25% interest as a servicing fee. Loan to Value Maximum: 80% LTV for the private loan, based upon the as-built appraised value from an independent appraisal commissioned by the participating lender and acceptable to HCR. Loan to Cost Maximum: 90% for the combined debt of the private loan and HCR subsidy loan. Income to Expense: SONYMA: Minimum of 1.05 for 15 years and then not less than 1.00 for years 16-20. Debt Service Coverage: Minimum of 1.15 of the combined debt of the private loan and HCR subsidy loan.

Equity Requirements	During the construction period the minimum equity exposure requirement of at least 10% of total development cost (TDC) for for-profit developers and 2% for not-for-profit developers must be met with cash. During the permanent period, the equity contribution may consist of cash and/or a deferred developer fee which does not exceed the aggregate amount that can be repaid by the projected cash flow as underwritten for the first 15 years after conversion.
Mortgage Insurance	Mortgage insurance must be provided by SONYMA.
Term/ Amortization	Expected permanent term of 30 years for first mortgages, with a 30-year amortization schedule.
Program Fees	Asset Management Monitoring Fee: 1% of the project's regulated rent paid annually. HFA Application Fee: 0.5% of subsidy loan amount paid prior to construction loan closing.
PRO FORMA REQUIREMENTS	
Developer's Fee	For non-profit developers, the maximum allowable developer fee is not to exceed 5% of allowable projects costs, excluding reserves, partnership expenses and developer fee. For profit developers are eligible for a 2.5% developer fee. Any fee must be fully deferred at construction loan closing and may not be disbursed prior to permanent conversion. Developer fees may be reduced to minimize public subsidy and are subject to agency review. Deferred fee at permanent conversion must be no more than the aggregate amount that can be repaid by the projected cash flow as underwritten for the first 15 years after conversion. All housing development consultant and owner's representative fees should be paid from developer fee or from outside the project budget.
Reserves	*Replacement Reserve Capitalized:* Up to $1,000 per unit. *Replacement Reserve Annualized:* $250 per unit per year in annual Reserves for Replacement, payable monthly. This amount may be subject to annual increases. *Operating Reserves:* Up to three months of debt service plus three months of operating expenses. Any reserves in excess of these amounts, including reserves required by other funders, shall be established with developer fee eligible for payment during the construction period.

Contingencies	Hard Cost Contingency: 10% of hard costs. Soft Cost Contingency: Maximum 5% of soft costs less developer fee and reserves. May be reduced and are subject to agency review to reduce HCR subsidy. Upon project conversion, the balance of all unutilized contingencies shall be used to reduce HCR subsidy.
DEVELOPMENT TEAM REQUIREMENTS	
Eligible Borrowers	Not-for-profit corporations or charitable organizations, or a wholly owned subsidiary of such corporations or organizations, or private for-profit developers. The borrower must be a single-asset, sole-purpose entity. The sponsor and principal participants in the project must not be in default under any existing mortgage financing and must meet all HCR credit review criteria.
REVIEWS AND APPROVALS	
Environmental Review	To comply with the Agency's environmental requirements, an applicant must complete the following: (1) File an application with the New York State Office of Parks Recreation and Historic Preservation's (NYS OPRHP) Cultural Resource Information System (CRIS) to obtain a "No Impact" determination. (2) Prepare a Phase I Environmental Site Assessment (ESA) Report. The Phase I ESA must be completed within six (6) months of Board financing approval and must follow the most recently revised version of ASTM Standard Practice E-1527. If "*recognized environmental conditions" (RECs)* exist at the site, as defined by ASTM E1527-13, a Phase II ESA Report will be required. (3) If the Project involves federal funding and/or permits, a National Environmental Policy Act (NEPA) federal environmental review will be required, in addition to the above requirements. If project sources, such as HOME or CDBG funds or PBVs, are utilized that trigger NEPA, this process could require several months. (4) Certain projects, based on age and location, will be required to prepare an asbestos-containing materials (ACM), lead-based paint (LBP), and radon testing/analysis reports.
Appraisal Report	An independent appraisal is required and subject to HCR review and approval. The project's acquisition cost must be the lesser of the actual acquisition cost or the value supported by an as-is value from an independent appraiser licensed to practice in the State of New York and acceptable to HCR. The appraisal must agree with analysis of rents and

	operating expense. If needed, an independent market study may be requested.
Scope of Work	The determination of the Scope of Work should be based on a physical needs assessment. HCR may request changes to the Scope of Work to ensure the long-term quality and sustainability of the project.
Conditions for Credit Committee and Board Review	All financing is subject to review and approval by the HCR Credit Committee and Board. *Credit Committee consideration requires all information required in the application, in addition to:* • Draft Commitment Letters: Draft commitment letters from the participating lender, satisfactory evidence of commitment from all subordinate lenders. • Appraisal: An independent appraisal acceptable to HCR. • Physical Needs Assessment: Completed and satisfactory to HCR. • Third Party Reports: Completed and satisfactory third-party reports with reliance letters to HCR. • Disclosure: Completed and satisfactory disclosure documents for principals and known investors in the project, as required by HCR. All members of a non-profit board must complete the disclosure process. • Financial Statements: Financial statements and credit reports. • Background Check: Satisfactory as completed by HCR. • Operating Statements: Submission of three years of audited historic building operating statements. • Acceptable project budget including agreed upon income, expenses, and sources and uses. *Board consideration requires the above documents plus:* • SEQRA: Completed and satisfactory State Environmental Quality Review Act (SEQRA) review. • SHPO: No Impact determination letter from the State Historic Preservation Office (SHPO). • MWBE Goal Projection: Complete estimate for MWBE utilization goal for the project.

EQUAL OPPORTUNITY GOALS	
Affirmative Fair Housing Marketing Plan Requirements	Must comply with all HCR marketing guidelines and submit an Affirmative Fair Housing Marketing Plan acceptable to HCR's Office of Fair Housing and Equal Opportunity, which must be approved prior to construction closing.
CONSTRUCTION CLOSING	
Conditions Precedent	In addition to the items listed above in final form for credit committee and Board, conditions precedent to construction loan closing include, but are not limited to, the following: • NEPA, if necessary, when Federal funds are included in the project. • Commitment Letters: Executed commitment letters from the participating lender and all subordinate lenders, if any. • Other Funding: Evidence of all other project funding. • Project Budget: Must be agreed to and in final form for all parties. • Plans: Building permits from the local jurisdiction issued as necessary. • Note, mortgage, assignment of leases and rents, and UCC's. All documents in final form acceptable to all parties. • Certifications: Applicable certifications and attorney opinion letters. • Insurance: Property and liability insurance in form and substance acceptable to HCR. • Title: Good and marketable title, free and clear of encumbrances except as permitted by HCR. • Title Insurance: Title insurance and survey in form and substance acceptable to HCR. • HCR Named Beneficiary: Documentation will require that HCR be named a beneficiary on several documents, including but not limited to insurance certificates and completion guarantees. • MWBE Plan: An MWBE Utilization Plan acceptable to the agency. • Fair Marketing Plan: Fair Marketing Plan acceptable to HCR's Office of Fair Housing and Equal Opportunity. • Agreement on any real estate tax exemption/abatement must be in place. • Approval from the NYS Attorney General Office for property sale from non-profit entity. • Agreement of any rental and operating subsidies must be in place.

HCR retains the right to revise this term sheet from time to time and to waive any requirement contained therein, subject to the applicable statutes and program regulations. HCR also retains the right to not award any or all of its funds under this program. All proposals must comply with all federal, state and local laws.

Lender Addendum
For Small and Mid-Size Development Participating Lenders

Banks and Community Development Financial Institutions ("CDFIs") wishing to partner with HCR as a Participating Lender must submit the materials requested here before preparing any loan term sheet for a project sponsor or originating any loan which would rely on any agency participation loan program. Lenders who have already partnered with HCR or are in the process of partnering with the agency will be credited for that participation but must submit the materials if requested by HCR.

Banks and CDFIs ("Lenders") with experience in the underwriting, origination, and servicing of multifamily residential construction and permanent loans, especially where HCR funding sources are involved, may establish eligibility to serve as a Participating Lender, as described below, in our participation loan programs.

Participation Loans allow for HCR to increase the efficiency and volume of its construction lending for certain smaller rental and homeownership development projects by assigning certain roles and responsibilities to a senior construction lender.

As Participating Lenders, banks and CDFI's make construction loans consisting of "on balance sheet" funds and HCR funds. Lenders commit to act as a fiduciary for HCR's entities to ensure that projects are built to approved standards and budgets. In turn, Participating Lenders receive a servicing fee for their work administering the agency funds, capitalized into the project budget. In certain agency programs, Participating Lenders must also make a permanent loan, in addition to the construction loan, meeting the certain terms and minimum requirements set forth in the applicable program term sheet.

Participating Lenders will be required to enter into a Construction Loan Participation and Servicing Agreement or similar agreement ("CLPSA") with the applicable HCR funding agency, as co-lender, pursuant to which the Participating Lender will:

(i) perform initial underwriting and due diligence services for eligible projects including, but not limited to lender loan sizing and gap assessment, cash flow projections, operating and expense projects based on regional benchmarks, borrower and project risk assessments, procuring third party reports, and plan and cost review;

(ii) oversee construction monitoring and administer loan disbursements during the construction period;

(iii) ensure that the project remains consistent with the budget, timeline, and quality expectations proposed and approved;

(iv) hold funds in accounts consistent with the standards policies of HCR and NYS;

(v) provide timely reporting to the HCR funding agency regarding the above; and

(vi) perform other relevant functions as delegated under the CLPSA.

Participating Lenders may also serve as loan originators by identifying projects in need of HCR subsidy loans.

Process and Terms

Lenders seeking to work with HCR on projects seeking funding under the foregoing agency term sheet should submit the following requested materials prior to any project-specific application or proposal. Materials should be submitted as a single PDF to SBPLP@hcr.ny.gov.

Approved eligible projects will be issued a joint letter of commitment from the Participating Lender and the applicable HCR funding agency, as co-lender, and must enter into a financing agreement (construction loan and/or project loan agreement) with the Participating Lender containing the loan terms and conditions covering the private portion and HCR subsidy portion of the combined construction loan.

Approval to serve as a Participating Lender does not guarantee any funding to any Lender. Selected Participating Lenders will be eligible to serve in that role under the CLPSA (prepared by HCR) to the extent developers/project sponsors utilize the Lender for any project under consideration for subsidy financing.

Submission Requirements

Lender submissions will be reviewed for completeness and capacity by a committee. Incomplete proposals will be returned. Lenders who do not meet the threshold standards will be notified.

Please submit the following in a single PDF attachment:

1. Transmittal Letter. A brief Transmittal Letter expressing the Lender's intention to serve as a Participating Lender, written on the Lender's letterhead and dated and duly signed by an authorized representative of the Lender. The Transmittal Letter should include the following certification:

> *Lender, in its participating role in any HCR participation loan, understands and agrees that it will perform the following duties, which shall also be memorialized in a construction loan participation and servicing agreement or similar with an HCR entity (in the event of any conflict between this letter and any such agreement, the agreement will govern):*
>
> *a. Administer all aspects of the construction loan on behalf of HCR including, but not limited to, construction inspections and periodic loan disbursements using lender and HCR funds, cost and budget management, loan servicing, and reporting to HCR,*
> *b. Review all insurance against HCR requirements and certify compliance on behalf of HCR.*
> *c. Perform background checks on the borrower, related parties, general contractor, architect, and any required property management companies, and certify satisfactory results on behalf of HCR, communicate any red flags to HCR at the time they are identified, and collaborate with HCR and subject parties to resolve outstanding matters where possible.*
> *d. Manage process of obtaining required third-party reporting including, but not limited to, appraisals, plan and cost reviews, and environmental reviews. Supply materials to HCR as they are received and reviewed.*

e. Require performance and repayment guarantees from borrowers, as well as payment & performance bonds where available to the general contractor or any other entity that manages the day-to-day operations of the construction project. Make waiver requests to HCR under allowable circumstances.

f. Oversee construction loan releases and servicing and assignment of HCR obligations to homebuyers, in coordination with HCR.

g. Provide accurate, well-vetted requests for funding disbursements on a regular, agreed upon schedule and pursuant to the requirements of the CLPSA, or upon review and approval of HCR, hold funds in a collateralized bank account with a U.S. financial institution, or in investments specified in Sections 98 and 98a of New York State Finance Law and provide regular disbursement reporting.

By signing, I attest I am authorized to sign on the Lender's behalf and the information in this document is true and accurate.

_____

[Name of authorized representative]
[Title of authorized representative]
[Name of Lender]

2. Narrative. Narrative of no more than 500 words demonstrating Lender's experience as a construction and permanent lender as well as working with HCR or other agencies offering subsidy financing. (While the agency strongly prefers experience construction lending on projects that utilize public funding as part of standard business services, strong conventional construction lenders may also qualify.) The narrative must address/include the following:
    a. Expertise in construction loan servicing and permanent loan lending and servicing
    b. Identify a minimum of five construction loans closed in the past three years which involve HCR or other public agency funding. Include the location, loan amount, number of units, type of regulation (if any), and name the public source for each loan. If no loans were made involving public funds, please identify five construction loans each having a value exceeding $1,000,000 within the past 24 months.
    c. Experience lending to affordable housing properties with public funding, particularly in a participation loan format
    d. Experience originating loans and assessing eligibility for various agency funding sources
    e. Experience making construction loans for homeownership development (condo, coop, single-family, or similar)

3. Resumes or CVs of Key Persons. Please identify at least three key officers, directors, managers and/or other persons who will be central to the lending operations and who will have an administrative or oversight role or will otherwise have a significant role in the Lender's day-to-day participation loan operations (each, a "Key Person"). For each Key Person identified please provide a current and up-to-date resume or curriculum vitae.

4. Evidence of Good Standing. Evidence of compliance with applicable regulations, licensing, and other requirements. Each Lender should provide a recent certificate of good standing or comparable evidence from its primary regulator(s) (should be no more than six months old).

5. Underwriting Policies and Procedures. Lender should provide documentation describing the following as it relates to the Lender:
    a. general loan underwriting guidelines and credit standards
    b. origination procedures, including turnaround times
    c. construction financing procedures
    d. finance / loan servicing

6. Expected Financing Terms. Lender should provide documentation describing the following as it relates to the Lender's relevant construction and permanent loan product(s):
    a. basic loan structure, tenors, minimum and maximum sizes, payment schedules, prepayment options, etc.
    b. typical procedures for determining interest rates
    c. fee pricing

7. Additional Information for CDFIs. CDFIs must identify the type of account and financial institution with assets more than $300 million where they intend to hold HCR funding when disbursed for oversight and administration by the CDFI during the construction loan period.

8. Additional Documents for Non-Public Companies. In addition to the above, Lenders that are not publicly traded companies must provide the following additional documents as part of their submission:
    a. Financial Statements. Each Lender should provide a copy of the previous three years of audited financial statements along with the reports of the auditor, which demonstrate total assets of at least $2 billion. If the Lender does not have audited financial statements, it should provide a copy of the previous three years of financial statements prepared by a Certified Public Accountant. Additionally, such Lender should provide a narrative explanation of how any assets and/or investment funds under its management are audited.
    b. Organizational documentation, including your registration and/or qualification with the New York Secretary of State to do business in New York and good standing in relevant state of jurisdiction.

Evaluation

Lender submissions will be examined for completeness and capacity to serve as a Participating Lender. Incomplete submissions and those that do not meet all eligibility requirements may be rejected as ineligible.

All complete submissions will be reviewed. HCR reserves the right to:

1. Refuse to work with any Lender at any time and for any reason, including but not limited to if it has been determined that the Lender is not in compliance with existing New York State contracts and has not taken satisfactory steps to remedy such non-compliance, or for no reason.

2. Request supplemental information during review.
3. Waive any requirement contained in this Lender Addendum.
4. Revise this Lender Addendum from time to time.

Questions

Questions may be directed to: SBPLP@hcr.ny.gov

Exhibit 3

RECEIVED
06/17/25
NYSOPRHP
Division for Historic Preservation

NPS Form 10-168a (Rev. 6/2023)
National Park Service
OMB Control No. 1024-0009

25PR03306

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number [redacted]49416

1. Historic Property Name 88 Academy Street

Street 88 Academy Street

City Poughkeepsie County Dutchess State NY Zip 12601

Name of Historic District or National Register property Academy Street Historic District

☐ Listed individually in the National Register of Historic Places; date of listing

☒ Located in a Registered Historic District; name of district Academy Street Historic District

☒ Part 1 – Evaluation of Significance submitted? Date submitted 4/14/2025 Date of certification 6/05/2025

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1890 Estimated total rehabilitation costs (QRE) $958,750

Number of buildings in project 1 Floor area before / after rehabilitation 5,202 / 5,202 sq ft

Start date (estimated) 01/01/2026 Use(s) before / after rehabilitation Residential / Residential

Completion date (estimated) 01/01/2027 Number of housing units before / after rehabilitation 4 / 5

Application includes phase(s) 2 of 3 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

☒ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name Matthew Cordone Company Matthew Cordone Architect PLLC

Street 92 N. Broadway City Irvington State NY

Zip 10533 Telephone (917) 749-8071 Email Address mcordone@mcapllc.net

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Lauren Aviv Signature [signature] Date 06/17/2025

Applicant Entity NDERO LLC SSN or TIN 92-2601358

Street 575 MADISON AVE, SUITE 1603A City New York State NY

Zip 10022 Telephone (845) 641-5517 Email Address LAUREN@DAPLLP.COM

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☒ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

Exhibit 4

The City of Poughkeepsie, New York
Office of the Building Inspector
P.O. Box 300, Poughkeepsie, NY 12602
Tel: 914-451-4007 Fax: 914-451-4006

POUGHKEEPSIE, NEW YORK July 8, 1998
PERMIT NO. 980184 OF May 20, 1998
ID NO. 004050
ZONING DISTRICT R-3

COPY

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY THAT THE BUILDING/STRUCTURE/PROPERTY LOCATED AT ***90 ACADEMY STREET*** IN THE CITY OF POUGHKEEPSIE, NEW YORK, HAS BEEN INSPECTED AN FOUND TO BE IN COMPLIANCE ***THE PLANS AND SPECIFICATIONS ON FILE***

THE AUTHORIZED USE OF THIS BUILDING/STRUCTURE/PROPERTY IS A:

B-1 MULTI-FAMILY, 4 DWELLING UNITS

THE FOLLOWING USES ARE PERMITTED:

Alteration of the FIRST FLOOR dwelling unit to storage space
CELLAR - STORAGE & UTILITIES
FIRST FLOOR - ONE DWELLING UNIT & REAR STORAGE AREA W/ BATHROOM
SECOND FLOOR - TWO DWELLING UNITS
THIRD FLOOR - ONE DWELLING UNIT

NO CHANGES IN THE NATURE OF THE USE OF THIS BUILDING /STRUCTURE/ PROPERTY IS AUTHORIZED WITHOUT THE APPROVAL OF THE CITY OF POUGHKEEPSIE, NEW YORK.

Kevin Donohue
BUILDING INSPECTOR

THE CITY OF POUGHKEEPSIE

NEW YORK

Robert and Gordon Casement
55 Ridge Road
Poughkeepsie, NY 12603

OFFICE OF THE BUILDING INSPECTOR

Poughkeepsie, N.Y. Jan. 16, 19 87

Permit No. 3511 of 1/14/87

Certificate of Occupancy

SEE C.O. DATED July 8, 1998 KSD

THIS IS TO CERTIFY THAT THE BUILDING / STRUCTURE / PROPERTY AT

90 ACADEMY STREET (ID# 004050) IN THE CITY OF POUGHKEEPSIE, N.Y.,
(Address)

HAS BEEN INSPECTED AND FOUND TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE, THE MINIMUM HOUSING STANDARDS ORDINANCE OF THE CITY OF POUGHKEEPSIE AND THE NEW YORK STATE MULTIPLE RESIDENCE LAW.

THE AUTHORIZED USE OF THIS BUILDING / STRUCTURE / PROPERTY IS AS A THREE STORY FIVE FAMILY RESIDENCE.

THE FOLLOWING USES ARE PERMITTED:

CELLAR - STORAGE AND UTILITIES.

FIRST FLOOR - TWO DWELLING UNITS.

SECOND FLOOR - TWO DWELLING UNITS.

THIRD FLOOR - ONE DWELLING UNIT.

NO CHANGES IN THE NATURE OF THE USE OF THIS BUILDING AND PROPERTY. IS AUTHORIZED WITHOUT THE APPROVAL OF THE CITY OF POUGHKEEPSIE, N.Y.

Peter A. Aiello
BUILDING INSPECTOR