City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda

Common Council Chambers
Tuesday, February 10, 2026
6:00 PM

I. NOTICE

1. **PLEASE NOTE: There has been an ongoing scam involving fraudulent emails from a group impersonating City officials. These emails generally include fake invoices and request payment from land-use board applicants. The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.**

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

1. **APPROVAL OF JANUARY 13, 2026 MINUTES**

IV. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

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

V. REVIEW OF RESOLUTIONS

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. 49/85 CIVIC CENTER PLAZA: AREA VARIANCES

Application for area variances relative to the expansion and reconfiguration of the off-street parking lots at 49 and 85 Civic Center Plaza requiring variances of the following sections of the Zoning Code: Section 19-6.2(9), which states that the number of off-street parking spaces provided not exceed the number required by more than 120%, to allow an excess of 15 spaces; and, Section 19-3.4(2)(h), which requires a rear yard setback for parking areas of 20 feet, to allow a portion of the off-street parking area to be located on the east property line. Owner/Applicant: 141 North Water Street LLC; Consultant: KARC Planning Consultants, Inc/Kelly Libolt; Grid # 6162-69-065177 and 090193; Zoning District: PID-B; File #ZBA2025-042

VI. PUBLIC HEARINGS & DELIBERATIONS

1. 287-307 SOUTH AVE: AREA VARIANCE

Application for area variances relative to the proposed construction of a multifamily residential building on the properties at 287 and 307 South Avenue, requiring variances of the following sections of the zoning code: Section 19-4.3(c)(2), requiring a minimum secondary street setback of 20 feet to allow a north setback of 5.9 feet and an eastern setback of 2.3 feet, Section 19-4.3(3)(e) which restricts lot coverage to 50% to allow 57.17%, Section 19-6.2(1)(a) which prohibits off-street parking in a front yard to allow 49 spaces in the front yard; Section 19-6.2(11)(a) which requires 103 off-street parking spaces to allow 83 off street parking spaces, and Section 19-6.2(4)(b), which requires planting area 3 feet in width between parking areas and property lines to allow planting areas with a variable width of 1.6 to 10.5 feet, and Section 19-6.2(4)(c) which requires that not more than 12 parking spaces shall be permitted in a continuous row, and not more than

24 spaces shall be permitted in a single parking area without being interrupted by landscaping, to allow 48 continuous spaces with no landscaping in the front yard. Owner/Applicant: PK South Avenue LLC; Consultant: KARC Planning Consultants/Natalie Quinn; Zoning District: CD (Campus Development); Grid # 6061-60-974481and 982453; File #:ZBA2026-002

2. 105 ALBANY STREET: AREA VARIANCE ANALYSIS

Application for area variances relative to the proposed construction of a three family dwelling on the property known as 105 Albany Street, which includes demolition of an existing building and a subdivision, requiring variances of Section 19-2.3(2)(a) which requires a lot area of 5000 square to allow a lot, following subdivision, of 4500 square feet; Section 19-2.3(2)(f) which requires that off-street parking be set-back a minimum of 10 feet from any side yard, to allow a parking that directly abuts the property to the south with no set-back whatsoever; Section 19-2.3(2)(f) which requires that off-street parking be set-back a minimum of 10 feet from any side yard, to allow a parking that directly abuts the property to the south with no set-back whatsoever; Section 19-2.3(2) requires that a driveway a minimum of 15 feet in width be provided: the driveway indicated will be on the adjoining property to the north following subdivision. Such arrangement would be permitted only with an approved easement/right of way; Section 19-6.2(11) requires 4 off-street parking spaces: only 3 spaces are proposed; and, Section 19-6.2(4) requires that whenever a parking area for three or more spaces faces 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 property line: no landscaping is proposed along the south property line where the parking area abuts the adjoining parcel. Owner: Hudson Venture Group LLC; Applicant: Michael Annunziato; Consultant: Studio 90 Design & Planning; Zoning District: RNC; Grid #6062-59-866456; File #2025-012

3. 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

4. 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

5. 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

6. 651 MAIN STREET: AREA VARIANCES

Application for area variances relative to the proposed installation of a storage structure on the property at 651 Main Street, requiring variances of Section 19-3.2(2)(c) of the zoning code limiting lot coverage to 80% to allow 86%, Section 19-6.2(1)(f) requiring parking spaces to be 20 feet in length with aisles between rows of parking 22 feet in width to allow 18 foot parking spaces and an aisle between rows of 21’8”, Section 19-6.5(4)(b) prohibiting accessory structures within a buffer strip to allow the storage unit to be completely within the buffer; Section 19-6.5(4)(c) which prohibits storage within a buffer strip to allow storage within the buffer; Section 19-6.5(4)(e) requiring planting in buffer strips to allow for no plantings on the east; and, Section 19-6.5(5)(b) which requires all posts for fencing to be located within the property to allow fence posts over the property line. Owner: 595 Kingston LLC/Nidia Perez; Applicant and Consultant: Mazzarelli Architecture & Planning, PC; Zoning District: MU5; Grid # 6161-25-530895; File #ZBA2025-041

7. 16 PERSHING AVENUE
USE VARIANCES

Application for Use Variance relative to the proposed expansion of the nonconforming use (automotive repair) at 16 Pershing Avenue, requiring a use variance of Section 19-5.5 of the zoning code, which prohibits

automobile repair facilities in the MU-5 District in which the property is located. The proposed expansion is 68.24% of the existing building, more than twice the permitted expansion by Section 19-7.1(3), and more than doubling the existing building area, and further expanding the parking area which is not authorized by the section. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning ; Zoning District: MU-5; Grid # 6161-24-427984; File #ZBA2025-043

AREA VARIANCES

Application for Area Variances relative to the expansion of an existing non-conforming auto-body shop requiring a variance of Section 19-3.2(3)(a) allowing for a maximum primary street setback of 15 feet, to allow for a proposed setback of 106 feet, Section 19-3.2(3)(a) requiring a minimum build-to-frontage of 60%, to allow for a build-to-frontage of 0%, Section 19-3.2(4)(c) requiring that the minimum allowable height of a building shall be either 2 stories or 29 feet to allow the height of the addition to be one story, 24 feet tall, Section 19-3.2(4)(f), to allow a maximum ground story height of 24 feet where a maximum of 14 feet is permitted, Section 19-3.2(4)(h) requiring a minimum ground story transparency of 50%, to allow 29% transparency on the ground story, Section 19-7.1(1)(a) which prohibits a nonconforming use to be enlarged, altered, extended, reconstructed or restored, placed on a different portion of the lot, and further specifically prohibits any increase the external evidence of the nonconforming use, to allow an expansion that will extend increase the external evidence of such use, Section 19-7.1(3) which permits the Planning Board, upon finding that a proposed remodeling of a nonconforming building would result in enhancing the compatibility of such building with its surroundings and not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties, to approve an enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, to allow an expansion of the nonconforming use by 68.24%, Section 19-3.2(2)(f) requiring that parking location and access have a minimum side yard set-back of 10 feet, to allow new pavement providing access to the building and parking to be located on the property line, and Section 19-3.2(2)(h) allowing for a maximum driveway width of 20 feet, to allow for a driveway width of 26 feet. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & planning ; Zoning District: MU-5; Grid # 6161-24-427984; File #ZBA2025-023

8. 185 SMITH STREET

USE VARIANCES

Application for Use Variance relative to the proposed expansion of the nonconforming use (automotive repair) at 185 Smith Street, requiring a use variance of Section 19-5.5 of the zoning code, which prohibits automobile repair facilities in the RNC District in which the property is located. The proposed expansion is 47% of the existing building, almost twice the

permitted expansion by Section 19-7.1(3), and further expanding the parking area which is not authorized by the section. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning ; Zoning District: RNC; Grid # 6161-24-427984; File #ZBA2025-044

AREA VARIANCES
Application for area variances relative to the proposed construction of additions to the existing automotive repair facility at 185 Smith Street, including reconfiguration of the parking areas and ingress/egress and interior circulation to the site. Requiring a variance of Section 19-2.3(2)(d) requiring that parking be setback a minimum of 5 feet behind the front of the primary structure, to allow for 3 parking spaces within 5 feet of the front of the primary structure, Section 19-2.3(4)(b) requiring that the entrance shall face the primary street to allow the entrance to face the northern property line, Section 19-6.2(4)(b) requiring that parking areas containing three or more spaces facing a street or 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, to allow for deficient landscaping along the southern, northern and eastern property lines, Section 19-6.2(11)(c) requiring 42 parking spaces to allow for 30 parking spaces, Section 19-6.5(3(a)(1) requiring that an area equal to at least 7 percent of the surface area occupied by vehicle parking spaces, inclusive of driving aisles and driveways necessary for access to and circulation among those spaces, shall be landscaped, to allow for no landscaping within the parking lot, Section 19-7.1(3) stating that upon a finding by the Planning Board that proposed remodeling of a nonconforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of the necessary permits where the term "remodeling" may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties, to allow for the enlargement of the building by 37%, Section 19-6.2(1)(c) requires access shall consist of at least one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces and at least two ten-foot wide lanes for parking areas with more than 20 spaces, to allow for a 15 foot wide driveway width. Owner: Ricky Auto Body; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Zoning District: RNC; Grid # 6162-65-510286; File #ZBA2025-024

VII. ADJOURNMENT

1. Adjourn meeting to March 10, 2026

City of Poughkeepsie
Zoning Board of Appeals Meeting
DRAFT MINUTES

Tuesday, January 13, 2026, 6:00 PM

I. ROLL CALL

Present:

Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman

Staff:

Rebecca Valk, Corporation Counsel

Judith Knaus, Deputy Zoning Administrator

Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of the December 9, 2025 Meeting Minutes

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

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. The following public hearings are adjourned to February 10, 2026

- **105 ALBANY STREET: AREA VARIANCE**
- **17 SOUTH HAMILTON STREET: AREA VARIANCE**
- **20 LEXINGTON AVENUE:AREA VARIANCE**
- **10 GRAND STREET: AREA VARIANCE**
- **488 MAIN STREET: AREA VARIANCE**

No speakers were present

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

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

IV. REVIEW OF RESOLUTIONS

1. 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

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

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

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

Presenting: Fabio Alvarez, Owner
Nickole Papastavrou, Associate/CADDrafter

The Public Hearing was opened by Chair Parker

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

No Speakers

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

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

Note: 152 MONTGOMERY STREET: AREA VARIANCE
Review moved to end of agenda

2. 141 NORTH WATER STREET: AREA VARIANCES
Application for area variances relative to the proposed construction of a 56-unit multifamily development on the property at 141 North Water Street requiring variances of the following sections of the Zoning Code: Section 19-4.4(3)(e), which allows a maximum lot coverage of 50% to allow 65.39%; and, Section 19-6.5(5)(c) which allows a maximum fence of 3 feet in front yards to allow 4 feet; and, Section 19-6.9(1)(b) which requires that all bulkheads, elevator penthouses and similar structures be setback one foot from the edge of the roof for each additional foot in height greater than the specified height to allow such a structure to be flush with the exterior wall on

the east side of the building, a variance of approximately 17’9”.
Owner/Applicant: 141 North Water Street LLC; Consultant: KARC Planning Consultants, Inc/Natalie Quinn; Grid #6062-59-78340, 780411, 771405; Zoning District: Waterfront; File #ZBA2025-040

Presenting: Kelly Libolt, KARC Planning Consultants, Inc
John Morrow, KARC Planning Consultants, Inc

The Public Hearing was opened by Chair Parker

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

No Speakers

A motion to Close the Public Hearing was made by Chair Parker and seconded by Member Phillips

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
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 January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

3. 49/85 CIVIC CENTER PLAZA: AREA VARIANCES

Application for area variances relative to the expansion and reconfiguration of the off-street parking lots at 49 and 85 Civic Center Plaza requiring variances of the following sections of the Zoning Code: Section 19-6.2(9), which states that the number of off-street parking spaces provided not exceed the number required by more than 120%, to allow an excess of 15 spaces; and, Section 19-3.4(2)(h), which requires a rear yard setback for parking areas of 20 feet, to allow a portion of the off-street parking area tobe located on the east property line. Owner/Applicant: 141 North Water Street LLC; Consultant: KARC Planning Consultants, Inc/Kelly Libolt; Grid# 6162-69-065177 and 090193; Zoning District: PID-B; File #ZBA2025-042

Presenting: Kelly Libolt, KARC Planning Consultants, Inc
John Morrow, KARC Planning Consultants, Inc

The Public Hearing was opened by Chair Parker

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

No Speakers
Written Comment received from Daniel Natoli

A motion to Close the Public Hearing was made by Chair Parker and seconded by Member Patterson

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

4. 152 MONTGOMERY STREET: AREA VARIANCE

Application for an area variance relative to the proposed installation of an HVAC unit in the side yard of the building at 152 Montgomery Street approximately 2.5 feet from the east side yard where Section 19-2.3(3)(g) of the Zoning Code requires a 5-foot set-back. Owner/Applicant: Ron Gelles; Grid

#6161-22-197905; Zoning District: RNC; File #ZBA2025-03

Presenting: Ron Gelles, owner

The Public Hearing was opened by Chair Parker

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

No Speakers
Written Comment received from Peter Gilmore

A motion to Close the Public Hearing was made by Chair Parker and seconded by Member Phillips

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
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 January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

VI. ADJOURNMENT

1. Meeting Adjourned to February 10, 2026

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

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

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

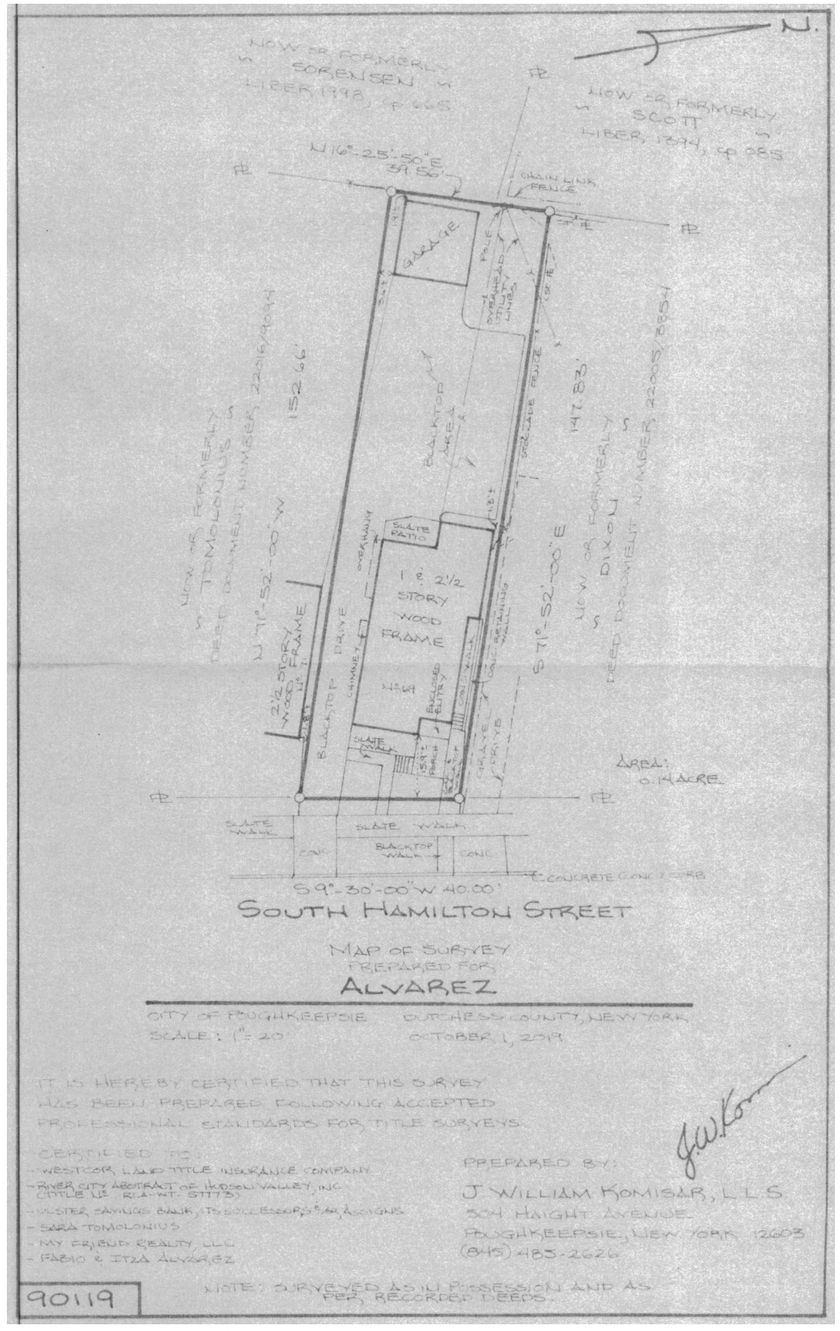
Dear Planning Board,

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:

01 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.

02 EXISTING SITE CONDITIONS

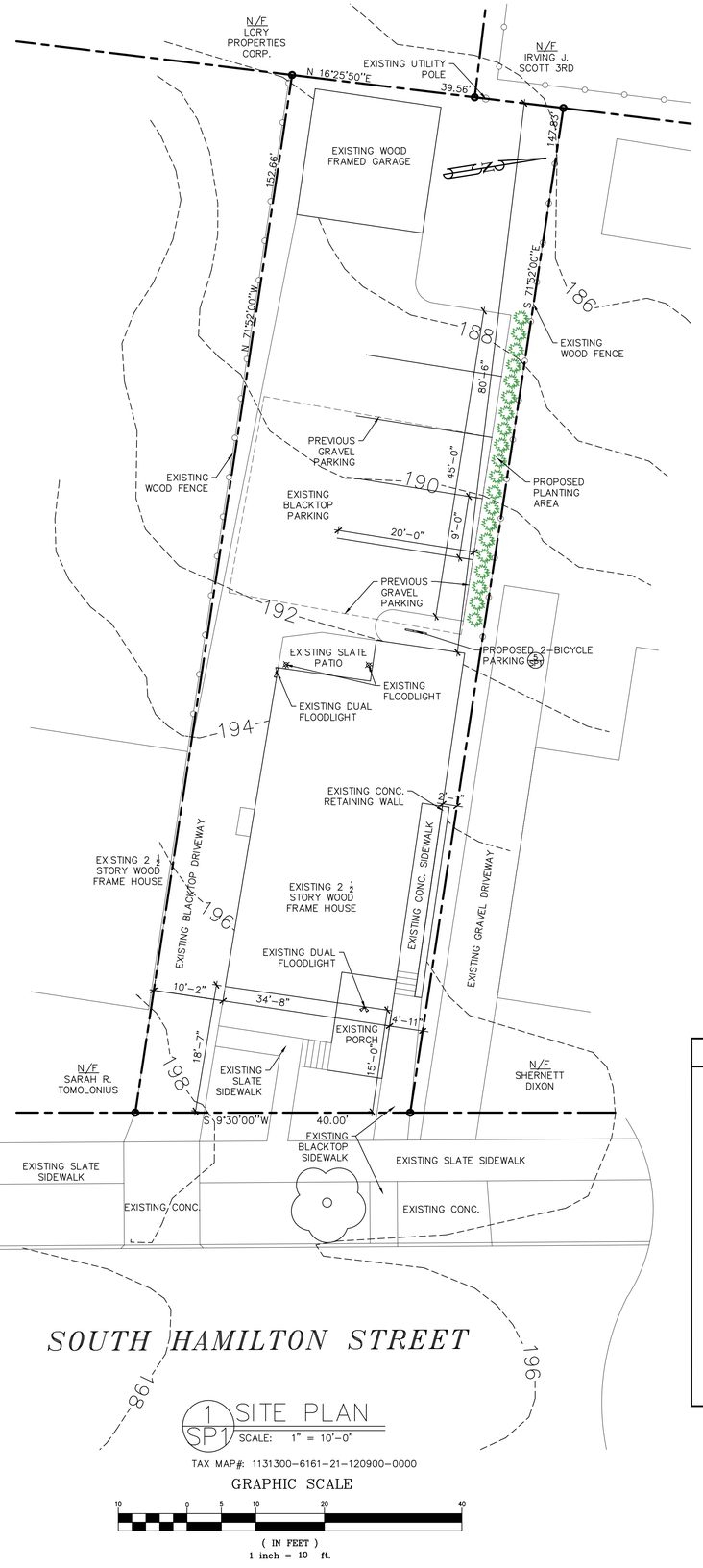
6. THERE ARE NO EXISTING EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
7. THERE ARE NO SCENIC VIEWS ON SOUTH HAMILTON ST.
8. PLAN VIEW SHOWS EXISTING PAVED 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.

03 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.

IV) 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 14579 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

N:\Alvarez\CAD\SP1 SURVEY\ SURVEY.DWG 8/29/2025 2:45:49 PM SCOTT HAMILTON\ SITESETUP\VIEWS\PLANS\SP1 SITE PLAN 3.DWG Fri, Dec 19 11:44:30 2025 AutoCAD PDF (General Documentation).pc3

My Friend Realty LLC
Rental Income
Audited Financials 2020 & 2021 & 2022 & 2023 & 2024

Balance Sheet

Cash

Other Current Assets
Escrow
Prepaid Mortgage
Total Other Current Assets

Total Current Assets

Fixed Assests
Building
1031 Basis
Additional Basis
Total Building

Accumulated Depreciation

Total Fixed Assets

Other Assets
Closing Costs
Accumulated Amortization
Total Other Assets

Total Assets

Mortgage Payable
Loan Payable
Rent Deposit
Due to Ulster
Total Liabilities

Capital Account - Fabio
Capital Account - Itza
Prior Year Income (Loss)
Current Year Income (Loss)
Total Liabilities + Partners' Capital

Income Statement

Income:
Interest Income

Rental Income
Total Income

Expenses:
Amortization Expense
Automobile Expense
Bank Charges
Depreciation
Insurance
Interest Expense
Organizational Costs
Professional Fees
Real Estate Taxes
Repairs
Maintenance
Utilities
Total Expenses

Net Income (Loss)

12/31/2024	12/31/2023	12.31.2022	12.31.2021
4,147.73	1,607.76	9,453.50	9,589.55
7,624.70	5,265.50	5,453.74	4,207.45
			-
7,624.70	5,265.50	5,453.74	4,207.45
11,772.43	6,873.26	14,907.24	13,797.00
44,128.00	44,128.00	44,128.00	44,128.00
192,622.00	192,622.00	192,622.00	192,622.00
236,750.00	236,750.00	236,750.00	236,750.00
(7,958.00)	(6,353.00)	(4,748.00)	(3,143.00)
228,792.00	230,397.00	232,002.00	233,607.00
3,250.00	3,250.00	3,250.00	3,250.00
(432.00)	(432.00)	(324.00)	(216.00)
2,818.00	2,818.00	2,926.00	3,034.00
243,382.43	**240,088.26**	**249,835.24**	**250,438.00**
91,555.32	94,229.11	97,526.78	100,348.52
34,033.55	34,033.55	35,232.87	30,384.32
3,000.00	2,700.00	1,200.00	1,200.00
-	274.83		
128,588.87	**131,237.49**	**133,959.65**	**131,932.84**
54,425.38	57,937.21	59,252.00	68,320.15
54,425.38	57,938.37	59,253.16	68,320.16
5,942.79	(7,024.82)	(2,629.57)	(18,135.15)
243,382.43	**240,088.26**	**249,835.24**	**250,438.00**
(0.00)	**(0.00)**	**(0.00)**	**-**
-	127.01		

51,620.00	46,566.10	41,261.00	39,491.81
51,620.00	46,693.11	41,261.00	39,491.81
0	108	108	108
0.00	897.14	801.2628	768.77
-	96.00	151.70	9.00
1,605.00	1,605.00	1,605.00	1,605.00
3,784.00	3,715.00	3,380.00	3,892.45
2,978.20	3,636.76	3,174.66	3,858.04
700.00	1,300.00	1,200.00	2,400.00
10,767.00	9,740.65	9,025.61	8,994.89
12,407.00	19,325.39	6,692.22	10,305.69
1,147.00	1,165.00	6,021.63	13,273.87
12,289.01	12,128.99	11,730.49	12,411.25
45,677.21	53,717.93	43,890.57	57,626.96
5,942.79	**(7,024.82)**	**(2,629.57)**	**(18,135.15)**

12.31.2020		
10,402.72		
9,559.10	-	
1,300.00		
10,859.10		
21,261.82		
47,378.00		
192,622.00		
240,000.00		
(1,646.00)		
238,354.00		
259,615.82		
103,305.51		
19,670.00		
122,975.51		
81,939.32		
81,939.32		
(27,238.33)		
259,615.82		

-

19,892.00
19,892.00

3.90
1,646.00
1,977.52
3,670.88
300.00
8,310.17
8,826.79
15,921.88
6,473.19
47,130.33

(27,238.33)

Study of Surrounding Multi-Family Neighborhood Properties near 69 South Hamilton Street

Nickole Papastavrou
Ciro Interrante Architect, P.C.
25 Market Street, 3rd Floor
Poughkeepsie, New York 12601

Job Number: 25-40

Date: 12-29-25

Zoning District: RNC

1
2
3
4
5
6
7
CHURCH ST
44
55
S HAMILTON ST
POUGHKEEPSIE CITY
MONTGOMERY ST
HOOKER AV

The properties presented in this study compared to the proposed project property indicate that should these properties pursue a similar conversion to a higher occupancy, these properties would present more significant variance requests and increase street parking density than the proposed subject property. As emphasized by the data above, the requested variances for the proposed project property are minor compared to what other properties would potentially need to request.

Project Location: 69 South Hamilton Street

Requested Variances: 10 foot driveway width, 3% extra lot coverage or .021% of the required 70% minimum, and -43 sqft. lot area or 0.008% of the required 6,000 sqft.

Other Property Locations:

- (411) Apartments - 76 & 82 S. Hamilton Street
- (230) 3 Family - 49 & 86 S. Hamilton Street
- (220) 2 Family - 46 & 80 S. Hamilton Street
- (210) 1 Family - 48 S. Hamilton Street

1) 46 S. Hamilton - 0.10 Acre Lot (4,356± sqft.)
   a) Potential conversion to 3 Family? 644± sqft. or 0.128% variance needed.
   b) Potential conversion to 4 Family? 1644± sqft. or 0.274% variance needed.
2) 48 S. Hamilton - 0.12 Acre Lot (5,227.2± sqft.)
   a) Potential conversion to 4 Family? 773± sqft. or 0.128% variance needed.
   b) No off street parking.
3) 49 S. Hamilton - 0.12 Acre Lot (5,227.2± sqft.)
   a) Potential conversion to 4 Family? 773± sqft. or 0.128% variance needed.
4) 76 S. Hamilton - 0.12 Acre Lot (5,227.2± sqft.)
   a) No off street parking.
   b) Undersized lot for (411) Apartments or 4+ family according to Section 19-2.3.2(a)
5) 80 S. Hamilton - 0.15 Acre Lot (6,534± sqft.)
   a) No off street parking.
6) 82 S. Hamilton - 0.28 Acre Lot (12,196.8± sqft.)
   a) No off street parking.
7) 86 S. Hamilton - 0.12 Acre Lot (5,227.2± sqft.)
   a) Potential conversion to 4 Family? 773± sqft. or 0.128% variance needed.

All data was taken from Dutchess County Parcel Access.

Parcel Identity

Parcel Number
131300-6161-22-156939-0000

Parcel Location
46 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Montoya, Laura *(Primary)*
Kissner, Robert R. *(Additional)*

Primary Owner Mailing Address
4 Oak St
Poughkeepsie, NY 12601

Lot Size
0.10 Ac

Land Use
(220) 2 Family Res

Assessment
Land: $59,400
Total: $364,500

Market Value
$364,500

School District
Poughkeepsie City SD

Agricultural District
None

Roll Section
1 (Taxable)

Tax Code
H (Homestead)

Deed Information
Book: 22023
Page: 1342

1

Parcel Identity

Parcel Number
131300-6161-22-155937-0000

Parcel Location
48 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Nocerino, Peter *(Primary)*

Primary Owner Mailing Address
28 Bank St
Beacon, NY 12508

Lot Size
0.12 Ac (c)

Land Use
(210) 1 Family Res

Assessment
Land: $35,000
Total: $157,500

Market Value
$157,500

School District
Poughkeepsie City SD

Agricultural District
None

Roll Section
1 (Taxable)

Tax Code
H (Homestead)

Deed Information
Book: 22023
Page: 3745

2

Parcel Identity

Parcel Number
131300-6161-22-131939-0000

Parcel Location
49 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Naftula LLC *(Primary)*

Primary Owner Mailing Address
2 Prag Blvd
Unit 101
Monroe, NY 10950

Lot Size
0.12 Ac (c)

Land Use
(230) 3 Family Res

Assessment
Land: $59,400
Total: $405,400

Market Value
$405,400

School District
Poughkeepsie City SD

Agricultural District
None

Roll Section
1 (Taxable)

Tax Code
H (Homestead)

Deed Information
Book: 22024
Page: 52957

3

Parcel Identity

Parcel Number
131300-6161-22-140884-0000

Parcel Location
76 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Gilliam, Erwin *(Primary)*

Primary Owner Mailing Address
255 Grove St
White Plains, NY 10601

Lot Size
0.12 Ac (C)

Land Use
(411) Apartment

Assessment
Land: $55,000
Total: $486,000

Market Value
$486,000

School District
Poughkeepsie City SD

Agricultural District
None

Roll Section
1 (Taxable)

Tax Code
N (Non-Homestead)

Deed Information
Book: 22024
Page: 50551

4

Parcel Identity

Parcel Number
131300-6161-30-141874-0000

Parcel Location
80 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Ashe, Wade *(Primary)*
Ashe, Claudette V. *(Additional)*

Primary Owner Mailing Address
80 S Hamilton St
Poughkeepsie, NY 12601

Lot Size
0.15 Ac

Land Use
(220) 2 Family Res

Assessment
Land: $59,400
Total: $360,500

Market Value
$360,500

School District
Poughkeepsie City SD

Agricultural District
None

Roll Section
1 (Taxable)

Tax Code
H (Homestead)

Deed Information
Book: 2010
Page: 0313

5

Parcel Identity

Parcel Number
131300-6161-30-141868-0000

Parcel Location
82 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Redwood Properties LLC *(Primary)*

Primary Owner Mailing Address
507 N Main St
Port Chester, NY 10583

Lot Size
0.28 Ac

Land Use
(411) Apartment

Assessment
Land: $86,400
Total: $2,430,000

Market Value
$2,430,000

School District
Poughkeepsie City SD

Agricultural District
None

Roll Section
1 (Taxable)

Tax Code
N (Non-Homestead)

Deed Information
Book: 22017
Page: 3135

6

Parcel Identity

Parcel Number
131300-6161-30-141861-0000

Parcel Location
86 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Joseph, Fraidy *(Primary)*

Primary Owner Mailing Address
16 Fillmore Ct
Unit 302
Monroe, NY 10950

Lot Size
0.12 Ac

Land Use
(230) 3 Family Res

Assessment
Land: $59,400
Total: $410,800

Market Value
$410,800

School District
Poughkeepsie City SD

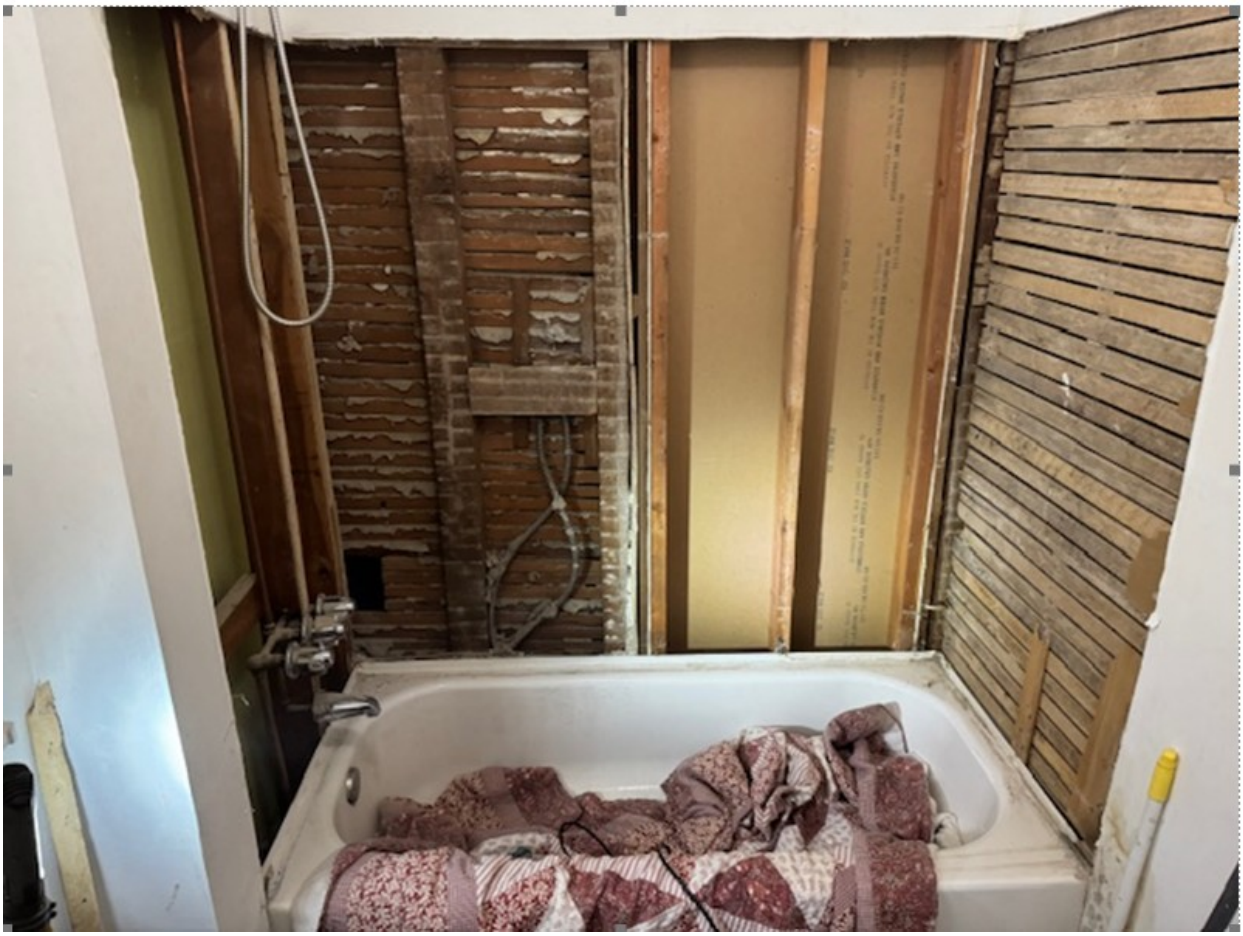
Agricultural District
None

Roll Section
1 (Taxable)

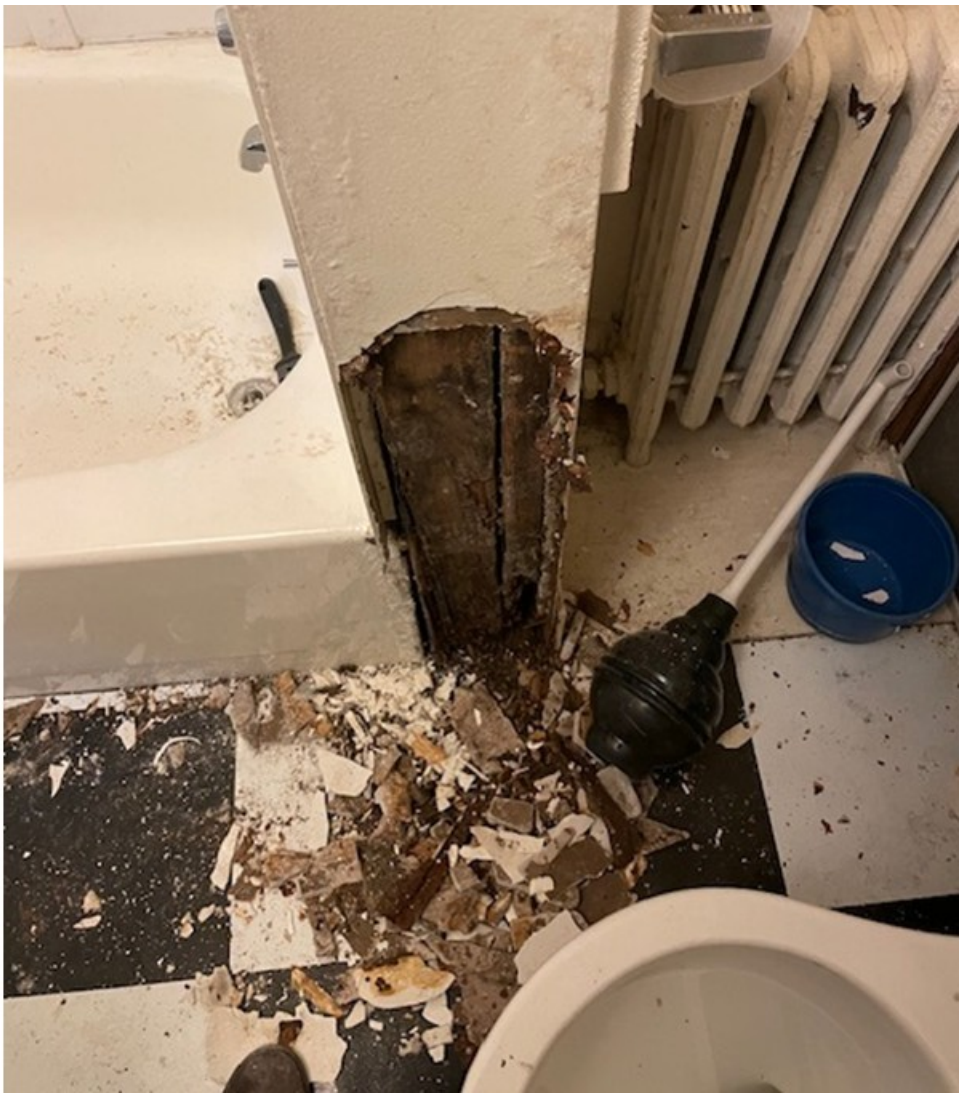
Tax Code
H (Homestead)

Deed Information
Book: 22023
Page: 53272

7



69



HDR

Professional

Reliable
Professional

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.

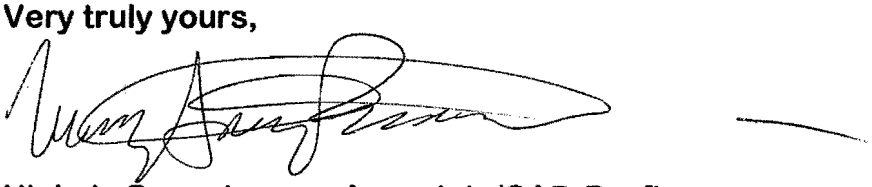
    5. A planting area has been added and shown on the site plan.

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

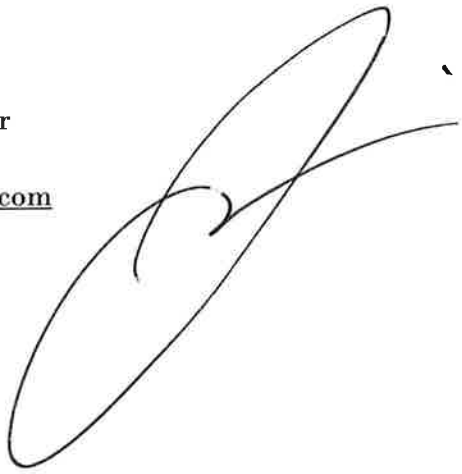
CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

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 CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
69 SOUTH HAMILTON STREET
RESOLUTION
FEBRUARY 10, 2026

In the matter of the appeal of Fabio Alvarez;/My Friend Realty, LLC, regarding the property at 69 South Hamilton Street, Grid #6161-21-120900, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 10th day of February 2026, at 6:00pm:

PRESENT

Scott Parker, Chair
Jessica Vinall, Co-Chair
Sam Finnerman
Thomas Klug
James Patterson
Justin Phillips
Miles Shadman

WHEREAS, the Zoning Board of Appeals has received an 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 74%; and, Section 19-6.2(1)(c) which requires a 15 foot wide driveway to allow a driveway ranging from 7.5 to 10 feet; and,

WHEREAS, the application was submitted by Fabio Alvarez/My Friend Realty, LLC, Carl Forestieri, accompanied by a survey prepared by Ciro Interrante, PC, dated 9-16-25, with supplemental materials; and,

WHEREAS, a public hearing was held on December 9, 2025, and January 13, 2026; and,

WHEREAS, the project was classified as a Type 2 Action for the purposes of SEQRA requiring no further action; and,

NOW THEREFORE BE IT RESOLVED THAT the City of Poughkeepsie Zoning Board of Appeals hereby finds that a consideration of the five factors for area variances weigh in favor of the applicant and grants variances of 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 74%; and, Section 19-6.2(1)(c) of the Zoning Code, as follows:

In making its determination on an area variance application, this Board must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The criteria the Board uses to make that determination are:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting area variances;

The applicant has demonstrated that the granting of the area variances will not produce an

undesirable change in the character of the neighborhood. With regard to the driveway width variance, both the driveway and parking area are existing conditions with no expansion proposed. Additionally, the driveway and parking area are consistent with the other properties in the neighborhood. With regard to the lot coverage variance, the lot coverage is exists and will actually be reduced under this plan from the existing 77% to 74% by removal of some existing paving. With regard to the lot area variance, which is a matter of 50 square feet or .008% of the requirement, the applicant has demonstrated this will not result in a change to the character of the neighborhood.

(2) whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than area variances:

There is no other method feasible for the applicant to comply with the requirements of the zoning code, as compliance with the requirements from which he is seeking relief would create other deficiencies, such as the amount of off-street parking.

(3) whether the requested area variances are substantial:

The applicant has demonstrated that the variances requested are not substantial. The lot coverage variance is 4%, while the lot area variance is .008 percent of the requirement. The driveway width variance is also minimal, and the existing driveway width is adequate to serve the existing parking area.

(4) whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The applicant has demonstrated that the variances, if granted, will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood, given the fact that the appearance of the property will not change materially except for removal of some pavement and addition of landscaping. Site drainage will not be affected, or may even be improved. The ZBA further notes that this is considered a Type 2 Action pursuant to SEQRA and therefore not found to significantly impact the environment.

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board but shall not necessarily preclude the granting of the area variance.

While not exactly self-created, the hardship described could appear personal to the owner. That said, the ZBA does not find this factor to be significant enough in this application to warrant denial of the variances.

Motion:
Second:
Carried:

Scott Parker, Chairman
Zoning Board of Appeals

Date

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

FEE: $350
CODE: A2112

ID#:_____

IPS#_____

NOTE: The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 49 Civic Center Plaza / 85 Civic Center Plaza

ZONING DISTRICT: PID-B

OWNER INFORMATION:

Name: Journal Plaza LLC / Page Park Associates LLC
Address: P.O. Box 792
Poughkeepsie, NY 12602
Phone: 845.594.1055
Email:

APPLICANT INFORMATION:

Name: Same as Owner; Consultant KARC Planning Consultants Inc., Kelly Libolt
Address: P.O. Box 924
Poughkeepsie, NY 12601
Phone: 845.594.1055
Email:

CONSULTANT INFORMATION:

Name: LRC Engineering and Surveying
Address: 85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Phone: 845.283.2880
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: December 11, 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: 49 Civic Center Plaza / 85 Civic Center Plaza

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-6.2(9)	That the number of off-street parking spaces provided shall equate to not more than 120% of the spaces required.	15 parking spaces.
19-3.4(2)(h)	A rear yard setback for parking areas of 20 ft.	20 ft.

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why. See responses in Cover Letter.

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? See responses in Cover Letter.

3) Is/are the requested area variance(s) substantial? Explain why they are not substantial. See responses in Cover Letter

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 49 Civic Center Plaza / 85 Civic Center Plaza

LIST OF REQUIRED ATTACHMENTS

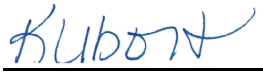
I. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant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

267 Mill Street Letter of Acknowldgement

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

12.16.2025

DATE

Kelly Libolt

Print Name

Revised 12/24: Previous Editions Obsolete

From: Kelly
To: Natalie Quinn; John Morrow
Subject: FW: 49 & 85 Civic Center Plaza
Date: Monday, December 15, 2025 8:38:21 AM

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Thursday, December 11, 2025 10:09 AM
To: Kelly <kelly@karcpc.com>; Natalie Quinn <natalie@karcpc.com>
Cc: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.gov>; Jozlyn Young <jozlyn@karcpc.com>
Subject: 49 & 85 Civic Center Plaza

Dear Ms. Libolt and Ms. Quinn:

The Development Department is in receipt of your application for site plan review relative to the expansion of the accessory parking lot at 49 Civic Center Plaza and reconfiguration of the accessory parking lot at 85 Civic Center Plaza, which includes a connection between the two lots that will benefit from a newly approved point of ingress from Rt 44/55 West bound (Mill Street). This application has been reviewed for compliance with the objective criteria of the zoning code, and the following deficiencies were identified:

1. Section 19-6.2(9) provides that the number of off-street parking spaces provided shall equate to no more than 120% of the minimum parking required. In this instance, the total off-street parking required for both parcels is 192, while 245 spaces are provided. Between the two properties, the maximum number of spaces permitted would be 230. Therefore, there is an excess of 15 spaces if the lots are considered as a whole. If 49 is considered on its own, the application indicates that 12 spaces are required and 47 parking spaces are provided, which is 33 spaces in excess of the maximum that would be permitted. However, as a reciprocal access easement is being proposed, it may be more practical to consider the total number between the two parcels.
2. Section 19-3.4(2)(h) requires a rear yard set-back for parking areas of 20 feet: the parking area on 49 Civic Center Plaza is not consistently 20 feet from the east (rear) yard. In fact, the plan shows some encroachment. Please note that while there is no set-back along the north property line, Sections 19-6.2( ) and (19-6.2(6)(c) allows the Planning Board to temporarily waive side yard requirements where there is shared or joint use of parking.

You may, within 60 days of the dated of this communication, either:

1. Make application to the Zoning Board of Appeals requesting that variances be granted; or,
2. Amend the plan to reflect compliance.

Please also note that additional landscaping may be required in the lawn area set-back of the parking lot at 49, pursuant to the provisions of Section 19-6.5(4), at the determination of the Planning Board.

Let us know if you have any questions in this regard.

Very truly yours,
Judith Knauss

Deputy Zoning Administrator
(845) 451-4010
jknauss@cityofpoughkeepsie.com

PLEASE NOTE: There has been an ongoing scam involving fraudulent emails from a group impersonating City officials. These emails generally include fake invoices and request payment from land-use board applicants. The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

KARC
PLANNING CONSULTANTS, INC.

December 16, 2025

Scott Parker, ZBA Chairman
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

Re: Journal Square
Parcel Number 131300-6162-69-065177 (49 Civic Center Plaza)
Parcel Number 131300-6162-69-090193 (85 Civic Center Plaza)
Area Variance Application

Dear Chairman Parker and Ms. Garcia:

KARC Planning Consultants, Inc (hereinafter "KARC") represents the owners of 49 and 85 Civic Center Plaza (Journal Plaza LLC / Page Park Associates LLC). These parcels are located in the PID-B Zoning District and together encompass approximately 3.608 acres.

On November 19, 2025, the Applicant submitted an application for Amended Site Plan Approval seeking approval for the re-configuration of an accessory parking area which serves the existing 4,500 (+/-) square foot, one-story office building at 49 Civic Center Plaza. The re-configured parking area is proposed to be internally connected to 85 Civic Center Plaza and serve as additional accessory parking to the Poughkeepsie Journal office building located on that parcel. A similar reconfiguration of this parking area was approved by the Planning Board on July 27, 2020, and subsequently received a NYS DOT permit for the installation of a driveway and traffic signal upgrades on May 6, 2025. The application is seeking Amended Site Plan Approval so that the NYS DOT permit can be acted on and implemented to improve the driveway conditions off of Mill Street.

On December 11, 2025, the Applicant received an email from Judith Knauss, Deputy Zoning Administrator for the City of Poughkeepsie, which identified two zoning deficiencies within the application for Amended Site Plan Approval. The deficiencies listed in Ms. Knauss' letter are as follows:

Code Section	Requirement	Proposed	Requested Variance
19-6.2(9)	Number of parking spaces shall not equate to more than 120% of the minimum number of spaces required	245 spaces	15 spaces
19-3.4(2)(h)	Rear yard setback for parking areas of 20 feet	0 feet	20 feet

For your review, please find nine (9) copies of the following:

1. Cover Letter including justifications for Area Variance Application and color photos of site conditions, prepared by KARC Planning Consultants, Inc. dated December 16, 2025
2. Area Variance Application prepared by KARC Planning Consultants, Inc. dated December 16, 2025
3. Zoning Determination (email) from Judith Knauss indicating the need for an Area Variance Application to the ZBA, dated December 11, 2025
4. Site Plan prepared by LRC Engineering and Surveying dated November 19, 2025
5. Short EAF completed by KARC Planning Consultants, Inc. dated November 19, 2025
6. Letter of Acknowledgement prepared by Page Park Associates, LLC., dated December 16, 2025
7. Application Fee in the amount of $350.00

As the Board is aware, when considering an area variance application, the Board must consider **whether the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety, and welfare of the neighborhood or community.** In considering this balancing test and considering the following five statutory factors, it is the applicant's belief that the benefits of this project outweigh any potential detrimental impacts. Our justifications are as follows:

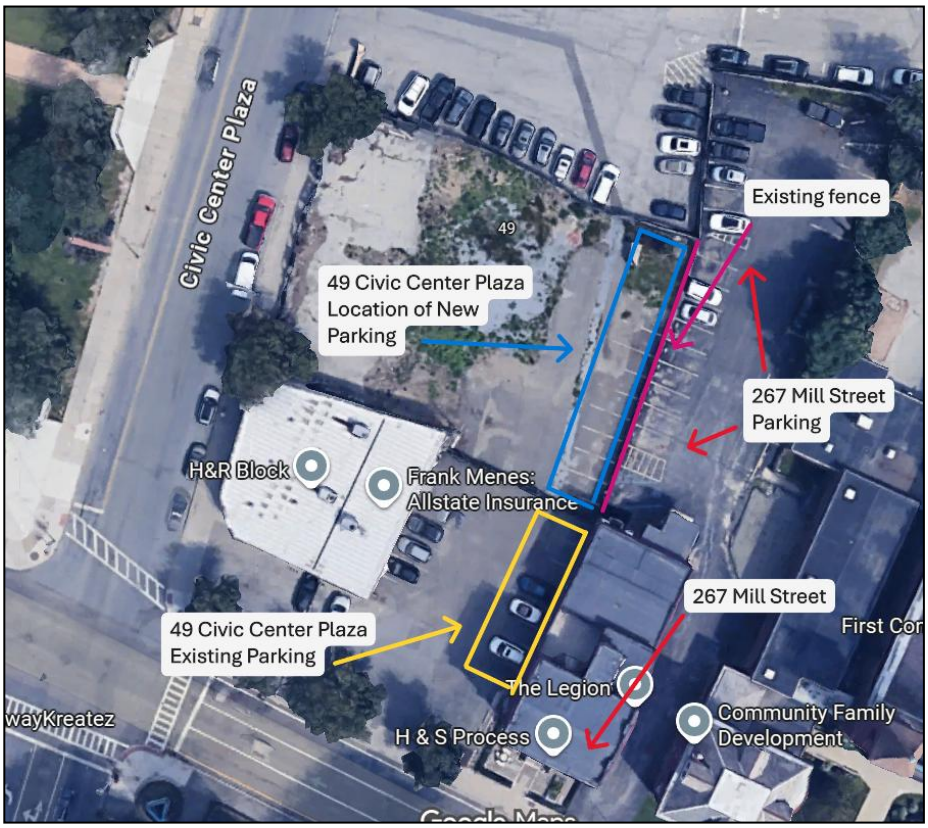
1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

Response:

Maximum Parking: The requested variance of 15 additional parking spaces will not produce an undesirable change in the character of the PID-B District where a mix of office, residential, retail, and municipal uses are permitted, and off-street parking provides visitors with access to these destinations. Specifically, the proposed parking lot at 49 Civic Center Plaza will provide necessary and convenient parking options for visitors and employees of the offices located in the Poughkeepsie Journal Building at 85 Civic Center Plaza and tenants of the commercial spaces located at 49 Civic

Center Plaza. The location of the proposed parking spaces at the rear of the lot and the use of natural buffers, including a wide lawn and tree islands, set the parking back from the pedestrian sidewalk and help shield the parking area from view. Elsewhere in the neighborhood, shared parking lots similar in size to the proposed lot at 49 Civic Center Plaza, including those located at 11 Mansion Street and 23 Garden Street, provide visitors to the area with parking for access to nearby destinations.

Parking Setback: Adjacent properties along Mill Street utilize off-street parking located in the rear of the lots. Specifically, the property directly to the east of the project site (267 Mill Street), where the set-back variance is being requested, will incur neither change in function nor detriment to its property by the granting of the requested variance. There are existing parking spaces adjacent to the building at 267 Mill Street that do not conform to the set-back requirements and the new parking spaces proposed along 267 Mill Street's property line are separated by an existing fence (see image below) and will abut adjacent parking that does not meet the setback requirement. The owner of 267 Mill Street has provided a letter that acknowledges the encroachment on its property and clarifies that no harm will be incurred. This letter is attached to the Area Variance Application.



Aerial view of 49 Civic Center Plaza.

Existing parking at 49 Civic Center Plaza, looking east to 267 Mill Street.

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

Response:

Maximum Parking: The proposed 245 parking spaces to be shared by 85 Civic Center Plaza and 49 Civic Center Plaza are necessary to provide adequate and convenient parking for employees and visitors of the businesses located there. The existing supply of parking spaces at 85 Civic Center Plaza is inadequate for the demand generated by the tenants of the building. The Applicant, who is the owner of 85 Civic Center Plaza, is collecting utilization data for the existing site and tenants and will provide to the ZBA at the meeting when this application is reviewed. The largest occupant at 85 Civic Center Plaza is Dutchess County – including the Department of Health and the Department of Planning and Development – which often host meetings, classes, and events that draw a larger number of visitors than previous tenants and require parking spaces beyond the standards in the Code.

Parking Setback: Due to the configuration of the lot at 49 Civic Center Plaza, it is impossible to situate these parking spaces more than 20 ft. from the rear property line without reducing the area of the site's proposed lawn The lawn provides the dual benefit of acting as a natural green space to assist

with drainage and stormwater runoff while preserving land for potential future development. Additionally, sitting parking spaces at the location of the proposed lawn would require altering the one-way driving lane. The NYSDOT permit to close the existing curb cuts along Civic Center Plaza and to change the entrance on Mill Street from ingress/egress to ingress only makes the proposed straight driving lane the best possible option. The owner of the adjacent property at 267 Mill Street has provided a letter that acknowledges the encroachment on its property and clarifies that no harm will be incurred. This letter is attached to the Area Variance Application.

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

Response:

Parking Maximum: The proposed 245 parking spaces require a variance of 15 spaces from the 230 spaces allowed according to the City of Poughkeepsie Zoning Code. The requested variance of 15 spaces is relatively minor, and it will greatly alleviate the parking constraints that currently exist at 85 Civic Center Plaza.

Parking Setback: The configuration of the proposed parking spaces along the property line of 267 Mill Street requires a variance of the entire 20 ft. requirement set forth in City's Zoning Code. However, the proposed design of the parking lot allows for the safe and convenient movement of vehicles and pedestrians, maximizes the area of proposed green space, and as indicated in response to question 1, will cause no harm or detriment to the adjacent property.

It is well settled that the substantiality of a variance cannot be judged solely by comparison of the percentage deviation from the mandated requirement. Indeed, a deviation cannot be viewed in the abstract because the deviation only becomes relevant if it is related to an adverse effect. The totality of the relevant circumstances must be evaluated in determining whether a deviation truly is substantial. Therefore, given the above, the variance, if granted, would not be substantial.

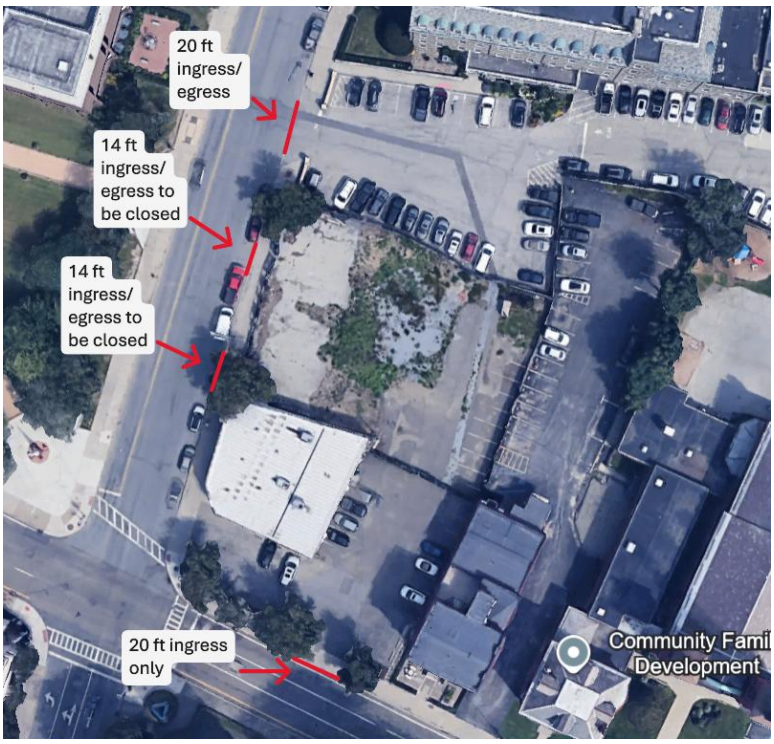
4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?

Response:

Maximum Parking: The requested variance will not result in any adverse physical or environmental effects on the neighborhood. The proposed use of the site is not inconsistent with the existing physical character of the PID-B District along this stretch of Civic Center Plaza and Mill Street. Additionally, the proposed lawn, tree islands, and river rock beds located throughout the parking area provide natural drainage and help prevent stormwater runoff from impervious surfaces. Lastly, the

provision of 245 shared parking spaces for the businesses located at 85 Civic Center Plaza and 49 Civic Center Plaza will benefit the neighborhood by alleviating the existing parking constraints which cause drivers to circle the block in search of parking while posing a danger to pedestrians.

Parking Setback: The requested variance will not result in any adverse physical or environmental effects on the neighborhood. The design considerations of the proposed parking lot, including the configuration of the new spaces, the closing of two curb cuts along Civic Center Plaza, and the changing of the driveway on Mill Street from ingress/egress to ingress only will benefit the neighborhood by reducing conflict points between pedestrians and vehicles. The closing of the existing curb cuts also allows for the addition of several on-street parking spaces for visitors to this part of Downtown Poughkeepsie.



Aerial view of 49 Civic Center Plaza showing proposed closed curb cuts and ingress only driveway on Mill Street.

KARC
PLANNING CONSULTANTS, INC.

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:

Maximum parking & Parking Setback: Although the need for area variances to allow for the provision of shared parking spaces and to allow for the location of several parking spaces along the property line of 267 Mill Street may be considered self-created, the impact to the community is minimal while the benefit to the community and the Applicant is significant. The requested variance of 15 spaces will help alleviate the need for additional parking at the Poughkeepsie Journal Building. Additionally, existing parking spaces along the property line with 267 Mill Street do not conform to the set-back requirements and therefore establish a similar existing condition. Situating several more spaces along the property border will not result in any difficulties for either property owner and will allow for the safe flow of vehicles and pedestrians through these two lots.

Please advise if you require anything further to complete your review.

We kindly request that this matter be placed on the next Zoning Board Agenda for Tuesday, January 13th, 2026.

Thank you.

Sincerely,

Kelly Libolt, Agent for Applicant

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

SITE PLAN SUBMISSION SET

FOR

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA

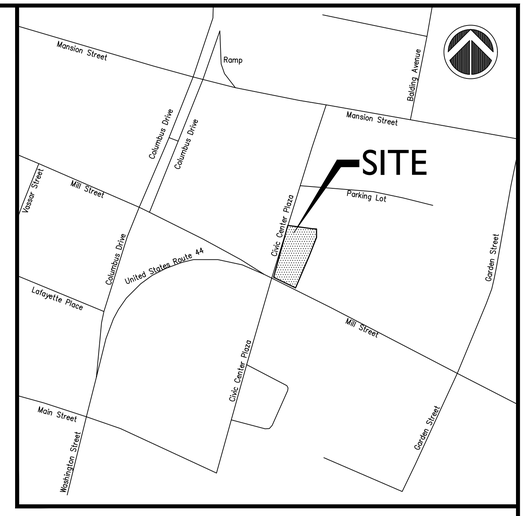
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP(S) ID# 6162-69-065177 &
6162-69-090193

ORIGINALLY SUBMITTED: NOVEMBER 19, 2025

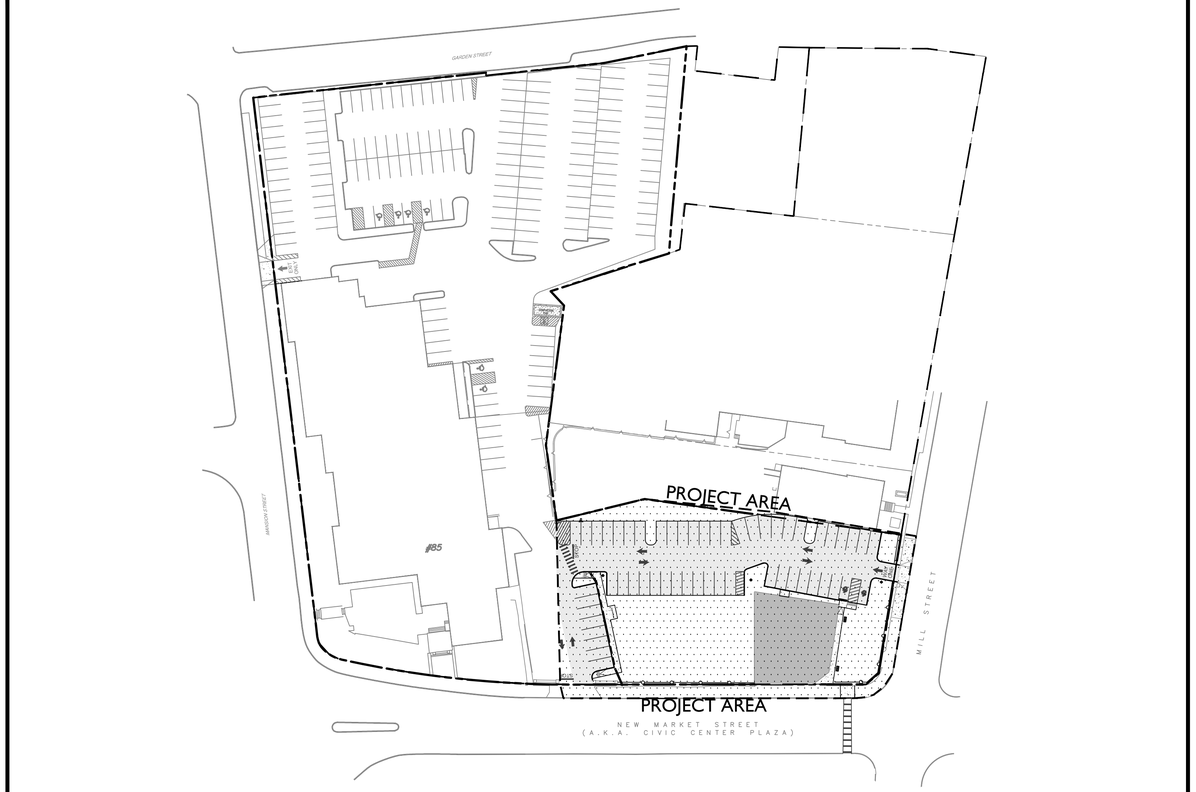
VICINITY MAP

SCALE: 1"=200'



LOCATION MAP

SCALE: 1"=1,000'



OVERALL SITE PLAN

SCALE: 1"=60'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN
SG-1	SITE GRADING / DRAINAGE & EROSION CONTROL PLAN
LL-1	SITE LANDSCAPE / LIGHTING PLAN
DN-1	PROJECT DETAILS
DN-2	PROJECT DETAILS
DN-3	PROJECT DETAILS

SITE PLANNER / CIVIL ENGINEER:

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants
Engineering & Surveying, LLC
D.B.A. Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

www.lrcconsult.com

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194

PLANNER:

KARC
PLANNING CONSULTANTS, INC.
PO BOX 924
POUGHKEEPSIE, NY 12601
845-594-1055

OWNER / APPLICANT:

49 CIVIC CENTER PLAZA-JOURNAL PLAZA LLC
85 CIVIC CENTER PLAZA-PAGE PARK ASSOCIATES LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

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)

_____
FIRE CHIEF

_____
POLICE CHIEF

_____
BUILDING INSPECTOR

_____
CITY ENGINEER

_____
COMMISSIONER OF PUBLIC WORKS

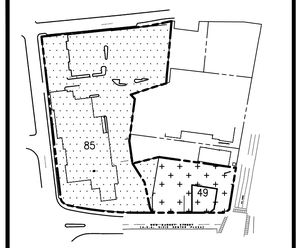
ORIGINALLY SUBMITTED: 2025-11-19

JOURNAL SQUARE
49-85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE

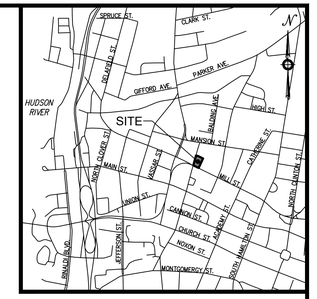
COVER SHEET

Drawing No.
CV
SHEET 1 OF 8

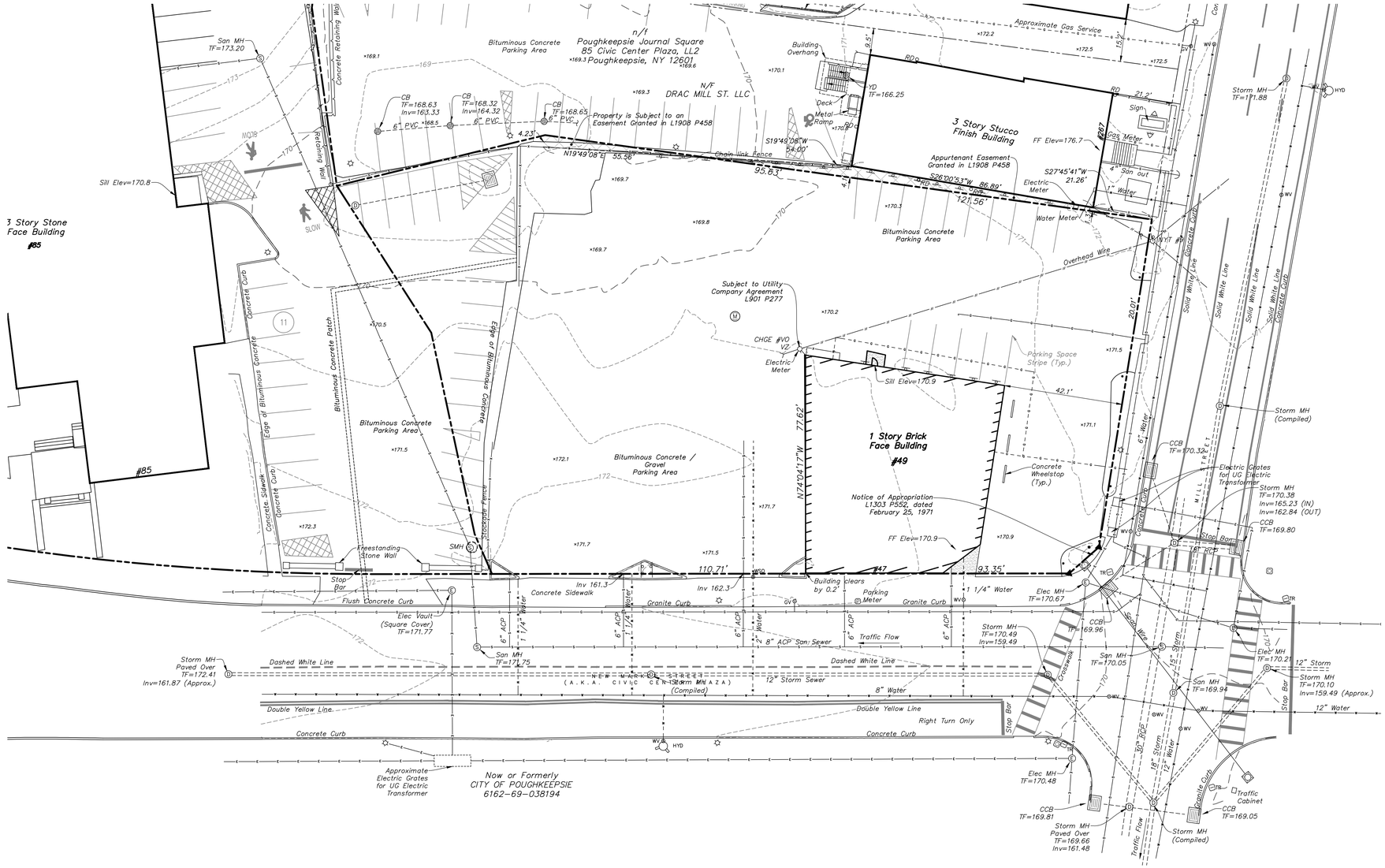
X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\CV19242601.dwg 11/17/2025 4:30 PM SCurran

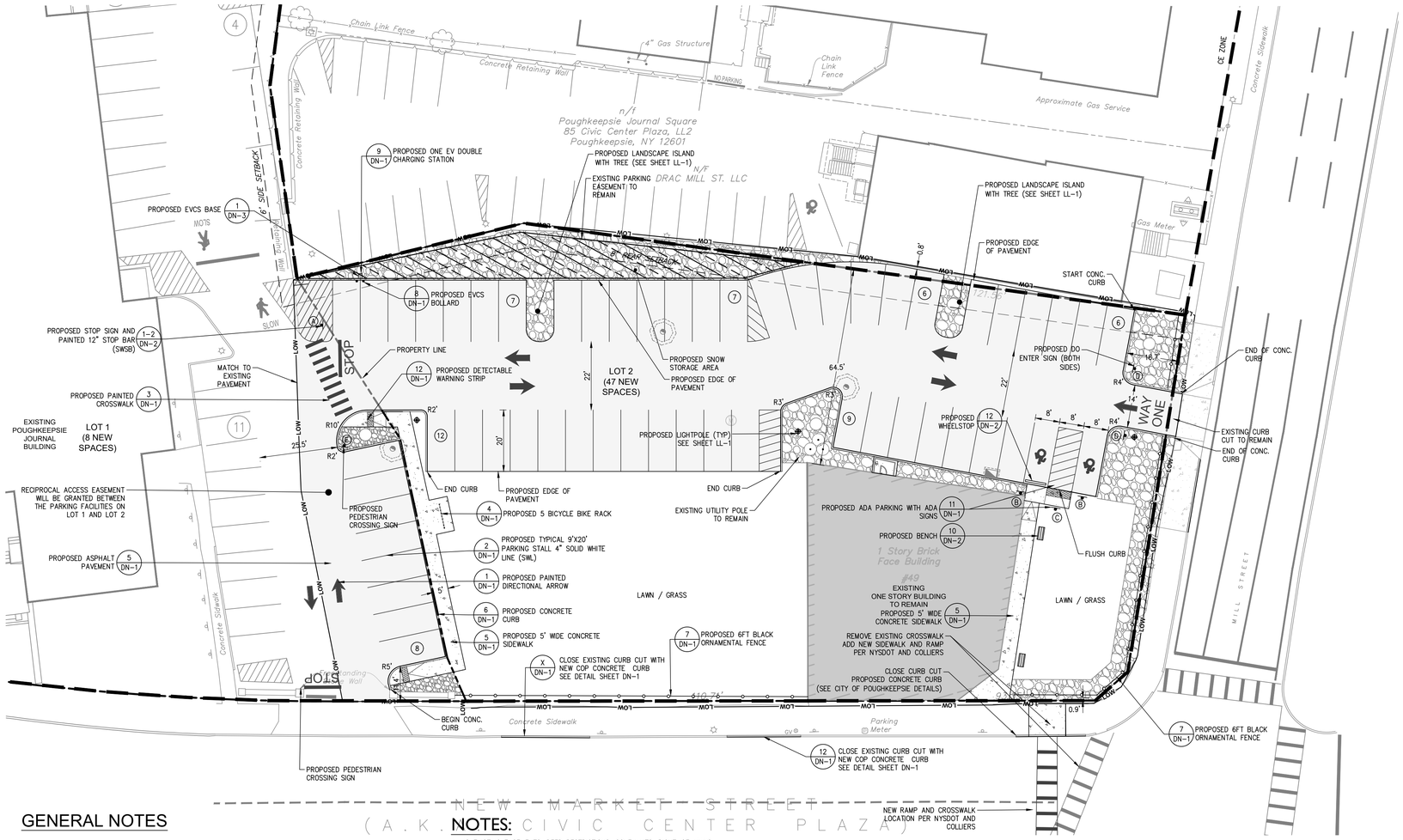


Key Map
Scale: 1"=200'



Vicinity Map
Scale: 1"=1,500'


3 Story Stone Face Building
#85
1 Story Brick Face Building
#49
3 Story Stucco Finish Building
n/f Poughkeepsie Journal Square 85 Civic Center Plaza, LL2 Poughkeepsie, NY 12601
N/F DRAC MILL ST. LLC
NEW MARKET STREET (A.K.A. CIVIC CENTER PLAZA)
Now or Formerly CITY OF POUGHKEEPSIE 6162-69-038194
Bituminous Concrete Parking Area
Bituminous Concrete / Gravel Parking Area
Property is Subject to an Easement Granted in L1908 P458
Appurtenant Easement Granted in L1908 P458
Subject to Utility Company Agreement L901 P277
Notice of Appropriation L1303 P552, dated February 25, 1971
Approximate Gas Service
Overhead Wire
Chain link Fence
Stockade Fence
Edge of Bituminous Concrete
Concrete Curb
Concrete Sidewalk
Concrete Curb, Sidewalk
Bituminous Concrete Patch
Concrete Retaining Wall
Flush Concrete Curb
Granite Curb
Solid White Line
Dashed White Line
Double Yellow Line
Right Turn Only
Crosswalk
Stop Bar
Traffic Flow
Parking Space Stripe (Typ.)
Concrete Wheelstop (Typ.)
Building Overhang
Deck
Metal Ramp
Sign
Gas Meter
Electric Meter
Water Meter
4" San out
1" Water
Building clears by 0.2'
Parking Meter
Freestanding Stone Wall
Sill Elev=170.8
Sill Elev=170.9
FF Elev=176.7
FF Elev=170.9
Approximate Electric Grates for UG Electric Transformer
Electric Grates for UG Electric Transformer
Elec Vault (Square Cover) TF=171.77
Elec MH TF=170.67
Elec MH TF=170.48
Elec MH TF=170.21
Storm MH TF=171.88
Storm MH TF=170.38 Inv=165.23 (IN) Inv=162.84 (OUT)
Storm MH TF=170.49 Inv=159.49
Storm MH TF=170.10 Inv=159.49 (Approx.)
Storm MH Paved Over TF=172.41 Inv=161.87 (Approx.)
Storm MH Paved Over TF=169.66 Inv=161.48
Storm MH (Compiled)
San MH TF=173.20
San MH TF=171.75
San MH TF=170.05
San MH TF=169.94
CB TF=168.63 Inv=163.33
CB TF=168.32 Inv=164.32
CB TF=168.65
CCB TF=170.32
CCB TF=169.96
CCB TF=169.80
CCB TF=169.81
CCB TF=169.05
Traffic Cabinet
Inv 161.3
Inv 162.3
Elec Meter
Water Meter
Gas Meter
Sign
Deck
Metal Ramp
Stop Bar
Traffic Flow
Concrete Curb
Granite Curb
Dashed White Line
Double Yellow Line
Concrete Curb
Right Turn Only
Crosswalk
Stop Bar
Traffic Flow
Solid White Line
Concrete Curb
Solid White Line
Concrete Curb
Solid White Line
Concrete Curb



ZONING SUMMARY CHART			
ZONING INFORMATION			
Tax Map Identification	Parcel No. 131300-6162-69-065177		
Zoning District	PID-B		
Proposed Use	Accessory parking area		
ZONING SUMMARY			
ITEM	REQ'D PID-B	Proposed Lot 1	Proposed Lot 2
LOTS & PARKING			
Lot Area and Coverage			
– Lot Area (min)	N/A	2.80 acres	0.808 acres
– Lot Width (min)	N/A	204.06'	236.17'
– Lot coverage (min)	60%*	21.94%	13.3%
– Outdoor activity space (min)	10%**	More than 10% Exist.	40.81%
Parking Location & Access			
– Primary Street Yard (min)	Not permitted	N/A	N/A
– Secondary Street Yard Setback (min)	40 ft	15.87'	16.7'
– Side Yard Setback (min)	20 ft	15.87'	16.7'
– Rear Yard Setback (min)	20 ft	6'	16.7
– Driveway Width (max)	20 ft	20'	14' One Way
BUILDING PLACEMENT			
Primary Structure Setback			
a) Primary Street Setback (min/max)	0 / 15 ft	20'	0'
– Build-to Frontage (min)	80%	18.7%	23.9%
b) Secondary Street Setback (min/max)	0 / 6 ft	0'	16.7'
– Build-to Frontage (min)	80%	54.3%	45.2%
c) Side Setback (min/max)	0 / 11 ft	53'	62.6'
– Abutting a residential lot line	15 ft	N/A	N/A
d) Rear Setback (min)	8 ft	155	32.2'
– Abutting a residential lot line	15 ft	N/A	N/A
BUILDING COMPOSITION			
Height			
a) Base	6 stories / 81 ft	4 stories	1 story
b) Bonus			
– 10% Affordable Units	8 stories / 107 ft	N/A	N/A
– 20% Affordable Units	9 stories / 120 ft	N/A	N/A
c) Minimum	2 stories / 29ft	N/A	N/A
d) Step-back depth after 5 stories (min)	5 ft	N/A	N/A
Width			
e) Primary Street Facing Building Width (max)	225 ft	42.43'	48.6'
Ground Story			
f) Story Height	14 ft	More than 1 Story Greater than 14'	1 Story Less than 14'
Entrance			
g) Distance Between Street-Facing Entrances (max)	50 ft	More than 50'	32.50'
Transparency			
h) Ground Story (min)	50%	Less than 50%	Less than 50%
i) Upper Story (min)	25%	Less than 25%	N/A
* Includes all buildings / structures			
** Minimum outdoor activity is calculated as a percentage of the total lot area. Minimum requirements are waived for lots under 5,000 square feet. Outdoor patios, roof gardens/decks, green roofs, etc. can be counted toward requirements			
Existing non-complying, no change			

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.

NOTES:

1. NO EXISTING EASEMENTS, DEED RESTRICTIONS, COVENANTS, RIGHT-OF-WAYS, RESERVATIONS, REARS, OR DEDICATIONS TO PUBLIC USE ARE ASSOCIATED WITH THE PROPOSED PROJECT.
2. A RECIPROCAL ACCESS AGREEMENT WILL BE PROPOSED BETWEEN LOT 1 AND LOT 2 FOR PARKING CIRCULATION AND ACCESS.
3. LOCATION OF ANY FIRE BOXES AND OR CONNECTIONS TO THE CITY FIRE ALARM ARE SHOWN.
4. THE PROPOSED PROJECT IS NOT LOCATED IN A WATERFRONT OR OVERLAY DISTRICT.
5. NO EXISTING FLOOD PLAINS OR ENDANGERED SPECIES LOCATED IN THE PROJECT AREA.
6. SITE IS LOCATED WITHIN 2,000' OF NYSDEC REMEDIATION DATABASE SITES: 314071, C314125, B00148, 314122 & C314126

ADDITIONAL NOTES:

1. TOPOGRAPHIC INFORMATION FIELD PROVIDED BY LRC GROUP IN MAY OF 2019. SEE EXISTING CONDITIONS (EX-1) FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION.
3. UPON APPROVAL OF THE SITE PLAN, THE APPROVED SITE PLAN WITH SIGNATURES SHALL BE PROVIDED IN PDF FORMAT. UPON COMPLETION OF CONSTRUCTION, AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY ENGINEERING IN AUTOCAD FORMAT.
4. ANY CURBS OR SIDEWALKS WITHIN THE CITY ROW DAMAGED BY CONSTRUCTION SHALL BE REPLACED PER CITY STANDARDS.

6162-69-065177
(49 CIVIC CENTER PLAZA)
JOURNAL PLAZA LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

6162-69-090193
(85 CIVIC CENTER PLAZA)
PAGE PARK ASSOCIATES LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS CONCRETE
- PROPOSED ORNAMENTAL FENCE
- PROPOSED FREESTANDING LIGHT
- PROPOSED SIGN
- PROPOSED SNOW STORAGE
- LOW — PROPOSED LIMIT OF WORK LINE

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	1
B	RESERVED PARKING	2
C	NO PARKING ANYTIME	1
D	DO NOT ENTER	2
E		1

		Parking Summary Table				
		Lot #1 (Poughkeepsie Journal Building)			Lot #2 (Existing Building & Proposed Parking Lot)	
Parking Requirements	Required	Existing	Provided	Required	Existing	Provided
One (1) space per every 400 sq. ft. of GFA	72,000 GFA 180 spaces required	207	198 spaces provided	4,500 GFA 12 spaces required	16	47 spaces provided
Bicycle Parking: 10% of the required vehicle parking, but not less than two (2) or more than twenty (20)	18	5	5	2	0	5
Min Parking Dimensions		9' x 20'			9' x 20'	

A TOTAL OF 55 NEW 9'X20' PARKING SPACES HAVE BEEN PROVIDED

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071914

Revisions		
No.	Date	Description

LRC Engineering & Surveying
- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
D.B.A. Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

SITE PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP19242601.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	SP-1
Checked	KFC	Date	11-19-2025	SHEET 3 OF 8
Approved	REM	Scale	1"=20'	

X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\SP19242601.dwg 11/19/2025 3:41 PM SConnon

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:
Journal Square

Project Location (describe, and attach a location map):
49 & 85 Civic Center Plaza, Poughkeepsie, NY 12601 (see Appendix A)

Brief Description of Proposed Action:
Reconfiguration of an existing parking lot.

Name of Applicant or Sponsor:	Telephone: 845.594.1055
Page Park Associates LLC and KARC Planning Consultants	E-Mail: kelly@karcpc.com

Address:
PO Box 924

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12601

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

3. a. Total acreage of the site of the proposed action? 3.608 acres
   b. Total acreage to be physically disturbed? 0.459 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.608 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): Residential (urban); Civic
   ☐ 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 potable water connection needed for this project. _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ No wastewater connections needed for this project. _____	☑	☐

	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?	☐	☑
Poughkeepsie Journal Building 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

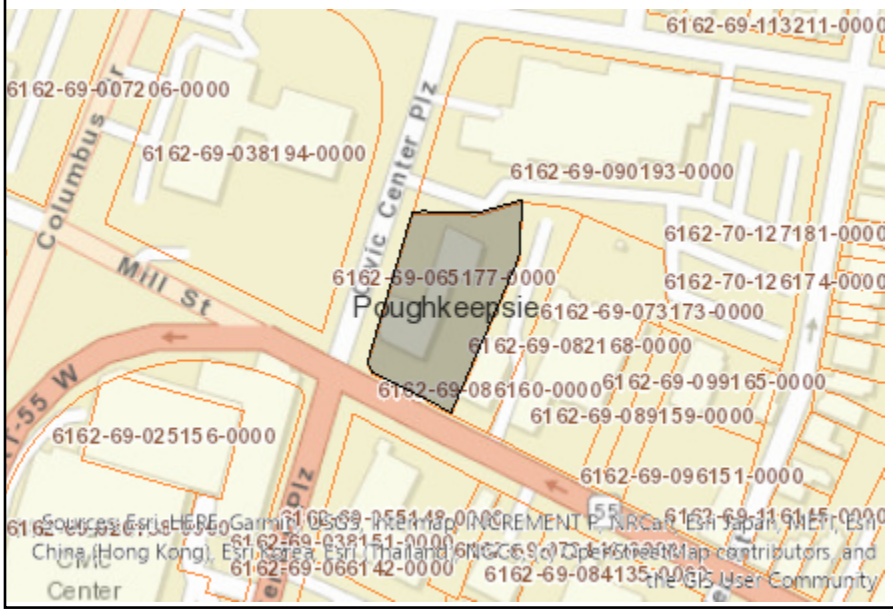
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: Project includes connections to existing catch basins and dry wells, as well as the creation of new green spaces to help mitigate storm water runoff.		
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: Spill #9112181 (49 Civic Center Plaza) closed as of 03/01/1992. Spill #9512935 (85 Civic Center Plaza) closed as of 01/16/1996. See Appendix B and Appendix C.		

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

Applicant/sponsor/name: Kelly Libolt Date: 11/19/2025

Signature: KLibolt Title:

PRINT FORM



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

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

Appendix A

ParcelAccess | Property Details

FINAL ROLL

Parcel Number
131300-6162-69-065177-0000

Parcel Location
49 Civic Center Plz

Municipality
Poughkeepsie City

Owner Name
Journal Plaza LLC *(Primary)*

Primary Owner Mailing Address
PO Box 792
Poughkeepsie, NY 12602

Parcel Details

Lot Size (acres):	0.808 AC (S)	**Split Town:**	-
Filed Map:	12682	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(330) Vacant comm		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$64,800	$64,800	$64,800	$64,800	$64,800	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N (Non-Homestead)	1 (Taxable)	100	$64,800

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2025	7/1/2025	7/1/2024

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	9/7/2021	22021	4485	B	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(Z98) Non-contrib

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$64,800

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

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

This report was produced using ParcelAccess on 10/2/2025. Developed and maintained by OCIS - Dutchess County, NY.

Appendix B

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

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Details from Spill Incidents Database Search

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 9112181

Spill Date/Time

Spill Date: 02/27/1992
Spill Time: 08:30:00 PM
Call Received Date: 02/27/1992
Call Received Time: 08:53:00 PM

Location

Spill Name: SUPER SUDS
Address: 49 CIVIC CENTER PLAZA
City: POUGHKEEPSIE
County: Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
#2 fuel oil	50 Gal.	Soil

Cause: Deliberate

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 03/01/1992

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

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- বাংলা
- 한국어
- Kreyòl Ayisyen

- Italiano
- العربية
- Polski
- Français
- اردو

Appendix C

Details from Spill Incidents Database Search

Spill Record

DEC Region: 3
Spill Number: 9512935

Administrative Information

Spill Date: 08/31/1995
Spill Time: 12:00:00 PM
Call Received Date: 01/10/1996
Call Received Time: 12:00:00 PM

Spill Date/Time

[redacted]

Location

City: POUGHKEEPSIE
County: Dutchess

Spill Description

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

Cause: Unknown

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 01/16/1996

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

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- Italiano
- العربية
- Polski
- Français
- اردو

Page Park Associates, LLC

The Poughkeepsie Journal Building
85 Civic Center Plaza
P.O. Box 792
Poughkeepsie, NY 12602

Tel: 845.471.0191
Fax: 845.471.0169

web: www.pageparkassociates.com

A PROPERTY BUSINESS

December 16, 2025

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

Ms. Lori Garcia
Planning Board Administrative Assistant
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 49 and 85 Civic Center Plaza
Area Variance Application
Acknowledgement of Encroachment

Dear Chairman Parker and Members of the Zoning Board of Appeals,

As the owner of 267 Mill Street, we acknowledge that the proposed site plan dated November 19, 2025 for 49 Civic Center Plaza shows an encroachment of partial parking spaces onto our property. This letter serves the purpose of clarifying to the City of Poughkeepsie Zoning Board of Appeals and Planning Board that no harm will be brought to our property by the approval of this site plan and we consent to the encroachment.

Sincerely,

Jason Page, Managing Member
Taconic Realty Associates

THE CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
49 AND 85 CIVIC CENTER PLAZA
DRAFT RESOLUTION
FEBRUARY 10, 2026

In the matter of the appeal of Journal Plaza LLC and Page Park Associates LLC regarding the property at 49 and 85 Civic Center Plaza, Grid # 6162-69-065177 and 090193, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 10th day of February 2026, at 6:00pm;

PRESENT

Scott Parker, Chair
Jessica Vinall, Co-Chair
Sam Finnerman
Thomas Klug
James Patterson
Justin Phillips
Miles Shadman

WHEREAS, the Zoning Board of Appeals has received an application for area variances for area variances relative to the expansion and reconfiguration of the off-street parking lots at 49 and 85 Civic Center Plaza requiring variances of the following sections of the Zoning Code: Section 19-6.2(9), which states that the number of off-street parking spaces provided not exceed the number required by more than 120%, to allow an excess of 15 spaces; and, Section 19-3.4(2)(h), which requires a rear yard setback for parking areas of 20 feet, to allow a portion of the off-street parking area to be located on the east property line; and,

WHEREAS, the application was submitted by Kelly Libolt of KARC Planning Consultants on behalf of the owners, accompanied by a site plan prepared by Rodney E. Morrison, Licensed Professional Engineer, dated 11-19-2025; and,

WHEREAS, a public hearing was held on January 13, 2026; and,

WHEREAS, on December 17, 2025, for the purposes of SEQRA, the Planning Board affirmed the negative declaration issued in May 2020 for a substantially similar project; and,

NOW, THEREFORE, BE IT RESOLVED THAT the City of Poughkeepsie Zoning Board of Appeals hereby finds that a consideration of the five factors for area variances weigh in favor of the applicant and grants variances of Section 19-6.2(9) and Section 19-3.4(2)(h) of the Zoning Code, as follows:

In making its determination on an area variance application, this Board must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The criteria the Board uses to make that determination are:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting area variances:
The variance will not produce an undesirable change in the character of the neighborhood or detriment to nearby properties, as the area in question is already utilized for off-street parking, and the reconfiguration will include improvements to traffic circulation, landscaping and stormwater management.

(2) whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than area variances:

The applicant could reduce the amount of parking being provided, and/or could follow through with development plans that include construction of a new building.

(3) whether the requested area variances are substantial:

The variances requested are not substantial, in that the amount of parking provided is only 15 spaces more than permitted, approximately 6%, while the setback to parking along the east side property line will be increased to the greatest amount possible.

(4) whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

It would not appear that the variances requested will have any adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board but shall not necessarily preclude the granting of the area variance.

The difficulty in complying with the requirements of the zoning code could be said to be self-created, particularly regarding the number of spaces permitted, in that if a new building was constructed, which was the original proposal, there would be no excess parking. However, the Board finds that this will not preclude the granting of the variance.

Motion:
Second:
Carried:

_____ _____

Scott Parker, Chairman Date
Zoning Board of Appeals

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

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

NOTE: The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 287 & 307 South Avenue

ZONING DISTRICT: CD

OWNER INFORMATION:

Name: PK South Ave LLC
Address: 162 Rinaldi Blvd
Poughkeepsie, NY 12601
Phone: c/o 845-874-7166
Email:

APPLICANT INFORMATION:

Name: Same as owner
Address:
Phone:
Email:

CONSULTANT INFORMATION:

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

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: October 22, 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: 287 & 307 South 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
See attached cover letter		

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. See attached cover letter

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? See attached cover letter

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

4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not? See attached cover letter

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 287 & 307 South Ave

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):

Massing Study

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

January 13, 2025
DATE

Natalie Quinn, agent for applicant
Print Name

KARC
PLANNING CONSULTANTS, INC.

October 21, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of PK South Ave LLC property owner of 287 & 307 South Avenue Poughkeepsie, NY 12601, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Ryan Arket
PK South Ave LLC

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

October 22nd, 2025

Natalie Quinn, KARC Planning Consultants

Re: 287 South Avenue
ID: 424146
Zoning Review Request PD-2025-120

Dear Applicant,

The Development Department is in receipt of your zoning review request relating to the property at 287 South Avenue and the proposed merger of the neighboring property at 307 South Avenue and construction of a five-story building containing 82 dwelling units.

This property is located within the Campus Development District (CD), which does permit 82 dwelling units per **Section 19-5.5** of the Zoning Ordinance, but will require Site Plan approval.

Based on the provided plot plan, some possible deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals. However, please note that the plans were not provided to scale and will require more detail for a comprehensive review while the list provided is not exhaustive.

1. **Section 19-4.3(3)(c)(2)** states that the minimum secondary street setback shall be 20'. **The proposed northern setback is shown to be 6'3" and the proposed eastern setback is shown to be 2'4".**
2. **Section 19-4.3(3)(e)** states that the maximum lot coverage shall be 50%. **The proposed lot coverage is stated to be 58.3%.**
3. **Section 19-4.3(3)(f)** states that a minimum open space of 20% is required. **No percentage was provided or detail for the proposed open space.**
4. **Section 19-6.2(1)(a)** states that all parking shall not be located between the building and the front lot line. **49 parking spaces are proposed within the front yard.**
5. **Section 19-6.2(1)(f)** states that parking spaces shall be 20' long and 9' wide with an aisle width of 22'. **The plan was not provided to scale and no dimensions for the parking area were provided.**
6. **Section 19-6.2(1)(g)** states that off-street parking areas shall be adequately illuminated for convenience and safety, but no lighting for parking areas shall cause glare on adjoining property. **No lighting is proposed.**
7. **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

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

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 such landscaping is proposed.**

8. **Section 19-6.2(4)(c)** states that not more than 12 parking spaces shall be permitted in a continuous row, and not more than 24 spaces shall be permitted in a single parking area without being interrupted by landscaping approved by the Planning Board. **48 parking spaces are proposed in a continuous row located within the front yard without being interrupted by landscaping.**
9. **Section 19-6.2(11)(a)** states that 103 parking spaces are required for the proposed use. **83 parking spaces are proposed.**

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

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

KARC
PLANNING CONSULTANTS, INC.

January 13, 2025

Scott Parker, ZBA Chair
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

Re: 287 & 307 South Ave
Parcel No. 131300-6061-60-974481 & 982453
City of Poughkeepsie
Area Variance Application

Dear Chair Parker and Ms. Garcia:

The applicant is seeking to construct a multifamily residential building at 287 & 307 South Avenue (Lots 974481 & 982453) in the City of Poughkeepsie. Together, the lots total approximately 0.998 acres (43,452 SF). The parcels are located in the Campus Development (CD) Zoning district, where multi-family residential is a permitted use.

The applicant respectfully submits this Area Variance application based on a determination dated October 22, 2025 by Joseph O'Brien. The applicant is seeking area variances for the following deficiencies noted in the determination letter, although please note some of the numerical values have changed based on the updated site plan submitted as part of our December 22, 2025 submission to the Planning Board, as reflected on the drawings contained herewithin:

Variance	Code Section	Requirement	Proposed	Requested Variance
#1	19-4.3(3)(c)(2)	Min. secondary street setback of 20'	Northern: 5.9' Eastern: 2.3'	Northern: 14.1' East: 17.7'
#2	19-4.3(3)(e)	Maximum lot coverage of 50%	57.17%	7.17%
#3	19-6.2(1)(a)	No parking located between the building and the front lot line	front yard parking	front yard parking
#4	19-6.2(11)(a)	103 parking spaces required for the use	83 spaces	20 spaces
#5	19-6.2(4)(c)	Not more than 12 parking spaces in a row, or 24 spaces in a single parking area, without interruption with landscaping	Continuous row of 48 spaces beneath the building	Continuous row of 48 spaces beneath the building

#6	19-6.2(4)(b)	Planting area of 3' in width between parking area and property line	Planting area width varying from 10.5' to 1.6'	Planting area width as small as 1.6'

As the Board is aware, when considering an area variance application, the Board must consider **whether the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety, and welfare of the neighborhood or community.** In considering this balancing test and considering the following five statutory factors, it is the applicant's belief that the benefits of this project outweigh any potential detrimental impacts. Our justification is as follows:

SECONDARY STREET SETBACK & LOT COVERAGE (VARIANCE #1 & #2)

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

Granting relief from the 20-foot secondary street setback along the north and east portions of the lot and from the 50% maximum lot coverage requirement will not produce an undesirable change in neighborhood character or result in a detriment to nearby properties. The proposed use and development intensity are permitted and anticipated within the zoning district.

The site is located in a context defined primarily by transportation infrastructure and large-scale, non-residential uses rather than a traditional residential streetscape. The north and east lot lines front a vegetated Route 9 right-of-way and highway ramps and do not abut private developable parcels, limiting visibility and eliminating impacts to neighboring structures, privacy, or neighborhood scale. Across South Avenue, the property faces a cemetery, a compatible and non-sensitive use with respect to building massing, setbacks, and lot coverage.

The parcel is currently vacant and largely impervious, contributing little to neighborhood character. The proposed development represents an appropriate form of reinvestment for this corridor, providing housing to support the nearby Vassar Hospital campus while introducing landscaping, stormwater management, and site improvements that will enhance the appearance and function of the site. Accordingly, the requested variances will result in a net benefit to neighborhood character.

2. **Can the benefit be achieved by some other method feasible for the applicant to pursue other than the area variance?**

Due to the lot's unusual configuration, existing DOT easement, and extreme narrowness, strict compliance with the required secondary street setbacks would severely constrain the buildable envelope and materially limit development of a permitted multifamily use within the CD District. Compliance with the 20-foot setbacks along the north and east lot lines would effectively eliminate a

functional building footprint, particularly given the site's frontage along a highway corridor rather than a traditional neighborhood street.

The project has been designed to minimize lot coverage wherever feasible, including locating required parking beneath the building and using permeable paving where parking extends beyond the building footprint. Even with these measures, strict compliance with the 50% maximum lot coverage requirement would require a substantially smaller and non-functional building footprint that could not reasonably accommodate required parking, circulation, building access, and life-safety needs.

Alternative layouts and modest reductions in building size were evaluated but would not eliminate the need for the requested variances given the site's physical constraints. Accordingly, no feasible alternative exists to achieve the permitted use in compliance with the zoning requirements, and the requested area variances represent the minimum relief necessary.

3. **Is the requested area variance substantial?**

The requested secondary street setback variances of approximately 14.1 feet and 17.7 feet may be considered substantial in numerical terms, but when viewed in context, the setback relief is attributable to the narrow configuration of the parcel and its frontage along a highway corridor rather than a traditional neighborhood street, and the overall development remains consistent with the permitted use, density, and development intensity of the CD District without creating off-site impacts. The requested lot coverage variance, at approximately 7.17%, is not numerically substantial.

4. **Will the variance have an adverse effect on the physical or environmental neighborhood or district?**

The requested setback and lot coverage variances will not result in adverse physical or environmental impacts. This parcel currently contains all impervious surfaces with little to no landscaping or stormwater treatment. The proposed development will introduce landscaped areas, permeable paving, and formal stormwater management measures, resulting in improved site drainage, reduced runoff, and enhanced environmental performance compared to existing conditions. Accordingly, the variances will not adversely affect the physical or environmental character of the neighborhood and will instead produce a net environmental benefit.

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

While the need for the requested variances may be considered partially self-created, it primarily results from the pre-existing and unusual configuration of the lot, including its narrow width and constrained buildable area. These physical characteristics significantly limit reasonable development options regardless of the specific proposal. The applicant is seeking the minimum relief necessary to

enable development of a permitted use in a manner consistent with the intent of the zoning regulations.

PARKING COUNT AND LOCATION (VARIANCE #3 & #4)

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

Permitting limited parking between the building and the front lot line will not produce an undesirable change in neighborhood character. The parking that is technically located within the front yard is primarily situated beneath the building, with one row of parking extending beyond the building footprint. This condition results from an existing DOT easement that allows parking but prohibits building encroachment within the easement. Absent this constraint, the parking would be fully located beneath the structure. Landscaping and screening are proposed along South Avenue to minimize visual impacts and improve the streetscape, representing a clear improvement over the site's current condition, which is almost entirely paved or gravel with parking allowed up to the street edge.

The proposed 83 parking spaces represent a reasonable and appropriate supply to serve the proposed 82-unit development given its location and context. There are no adjacent residential streets or nearby municipal parking facilities that would be adversely affected by potential overflow parking. In addition, the unusually wide right-of-way along South Avenue provides long-term flexibility to potentially accommodate on-street parking if warranted, without impacting surrounding neighborhoods.

2. **Can the benefit be achieved by some other method feasible for the applicant to pursue other than the area variance?**

Due to the narrow width and constrained configuration of the lot, there is no practical alternative location for the required parking without eliminating spaces entirely or compromising safe circulation and site functionality. Eliminating parking would exacerbate non-compliance with the minimum parking requirement and is not a reasonable alternative. Similarly, providing the full 103 required parking spaces is not feasible given the physical limitations of the site. Accordingly, no feasible alternative exists that would eliminate the need for the requested parking location and parking count variances.

3. **Is the requested area variance substantial?**

The requested variances may be considered substantial when viewed numerically; however, the proposed 83 parking spaces and their configuration represent the maximum practical amount of parking that can be accommodated on the site given its dimensional constraints. The relief requested is proportional to the site conditions and does not exceed what is necessary to allow reasonable use of the property.

4. **Will the variance have an adverse effect on the physical or environmental neighborhood or district?**

The proposed parking configuration will not result in adverse physical or environmental impacts. The site is currently almost entirely impervious, and the project will introduce landscaping, permeable surfaces, and formal stormwater management measures that improve environmental performance compared to existing conditions. Overall, the proposed parking layout will result in a net physical and environmental benefit.

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

While the applicant is proposing a code-permitted use, the need for the requested parking variances primarily results from the pre-existing narrowness and constrained dimensions of the lot. These characteristics significantly limit parking layout options regardless of the specific development proposal. The applicant is seeking reasonable and minimum relief necessary to accommodate required parking in a safe and functional manner.

PARKING AREA LANDSCAPING BUFFERS (VARIANCE #5 & #6)

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

Granting relief to allow a continuous row of parking spaces and flexibility in the required 3-foot planting buffer will not produce an undesirable change in neighborhood character. The parking spaces will be screened from South Avenue through a combination of shrubs, trees, and vines on fencing. The fence shown on the site plan will comply with Section 19-6.5(5)(C) of the Zoning Code and will be reduced to a height of 3 feet. The existing parcel currently contains a large surface parking area with minimal landscaping. The proposed development replaces these conditions with structured parking beneath the building and enhanced perimeter landscaping, representing a clear improvement over existing site conditions.

2. **Can the benefit be achieved by some other method feasible for the applicant to pursue other than the area variance?**

Breaking the parking area into smaller segments with landscaped interruptions and providing a uniform 3-foot planting buffer is not feasible given the limited width of the parcel and the need to accommodate required parking in a safe and functional manner. Introducing additional landscape islands or buffer areas would eliminate necessary parking spaces and adversely affect vehicle circulation and maneuverability.

3. **Is the requested area variance substantial?**

Although the number of parking spaces in a continuous row exceeds the code standard, the variance is limited in scope and not substantial in context, as the parking is partially enclosed beneath the building and does not function as a typical surface parking lot. Similarly, the planting buffer variance is minor, as landscaping is still provided along the front lot line, albeit with variable widths due to the site's configuration.

4. **Will the variance have an adverse effect on the physical or environmental neighborhood or district?**

The proposed parking configuration will not result in adverse physical or environmental impacts. The partially enclosed parking area reduces visual impacts and stormwater runoff compared to existing conditions. Landscaping and stormwater improvements will result in environmental conditions that are superior to the current paved and gravel site.

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

The need for the requested variances is not self-created but results from the narrow configuration and physical limitations of the lot. The proposed layout represents the minimum relief necessary to allow reasonable and code-permitted use of the property.

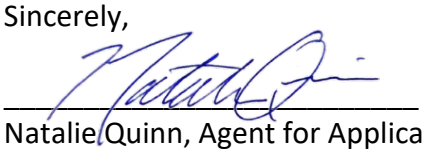
KARC
PLANNING CONSULTANTS, INC.

We respectfully request placement on the February 10, 2026 Zoning Board of Appeals meeting agenda to discuss this application. Please let us know if any additional information or materials are required at this time.

Enclosed please find the following:

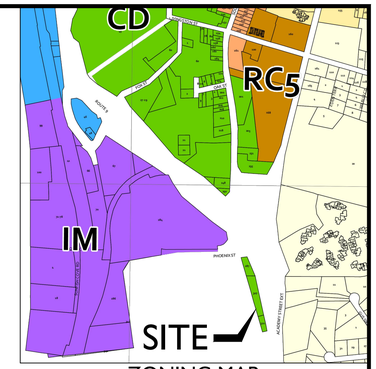
1. Cover Letter and Justification prepared by KARC, dated January 13, 2026
2. Area Variance Application prepared by KARC, dated January 13, 2026
3. Site Photos prepared by KARC
4. SEAF prepared by KARC, dated December 22, 2025
5. Site Plan prepared by LRC, dated December 22, 2025
6. Massing Study prepared by ADG, dated December 19, 2025

Thank you.
Sincerely,



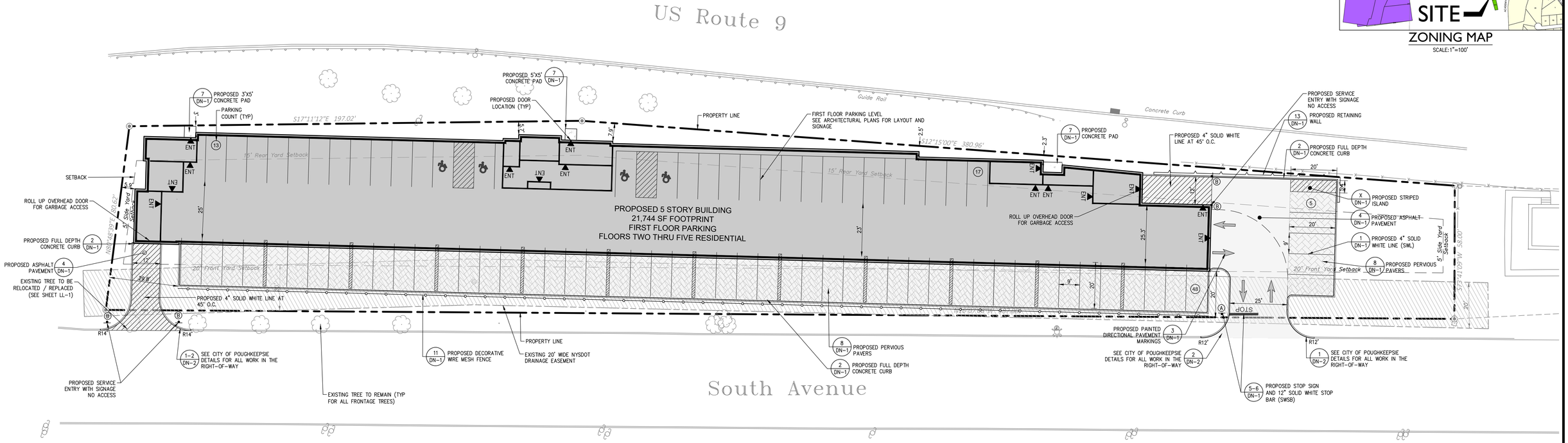
Natalie Quinn, Agent for Applicant

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



ZONING MAP

SCALE: 1"=100'



EASEMENTS:

EXISTING NYSDOT 20' WIDE DRAINAGE EASEMENT (LIBER 1109 PAGE 25)

NOTES:

1. EXISTING EASEMENTS ASSOCIATED WITH THIS PROJECT ARE SHOWN ON APPLICABLE PLAN SHEETS AND ARE LISTED ABOVE.
2. NO EXISTING WATERCOURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA. OF 8" OR MORE ARE ASSOCIATED OR LOCATED WITHIN WITH THIS PROJECT
3. SITE IS NOT IN FEMA 100 YEAR FLOODPLAIN
4. A FIRE DEPARTMENT KNOX BOX LOCATION IS PROVIDED AT THE SOUTHERN ENTRY LOCATION.
5. MAINTENANCE RECORDS FOR STORM WATER PRACTICES SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT ON AN ANNUAL BASIS.

SURVEY MAP REFERENCE

EXISTING CONDITIONS / TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR PK SOUTH AVE LLC" DATED JULY 22, 2025 BY BRENDAN JOHNSON, PLS# 50919

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS CONCRETE
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED BOLLARD
- ENT — PROPOSED DOOR LOCATION
- PROPOSED CONCRETE PAVERS
- EXISTING NYSDOT DRAINAGE EASEMENT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "UDig NY" AT 1-800-962-7962 AT LEAST 48 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
17. A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NPFA AND THE NYS FIRE CODE 2020.

SIGN LEGEND

NO.	LEGEND	MUTCD SIGN DESIGNATION	QTY.
A	STOP	R1-1	1
B	SERVICE ENTRANCE ONLY / NO ACCESS		4

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

ZONING SUMMARY CHART

ZONING INFORMATION		
TAX MAP IDENTIFICATION	131300-6061-60-974481 & 982453	
ZONING DISTRICT	CD - CAMPUS DEVELOPMENT	
PROPOSED USE	MULTIFAMILY RESIDENTIAL	
ZONING SUMMARY		
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	43,452 SF (0.99 Acres)
MIN. FRONTAGE	50 FT	587'
MIN. LOT COVERAGE	50%	57.17% (*)
MIN. FRONT YARD	20 FT	20'
MIN. SIDE YARD	5 FT	5.9'
MIN. REAR YARD	15 FT	2.3' (*)
MAX. HEIGHT	5 STORIES 68 FT	5 STORIES 58 FT
MAX. DENSITY	N/A	82 UNITS
REQUIRED PARKING	1.25/DWELLING = 103 SPACES	83 SPACES (*)
REQUIRED BICYCLE PARKING	11 spaces	30 SPACES (INSIDE GARAGE)
REQUIRED OPEN SPACE	20%	29.3%

(*) DENOTES VARIANCE REQUIRED

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

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

Revisions

LRC Engineering & Surveying

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Loureiro NY, P.C.

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Poughkeepsie NY 12601
(845) 243-2880

160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877

www.lrcconsult.com

SITE PLAN

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SP25336401.dwg	Sheet No.	SP-1
Drawn	SMC	Project No.	25-3364		
Checked	KFC	Date	2025-12-22		
Approved	LRC	Scale	1"=20'		

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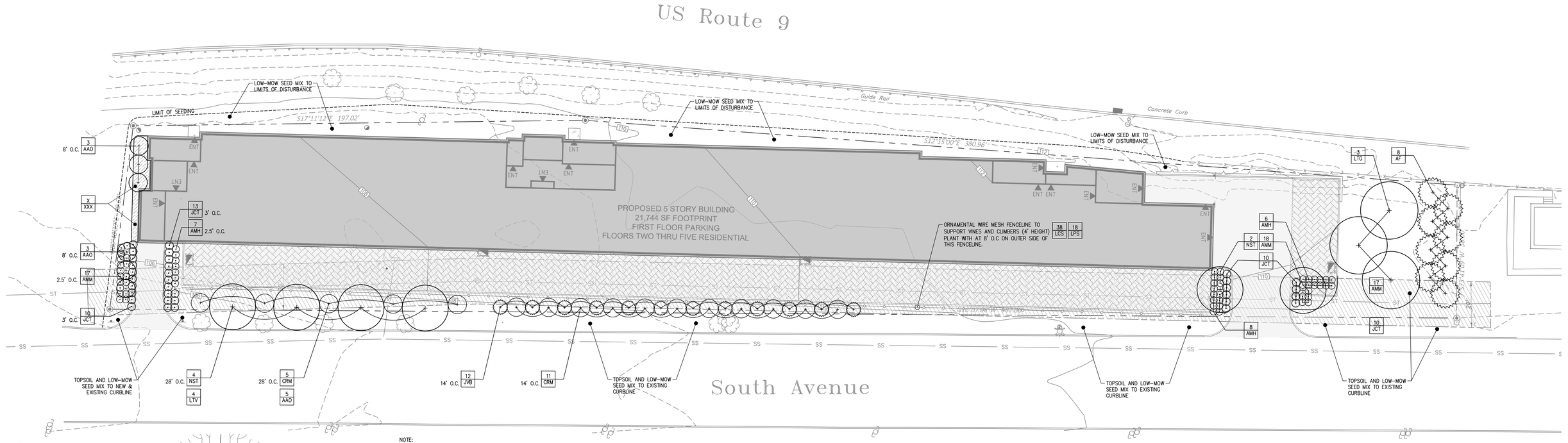
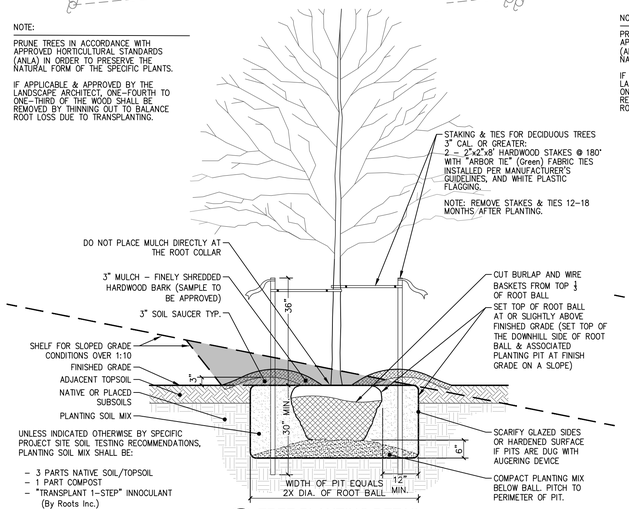


NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

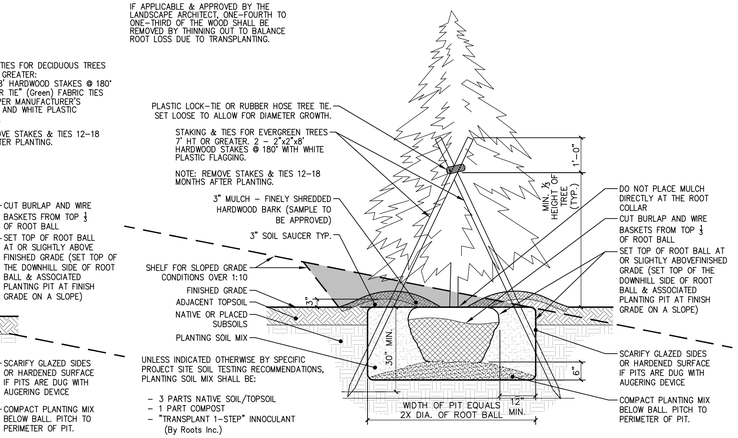


1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

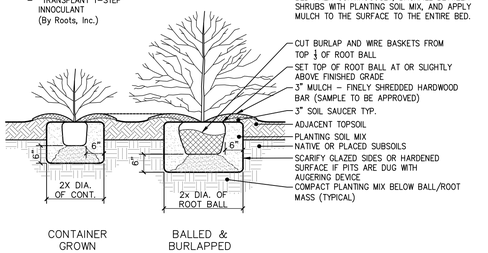
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



2 CONIFER TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

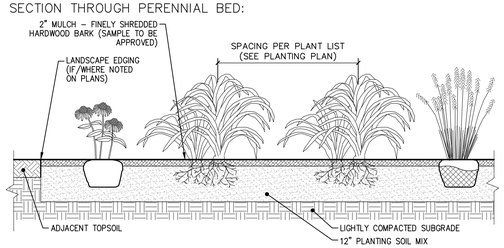
UNLESS SPECIFIED OTHERWISE, SOIL MIX SHALL BE:
– 3 PARTS TOPSOIL
– 1 PART PEAT MOSS OR COMPOST
– "TRANSPLANT 1–STEP" INNOCULANT (By Roots, Inc.)

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.



3 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"

SECTION THROUGH PERENNIAL BED:



PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
– 3 PARTS TOPSOIL
– 1 PART MANURE (WEED FREE)
– 1 PART PEAT MOSS OR COMPOST
– LIME (As recommended by soil analysis)
– "MILORGANITE" AT 5 LBS. PER 100 SF.

4 ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'-0"

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. PLANTING SOIL MIXTURE FOR NATIVE TREES AND SHRUBS:
   – 1 PART COMPOST
   – 3 PARTS TOPSOIL/NATIVE ON–SITE SOILS
   – PROVIDE OTHER SOIL AMENDMENTS AS RECOMMENDED BY SOIL TESTING FOR SPECIFIC PLANT TYPES BEING INSTALLED.
   – MYCORRHIZAL INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
9. PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
   – FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   – MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
10. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
11. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR ESTABLISHMENT OF WOODY AND PERENNIAL PLANTINGS FOR TWO YEARS FROM ACCEPTANCE OF PLANTING BY OWNER. IRRIGATION OR OTHER WATERING SHALL ALSO BE PROVIDED FOR SEEDED GRASSES AND WILDFLOWER AREAS TO SUPPORT GERMINATION AND ESTABLISHMENT FOR ONE YEAR FROM INITIAL SEEDING.
12. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" IN SEEDED AREAS, OR 6" IN SODDED AREAS (IF SOD IS INDICATED ON DRAWINGS). CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
13. NATIVE GRASS SEED MIX A (TYPICAL OF GENERAL MEADOW AREAS):
    "ERNST SOLAR FARM SEED MIX" – ERNMX–186 AS BLENDED BY ERNST CONSERVATIONS SEEDS, MEADVILLE, PA; 1–800–873–3332
    SEEDING RATE: 4.0 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
14. ROADSIDE SEED MIX B:
    "PARTIALLY SHADED AREA ROADSIDE MIX" – ERNMX–140 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS/AC OF A COVER CROP.
    SEEDING DATE: AUGUST 15–OCTOBER 1 (GRAIN RYE COVER) AND APRIL 15–JUNE 15 (GRAIN OATS COVER) UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
15. INFILTRATION BASIN SEED MIX C:
    "RAIN GARDEN MIX" – ERNMX–180
    AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 20 LBS PER ACRE WITH COVER CROP OF GRAIN RYE (FALL) AT 30 LBS/AC. OR OATS (SPRING) AT 30 LBS/AC.
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
16. SEED MIX D:
    "LOW–GROWING WILDFLOWER & GRASS MIX" – ERNMX–156 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 30–40 LBS PER ACRE
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
17. POLLINATOR WILDFLOWER MEADOW SEED MIX E:
    "BUTTERFLY & HUMMINGBIRD GARDEN MIX" – ERNMX–179 BY ERNST CONSERVATIONS SEEDS, MEADVILLE, PA, WWW.ERNSTSEED.COM; 1–800–873–3332.
    SEEDING RATE: 8–11 LBS PER ACRE WITH A COVER CROP OF GRAIN OATS OR GRAIN RYE.
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
18. SOD FOR LAWNS (ONLY WHERE SPECIFICALLY CALLED OUT ON PLANS):
    SOD SHALL BE A BLEND OF CREEPING RED, CHEWINGS AND HARD FESCUES. CONTRACTOR SHALL SUBMIT CERTIFIED BLEND FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
19. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
20. PLANTING SHOWN ON THIS DRAWING IS ILLUSTRATIVE OF PROPOSED PERIMETER AND BUFFER PLANTING ONLY. ADDITIONAL INTERIOR PLANTING IMPROVEMENTS ARE ANTICIPATED WHEN DETAILED DRAWINGS ARE PREPARED.

PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	INSTALLED SIZE	MATURE SIZE (WxH)	COMMENTS
TREES:	AF	8	ABIES FRASERI	FRASER FIR	B&B	7–8' ht.	30–50' ht.	
	AAO	6	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	B&B	6–7' ht.	7'x15' ht.	Clump Form
	JVB	12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	B&B	5–6' HT.	6–7'x15'+ht.	
	LTG	3	LIRIODENDRON TULIPIFERA 'GLEN GOLD'	GLEN GOLD TULIP TREE	B&B	3–3.5" cal.	25x40–60'	
	NST	6	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	B&B	2.5–3" cal.	20'x40' ht.	
SHRUBS	AMH	–	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3–5'hx2–3	2' o.c.; Red–Or Fall
	AMM	–	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	18" o.c.; Red–Or Fall
	CRM	16	CORNUS RACEMOSA	GRAY DOGWOOD	CONT.	3–4" ht.	8'x12' ht.	Clump Form Preferred
	JCT	33	JUNIPERUS COMMUNIS 'TORTUGA'	TORTUGA JUNIPER	CONT.	#5	24–30" ht.	Jade Green
VINES	LCS	38	LONICERA x. 'CORAL STAR'	CORAL STAR HONESUCKLE	CONT.	#1	9–10' ht.	Orange–Red; Plant at 8' o.c.
	LPS	18	LONICERA PERICYLMENUM 'SCENTSATION'	SCENTSATION HONEYSUCKLE (PW)	CONT.	#1	10–15' ht.	Yellows; Plant at 8' o.c.
PERENNIALS & ORNAMENTAL GRASSES								

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SCALE IN FEET

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LANDSCAPE PLAN

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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Schematic Block Study Concept

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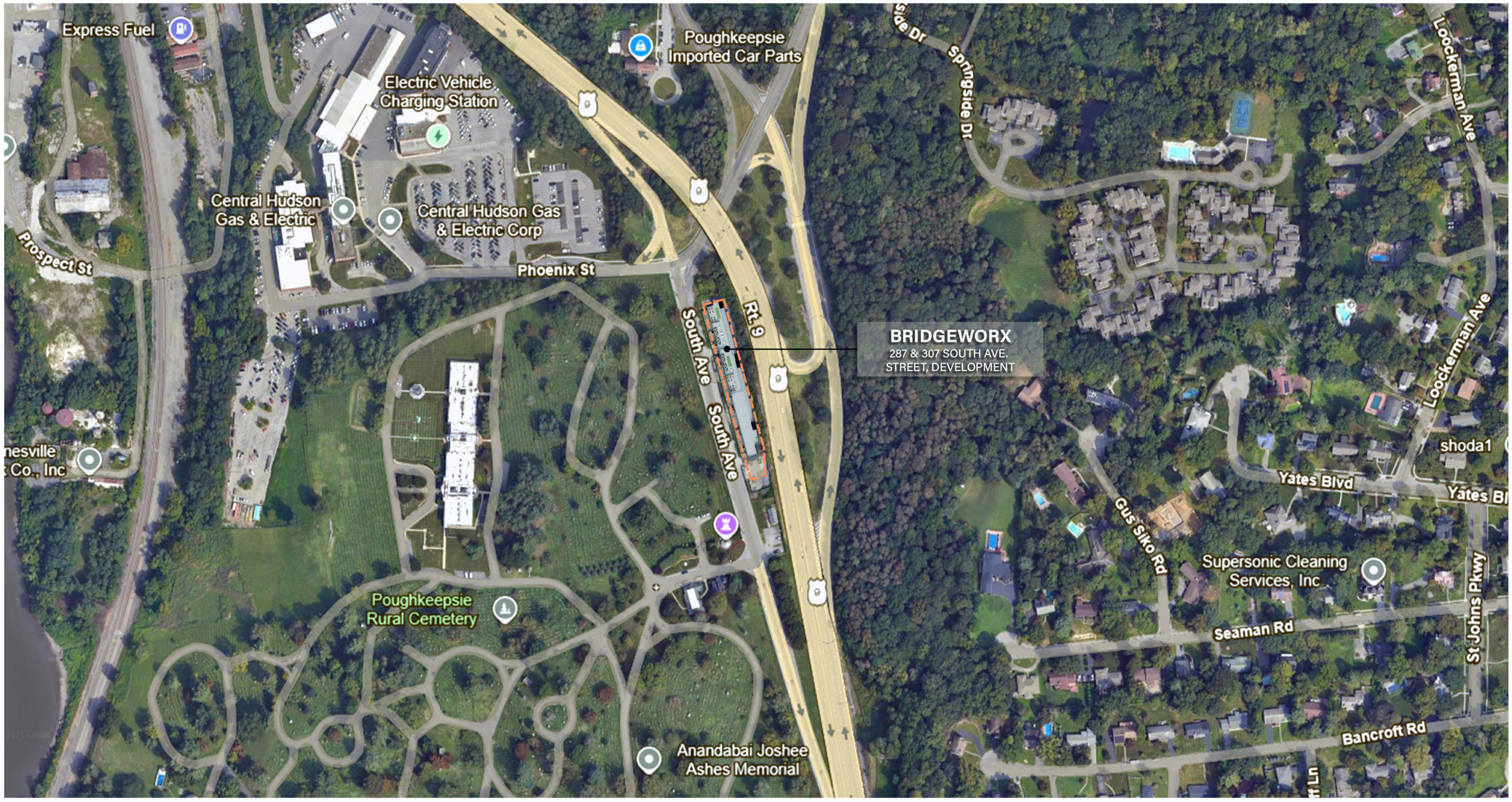
Executive Summary

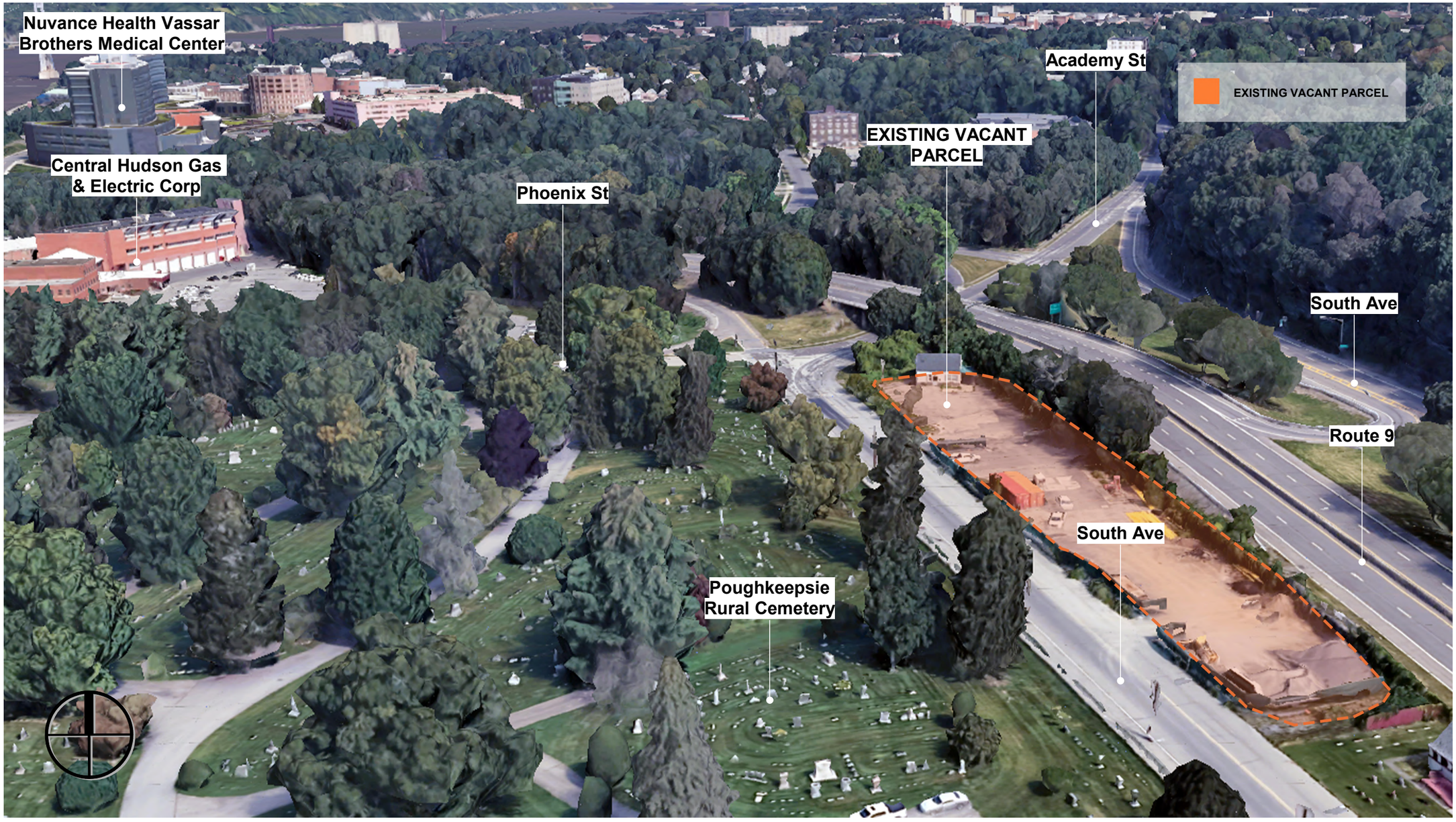
- 82 Apartments:
  - o 54 - 1 Bedroom Apartments
  - o 24 - 2 Bedroom Apartments
  - o 4 - 3 Bedroom Apartments
- 83 Parkings:
  - o 30 - Indoor Parking Spaces
  - o 53 - Outdoor Parking Spaces
- Resident Amenities
  - o Bike Storage
  - o Residential Storage Units
  - o Co-Work Area
  - o Game Room / Community Room
  - o Gym
  - o Dog Wash
  - o Lounge
  - o Roof-top Patio

Site Location Map

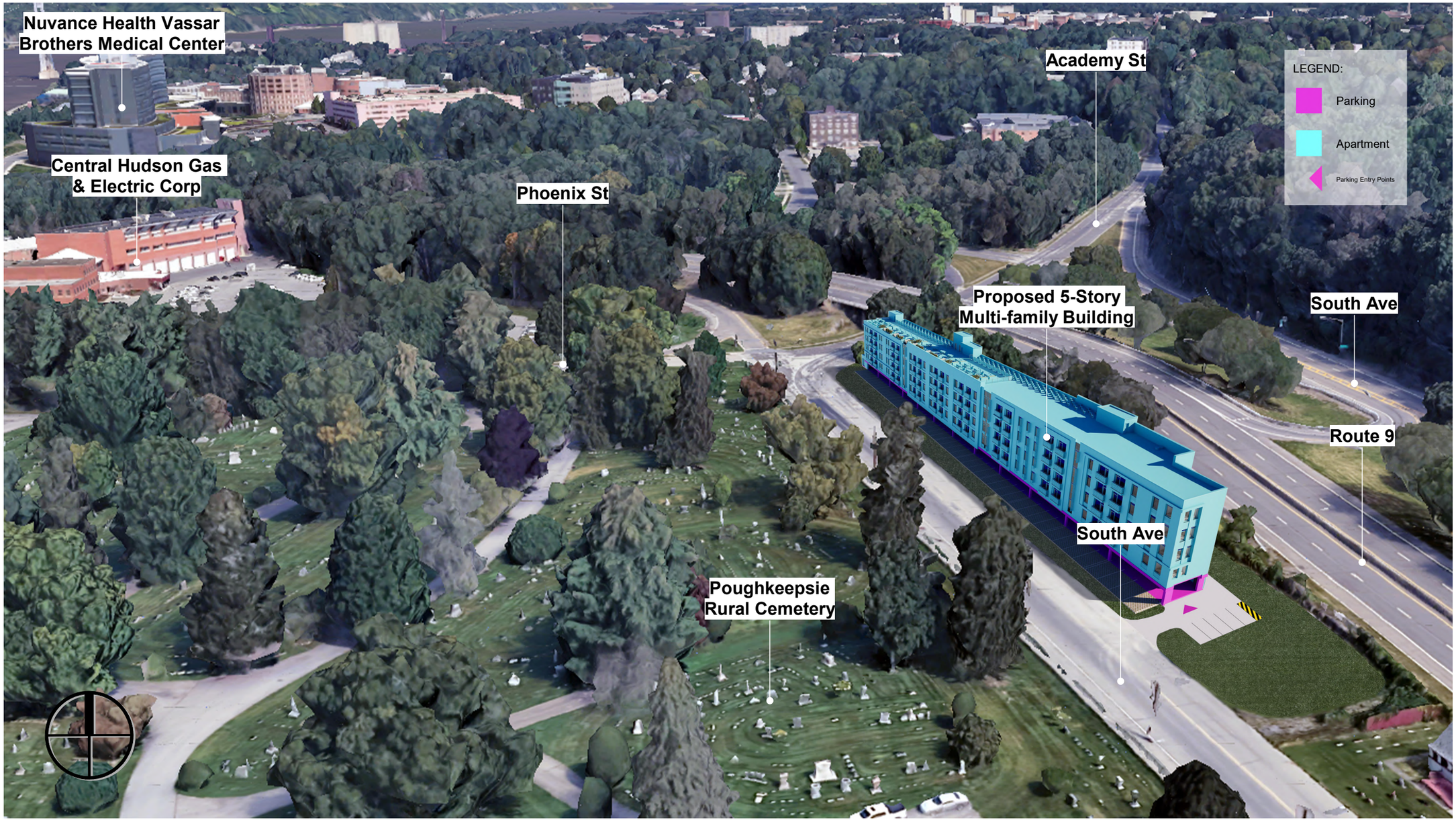
Site Plan Location



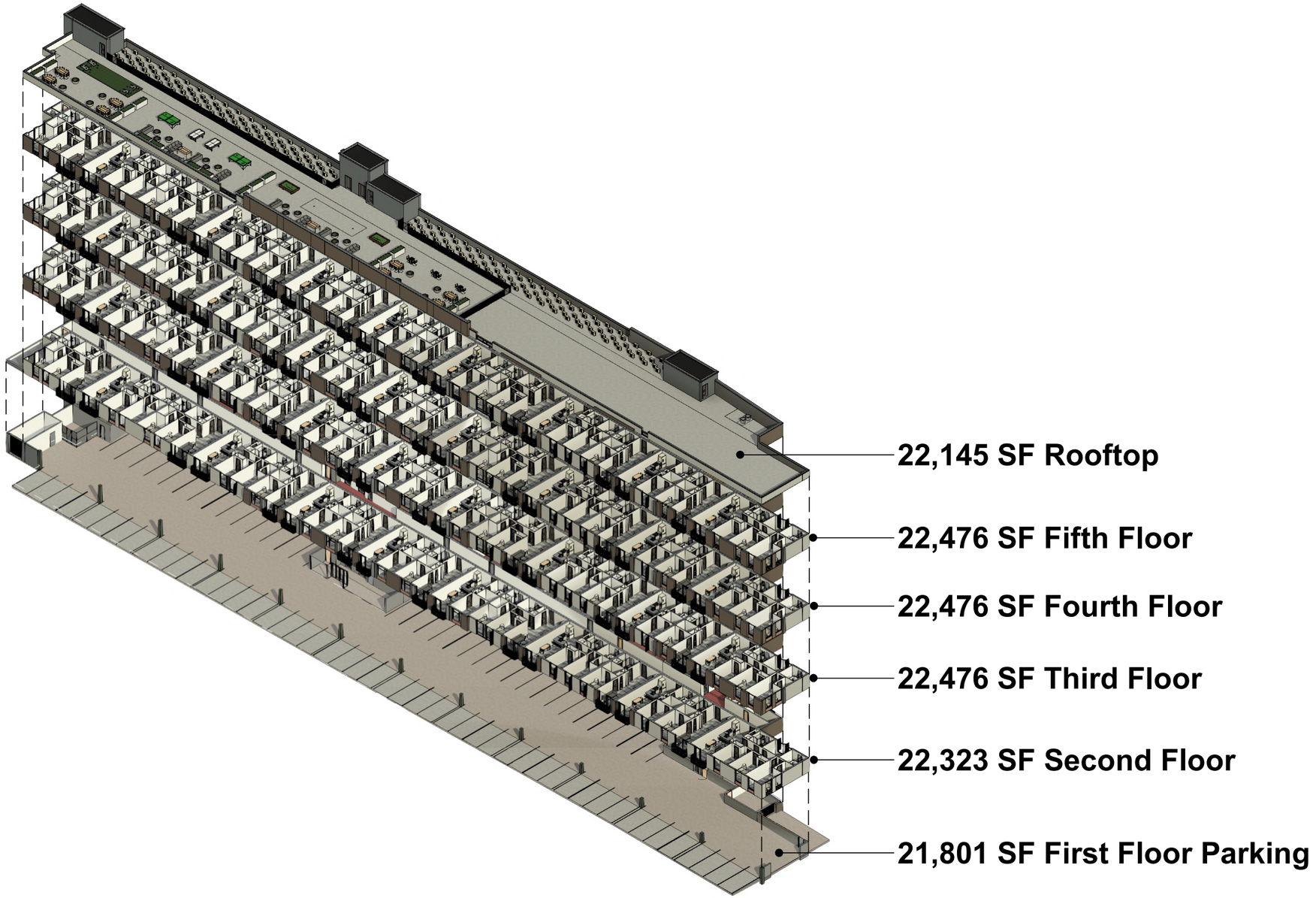
Existing Massing



SW Site Axonometric



Exploded Building Axonometric Floor Plan



City Aerial View

Building Matrix Chart

Area Tabulation								
Floor Level	Unit Count	Residential Gross SF	Balcony	Patio	Commercial Gross SF	Amenities	Ancillary Spaces	Total SF
Ground FL Parking						212	2,290	2,502
Second FL	16	13,540	292			3,865	4,661	22,358
Third FL	22	17,035	455			360	4,661	22,511
Fourth FL	22	17,035	455			360	4,661	22,511
Fifth FL	22	17,035	455			360	4,661	22,511
Total	82	64,645	1,657			5,157	20,934	**92,393**
Rooftop				10,035			12,145	22,180
Total (w/ Roof)	82	64,645	1,657	10,035		5,157	33,079	**114,573**

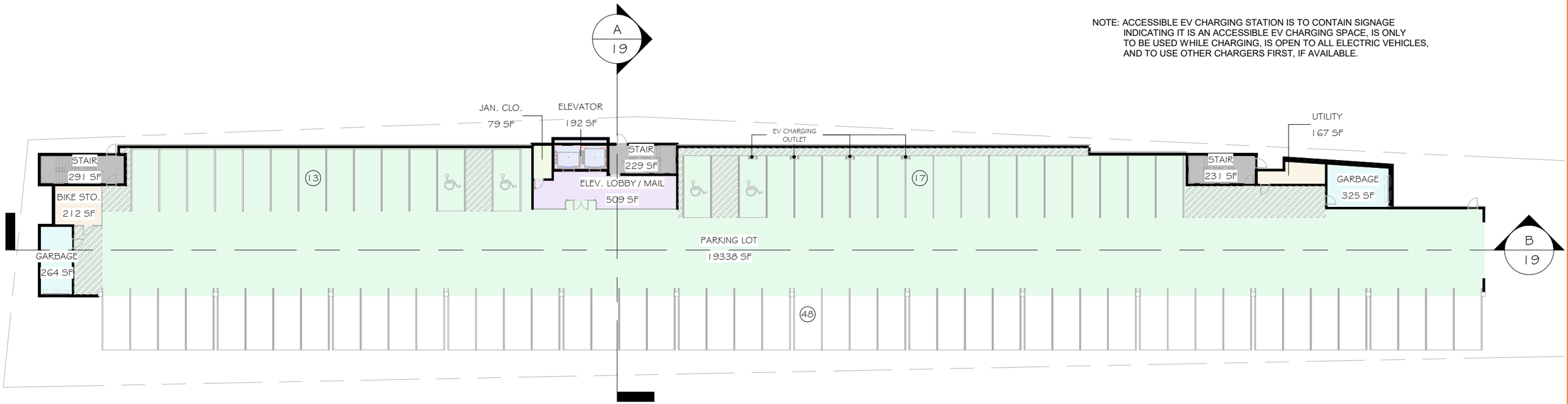
Parking Chart			
Floor Level	Parking	Handicap Parking	Total
First FL Parking	26	4	30
Outdoor	53	0	53
Total Unit Count	79	4	83
Total SF			19,360

Unit Schedule					
Floor Level	Studio	One Bed	Two Bed	Three Bed	Total Per Floor
First FL					
Second FL		9	6	1	16
Third FL		15	6	1	22
Fourth FL		15	6	1	22
Fifth FL		15	6	1	22
Rooftop					
Total Unit Count		54	24	4	82
Unit Distribution (percentage of total)		66%	29%	5%	100%

First Floor Parking Schematic Plan

FIRST FLOOR PARKING MATRIX		
USE	QTY (1ST FLOOR)	SQUARE FOOTAGE
BIKE STORAGE	1	212 SF
ELEV. LOBBY / MAIL	1	509 SF
ELEVATOR	1	192 SF
GARBAGE	2	590 SF
JAN. CLO.	1	79 SF
PARKING LOT	83	19,360 SF
STAIR	3	750 SF
UTILITY	1	167 SF
TOTAL		21,859 SF

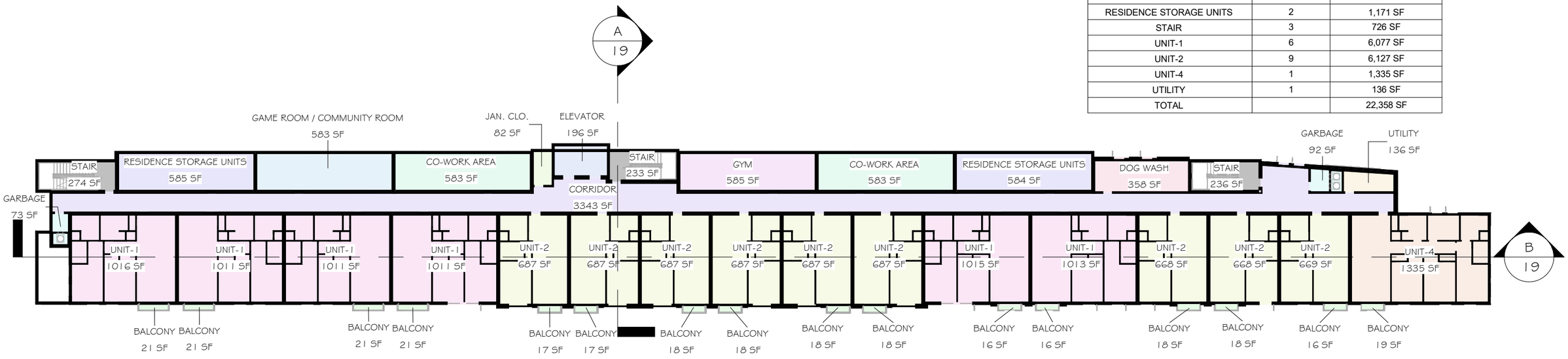
NOTE: ACCESSIBLE EV CHARGING STATION IS TO CONTAIN SIGNAGE INDICATING IT IS AN ACCESSIBLE EV CHARGING SPACE, IS ONLY TO BE USED WHILE CHARGING, IS OPEN TO ALL ELECTRIC VEHICLES, AND TO USE OTHER CHARGERS FIRST, IF AVAILABLE.



Second Floor Schematic Plan

LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

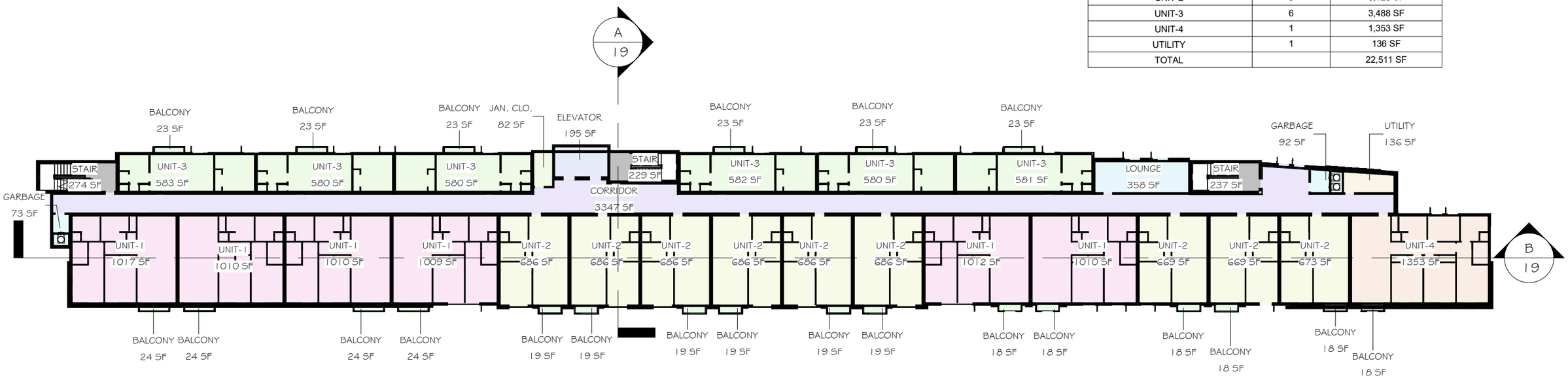
SECOND FLOOR MATRIX		
USE	QTY (2ND FLOOR)	SQUARE FOOTAGE
BALCONY	16	292 SF
CO-WORK AREA	2	1,166 SF
CORRIDOR	1	3,360 SF
DOG WASH	1	360 SF
ELEVATOR	1	192 SF
GAME ROOM / COMMUNITY ROOM	1	583 SF
GARBAGE	2	165 SF
GYM	1	585 SF
JAN. CLO.	1	82 SF
RESIDENCE STORAGE UNITS	2	1,171 SF
STAIR	3	726 SF
UNIT-1	6	6,077 SF
UNIT-2	9	6,127 SF
UNIT-4	1	1,335 SF
UTILITY	1	136 SF
TOTAL		22,358 SF



Third Floor Schematic Plan

LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

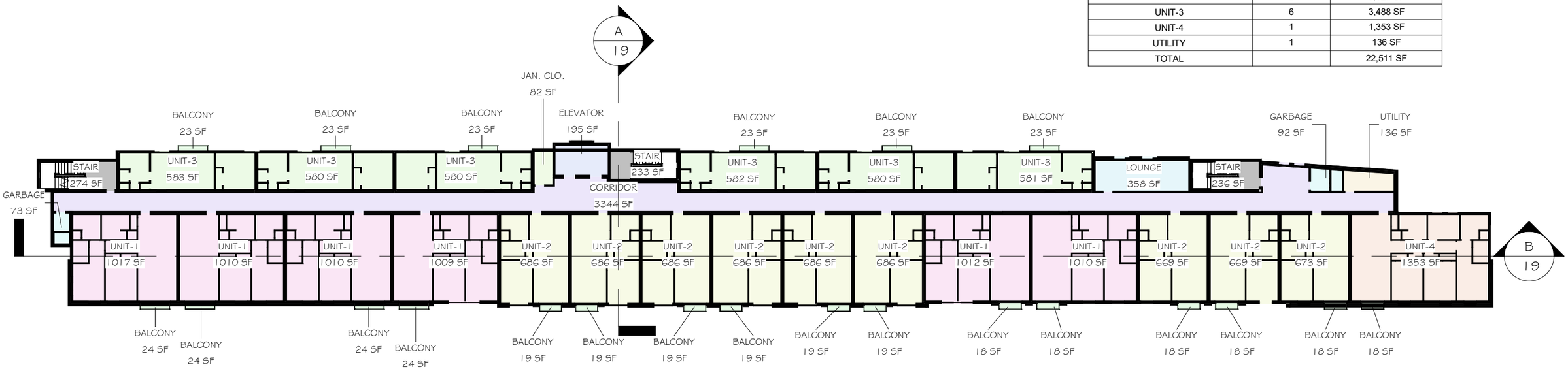
THIRD FLOOR MATRIX		
USE	QTY (3RD FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF



Fourth Floor Schematic Plan

LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

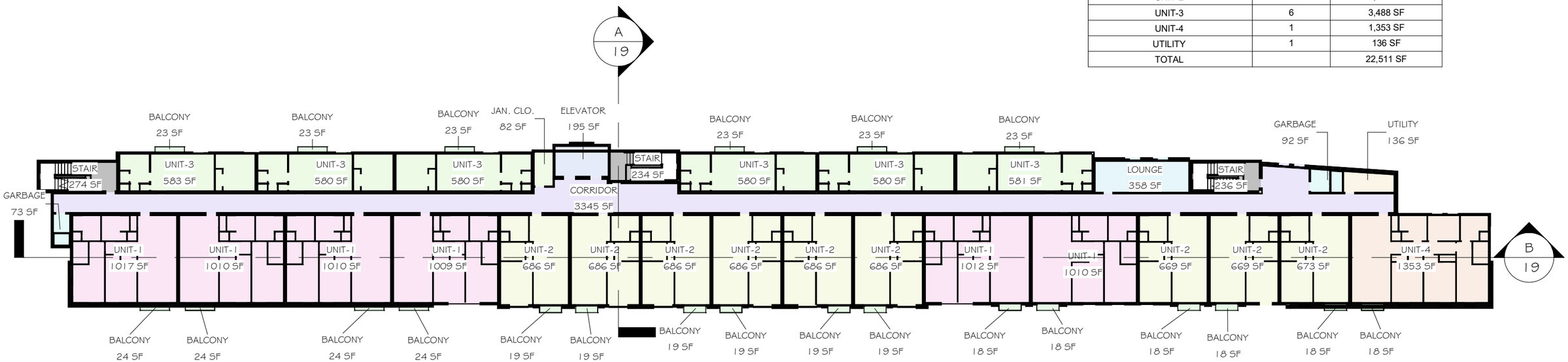
FOURTH FLOOR MATRIX		
USE	QTY (4TH FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF



Fifth Floor Schematic Plan

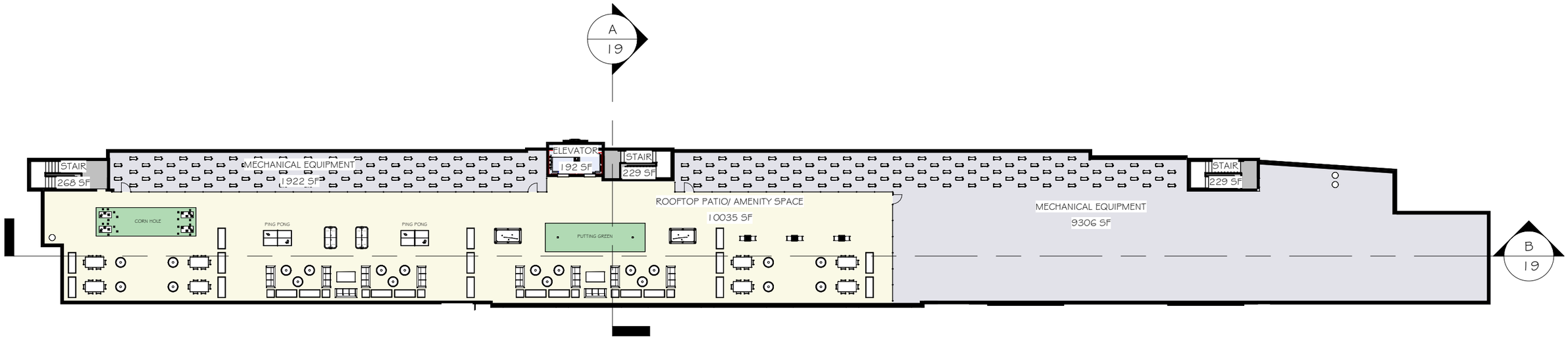
LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

FIFTH FLOOR MATRIX		
USE	QTY (5TH FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF

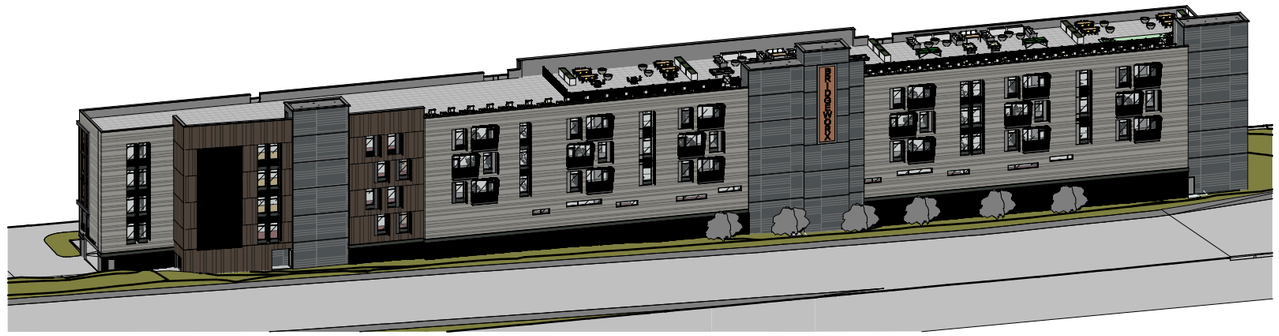


Rooftop Floor Schematic Plan

ROOFTOP MATRIX		
USE	QTY (ROOFTOP)	SQUARE FOOTAGE
ELEVATOR	1	192 SF
MECHANICAL EQUIPMENT	2	11,227 SF
ROOFTOP AMENITY SPACE	1	10,035 SF
STAIR	3	726 SF
TOTAL		22,180 SF

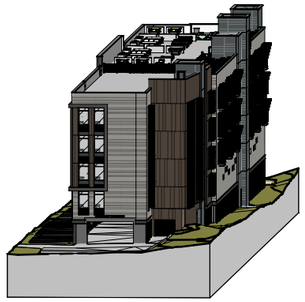


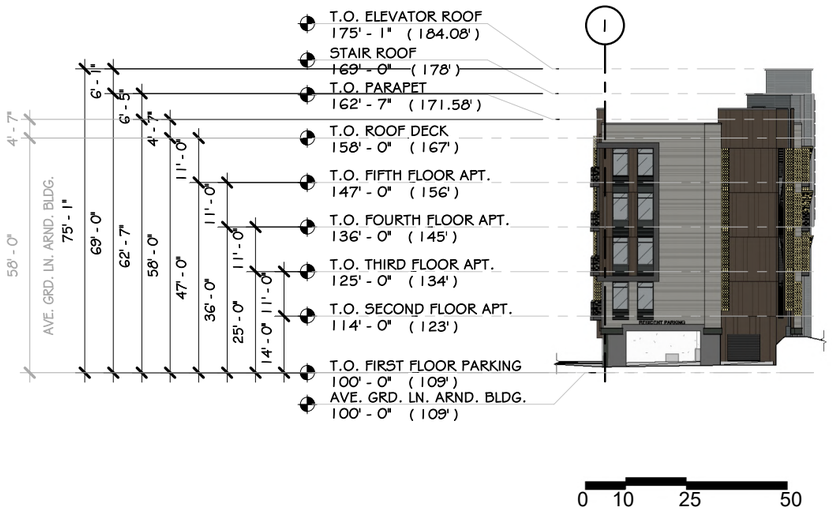
East Elevation



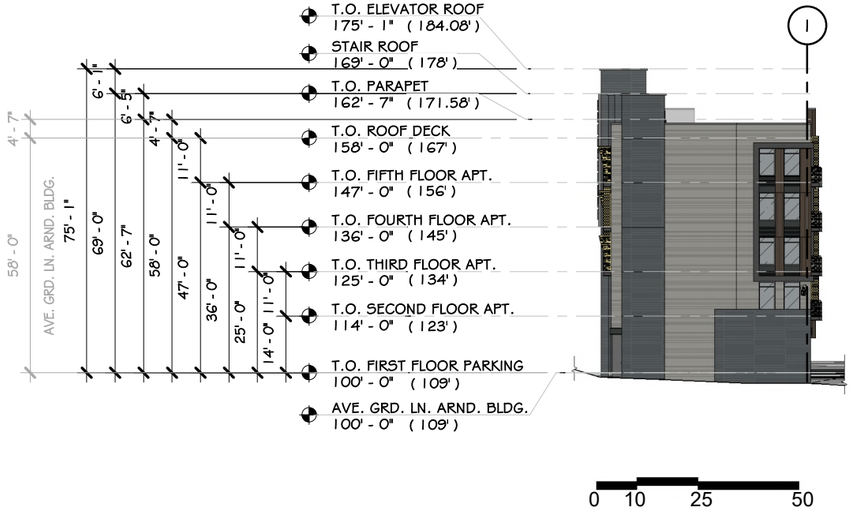
West Elevation

South & North Elevation



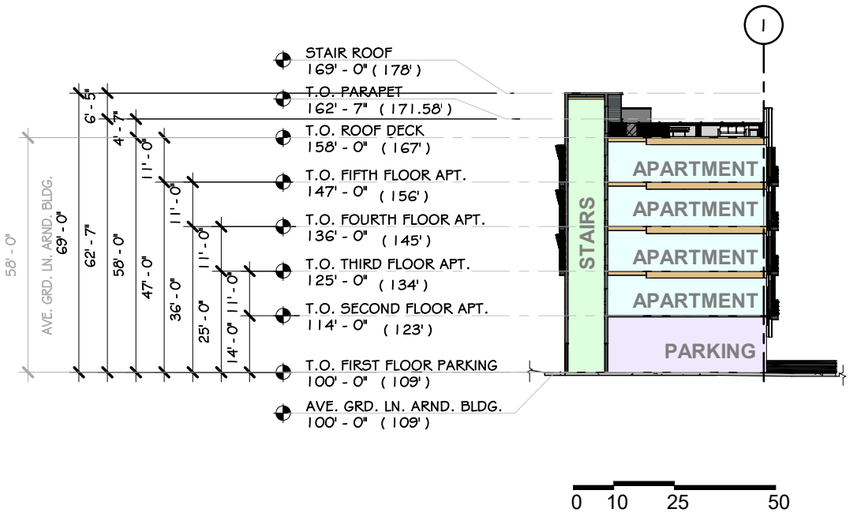


SOUTH ELEVATION

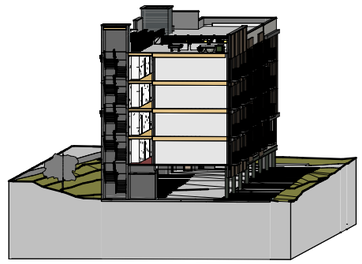


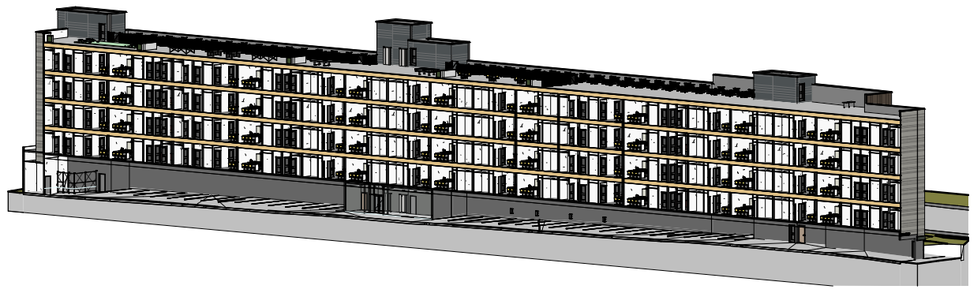
NORTH ELEVATION

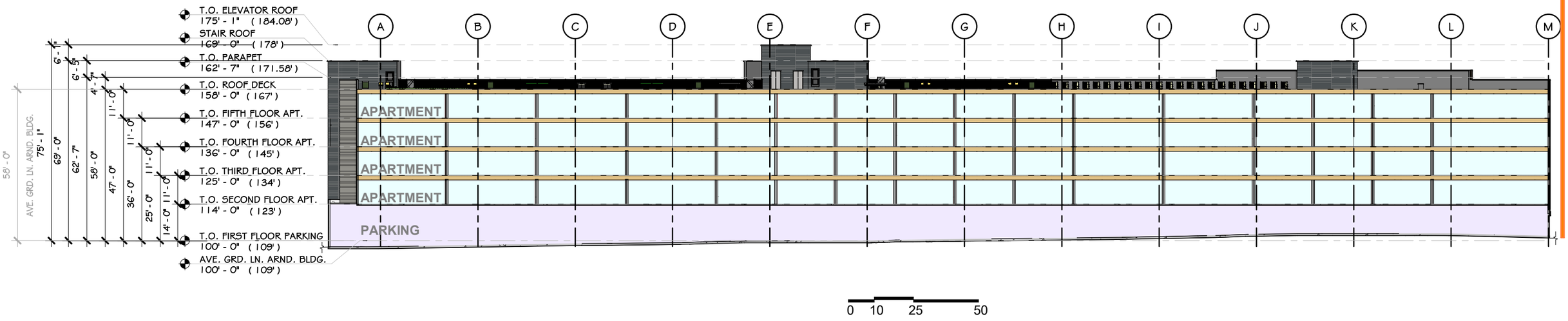
Section A & B



SECTION A







SECTION B

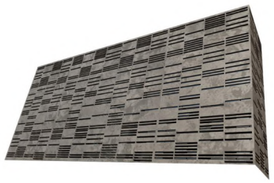
South Avenue West Facade Streetscape Rendering

South Avenue & Route 9 South Facade Streetscape Rendering

Material and Color Palette

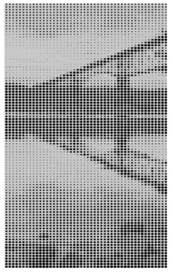
North/ South Fenestration
Black Anodized Aluminum

Residential Windows
Black: UPVC, or Equal



Exterior Railings
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Silver Fox 2108-50

First Floor Glazing
Low Reflectance
Solar Ban 65, or Equal

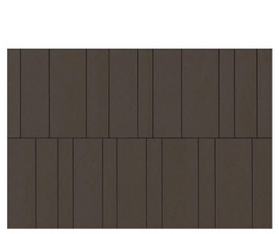


Architectural Perforated Aluminum Mural
Arktura Panels
Graphic Perf Solutions

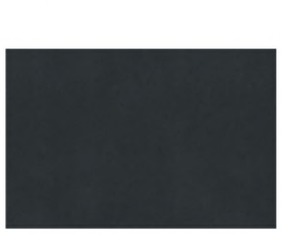
Parking Screening
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM French Beret 1610

Exterior Facade:
Material: Painted Concrete
Color: Midnight Dream 2129-10

Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Willow Creek 1468

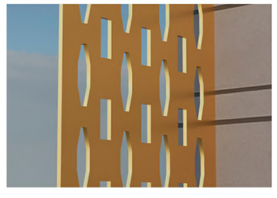


Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Brown Sugar 2112-20

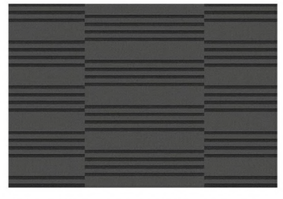


Infill Panel @ Windows:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Black Panther 2125-10
(LT 85)

Ceiling of Balcony
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: FCW 157 Classic Oak



Vertical Fins:
Manufacturer: BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Corduroy 2153-20



Stair/Elevator East Facade:
Material: Terra-cotta
Color: BM French Beret 1610

West Dusk Rendering

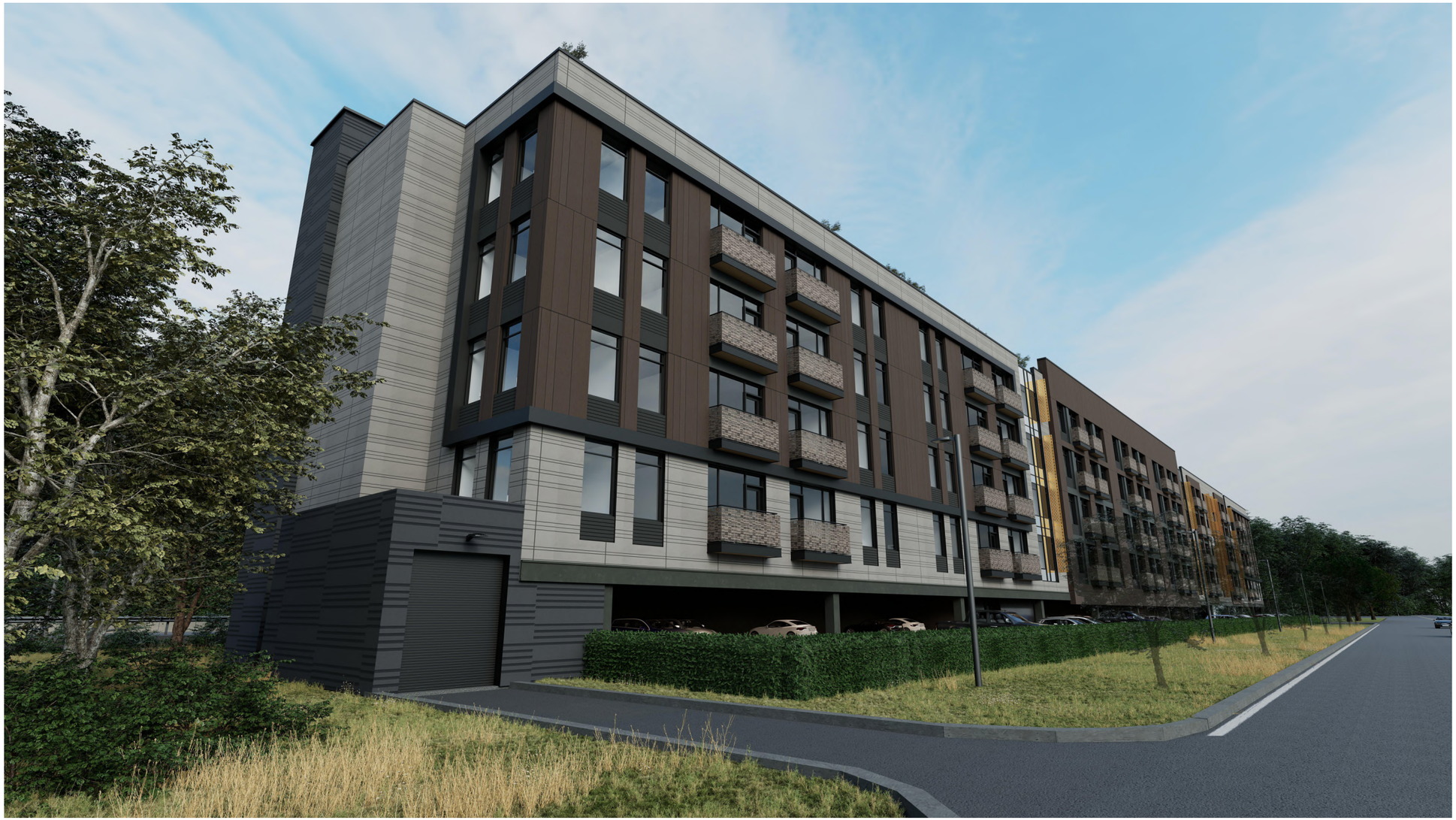
West Daylight Rendering

Southwest Dusk Rendering

Southwest Daylight Rendering

Northwest Dusk Rendering

Northwest Daylight Rendering



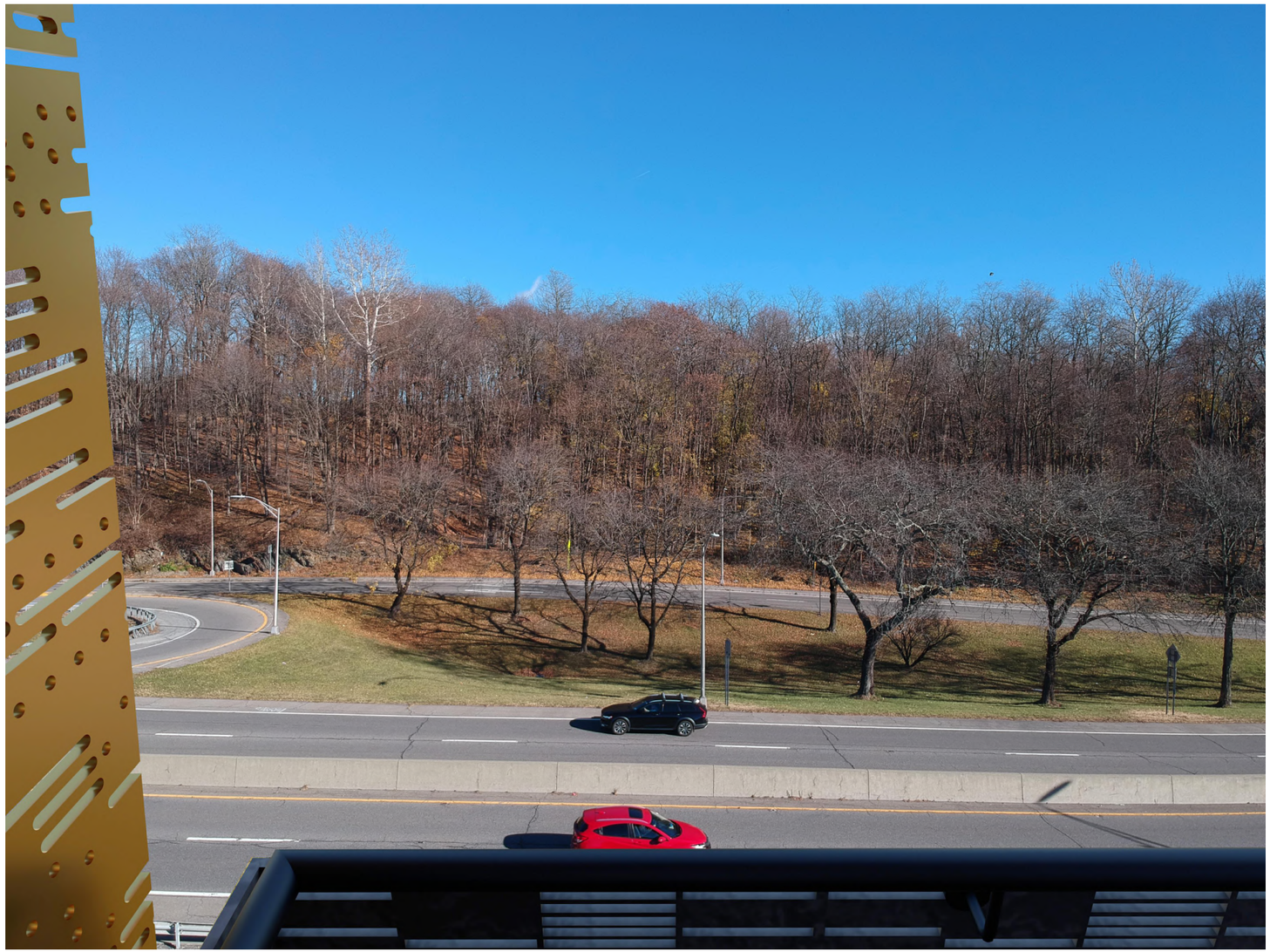
Southeast Dusk Rendering

Southeast Daylight Rendering

Northeast Dusk Rendering

Northeast Daylight Rendering

East Balcony View Rendering



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D
G
ARCHITECTS

287 & 307 SOUTH AVENUE, LLC

CONTACT@ADGARCHITECT.COM

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 287 & 307 South Ave		
Project Location (describe, and attach a general location map): 287 & 307 South Ave Poughkeepsie, NY 12601 (Parcel IDs: #131300-6061-60-974481 & 982453) APPENDIX A - PARCEL CARDS		
Brief Description of Proposed Action (include purpose or need): The applicant is seeking to construct an 82-unit multifamily residential building at 287 & 307 South Ave. The building is 5-stories with structured parking on the first floor and four stories of residential units above. A total of 83 parking spaces are provided. The lots total approximately 0.998 acres.		
Name of Applicant/Sponsor: PK South Ave LLC	Telephone: c/o 845-874-7166 E-Mail: c/o natalie@karcpc.com	
Address: 162 Rinaldi Blvd Apt D		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Natalie Quinn, KARC Planning Consultants	Telephone: 845-874-7166 E-Mail: natalie@karcpc.com	
Address: PO Box 924		
City/PO: Poughkeepsie	State: NY	Zip Code: 12602
Property Owner (if not same as sponsor): Same as applicant/sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site plan approval	
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Area variances	
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	GML 239-m (referral only)	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS OPRHP, NYS DOT	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

*NOTE: Answer should be 'YES'. The City of Poughkeepsie has an adopted LWRP, this answer was autofilled by the EAF Mapper tool but is incorrectly marked.

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Hudson River Valley Greenway, Hudson River National Heritage Area APPENDIX B - GREENWAY & NATIONAL HERITAGE MAPS

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

If Yes, identify the plan(s):

C.3. Zoning

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

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

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

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie

b. What police or other public protection forces serve the project site?
City of Poughkeepsie

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie

d. What parks serve the project site?
The site is 0.3 mi. from Springside Landmark and Preserve, a 20-acre historic designated landscape which offers public access to walking trails year round. The site is also directly adjacent to Poughkeepsie Rural Cemetery, a 165-acre site of gently rolling hills, tranquil waters and stately trees creating a park-like sanctuary with self-guided walking tours.

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.998 acres
b. Total acreage to be physically disturbed? 0.97 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.998 acres

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

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

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18-24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	82 units
At completion of all phases	_____	_____	_____	_____

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

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

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 12,540 gallons/day

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 12,540 gallons/day

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

Sanitary wastewater

_____

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

If Yes:

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

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

If Yes:

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

_____

_____

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

If Yes:

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

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

_____

_____

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

_____

_____

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

Action will not disturb more than 1 acre.

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

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

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

Per the NYS FEAF Workbook, the proposed unit count does not exceed the 100-unit threshold to be considered a substantial increase in traffic.

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: 6:30am - 9:00pm per City Code
- Saturday: 6:30am - 9:00pm per City Code
- Sunday: 6:30am - 9:00pm per City Code
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

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

If yes:

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

Noise will exceed ambient noise levels during the construction period only and only during hours permitted under City Code.

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

Describe: _____

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

If yes:

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

Parking lot/structured parking lighting

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities:_____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.773	0.566	- 0.207
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.225	0.432	+ 0.207
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Vassar Brothers Medical Center

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

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

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

☐ Neither database

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

_____

_____

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

If yes, provide DEC ID number(s): _____

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site APPENDIX C - SOILS MAP

a. What is the average depth to bedrock on the project site? >6.7 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 1 %

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

d. What is the average depth to the water table on the project site? Average: 3 - 6 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels Rabbits Deer
Chipmunks Birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes: APPENDIX D - OFFICIAL SPECIES LIST
i. Species and listing (endangered or threatened):
Bald Eagle, Shortnose Sturgeon, Atlantic Sturgeon

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

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

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

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

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Poughkeepsie Rural Cemetery

iii. Brief description of attributes on which listing is based:

APPENDIX E - SHPO COMMENT LETTER

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Walkway Over the Hudson

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park

iii. Distance between project and resource: ~1.6 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

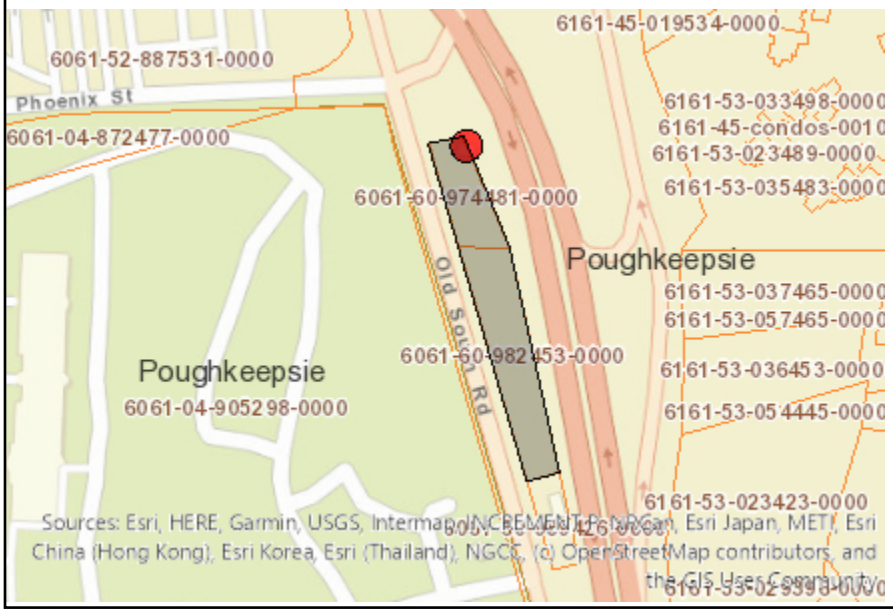
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Natalie Quinn, KARC Planning Consultants Date January 30, 2026

Signature _____ Title Agent for Applicant

PRINT FORM



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

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle, Shortnose Sturgeon, Atlantic Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Parcel Number
131300-6061-60-974481-0000

Parcel Location
287 South Ave

Municipality
Poughkeepsie City

Owner Name
PK South Ave LLC *(Primary)*

Primary Owner Mailing Address
162 Rinaldi Blvd
Poughkeepsie, NY 12601

Parcel Details

Lot Size (acres):	0.31 Ac (C)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(431) Auto dealer		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$75,000	$375,000	$375,000	$375,000	$375,000	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$375,000

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

Last Sale / Transfer

Sale Price:	**Sale Date:**	**Deed Book:**	**Deed Page:**	**Sale Condition:**	**No. Parcels:**
$375,000	11/2/2023	22023	3438	J	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal		(D08) Small retail

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	**No. Stories:**	**Gross Floor Area:**	**Boeck Model:**	
1940	1	620	(0311) 1 sty store load sup	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	0
Number Identical:	**Condition Code:**	**Constr. Qual:**		

0	3	(1) Economy

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(D08) Small retail			-	620	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(LP4) Pavng-asphlt	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1968	(3) Normal	C	5,600

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(LP4) Pavng-asphlt	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1968	(3) Normal	C	6,500

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$375,000

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

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

This report was produced using ParcelAccess on 2/21/2025. Developed and maintained by OCIS - Dutchess County, NY.

Parcel Number
131300-6061-60-982453-0000

Parcel Location
South Ave

Municipality
Poughkeepsie City

Owner Name
PK South Ave LLC *(Primary)*

Primary Owner Mailing Address
162 Rinaldi Blvd
Poughkeepsie, NY 12601

Parcel Details

Lot Size (acres):	0.64 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(330) Vacant comm		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$75,000	$75,000	$75,000	$75,000	$75,000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N (Non-Homestead)	1 (Taxable)	100	$75,000

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

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$75,000	11/2/2023	22023	3439	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(L10) Concrete prod

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(L10) Concrete prod			-	0	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$75,000

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

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

This report was produced using ParcelAccess on 2/19/2025. Developed and maintained by OCIS - Dutchess County, NY.

Hudson River Valley Greenway

- NY State County Boundaries
- Compact County
- Greenway Boundary
- Catskill Park
- Hudson River

Communities within the Greenway Boundary

- Non Greenway Community
- Greenway Community
- Greenway Compact Community

N

Saratoga
Washington
Albany
Rensselaer
Greene
Columbia
Ulster
Dutchess
Orange
Putnam
Rockland
Westchester
New York
Bronx

Catskill State Park (not in Greenway)

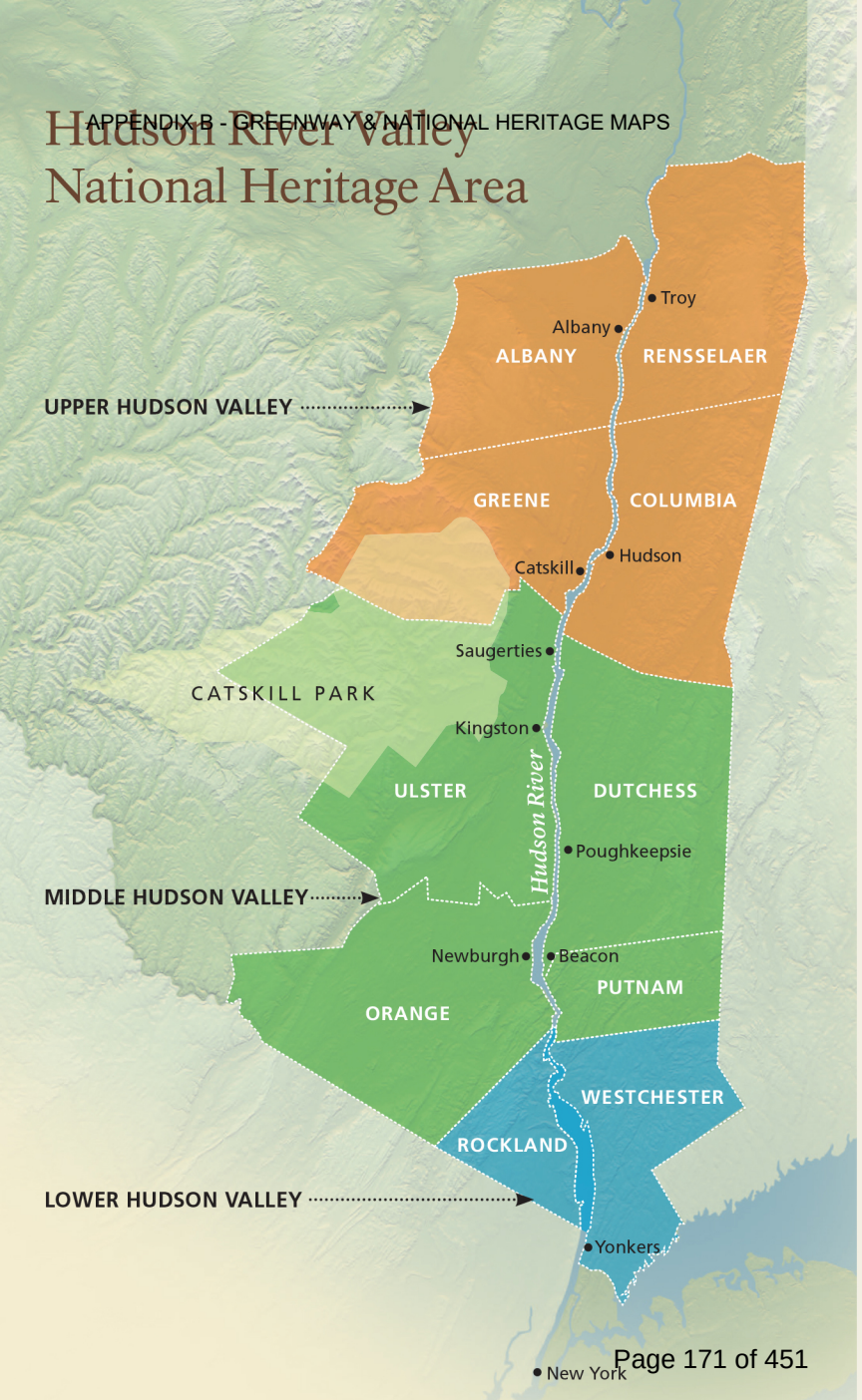
Gateway National Rec Area

0 2.75 5.5 11 16.5 22 Miles

Updated March 2023

NEW YORK STATE OF OPPORTUNITY.

Hudson River Valley Greenway


Hudson River Valley
National Heritage Area
Troy
Albany
ALBANY
RENSSELAER
UPPER HUDSON VALLEY
GREENE
COLUMBIA
Catskill
Hudson
Saugerties
CATSKILL PARK
Kingston
ULSTER
DUTCHESS
Hudson River
Poughkeepsie
MIDDLE HUDSON VALLEY
Newburgh
Beacon
PUTNAM
ORANGE
WESTCHESTER
ROCKLAND
LOWER HUDSON VALLEY
Yonkers
New York

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

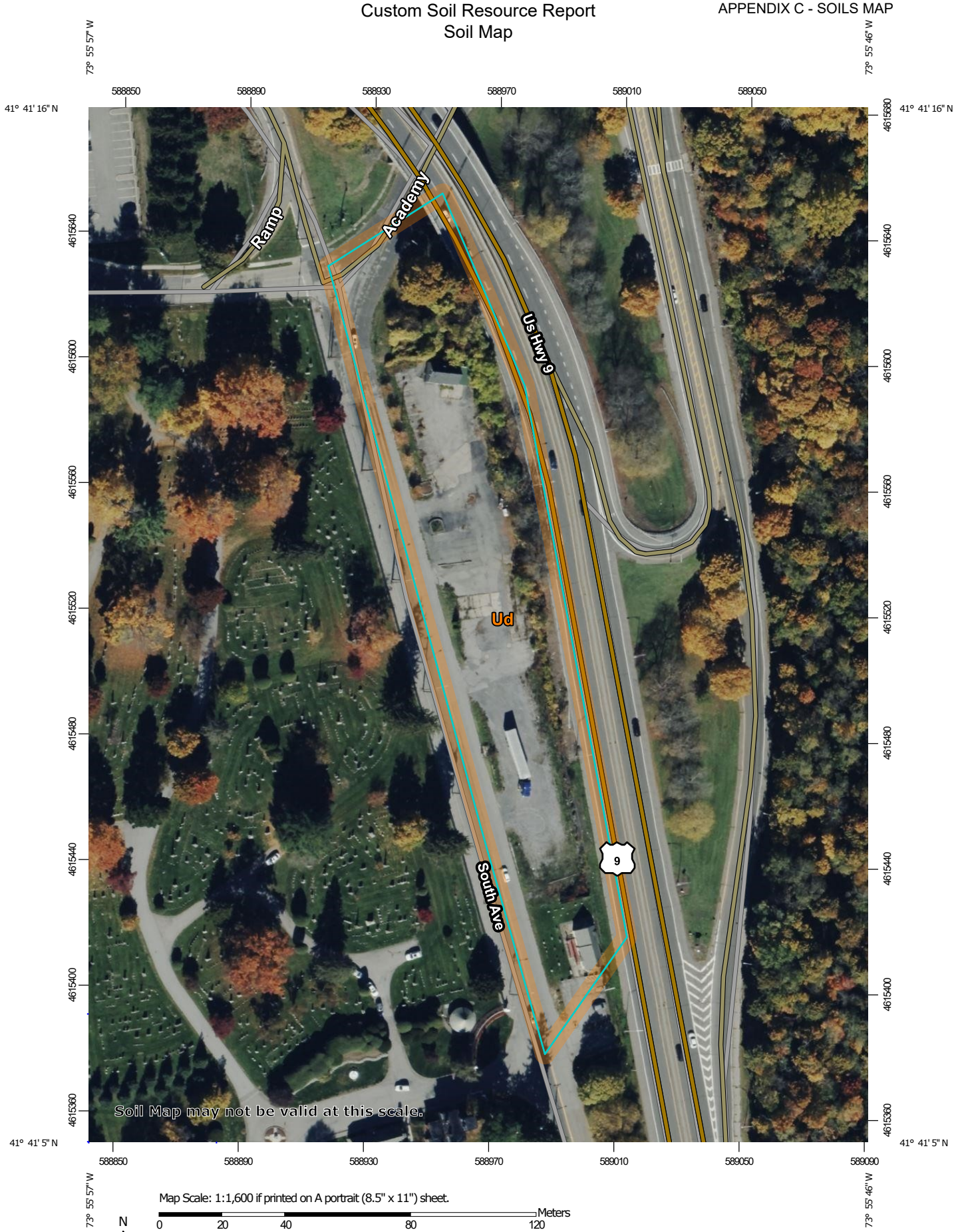
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:1,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 22, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ud	Udorthents, smoothed	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

Ud—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9rj7
Elevation: -30 to 950 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, smoothed, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Smoothed

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Urban land

Percent of map unit: 10 percent
Hydric soil rating: Unranked

Udorthents, wet substratum

Percent of map unit: 10 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 4 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent

Hydric soil rating: Unranked

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 01/27/2026 14:36:18 UTC
Project Code: 2026-0041270
Project Name: 287-307 South Avenue

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

PROJECT SUMMARY

Project Code: 2026-0041270
Project Name: 287-307 South Avenue
Project Type: Residential Construction
Project Description: 82-unit multi-family residential development in the City of Poughkeepsie.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.68624765,-73.93087059933922,14z

Counties: Dutchess County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Jozlyn Young
Address: PO Box 924
City: Poughkeepsie
State: NY
Zip: 12602
Email jozlyn@karcpc.com
Phone: 8454909620

November 5, 2025

Natalie Quinn
KARC Planning Consultants
PO Box 924
Poughkeepsie, NY 12602

Re: SEQRA
Construction of New 82-unit/5-Story Multi-Family Residential Building
287 & 307 South Avenue, Poughkeepsie, Dutchess County, NY 12601
25PR09928

Dear Natalie Quinn:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the project area is adjacent to the Poughkeepsie Rural Cemetery, which is eligible for listing in the State and National Registers of Historic Places. Our office, in its capacity as subject-matter expert in historic preservation under SEQRA, has reviewed the project description and supplemental documentation that were submitted to our office on October 21, 2025. We understand that the project proposes the construction of a five -story multi-family residential building. Based upon our review, the OPRHP offers the following comment regarding potential impacts to architectural resources:

1. We recommend retaining the existing vegetation and including a vegetative screening buffer as part of the landscaping along Old South Road to minimize the visual impact to the historic resource.
1. We recommend a construction protection plan for historic resources within 90 feet of proposed construction activities. The plan may include measures such as fencing, vibration monitoring, and other appropriate measures to avoid damage.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

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

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 105 Albany Street

ZONING DISTRICT: Residential Neighborhood C-(RNC)

OWNER INFORMATION:

Name: Hudson Venture Group LLC
Address: PO BOX 4687
Greenwich, CT 06830
Phone: 203 273 6505
Email:

APPLICANT INFORMATION:

Name: Michael Annunziato
Address: PO BOX 4687
Greenwich, CT o6830
Phone: 203 273 6505
Email:

CONSULTANT INFORMATION:

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

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: April 9, 2025

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 105 Albany Street

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
Section 19-2.3(2)(a)	Required Lot Area	Proposed 3,900 S.F.
	6,00 S.F.	Reduction of 2,100 S.F.
Section 19-2.3(3)(c)	5' Side Yard	1. North Side reduction of 2' 2. South Side reduction of 1'
Section 19.2.3(3)(g)	Accessory structure 5' side yard	Reduction of 1'
Section 19-6.2(11)(a)	5 Parking Spaces	Reduction of 5 Spaces

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 105 Albany Street

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

_____

_____

_____

_____

SIGNATURE AND VERIFICATION

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

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

SIGNATURE OF APPLICANT

9-22-25
DATE

Michael Arnold
Print Name

Revised 12/24: Previous Editions Obsolete

Hudson Venture Group LLC
PO Box 4687
Greenwich, CT 06830

8/17/2025

City of Poughkeepsie Zoning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

Dear Members of the Zoning Board,

This letter serves to formally notify you of another significant revision to the proposed real estate project located at 105 Albany Street. These revisions have been made in careful consideration of feedback and to better align the project with the community's vision and the City’s zoning regulations.

We are pleased to inform you of three primary changes that aim to enhance the project's compatibility and minimize its impact. Change number 3 noted below is the most recent change.

1. **Reduced Number of Units:** We have decreased the total number of proposed units from four to three. The proposal now calls for two 1-bedroom units and one 2-bedroom unit. This adjustment reflects our commitment to creating a development that is both economically viable and harmoniously integrated with the surrounding neighborhood.
2. **Decreased Number of Variances Required:** As a direct result of the unit reduction, other design refinements, and changing the lot width from 26’ to 30’, we have significantly decreased the number of variances sought. We have reduced our variance requests from four to two. We believe this demonstrates a stronger adherence to the existing zoning code and addresses potential concerns related to deviations. The specific variances now requested are only for Lot Area and Parking.
3. **We are now providing off-street parking.** We are now providing three off-street parking spaces. The current building if renovated, would put four cars on street. By providing three off-street parking spaces we can now reduce the current on street parking by 75%. From four spaces to one. This is a tremendous opportunity to get cars off the street.

The revised plan drastically reduces the non-conformity in almost every way compared to the current building. Perhaps most important, on-street parking is now reduced by 75%.

We are confident that these thoughtful revisions create a more appropriate and desirable project for the 1st ward. We believe the reduced density and fewer requested variances will result in a development that better serves the interests of the community.

Thank you for your time and consideration.

Sincerely,

Hudson Venture Group LLC

Michael Annunziato

Michael Annunziato

Dear Zoning Board of Appeals:

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

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

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

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

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

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

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

The three proposed compact units only require one off-street parking space, which is less than the four on-street spaces the current building would occupy if it were renovated.

There is adequate street parking and a municipal parking lot around the corner on Delafield Street.

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

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

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

Thank you for your consideration.

SITE PLAN NOTES

1. THE APPLICANT HAS SUFFICIENT CAPITAL TO FUND THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT.
2. THERE ARE NO EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESERVATIONS AND REARS FOR PUBLIC USE, EXISTING COVENANTS, OR DEED RESTRICTIONS RECORDED FOR THIS PARCEL OR IMMEDIATELY ADJACENT TO THIS PARCEL.
3. THERE ARE NO SCENIC OR AESTHETIC RESOURCES THAT ARE VISIBLE FROM THIS PARCEL. PULASKI PARK,THE POUGHKEEPSIE URBAN RAIL TRAIL, EMPIRE STATE TRAIL AND WALKWAY OVER THE HUDSON ARE IN CLOSE TO THIS PARCEL.
4. THERE ARE NO WATERCOURSES, MARSHES, ROCK OUTCROPS OR ISOLATED TREES WITHIN THE PROPOSED FACILITY PROJECT LOCATION.
5. THE SITE IS NOT WITHIN OR IMMEDIATELY ADJACENT TO A FLOOD PLAIN.
6. THERE ARE NO FIRE ALARM SYSTEMS OR KNOX BOXES PROPOSED FOR THIS PROJECT.
7. ALL CONSRUCTION SHALL COMPLY WITH THW CITY OF POUGHKEEPSIE CODE REQUIREMNTS AND REGULATIONS.

NOTE: #1 (Tree Protection)

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

NOTE: #2

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

CITY APPROVALS

CITY OF POUGHKEEPSIE SIGNATURES.

Date:

Zoning Board Of Appeal:

Date:

Planning Board:

Date:

Public Works/City Engineer

Date:

Fire Chief:

Date:

Police Chief:

Date:

Building Inspector:

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

Date:

OWNER

Date:

APPLICANT

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

BULK REQUIREMENTS FOR RESIDENTIAL DISTRICTS

PARCEL NUMBER: 6062-59-866456

ZONING DISTRICT: Residential Neighborhood C-(RNC)

USE: PROPOSED THREE (3) FAMILY RESIDENCE

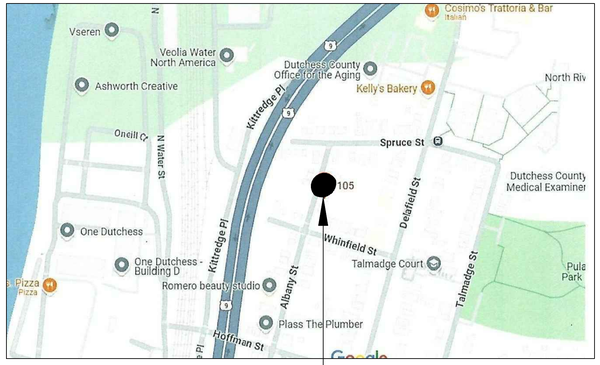
PRINCIPAL BUILDING	REQUIRED	PROPOSED	
MINIMUM LOT AREA (3 UNITS)	5,000 S.F.	4,500	⊛
LOT WIDTH (MIN.)	25'	30'	
LOT COVERAGE (MAX.)	70%	±37%	
BUILDING PLACEMENT PRIMARY STRUCTURE SETBACKS			
PRIMARY STREET SETBACK (Min.)	20'	8'	1.)
SIDE SETBACK (Min.) ONE 5'/TWO 10'	5'/10'	5'/10'	
REAR SETBACK	15'	62.00'	
ACCESSORY STRUCTURE	NA	NA	
MAXIMUM HEIGHT	2.5/35'	2 Story (± 27')	
DENSITY DWELLING UNITS PER LOT (Max.)	4	3	
USABLE OPEN SPACE	300/Unit 900 S.F.	± 1,120 S.F.	
PARKING SPACES	4	3	⊛
BICYCLE PARKING	2	4	

LEGEND: ⊛ AREA VARIANCE REQUIRED

NOTE:
1.) THE AVERAGE SETBACK OF THE TWO LOTS ON EACH SIDE OF THE SUBJECT LOT (4 LOTS TOTAL) IS ±8 FEET

2

PROPOSED FRONT



SITE

LOCATION MAP

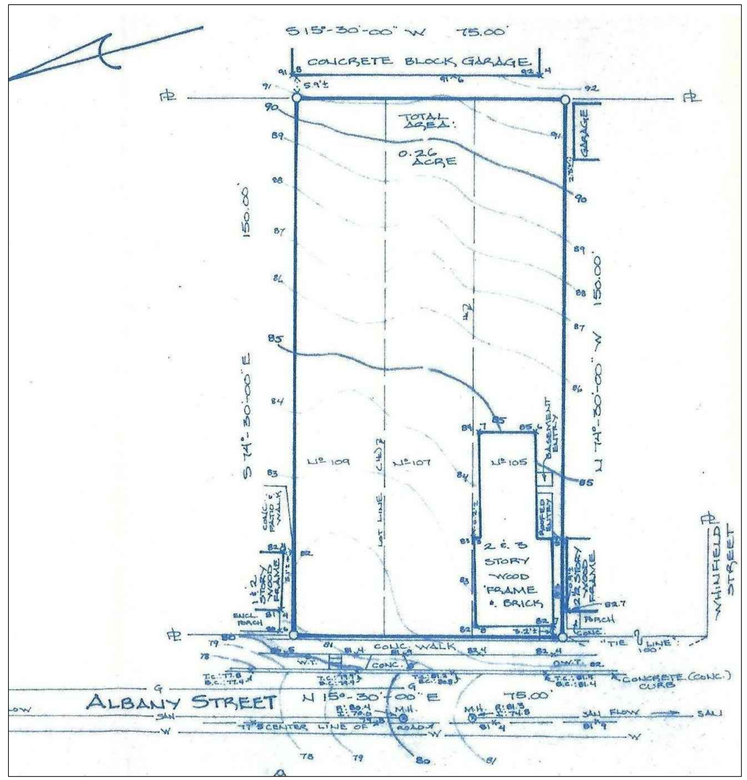
N

105 ALBANY STREET

OWNER: HUDSON VENTURE GROUP LLC

PROJECT: PROPOSED TWO STORY, THREE FAMILY RESIDENCE
(1) TWO BED/ UNIT
(2) ONE BED/ UNITS

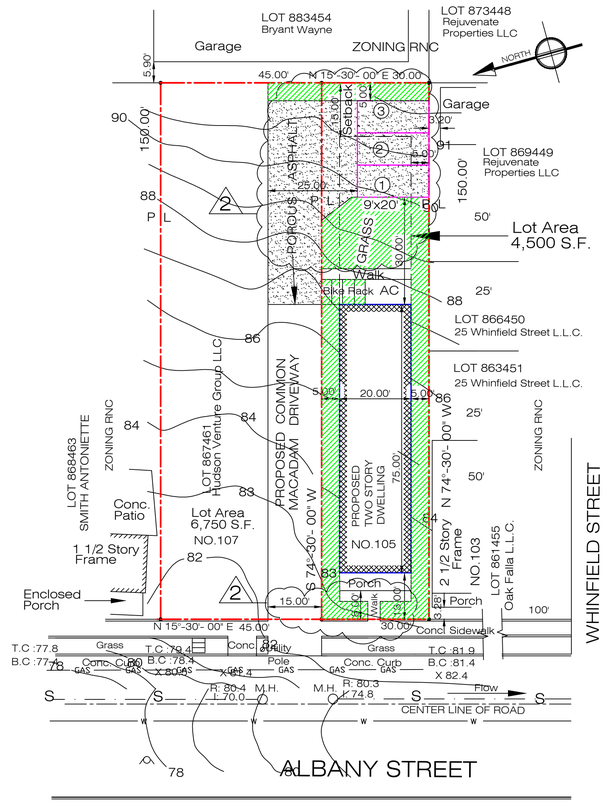
SQUARE FOOTAGE: 3000 S.F.



EXISTING SURVEY

SCALE: ±1"=20'

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



PROPOSED SITE PLAN

SCALE: 1"=20'

LOT 848458
Albany Street LLC

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

LEGEND

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

PROPOSED TREES
- Eastern Serviceberry
- Pink Dogwood
- Red Maple

- USABLE OPEN SPACE
- PARKING SPACE
- POROUS ASPHALT

NO.	
NO. 2	PROPOSED COMMON MACADAM DRIVEWAY 8-16-2025
NO. 1	ZONING REVIEW COMMENTS 4-12-2025
REVISION	DATE:

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

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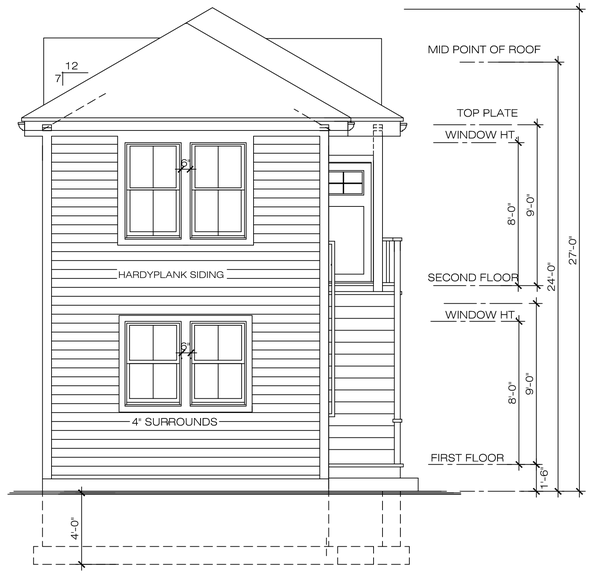
STATE OF NEW YORK · PETER G. MARCHETTI · 061528 · LICENSED PROFESSIONAL ENGINEER

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

PROGRESS PRINT
NOT FOR CONSTRUCTION

DATE: 6-16-2025
JOB NO.: 25-19
SCALE: 1"=20'
DWG. NO.: SP

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



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

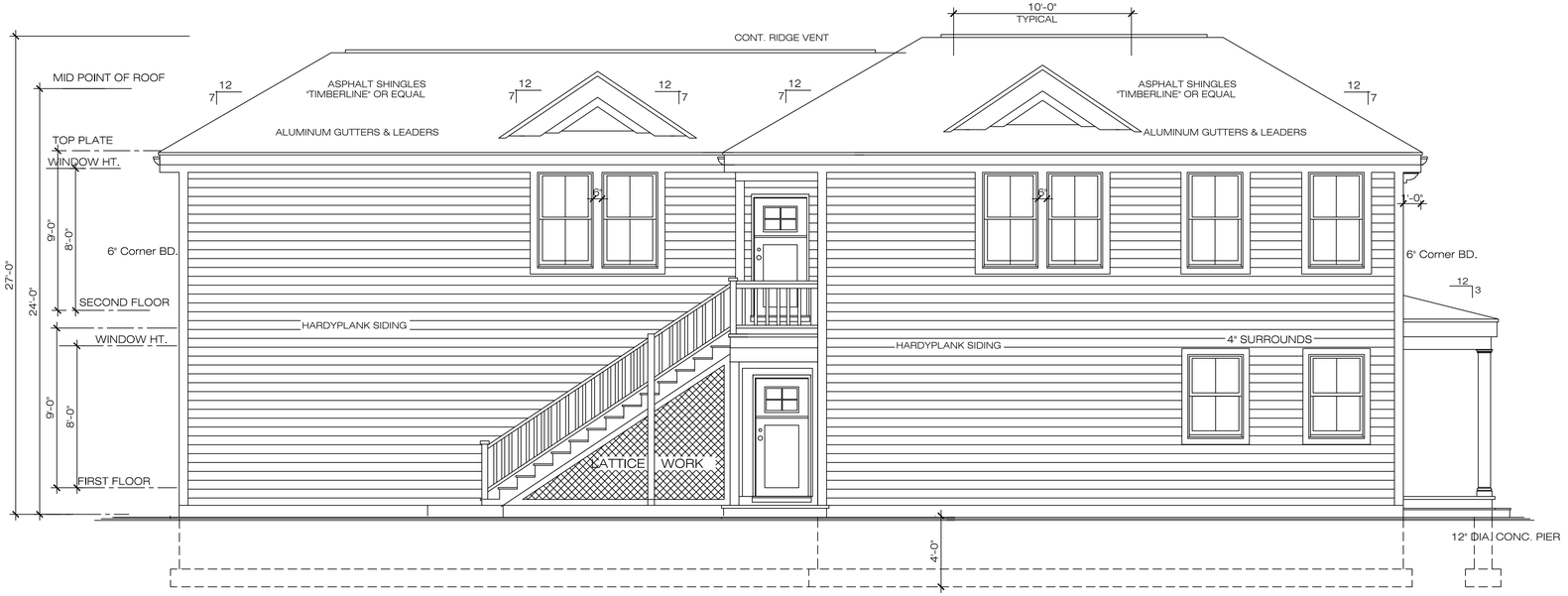
SCALE
0 1 2 3 4 5 10

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

SCALE
0 1 2 3 4 5 10

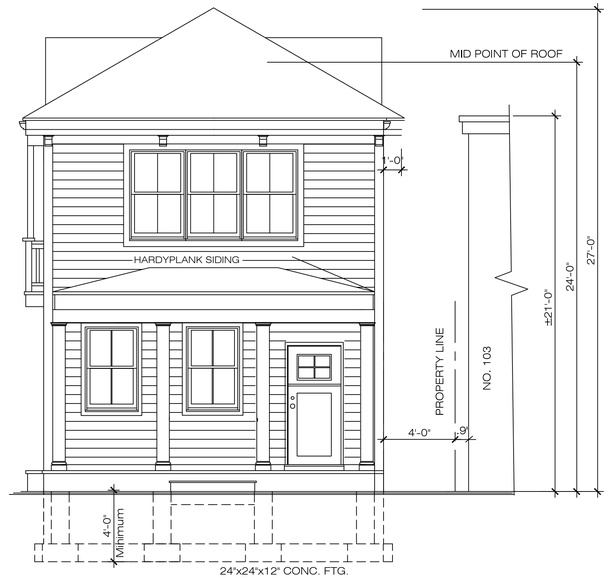
PROPOSED MATERIALS AND COLOR SCHEME

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



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

SCALE
0 1 2 3 4 5 10



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

SCALE
0 1 2 3 4 5 10

PROGRESS PRINT
NOT FOR CONSTRUCTION

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

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

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO J. PIETRO, DESIGNER
PETER MARGHETTI, P.E., CONSULTING ENGINEER
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PROJECT:
PROPOSED FOUR FAMILY RESIDEBCE
ELEVATIONS
HUDSON VENTURE GROUP LLC
105 ALBANY STREET
POUGHKEEPSIE, NEW YORK 12601

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

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA ZONE 5

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

2020 UNIFORM BUILDING CODE

INSSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

DESIGN DATA ZONE 5

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

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

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

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

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

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

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

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

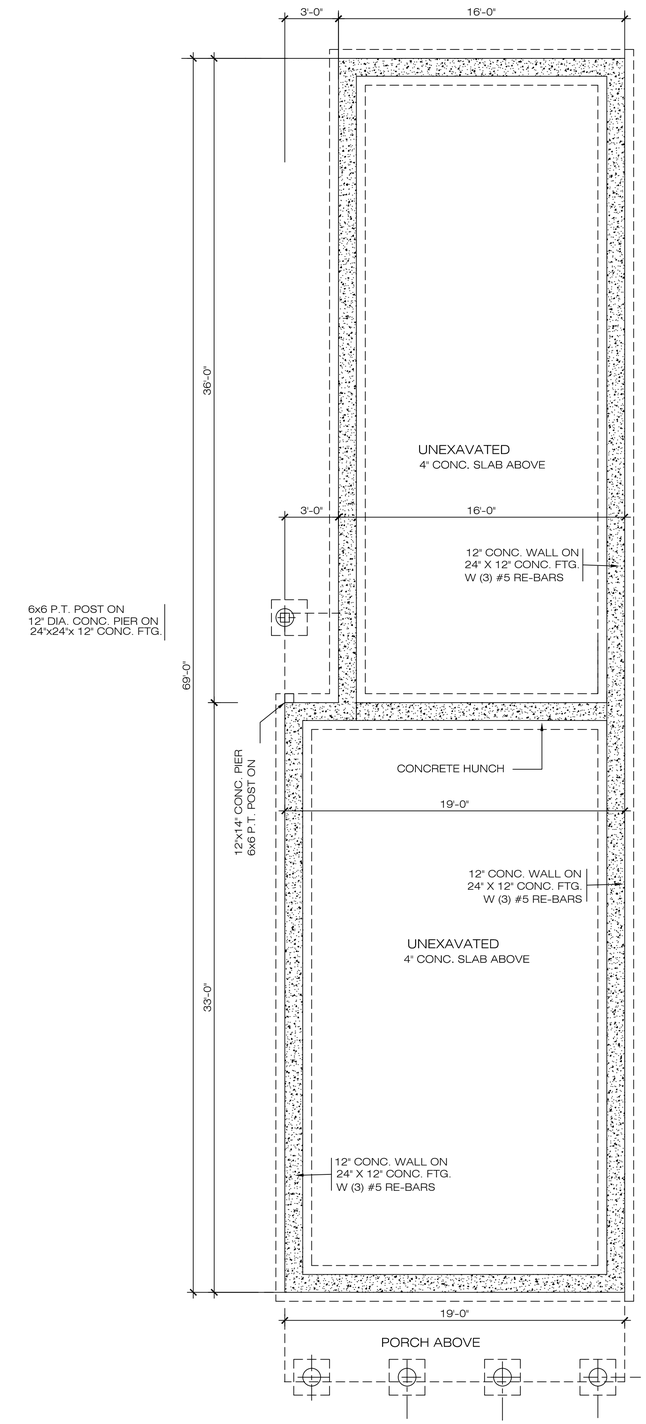
NOTE:

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

GENERAL CODE INFORMATION

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

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



FOUNDATION PLAN

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

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTES

ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH.

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

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

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

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

PROVIDE METAL JOISTS HANGERS AT ALL FLUSH BEAMS

CONSTRUCTION CLASSIFICATION

TYPE 5B

DESIGN LOADS

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

Allow= L/480
Deflection

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

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845.855.1245
Email: studio90@mhsn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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PROJECT:
PROPOSED FOUR FAMILY RESIDEBCE
FOUNDATION PLAN

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

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

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

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NOTES: NO. 2

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

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

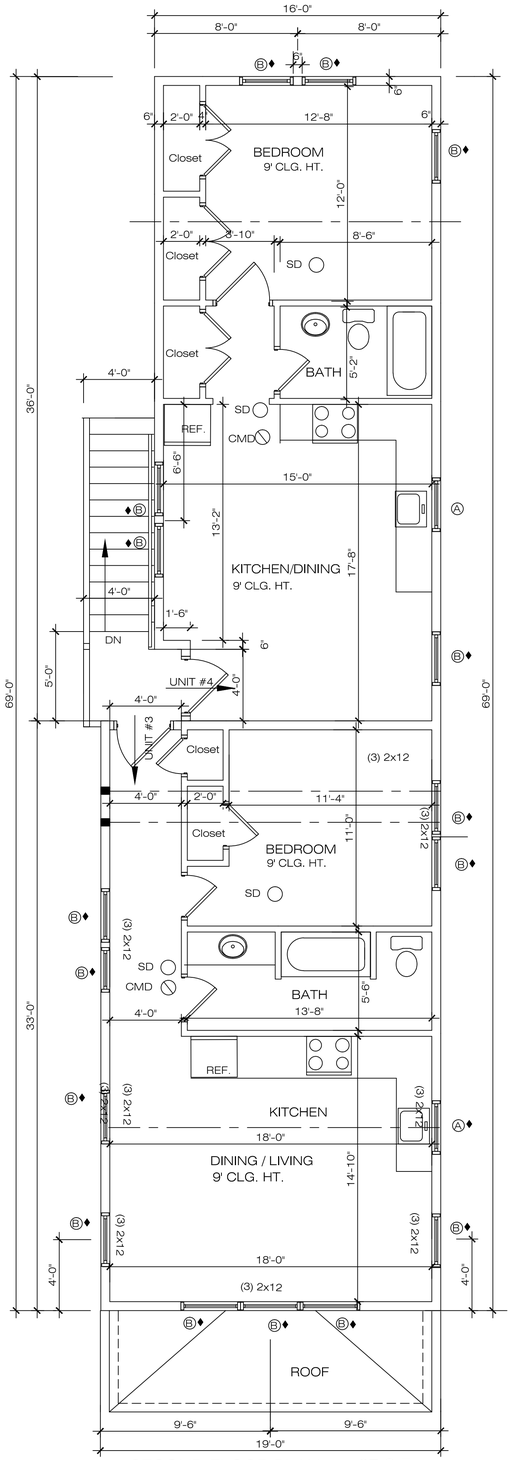
LAUNDRY ROOM: DRYER VENTED TO EXTERIOR.

STAIR NOTES

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

NOTE:

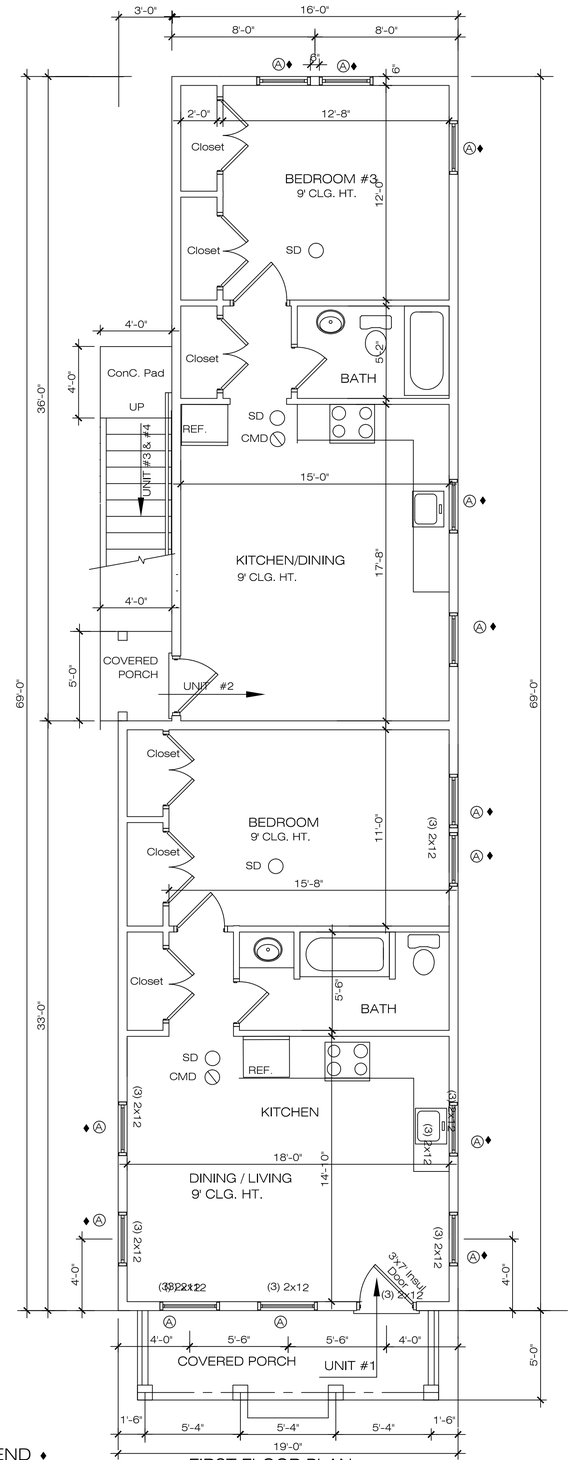
PROVIDE METAL JOIST HANGERS AT ALL FLUSH BEAMS



SECOND FLOOR PLAN 1,197 S.F.

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

SCALE 0 1 2 3 4 5 10



LEGEND ♦
EGRESS WIDOW

FIRST FLOOR PLAN 1,203 S.F.

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

SCALE 0 1 2 3 4 5 10

LEGEND

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

NOTES: NO.1

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

ALL DETECTORS SHALL BE 10 YEAR BATTERIES MIN.

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

SMOKE DETECTORS ON EVERY LEVEL PLACED IN MAIN AREA.

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

SMOKE DETECTORS IN EVERY BEDROOM

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

LIGHT FIXTURES TO COMPLY WITH 2020 NYSECC 404.1

ALL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.

SQUARE FOOTAGE

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

PROGRESS PRINT
NOT FOR CONSTRUCTION

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

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

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

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

DATE: 2-18-2024
JOB NO.: 24-12
SCALE: 1/4"=1'-0"
DWG. NO.: A-3

PROPOSED FRONT

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

HUDSON VALLEY VENTURES GROUP LLC

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

105 ALBANY STREET, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:

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

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

Address:

PO BOX 4687

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

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

3. a. Total acreage of the site of the proposed action? 0.09 acres
   b. Total acreage to be physically disturbed? 0.09 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.09 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
PROPOSED DWELLING MEETS NYS ENERGY CONSERVATION COSTRUCTION CODE	☐	☑
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
"CULTEC" STORMWATER MANAGEMENT SYSTEM	☑	☐
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: "CULTEC" STORMWATER MANAGEMENT SYSTEM.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
~~19~~. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

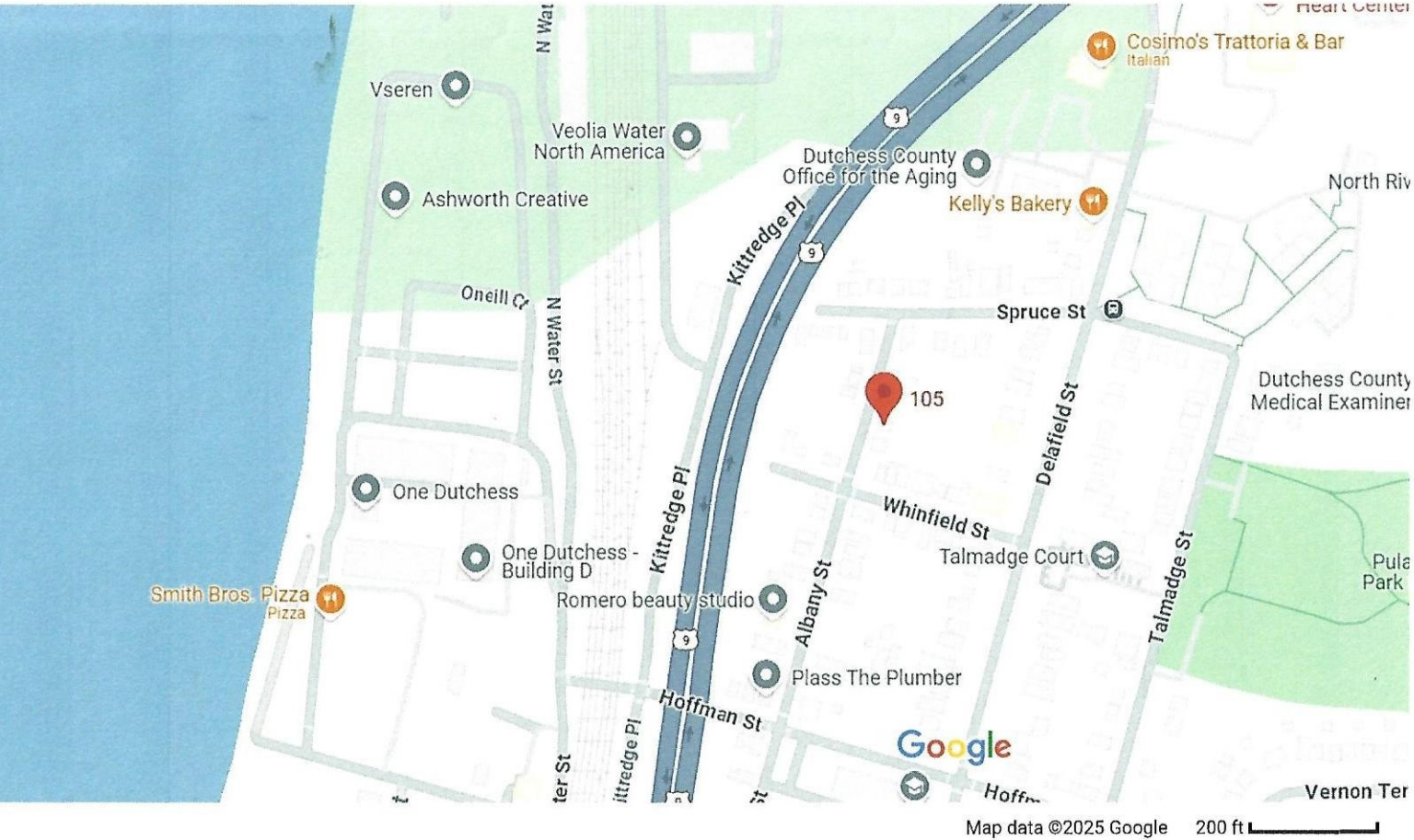
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

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

Signature: michael annunziato Title: owner

PRINT FORM

105 Albany St



LOCATION MAP

105 Albany Street Financial Analysis	
Hard Costs	
Aquisition	-
Demolition	25,000
Site work (Excavation, grading, drainage, utility connections)	18,000
Foundation	20,000
Building construction	600,000
Exterior finishes	2,500
Landscaping	6,500
Sub-total	672,000
Soft Costs	
Architectural	15,000
Engineering	6,500
Legal	3,000
Permits	1,700
Insurance / builders risk	15,000
Sub-total	41,200
Hard & Soft cost total	713,200
Not included	
Lender fees	0
Appraisal	0
Developer fee	0
Marketing and leasing fees	0
Holding costs	0

Income Analysis			
Unit size (bedroom)	# of units	Monthly rent	Gross monthly rent
1	2	1,500	3,000
2	1	1,800	1,800
Gross annual rent			

Annual Expenses	
Property tax	(10,000)
Insurance	(4,500)
Maintenance	(2,400)
Snow/lawn care	(1,800)
Repairs	(1,500)
Reserve	(2,000)
Total expenses	(22,200)

Net income	
Total income	57,600
Total expenses	(22,200)
Net income	35,400
Return	0.0496

Annual rent
36,000
21,600
57,600

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 9th, 2025

Hudson Venture Group LLC

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

Dear Applicant,

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

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

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

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

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

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

BUILDING DEPARTMENT

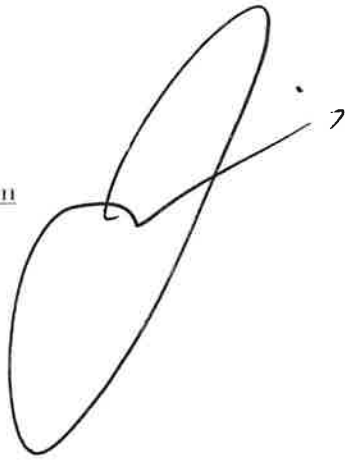
CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

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

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

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



CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
REVISED FOR SEPTEMBER 9, 2025

Project Description:	**105 ALBANY STREET: AREA VARIANCE ANALYSIS** Application for area variances relative to the proposed construction of a three family dwelling on the property known as 105 Albany Street, which includes demolition of an existing building and a subdivision, requiring variances of Section 19-2.3(2)(a) which requires a lot area of 5000 square to allow a lot, following subdivision, of 4500 square feet; Section 19-2.3(2)(f) which requires that off-street parking be set-back a minimum of 10 feet from any side yard, to allow a parking that directly abuts the property to the south with no set-back whatsoever; Section 19-2.3(2)(f) which requires that off-street parking be set-back a minimum of 10 feet from any side yard, to allow a parking that directly abuts the property to the south with no set-back whatsoever; Section 19-2.3(2) requires that a driveway a minimum of 15 feet in width be provided: the driveway indicated will be on the adjoining property to the north following subdivision. Such arrangement would be permitted only with an approved easement/right of way; Section 19-6.2(11) requires 4 off-street parking spaces: only 3 spaces are proposed; and, Section 19-6.2(4) requires that whenever a parking area for three or more spaces faces 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 property line: no landscaping is proposed along the south property line where the parking area abuts the adjoining parcel. Owner: Hudson Venture Group LLC; Applicant: Michael Annunziato; Consultant: Studio 90 Design & Planning; Zoning District: RNC; Grid #6062-59-866456; File #2025-012
Review Dates:	May 30, 2025, July 7, 2025, September 8, 2025, February 3, 2026
Public Hearings	June 10, 2025; July 14, 2025; September 9, 2025 (closed)
SEQRA	Unlisted action
Staff	Judith Knauss, Deputy Zoning Administrator Tyler Maegerle, Junior Planner

DEFINITION OF "AREA VARIANCE:"
Authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
INSTRUCTIONS TO THE ZONING BOARD OF APPEALS:
The Board of Appeals shall grant the minimum variance deemed necessary and adequate while preserving and protecting the character of the neighborhood and health, safety and welfare of the community. The Board of Appeals may impose reasonable conditions and restrictions directly related to and incidental to the proposed use. Such conditions shall be consistent with the spirit and intent of the Zoning Ordinance and imposed for purpose of minimizing adverse impacts such variance may have. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance(s) is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following criteria:

CRITERIA FOR GRANTING AN AREA VARIANCE

The applicant now proposes to construct a three-family dwelling on the site of the existing two-family dwelling, which decreases the lot area requirement from 6000 square feet to 5000 square feet and reduces the parking requirement from 5 spaces to 4 spaces (although the applicant indicates he is only required to provide 3.75 parking spaces, that number is automatically rounded up to 4). The owner also proposes reconfiguring the three adjoining lots so that 105 Albany Street will be 30 feet wide and no longer need the side yard variances.

(i) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances?

The applicant asserts that the variances will have a tremendous positive impact on the neighborhood, suggesting that a small three-family dwelling is better for the area than a larger two-family dwelling. There are 14 properties in this block of Albany Street, including three vacant lots. Two of the other vacant lots are immediately adjacent to and under the same ownership as 105 Albany Street. Of the remaining 11 properties, 8 are single family dwellings and three (including this property) are two family dwellings. There are no three family dwellings on this block. While three-family dwellings are permitted, the lot area and other lot and bulk requirements are intended to help control density. These requirements were substantially reduced from the the previous zoning ordinance, and still this property cannot meet them. Therefore, it could be said that a small three family dwelling without off-street parking could produce an undesirable change in the character of the neighborhood and possibly set a precedent for other such variances.

2/2/26 UPDATE: While staff appreciates the effort of the applicant to reduce or modify the number of variances required, a plan requiring no variances could be developed.

(ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

The applicant has previously asserted that there are no alternatives to the variances, and that any type of building on most lots in the neighborhood would require variances. First, the area is already largely developed, meaning few, if any, variances will be necessary for future development. In fact, the only other development currently pending in the neighborhood is seeking no variances. Second, there are several alternatives to variances, including the fact that the applicant owns adjoining vacant parcels. These parcels could be reconfigured into two lots of record and be reasonably developed without the need for variances. The applicant previously provided some financial information, but it was not detailed and contained no comparisons. For example, what would the cost be of either rehabilitation of the existing building or construction of a new two-family dwelling? What about the reconfiguration of the three adjoining lots into a

two lots of record with a three family dwelling on each? Neither of these options would require variances. As there are viable alternatives to the current proposal, the need for the variances has not been demonstrated.

2/2/26 UPDATE: While staff appreciates the effort of the applicant to reduce or modify the number of variances required, a plan requiring no variances could be developed.

iii) Are the requested variances substantial?

The applicant has asserted that the variances are not substantial and are less than the variances required to duplicate the existing structure would be more substantial than what is proposed. This statement is not accurate. No variances would be required for either the renovation or reconstruction of a two-family dwelling within the existing footprint pursuant to the provisions of Section 19-5.2 of the Zoning Code. The proposed use of the property as a three-family dwelling necessitates the variances. Since there are options that would not require variances, any variances could be considered substantial. While the parking variance has been reduced for 100% of the requirement to 25% of the requirement, there may be reasonable design alterations that would allow 100% compliances. The applicant had previously asserted that there is adequate on-street parking but provides no documentation to support this claim. He had also previously stated that there is "a municipal parking lot around the corner on Delafield Street." The Delafield Street parking lot is more than 1,000 feet from the property as the crow flies, and more than 1,300 feet walking distance, well outside the allowable distance for any waiver grantable by the Planning Board.

2/2/26 UPDATE: While staff appreciates the effort of the applicant to reduce or modify the number of variances required, a plan requiring no variances could be developed.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The applicant asserts that the variances will have a positive impact on the physical and environmental conditions of the neighborhood, particularly noting that it will be smaller in all dimensions than the existing building. A smaller building containing more dwelling units with no off-street parking could be seen as having a negative impact, especially as it would be a three-family dwelling in the middle of a neighborhood consisting of one- and two-family dwellings, at a greater density than those uses, and at a greater density that allowed by the new Zoning Code.

2/2/26 UPDATE: While staff appreciates the effort of the applicant to reduce or modify the number of variances required, a plan requiring no variances could be developed.

v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.)

The applicant has previously asserted that the required variances are not self-created as "the small lots in the 1st Ward predate local zoning requirements" and that "the parcels are small and would not allow for any building without variances." First, even if this were the case, which has not been demonstrated, there is a question of density and degree. Smaller lots need not be developed for multiple dwellings. Second, renovation of the existing building as a two-family dwelling would not require variances or site plan approval. The only approval required would be a building permit. Third, if renovation of the existing building is of no interest, the existing building could be demolished and rebuilt in the same or smaller footprint. This option would also require only a building permit, although building code issues might come into play. Fourth, as the applicant owns three adjoining parcels, including this one, he is in an excellent

position to propose development that complies with the requirements of the new ordinance. The three lots could be reconfigured into two lots of record, both able to be developed with three family dwellings that meet all lot, bulk and parking requirements.

Therefore, the need for variances is entirely self-created.

2/2/26 UPDATE: While staff appreciates the effort of the applicant to reduce or modify the number of variances required, a plan requiring no variances could be developed. Therefore, the need for variances is entirely self-created.

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] 9/22/2025

SIGNATURE OF APPLICANT 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

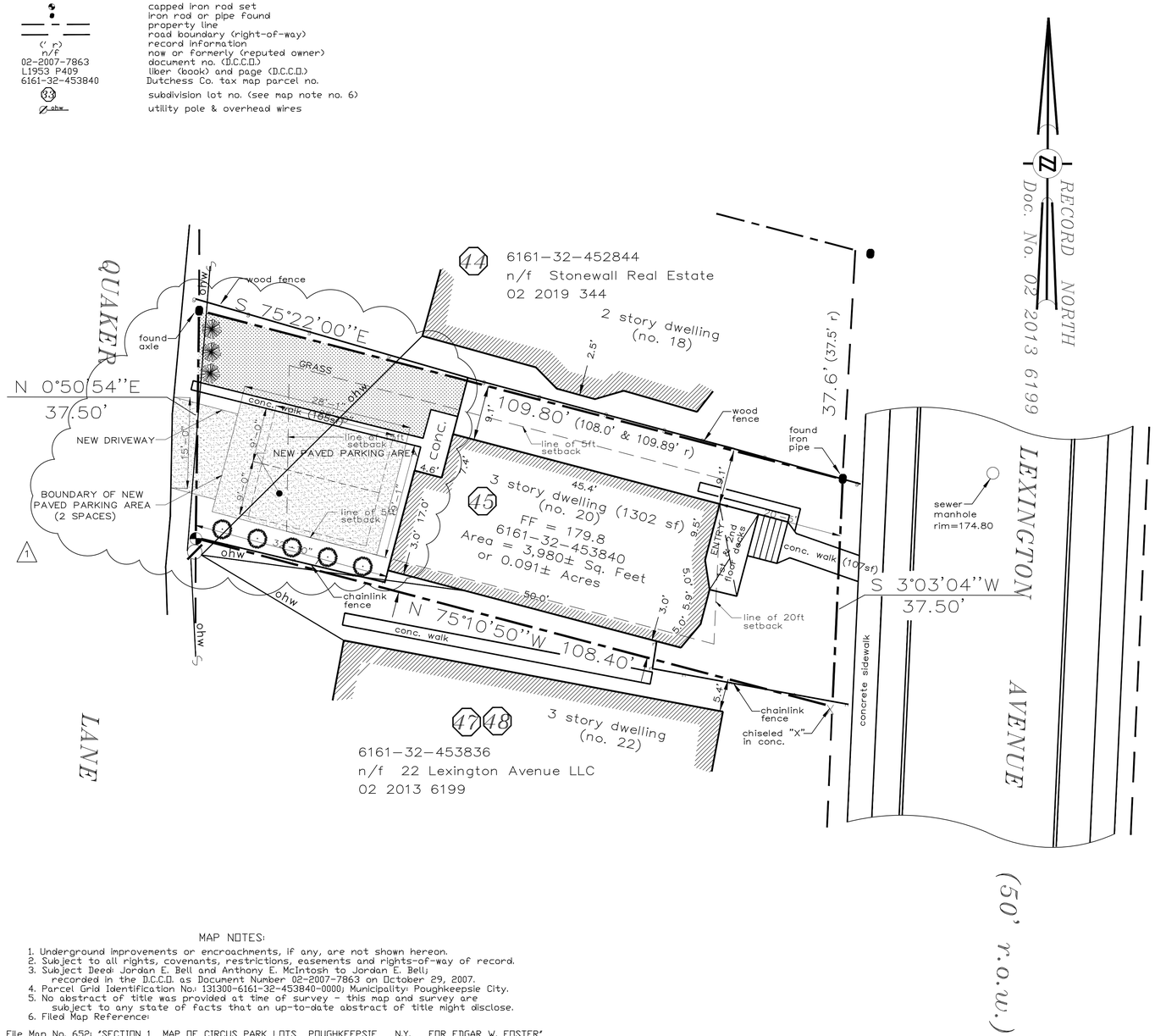
Applicant/sponsor/name: _____ Date: 09.22.2025

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

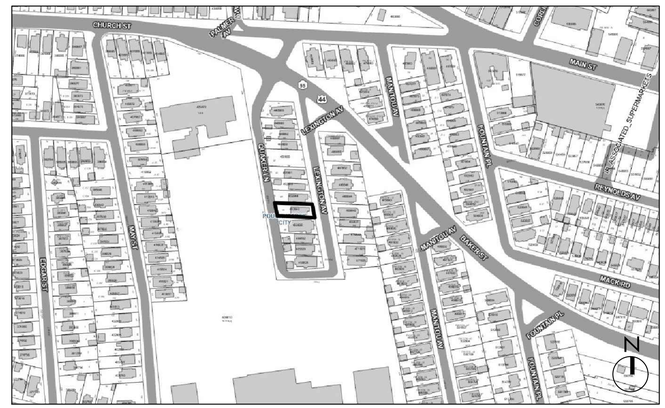
	Permitted	Provided
Lot Coverage (70%)	2,786 SF (70% of 3980sf)	2,178 SF +/- (55% of 3980sf)
Building Height	2.5 Stories/35 FT	3 Stories/35 FT**
Driveway Width	15 FT	15'-0"

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

LANDSCAPE LEGEND

SYMBOL	SPECIES	QUANTITY	SIZE
	SKY ROCKET BLUE JUNIPER OR SIMILAR	5	HEIGHT: 15 FT. - 20 FT. SPREAD: 2 FT. - 3 FT. SPACING: 6 FT.
	VANILLA SPICE SUMMERSWEET OR SIMILAR	3	HEIGHT: 6 FT. SPREAD: 5 FT. SPACING: 6 FT.

1



2 / SP-1 Site Location Map

Scale: N.T.S.

JL ARCHITECTURE

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 036812 STATE OF NEW YORK

Site Plan for 20 Lexington Ave.

Jordan Bell
S.B.L. 6161-32-453840
P.O. Box 3565
Poughkeepsie, NY 12603

For Zoning Board of Appeals Review

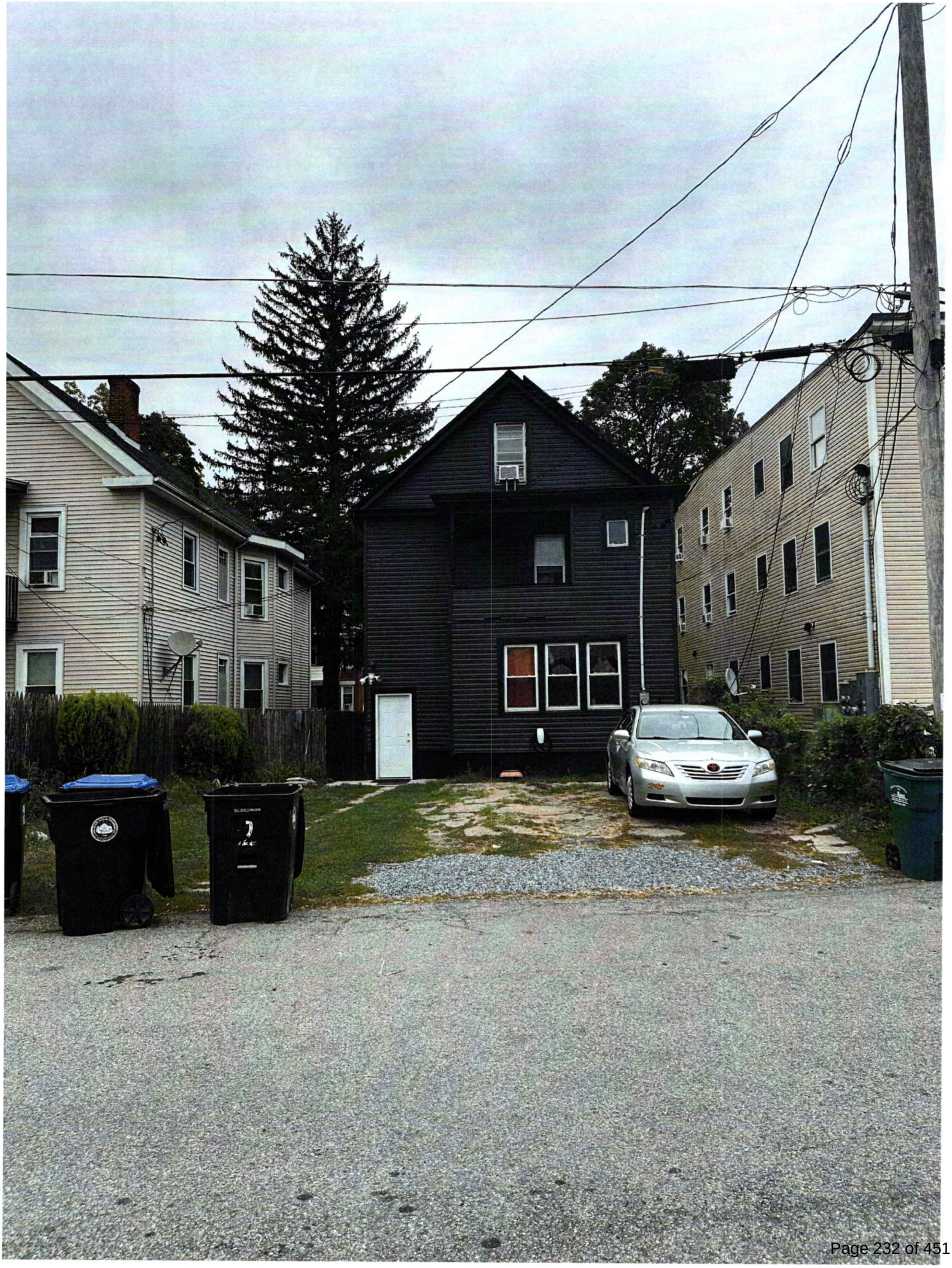
Date: 09.22.2025

Revisions:
1: 1.27.2026

Drawn By: HP

SP-1

1 of 1



January 26, 2026

Dear City of Poughkeepsie Zoning Board Members,

I, Jordan Bell, want to thank the Zoning Board for the opportunity to speak in person on January 13, 2026, to express my desire to alter my home at 20 Lexington Ave. from a 2-family to a 3-family residence. I also thank Judith Knauss for taking the time to meet with Jason Lichwick, my architect, and me to better help us understand some of the neighborhood's zoning history and the Zoning Board's concerns.

I am writing to the Zoning Board to share some financial issues that contribute to my desire to convert my home to a 3-family residence. After meeting with the Zoning Board and Judith Knauss in January and reflecting more deeply on my current financial status, I have spoken with my mother (who lives on the second floor) and have decided to charge her $1,500 per month in rent. Thus, I now collect $3,000 per month in rent from my first- and second-floor tenants. Even with the increased rental income, I am still paying over $2,000 a month in household expenses. While I did not purchase my home with the intentions of making a profit, I do expect to offset some of my cost-of-living expenses through collecting rental income. I will face extreme financial difficulties if I am unsuccessful in obtaining the Zoning Board's permission to make my home a 3-family house, due, in part, to the rapidly increasing costs of rent in Poughkeepsie that I will incur by moving out of my home of 20 years to a different apartment, in addition to paying my current household expenses. I want to close by thanking the board for considering my financial situation when making their decision about 20 Lexington Ave.

Sincerely,
Jordan Bell
Jordan Bell

Mortgage A	$3204.73
Mortgage B	$128.10
Central Hudson	$655.58
Estimated Monthly Upkeep and Repairs	$500
Water and Sewer Bill	84.99
Garbage Removal	102.76
Appliance Replacement	$110.00
Yard Maintenance and Snow Removal	$150.00
Spectrum Internet	$101.54
Average Monthly Expenses	$5037.70

January 27, 2026

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

Re: 20 Lexington St.

Dear Mr. Parker,

The property at 20 Lexington Street is currently under review by Zoning Board of Appeals to change its designation from 2-unit housing to 3-unit housing. Our client is seeking a variance for Lot Area. The required Lot Area in the RNC District is 5,000 sq. ft. for 3-unit housing. The Lot Area at 20 Lexington Street is 3,980 sq. ft. and therefore needs a variance of 1,020 sq. ft. Below are three other multi-unit properties located on Lexington Street which do not meet the Lot Area requirement.

26 Lexington Street (3-unit Housing)
Lot = 0.08 Acres (3,485 sq. ft)
5,000 sq. ft. required
1,515 sq. ft. under the required Lot Area

9 Lexington Street (3-unit Housing)
Lot = 0.09 Acres (3,920 sq. ft.)
5,000 sq. ft. required
1,080 sq. ft. under the required Lot Area

22 Lexington Street (6-unit Housing)
Lot = 0.12 Acres (5227 sq. ft.)
6,000 sq. ft. required
773 sq. ft. under the required Lot Area

We hope the Zoning Board of Appeals recognizes that there is a precedent for allowing multi-unit housing which does not meet the district's Lot Area requirements on Lexington Street and will grant our client the required variance.

Thank you for your time and consideration in this matter.

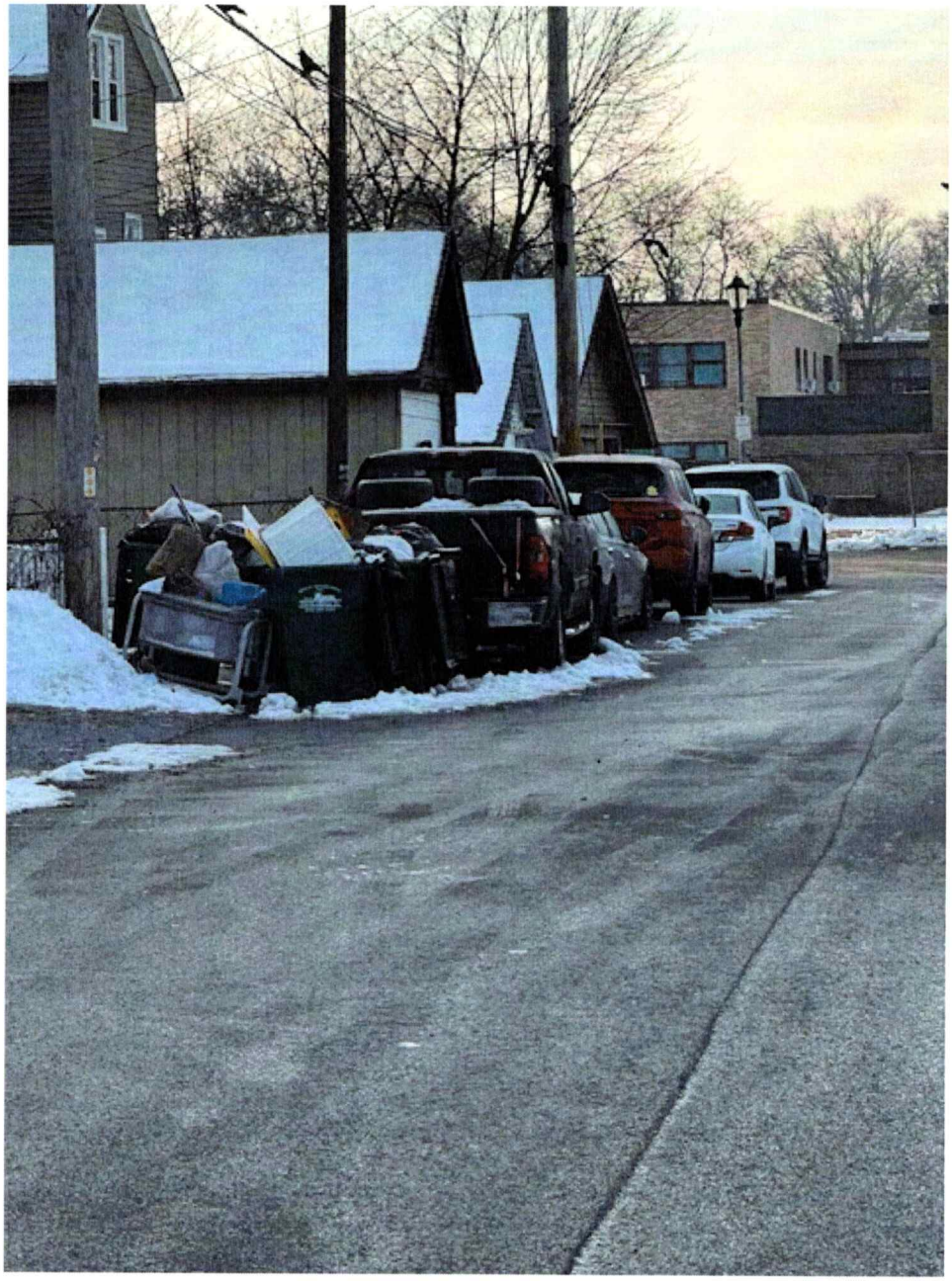
Very truly yours,

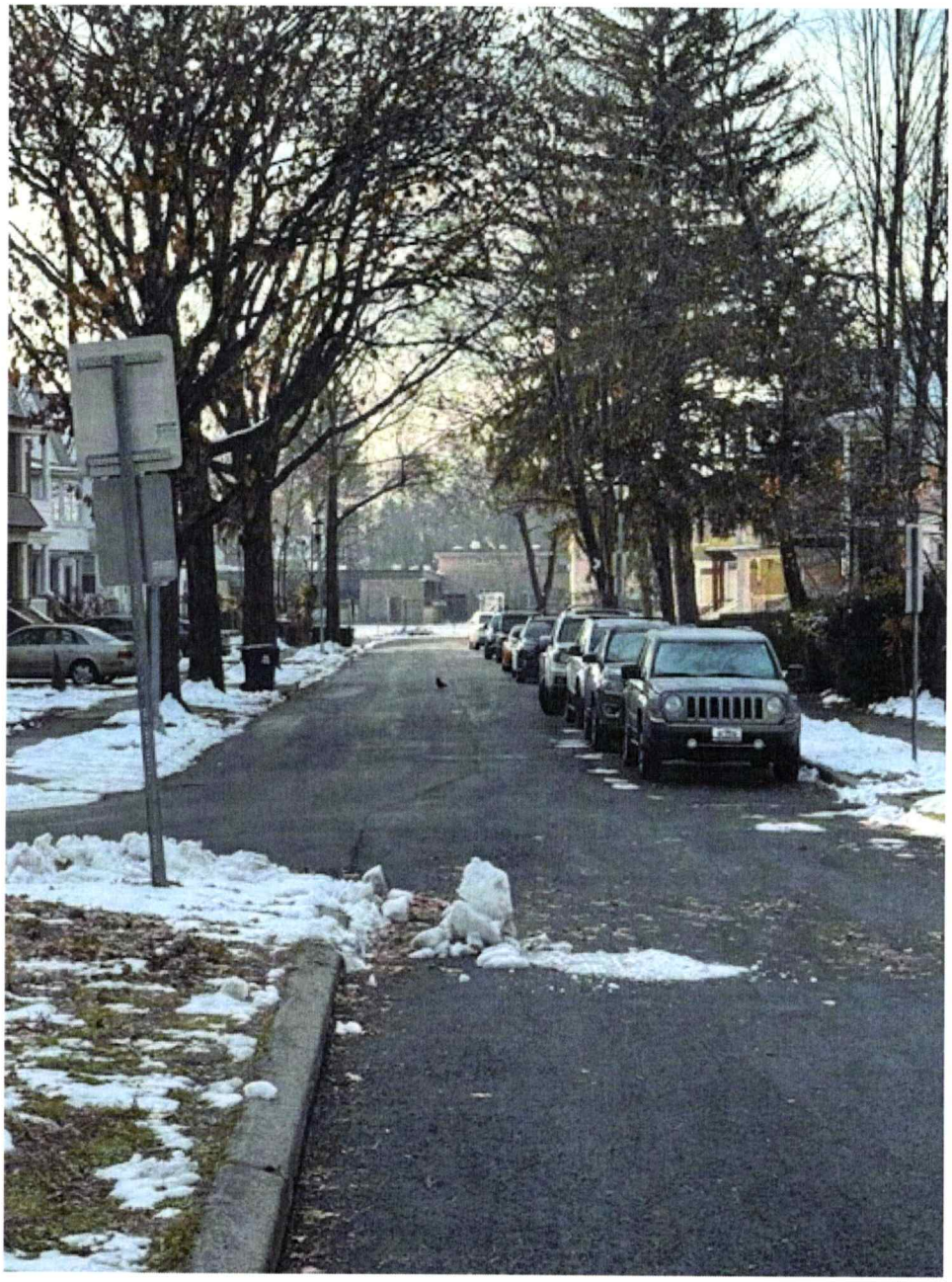
Jason Lichwick
NYSRA Lic. No. 038612

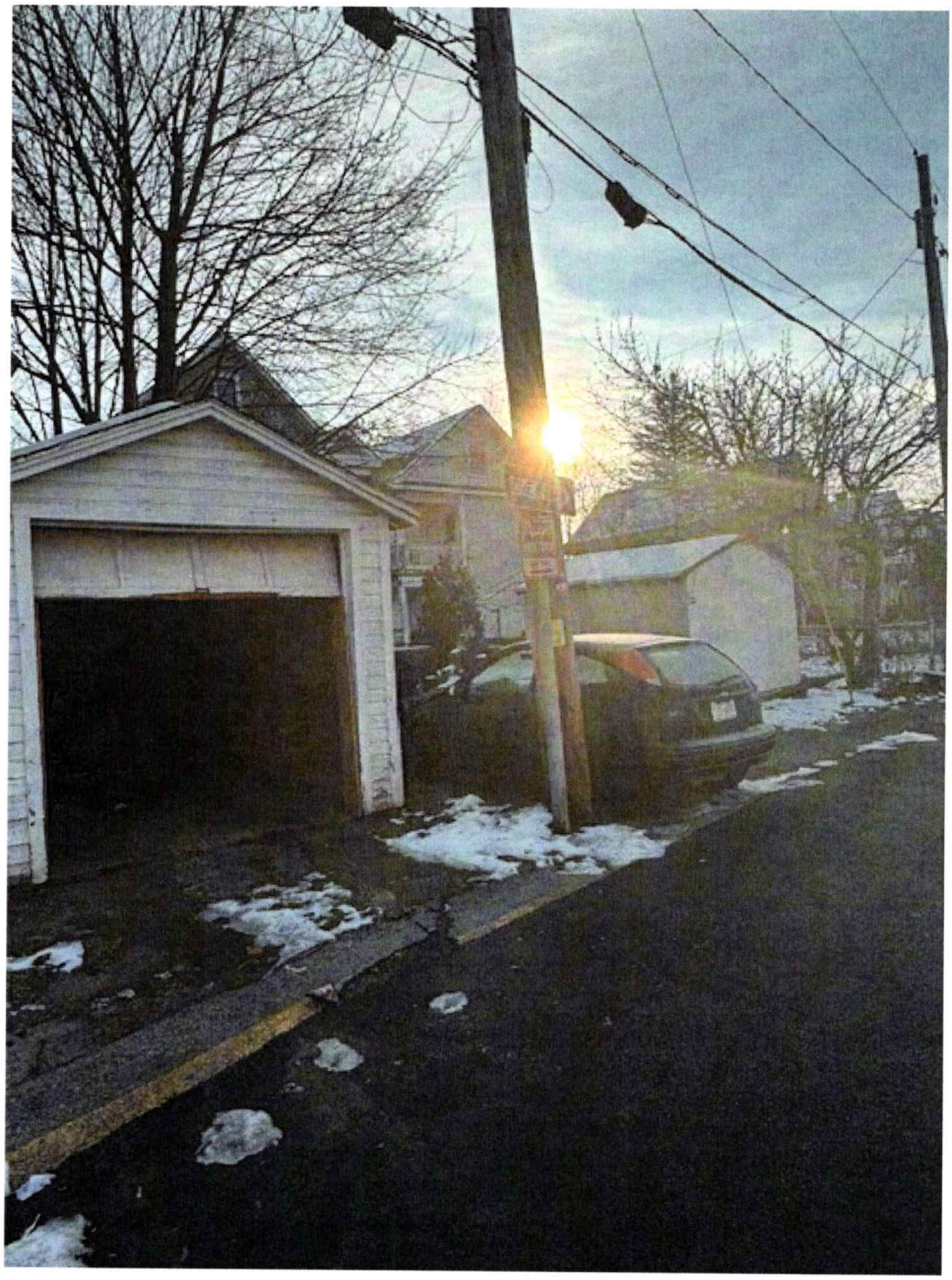
Jason Lichwick Architecture PLLC
387 Hooker Avenue, Suite 5, Poughkeepsie, New York 12603
P: 845-2845-6344

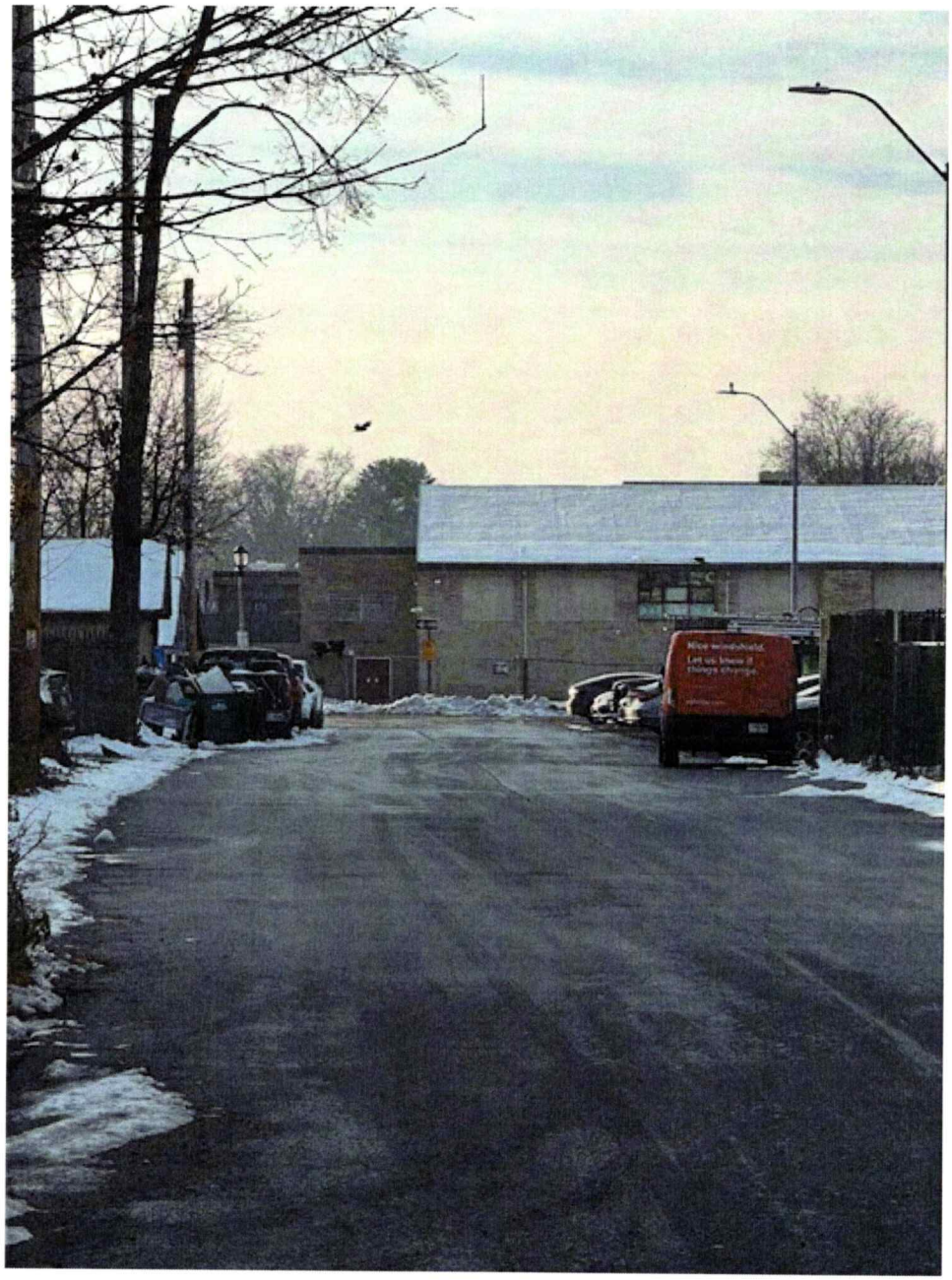
Jason Lichwick

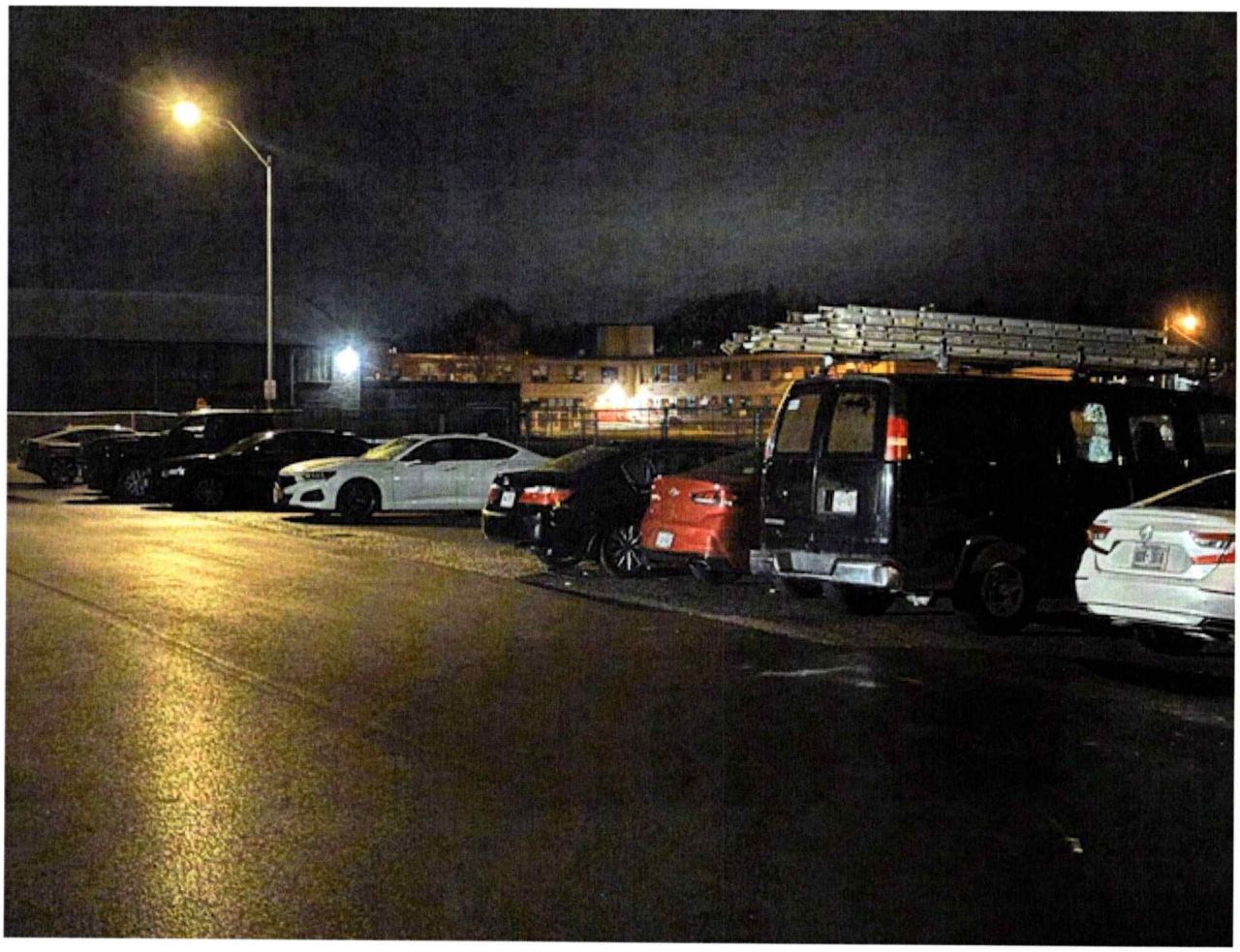
From: Jason Lichwick
Sent: Monday, February 2, 2026 10:51 AM
To: Jason Lichwick
Subject: FW: Photos

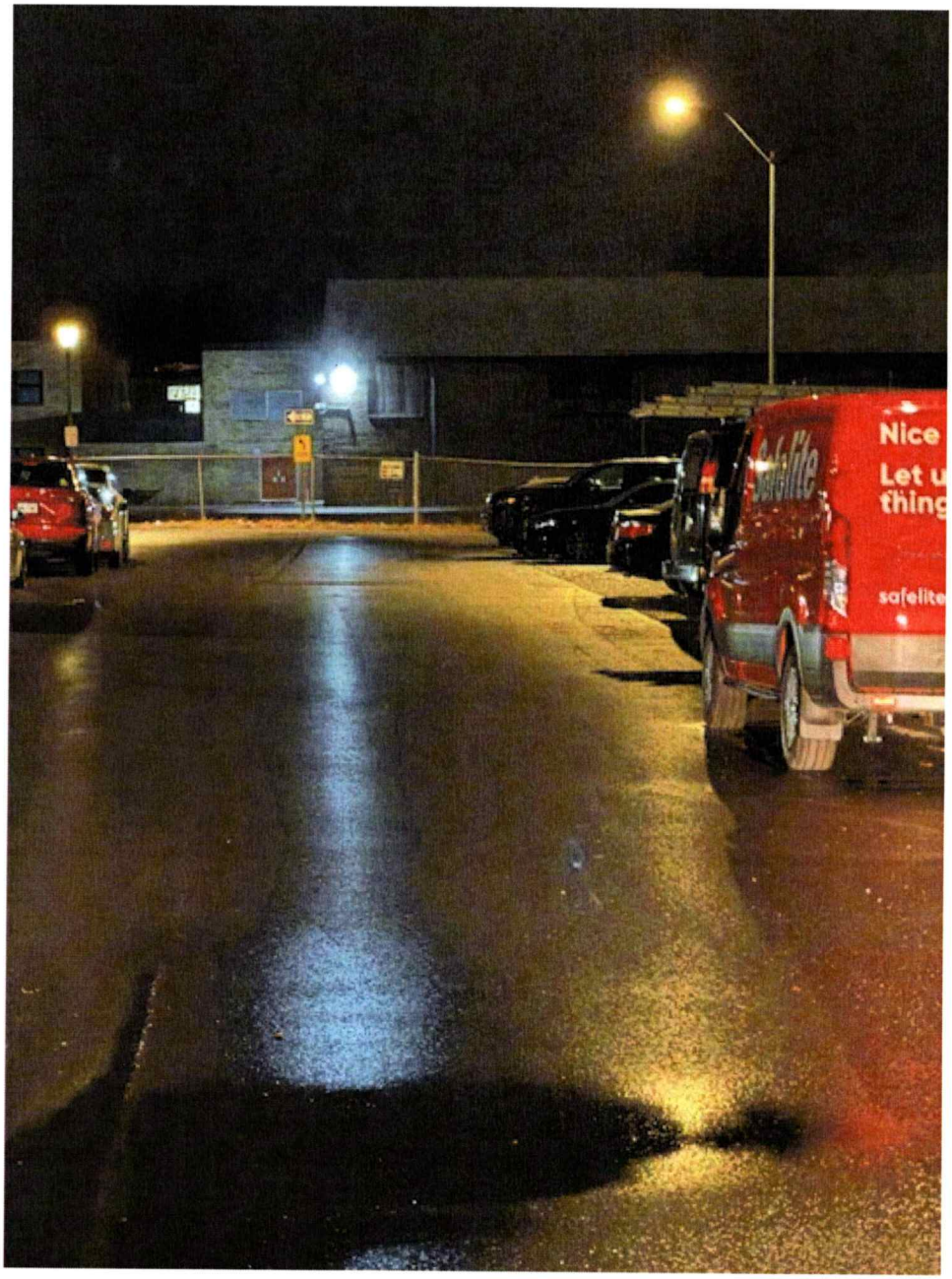








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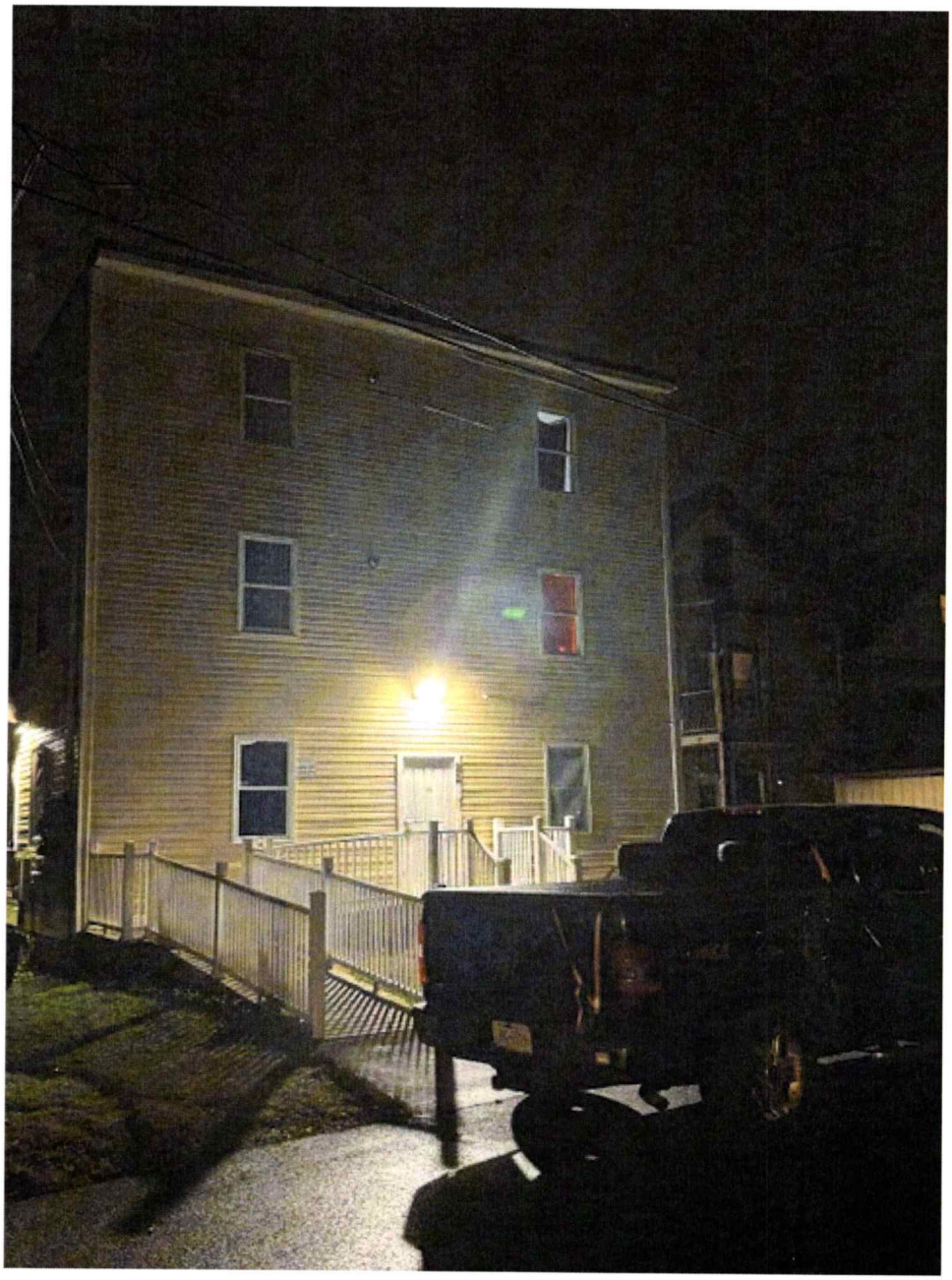
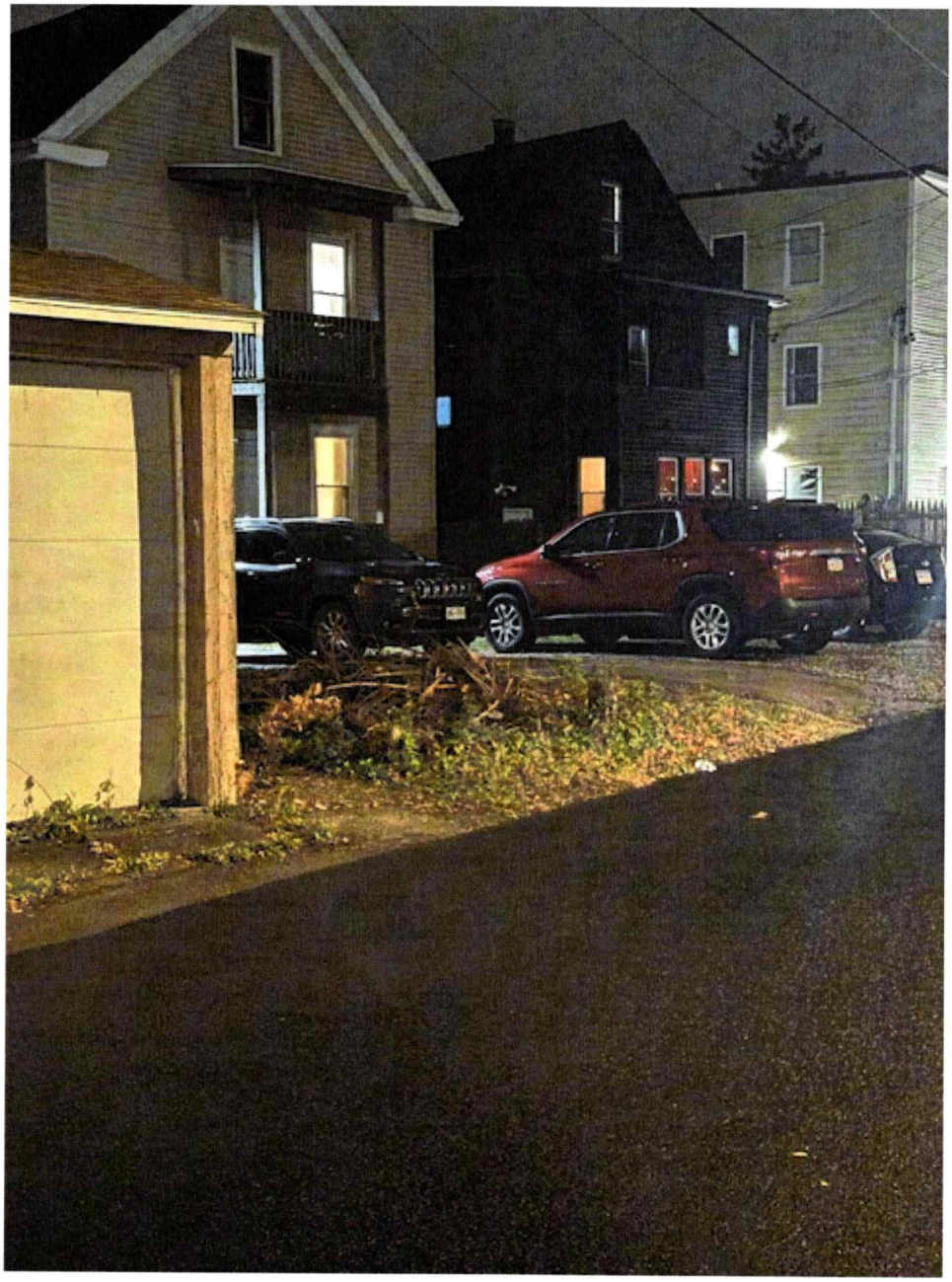
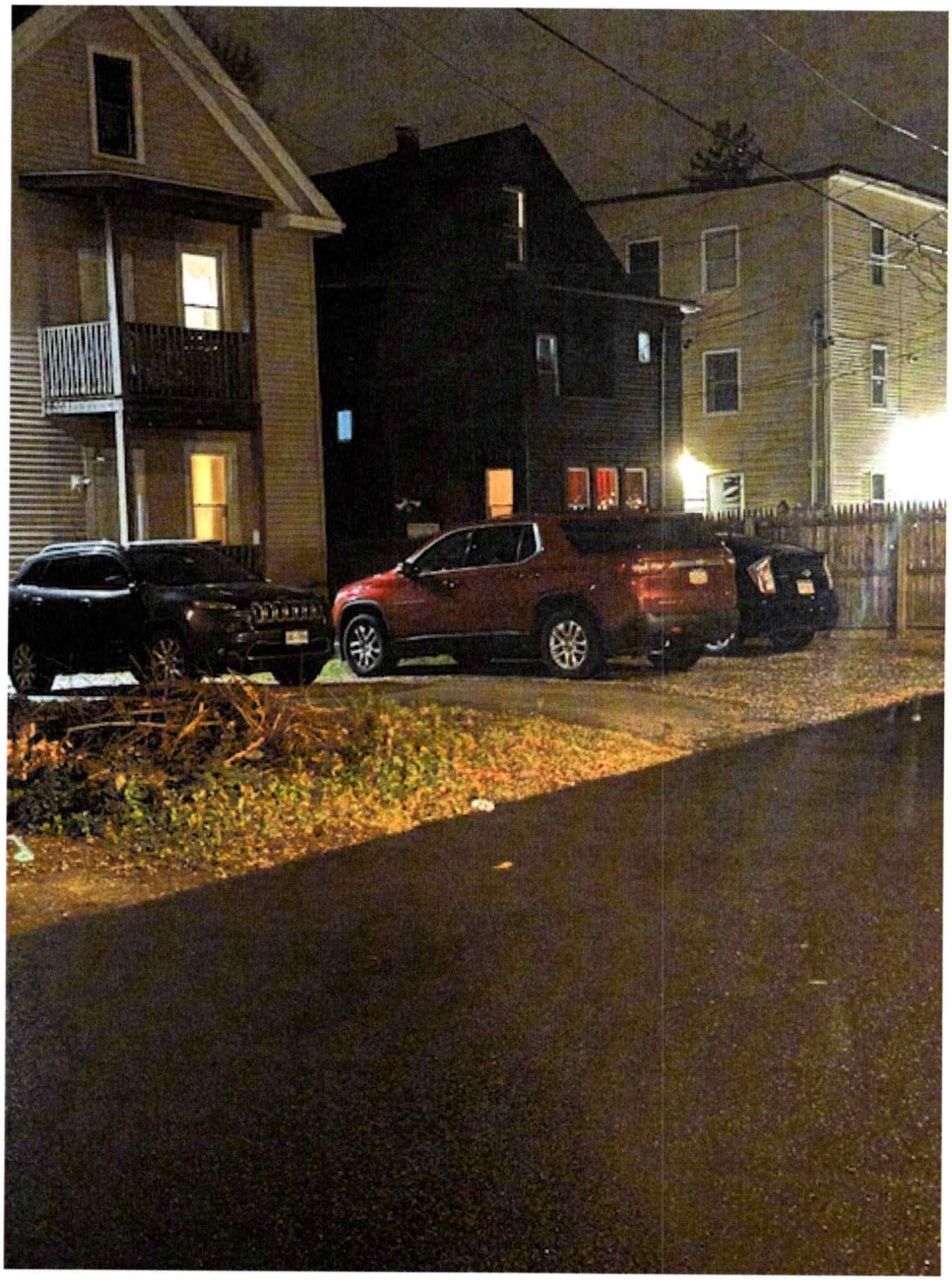
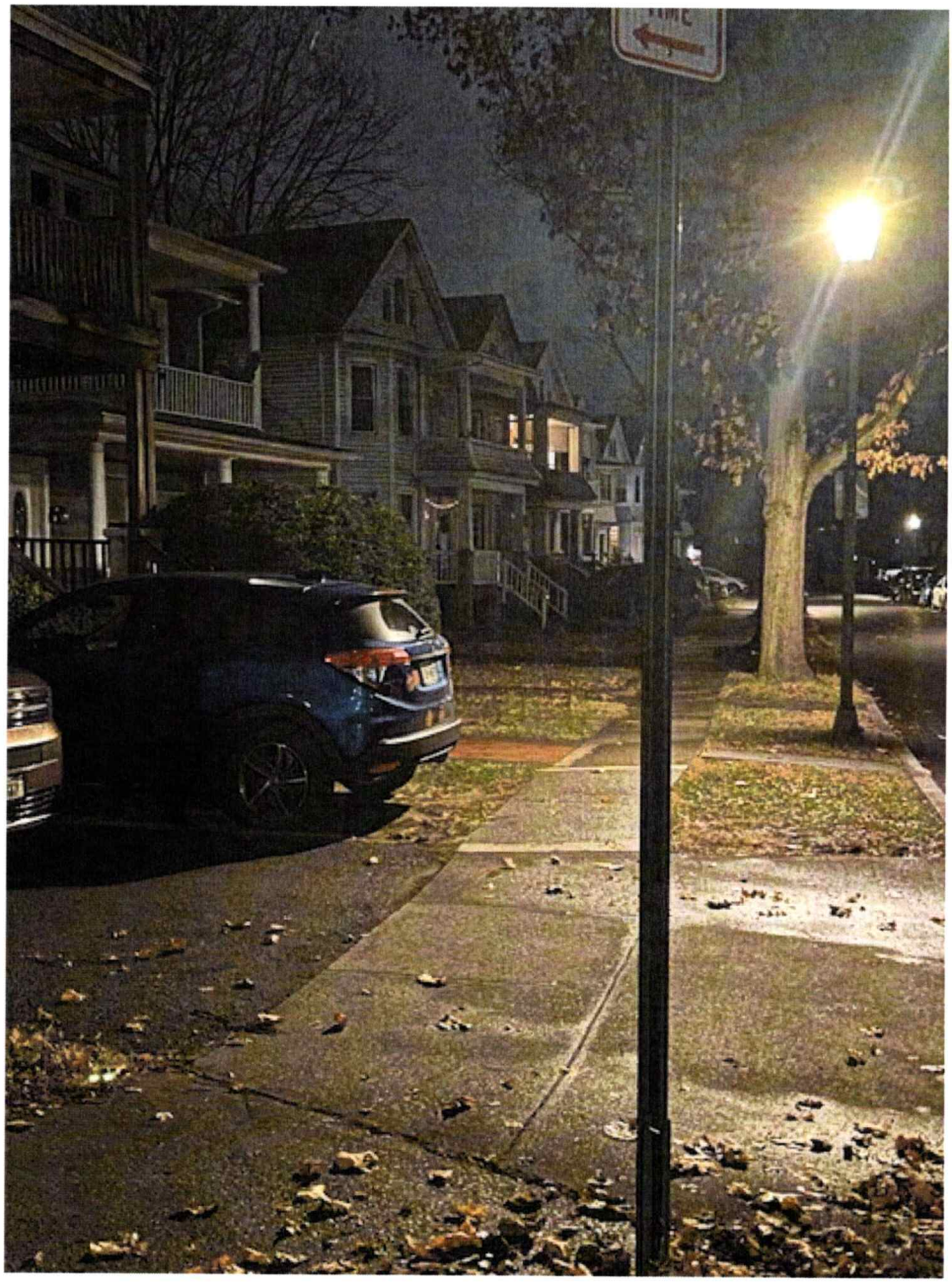
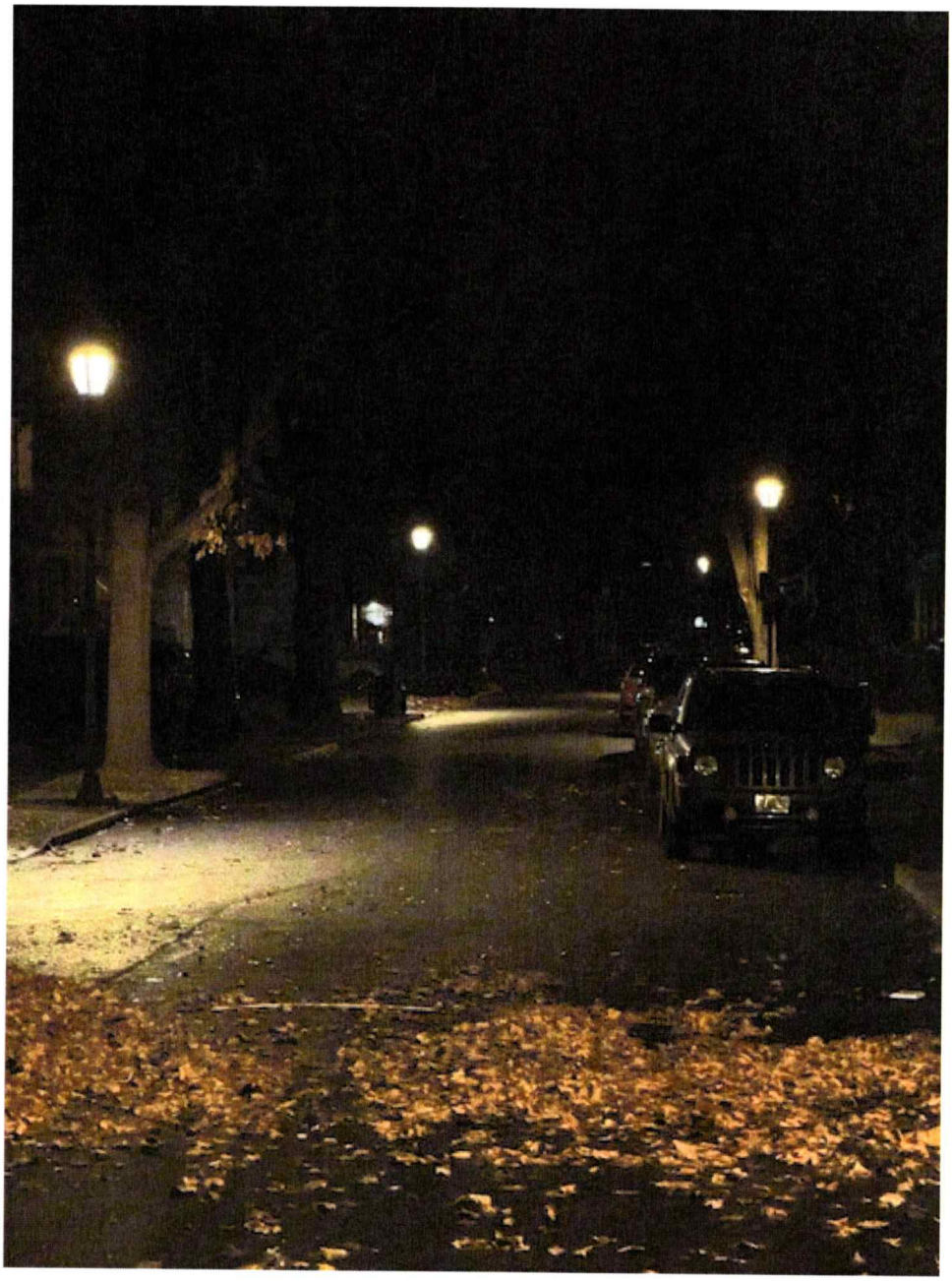
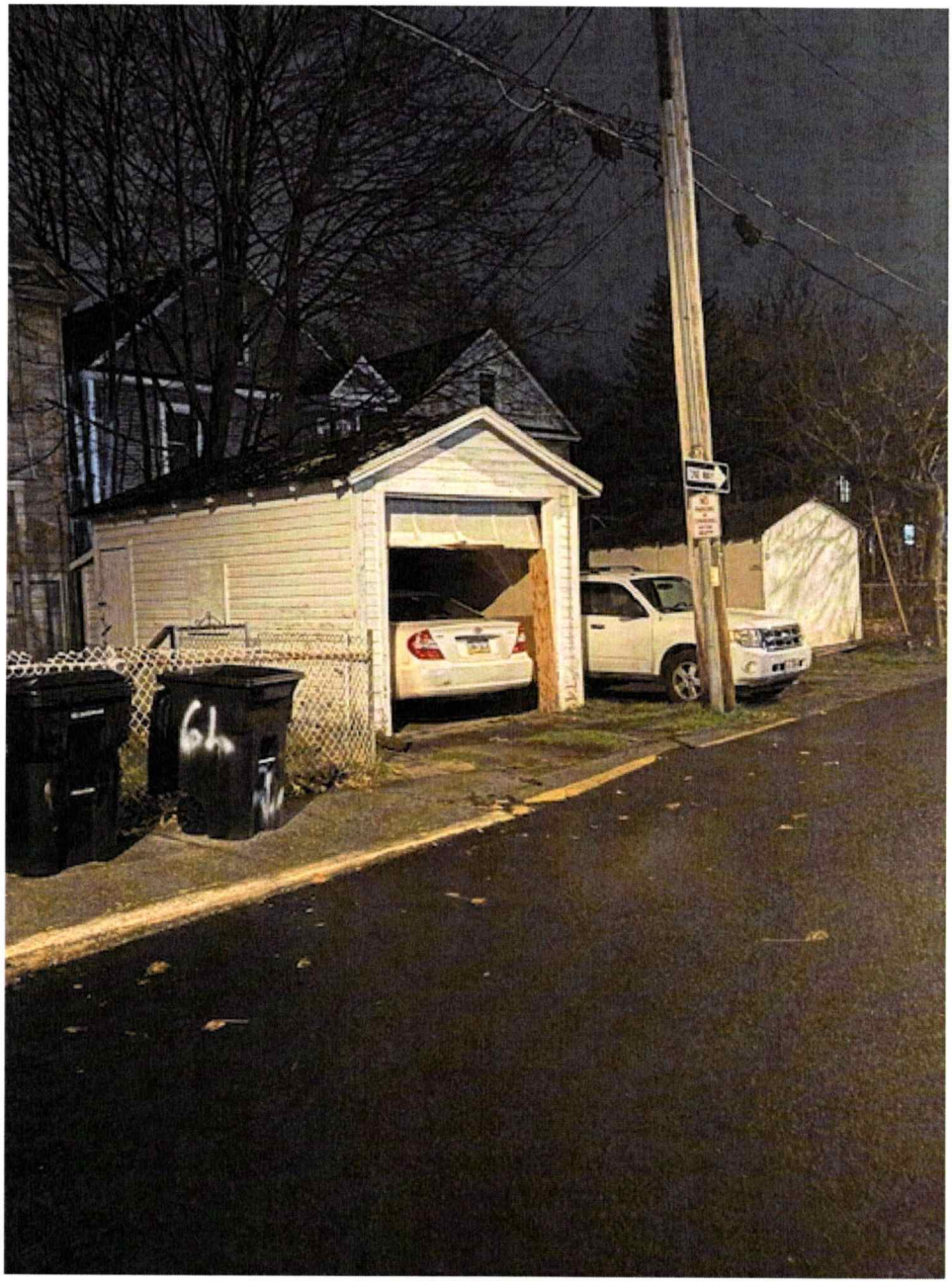


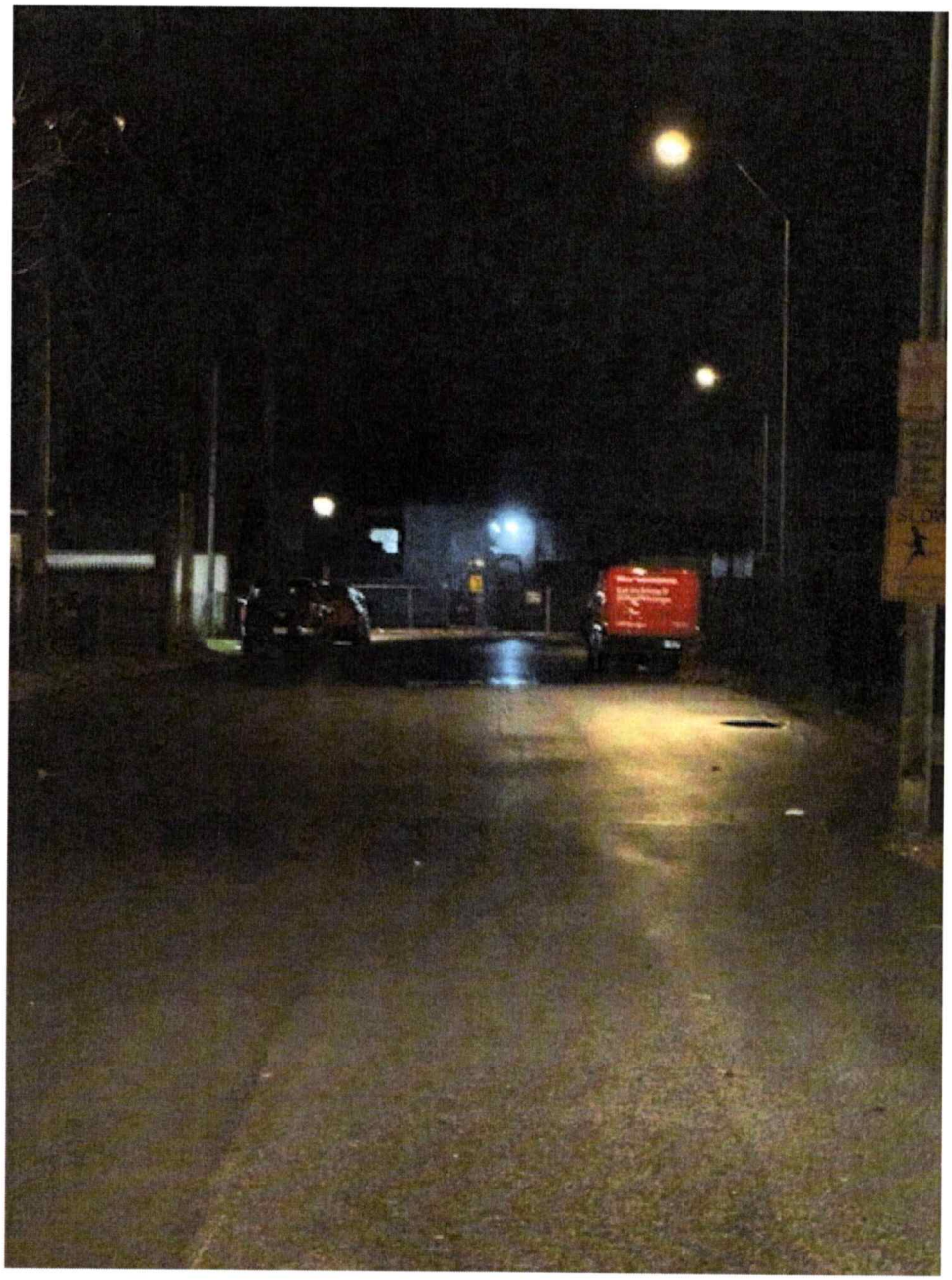












CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MEETING OF FEBRUARY 10, 2026
AREA VARIANCE(S) ANALYSIS

Project Description:	**20 LEXINGTON AVENUE** 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
Review Dates:	October 3, 2025. February 2. 2-26
Public Hearings:	10/14/25, 11/10/25/ 12/9/25, 1/13/26 AND 2/10/26
SEQRA	Type 2 Action
Staff:	Judith Knauss, Deputy Zoning Administrator Tyler Maegerle, Junior Planner

DEFINITION OF "AREA VARIANCE:"
Authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

INSTRUCTIONS TO THE ZONING BOARD OF APPEALS:
The Board of Appeals, in the granting of area variances, shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and health, safety and welfare of the community. The Board of Appeals shall have authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the Zoning Ordinance and shall be imposed for purpose of minimizing any adverse impact such variance may have on a neighborhood or community. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance(s) is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following criteria:

CRITERIA FOR GRANTING AN AREA VARIANCE

i) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances? The granting of the variances could produce an undesirable change in the character of the neighborhood or be detrimental to nearby properties by increasing density beyond what is permitted in an area that is already relatively densely populated. While the applicant asserts that the variances are needed to legalize a "pre-existing condition" and to address "non-conforming conditions due to recent changes to the zoning code," the facts are:

1) The pre-existing condition is an illegal conversion of the attic to a dwelling unit. The records of the Building Department include an inspection report dated January 12, 1978, clearly stating the use was as a two-story, two-family building with an attic from which debris needed to be cleared.
2) The recent zoning change did **not** create the need for variances. Even though the new zoning code decreased **all** the requirements of the code considerably, this property still cannot comply: the previous code required 14,000 sf of lot area, 15'side yard setbacks and 6 parking spaces.

There are 25 properties with frontage on Lexington Avenue/Quaker Lane. The breakdown is as follows: 2 public schools, 2 single-family dwellings 16 two-family dwellings (including this property), 3 three-family dwellings, six family dwelling and 1 vacant lot. 70 percent of the properties in the neighborhood are 2 family dwellings. The bulk of the street frontage is made up of public-school property. Multiple (3 or 4 unit) dwellings make up only 12% of those properties. Therefore, the character of the neighborhood is therefore primarily two-family dwellings.

2/2/26 UPDATE: The applicant has provided additional information, including an analysis of the lot area of the three 3-family dwellings to indicate that they are also non-compliant. It is true that these properties are non-compliant, and that this conversion would result in a similar degree of noncompliance.

However, the issue is not that the conversion would be in keeping with other noncompliant properties. The issue is what impact of this conversion might have on the other 15 2-family dwellings. The Board must be careful in granting any variances, weighing the criteria of the zoning code against the merits of the application. If the Board grants these variances, what happens if other owners of two-family dwellings in the seek to convert their buildings? In this instance, since most of the 23 residential lots are roughly the same size. The Board must take extreme care in granting the lot area and parking variances so as not to establish a precedent for future variance requests to the detriment of the neighborhood.

ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

The applicant can remove the illegal third floor unit and return the property to its original use as a two-family dwelling. No variances would then be required. Further, the applicant has failed to provide any justification whatsoever, financial or otherwise, for the need for the third unit. Simply because a use is permitted in a particular zoning district does not mean that an owner is entitled to that use.

2/2/26 UPDATE: The applicant has provided some financial information. It is up to the ZBA to determine if this information is sufficient to justify the variance. Are there other possible alternatives? The second and third floor units could be combined, and the rent paid by the applicant's mother could be considered her share of the overall rent, which would still alleviate the financial burden.

iii) Are the requested variances substantial? Regardless of the applicant's claim that the variances are not substantial, they are. The lot area variance is for more than 21% of the requirement, and the parking

variance is for 50% of the requirement. Additionally, while the driveway width may not seem substantial (a little more than 2 feet), but given the nature of the neighborhood, it could be considered substantial. 20 Lexington Avenue is horseshoe-shaped, with Quaker Lane turning into Lexington Avenue at the curve. Fronting Quaker Lane is Smith Elementary School, which presents parking and traffic considerations.

2/2/26 UPDATE: The applicant has provided additional information, including an analysis of the lot area of the three 3-family dwellings to indicate that they are also non-compliant. It is true that these properties are non-compliant, and that this conversion would result in a similar degree of noncompliance. However, the fact that there are noncompliant properties in the neighborhood does not mean that the variances requested are not substantial. The lot area and parking space variance are both substantial.

The variances that would not appear substantial are "front yard parking," which is unavoidable given the fact that all of the lots on the west side of Lexington are "through lots" with two front yards, Quaker Lane being more of a functional rear yard, and height, as there are no plans to increase the height of the building, although the classification would change from a two-story building with attic to a three-story building.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The proposed variances could have an adverse effect or impact on the physical or environmental conditions in the neighborhood. Though the applicant states that on-street parking is widely available, this would not appear to be the case. Particularly during the day on weekdays, due to the presence of Smith Elementary School, on-street parking is at a premium and traffic is heavy. Increased parking required for conversion, plus the width of the driveway, could create hazards. Also, from an environmental aesthetic perspective, the applicant appears to be proposing no improvements to the parking area, which is visually unappealing. It is a requirement of the new zoning code that special consideration be given to appearance when a project is visible from a public school or park.

v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.) The difficulty in complying with the provisions of the Zoning Code is entirely self-created. To say that they are due to pre-existing, non-conforming conditions is misleading in the extreme. The applicant purchased the property in or around 2006. The City records contain no indication that this building has ever been considered a three-family dwelling. In addition to the inspection report from 1978 mentioned above, a municipal report at the time of the applicant's purchase clearly characterized the use of the property as a two story, two-family dwelling. The property is listed on the tax rolls as a two-family dwelling. Still further, the building was characterized by the applicant himself on successive building permit applications over the years as a two-family dwelling. (#080618 issued on 8/26/08; 20-1293 issued on 9/22/20; 20-1820 issued on 12/18/20; 22-1941 issued on 12/1/22; 23-0864, issued on 6/1/23, and #2401940, issued on 1/2/25). Plans prepared by a Licensed Engineer provided in conjunction with one of these permits were developed under the requirements of the 2020 Residential Code of New York State, applicable only to one- and two-family dwellings. It is interesting to note that the fees for building permits for one- and two-family dwellings are slightly lower than those for multiple dwellings. It should also be noted that the illegal use of the attic was discovered on or about 12/27/24, when there was a fire in the building. At that time, the responded Deputy Building Inspector issued a notice of violation directing that the use of the illegal attic apartment cease immediately, and that within 30 days a permit be obtained to remove all interior finishes, plumbing and electrical (with the exception of one light and one receptable), or to legalize the use (if possible).

2/2/26 UPDATE: Nothing in the revised materials controverts the self-created nature of the hardship, including the financial information.

Recommendations:

It is recommended that the Board open the public hearing.
Motion:
Second:
Carried:

Public Comment(s) to be received:
*

It is recommended that the Board close the public hearing, or adjourn it if additional information is deemed necessary.
Motion:
Second:
Carried:

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request that the City Staff to draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

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

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

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 10 GRAND STREET

ZONING DISTRICT: RND - RESIDENTIAL NEIGHBORHOOD D

OWNER INFORMATION:

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

APPLICANT INFORMATION:

Name: SAME AS ABOVE
Address:
Phone:
Email:

CONSULTANT INFORMATION:

Name: MAZZARELLI ARCHITECTURE + PLANNING, PC
Address: 44 NORTH CLOVER ST
POUGHKEEPSIE, NY 12601
Phone: 845-485-0275
Email:

SUBJECT OF APPEAL

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

Name and title of agent: JOE O'BRIEN, DEPUTY ZONING ADMIN

Date of decision/determination/violation: 16 SEP 25

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 10 GRAND ST

AREA VARIANCE REQUESTS

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

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

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

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

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

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

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

10 Grand Street Area Variance Justification

10/10/25
Completed by Peter Clark

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

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

Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored? Why is the variance necessary?

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

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

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

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE
APPLICATION

PROPERTY ADDRESS: 10 GRAND ST

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

_____

_____

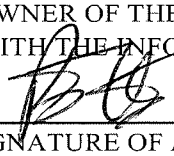
_____

_____

SIGNATURE AND VERIFICATION

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

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



SIGNATURE OF APPLICANT

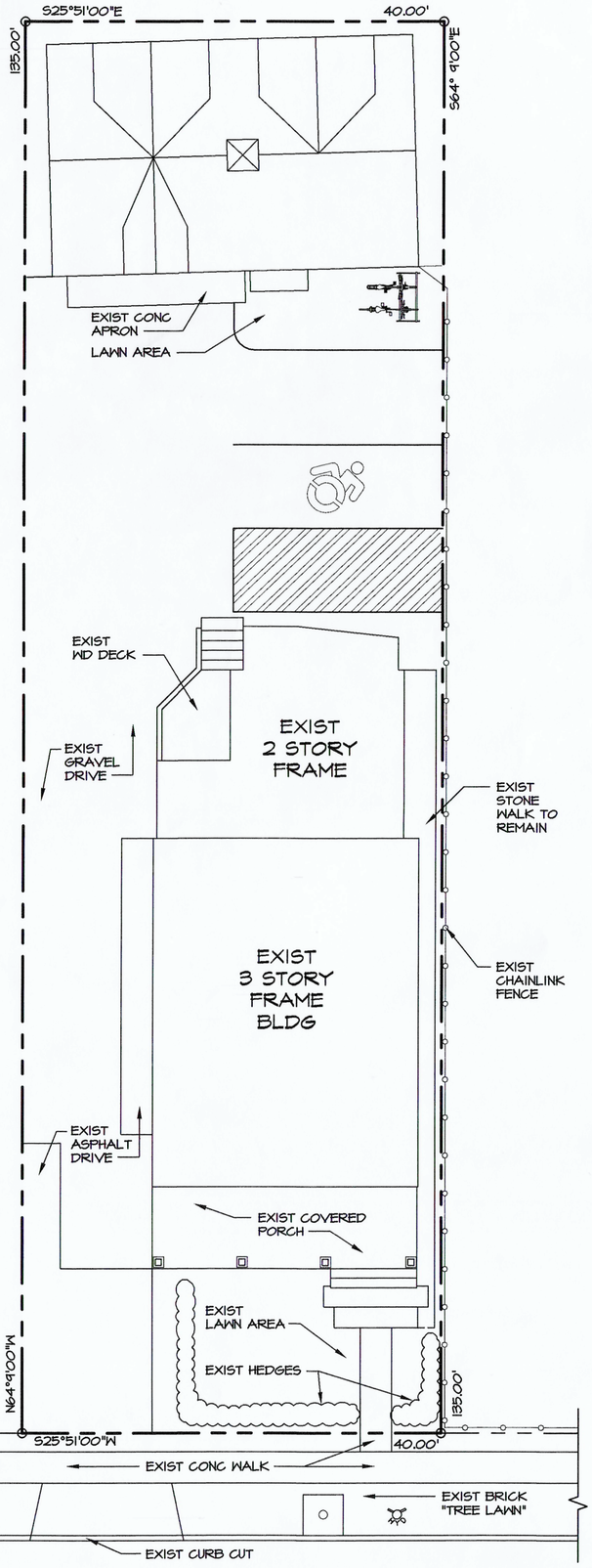
9/30/25

DATE

PETER CLARK

Print Name

Revised 12/24: Previous Editions Obsolete



PROPOSED SITE PLAN

1 / ZR-1

SCALE: 1"=10'-0"

0 5' 10' 20'

NOTE:

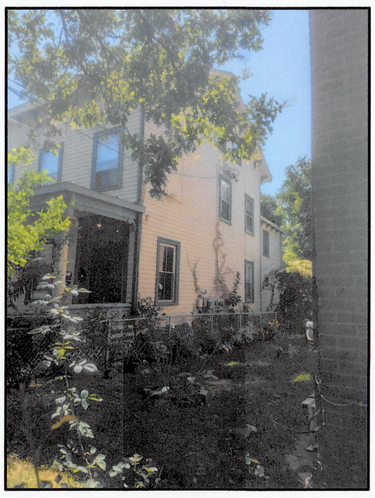
1. THE ABOVE SITE PLAN WAS GENERATED BASED UPON THE FOLLOWING INFO:
   - A. A SURVEY ENTITLED "PLOT PLAN FOR 10 GRAND STREET" CITY OF POUGHKEEPSIE, DUTCHESS CO, NY, SCALE: 1" = 10'-0" DATED JULY 11, 1994 AS PREPARED BY JAMES K. DRUMGOULD, PLS
   - B. SITE VISITS & MEASUREMENTS BY MAZZARELLI ARCHITECTURE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

NORTH

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

EAST

WEST



NORTH

SOUTHWEST

EXIST ELEVATIONS

2 / ZR-1

SCALE: NTS

project no. 25-22

date 29 SEP 25

drawn by SB

SITE PLAN APPROVAL FOR:

10 GRAND STREET

POUGHKEEPSIE, NY

PROPOSED SITE PLAN, EXIST ELEVATIONS AND LEGEND

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

MAP

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

DISTRIBUTION:
ZONING BOARD

Z-1

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

SITE PLAN APPROVAL FOR: 10 GRAND ST

Name of Action or Project:

10 GRAND ST

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

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

Brief Description of Proposed Action:

CONVERT EXIST ATTIC SPACE INTO ADDITIONAL DWELLING UNIT

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

Address:

PO BOX 648

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

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

3. a. Total acreage of the site of the proposed action? +/-.12 acres
   b. Total acreage to be physically disturbed? +/-.008 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-.24 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Shortnose Sturgeon, Atlantic. Sturgeon	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: WE WILL GREAT A SLIGHT SLOPE IN GRADE TO HAVE WATER RUN INTO OUR PROPERTY		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☐	☑

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

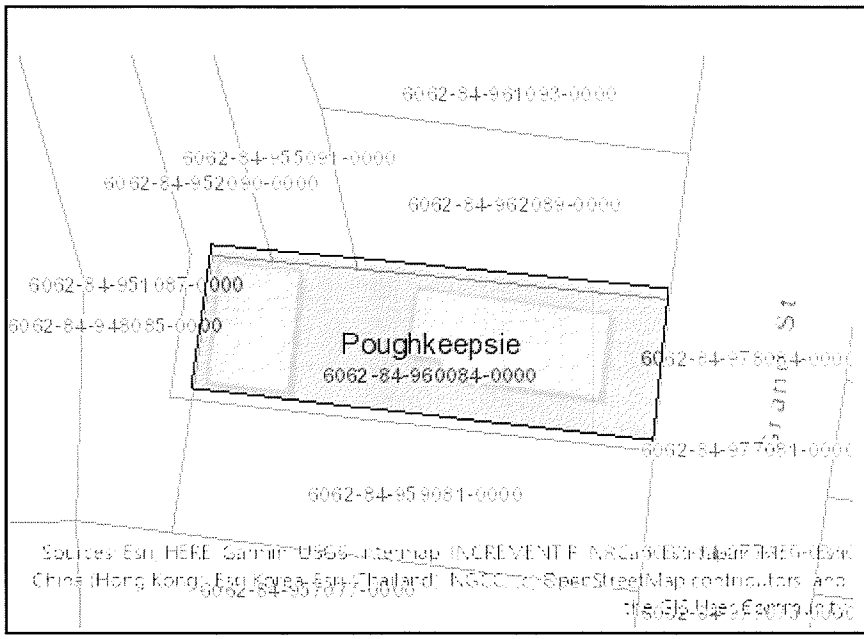
Applicant/sponsor/name: 10 GRAND STREET, LLC - PETER CLARK Date: 9/30/25

Signature: _____ Title: OWNER

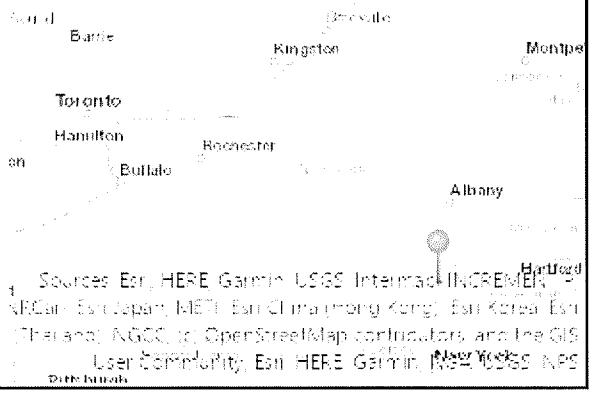
PRINT FORM

EAF Mapper Summary Report

Monday, September 22, 2025 11:35 AM



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



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

Data of Surrounding Neighborhood of 10 Grand St

Zoning Review Request PD-2025-121

Zoning District RND

The properties presented below show existing deficiencies according the lot size based on the current code. The data below also shows that if these properties were to request similar conversion to a higher occupancy, they would be further deficient. There would also be a need to increase street parking more than the proposed property. The requested variance for the proposed property is minor compared to what other properties would need to request.

Project Location: 10 Grand St

Requested Variance: 10 Grand St .12 acre lot – currently not deficient according to code. If conversion to 4 family – 12% deficient

Other Property Locations:

- (411) Apartments – 17 Grand St
- (230) 3 Family – 4 Grand St & 9 Grand St
- (220) 2 Family – 6 Grand St, 13 Grand St & 15 Grand St

1) 17 Grand St-.05 acre lot – Currently 63.7% deficient according to code
2) 4 Grand St - .07 acre lot- Currently 39% deficient according to code. If conversion to 4 family – would be 49% deficient.
3) 9 Grand St - .05 acre lot – currently 56% deficient according to code. If conversion to 4 family – would be 63% deficient. No off street parking
4) 6 Grand St - .08 acre lot – currently 10% deficient according to code. If conversion to 3 family – would be 30% deficient.
5) 13 Grand St - .05 acre lot – currently 45% deficient according to code. If conversion to 3 family – would be 56% deficient. No off street parking.
6) 15 Grand St - .05 acre lot – currently 45% defiance according to code. If conversion to 3 family – would be 56 % deficient. No off street parking.

All data acquired from Dutchess County Parcel Access.

UNION ST
GRAND ST
COLUMBUS DR
S BRIDGE ST
CHURCH ST
FM 154
44
55
940108
947101
943102
940101
941088
941084
942081
943077
943074
943070
941066
947067
944063
945060
959096
964096
961093
959084
959081
957077
958073
957069
957065
957061
978093
978087
977081
977076
977072
2
4
3
5
6
1

0 100 ft

Parcel Number
131300-6062-84-960084-0000

Parcel Location
10 Grand St

Municipality
Poughkeepsie City

Owner Name
10 Grand Street LLC *(Primary)*

Primary Owner Mailing Address
197 Salisbury Tpke
Rhinebeck, NY 12572

Parcel Details

Lot Size (acres):	0.12 Ac (C)	**Split Town:**	-
Filed Map:	154	**Agri. District:**	None
File Lot #:	29	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(280) Res Multiple		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$29,700	$450,000	$450,000	$450,000	$450,000	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
H (Homestead)	1 (Taxable)	100	$450,000		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2025	7/1/2025	7/1/2024			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	8/1/2019	22019	5077	A	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Site 2

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1912	-	(05) Colonial	2	2,496	(3) Normal

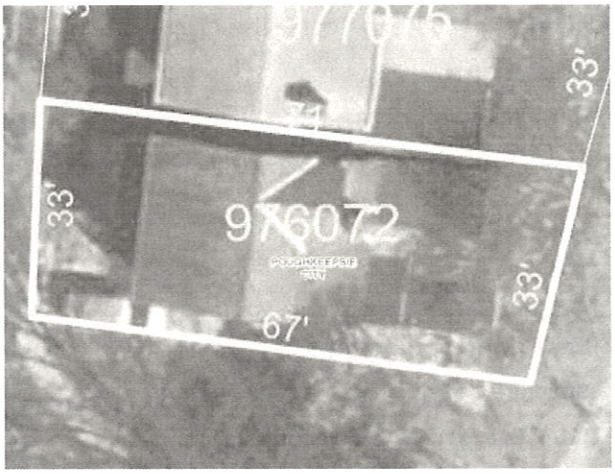
Parcel Number
131300-6062-84-976072-0000

Parcel Location
17 Grand St

Municipality
Poughkeepsie City

Owner Name
17 Grand St Corp *(Primary)*

Primary Owner Mailing Address
134-25 219th St
Laurelton, NY 11413



Parcel Details

Lot Size (acres):	.05 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(411) Apartment		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$35,200	$360,000	$360,000	$360,000	$360,000	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
N (Non-Homestead)	1 (Taxable)	100	$360,000		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2025	7/1/2025	7/1/2024			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	10/25/2011	22012	420	B	1

Site Information

Site 1

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

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1900	2	3,296	(0110) 2 sty apt load sup	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	1,150
Number Identical:	**Condition Code:**	**Constr. Qual:**		

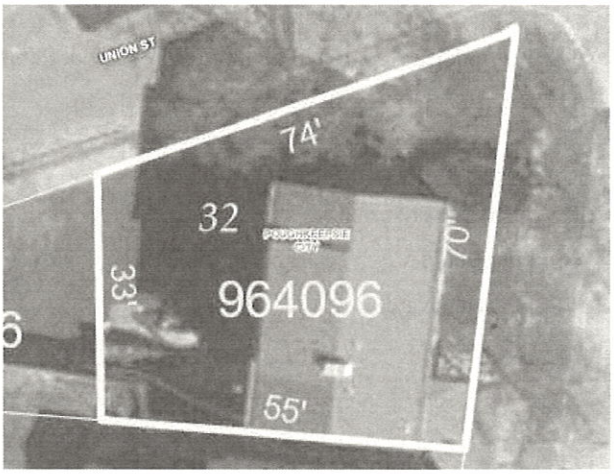
Parcel Number
131300-6062-84-964096-0000

Parcel Location
4 Grand St

Municipality
Poughkeepsie City

Owner Name
Crocco, Katechen Trustee *(Primary)*
Mead, Emelyne Trustee *(Additional)*

Primary Owner Mailing Address
17 Mitchell Ave
Poughkeepsie, NY 12601



Parcel Details

Lot Size (acres):	0.07 Ac (C)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(230) 3 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$29,700	$341,600	$341,600	$341,600	$341,600	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
H (Homestead)	1 (Taxable)	100	$341,600		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2025	7/1/2025	7/1/2024			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	7/28/2022	22022	52978	I	2

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1920	-	(08) Old style	2	2,128	(3) Normal
No. Bedrooms:	**No. Full Baths:**	**No. Half Baths:**	**No. Kitchens:**	**No. Fireplaces:**	**Basement Type:**
4	3	0	3	0	(4) Full
Central Air:	**Heat Type:**	**Fuel Type:**	**First Story:**	**Second Story:**	**Additional Story:**

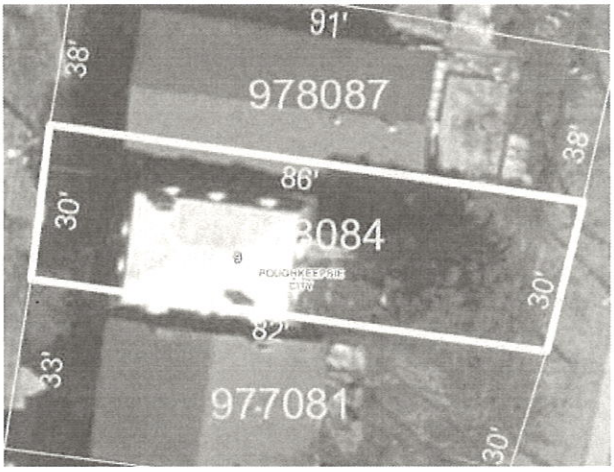
Parcel Number
131300-6062-84-978084-0000

Parcel Location
9 Grand St

Municipality
Poughkeepsie City

Owner Name
Horan, Austin T. *(Primary)*

Primary Owner Mailing Address
9 Grand St
Poughkeepsie, NY 12601



Parcel Details

Lot Size (acres):	.05 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(230) 3 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$29,700	$487,000	$487,000	$487,000	$487,000	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
H (Homestead)	1 (Taxable)	100	$487,000		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2025	7/1/2025	7/1/2024			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$215,000	12/26/2012	22013	2422	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1870	-	(08) Old style	2	1,744	(3) Normal
No. Bedrooms:	**No. Full Baths:**	**No. Half Baths:**	**No. Kitchens:**	**No. Fireplaces:**	**Basement Type:**
5	3	0	3	0	(4) Full
Central Air:	**Heat Type:**	**Fuel Type:**	**First Story:**	**Second Story:**	**Additional Story:**

Parcel Number
131300-6062-84-961093-0000

Parcel Location
6 Grand St

Municipality
Poughkeepsie City

Owner Name
6 Grand Street Owners LLC *(Primary)*

Primary Owner Mailing Address
134 E 235th St
Bronx, NY 10470

Parcel Details

Lot Size (acres):	.08 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(220) 2 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$29,700	$295,200	$295,200	$295,200	$295,200	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
H (Homestead)	1 (Taxable)	100	$295,200		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2025	7/1/2025	7/1/2024			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$237,500	9/30/2021	22021	4891	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1877	-	(05) Colonial	2	1,800	(3) Normal
No. Bedrooms:	**No. Full Baths:**	**No. Half Baths:**	**No. Kitchens:**	**No. Fireplaces:**	**Basement Type:**
3	2	0	2	0	(4) Full
Central Air:	**Heat Type:**	**Fuel Type:**	**First Story:**	**Second Story:**	**Additional Story:**

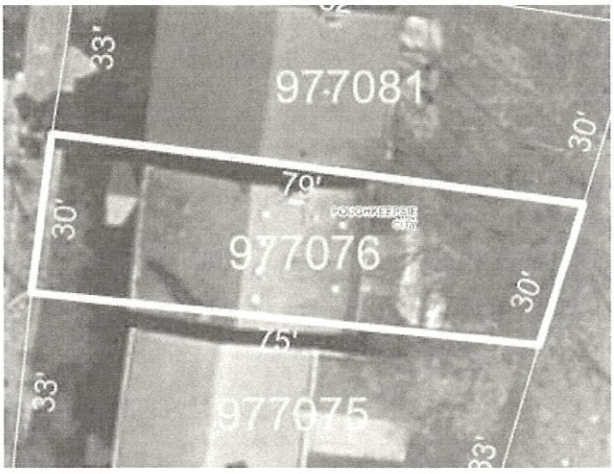
Parcel Number
131300-6062-84-977076-0000

Parcel Location
13 Grand St

Municipality
Poughkeepsie City

Owner Name
Lewis, Ryan *(Primary)*

Primary Owner Mailing Address
PO Box 1072
White Lake, NY 12786



Parcel Details

Lot Size (acres):	0.05 Ac (C)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(220) 2 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$22,000	$292,400	$292,400	$292,400	$292,400	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
H (Homestead)	1 (Taxable)	100	$292,400		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2025	7/1/2025	7/1/2024			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$300,000	3/18/2021	22021	51418	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1900	-	(08) Old style	2	2,048	(3) Normal
No. Bedrooms:	**No. Full Baths:**	**No. Half Baths:**	**No. Kitchens:**	**No. Fireplaces:**	**Basement Type:**
4	2	0	2	0	(4) Full
Central Air:	**Heat Type:**	**Fuel Type:**	**First Story:**	**Second Story:**	**Additional Story:**

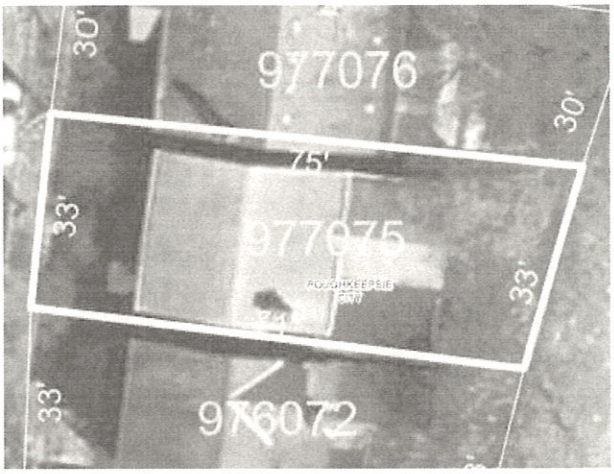
Parcel Number
131300-6062-84-977075-0000

Parcel Location
15 Grand St

Municipality
Poughkeepsie City

Owner Name
Caccomo, Robert *(Primary)*

Primary Owner Mailing Address
PO Box 69
Pawling, NY 12564



Parcel Details

Lot Size (acres):	.05 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(220) 2 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$29,700	$400,900	$400,900	$400,900	$400,900	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
H (Homestead)	1 (Taxable)	100	$400,900		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2025	7/1/2025	7/1/2024			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$91,500	2/23/2017	22017	2324	D	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1875	-	(08) Old style	2	2,858	(3) Normal
No. Bedrooms:	**No. Full Baths:**	**No. Half Baths:**	**No. Kitchens:**	**No. Fireplaces:**	**Basement Type:**
5	2	0	2	0	(4) Full
Central Air:	**Heat Type:**	**Fuel Type:**	**First Story:**	**Second Story:**	**Additional Story:**

Appendix A

February 10, 2026

Zoning Board

City of Poughkeepsie

1 62 Civic Center Plaza

Poughkeepsie NY 12601

Re: Area Variance

10 Grand Street

Poughkeepsie, NY 12601

1) The granting of the variance will not produce an undesirable change in the characteristics of the neighborhood. There will be no visible changes to the exterior of the building or the site.
2) The requested variance is not substantial. The request is for a small percentage of the requirement.
3) The variance will not have adverse effects on the physical or environmental conditions in the neighborhood. There will be no change to the exterior of the building or the site.
4) The request for variance is not self created. The conditions of the building have existed unchanged for many years. The building was constructed in 1850, long before zoning restrictions were implemented. Zoning regulations have caused a hardship.

Sincerely,

Peter Clark

Peter Clark, Owner

10 Grand Street - Income Costs 2024

12/31/2024

Income	January	February	March	April	May	June	July	August	September	October	November	December	Total
First Floor	1155	1155	1155	1155	1155	1155	1155	1155	1155	1155	1155	1155	13860
Second Floor	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1220	13595
Carriage House	1260	1260	1260	1260						2050	2000	2000	11090
Total Income	3540	3540	3540	3540	2280	2280	2280	2280	2280	4330	4280	4375	38545

Costs	January	February	March	April	May	June	July	August	September	October	November	December	
RB Principal/Interest	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1843.33	1843.33	1843.33	1843.33	1843.33	20410.00
													0.00
Property Taxes]NYS Taxes	6519.54								2,176.60		2,175.59		10871.73
Insurance - Safeco	238.58	238.58	153.08	1404.08	153.08	153.08	153.08	153.08	153.08	153.08	153.08	153.08	3258.96
CentralHudsonLL+ Elec/Gas					592.72								592.72
City of Pok - Water/Sewer	400.65			447.90			324.30				322.74		1495.59
City of Pok - Sanitation					772.50		375				398		1545.00
Auto and Travel	56.28	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52	469.00
Repairs							5108.42	1913.64	3561.25	1233.91	740.30		12557.52
Cleaning & Maintenance		180.00											180.00
Fees/Legal	1.75		10.16	1.75	1.75	2.00	5.50	2.00	3.50	30.55	3.50	2.00	64.46
Total Costs	8815.85	2055.15	1799.81	3490.30	3156.62	1791.65	7602.87	3949.57	7775.28	3298.39	5673.56	2035.93	51444.98
Monthly Total	-5275.85	1484.85	1740.19	49.70	-876.62	488.35	-5322.87	-1669.57	-5495.3	1031.61	-1393.6	2339.07	
Yearly Total	-5275.85	-3791.00	-2050.81	-2001.11	-2877.73	-2389.38	-7712.25	-9381.82	-14877.1	-13845.5	-15239.1	-12900.0	-12899.98

10 Grand Street - Income Costs 2023

12/31/2023

Income	January	February	March	April	May	June	July	August	September	October	November	December	Total
First Floor	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	13200
Second Floor	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	12900
Carriage House	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	14400
Total Income	3375	3375	3375	3375	3375	3375	3375	3375	3375	3375	3375	3375	40500

Costs	January	February	March	April	May	June	July	August	September	October	November	December	
RB Principal/Interest	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	19188.60
													0.00
Property Taxes]NYS Taxes	2195.71		4328.65		4,806.64				3,113.22				14444.22
Insurance - Safeco	199.09	199.05	238.58	238.58	238.58	1586.58	238.58	238.58	238.58	238.58	238.58	238.58	4131.94
CentralHudsonLL+ Elec/Gas			430.93						142.15				573.08
City of Pok - Water/Sewer			420.42	412.05			400.65			412.05			1645.17
City of Pok - Sanitation			375.00										375.00
Auto and Travel													0.00
Repairs	754.68		308.15					8478.85	5350.00	5350.00			20241.68
Cleaning & Maintenance	255.16	135.16	930.00				270.32						1590.64
Fees/Legal	6.60	2102.00	2.00	48.77	2.00	102.00	2.00	3.10	2.00	2.00	2.00	2.00	2276.47
Total Costs	5010.29	4035.26	8632.78	2298.45	6646.27	3287.63	2510.60	10319.58	10445.00	7601.68	1839.63	1839.63	64466.80
Monthly Total	-1635.29	-660.26	-5257.78	1076.55	-3271.27	87.37	864.40	-6944.58	-7070.0	-4226.68	1535.4	1535.37	
Yearly Total	-1635.29	-2295.55	-7553.33	-6476.78	-9748.05	-9660.68	-8796.28	-15740.86	-22810.9	-27037.5	-25502.2	-23966.8	-23966.80

10 Grand Street - Income Costs 2022

12/31/2022

Income	January	February	March	April	May	June	July	August	September	October	November	December	Total
First Floor	1100	1100	1100	1100	1100	1100	1100	1135	1135	1100	1065	1100	13235
Second Floor	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	12900
Carriage House	700	1150	600		5350		1200	1200	2400	3600			16200
Total Income	2875	3325	2775	2175	7525	2175	3375	3410	4610	5775	2140	2175	42335

Costs	January	February	March	April	May	June	July	August	September	October	November	December	
RB Principal/Interest	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	1599.05	19188.60
													0.00
Property Taxes]NYS Taxes	3808.03		705.16	501.95			500.00	501.95			501.99		6519.08
Insurance - Safeco	184.33	202.08	1331.08	202.08	202.08		199.09	199.09	199.09	199.09	199.09	199.09	3316.19
CentralHudsonLL+ Elec/Ga	34.25	40.16	54.01	35.73	38.42	26.02	24.60	34.34	10.88	46.99			345.40
City of Pok - Water/Sewer	325.40		375		391.4		403.93				422.17		1917.90
City of Pok - Sanitation					375.00				413		549		1336.75
Auto and Travel													0.00
Repairs	575.00			221.66	1400.00						527.50	7742.95	10467.11
Cleaning & Maintenance	255.16	260.00	332.86	135.16				135.16		135.16			1253.50
Fees	2.00	2.00	1197.00	64.00	2.00	187.50	375.18	2.00	1659.09	224.82	2.00	51.00	3768.59
Total Costs	6783.22	2103.29	5594.16	2759.63	4007.95	1812.57	3101.85	2471.59	3880.61	2205.11	3801.05	9592.09	48113.12
Monthly Total	-3908.22	1221.71	-2819.16	-584.63	3517.05	362.43	273.15	938.41	729.4	3569.89	-1661.1	-7417.09	
Yearly Total	-3908.22	-2686.51	-5505.67	-6090.30	-2573.25	-2210.82	-1937.67	-999.26	-269.9	3300.0	1639.0	-5778.1	-5778.12

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

September 16th, 2025

Mazzarelli Architecture + Planning, PC – Steve Bernabe Jr

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

Dear Applicant,

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

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

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

1. **Section 19-2.4(2)(a)** states that the minimum required lot area for the proposed use would be 7,000 square feet. **This lot contains roughly 5,400 square feet.**
2. **Section 19-6.2(1)(c)** states that access shall consist of at least one 15' wide drive aisle for parking areas with fewer than 20 spaces. **The proposed drive is 12' wide and the access for the proposed parking spaces is 14'.**
3. **Section 19-6.2(1)(g)** states that off-street parking areas shall be adequately illuminated for convenience and safety, but no lighting for parking areas shall cause glare on adjoining property. **No lighting is proposed.**
4. **Section 19-6.2(4)(a)** states that where a parking area for three or more vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall or other means approved by the Planning Board. **A chain link fence with slats and no specified height is proposed along the rear southern property line. No screening is proposed along the northern property line.**
5. **Section 19-6.2(4)(b)** states that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line. The planting

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

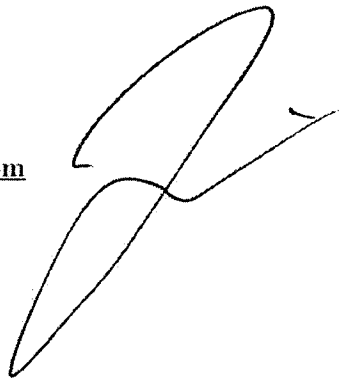
plan for this strip shall be approved by the Planning Board as part of the site plan review. **No landscaping is proposed.**

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

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

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

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



CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 10, 2026

AREA VARIANCE ANALYSIS

Project Description:	**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
Review Dates:	October 31, 2025, February 2, 2026
Public Hearings:	11/10/25, 12/9/25, 1/13/26, 2/10/26
SEQRA	Type 2 Action
Staff:	Judith Knauss, Deputy Zoning Administrator Tyler Maegerle, Planner

DEFINITION OF "AREA VARIANCE:"
Authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

INSTRUCTIONS TO THE ZONING BOARD OF APPEALS:
The Board of Appeals, in the granting of area variances, shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and health, safety and welfare of the community. The Board of Appeals shall have authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the Zoning Ordinance and shall be imposed for purpose of minimizing any adverse impact such variance may have on a neighborhood or community. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance(s) is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following criteria:

CRITERIA FOR GRANTING AN AREA VARIANCE

i) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances?

The applicant claims that the variance will not produce an undesirable change in the character of the neighborhood because the Union Street Historic District contains multiple buildings with 3rd floor dwelling units on lots smaller than 10 Grand Street. On Grand Street, there are 17 properties, 9 1-and 2-family dwellings, 2 non-residential, 4 3-family dwellings and one 4-family dwelling. This property under review contains 3 dwelling units, one a 2-family dwelling at the front and the other a single-family converted carriage house at the rear. It should also be noted that the Union Street Historic District, outside of this immediate neighborhood, consists of a variety of residential properties including a significant number of 1, 2 and 3 family dwellings. Most multifamily properties with 4 or more units are in buildings constructed for such purpose.

2/2/26 UPDATE: The applicant has provided additional information specific to Grand Street which demonstrates that his property is considerably larger than several of the other properties in the neighborhood, particularly those to the north and on the east side of the street. These include one of the 3-family dwellings and the 4-unit building. That said, all the properties to the south of 10 are the same size or marginally larger, and two of these have garages. However, it would not seem that the variances would necessarily change the character of the neighborhood.

ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)? The applicant suggests there are no alternatives to this variance but has not provided any information whatsoever justifying the need for the variance. The property already contains three dwelling units: the proposed use requires 6000 square feet of lot area, meaning the lot is already deficient. In the absence of any justification, economic or otherwise, there does not appear to be any reason to increase the degree of noncompliance and density in an area that is already densely populated. The applicant can maintain the status quo.

2/2/26 UPDATE: The applicant has provided some financial information. It is up to the ZBA to determine if this information is sufficient to justify the variance. Are there other possible alternatives?

iii) Are the requested variances substantial? The applicant suggests that the variance is not substantial because it is an existing condition that cannot be changed. While that may be true, the applicant is literally seeking to change the existing condition by increasing the number of units on the property, which is the factor that triggers the need for the variance. In the new zoning code, lot area is one of the few tools that control density. The variance is for one third of the total lot area, which is substantial, especially in an already densely populated area. The applicant has provided no justification for the need for variances. As noted above, in the absence of such justification, there does not appear to be any reason to increase the degree of noncompliance and the degree of density.

2/2/26 UPDATE: The applicant has provided additional information relative to density in the area. The property is substantially more compliant than some in the neighborhood, and similar to others. What would the impact be if other two and three family properties sought to convert to three or four units?

The fact that only one variance is requested could be said to affect whether it is considered substantial.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? The applicant suggests that the variance will not have a adverse effect or impact on the neighborhood because will not change any physical or environmental conditions and

is an existing condition of the site. As noted above, the change of use changes the existing conditions of the site. It may have an impact on the conditions in the neighborhood, as it increases density in a densely populated area.

2/2/26 UPDATE: The applicant suggests that as no discernable physical change will occur, there is no environmental impact. That may be the case. Further, as the only variance sought is for lot area, as adequate parking, one of the stressors in such conversions, is provided, the impact of the conversion could be said to be minimal.

v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.) The applicant suggests the need for a variance is not self-created as it reflects an existing condition that cannot be changed and is not unique to the property as the are other properties in the historic district that have 3rd floor dwelling units on smaller lots. The fact is that the difficulty is self-created in that there is an existing viable, reasonable use of the property. Further, if it was simply a matter of converting the existing 2-family dwelling to a 3-family dwelling, no variance would be required. However, there are already three units on the property as the carriage house in the rear was already converted to a dwelling unit.

2/2/26 UPDATE: The applicant suggests that since the property was constructed in 1850, long before zoning regulations, the difficulty in meeting those regulations is not self-created. However, the original use of the property was as a single-family dwelling with an accessory carriage house. The only reason the zoning regulations come to bear on the property is that a change of use is proposed.

Recommendations:

It is recommended that the Board open the public hearing.
Motion:
Second:
Carried:

Public Comment(s) to be received:
*

It is recommended that the Board close the public hearing or adjourn it if additional information is deemed necessary.
Motion:
Second:
Carried:

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request that the City Staff to draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.

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: 466 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

MARY 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.

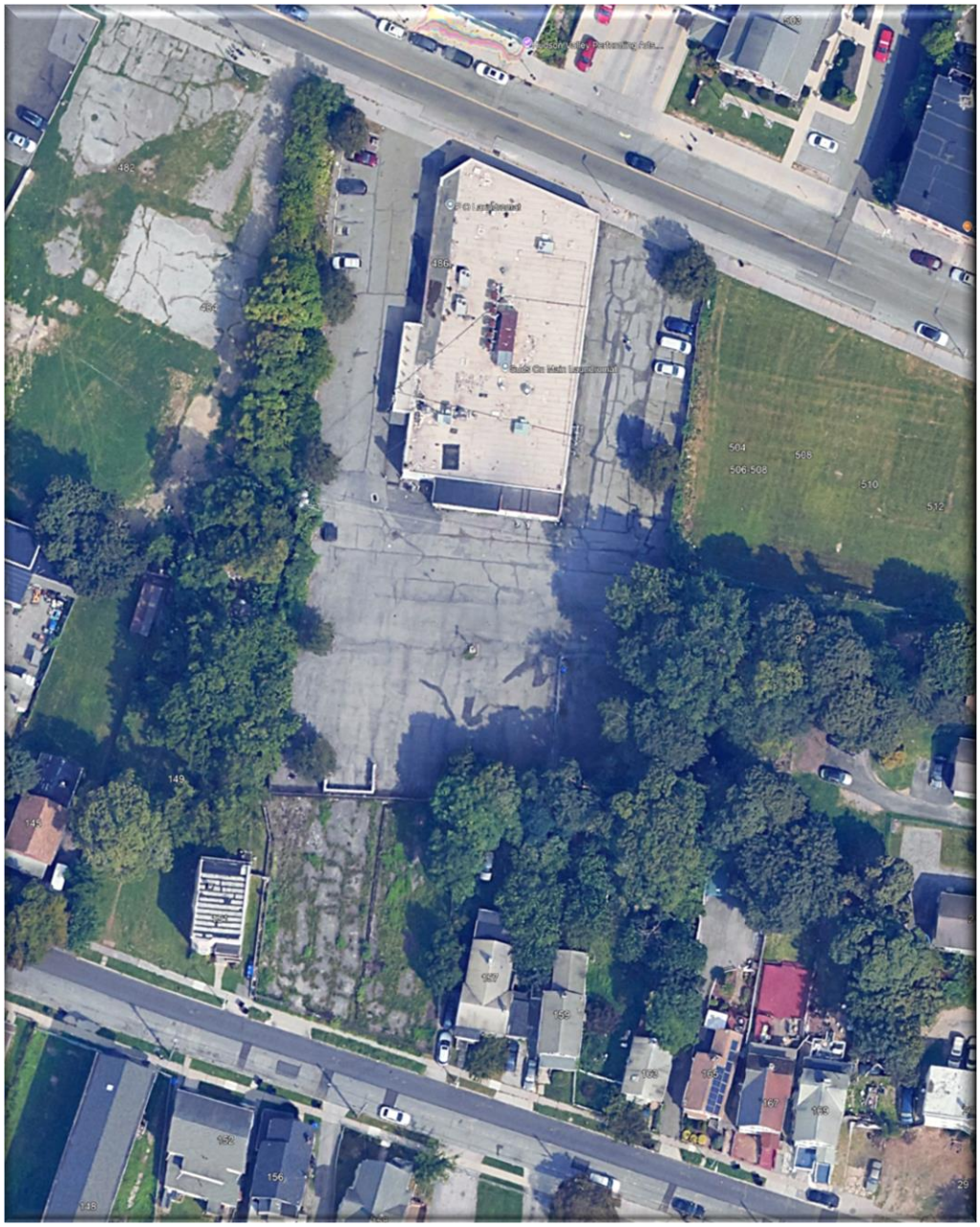
4. Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Why not?

   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

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

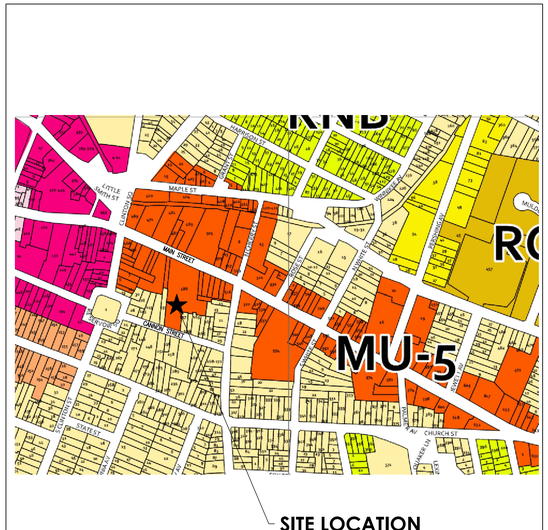
BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS

Location Map:

SCALE:1"=2000'



ZONING MAP

SCALE
1" = 800'

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 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.
15. THE CONTRACTOR SHALL PROVIDE BARRICADES, INCLUDING TEMPORARY FENCING TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING AND NEW FACILITIES FROM DAMAGE BY CONSTRUCTION OPERATIONS OR VANDALISM.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODOLOGY UNLESS OTHERWISE REQUIRED BY THESE PLANS AND SPECIFICATIONS.
17. ALL EXCAVATIONS SHALL BE BACK FILLED TO FINISHED GRADE. THE WORK ZONE SHALL BE PROTECTED WITH BARRELS SPACED NO MORE THAN 25 FEET APART AT THE END OF EACH WORKDAY.
18. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS, AND ROADSIDE FEATURES INCLUDING LAWNS, DRIVES, CULVERTS, DRAINAGE SWALES, FENCES, SIGNS,MAILBOXES AND OTHER PUBLIC OR PRIVATE PROPERTY TO IT'S PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE REQUIRED BY THESE PLANS AND/OR SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF CONSTRUCTION.
20. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A DETAILED SET OF OF RECORDED DRAWINGS INDICATING THE EXACT LOCATIONS, INCLUDING ELEVATIONS, OF ALL IMPROVEMENTS. A MINIMUM OF TWO (2) TIE DISTANCES TO PROMINENT FEATURES SHALL BE PROVIDED TO ALL NEW STRUCTURES, CHANGES IN PIPE ALIGNMENT (HORIZONTAL AND VERTICAL) AND OTHER PERTINENT FEATURES, TO PERMIT THE LOCATION OF ANY BURIED COMPONENTS. UPON COMPLETION OF CONSTRUCTION, THESE PLANS SHALL BE PROVIDED TO THE PROJECT ENGINEER. THE CONTRACTOR SHALL PROVIDE ANY CORRECTIONS OR ADDITIONAL DATA, AS MAY BE REQUIRED, TO THE SATISFACTION OF THE OWNER AND PROJECT ENGINEER. FINAL APPROVAL OF THESE RECORD PLANS BY THE OWNER AND THE PROJECT ENGINEER WILL BE A REQUIREMENT PRIOR TO THE RELEASE OF FINAL PAYMENT.
21. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROLS AS REQUIRED TO PREVENT SOIL EROSION AND SEDIMENTATION, AT NO ADDITIONAL COST TO THE OWNER.
22. EROSION CONTROL MEASURES SHALL BE REMOVED AND THE DISTURBED AREAS RESTORED TO THEIR PRE-CONSTRUCTION CONDITION WHEN SUCH MEASURES ARE NO LONGER REQUIRED.
23. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN AND SHRUBS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
24. CONTRACTOR SHALL RE-ESTABLISH ALL EXISTING DRAINAGE DITCHES/ SWALES INCLUDING STABILIZATION TO MAINTAIN EXISTING FLOW PATTERNS.
25. ALL TREE REMOVAL TO BE PERFORMED DURING THE TIME PERIOD OF NOVEMBER 1ST THROUGH MARCH 31ST. ALL CLEARING OUTSIDE THAT TIME FRAME WILL REQUIRE INSPECTION BY A CERTIFIED BIOLOGIST AND APPROVAL FROM THE NYSDEC.
26. IF ANY BATS ARE OBSERVED FLYING FROM A TREE, OR ON A TREE THAT HAS BEEN CUT, TREE MANAGEMENT ACTIVITIES IN THE AREA SHOULD BE SUSPENDED AND DEC WILDLIFE STAFF NOTIFIED AS SOON AS POSSIBLE. A PERMIT MAY BE REQUIRED TO CONTINUE WORK, OR YOU MAY HAVE TO WAIT UNTIL NOVEMBER 1 TO RESUME ACTIVITIES.

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.

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,

EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

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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

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 ARCHITECT, ENGINEER OR SURVEYOR SHALL AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

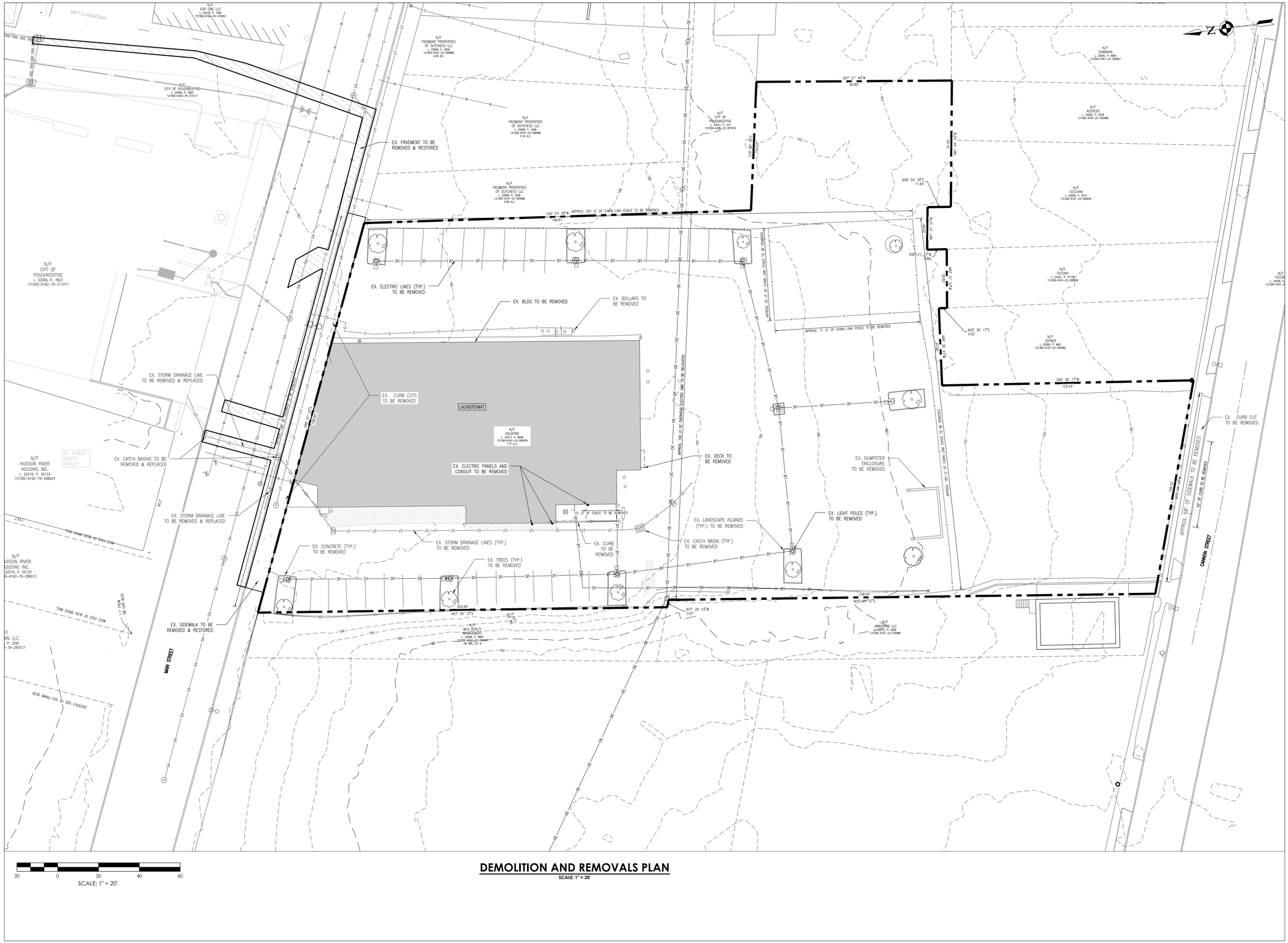
SHEET INFORMATION

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

Drawing Title
EXISTING CONDITIONS PLAN

Drawing Number
WOM
C100

Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\1D Design\ACAD\Civil\Site\WOM_C100_EXST.dwg
Date last accessed: 11/6/2025 3:09 PM
Date last plotted: 11/11/2025 8:03 AM
Plotted By: Anna Myers



20 0 20 40 60

SCALE: 1" = 20'

DEMOLITION AND REMOVALS PLAN

SCALE: 1" = 20'

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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

Drawing Title
DEMOLITION AND REMOVALS PLAN

Drawing Number
WOM C101

Plotted By: Anna Myers | Date last plotted: 11/11/2025 8:04 AM | Date last accessed: 8/12/2025 3:26 PM
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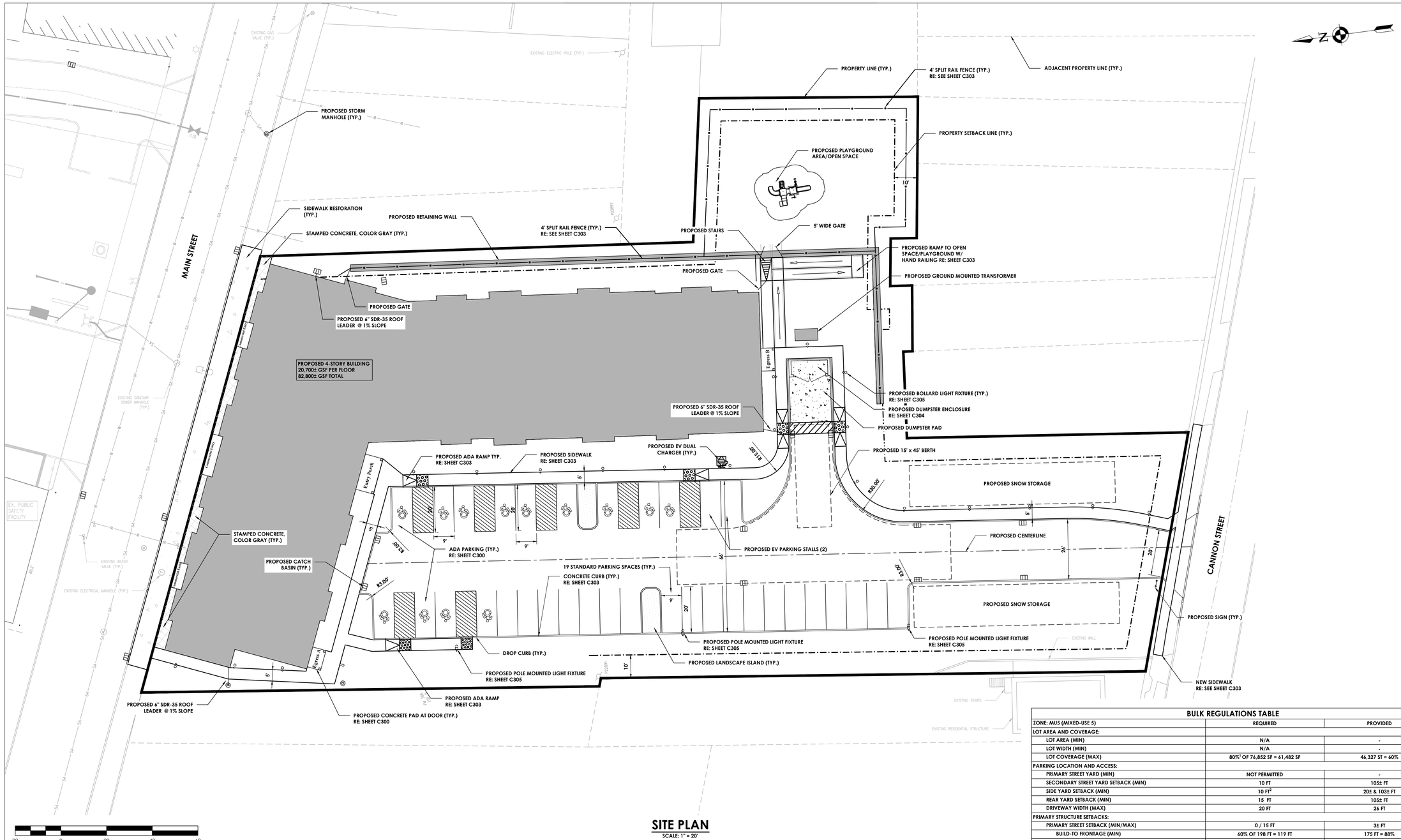
Drawing Name: S:\Projects\WBH\Windows on Main\D Design\ACAD\Civil\Site\WOM_R19 15066.00_DM_C.dwg



20 0 20 40 60

SCALE: 1" = 20'

SITE PLAN

SCALE: 1" = 20'

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.

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.		

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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

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PROFESSIONAL STAMPS

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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
SITE PLAN

Drawing Number
WOM
C200

Sheet size: 24x36
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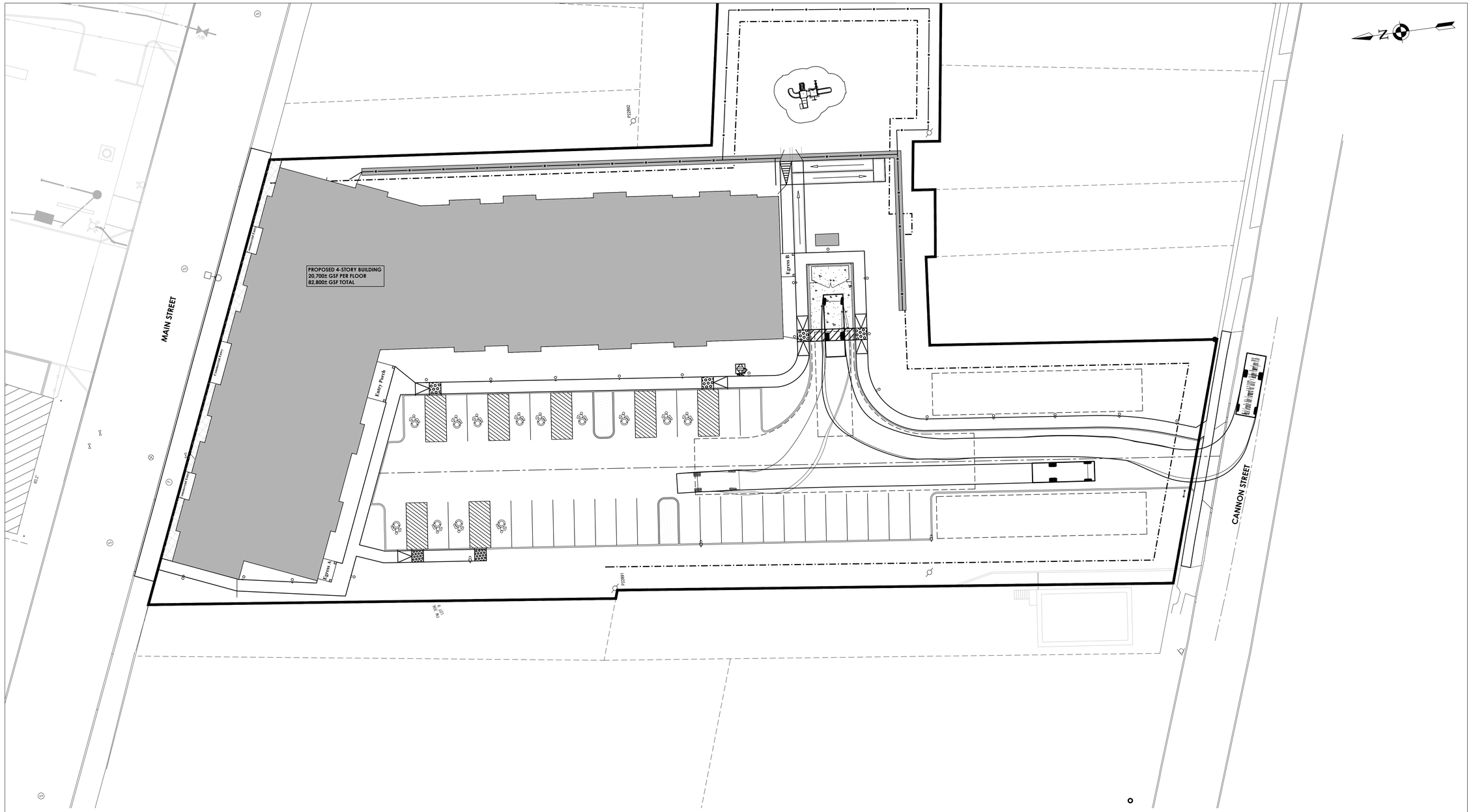
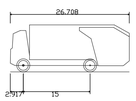
Date last accessed: 11/10/2025 4:54 PM
Date last plotted: 11/11/2025 8:04 AM
[Plotted By: Anna Myers



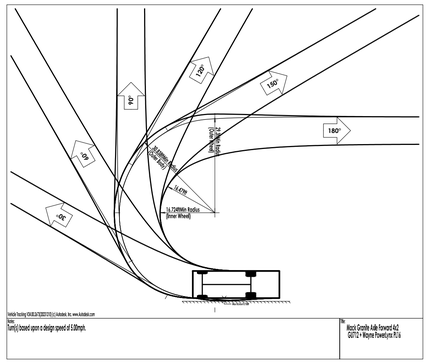
TURNING PLAN - GARBAGE TRUCK

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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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

Sheet size: 24x36
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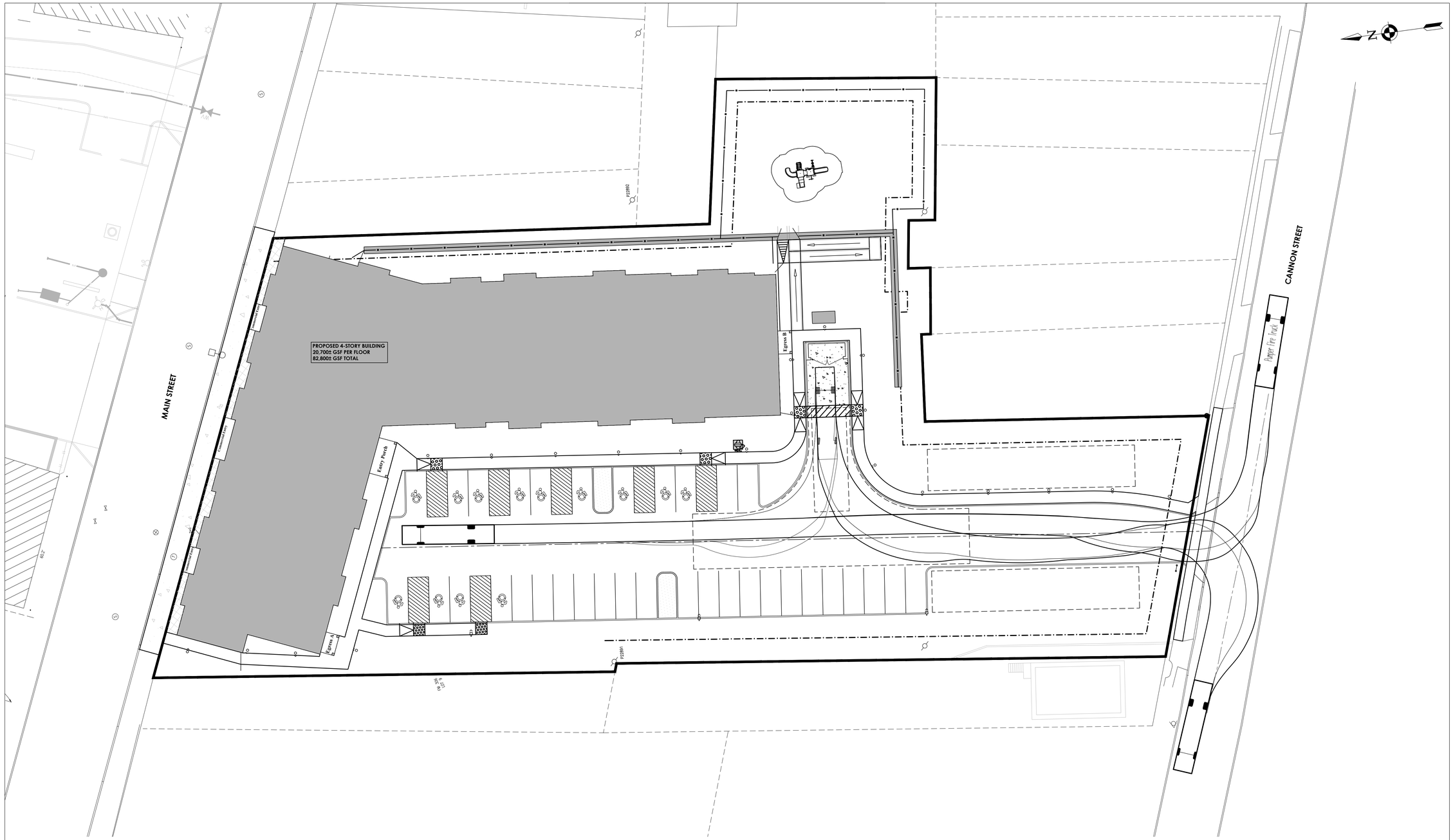
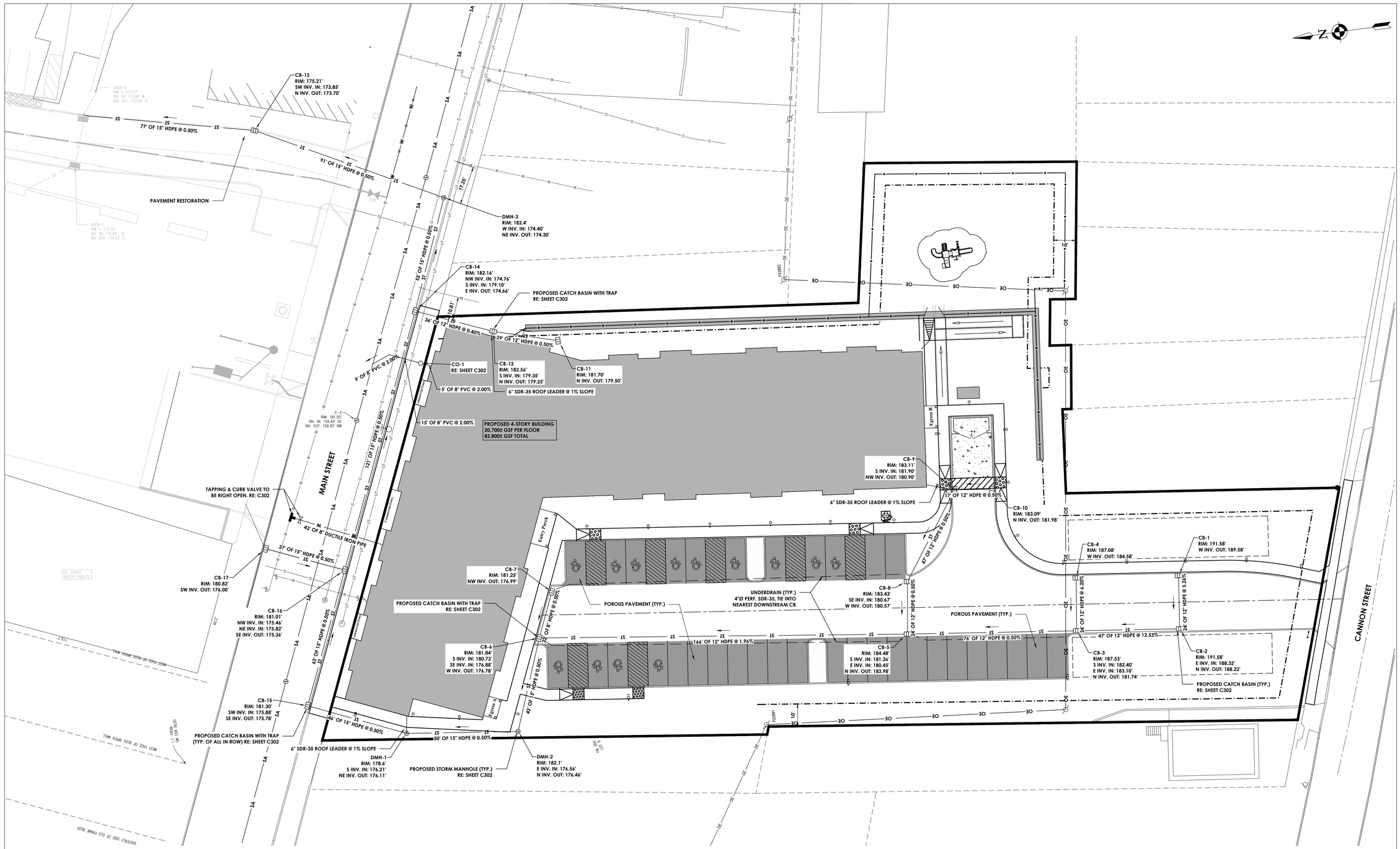
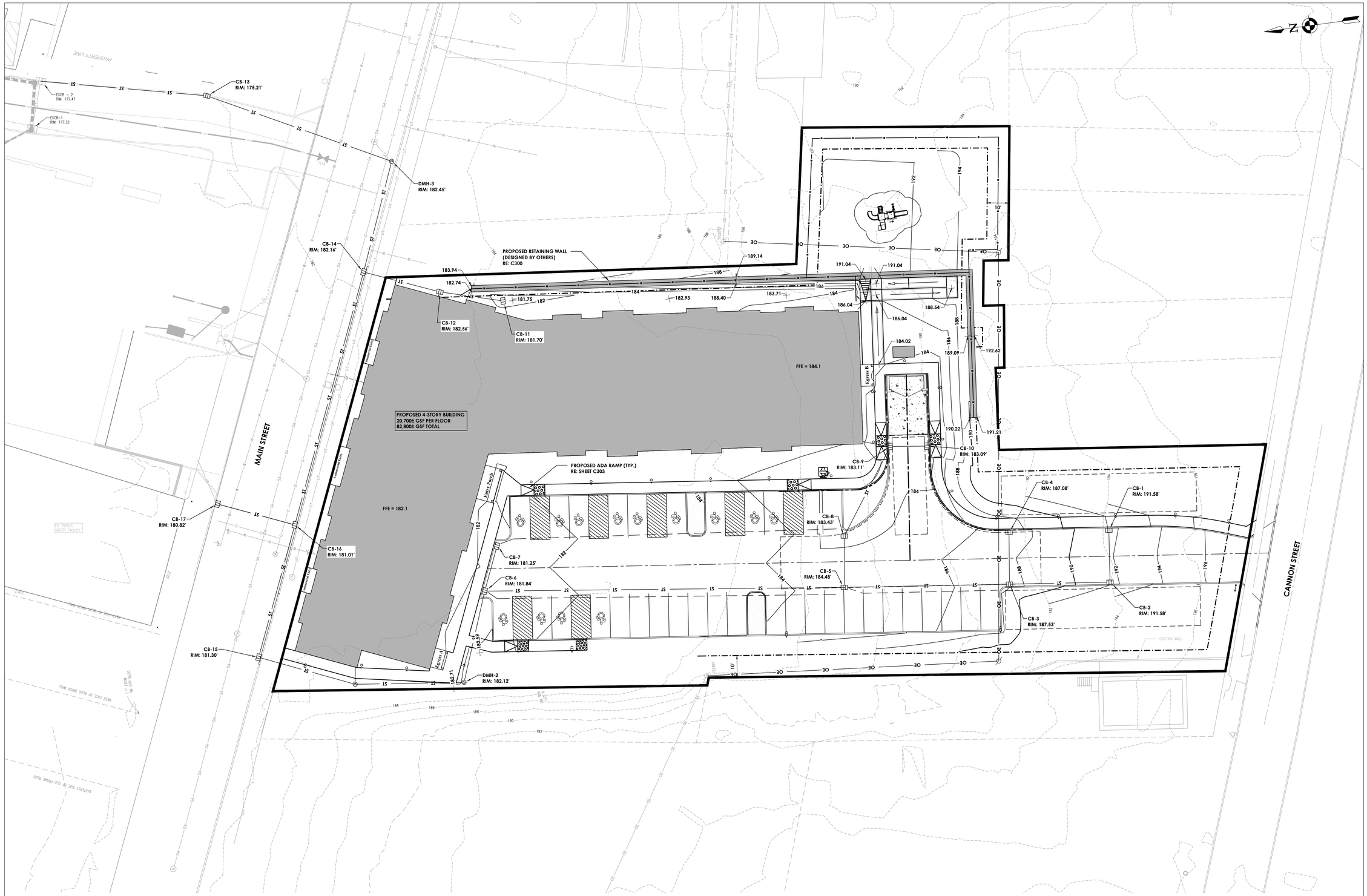
Date last accessed: 11/10/2025 4:54 PM
Date last plotted: 11/11/2025 8:04 AM
Plotted By: Anna Myers


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 Paint
Handicap Ramp
Handicap Ramp
Handicap Ramp


CB-13
RIM: 175.21'
SW INV. IN: 173.85'
N INV. OUT: 173.70'
77' OF 15" HDPE @ 0.50%
91' OF 15" HDPE @ 0.50%
PAVEMENT RESTORATION
DMH-3
RIM: 182.4'
W INV. IN: 174.40'
NE INV. OUT: 174.30'
CB-14
RIM: 182.16'
NW INV. IN: 174.76'
S INV. IN: 179.10'
E INV. OUT: 174.66'
PROPOSED CATCH BASIN WITH TRAP
RE: SHEET C302
52' OF 15" HDPE @ 0.50%
36' OF 15" HDPE @ 0.40%
29' OF 12" HDPE @ 0.50%
CO-1
RE: SHEET C302
CB-12
RIM: 182.56'
S INV. IN: 179.35'
N INV. OUT: 179.25'
CB-11
RIM: 181.70'
N INV. OUT: 179.50'
5' OF 8" PVC @ 2.00%
6" SDR-35 ROOF LEADER @ 1% SLOPE
P OF 8" PVC @ 2.00%
15' OF 8" PVC @ 2.00%
PROPOSED 4-STORY BUILDING
20,700± GSF PER FLOOR
82,800± GSF TOTAL
121' OF 15" HDPE @ 0.50%
MAIN STREET
CB-9
RIM: 183.11'
S INV. IN: 181.90'
NW INV. OUT: 180.90'
17' OF 12" HDPE @ 0.50%
CB-10
RIM: 183.09'
N INV. OUT: 181.98'
TAPPING & CURB VALVE TO
BE RIGHT OPEN. RE: C302
43' OF 8" DUCTILE IRON PIPE
37' OF 15" HDPE @ 0.50%
CB-17
RIM: 180.82'
SW INV. OUT: 176.00'
EX. PUBLIC SAFETY FACILITY
CB-7
RIM: 181.25'
NW INV. OUT: 176.99'
POROUS PAVEMENT (TYP.)
UNDERDRAIN (TYP.)
4"Ø PERF. SDR-35, TIE INTO
NEAREST DOWNSTREAM CB
CB-8
RIM: 183.43'
SE INV. IN: 180.67'
W INV. OUT: 180.57'
47' OF 12" HDPE @ 0.50%
CB-4
RIM: 187.08'
W INV. OUT: 184.58'
CB-1
RIM: 191.58'
W INV. OUT: 189.58'
24' OF 12" HDPE @ 6.20%
24' OF 12" HDPE @ 5.26%
PROPOSED CATCH BASIN WITH TRAP
RE: SHEET C302
CB-16
RIM: 181.01'
NW INV. IN: 175.46'
NE INV. IN: 175.82'
SE INV. OUT: 175.36'
43' OF 15" HDPE @ 0.50%
CB-6
RIM: 181.84'
S INV. IN: 180.73'
SE INV. IN: 176.88'
W INV. OUT: 176.78'
166' OF 12" HDPE @ 1.96%
76' OF 12" HDPE @ 0.50%
CB-5
RIM: 184.48'
S INV. IN: 181.36'
E INV. IN: 180.45'
N INV. OUT: 183.98'
47' OF 12" HDPE @ 12.53%
CB-3
RIM: 187.53'
S INV. IN: 182.40'
E INV. IN: 183.10'
N INV. OUT: 181.74'
CB-2
RIM: 191.58'
E INV. IN: 188.32'
N INV. OUT: 188.22'
PROPOSED CATCH BASIN (TYP.)
RE: SHEET C302
CB-15
RIM: 181.30'
SW INV. IN: 175.88'
SE INV. OUT: 175.78'
46' OF 15" HDPE @ 0.50%
50' OF 15" HDPE @ 0.50%
6" SDR-35 ROOF LEADER @ 1% SLOPE
PROPOSED CATCH BASIN WITH TRAP
(TYP. OF ALL IN ROW) RE: SHEET C302
DMH-1
RIM: 178.6'
S INV. IN: 176.21'
NE INV. OUT: 176.11'
PROPOSED STORM MANHOLE (TYP.)
RE: SHEET C302
DMH-2
RIM: 182.1'
E INV. IN: 176.56'
N INV. OUT: 176.46'
CANNON STREET
Entry Ramp
Entry Ramp
Egress B
Egress A
Commercial Entry
Commercial Entry
EXCEL PAVEMENT
EXCEL PAVEMENT
EXCEL PAVEMENT



20 0 20 40 60

SCALE: 1" = 20'

GRADING PLAN

SCALE: 1" = 20'

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Hudson River Housing, Inc.

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15066.00

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DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
GRADING PLAN

Drawing Number
WOM
C204

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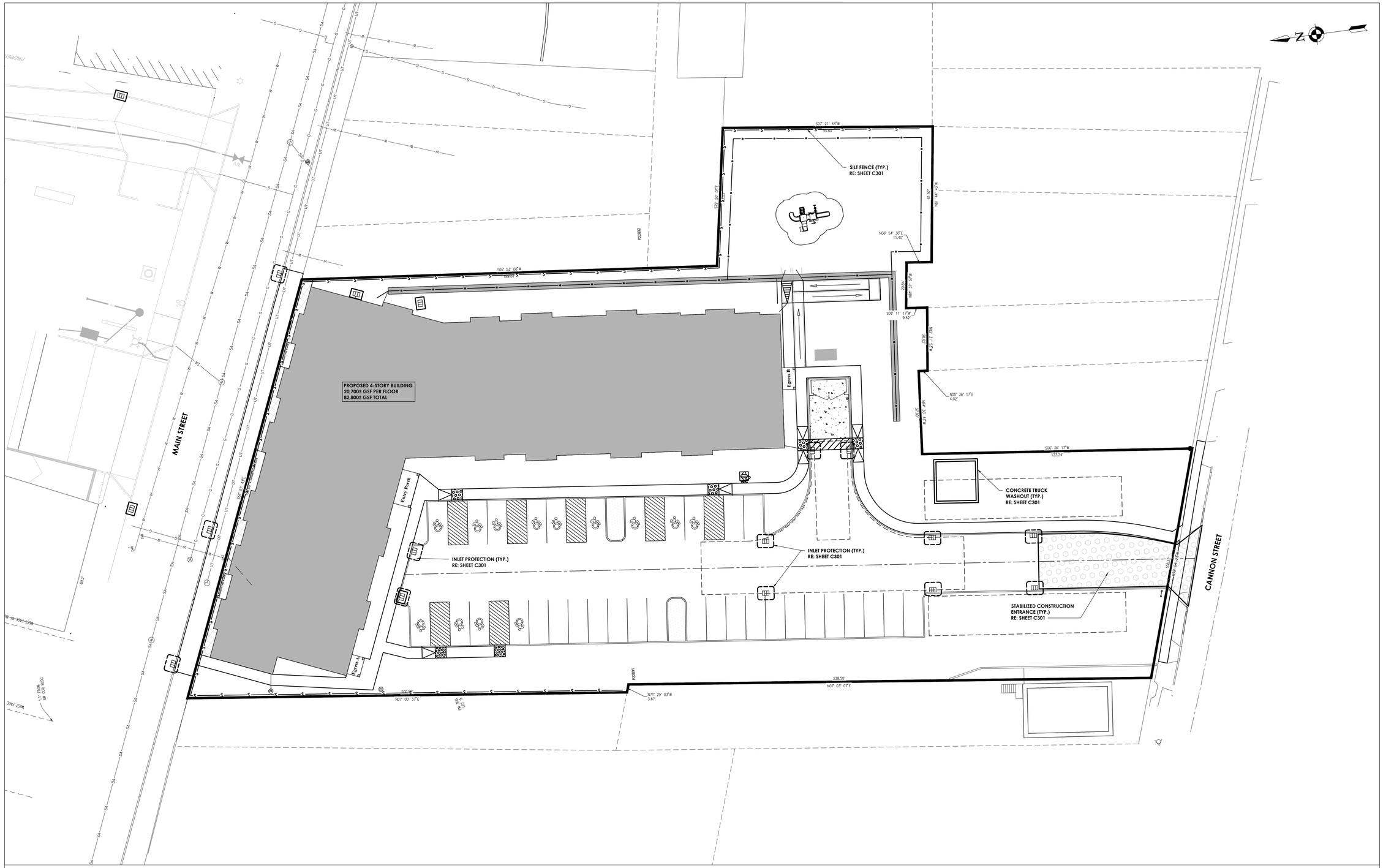
Plotted By: Anna Myers



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

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DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
EROSION & SEDIMENT CONTROL PLAN

Drawing Number
WOM
C205

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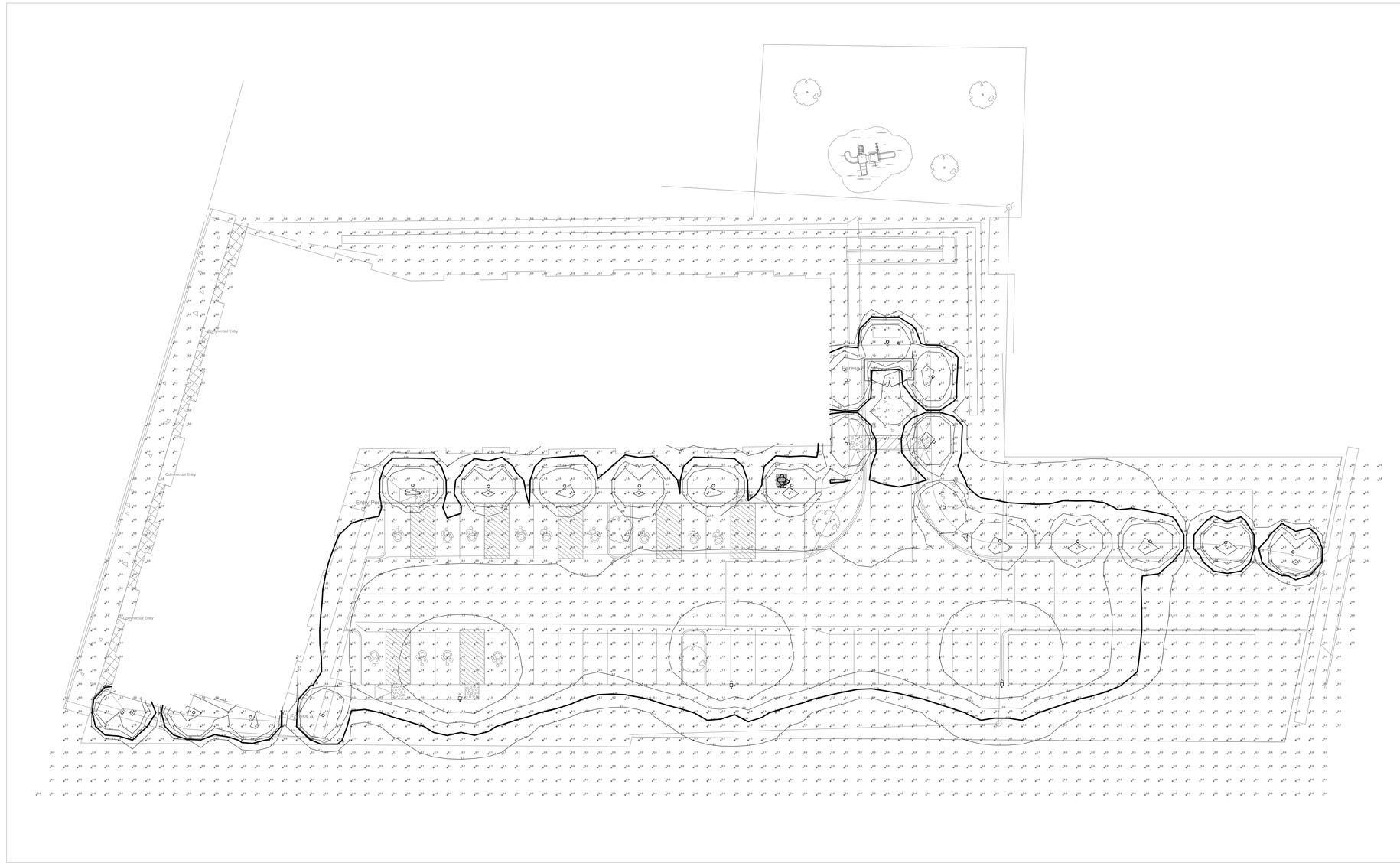

20 0 20 40 60

SCALE: 1" = 20'

LIGHTING PLAN

SCALE: 1" = 20'

ISOLUMENS LEGEND

- 0.1 FOOTCANDLES
- 0.25 FOOTCANDLES
- 0.5 FOOTCANDLES
- 1.0 FOOTCANDLES
- 2.0 FOOTCANDLES
- 3.0 FOOTCANDLES

LUMINAIRE SCHEDULE

FIXTURE	TYPE	MODEL[1]	MOUNTING HEIGHT	COUNT
A	POLE MOUNTED	DSX1-P1-30K-70CRI-TFTM-MVOLT-SPA-PER7-EGS-DBLBXD	20 FEET	3
B	BOLLARD	KBC8-12C-350-30K-A5Y-MVOLT-DBLBXD	3 FEET	21

[1] - CONTRACTOR TO SUPPLY LISTED MODEL OR APPROVED EQUAL.

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

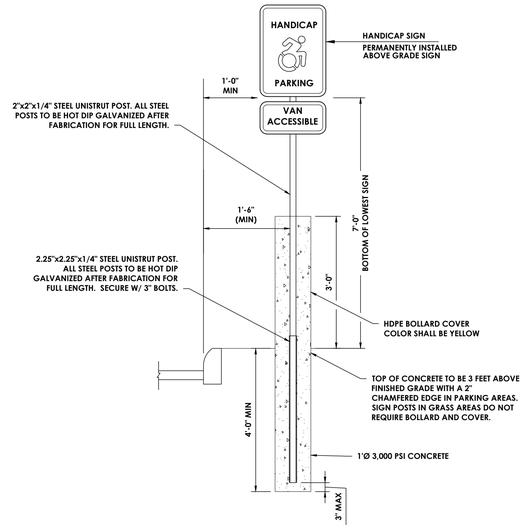
Drawing Title
LIGHTING PLAN

Drawing Number
WOM
C206

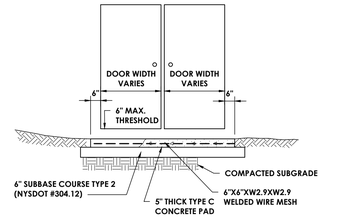
Plotted By: Anna Myers
Date last plotted: 11/11/2025 8:05 AM
Date last accessed: 11/10/2025 10:13 AM
Drawing Name: S:\Projects\HRH Windows on Main\3 Design\ACAD\Civil\Site\WOM_C206_LIGHTING.dwg
Sheet size: 24x36

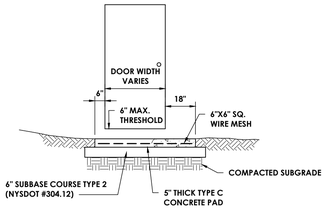
ASPHALT PAVEMENT & STRIPING NOTES:

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.

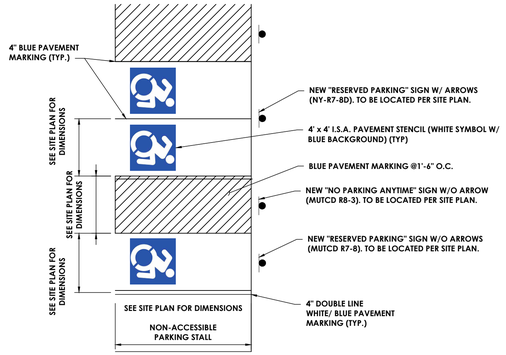




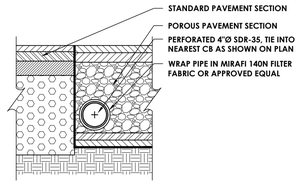
NOTES:

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
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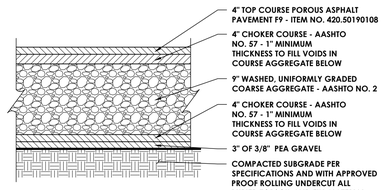

POROUS PAVEMENT SECTION
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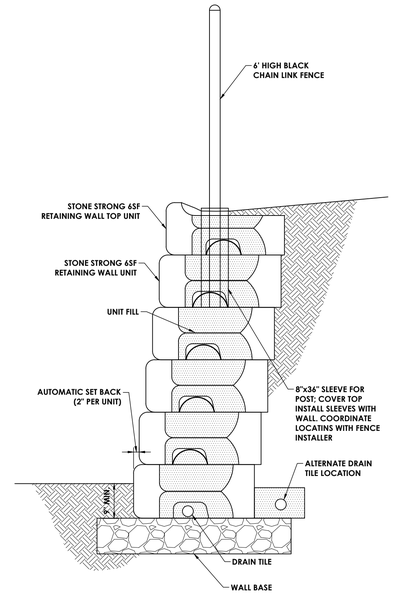

NOTE:
WALL DETAILS AND ACTUAL DESIGN BASED ON SITE PLAN TO BE PREPARED BY A NYS PROFESSIONAL ENGINEER AND SUBMITTED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL. TOWN ENGINEER SHALL BE COPIED ON ALL APPROVED WALL DESIGNS.

REDI-ROCK WALL SECTION
N.T.S.

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

Drawing Title
DETAILS 1

Drawing Number
WOM C300

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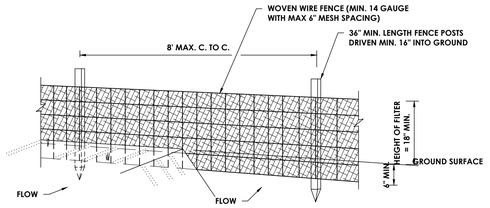
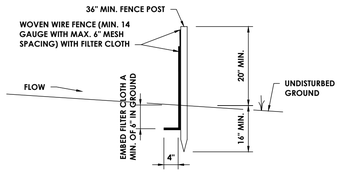
Plotted By: Anna Myers



PERSPECTIVE VIEW



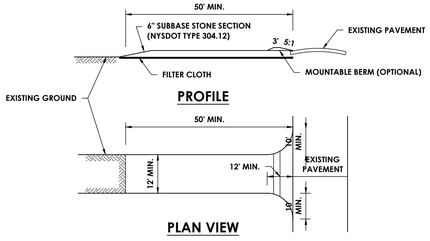
SECTION

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

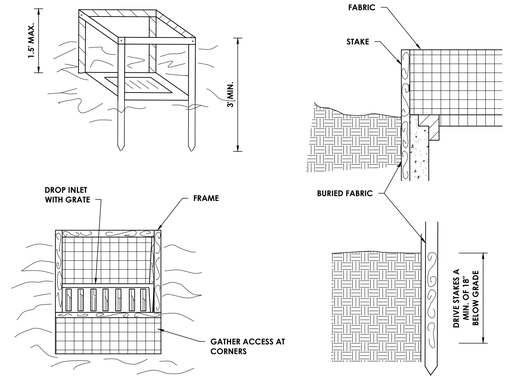
CONSTRUCTION NOTES:

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.

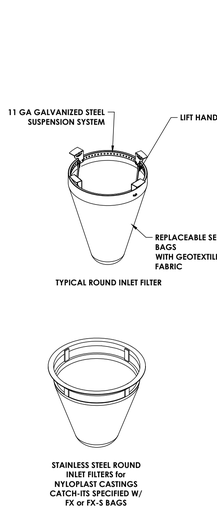
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

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.

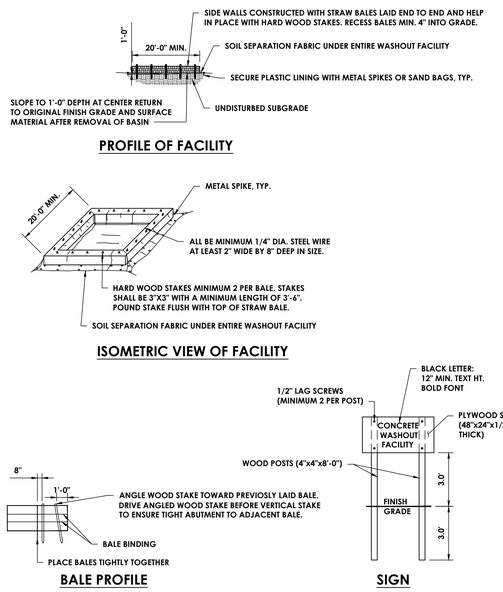


MANUFACTURER'S NOTES:

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

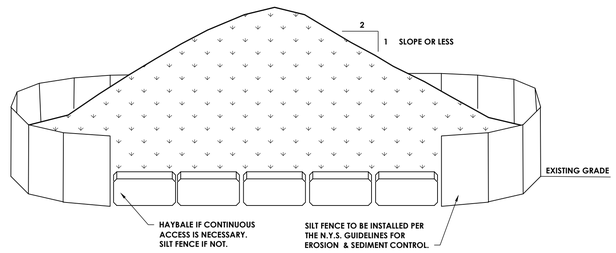
ISOMETRIC VIEW OF FACILITY

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.

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26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

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Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 2

Drawing Number
WOM C301

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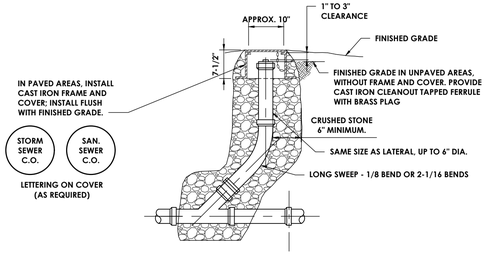

SEWER CLEAN-OUT

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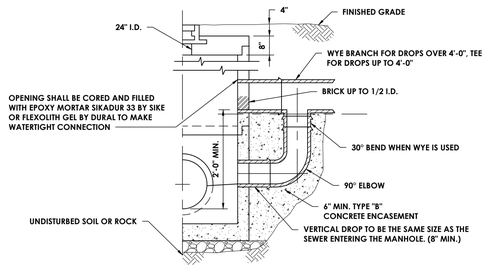

EXISTING SANITARY MANHOLE WITH OUTSIDE DROP PROTECTION

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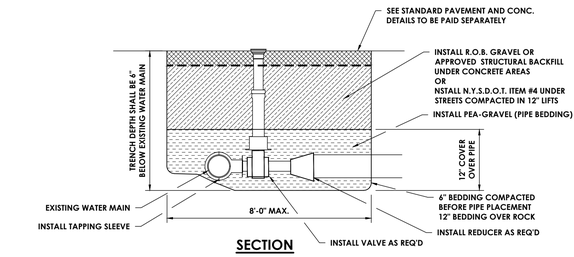
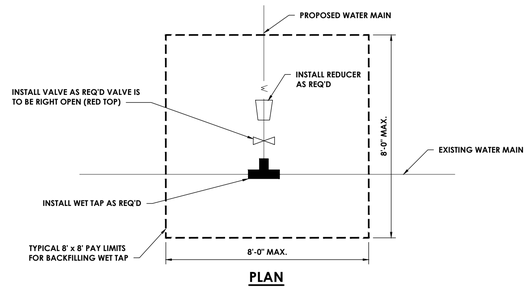


SECTION

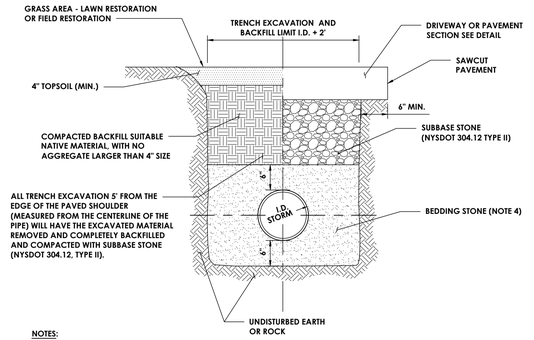


PLAN

TAPPING SLEEVE & VALVE

N.T.S.

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



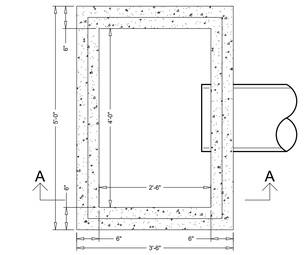
NOTES:

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:

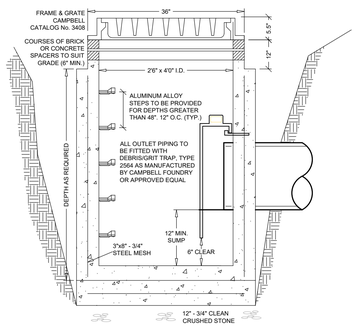
SIEVE SIZE	PERCENT PASSING
1 INCH	100
1/4 INCH	35 TO 60
#40	10 TO 25
#200	5 TO 10

STORM SEWER TRENCH

N.T.S.



PLAN



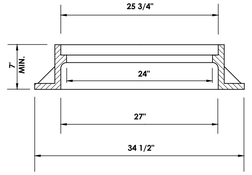
SECTION A-A

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

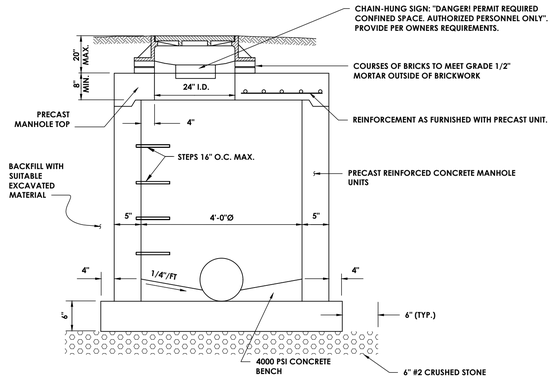
N.T.S.



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
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Drawing Title
DETAILS 3

Drawing Number
WOM C302

Plotted By: Anna Myers
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Sheet size: 24x36
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:

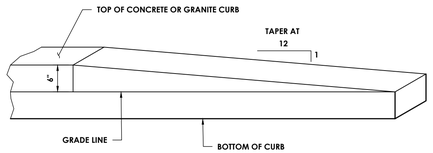
23. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
24. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM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

DOME ALIGNMENT:

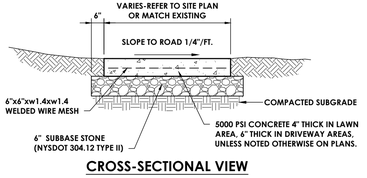
25. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
26. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.

COLOR REQUIREMENTS:

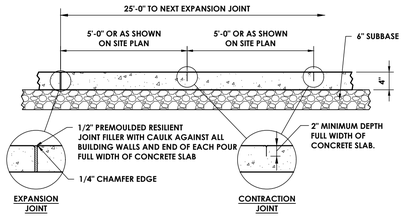
27. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.



CURB TRANSITION / TERMINAL
N.T.S.

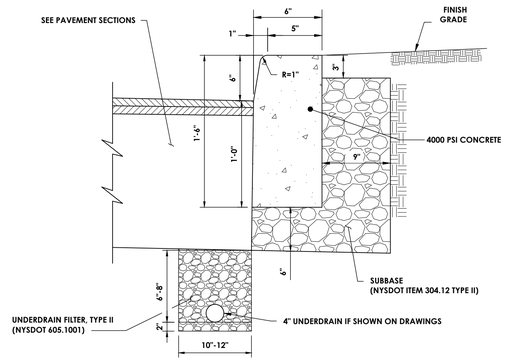


CROSS-SECTIONAL VIEW



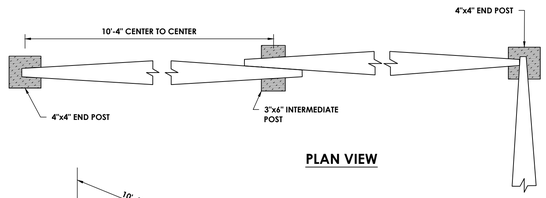
SIDE VIEW

TYPICAL CONCRETE SIDEWALK
N.T.S.

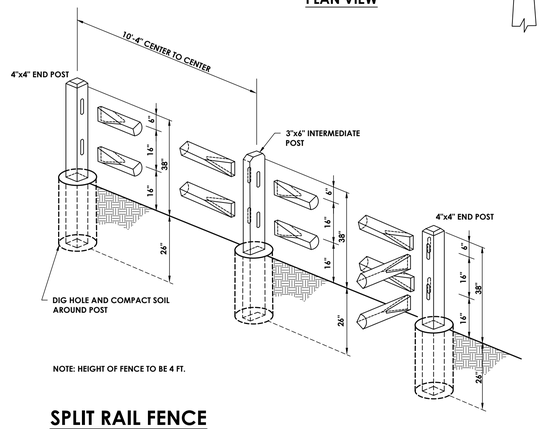


1. CONTRACTION JOINTS TO BE AT 10 FOOT INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/2 INCH BELOW THE SURFACE OF THE CURB.
2. EXPANSION JOINTS TO BE AT 50 FOOT INTERVALS AND SHALL BE FORMED WITH 3/4 INCH WIDE PREMOLDED BITUMINOUS JOINT FILLER. THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO 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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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

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SHEET INFORMATION

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

Drawing Title
DETAILS 4

Drawing Number
WOM
C303

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Date last plotted: 11/11/2025 8:06 AM
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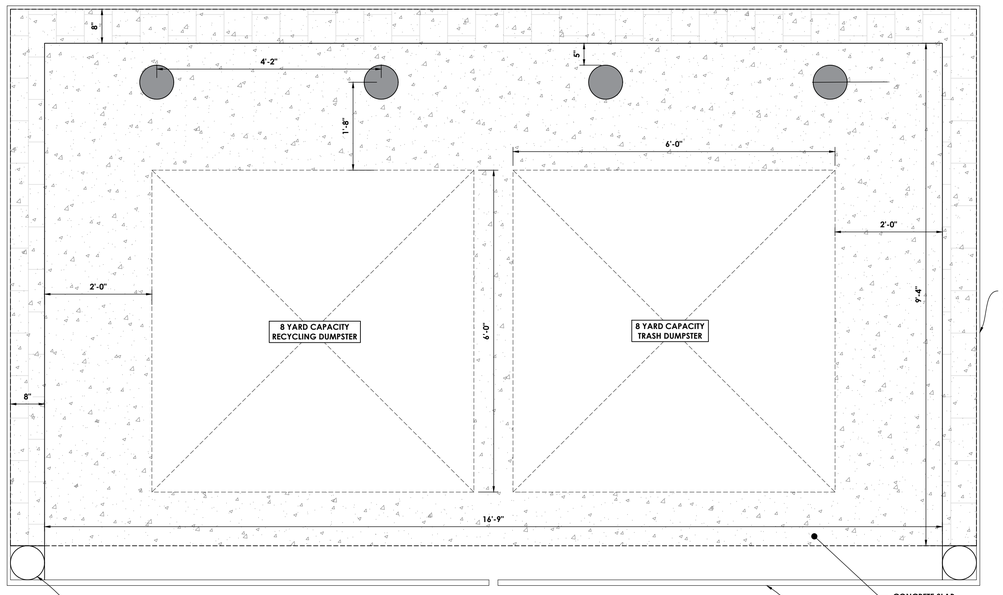
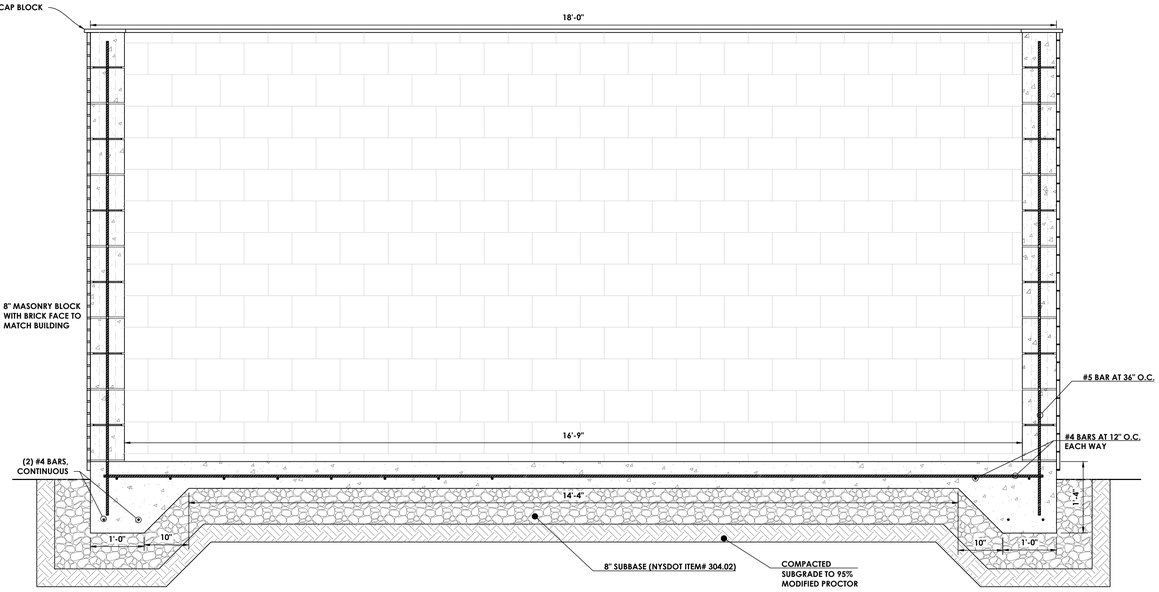
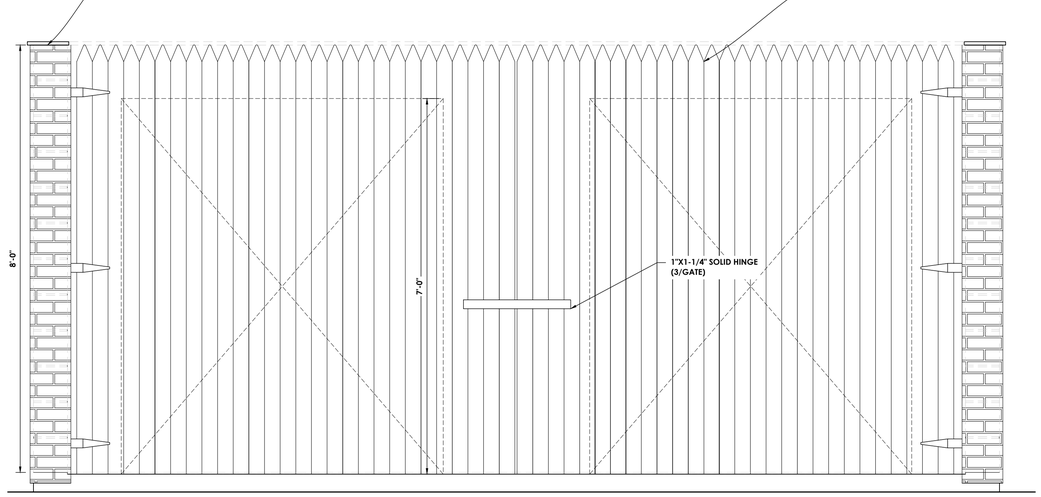


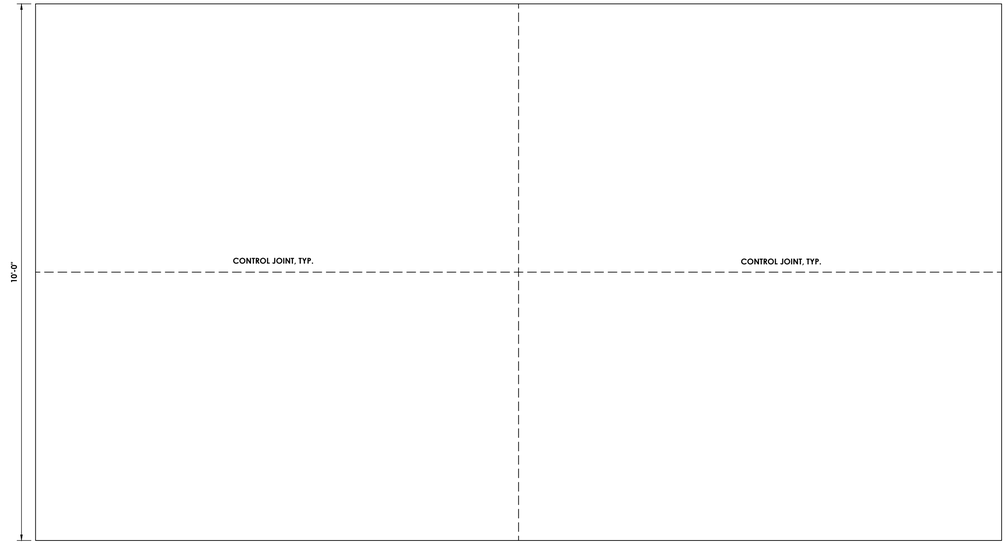
DUMPSTER ENCLOSURE PLAN



DUMPSTER ENCLOSURE TYPICAL SECTION



DUMPSTER ENCLOSURE FRONT ELEVATION



DUMPSTER ENCLOSURE SLAB PLAN

DUMPSTER ENCLOSURE DETAILS

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

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CPLteam.com

Hudson River Housing, Inc.

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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
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C304

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Date last accessed: 11/10/2025 4:28 PM
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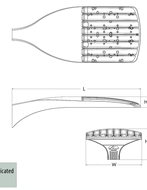
D-Series Size 1
LED Area Luminaire

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]	SPDXDMV	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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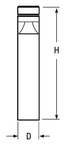
KBC8 LED
LED Specification Bollard

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[2]	MVOLT[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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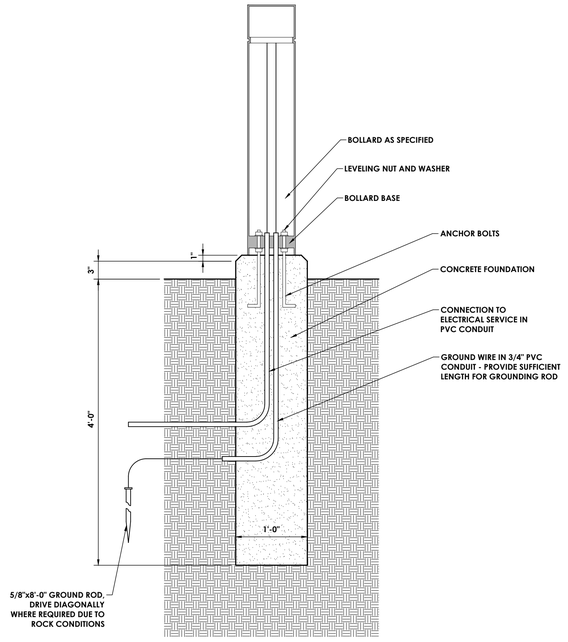
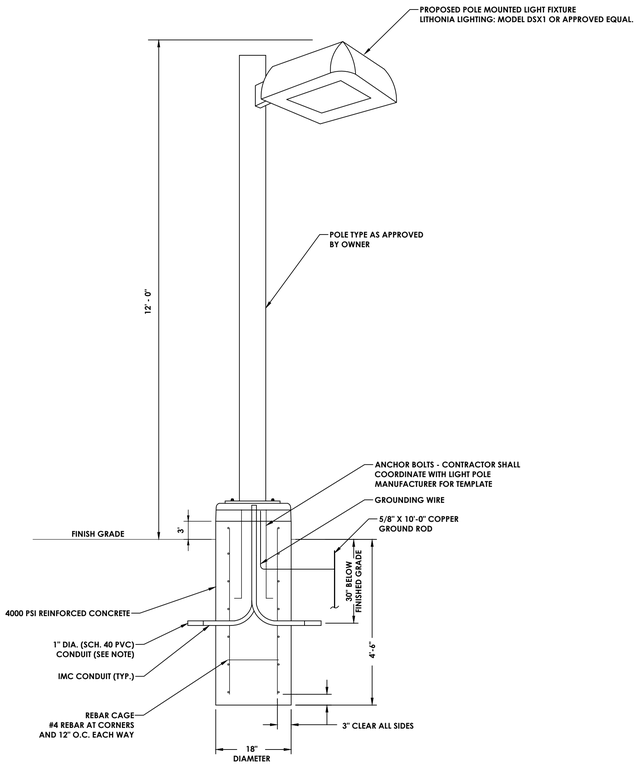


BOLLARD FOUNDATION
N.T.S.



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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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
Project Status	Civil Revision Number
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Drawn By	Checked By
ACM	ALL

Drawing Title
DETAILS 6

Drawing Number
WOM C305

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Date last accessed: 11/10/2025 4:28 PM
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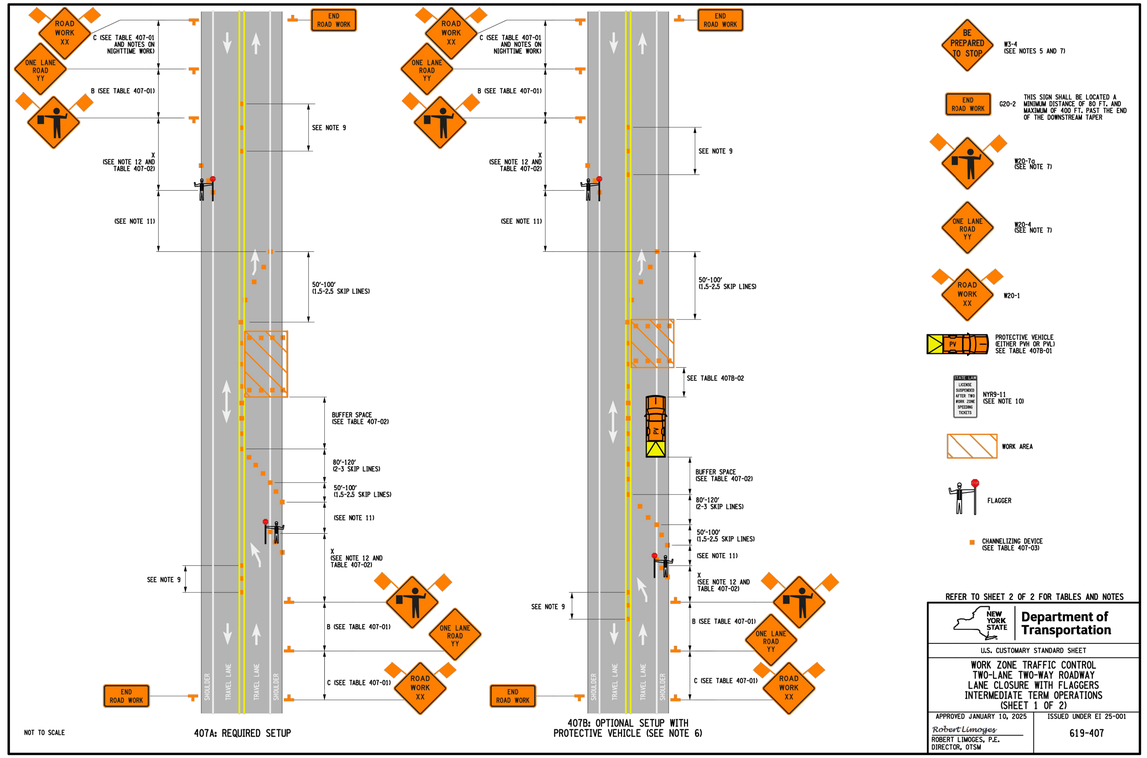


REFER TO SHEET 2 OF 2 FOR TABLES AND NOTES

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 • SEE NOTE 4 ON SHEET 1 OF 2.
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.

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

ROLL AHEAD DISTANCE (FT.)/• OF SKIP LINES FOR VEHICLES		
PRECONSTRUCTION POSTED SPEED LIMIT	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 OCCURING.
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 NYR9-11 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

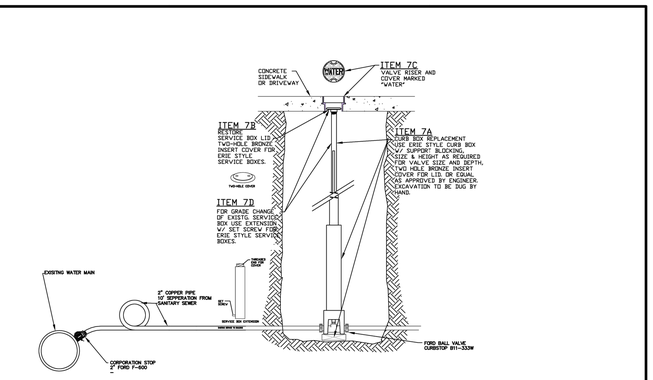
WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
INTERMEDIATE TERM OPERATION
(SHEET 2 OF 2)

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	8/13/2025	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 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

Plotted By: Anna Myers
Date last plotted: 11/11/2025 8:06 AM
Date last accessed: 11/10/2025 4:28 PM
Sheet size: 24x36
Drawing Name: S:\Projects\18th\Windows on Main\D Design\ACAD\Civil Details\WOM_819-15066.00_DET_C-dwg
FILE NAME = S:\Projects\18th\Windows on Main\D Design\ACAD\Civil Details\WOM_819-15066.00_DET_C-dwg
DATE/TIME = 11/11/2025 8:06 AM
USER = amyers

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

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15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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Drawn By	Checked By
JF	- -

Drawing Title
LANDSCAPE NOTES

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WOM
L001

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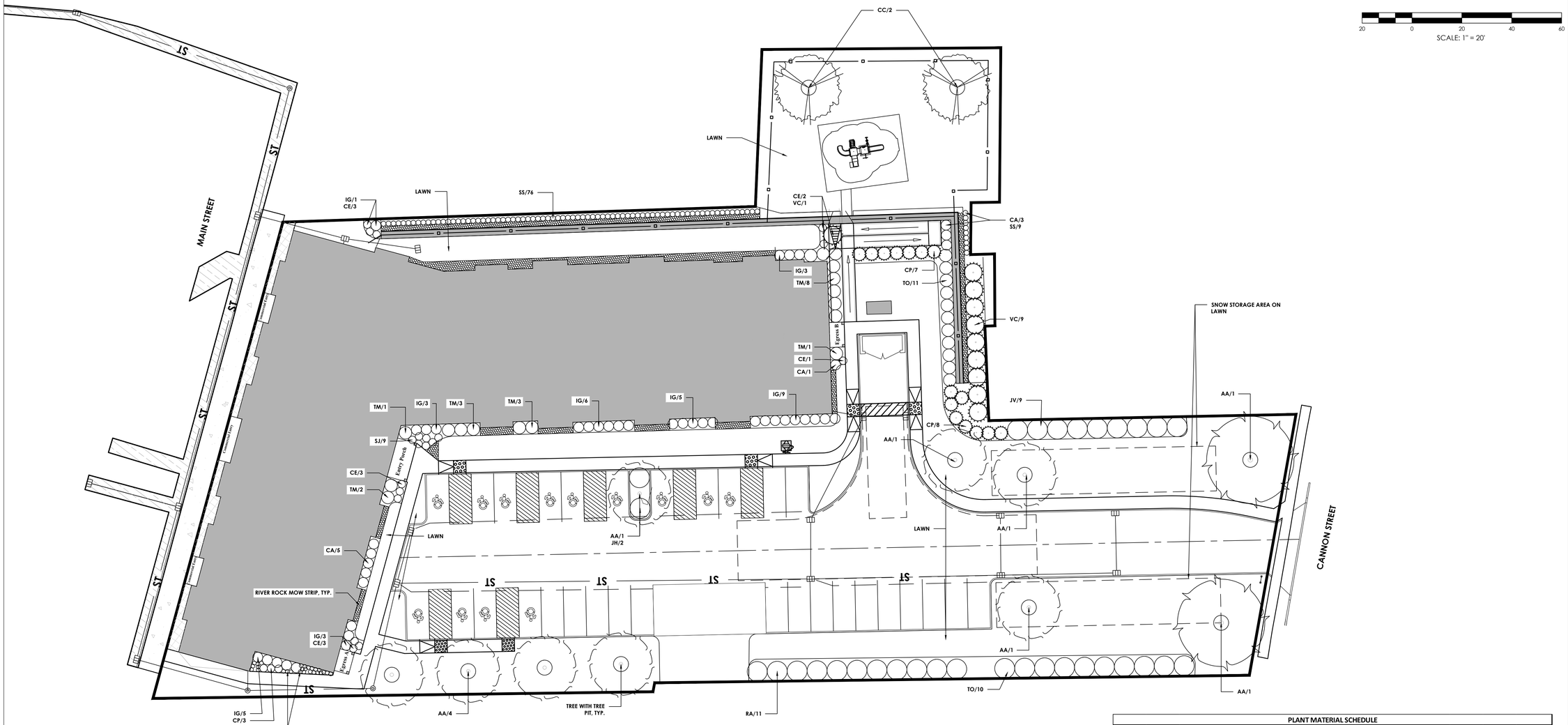

LANDSCAPE PLAN

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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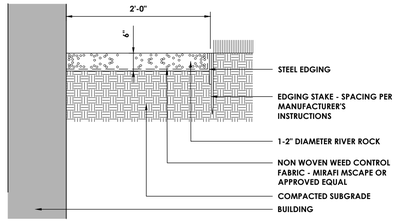
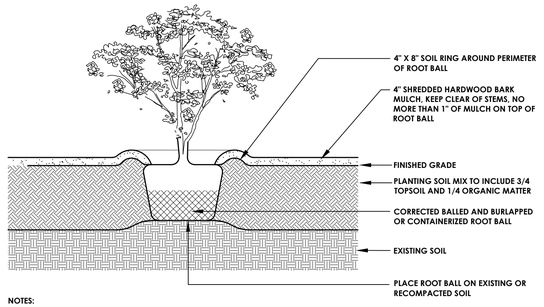


RIVER ROCK MOW STRIP

N.T.S.



NOTES:

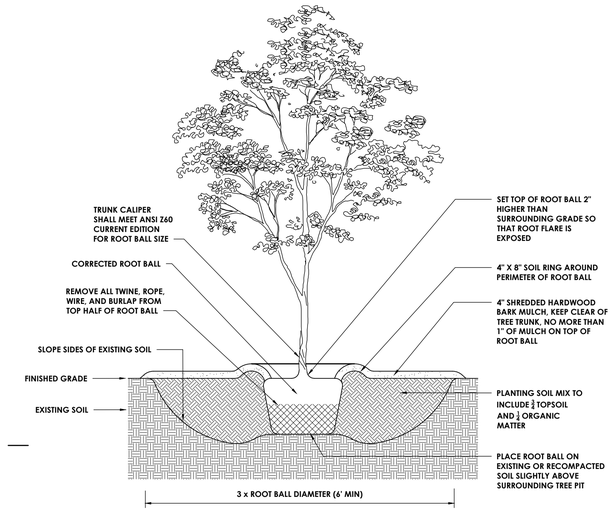
1. DO NOT HEAVILY PRUNE SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

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.



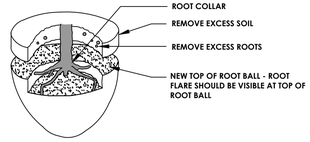
NOTES:

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.

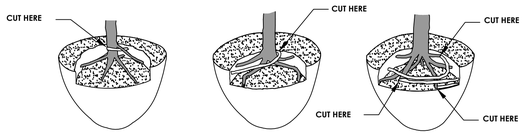
TREE PIT

N.T.S.

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR



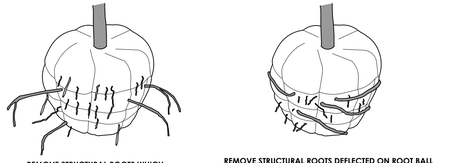
STEP 2 - REMOVE DEFECTS



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

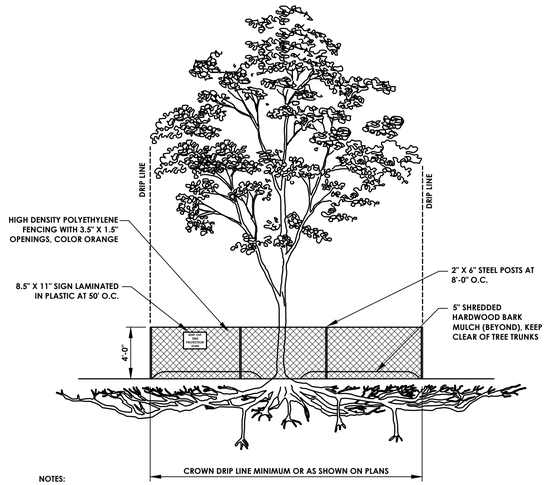
REMOVE STRUCTURAL ROOTS DEFLECTED ON ROOT BALL PERIPHERY. SMALL ROOTS (¼" OR LESS) AT THE PERIPHERY OF THE ROOT BALL ARE NOT DEFINED AS DEFECTS AND DO NOT NEED TO BE REMOVED.

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



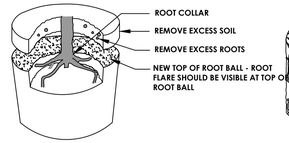
NOTES:

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.

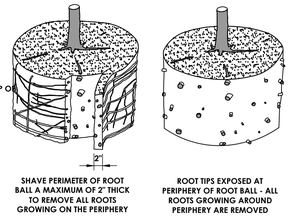
TREE PROTECTION FENCING

N.T.S

REMOVE SOIL AND ROOTS ABOVE ROOT COLLAR



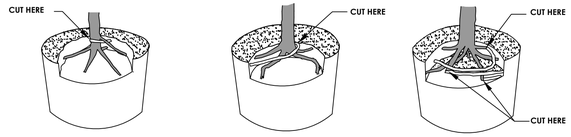
SHAVE ROOT BALL



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



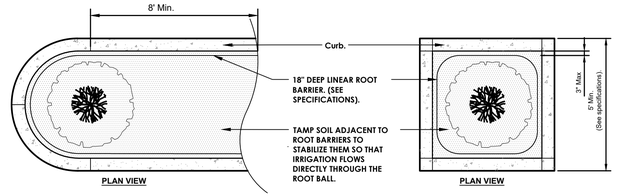
REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR AND/OR ARE GROWING OVER OTHER STRUCTURAL ROOTS BY CUTTING THEM (PARALLEL TO THE TRUNK) JUST BEFORE THEY MAKE AN ABRUPT TURN

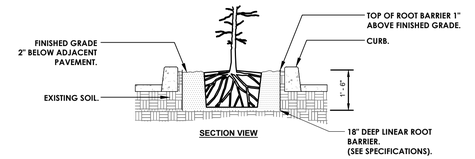
NOTES:

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

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THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

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 occur	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. (See Part 1. C.1, C.2. and C.3.) ☐ NO ☑ YES

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. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

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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MEMORANDUM

TO: Christian Moore P.E.

FROM: David Hastings, P.E., PTOE

DATE: 1/6/2026

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

Windows on Main is a project proposed by Hudson River Housing, Inc. (HRH) 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 parcel of land fronts Main Street and extends south to Cannon Street. However, there is currently no existing useful access to the parcel from Cannon Street. There are two driveways on Main Street, one on each side of the building. There are approximately 32 total designated parking spaces, 16 spaces at each driveway. There is a large paved lot in the back of the building that is fenced off to exclude from use. The existing commercial building on the property contains office space as well as a laundromat with 71 machines.

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.

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.

Section 2 – Proposed Development Information

The proposed mixed-use property development plans to provide 81 affordable housing residential units located on the upper floors and 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 for this space is for three (3) commercial spaces, one of which will be occupied by HRH's Housing Resource Center.

The proposed site plan provides a parking lot on the backside of the building with driveway access to Cannon Street with no vehicular access to Main Street. Available on street parking and access to public transit remain as existing.

Proposed Number of On-Site Parking Spaces = 34
Proposed Parking Spaces per Dwelling Unit = 0.42

Section 3 - 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 4 within the City of Poughkeepsie, provide the number of residential parking spaces required by the current City Code.

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
Crannell Square Poughkeepsie	75	None	30	Yes Municipal Lot	0.40
Queen City Lofts Poughkeepsie	70	10,000 Brewery 5,000 General	64	Yes On Street	0.90
Underwear Fact. Poughkeepsie	15	6,645	18	Yes On Street	1.20
Windows on Main AS PROPOSED	*81*	*5,082*	*34 (est.)*	*Yes On Street*	*0.42*

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 affordable units (41 studios & 37 one-bedrooms) 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.

Parking Utilization

Hudson River Housing has ownership interest in the four developments within the City of Poughkeepsie cited in this document. Parking data was collected on multiple days and times over the span of four weeks between October 14 and November 9, 2025. Parking data was

collected at various times that reflect overnight parking, daytime parking, and weekend parking demand. The data is provided as an attachment to this Memo and summarized in the following table.

Development	On-Site Parking Spaces	MAX Parked Vehicles	AVERAGE Parked Vehicles	MAX Utilized Parking Ratio (spaces/unit)
Fallkill Commons Poughkeepsie	34	24	17	0.31
Crannell Square Poughkeepsie	30	30	22	0.40
Queen City Lofts Poughkeepsie	64	60	32	0.86
Underwear Fact. Poughkeepsie	18	12	7	0.80

This data shows that the supplied parking lots are usually underutilized with sufficient parking supply.

Hudson River Housing supplies parking permits to residents with vehicles. If needed, HRH permits residents to park at other HRH properties.

Residential Transportation Amenities

Hudson River Housing serves a market with targeted income levels. Many residents do not have, do not need or do not prefer to use automobiles. HRH selects locations for housing developments in walkable neighborhoods with services nearby. There are often transit stops nearby providing access to the Dutchess County Public Transit system.

To support residents, HRH provides shuttle services on a regular basis during popular times of the day depending on need. Additionally, HRH provides on-site storage facilities in many of their housing developments for bikes and scooters to promote mobility and reduce automobile dependency. Windows on Main will have indoor bicycle storage.

In turn, these amenities reduce the demand for parking related to Hudson River Housing developments.

Section 4 – 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.

Poughkeepsie Code			
#	Variable	Rate of Parking per Dwelling Unit	Parking Requirement
81	Dwelling Units	1.25	101

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

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

Evaluation

The City's code of 1.25 spaces per dwelling unit is excessive. 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 to moderate 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 with an actual utilization rate of 0.31 spaces per unit.

Section 5 - Commercial Space 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. 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. The commercial space is proposed as 5,082 SF of floor area. The commercial space requires 17 parking spaces.

Poughkeepsie Code			
#	Variable	Rate of Parking	Parking Requirement
5,082	Square Feet	1 per 300sf	17

Evaluation

For general commercial space, the City code determines 17 spaces are required. Considering the density of the neighborhood, walkability, access to public transit, the parking requirements are likely excessive for this location.

Section 6 – Trip Generation Considerations

The existing property has driveway access to Main Street, and no usable 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 7 - Conclusion

This proposed mixed-use development follows a similar format to other Hudson River Housing projects. The 81 affordable housing units and 5,082 SF of commercial space are similar to other projects recently developed. The demographics of residents, walkability of the neighborhood, access to transit services, and on-street parking supply significantly reduce the demand for on-site parking. The City Code requires 118 parking spaces. The data presented in this memo demonstrates that it is excessive for this particular development.

The parking supply and parking utilization of similar developments indicates that the proposed 34 parking spaces should be sufficient to meet the demand of this development. Additionally, Hudson River Housing supplies parking permits to residents with vehicles. If needed, HRH permits residents to park at other HRH properties. Fallkill Commons and the Poughkeepsie Underwear Factory are within a block or two from the proposed Windows on Main site. Although unlikely, the utilization data indicates these properties have capacity to support overflow parking if needed.

PARKING UTILIZATION DATA

Fallkill Commons on Rose

5, 17-18 Rose Street

Residential Units	78
Bedrooms	99
Commercial Space (SF)	N/A

Parking Spaces Required (City Code)	97
Waiver Granted	63

Parking Spaces Provided = 34

Rate Provided (per dwelling unit) = 0.44

Date	Time	Parked Vehicles	Spaces Available
Tuesday, October 14, 2025	12:00 PM	7	27
Wednesday, October 15, 2025	8:00 AM	13	21
Friday, October 17, 2025	9:00 AM	13	21
Saturday, October 18, 2025	4:30 PM	16	18
Sunday, October 19, 2025	2:00 PM	16	18
Tuesday, October 21, 2025	8:00 AM	13	21
Wednesday, October 22, 2025	8:00 AM	16	18
Tuesday, October 28, 2025	8:00 AM	16	18
Tuesday, October 28, 2025	8:00 PM	21	13
Wednesday, October 29, 2025	8:00 AM	21	13
Thursday, November 6, 2025	8:00 PM	24	10
Friday, November 7, 2025	1:15 AM	23	11
Friday, November 7, 2025	6:00 PM	18	16
Saturday, November 8, 2025	9:00 PM	17	17
Sunday, November 9, 2025	8:00 PM	22	12

MAX Parking Utilization = 24

Rate Used (per dwelling unit) = 0.31

AVERAGE Parking Utilization = 17

Rate Used (per dwelling unit) = 0.22

PARKING UTILIZATION DATA

Crannell Square

35 Catherine Street

Residential Units	75
Bedrooms	99
Commercial Space (SF)	N/A

Parking Spaces Required (City Code)	94
Waiver Granted	64

Parking Spaces Provided = 30

Rate Provided (per dwelling unit) = 0.40

Date	Time	Parked Vehicles	Spaces Available
Tuesday, October 14, 2025	12:00 PM	12	18
Wednesday, October 15, 2025	8:00 AM	20	10
Friday, October 17, 2025	9:00 AM	12	18
Saturday, October 18, 2025	4:30 PM	17	13
Sunday, October 19, 2025	2:00 PM	17	13
Tuesday, October 21, 2025	8:00 AM	18	12
Wednesday, October 22, 2025	8:00 AM	18	12
Tuesday, October 28, 2025	8:00 AM	18	12
Tuesday, October 28, 2025	8:00 PM	25	5
Wednesday, October 29, 2025	8:00 AM	22	8
Thursday, November 6, 2025	8:00 PM	29	1
Friday, November 7, 2025	1:15 AM	30	0
Friday, November 7, 2025	6:00 PM	26	4
Saturday, November 8, 2025	9:00 PM	30	0
Sunday, November 9, 2025	8:00 PM	30	0

MAX Parking Utilization = 30

Rate Used (per dwelling unit) = 0.40

AVERAGE Parking Utilization = 22

Rate Used (per dwelling unit) = 0.29

PARKING UTILIZATION DATA

Queen City Lofts
178 Main Street

Residential Units	70
Bedrooms	93
Commercial Space (SF)	9,052

Parking Spaces Required (City Code)	144
Waiver Granted	80

Parking Spaces Provided = 64
Rate Provided (per dwelling unit) = 0.91

Date	Time	Parked Vehicles	Spaces Available
Tuesday, October 14, 2025	12:00 PM	11	53
Wednesday, October 15, 2025	8:00 AM	14	50
Friday, October 17, 2025	9:00 AM	13	51
Saturday, October 18, 2025	4:30 PM	24	40
Sunday, October 19, 2025	2:00 PM	21	43
Tuesday, October 28, 2025	8:00 PM	26	38
Thursday, November 6, 2025	8:00 PM	60	4
Friday, November 7, 2025	1:15 AM	30	34
Friday, November 7, 2025	6:00 PM	55	9
Saturday, November 8, 2025	9:00 PM	54	10
Sunday, November 9, 2025	8:00 PM	40	24

MAX Parking Utilization = 60
Rate Used (per dwelling unit) = 0.86

AVERAGE Parking Utilization = 32
Rate Used (per dwelling unit) = 0.46

PARKING UTILIZATION DATA

Underwear Factory

8 N Cherry Street

Residential Units	15
Bedrooms	15
Commercial Space (SF)	6,645

Parking Spaces Required (City Code)	36
Waiver Granted	18

Parking Spaces Provided = 18

Rate Provided (per dwelling unit) = 1.20

Date	Time	Parked Vehicles	Spaces Available
Tuesday, October 14, 2025	12:00 PM	9	9
Wednesday, October 15, 2025	8:00 AM	3	15
Friday, October 17, 2025	9:00 AM	4	14
Saturday, October 18, 2025	4:30 PM	6	12
Sunday, October 19, 2025	2:00 PM	6	12
Tuesday, October 28, 2025	8:00 PM	7	11
Thursday, November 6, 2025	8:00 PM	12	6
Friday, November 7, 2025	1:15 AM	10	8
Friday, November 7, 2025	6:00 PM	7	11
Saturday, November 8, 2025	9:00 PM	8	10

MAX Parking Utilization = 12

Rate Used (per dwelling unit) = 0.80

AVERAGE Parking Utilization = 7

Rate Used (per dwelling unit) = 0.47

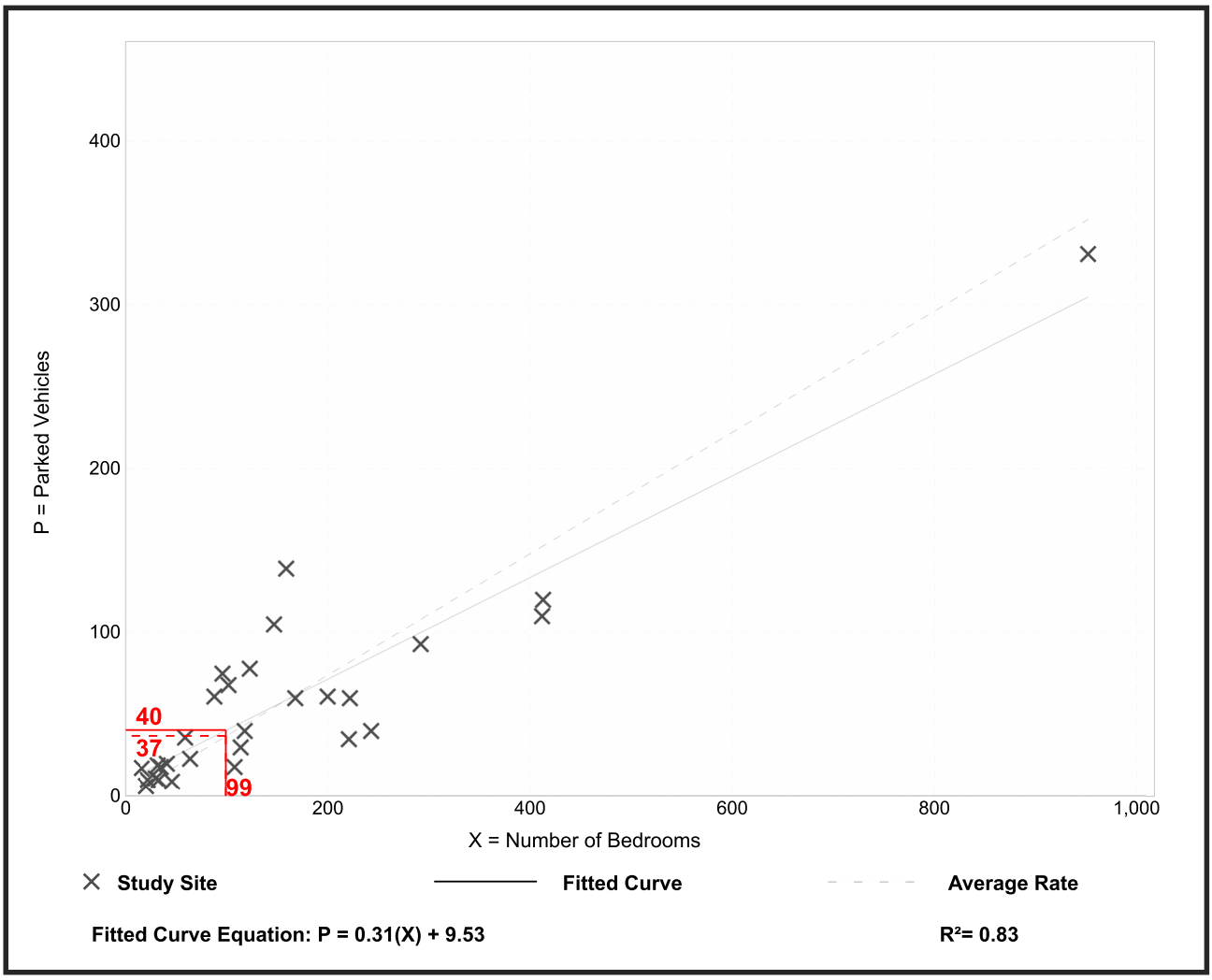
Affordable Housing - Income Limits
(223)

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

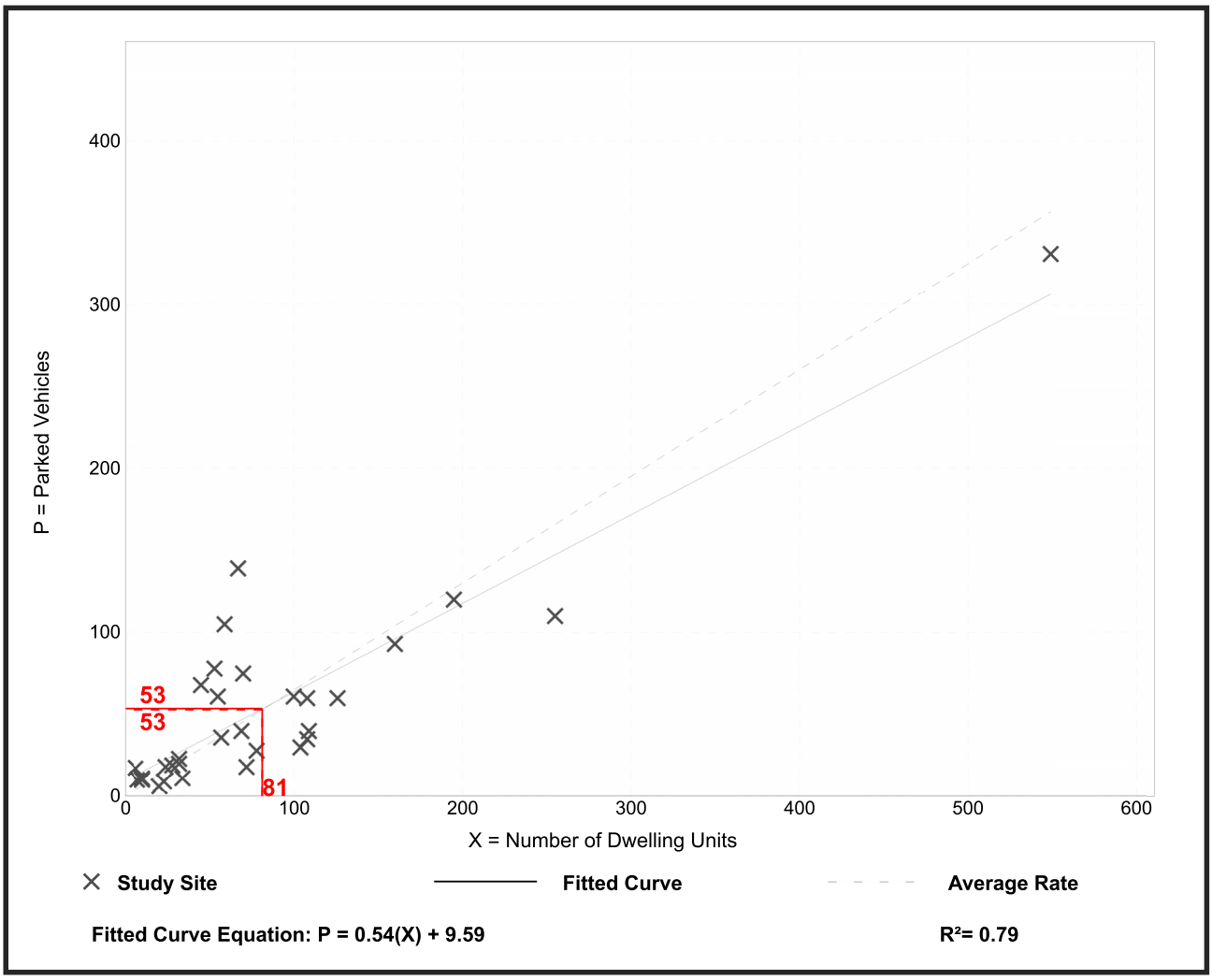
Affordable Housing - Income Limits
(223)

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



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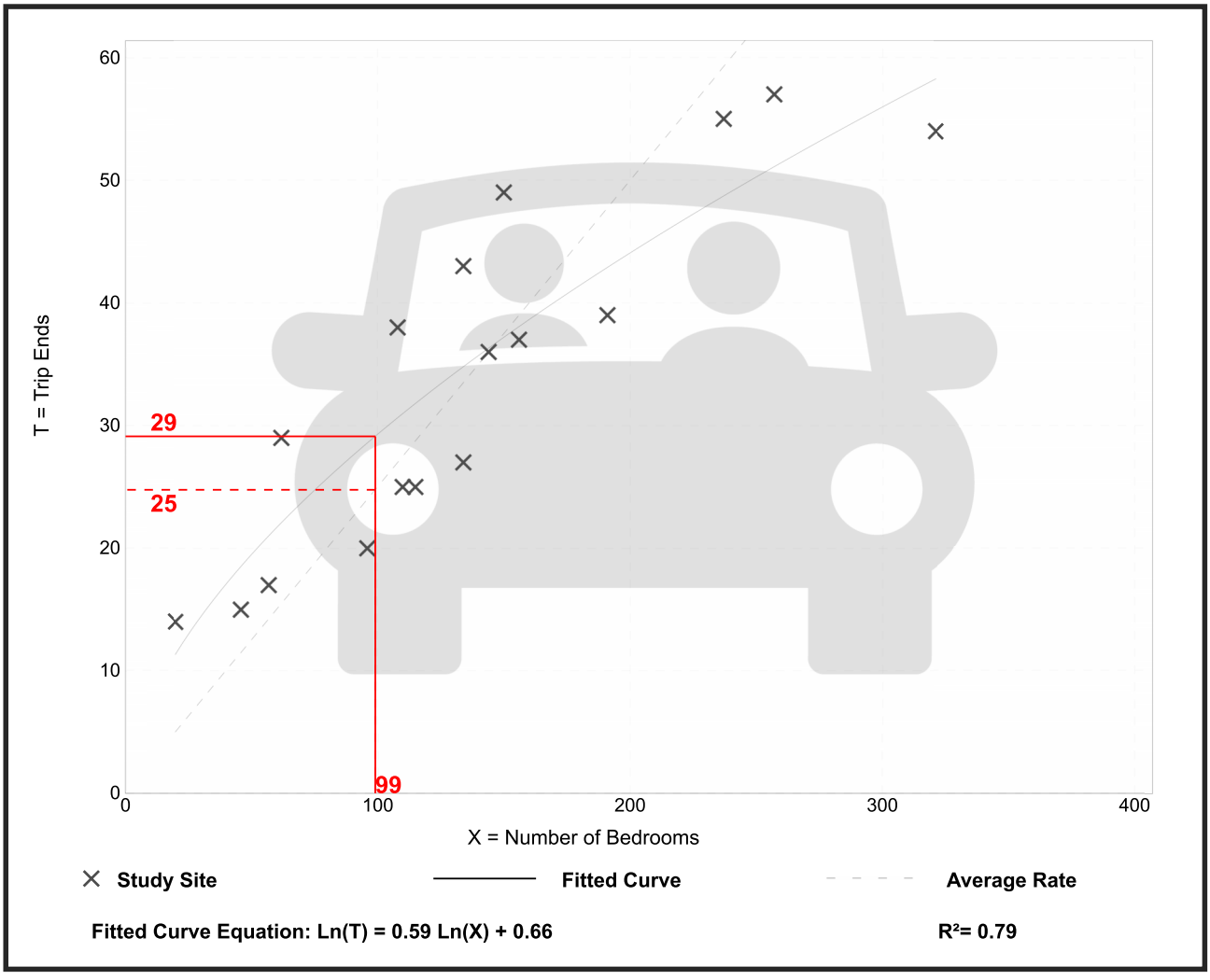
Affordable Housing - Income Limits
(223)

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



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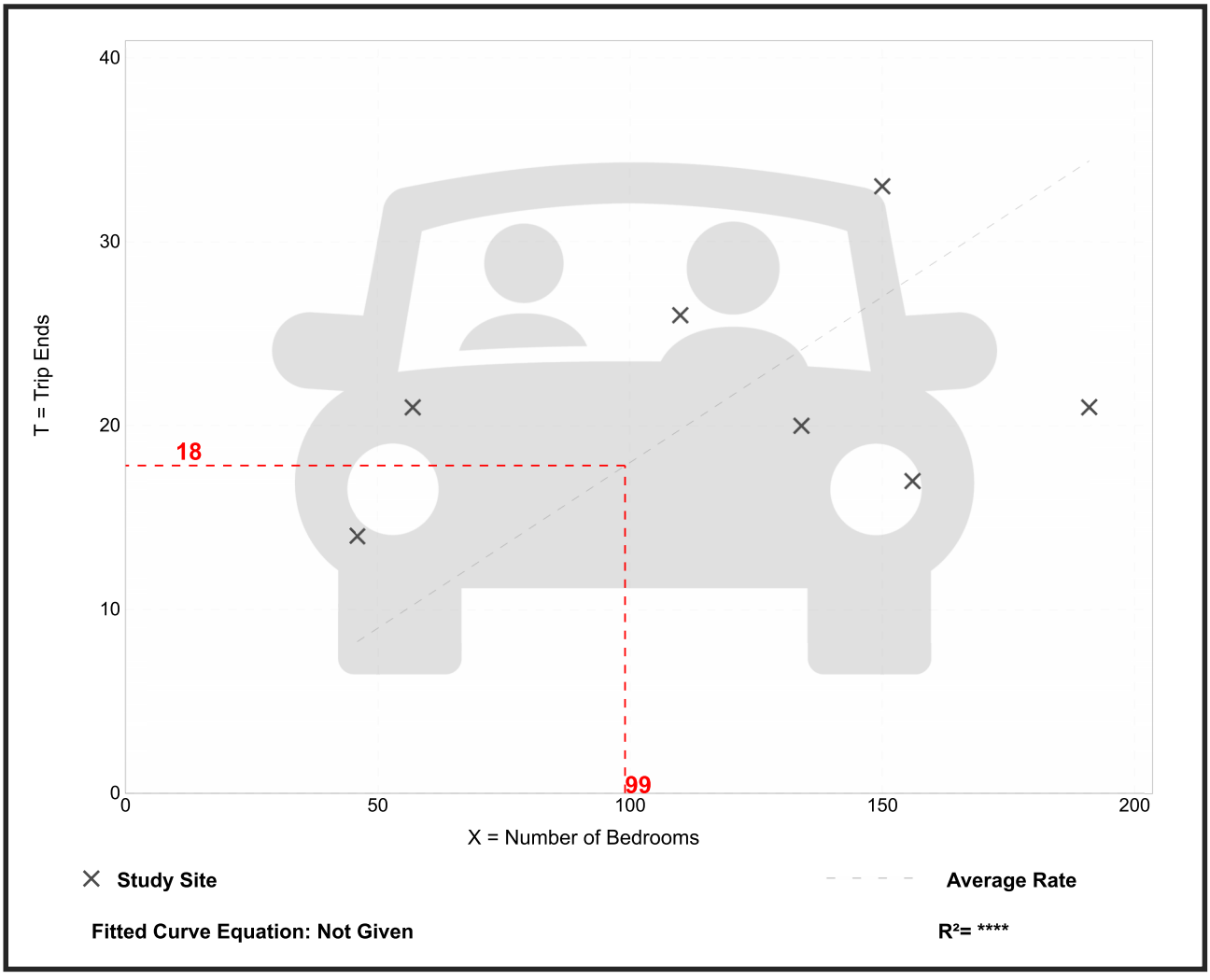
Affordable Housing - Income Limits
(223)

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



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Commercial 01
Commercial 02

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.

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

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering & Design

January 30, 2026

Mr. Scott Parker - Chair
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

Parking Study Review
488 Main Street – Windows on Main
City of Poughkeepsie, Dutchess County New York
Colliers Engineering & Design Project No. 24008937C

Dear Mr. Parker & Members of the Zoning Board,

Colliers Engineering & Design has conducted a review of the proposed 488 Main Street Hudson River Housing (HRH) development relative to the potential traffic and parking impacts associated with the Project. The site currently consists of an approximately 13,000 sq. ft. one (1) story commercial building containing a laundromat and the Hudson River Housing Resource Center. The Project proposes to redevelop the site to consist of a new four (4) story building containing 5,082 sq. ft. of first floor commercial space and 81 dwelling units with 99 total bedrooms (21 studio, 42 one-bedroom, and 18 two-bedroom units).

The Project site is bordered by Main Street to the north and Cannon Street to the south and located between South Clinton Street to the west and South Cherry Street to the east. Access to the site is currently provided via two (2) driveway connections to Main Street. The Project proposes to close these existing Main Street driveways and construct a new access driveway connection to Cannon Street. The site proposes providing a total of 34 off-street parking spaces comprised of 13 ADA compliant spaces, two (2) EV charging spaces and 29 regular spaces. Per the City Code, 119 spaces are required for the Project, and the Applicant is requesting a 85 space variance from the Code requirement.

The following documents were provided to our office for review:

- ZBA Cover Letter CPL Architecture, Engineering and Planning dated November 12, 2025
- Parking Evaluation Memorandum prepared by CPL Architecture, Engineering and Planning dated January 6, 2026
- Windows on Main Mixed-Use Site Plan prepared by CPL Architecture, Engineering and Planning dated November 11, 2025

The following are our comments based on our review of the Project and the information provided.

Colliers Engineering & Design

1. Section 1 – Existing Site Information of the Parking Evaluation indicates bus service is provided on Weekdays and Sundays but there is no mention of Saturday bus service. Saturday bus schedule should be confirmed.

2. As indicated in the ZBA Cover Letter, the City Code requires a total of 119 parking spaces for the Project broken down as follows:

   - Residential: 1.25 spaces per dwelling x 81 units = 102 spaces
   - Commercial/Office: 1 space per 300 sq. ft. x 5,082 sq. ft. = 17 spaces

3. The Project proposes to provide a total of 34 parking spaces on the site. Therefore, the Applicant is requesting an 85 spaces parking variance. This equates to an approximately 71% reduction in the parking requirement.

4. The study provides parking supply data for four (4) other nearby developments in the City. The table below summarizes the size, parking supply, city code requirement and granted reduction for each development.

Development	Size	City Code Required Parking	Provided Parking		Waiver Granted	
			Spaces	Ratio	Spaces	% Reduction
Fallkill Commons	78 Residential Units	97 Spaces	34 Spaces	0.44 / Unit	63 Spaces	65%
Crannell Square	78 Residential Units	94 Spaces	30 Spaces	0.40 / Unit	64 Spaces	68%
Queen City Lofts	78 Residential Units 10,000 sq. ft. Brewery 5,000 sq. ft. Commercial	144 Spaces	64 Spaces	0.91 /Unit	64 Spaces	56%
Underwear Factory	15 Residential Units 6,645 sq. ft. Commercial	36 Spaces	18 Spaces	1.20 / Unit	18 Spaces	50%

   a. Based on the above the 71% requested waiver for the Windows on Main Project is higher than any of the Projects used for comparison but within the range of the Fallkill Commons and Crannel Square Projects. However those Projects did not include any commercial use.

   b. It should also be noted that the Windows on Main proosed parking supply ration of 0.42 spaces per dwelling unit falls within the low end of the range of parking supply ratios of the above listed comparison projects. Therefore, there appears to be some precedent for the requested waiver, but again it is important to note that the two Projects that have similar parking supply ratios (Fallkill Comons & Crannell Square) do not have a commercial component.

Colliers Engineering & Design

5. In order to further justify the provided parking, the Applicant conducted daily parking observations of parking occupancy at the four (4) similar developments listed above. These observations were conducted between October 14th and November 9th, 2025. The observations were conducted between 8AM and 9PM randomly during this period.

    a. According to the Institute of Transportation Engineers (ITE), the peak parking demand for Affordable Housing developments (ITE Land Use Code 223) occur between 10PM and 7AM, which is typical for residential projects where peak parking demand occurs during the overnight hours. The parking utilization data collected for these similar developments does not provide data for this time period. The parking utilization data for these existing locations should be expanded to include the overnight time periods.

    b. The data for the Crannell Square development indicates that the available parking of 30 spaces is fully occupied at peak times. It is noted that this development is located directly adjacent to the Crannell Street public parking lot owned by the City of Poughkeepsie. It is possible that residents of this development could be utilizing the public parking lot, which would result in the parking utilization documented being understated and not valid.

    c. Can the unit occupancy of the developments used for comparison be confirmed? Any vacancy of units during the observations would result in potentially understated parking utilization.

    d. The study indicates that the proposed parking supply ratio of 0.42 spaces per unit is appropriate based on comparison to the Fallkill Commons development being the most similar development and indicating a max parking utilization ratio of 0.31 spaces per unit. However, Fallkill Commons does not include any commercial uses, whereas the proposed Project does. It would appear that the better comparison is to the Queen City Lofts and Underwear Factory developments which indicate a max parking demand ratio of 0.86 spaces per unit and 0.80 spaces per unit.

6. ITE Parking Data was also referenced for ITE Land Use 223 – Affordable Housing for comparison to the proposed parking supply.

    a. ITE data indicates an average parking demand of 40 – 53 parking spaces for the residential portion of the Project only.

    b. The study should also assess the parking demand for the commercial portion of the development based on the ITE data.

    c. Regardless, the ITE data indicates a higher parking demand than the proposed parking supply for the residential portion of the development alone.

Colliers Engineering & Design

7. The study also identifies that the City of Poughkeepsie Municipal Code requires 1 parking space per 300 sq. ft. of commercial area, resulting in a demand of 17 spaces for the 5,082 sq. ft. proposed by this project. The study states that this number is excessive due to walkability, public transit and neighborhood density. There is no identification of what an appropriate parking supply would be for the commercial use.

8. The site plan shows 13 provided ADA parking spaces. Building code requires just 2 ADA parking spaces based on the size of the parking lot.

    a. No justification is provided for why 11 additional ADA spaces are proposed. If these ADA parking spaces are not regularly utilized this could result in pushing parking of non-ADA spaces to offsite locations while the ADA spaces remain unoccupied.

    b. What is the ADA parking supply at other existing HRH developments?

9. The study indicates that 33 metered on-street parking spaces between South Cherry Street and South Clinton Street on Main Street.

    a. The existing usage and availability of these spaces during peak demand of the Project is unclear.

    b. It should be noted that the on-street parking on Main Street is also limited to 2-hour parking between 8AM – 6PM Monday – Friday. It should be clarified if overnight parking is also permitted here.

    c. It is also noted that there are other public parking lots within the City but the nearest lot is the Crannell Street lot which is in excess of ¼ mile from the site and not viable for regular parking use for the Project as acknowledged in the ZBA Cover Letter.

10. It should be clarified if the onsite parking is proposed to be reserved for the residential use only or if it will also be useable by the commercial portion of the Project. If it will be shared parking for both the residential and commercial uses, we would recommend that a shared parking analysis be prepared based on ITE data to identify the actual anticipated park parking demand and the time of day that would occur.

Colliers
Engineering & Design

In general, it appears that some waiver of the required parking is appropriate based on the prior waivers granted for similar developments in the City and based on the observed parking utilization data at those developments. However, it is our opinion that additional information should be provided to determine whether the requested parking waiver is appropriate and if there will be an excess parking demand that can be accommodated by offsite parking in the area.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Richard D'Andrea, P.E., PTOE
Department Manager

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CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
ZBA MEETING OF FEBRUARY 10, 2026

AREA VARIANCE ANALYSIS

Project Description:	**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
Review Dates:	December 1, 2025/February 2, 2026
Public Hearings:	12/9/25, 1/13/26, 2/10/26
SEQRA	Type 1 Action: Negative Declaration from Planning Board on 9/29/25
Staff:	Judith Knauss, Deputy Zoning Administrator Tyler Magerle, Planner

DEFINITION OF "AREA VARIANCE:"
Authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

INSTRUCTIONS TO THE ZONING BOARD OF APPEALS:
The Board of Appeals, in the granting of area variances, shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and health, safety and welfare of the community. The Board of Appeals shall have authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the Zoning Ordinance and shall be imposed for purpose of minimizing any adverse impact such variance may have on a neighborhood or community. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance(s) is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following criteria:

CRITERIA FOR GRANTING AN AREA VARIANCE

i) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances?

The granting of such a significant parking variance could produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties, especially as the pressure for on-street parking would likely be greatest on Cannon Street which the residential entrance will face rather than Main Street. Cannon Street is a primarily residential street with a mix of 10 single-family dwellings, 8 two-family dwellings, 1 four-family dwelling, a church and church parking lot, a vacant lot and a vacant building. Many of the existing buildings do not have parking of their own, which means that on-street parking is at a premium. Nowhere in any of the documentation provided is the impact on Cannon Street adequately addressed.

2/2/26 UPDATE: The applicant's parking analysis has been reviewed by an independent consultant and a Parking Study Review provided. This review was not particularly conclusive, and the reviewer pointed to the need for additional information, including overnight numbers and commercial parking needs analysis.

The impact of the variance on Cannon Street has still not been addressed. As the residential component of the building faces Cannon Street, it is unlikely that residents would park on Main Street and walk around the block to the residential entrance. It is much more likely that they would park on Cannon Street.

ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

It is unclear whether the applicant has exhausted other methods of addressing the parking deficit. The fact that municipal parking facilities are too distant to use for a Planning Board parking waiver does not preclude the exploration of other facilities. For example, have adjoining property owners been contacted relative to possible development? Has the owner of the parking lot on Cannon Street been contacted? All areas of relief should be fully explored, including reducing the number of units in order to reduce the parking requirement.

2/2/26 UPDATE: This aspect has not been addressed. The applicant has not demonstrated that all other avenues of relief have been explored.

iii) Are the requested variances substantial?

The variance, which is for 85 spaces, or 71% of the total parking requirement, is very substantial. Only 34 parking spaces are proposed for a building with 81 dwelling units and commercial space. The applicant's own traffic study indicated that at least 57 spaces were needed. Even that variance would be substantial, more than 40%.

2/2/26 UPDATE: At 71%, **t**he variance must still be considered very substantial. As the review states, there are significant differences in the nature of the developments used for comparison. Queen City Lofts, the closest analogous development with its residential and commercial components, provided 56% of its required parking and is also well within 600 feet of a municipal parking facility. As mentioned in the review, Crannell Square is located immediately adjacent to a municipal lot. Further, the Underwear Factory has the ability to utilize the adjoining off-street parking at the Public Safety Building at 505 Main Street. In addition, comparing this project to Fallkill Commons is not particularly useful, as that project, with its supportive housing component, serves a population not likely to operate motor vehicles. The instant application is for workforce housing which implies the increased likelihood that residents might own or operate a motor vehicle.

Also, the applicant's "Parking Evaluation" makes the claim that the City's parking requirement is excessive at 1.25 spaces per unit. Staff disagrees: the old zoning ordinance, which based the parking requirement on a ratio relating to bedrooms, would have required 138 parking spaces for the use proposed. The new zoning code changed the ratio to a flat requirement of 1.25 spaces per unit, resulting in a decrease in the requirement to a total of 118 spaces.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

It is possible that the variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood, particularly Cannon Street, which would bear the brunt of any excess parking. Although the applicant indicates that the residents for the type of development proposed are expected to have lower than average vehicle ownership, their own parking study indicates that they should be providing 57 parking spaces. Only 34 spaces are proposed. Where are those additional 23 spaces to be found, let alone the additional 85 required by code?

It should also be noted that the figures provided formed the basis for the negative declaration of the Planning Board for the purposes of the SEQRA review conducted. It was indicated that at least 57 spaces would somehow be provided. If that is no longer the case, upon consultation with Corporation Counsel, SEQRA will need to be reopened before the ZBA could consider granting the variance requested. The ZBA may wish to refer this issue to the Planning Board for determination.

2/2/26 UPDATE: Such an extreme variance could have an adverse effect or impact on the physical or environmental conditions in the neighborhood. There still is no mention of the potential impact of such a variance on Cannon Street, which is virtually entirely residential in this block.

v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.)

It would appear, pending any documentation to the contrary, that the need for the variance is self-created in that the need for the parking variance is a direct result of the number of dwelling units proposed. It is entirely possible that a project could be designed that would meet the requirements of the Zoning Code without the need for variances. There is nothing unique about this parcel that requires such an extreme variance of the parking requirement. In fact, the size of this property in relationship to other properties in the vicinity would suggest compliance is possible for a project appropriate in scale.

Recommendations:

It is recommended that the Board open the public hearing.
Motion:
Second:
Carried:

Public Comment(s) to be received:
*

It is recommended that the Board close the public hearing or adjourn it if additional information is deemed necessary.
Motion:
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If the Board feels the applicant has provided sufficient information regarding the proposed project, they may request that City Staff to draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
ZBA MEETING OF FEBRUARY 10, 2026

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Recommendations:

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Motion:
Second:
Carried:

Public Comment(s) to be received:
*

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Second:
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If the Board feels the applicant has provided sufficient information regarding the proposed project, they may request that City Staff to draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.

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: 651 MAIN STREET

ZONING DISTRICT: MU5 - MIXED USE 5

OWNER INFORMATION:

Name: 595 KINGSTON LLC - NIDIA PEREZ
Address: 595 BROADWAY
KINGSTON, NY 10029
Phone: 845-702-3952
Email: - -

APPLICANT INFORMATION:

Name: MAZZARELLI ARCHITECTURE + PLANNING, PC
Address: 44 NORTH CLOVER ST
POUGHKEEPSIE, NY 12601
Phone: 845-485-0275
Email:

CONSULTANT INFORMATION:

Name: MAZZARELLI ARCHITECTURE + PLANNING, PC
Address: 44 NORTH CLOVER ST
POUGHKEEPSIE, NY 12601
Phone: 845-485-0275
Email:

SUBJECT OF APPEAL

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

Name and title of agent: JOE O'BRIEN, DEPUTY ZONING ADMIN

Date of decision/determination/violation: 15 AUG 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: 651 MAIN ST

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-3.2(2)(C)	MAX COVERAGE 80%	PROPOSED 86%
19-6.2(1)(F)	PARKING SPACE LENGTH 20' L AISLE WIDTH 22' W	PROPOSED SPECE LENGTH 18' PROPOSED AISLE WIDTH +/-21'-8"
19-6.5(4)(B)	NO ACCESSORY STRUCTURE W/IN BUFFER	PROPOSED STRUCTURE
19-6.5 (4)(C)	NO STORAGE W/IN BUFFER	PROPOSED STRUCTURE

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: 651 MAIN ST

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-6.5 (4)(E)	PLANTING IN BUFFER STRIP	NO PLANTINGS ON EAST SIDE
19-6.5 (5)(B)	ALL POSTS FOR FENCING W/IN OUR YARD	FENCE POSTS OVER PROPERTY LINE

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: 651 MAIN ST

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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

Steven Bernabe Jr

SIGNATURE OF APPLICANT

7 JAN 26

DATE

STEVEN BERNABE JR

Print Name

Revised 12/24: Previous Editions Obsolete

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE, NY 12601
845 485 0275 V
845 485 2601 F

CITY OF POUGHKEEPSIE
ZONING BOARD
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

JOB #25-16
7 January 2026

Re: Casa Latina
651 Main Street
Poughkeepsie, NY 12601

Dear Zoning Board Members:

This letter is in response to the denial letter dated 15 Aug 2025 prepared by Joesph O'Brien, Deputy Zoning Administrator. The Site Plan submitted has been revised based on discussions between Mazzarelli Architecture + Planing, PC and the Deputy Zoning Administrators.

The following are responses to the Area Variance 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.

Granting the variance will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties as these issues were created by the previous owner & have been in place for many years.

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 benefit sought can only be achieved by granting the variances. These issues were created by the previous owner & have been in place for many years.

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

The requested area variances are not substantial. These issues were created by the previous owner & have been in place for many years w/o any known issues being brought to the city from the surrounding neighbors.

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 variances will not have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district because they have been in place for many years w/o any known issues from the surrounding neighbors.

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

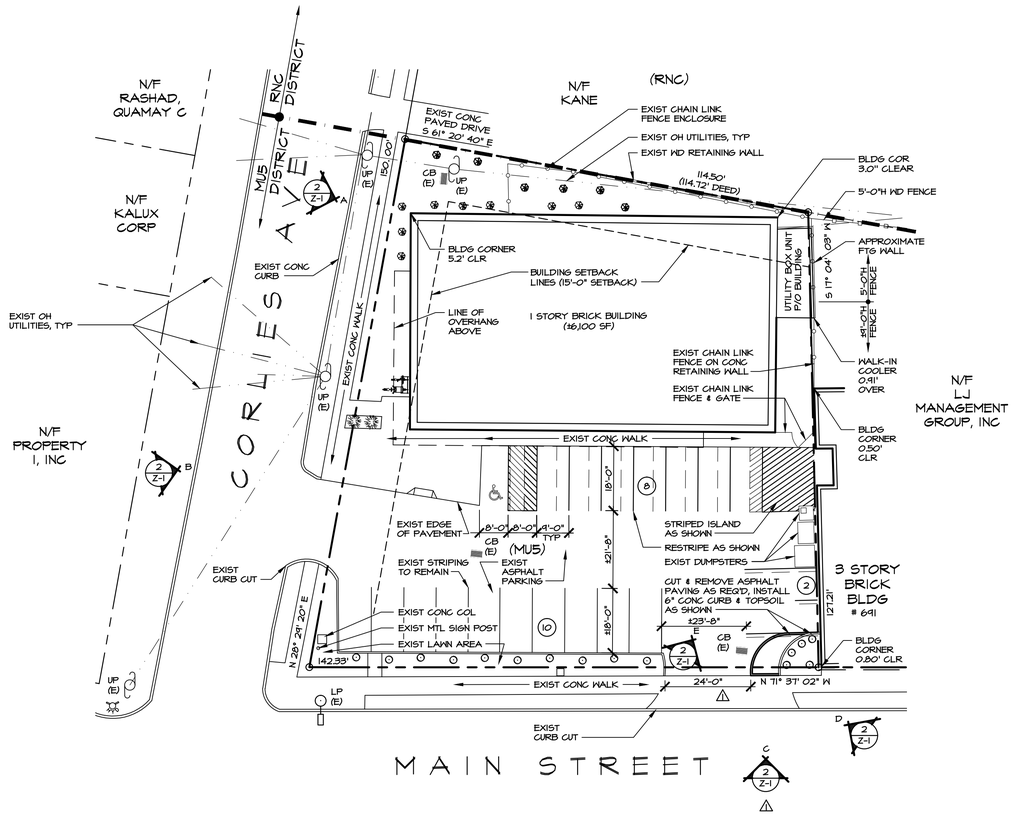
The need for the area variances is not the result of self-created difficulties, or unique to the property.
These issues were created by the previous owner & have been in place for many years. The current owner is trying to remedy all these issues to bring to property up to code and clear up all current violations.

Please do not hesitate to contact me if you have any questions, comments or concerns.

Sincerely,

Steven Bernabé Jr

2516-RESPONSE-7JAN26.DOC



LEGEND	
UP	UTILITY POLE
	EXIST CONC CURB
(E)	EXISTING
	EXIST LIGHT POLE (LP)
	EXIST FIRE HYDRANT
N/F	NOW OR FORMERLY
	EXIST CHAINLINK FENCE
	EXIST WD STOCKADE FENCE
	OVERHEAD UTILITIES
	CATCH BASIN
	SECTION NUMBER PLAN / ELEVATION REFERENCE SHEET NUMBER

1 Z-1 EXIST SITE PLAN

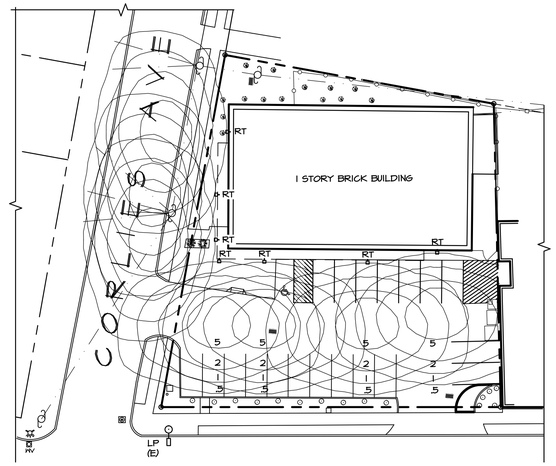
SCALE: 1"=20'-0"

NOTE:

1. THE ABOVE SITE PLAN WAS CREATED ACCORDING TO THE FOLLOWING INFO:
   - A. A SURVEY ENTITLED "SURVEY PREPARED FOR 545 KINGSTON, LLC" CITY OF POUGHKEEPSIE, DUTCHESS CO, NY, SCALE: 1" = 20'-0" DATED JAN 16, 2024 AS PREPARED BY TIMOTHY M McCABE, LS, PC
   - B. SITE VISITS & MEASUREMENTS BY MAZZARELLI ARCHITECTURE + PLANNING, PC

0 10' 20' 40'

NORTH



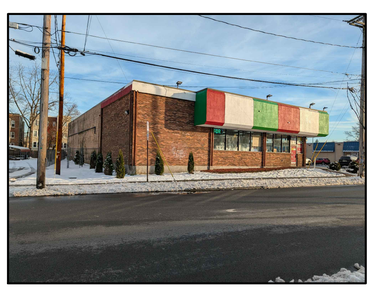
3 Z-1 EXIST LIGHTING PLAN

SCALE: 1"=30'-0"

NOTE:

1. REMOVE ALL WINDOW LIGHTING THRU-OUT

0 15' 30' 60'



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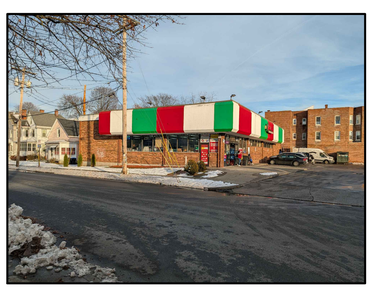

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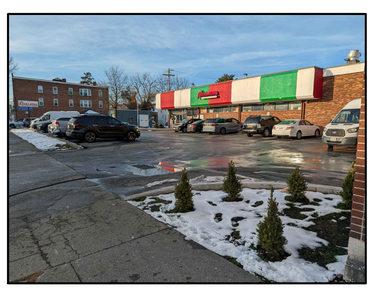

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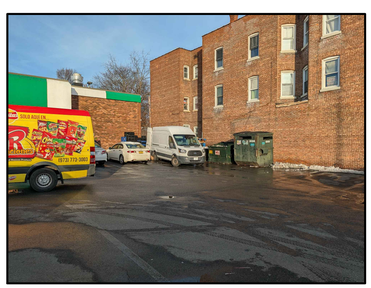

E

2 Z-1 EXIST SITE PHOTOS

SCALE: NTS

7 JAN 26 ⚠

project no. 25-16

date 4 DEC 25

drawn by SB

VIOLATION REVIEW & REMEDY FOR:

CASA LATINA

651 MAIN ST

POUGHKEEPSIE, NY

EXIST SITE PLAN, LIGHTING PLAN, LEGEND AND PHOTOS

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH GLOVER STREET
POUGHKEEPSIE NY 12601
845 485 0215

MAP

PURSUANT TO SECTION 6415 (3) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

DISTRIBUTION:
ZONING BOARD

Z-1

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

August 15th, 2025

Mazzarelli Architecture + Planning, PC – Steven Bernabe Jr

Re: 651 Main Street
ID: 290060
Zoning Review Request PD-2025-098

Dear Applicant,

The Development Department is in receipt of your zoning review request relating to the property at 651 Main Street and the proposed legalization of alterations made to the property without proper approvals.

This property is located within the Mixed-Use 5 district (MU5) which does permit retail per **Section 19-5.5** of the Zoning Ordinance, but for which the alterations will require Site Plan approval.

Based on the provided plot plan, some possible deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals. However, please note that the plans will require more detail for a comprehensive review and the list provided is not exhaustive.

1. **Section 19-3.2(2)(c)** states that the maximum allowable lot coverage shall be 80%. **Although no lot coverage was provided, the previously approved site plan states the lot coverage was 76% and there has been a considerable increase.**
2. **Section 19-3.2(2)(d)** states that primary street yard parking is not permitted. **The previously approved parking lot located within the primary street yard has been altered without approval and now abuts the primary street property line.**
3. **Section 19-3.2(2)(h)** states that the maximum driveway width shall be 20'. **Although the previously approved driveway width exceeded this dimension at 24', it appears to have been expanded but the plans do not delineate the driveway from the parking spaces installed without approvals and removal of the landscape island. However, the curb cut has been increased from 36' to 42'.**
4. **Section 19-3.2(3)(a)** states that the maximum allowable primary street setback shall be 15'. **The setback of the addition is roughly 95' and a variance would be required if the addition is found to be part of the principal building, more information will be required to make this determination.**
5. **Section 19-3.2(3)(a)** states that the minimum allowable build-to-frontage shall be 60%. **The build-to-frontage is 0% and a variance would be required if the addition**

is found to be part of the principal building, more information will be required to make this determination.

6. Section 19-3.2(3)(c) states that a minimum of a 15' side setback is required when abutting a residential lot line. **The addition not only abuts the property line but encroaches into the neighboring lot, a variance would be required if the addition is found to be part of the principal building, more information will be required to make this determination.**
7. Section 19-3.2(3)(d) states that a minimum of a 15' rear setback is required. **The addition is 5' from the rear property line and a variance would be required if the addition if found to be part of the principal building, more information will be required to make this determination.**
8. Section 19-5.31(2) states that no glare from lighting from any principal or accessory use shall be visible beyond the property line. **Lighting has been installed along the roof line and with the windows without approval, the lighting on the western side of the building would appear to exceed the property line. A photometric plan will be required to be submitted.**
9. Section 19-6.2(1)(a) states that all parking may be located adjacent to a building but not between the building and the front lot line. **Three new parking spaces are shown on the plan within the front yard in the location of the previous landscape island.**
10. Section 19-6.2(1)(f) states that parking spaces shall be at least 20' long and an aisle width of 22'. **The parking spaces shown on the plan have been reduced to 18' long and the aisle has been reduced to 21' in width from the previously approved site plan. Also please note that per NYS BC1106, the accessible aisle width is required to be 8' wide and the provided aisle is shown to be 4' wide.**
11. 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. **The previously approved landscaping from the Planning Board was removed and replaced with three non-compliant parking spaces on the eastern property line.**
12. 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. **No landscaping is proposed, and all previously approved landscaping has been removed.**

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

13. Section 19-6.2(10)(a) states that bicycle parking shall be provided with all multifamily and non-residential developments at 10% of the required vehicle parking, but not less than two (2) bicycle spaces and not more than twenty (20) bicycle spaces for any single use. **No bicycle parking spaces are proposed.**
14. Section 19-6.2(11)(b) states that one vehicle parking space for each 300 square feet of gross floor area is required. **21 parking spaces are proposed but due to the installation of additional floor space without approval and lack of a floor plan, the number of required parking spaces cannot be determined at this time.**
15. Section 19-6.4(2) states that sign permits must be obtained prior to any sign can be erected, structurally altered, enlarged, or relocated. **Other than the freestanding and wall sign, which is in a state of disrepair, all other signs on the premises have been installed without a permit.**
16. Section 19-6.5(3)(a) states that the interior of all parking lots containing 10 or more spaces shall be landscaped according to the provisions in this subsection. **No interior landscaping is proposed.**
17. Section 19-6.5(4)(a) states that a buffer strip 10 feet in width shall be provided upon all non-residentially zoned lots which abut a residentially zoned lot at the side or rear lot line. This buffer strip may be included within the required side or rear yard. **The addition is located 5' from the rear property line which abuts a residentially zoned lot.**
18. Section 19-6.5(4)(b) states that no parking area, building, or other structure or paved area except walks, walls or fences shall be permitted in any buffer strip. **The addition is located within the buffer strip.**
19. Section 19-6.5(4)(c) states that no storage or display of goods shall be permitted in any buffer strip. **The use of the addition is storage and is located within the buffer strip.**
20. Section 19-6.5(4)(d) states that buffer strips shall include solid fencing and/or live, healthy vegetation of at least five feet in height. **A chain link fence with no specified height that was installed without a permit is within the buffer zone with no proposed vegetation.**
21. Section 19-6.5(4)(e) states that each buffer strip shall be planted with at least 2 trees and/or shrubs every 10 linear feet. The remainder of each buffer strip shall be landscaped in grass, ground cover, other vegetation or a walk, wall or fence. **No landscaping as described is proposed.**
22. Section 19-6.5(5)(b) states that all posts for fencing shall be within the applicant's yard. **It appears a portion of the fencing along the building's facade encroaches on the adjoining property.**

BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
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Eric Philipp
Building Inspector

23. Section 19-6.5(5)(d) states that side yard fences shall not exceed a height of 6'. **No dimension was provided for the fence/gate installed without approval along the building's facade.**
24. Section 19-6.5(5)(e) states that rear yard fences shall not exceed a height of 6'. **No dimension was provided for the fencing installed without approval within the rear yard.**
25. Section 19-6.8(1)(c) states that all mechanical equipment necessary to operate building services, which equipment is located on the roof of a structure, shall be screened in a manner approved by the Planning Board. **Although not shown on the plan, mechanicals have been installed on the roof with no screening or Planning Board approval.**

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

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

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE, NY 12601
845 485 0275 V
845 485 2601 F

CITY OF POUGHKEEPSIE
ZONING BOARD
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

JOB #25-16
7 January 2026

Re: Casa Latina
651 Main Street
Poughkeepsie, NY 12601

Dear Zoning Board Members:

This letter is in response to the denial letter dated 15 Aug 2025 prepared by Joesph O'Brien, Deputy Zoning Administrator. The Site Plan submitted has been revised based on discussions between Mazzarelli Architecture + Planing, PC and the Deputy Zoning Administrators.

The requested variance for lot coverage is slightly over the maximum allowed by 6%. It should be noted that the previous ordinance did not include parking as part of the lot coverage. Under the new ordinance, the site plan as previously approved would have been over the max lot coverage of 80%. The cooler & additional coverage on the east side of the building were installed by the previous owner & have been in place for many years. This additional coverage is the reason for the required variance from section 19-3.2(2)(C).

Please do not hesitate to contact me if you have any questions, comments or concerns.

Sincerely,

Steven Bernabé Jr

2516-RESPONSE-7JAN26-2.DOC

THE CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

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

USE VARIANCE APPLICATION

PROPERTY ADDRESS 16 PERSHING AVENUE

ZONING DISTRICT: MIXED USE5- (MU5) Former C-2, C-3

OWNER INFORMATION:
Name: AJ AUTO BODY LLC
Address 16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601
Phone: 845 764 8394

APPLICANT INFORMATION:
Name: DEVANAND JAIKARRAN
Address: 16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601
Phone: 917 416 7591

CONSULTANT INFORMATION:
Name: STUDIO 90 & DESIGN & PLANNING
Address: 4 FAIRWAY DRIVE
PAWLING, N.Y. 12564
Phone: 845 239 1456

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 10, 2025

A copy of the communication must be attached with this application.

Revised December 2024: Previous Editions Obsolete

USE VARIANCE APPLICATION

PROPERTY ADDRESS: 16 PERSHING AVENUE

USE VARIANCE REQUESTS

SECTION	PROHIBITING	TO ALLOW
19-7.1(3)	Upon Finding by the Planning Board that a proposed remodeling of an building, including the improvement of its exterior appearrance and of its grounds... the term "remodeling" may include enlargement of the building to an extent not exeding 25% of its area.	The proposed addition is 63.32% of the existing building area 38.32% is requested
19-7.1(1)(a)		Addition

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-10(11)(b) of the Zoning Ordinance, **no use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship.** In order to prove such unnecessary hardship, the applicant shall demonstrate the following to the Board of Appeals that, for each and every permitted use under the zoning regulations for the particular district where the property is located:

Responses to the questions below shall be on a separate page attached to and submitted with the application. Use as many sheets as necessary.

1. The applicant cannot realize a reasonable return, for all uses permitted by Zoning, demonstrated by competent financial evidence. Financial evidence should not be construed to be personal to the applicant;

2. The alleged hardship relating to the prope1ty in question is unique and does not apply to a substantial portion of the district or neighborhood . Please explain how the alleged hardship is unique to the property in question. For example, does the subject property have unique constraints or characteristics not found in other properties in the district or neighborhood?;

3. The requested use variance, if granted, will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered.

4. The alleged hardship has not been self-created An applicant cannot claim "unnecessary hardship" if that hardship was created by the applicant. Explain fully how the hardship is not self-created.

16 Pershing Avenue
Poughkeepsie, NY 12601

TAX ID: 6161-24-427963
Zoning District: Mixed Use 5 (MU5) Former: Commercial C-2, C-3

Proposed One Story Garage Addition to Existing Building

Use Variance Request Justification: (answers in **bold**)

1. The applicant cannot realize a reasonable return, for all uses permitted by Zoning, demonstrated by complete financial evidence. Financial evidence should not be constructed to be personal to the applicant.

   The applicant is working with a financial advisor and will submit findings of the analysis to the City when the analysis is complete.

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

   Under the new 2024 Zoning Code, the use variance is substantial. The existing building is a one Story, 24 feet in height Structure. The variance is necessary because the existing Building is not conforming, it was built in 2017.

3. The requested use variance, if granted will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered.

   Granting of the variance will not change the character of the neighborhood. The variance will not have an adverse effect on the physical conditions in the neighborhood or district, the proposed design fits within the neighboring properties buildings.

   The off street parking area is and will be screening Pershing Avenue with Landscaping. New flowering trees will be planted as well.
   The proposed addition to the West facing the Residential District is designed with large windows improving the esthetics of the building.

4. The alleged hardship has not been self-created. And applicant cannot claim "unnecessary hardship" if that hardship was created by applicant. Explain fully how the hardship was not self-created.

   The hardship is not self-created. The existing building was built in 2017, before changes to the current City Zoning Code were made.

   The existing property use, Automobile Repair Shop and exterior Alteration and Addition to South East, was granted an area variance by the Zoning Board of Appeals on March 12, 2024.

USE VARIANCE APPLICATION

PROPERTY ADDRESS: 16 PERSHING AVENUE

LIST OF REQUIRED ATTACHMENTS – Nine (9) Copies

1. Letter or communication which resulted in application to the ZBA.
2. Site, Survey or Plot Plan. This must be signed and labeled.
3. Color photos of site conditions.
4. Complete Short Environmental Assessment Form. Please note that in some instances it may be determined that a Full EAF is required.
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

   Existing and Proposed use: Automobile Repair Shop

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.

Deborah J Johnson — 12/11/25

SIGNATURE OF APPLICANT

Revised December 2024: Previous Editions Obsolete

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

December 4, 2025

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

Re: Re: 16 Pershing Avenue
TAX ID: 6161-245-427963-0000
Poughkeepsie, NY 12601

Zoning District: RNC, Former C-2, C-3
Proposed One Story, Parking Garage Addition to Existing Commercial Building.

Dear Mr. Parker and members of the Board of Appeals:
Enclosed for your review is an application for Use and Area Variances regarding the above property located within the Residential Neighborhood C- (RNC) Zoning District, formerly Commercial District C-2, C-3

The owner, AJ Auto Body LLC, is proposing a Parking Garage addition to the existing Building.
Said attached addition is on the North Side of the property.
The adjourning property, North, is Commercial use. The South Side is on Main Street; West and East are In Residential in District (RNC).
The proposed work will not alter the western residential District, large window will be provide as shown on the attached Drawing A-2. The Landscape buffer has large Nellie Stevens Hollies. Flowering trees and shrubs will be added.
The area variances requested as per comments from the Zoning Review by
Joseph D. O'Brien, Deputy Zoning Administrator dated April 8, 2025, and review by
Judith Knauss Deputy Zoning Administrator dated August 1, 2025.

Our replies to the denial letter to conform with the 2024 Zoning Code Sections
Are attached In **bold**,

With respect:

Kenneth L. Kaefer

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

August 18, 2025

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

Re:16 Pershing Avenue
Poughkeepsie, NY 12601 TAX ID: 131300-6161-24-427963

Proposed One Story Parking Garage Addition to Existing Building

Variance Request Justification: (answers in bold)

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

The granting of the variance will not change the character of the neighborhood

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

The variance is necessary because existing Building is not conforming.

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

Under the new 2024 Zoning Code, the area variances are substantial. The existing building is a one Story, 24' high Structure. The Proposed Addition will be same, 24' high.

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

The variance(s) will not have an adverse effect on the physical and/or environmental conditions in the neighborhood or district because the proposed design fits within the neighboring properties, low height buildings. The off street parking area is and will be screening Pershing Avenue with Landscaping. New flowering trees will be planted as well.

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

The need for area variances is not self-created. The existing building was built in 2017. before changes to the City Zoning Code were made.

PLEASE NOTE: An application for area variances was submitted in 2024 to this BOARD for this property. The Zoning Board of Appeals approved such application on March 12, 2024 (Exhibit A, A.1)

Site Plan approval was submitted and approved by the Planning Board June 27, 2024. (Exhibit B).

Respectfully Yours

Kenneth L. Kaefer, R.A., A.I.A.

Outlook

16 Pershing Avenue

From Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Date Fri 10/10/2025 12:24 PM
To info@vincesautobodyworks.com <info@vincesautobodyworks.com>; Alfredo Di Pietro <studio90@msn.com>
Cc Joseph O'Brien <jobrien@cityofpoughkeepsie.com>; Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Lori Garcia <LGarcia@cityofpoughkeepsie.com>; Europa McGovern <emcgovern@cityofpoughkeepsie.com>; Joanna Longcore <JLongcore@cityofpoughkeepsie.com>; Rebecca A. Valk <RValk@cityofpoughkeepsie.com>; Eric Philipp <EPhilipp@cityofpoughkeepsie.com>

Dear Sir/Madam:

The Development Department is in receipt of your applications for site plan review and area variances relative to the proposed expansion of the nonconforming use at 16 Pershing Avenue. Please be advised that these applications have been the subject of review and consideration of both the Development Department and the Office of the Corporation Counsel, and it has been determined, based on careful review of the provisions of the City of Poughkeepsie's Zoning Code and case law, that the expansion of the nonconforming use on the property by more than the 25% allowed by the Zoning Ordinance would actually constitute a use variance.

Therefore, please be advised that it will be necessary for you to file an application for use variance for this aspect of the proposal.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

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:

CONDITIONS:

CITY APPROVALS
CITY OF POUGHKEEPSIE, NEW YORK

	Date:
Zoning Board Of Appeal:	Date:
Fire Chief:	Date:
Police Chief:	Date:
Building Inspector:	Date:
City Engineer	Date:
Commissioner of Public Works	

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

Date:

OWNER

Date:

APPLICANT

PROPERTY NOTES

1.THERE ARE NO WAIVERS REQUESTED.

2.THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.

3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.

4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.

5. NO DAMAGE TO PERSHING AVENUE ENTRANCE AND SIDEWALK.

6.THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.

7.THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE. THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.

8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH "CULTEC" STORMWATER MANAGEMENT SYSTEM.

DRAWINGS NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, OBSERVATION, AND INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
OCCUPANCY H
CONSTRUCTION TYPE V

ZONING DATA

CITY OF POUGHKEEPSIE N,Y, OCTOBER 2024 ZONING AND USE REGULATIONS

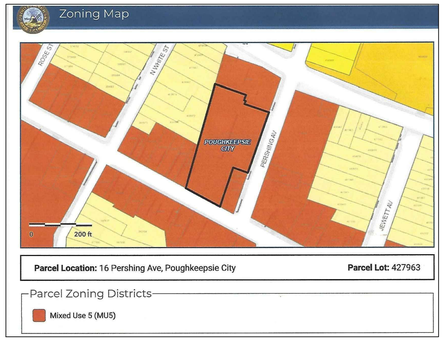
PARCEL NUMBER: 131300-6161-24-427963 | YEAR BUILT: 2017

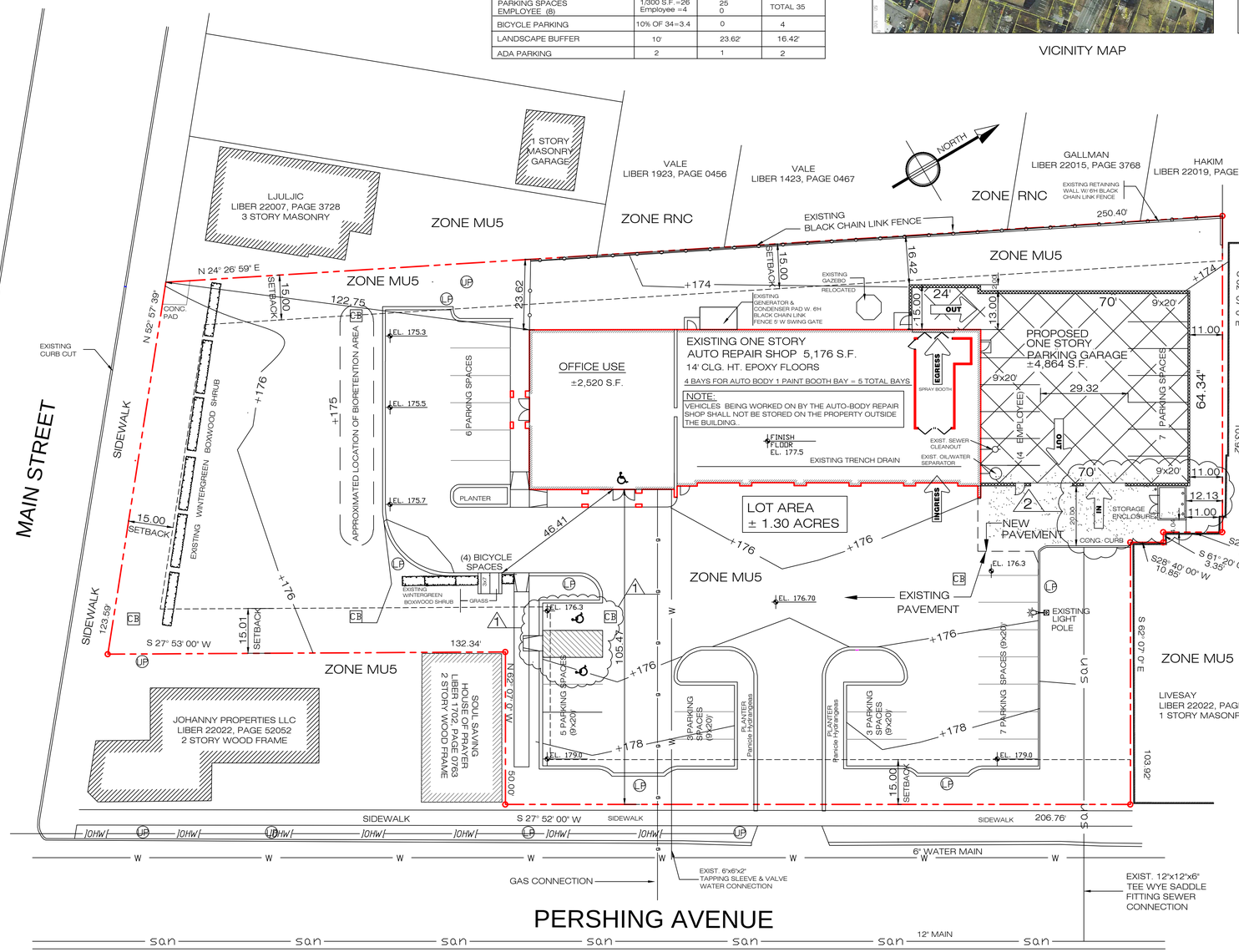
ZONING DISTRICT: MIXED USE5-(MU5) DISTRICT | FORMER C-2, C-3

USE: AUTO REPAIR SHOP

LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 1.30 Acres	± 1.30 Acres
LOT WIDTH	N/A	206.76'	206.76'
LOT COVERAGE	80%	± 49.8%	± 57%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT			
PRIMARY STREET SETBACK	0/15'	± 105.47'	± 105.47'
SECONDARY STREET SETBACK	0/15	± 123'	± 123'
SIDE SETBACK (Min.)	0'	52.84'	11'
REAR SETBACK (Min.)	15'	23.62'	16.42'
HEIGHT (Max.)	5 STORIES/68'	ONE STORY/24'	ONE STORY/24'
PARKING SPACES EMPLOYEE (8)	1/300 S.F.=26 Employee =4	25 0	TOTAL 35
BICYCLE PARKING	10% OF 34=3.4	0	4
LANDSCAPE BUFFER	10'	23.62'	16.42'
ADA PARKING	2	1	2

VICINITY MAP





16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6161-24-427963
ZONING DISTRICT: MIXED USE 5 (MU5)
YEAR BUILT: 2017
OWNER : AJ AUTOBODY LLC
PROPOSED PARKING GARAGE ADDITION

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- GAS
- WATER
- S — SEWER
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS

PROPOSED TREE
- Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC

SQUARE FOOTAGE

EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	4,864 S.F.
TOTAL	12,560 S.F.

DRAWING LIST

SP PLOT PLAN
SP-1 LANDSCAPE PLAN
SP-2 EROSION CONTROL
SP-3 STORMWATER MANAGEMENT
P PICTURES
A-1 EXISTING & DEMO FLOOR PLAN
A-2 EXTERIOR ELEVATIONS
A-3 PROPOSED PLAN

PLOT PLAN
SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED NOVEMBER 6, 2023

PROGRESS PRINT

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

NO.	
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

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

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PROJECT: PROPOSED PARKING GARAGE ADDITION
PLOT PLAN,
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP

NOTES:

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

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

NOTE:

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

Pink Magnolia, Lily Tree
Magnolia Soulangeana

BLOOMERANG LILAC
Syringa Vulgaris Lilac Tree

Amelanchier Canadensis
Eastern Serviceberry

WINTERGREEN BOXWOOD SHRUB

BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE

Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

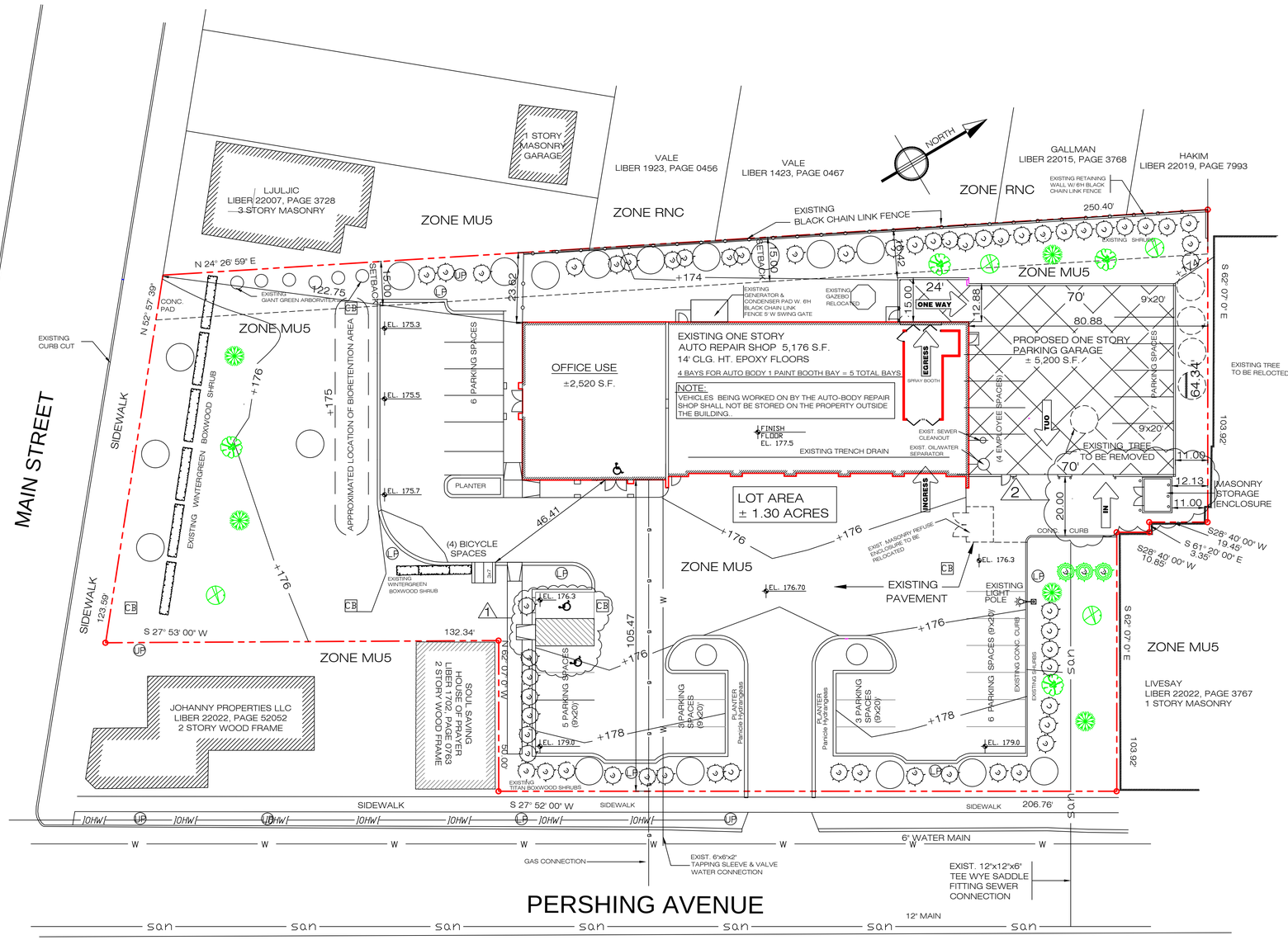
TREE LEGEND

PROPOSED TREES

NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	4
Blumerang Lilac	4" Dia	4
Pink Magnolia	6" Dia	5

GENERAL LANDSCAPING

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



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP — UTILITY POLE
- CB — CATCH BASIN
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- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
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- EXISTING TREES TO BE REMOVED
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PROPOSED TREE

- Eastern Service Berry
- Blumerang Lilac
- Pink Magnolia

DRAWINGS NOTE:

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Dig Safely. New York
Know what's below. Call 811 before you dig.

LANDSCAPING PLAN

SCALE: 1"=20'

NO.	
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
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PETER MARCHETTI, P.E., CONSULTING ENGINEER

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STATE OF NEW YORK — PETER G. MARCHETTI, JR. — 24144 — LICENSED PROFESSIONAL ENGINEER

REGISTERED ARCHITECT — KENNETH L. KAEFER — STATE OF NEW YORK

PROJECT: PROPOSED GARAGE ADDITION
PROPOSED PARKING
LANDSCAPING PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

PROGRESS PRINT

DATE:	3-19-2025
JOB NO.	25-14
SCALE:	1"=20'
DWG. NO.:	SP-1

NOTE:
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GENERAL NOTES

Contractor shall visit the site and verify all existing conditions and dimensions before construction is to begin. Do not scale drawings, use written dimensions.
Contractor shall provide all labor, materials, and equipment required to complete all work, as shown on drawings necessary for a complete job. All material and workmanship shall be of good quality.
Contractor shall obtain all necessary permits, licenses, and inspections necessary to complete the work. Contractor shall obtain Certificate of Occupancy.

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

Engineer/Designer have not been retained by owner to provide periodic job inspections and adminstration. It is the owner's and contractor's responsibility to ensure that the work is properly done.
Contractor shall notify the Engineer/Designer before demolition if any discrepancies exist which could alter the work.

Materials shall be installed according to the manufacturer's specifications. All work shall comply with applicable sections of the state and local codes and the generally accepted standards as listed in the state building code. New stucco finish and brick work shall match existing.

Foundation Excavate all earth, boulders, loose and soft rock to the lines and depth indicated on the drawings. All footings to bear on solid, undisturbed earth. Excavate for all utilities as required.
Foundation wall shall be damproof with 2 coats of asphalt waterproofing over 1/2" cement parge (block wall) or cement wash (poured wall). Provide 4" perforated pipe footing drain laid in 12" stone with layer of salt hay over. Drain to outflow above ground or drywell as per Village Code.
Footings shall bear on solid undisturbed earth. Design of footings is based on 3500 psi soil. If soil bearing conditions are questionable, contractor shall consult engineer for footing design. Sloped footings shall be 1:2 max. slope. All footings bearing from rock to soil shall be reinforced with four(4)#4 re-bars. Dowel and pin all footings bearing on rock with slope greater than 7:12. All footings shall be 3'6" minimum below finish grade.
Finish grading shall be established to provide surface drainage in all directions away from building and excavated areas.

STRUCTURAL STEEL
pipe columns shall be of standard weight pipe unless noted otherwise.
A-36 Steel Design(compact sections ex. wide flange beams):
Bending Fb= 24,000 psi
Shear Fv= 14,500 psi
Mod. Of Elasticity E= 29,000, 000 psi

All steel plates shall conform to ASTM specifications A-36 for structural steel. All bolt holes to be properly drilled. Torched holes are not acceptable. See details.
The design, installation, workmanship, tecnique and inpection for welding and boilting shall be in accordance with AISC Load and Resistance Factor Design Specification for Structural Steel Buildings.

CONCRETE & MASONRY
CONCRETE shall be 1:2:3 mix with just enough water to make it workable. All concrete work shall conform to ACI 318 design and specifications as required by code. Concrete shall be a minimum of 3500 psi in strength. All Reinforcing bars for concrete work shall conform to A.S.T.M. A615 Grade 60.

CONCRETE FLOORS shall have a smooth, dense steel trowel finish, suitable to receive composition flooring. Provide 6-mil polyethylene vapor barrier under all concrete slabs. Garage slab shall be reinforced with 6x6 10/10 welded wire mesh. Concrete shall be 4000 psi in strength. Pitch garage floor for drainage.

POURED CONCRETE FOUNDATIONS Shall comply with the latest edition of American Concrete Institute Specification and shall be plumb, straight, level, and true. Forms to be properly constructed to hold concrete. Provide two (2) #5 re- bars located at top and bottom of wall.

MASONRY: Concrete block shall be load bearing, laid level, plumb, and straight. Provide galvanized ties at 16" o.c horizontal and vertical. All to be well tooled.

LUMBER All framing lumber to be stress graded Douglas Fir No.2 or better (865 psi).

FRAMING Framing shall be erected plumb, level and true, securely nailed. Joist, studs, and rafters shall be doubled over all openings. All flush headers shall be connected with galvanized metal joist hangers. All flush beam connections shall have heavy duty joist hangers. Double frame under all partitions parallel to framing. Sizes of joist and sheathing are shown on the plans. Provide solid blocking under all posts. Sill plates shall all be pressure treated with metal shield and sill sealer.

GLULAM BEAM: Shall be No. 1 Douglas Fir (minimum Fb-2200psi)

LAMINATED VENEER BEAM: Shall be GP-Lam by Georgia Pacific or equal minimum fb. 2850 install as per manufacture's specifications.

WINDOWS Shall be "ANDERSEN" Perma-shield TEMPERED or equal .
Size and type shown on plans.

ALL FASTENERS USED WITH PRESSURE TREATED WOOD SHALL BE ACQ COMPATIBLE.
ELECTRIC WORK SHALL BE DONE A LICENSED ELECTRICIAN.

DEMOLITION NOTES:

CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND OR PERFORM ALL DEMOLITION WORK IN A PROFESSIONAL MANNER IN ACCORDANCE WITH REGULATIONS OF THE BUILDING CONSTRUCTION CODE OF NEW YORK STATE, N.F.P.A. DEMOLITION OPERATIONS CODE, "GOOD GENERAL PRACTICES" MANUAL.
ALL DEMOLITION WORK SHALL BE DONE IN CONFORMANCE WITH CITY OF POUGHKEEPSIE REGULATIONS.
CONTRACTOR SHALL OBTAIN ALL PERMITS, AND UTILITY CUT-OFF. BEFORE TO BEGIN ANY WORK.
CONTRACTOR SHALL BE RESPOSIBLE FOR REMOVAL AND DISPOSAL OF ALL LEAD PAINT, ASBESTOS AND ANY OTHER MATERIAL IN A SAFE, LAWFUL WORKMAN MANNER. ALL REMOVAL WORK SHALL CONFORM TO LOCAL, STATE AND FEDERAL LAWS.
NO FIRE SHALL BE ALLOWED ON SITE.

2020 UNIFORM BUILDING CODE

INSSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
DESIGN DATA ZONE 5

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

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

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

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

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
C. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "15/19" MEANS R-15 ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH "15/19" SHALL BE R-13 CAVITY INSULATION OF THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME.
D. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
E ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.
F THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
G MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

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

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA ZONE 5

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

NOTE:

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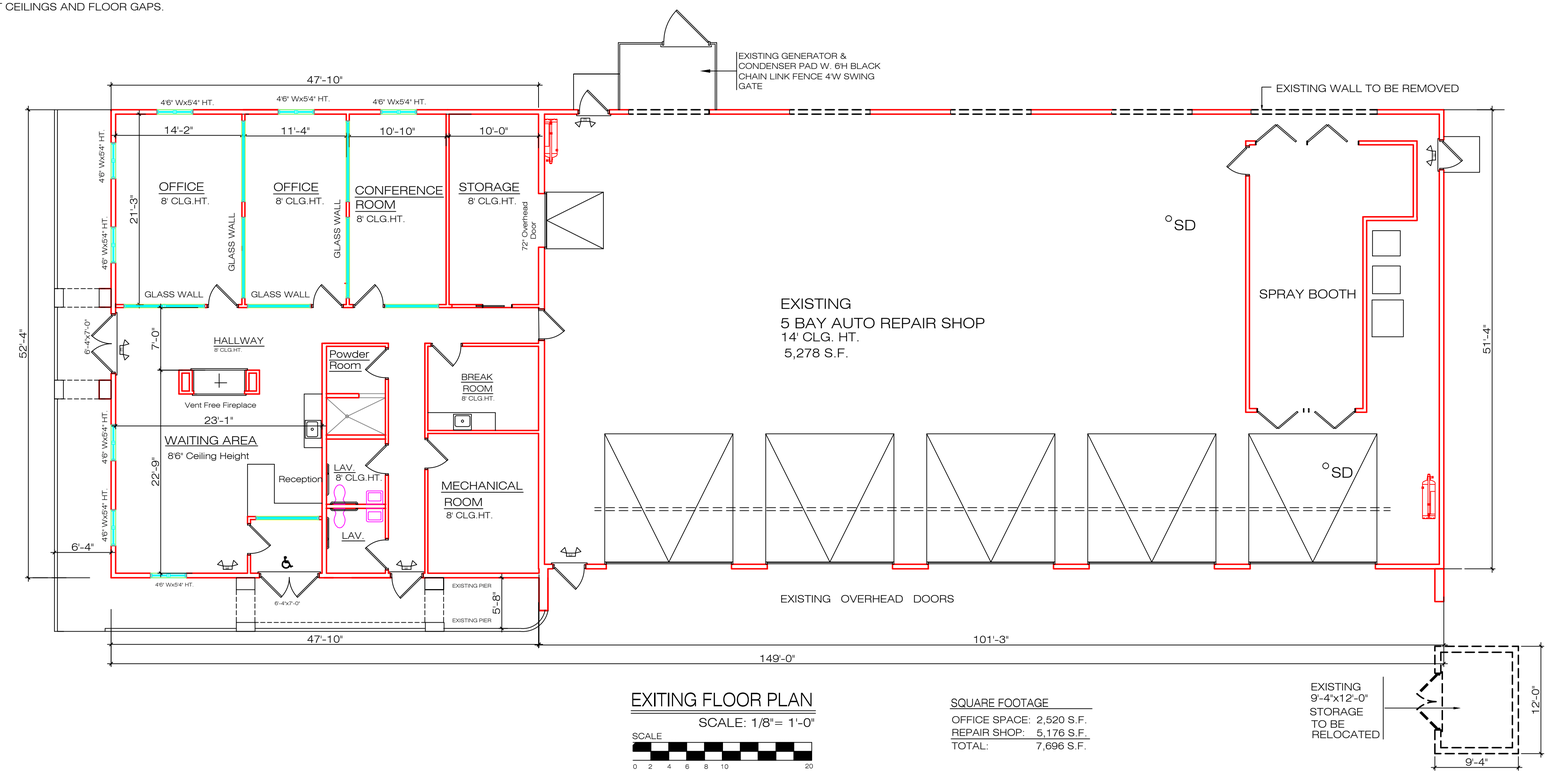
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SD — SMOKE DETACTOR
- EMERGENCY EXIT
- FIRE EXINGUISHER



EXITING FLOOR PLAN
SCALE: 1/8"= 1'-0"
SCALE 0 2 4 6 8 10 20

SQUARE FOOTAGE
OFFICE SPACE: 2,520 S.F.
REPAIR SHOP: 5,176 S.F.
TOTAL: 7,696 S.F.

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
914 - 204 - 2456
Email: stu90@optonline.net
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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REGISTERED ARCHITECT KENNETH L. KAEFER 031716 STATE OF NEW YORK

PROJECT:
PROPOSED PARKING GARAGE ADDITION
EXISTING CONDITIONS, DEMO PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

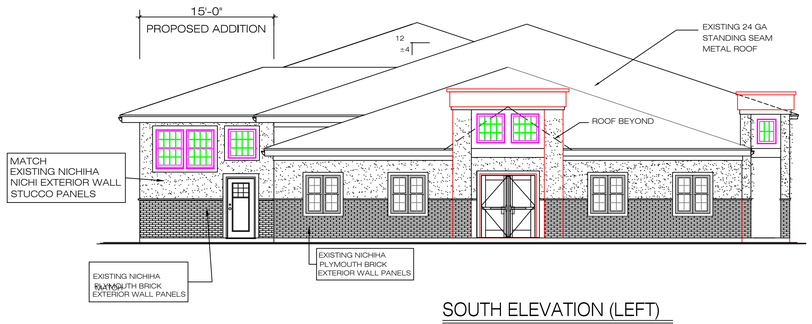
DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1/8"=1'-0'
DWG. NO.: A 1

NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

LEGEND

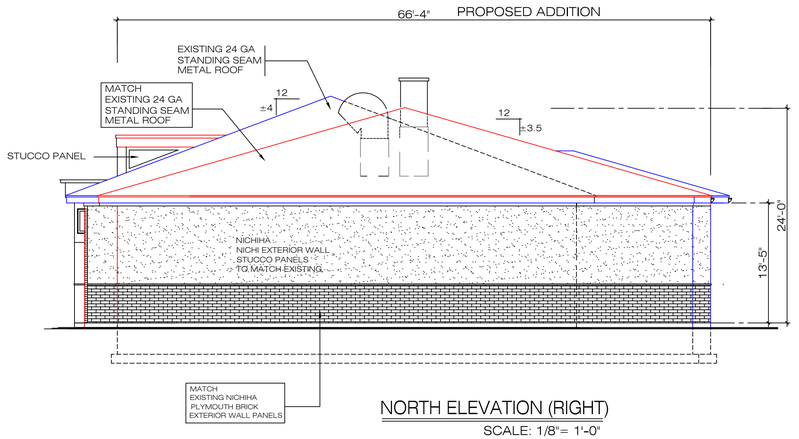
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION



SOUTH ELEVATION (LEFT)

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

SCALE 0 2 4 6 8 10 20



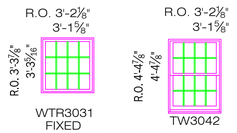
NORTH ELEVATION (RIGHT)

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

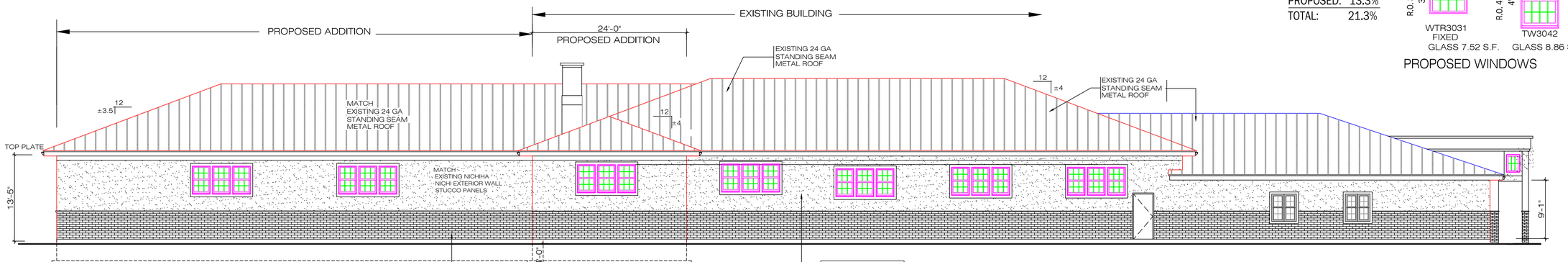
SCALE 0 2 4 6 8 10 20

TRANSPARENCY

EXISTING:	± 8.0%
PROPOSED:	13.3%
TOTAL:	21.3%



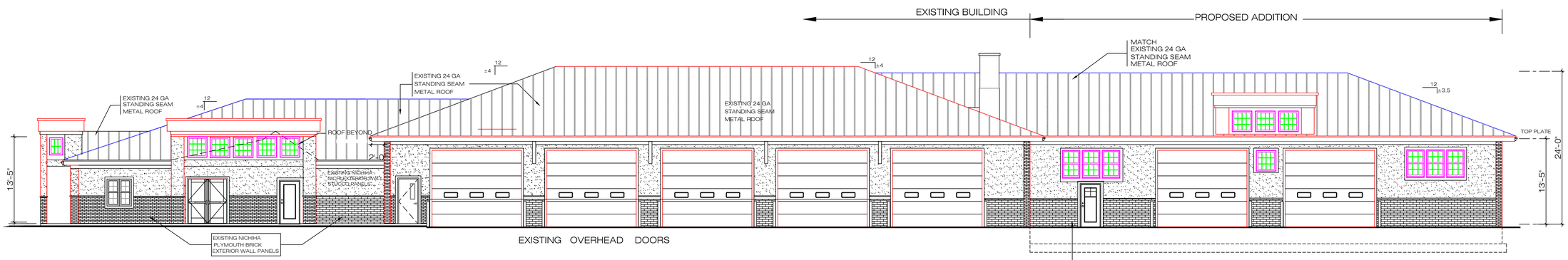
PROPOSED WINDOWS



WEST ELEVATION (REAR)

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

SCALE 0 2 4 6 8 10 20



EAST ELEVATION (FRONT)

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

SCALE 0 2 4 6 8 10 20

PROGRESS PRINT
NOT FOR CONSTRUCTION

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

NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
TEL 845 270 3451
Email: stud90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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REGISTERED ARCHITECT
KENNETH L. KAEFER
STATE OF NEW YORK
22119

PROJECT: PROPOSED
PARKING GARAGE ADDITION
PROPOSED ELEVATIONS

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025

JOB NO. 25-14

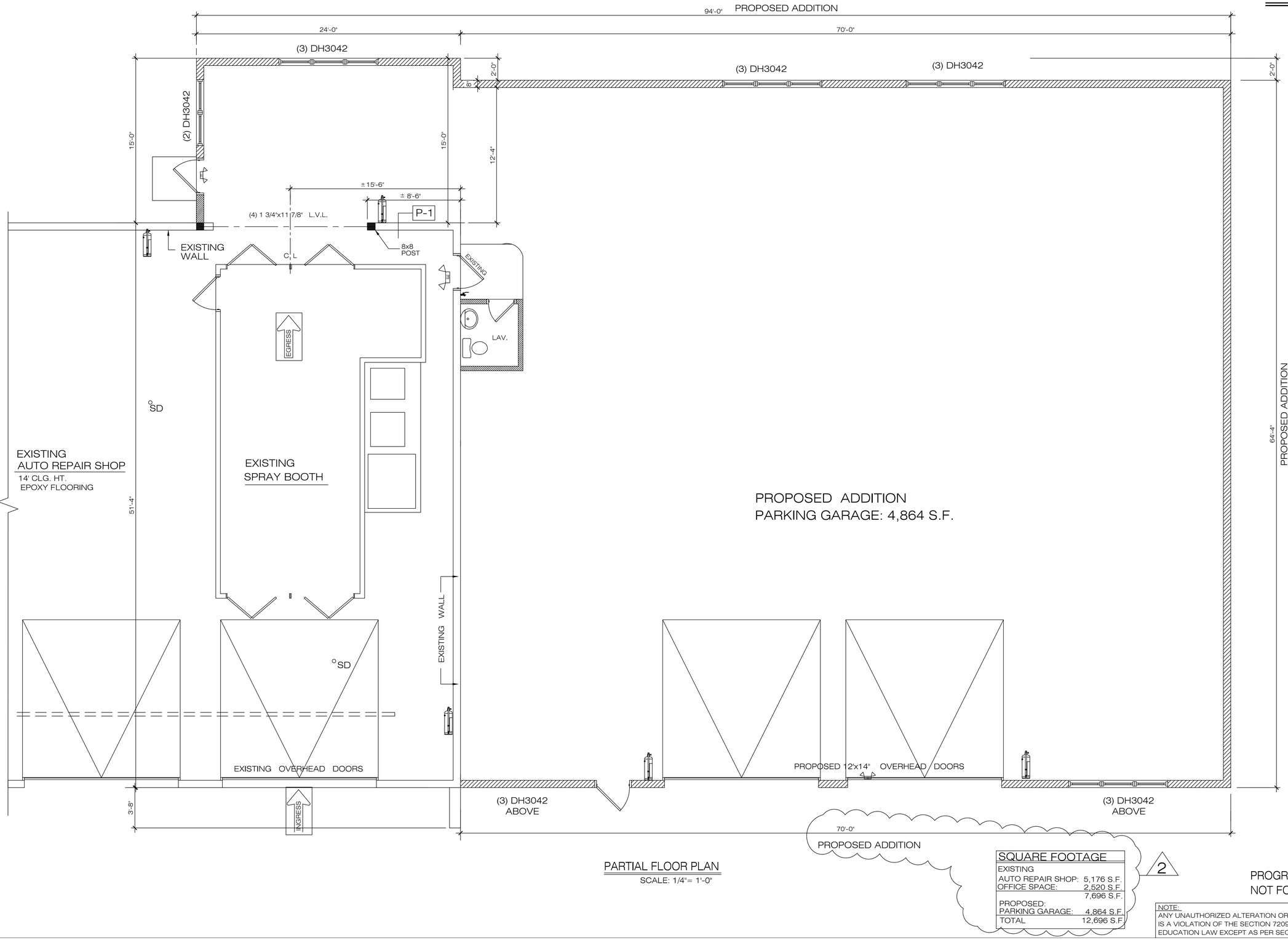
SCALE: 1/8"=1'-0'

DWG. NO.: A-2

NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.



PARTIAL FLOOR PLAN

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

SQUARE FOOTAGE	
EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	4,864 S.F.
TOTAL	12,696 S.F.

2

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SOLID BEARING
- SD SMOKE DETACTOR
- EMERGENCY EXIT
- FIRE EXINGUISHER

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

STUDIO 90 DESIGN & PLANNING
PO BOX 65, NORTH SALEM, NEW YORK 10560
TEL: 845.235.1495
Email: studio90@msn.com

KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARGHETTI, P.E., CONSULTING ENGINEER

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REGISTERED ARCHITECT KENNETH L. KAEFER 026747 STATE OF NEW YORK

PROJECT:
PROPOSED PARKING GARAGE ADDITION
PROPOSED PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

PROGRESS PRINT
NOT FOR CONSTRUCTION

DATE:3-19-2025
JOB NO. 25-14
SCALE: 1/4"=1'-0"
DWG. NO.: A-3

NOTE:
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EAST

SOUTH/EAST

NORTH

NORTH

NORTH

WEST

AREA OF PROPOSED WORK

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

NO. 2	REVISION OF EXISTING CONDITIONS 1-9-2025
NO. 1	OCTOBER 2024 ZONING CODE REVISION 1-2-2025
REVISION	DATE:

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

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REGISTERED ARCHITECT KENNETH L. KAEFER STATE OF NEW YORK

PROJECT: PROPOSED
NEW OVERHEAD DOOR AT WEST SIDE
DRIVEWAY AT NORTH-WEST
PICTURES
DEVANAND JAIKARRAN
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 7-24-2024
JOB NO. 24-20
SCALE: AS NOTED
DWG. NO.: P

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:
AJ AUTOBODY LLC

Project Location (describe, and attach a location map):
16 PERSHING AVENUE, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:
ADDITION TO EXISTING COMMERCIAL BUILDING. EXISTING AND PROPOSED USE: AUTO REPAIR SHOP.

Name of Applicant or Sponsor:	Telephone: (917) 416-7591
DEVANAND JAIKARRAN	E-Mail: info@vincesautobodyworks.com

Address:
16 PERSHING AVENUE

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NEW YORK	12601

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

3. a. Total acreage of the site of the proposed action? 1.30 acres
   b. Total acreage to be physically disturbed? 0.12 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.30 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: _____ CULTEC STORMWATER SYSTEM _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

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

☐ Wetland ☑ Urban ☑ Suburban

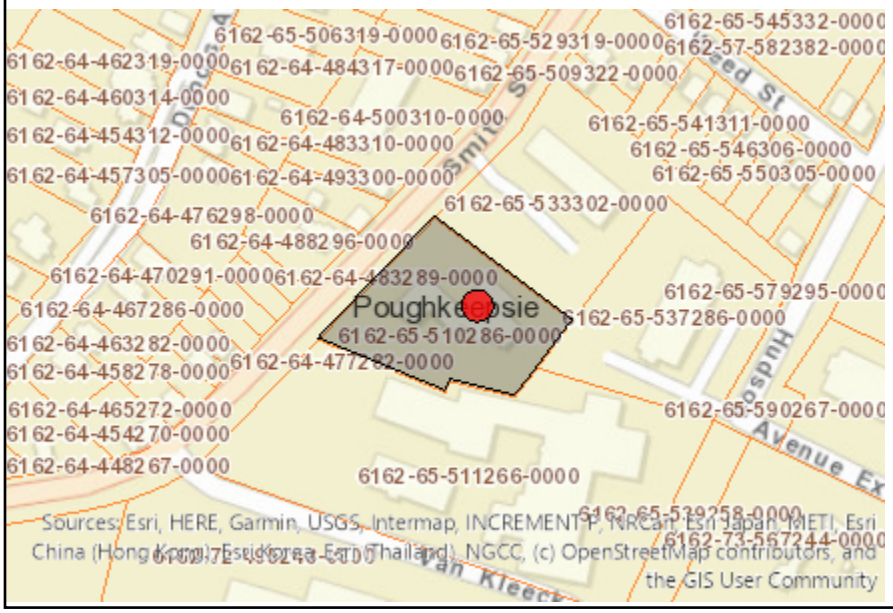
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
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: DEVANAND JAIKARRAN Date: _____

Signature: _____ Title: _____

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources 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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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: 16 PERSHING AVENUE

ZONING DISTRICT: MIXED- USE (MU5) FORMER C-2 C-3

OWNER INFORMATION:

Name: AJ AUTOBODY LLC
Address: 16 PERSHING AVENUE
POUGHKEEPSIE, NY 12601
Phone: 845 764 8394
Email:

APPLICANT INFORMATION:

Name: DEVANAND JAIKARRAN
Address: 16 PERSHING AVENUE
POUGHKEEPSIE, NY 12601
Phone: 917 415 7591
Email:

CONSULTANT INFORMATION:

Name: STUDIO 90 DESIGN & PLANNING
Address: 4 FAIRWAY DRIVE
PAWLING, NY 12564
Phone: 845 239 1456
Email:

SUBJECT OF APPEAL

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

Name and title of agent: JOSEPH D. O'BRIEN , JUDITH KNAUSS

Date of decision/determination/violation: April 8 , 2025 , 8-1-2025

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 16 Pershing Avenue

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
Section 19-3.2(3)(a)	15'	91'
Section 19-3.2(3)(a)	60%	60%
Section 19-3.2(4)(c)	2 Story/29'	5'
Section 19-3.2(4)(f)	14'	10' Reduction
Section 19-3.2(4)(h)	Transparency 50%	21% Reduction
Section 19-3.2(2)(f)	10 feet	6 feet Reduction
Section 19-3.2(2)(h)	20 Driveway	4 feet variance
Section 19-7.1(1)(a)	Not Permitted	Addition Requested
Section 19-7.1(1)(3)	25 % Addition	24.5% Requested

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE
APPLICATION

PROPERTY ADDRESS: 16 PERSHING AVENUE

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):

Area Variance Request Justification.

Exhibit A, A.1, A.2 Previous Zoning Board Of Appeals Approval

Exihibit B, Previous Site Plan Approval

Survey, Short E.A..F

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.

Devanand Jaikarran
SIGNATURE OF APPLICANT

4/23/2025
DATE

Devanand Jaikarran
Print Name

Revised 12/24: Previous Editions Obsolete

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

August 18, 2025

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

Re:16 Pershing Avenue
Poughkeepsie, NY 12601 TAX ID: 131300-6161-24-427963

Proposed One Story Parking Garage Addition to Existing Building

Variance Request Justification: (answers in bold)

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

The granting of the variance will not change the character of the neighborhood

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

The variance is necessary because existing Building is not conforming.

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

Under the new 2024 Zoning Code, the area variances are substantial. The existing building is a one Story, 24' high Structure. The Proposed Addition will be same, 24' high.

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

The variance(s) will not have an adverse effect on the physical and/or environmental conditions in the neighborhood or district because the proposed design fits within the neighboring properties, low height buildings. The off street parking area is and will be screening Pershing Avenue with Landscaping. New flowering trees will be planted as well.

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

The need for area variances is not self-created. The existing building was built in 2017. before changes to the City Zoning Code were made.

PLEASE NOTE: An application for area variances was submitted in 2024 to this BOARD for this property. The Zoning Board of Appeals approved such application on March 12, 2024 (Exhibit A, A.1)

Site Plan approval was submitted and approved by the Planning Board June 27, 2024. (Exhibit B).

Respectfully Yours

Kenneth L. Kaefer, R.A., A.I.A.

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

August 18, 2025

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

Re: Re: 16 Pershing Avenue
TAX ID: 6161-245-427963-0000
Poughkeepsie, NY 12601

Zoning District: RNC, Former C-2, C-3
Proposed One Story, Parking Garage Addition to Existing Building.

Dear Mr. Parker and members of the Board of Appeals:
Enclosed for your review is an application for Area Variances regarding the above property located within the Residential Neighborhood C- (RNC) Zoning District, formerly Commercial District C-2, C-3

The owner, AJ Auto Body LLC, is proposing a Parking Garage addition to the existing Building.
Said attached addition is on the North Side of the property.
The adjourning property, North, is Commercial use. The South Side is on Main Street; West and East are In Residential in District (RNC).
The proposed work will not alter the western residential District, large window will be provide as shown on the attached Drawing A-2. The Landscape buffer has large Nellie Stevens Hollies. Flowering trees and shrubs will be added.
The area variances requested as per comments from the Zoning Review by Joseph D. O'Brien, Deputy Zoning Administrator dated April 8, 2025, and review by Judith Knauss Deputy Zoning Administrator dated August 1, 2025.

Our replies to the denial letter to conform with the 2024 Zoning Code Sections Are attached In **bold**,

With respect:

Kenneth L. Kaefer

NOTES:

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

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

NOTE:

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

Pink Magnolia, Lily Tree
Magnolia Soulangeana

BLOOMERANG LILAC
Syringa Vulgaris Lilac Tree

Amelanchier Canadensis
Eastern Serviceberry

WINTERGREEN BOXWOOD SHRUB

BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE

Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

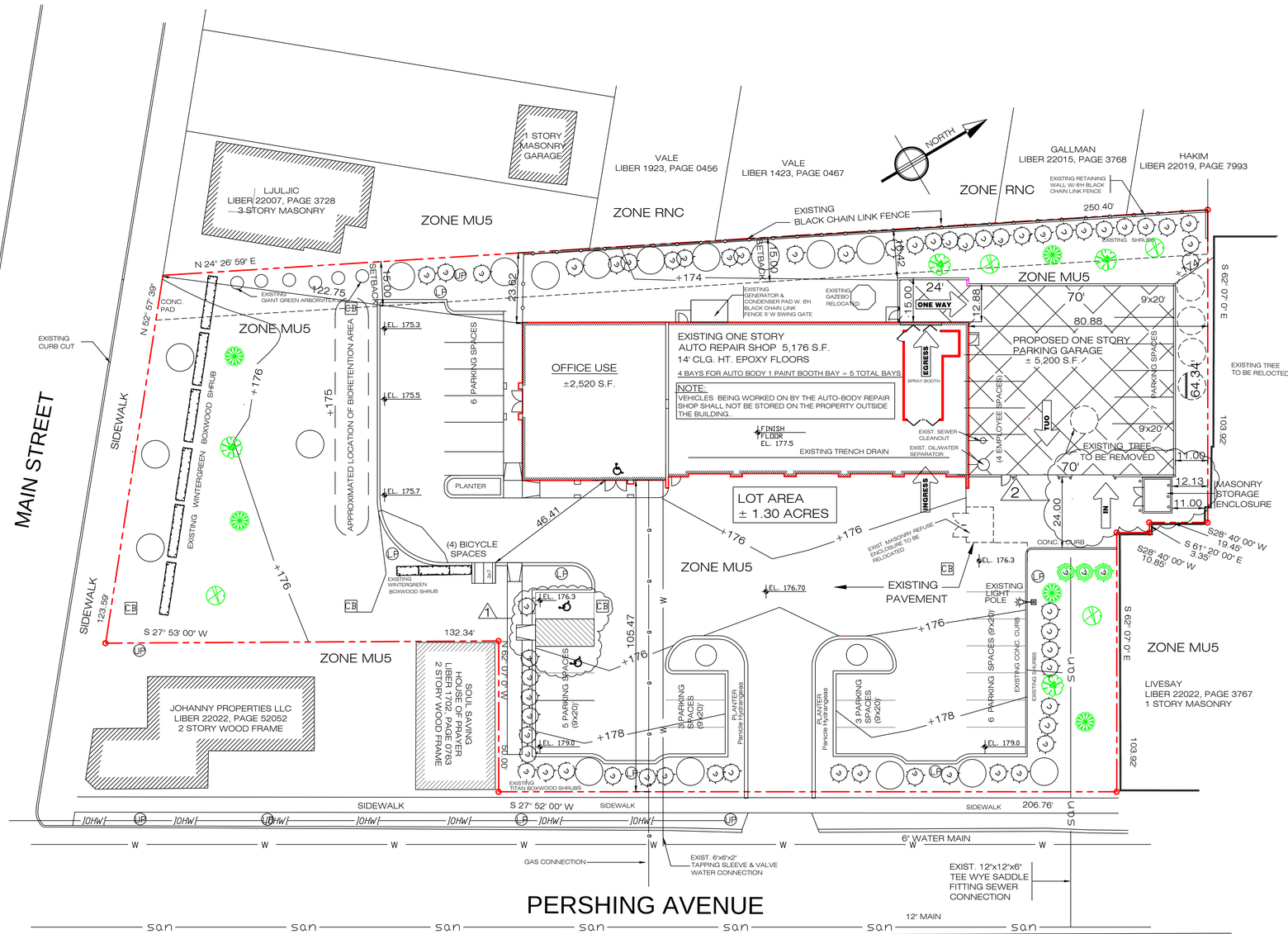
TREE LEGEND

PROPOSED TREES

NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	4
Blumerang Lilac	4" Dia	4
Pink Magnolia	6" Dia	5

GENERAL LANDSCAPING

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



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- 9 — GAS
- w — WATER
- S — SEWER
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS

PROPOSED TREE
- Eastern Service Berry
- Blumerang Lilac
- Pink Magnolia

DRAWINGS NOTE:

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LANDSCAPING PLAN

SCALE: 1"=20'

PROGRESS PRINT

NOTE:
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NO.	
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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STATE OF NEW YORK · PETER G. MARCHETTI, JR. · 076481 · LICENSED PROFESSIONAL ENGINEER

PROJECT: PROPOSED
PROPOSED PARKING GARAGE ADDITION
LANDSCAPING PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP-1

NOTE:

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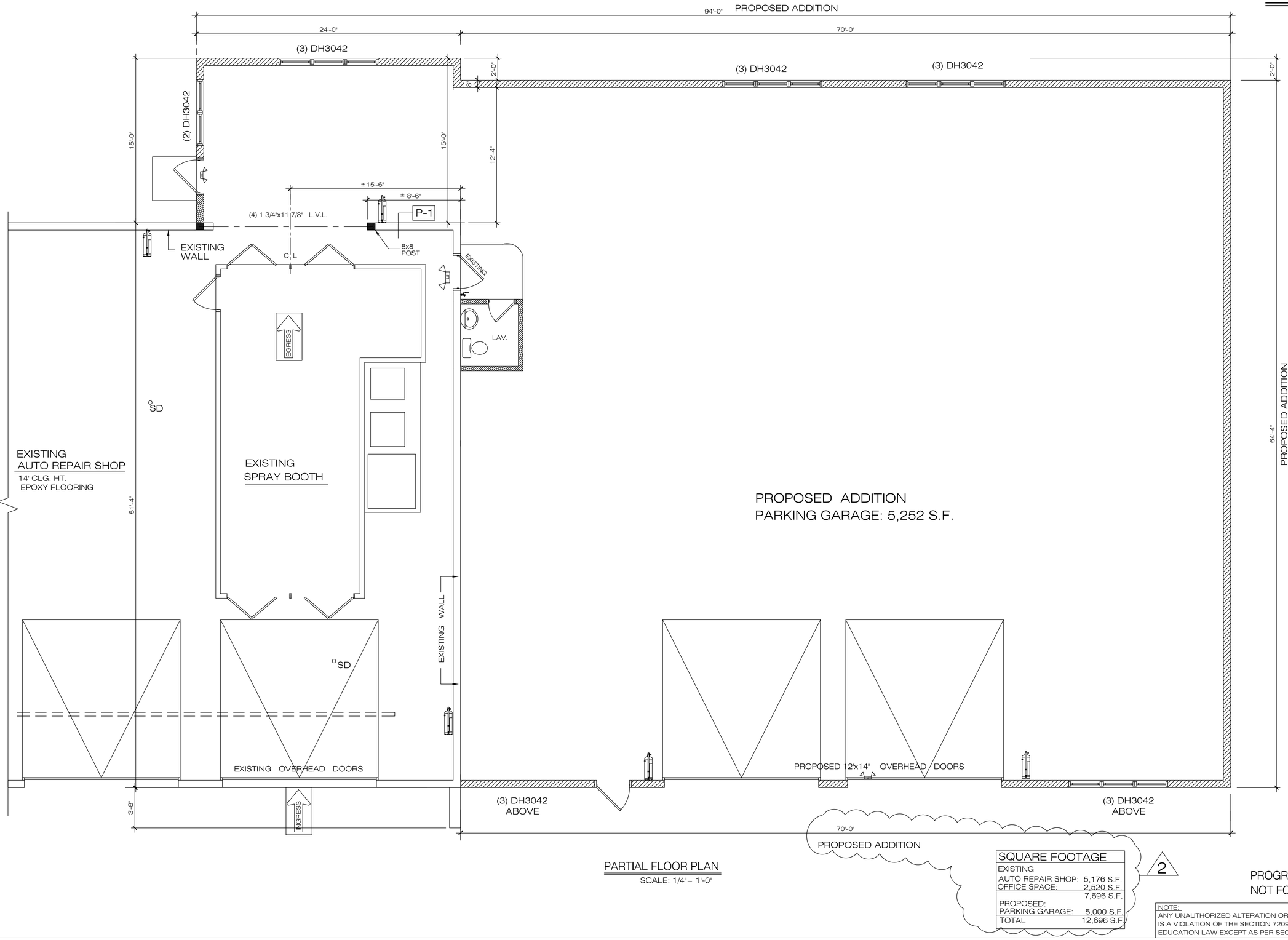

PARTIAL FLOOR PLAN

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

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SOLID BEARING
- SD SMOKE DETACTOR
- EMERGENCY EXIT
- FIRE EXINGUISHER

SQUARE FOOTAGE	
EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	5,000 S.F.
TOTAL	12,696 S.F.

2

PROGRESS PRINT
NOT FOR CONSTRUCTION

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REVISION	DATE:
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STUDIO 90 DESIGN & PLANNING
PO BOX 65, NORTH SALEM, NEW YORK 10560
TEL: 845.528.1498
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARGHETTI, P.E., CONSULTING ENGINEER

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REGISTERED ARCHITECT KENNETH L. KAEFER 026747 STATE OF NEW YORK

PROJECT:
PROPOSED PARKING GARAGE ADDITION
PROPOSED PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE:3-19-2025
JOB NO. 25-14
SCALE: 1/4"=1'-0"
DWG. NO.: A-3

CITY OF POUGHKEEPSIE, NEW YORK

DEPARTMENT HEAD APPROVALS

Zoning Chair Person Date:

Planning Board
Site Plan Approval Date:

Department Of Public Works and Engineering Date:

Fire Chief: Date:

Police CHief: Date:

Building Inspector: Date:

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

OWNER Date:

PROPERTY NOTES

1.THERE ARE NO WAIVERS REQUESTED.

2.THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.

3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.

4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.

5. NO DAMAGE TO PERSHING AVENUE ENTRANCE AND SIDEWALK.

6.THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.

7.THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE. THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.

8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH "CULTEC" STORMWATER MANAGEMENT SYSTEM.

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
OCCUPANCY H
CONSTRUCTION TYPE V

ZONING DATA

CITY OF POUGHKEEPSIE N,Y, OCTOBER 2024 ZONING AND USE REGULATIONS

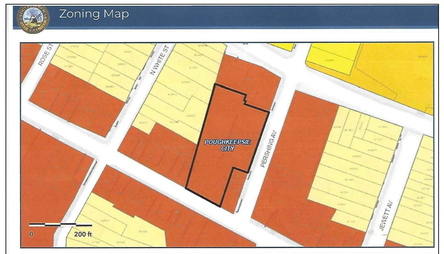
PARCEL NUMBER: 131300-6161-24-427963 YEAR BUILT: 2017

ZONING DISTRICT: MIXED USE5-(MU5) DISTRICT FORMER C-2, C-3

USE: AUTO REPAIR SHOP

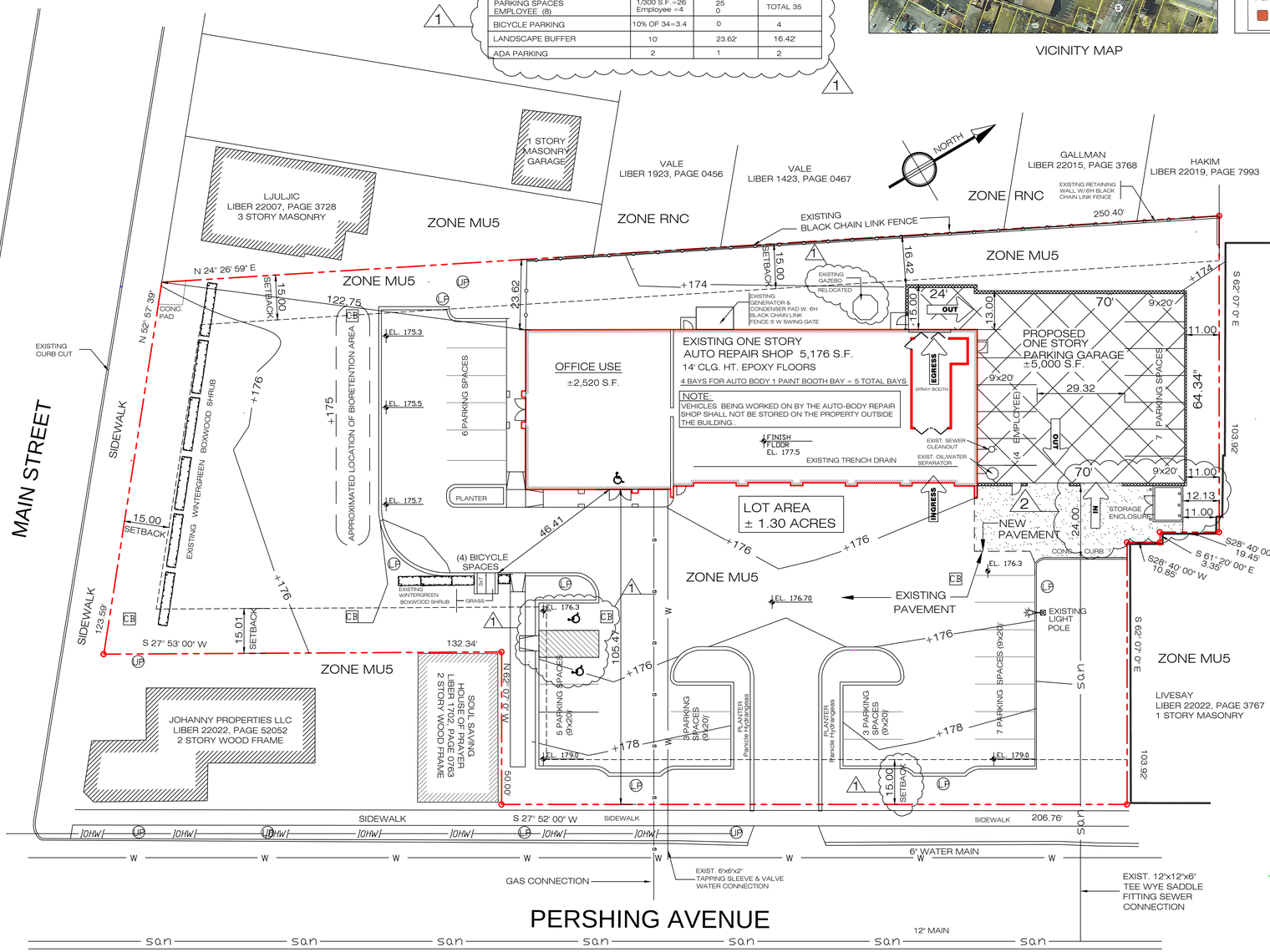
LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 1.30 Acres	± 1.30 Acres
LOT WIDTH	N/A	206.76'	206.76'
LOT COVERAGE	80%	± 49.8%	± 57%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT			
PRIMARY STREET SETBACK	0/15'	± 105.47'	± 105.47'
SECONDARY STREET SETBACK	0/15	± 123'	± 123'
SIDE SETBACK (Min.)	0'	52.84'	11'
REAR SETBACK (Min.)	15'	23.62'	16.42'
HEIGHT (Max.)	5 STORIES/65'	ONE STORY/14'	ONE STORY/24'
PARKING SPACES EMPLOYEE (8)	1/300 S.F.=26 Employee =4	25 0	TOTAL 35
BICYCLE PARKING	10% OF 34=3.4	0	4
LANDSCAPE BUFFER	10'	23.62'	16.42'
ADA PARKING	2	1	2

VICINITY MAP



Parcel Location: 16 Pershing Ave, Poughkeepsie City **Parcel Lot:** 427963

Parcel Zoning Districts
Mixed Use 5 (MU5)



16 PERSHING AVENUE

POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6161-24-427963
ZONING DISTRICT: MIXED USE 5 (MU5)
YEAR BUILT: 2017
OWNER : AJ AUTOBODY LLC
PROPOSED PARKING GARAGE ADDITION

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP UTILITY POLE
- CB CATCH BASIN
- RL ROOF LEADER
- LP LIGHT POLE
- HD HYDRANT
- GAS
- WATER
- S SEWER
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS

PROPOSED TREE
- Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC

NOTES:

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

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

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DRAWINGS NOTE:

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

SQUARE FOOTAGE

EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	5,000 S.F.
TOTAL	12,696 S.F.

DRAWING LIST

SP PLOT PLAN
SP-1 LANDSCAPE PLAN
P PICTURES
A-1 EXISTING & DEMO FLOOR PLAN
A-2 EXTERIOR ELEVATIONS
A-3 PROPOSED PLAN

PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED NOVEMBER 6, 2023

PROGRESS PRINT

NOTE:
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REVISION	DATE:
NO. 2	ZONING AD. COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

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

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STATE OF NEW YORK · PETER G. MARCHETTI JR. · LICENSED PROFESSIONAL ENGINEER

PROJECT: PROPOSED PARKING GARAGE ADDITION
PLOT PLAN,
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP

NOTE:

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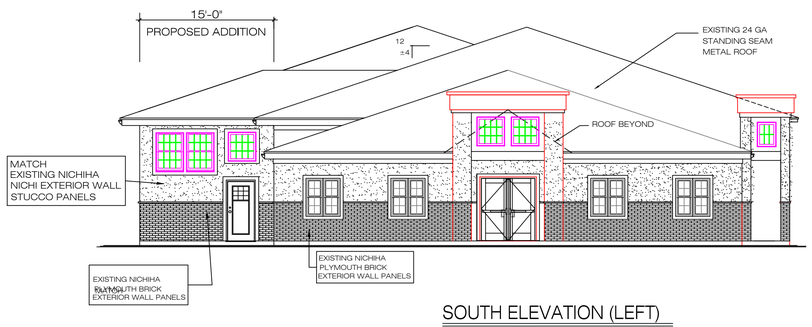
LEGEND

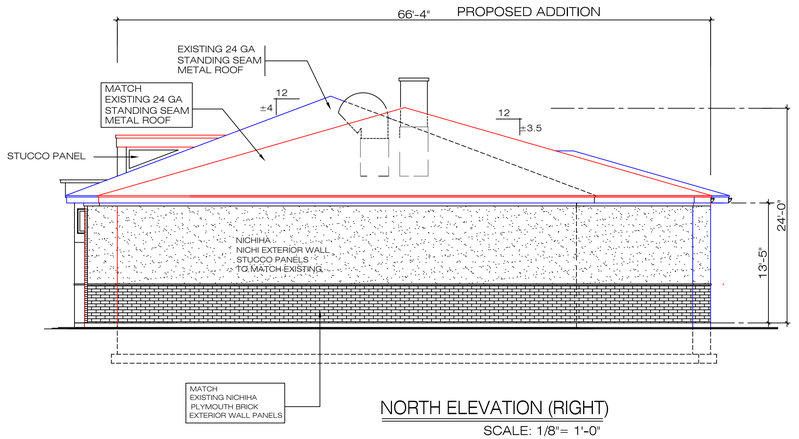
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION



SOUTH ELEVATION (LEFT)

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

SCALE 0 2 4 6 8 10 20



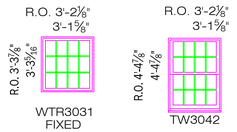
NORTH ELEVATION (RIGHT)

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

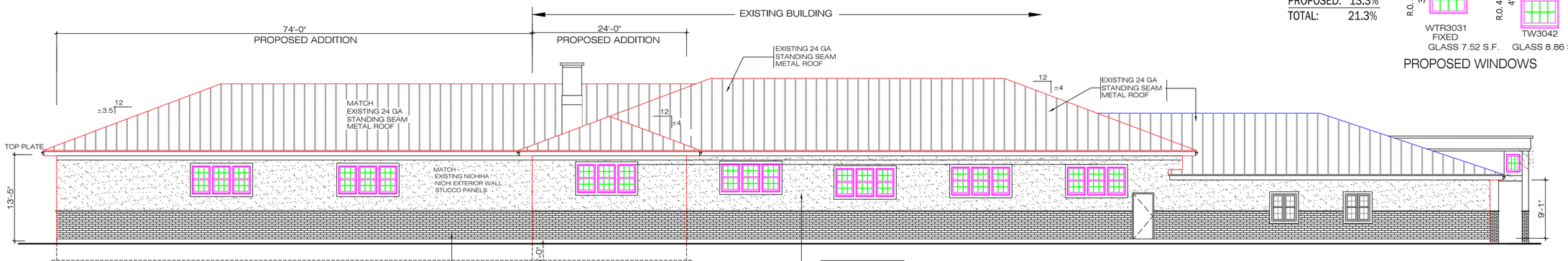
SCALE 0 2 4 6 8 10 20

TRANSPARENCY

EXISTING:	± 8.0%
PROPOSED:	13.3%
TOTAL:	21.3%



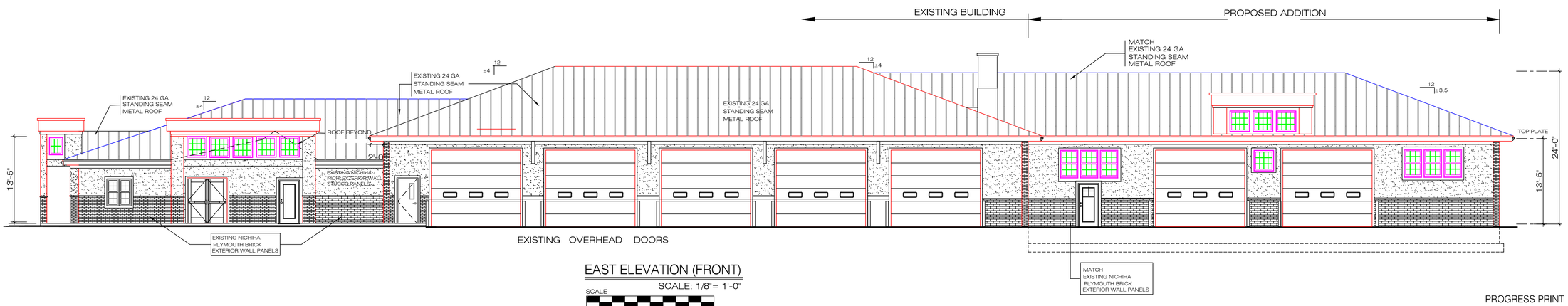
PROPOSED WINDOWS



WEST ELEVATION (REAR)

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

SCALE 0 2 4 6 8 10 20



EAST ELEVATION (FRONT)

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

SCALE 0 2 4 6 8 10 20

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NOT FOR CONSTRUCTION

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NO.	
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
TEL 845 270 3451
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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REGISTERED ARCHITECT
KENNETH L. KAEFER
STATE OF NEW YORK
22119

PROJECT: PROPOSED
PARKING GARAGE ADDITION
PROPOSED ELEVATIONS

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025

JOB NO. 25-14

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

DWG. NO.: A-2

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:
AJ AUTOBODY LLC

Project Location (describe, and attach a location map):
16 PERSHING AVENUE, POUGHKEEPSIE, N.Y. 12601

Brief Description of Proposed Action:
PROPERTY IS ILOCATED IN ZONING DISTRICT MIXED USE 5-(MU5).

PROPOSING AN ADDDITION AT SOUTH -WEST SIDE (REAR).

Name of Applicant or Sponsor:	Telephone: 845 754 8394
DEVANAND JAIKARRAN	E-Mail: info@dutchessautocollision.com

Address:
16 PERSHING AVENUE

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NY	12601

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

3. a. Total acreage of the site of the proposed action? 1.31 acres
   b. Total acreage to be physically disturbed? 0.12 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.31 acres

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
EXISTING BUILDING MEETS NYS ENERGY CONSERVATION COSTRUCTION CODE _____	☐	☑
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
"CULTEC" STORMWATER MANAGEMENT SYSTEM	☑	☐
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: "CULTEC" STORMWATER MANAGEMENT SYSTEM.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

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

Applicant/sponsor/name: _____ Date: _____

Signature: _____ Title: _____

PRINT FORM

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: "CULTEC" STORMWATER MANAGEMENT SYSTEM.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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

Applicant/sponsor/name: Devanand Jaikarran Date: 3/17/25

Signature: Devanand Jaikarran Title: President.

PRINT FORM

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 8th, 2025

Alfredo Di Pietro

Re: 16 Pershing Avenue
ID: 382100
Zoning Review Request PD-2025-050

Dear Applicant,

The Development Department is in receipt of your zoning review request relating to the property at 16 Pershing Avenue and the proposed construction of an attached one-story parking garage to the existing non-conforming motor vehicle repair facility building.

This property is located within the Mixed-Use 5 district (MU5) which does not permit motor vehicle repair facilities per Section 19-5.5 of the Zoning Ordinance, but which is subject to Site Plan approval by the Planning Board.

Based on the provided plot plan, some possible deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals. However, please note that there were inconsistencies within the submitted plans in regard to the location of the gazebo and the layout of the proposed parking spaces within the proposed garage.

1. Section 19-3.2(3)(a) states that the maximum allowable primary street setback shall be 15'. **The proposed setback of the addition is roughly 106'.**
2. Section 19-3.2(3)(a) states that the minimum allowable build-to-frontage shall be 60%. **The proposed build-to-frontage is 0%.**
3. Section 19-3.2(4)(c) states that the minimum allowable height of a building shall be either 2 stories or 29'. **The proposed addition is one story and 24' tall.**
4. Section 19-3.2(4)(f) states that the ground story height of a building shall be 14'. **The proposed one-story addition is 24' tall.**
5. Section 19-3.2(4)(g) states that the maximum distance between street-facing entrances shall be 50'. **The proposed entrance is roughly 130' from the closest existing street-facing entrance.**
6. Section 19-3.2(4)(h) states that the minimum ground story transparency shall be 50%. **No calculation was provided but appears to be deficient.**
7. Section 19-6.5(4)(b) states that no structures shall be within any buffer strip. **The proposed gazebo is within the buffer strip on page "SP" and not within the buffer strip on page "SP-1".**

BUILDING DEPARTMENT

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

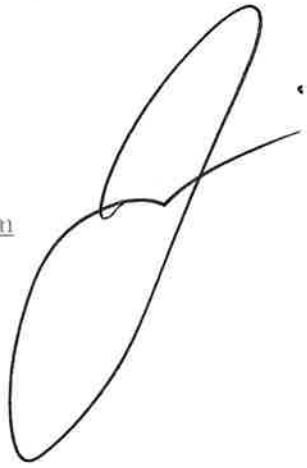
Eric Philipp
Building Inspector

Also please note that per NYS BC1106, the minimum number of required accessible parking spaces shall be two where only one is proposed.

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

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



GENERAL NOTES

Contractor shall visit the site and verify all existing conditions and dimensions before construction is to begin. Do not scale drawings, use written dimensions.
Contractor shall provide all labor, materials, and equipment required to complete all work, as shown on drawings necessary for a complete job. All material and workmanship shall be of good quality.
Contractor shall obtain all necessary permits, licenses, and inspections necessary to complete the work. Contractor shall obtain Certificate of Occupancy.

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

Engineer/Designer have not been retained by owner to provide periodic job inspections and adminstration. It is the owner's and contractor's responsibility to ensure that the work is properly done.
Contractor shall notify the Engineer/Designer before demolition if any discrepancies exist which could alter the work.

Materials shall be installed according to the manufacturer's specifications. All work shall comply with applicable sections of the state and local codes and the generally accepted standards as listed in the state building code. New stucco finish and brick work shall match existing.

Foundation Excavate all earth, boulders, loose and soft rock to the lines and depth indicated on the drawings. All footings to bear on solid, undisturbed earth. Excavate for all utilities as required.
Foundation wall shall be damproof with 2 coats of asphalt waterproofing over 1/2" cement parge (block wall) or cement wash (poured wall). Provide 4" perforated pipe footing drain laid in 12" stone with layer of salt hay over. Drain to outflow above ground or drywell as per Village Code.
Footings shall bear on solid undisturbed earth. Design of footings is based on 3500 psi soil. If soil bearing conditions are questionable, contractor shall consult engineer for footing design. Sloped footings shall be 1:2 max. slope. All footings bearing from rock to soil shall be reinforced with four(4)#4 re-bars. Dowel and pin all footings bearing on rock with slope greater than 7:12. All footings shall be 3'6" minimum below finish grade.
Finish grading shall be established to provide surface drainage in all directions away from building and excavated areas.

STRUCTURAL STEEL
pipe columns shall be of standard weight pipe unless noted otherwise.
A-36 Steel Design(compact sections ex. wide flange beams):
Bending Fb= 24,000 psi
Shear Fv= 14,500 psi
Mod. Of Elasticity E= 29,000, 000 psi

All steel plates shall conform to ASTM specifications A-36 for structural steel. All bolt holes to be property drilled. Torched holes are not acceptable. See details.
The design, installation, workmanship, tecnique and inpection for welding and boilting shall be in accordance with AISC Load and Resistance Factor Design Specification for Structural Steel Buildings.

CONCRETE & MASONRY
CONCRETE shall be 1:2:3 mix with just enough water to make it workable. All concrete work shall conform to ACI 318 design and specifications as required by code. Concrete shall be a minimum of 3500 psi in strength. All Reinforcing bars for concrete work shall conform to A.S.T.M. A615 Grade 60.

CONCRETE FLOORS shall have a smooth, dense steel trowel finish, suitable to receive composition flooring. Provide 6-mil polyethylene vapor barrier under all concrete slabs. Garage slab shall be reinforced with 6x6 10/10 welded wire mesh. Concrete shall be 4000 psi in strength. Pitch garage floor for drainage.

POURED CONCRETE FOUNDATIONS Shall comply with the latest edition of American Concrete Institute Specification and shall be plumb, straight, level, and true. Forms to be properly constructed to hold concrete. Provide two (2) #5 re- bars located at top and bottom of wall.

MASONRY: Concrete block shall be load bearing, laid level, plumb, and straight. Provide galvanized ties at 16" o.c horizontal and vertical. All to be well tooled.

LUMBER All framing lumber to be stress graded Douglas Fir No.2 or better (865 psi).

FRAMING Framing shall be erected plumb, level and true, securely nailed. Joist, studs, and rafters shall be doubled over all openings. All flush headers shall be connected with galvanized metal joist hangers. All flush beam connections shall have heavy duty joist hangers. Double frame under all partitions parallel to framing. Sizes of joist and sheathing are shown on the plans. Provide solid blocking under all posts. Sill plates shall all be pressure treated with metal shield and sill sealer.

GLULAM BEAM: Shall be No. 1 Douglas Fir (minimum Fb-2200psi)

LAMINATED VENEER BEAM: Shall be GP-Lam by Georgia Pacific or equal minimum fb. 2850 install as per manufacture's specifications.

WINDOWS Shall be "ANDERSEN" Perma-shield TEMPERED or equal .
Size and type shown on plans.

ALL FASTENERS USED WITH PRESSURE TREATED WOOD SHALL BE ACQ COMPATIBLE.
ELECTRIC WORK SHALL BE DONE A LICENSED ELECTRICIAN.

DEMOLITION NOTES:

CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND OR PERFORM ALL DEMOLITION WORK IN A PROFESSIONAL MANNER IN ACCORDANCE WITH REGULATIONS OF THE BUILDING CONSTRUCTION CODE OF NEW YORK STATE, N.F.P.A. DEMOLITION OPERATIONS CODE, "GOOD GENERAL PRACTICES" MANUAL.
ALL DEMOLITION WORK SHALL BE DONE IN CONFORMANCE WITH CITY OF POUGHKEEPSIE REGULATIONS.
CONTRACTOR SHALL OBTAIN ALL PERMITS, AND UTILITY CUT-OFF. BEFORE TO BEGIN ANY WORK.
CONTRACTOR SHALL BE RESPOSIBLE FOR REMOVAL AND DISPOSAL OF ALL LEAD PAINT, ASBESTOS AND ANY OTHER MATERIAL IN A SAFE, LAWFUL WORKMAN MANNER. ALL REMOVAL WORK SHALL CONFORM TO LOCAL, STATE AND FEDERAL LAWS.
NO FIRE SHALL BE ALLOWED ON SITE.

2020 UNIFORM BUILDING CODE

INSSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
DESIGN DATA ZONE 5

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

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

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

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

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
C. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "15/19" MEANS R-15 ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH "15/19" SHALL BE R-13 CAVITY INSULATION OF THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME.
D. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
E ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.
F THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
G MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

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

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA ZONE 5

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

NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SD — SMOKE DETACTOR
- EMERGENCY EXIT
- FIRE EXINGUISHER

EXITING FLOOR PLAN
SCALE: 1/8"= 1'-0"
SCALE 0 2 4 6 8 10 20

SQUARE FOOTAGE
OFFICE SPACE: 2,520 S.F.
REPAIR SHOP: 5,176 S.F.
TOTAL: 7,696 S.F.

PROGRESS PRINT
NOT FOR CONSTRUCTION

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

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

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
914 - 204 - 2456
Email: stu90@optonline.net
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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REGISTERED ARCHITECT KENNETH L. KAEFER 031191 STATE OF NEW YORK

PROJECT:
PROPOSED PARKING GARAGE ADDITION
EXISTING CONDITIONS, DEMO PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1/8"=1'-0'
DWG. NO.: A 1

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

August 18, 2025

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

Re:16 Pershing Avenue
Poughkeepsie, NY 12601 TAX ID: 131300-6161-24-427963
Proposed One Story Parking Garage Addition to Existing Building.

Dear Mr. Parker,
The Owner, AJ AUTOBODY LLC, is proposing to provide employee parking and spaces to avoid outdoor auto storage at the above property.

The area variances are requested as per Zoning Review by Joseph D. O'Brien, Deputy Zoning Administrator dated April 8, 2025, and comments by Judith Knauss.

1. **Section 19-3.2(3)(a)** states that the maximum allowable primary street setback shall be 15'. The proposed setback of the addition is roughly 106'.
REQUIRED 15' REQUESTED 91'

2. **Section 19-3.2(3)(a)** states that the minimum allowable build to frontage shall be 60%. The build-to-frontage is 0%.
REQUIRED 60% REQUESTED 60%

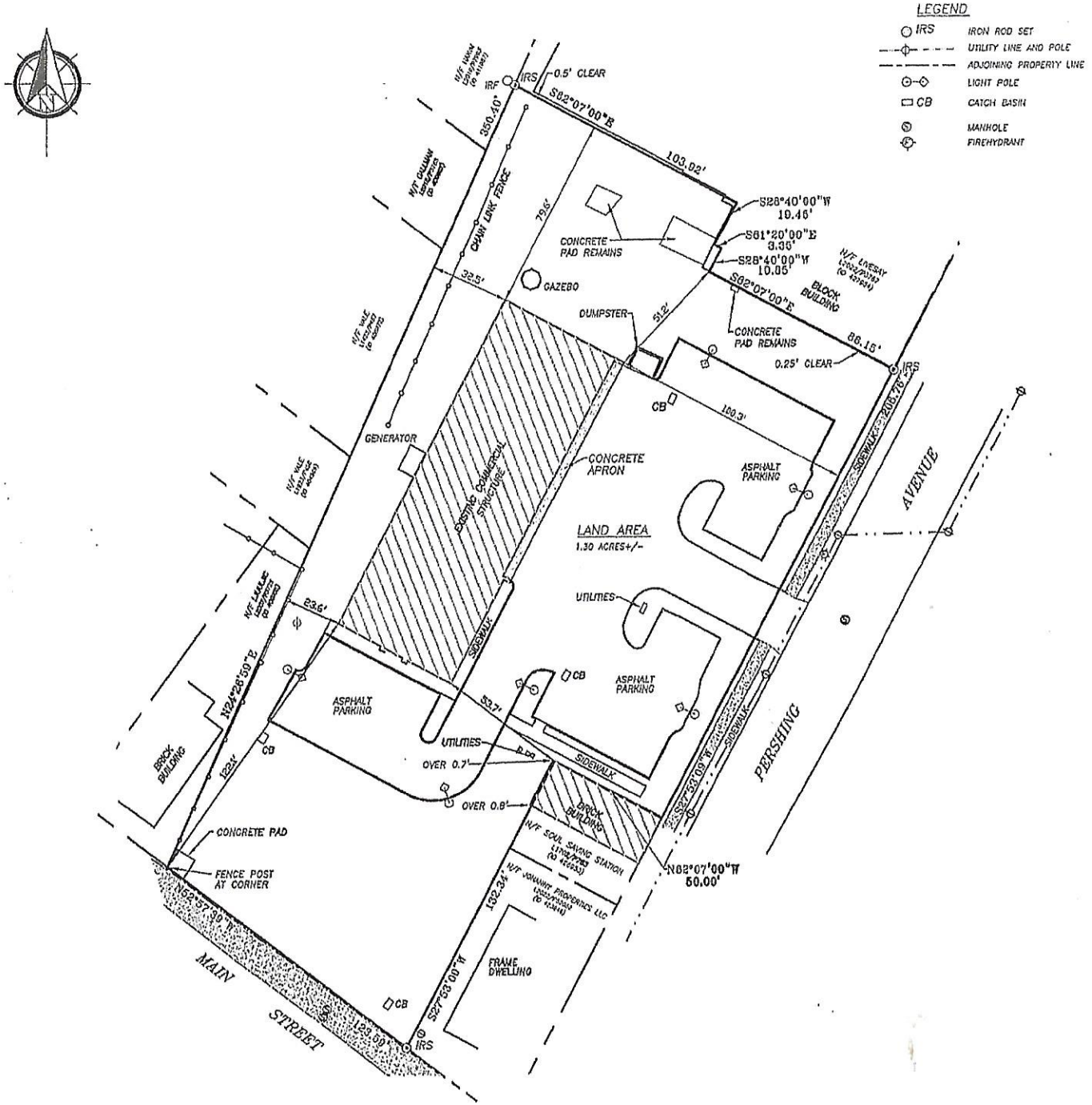
3. **Section 19-3.2(4)(c)** states that the minimum allowable height of a building shall be either 2 stories or 29'. The proposed addition is one story and 24' tall.
REQUIRED 29' REQUESTED 5'

4. **Section 19-3.2(4)(c)** states that the ground story height of a building shall be 14' The proposed addition is one story and 24' tall
REQUIRED 14' REQUESTED 10'

5. **Section 19.3.2(4)(g)** states that the maximum distance between street-facing entrances shall be 50'. **The proposed entrance is roughly 130' from the closest existing street-facing entrance.**
REQUIRED 50' NO Variance Required, Overhead Doors are considered entrances.

6. **Section 19-3.2(4)(h)** states that the minimum ground story transparency shall be 50%. **No calculation was provided but appears to be deficient.**
REQUIRED Transparency 50% PROPOSED 29% REQUESTED 21%

7. **Section 19-6.5(4)(b)** states that no structures shall be within any buffer strip The proposed gazebo is within the buffer strip on page "SP" and not within the Buffer strip.
NO VARIANCE REQUIRED. The Gazebo has been relocated as shown on DWG SP, SP-1 Revision NO. 1, Dated 4-9-2025. Refer to Revision NO. 2 for recent changes.
Parking: Spaces Required 25 Provided 35 2 (two) Required ADA parking spaces have been provided. Bicycle spaces: Required 2, Provided: 4
The 26'(North) Parking area has been reduced to 24', minimum dimension for backing.



NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD SEPTEMBER 2023

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID GUARANTEES OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

REFERENCES:
-L2011/P3475

CERTIFY TO:
-AJ AUTOBODY LLC
-FIRST AMERICAN TITLE INSURANCE COMPANY
-PRO-10931

GRAPHIC SCALE
SCALE 1" = 30'
0 15 30 45 60

SURVEY FOR
AJ AUTOBODY LLC

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

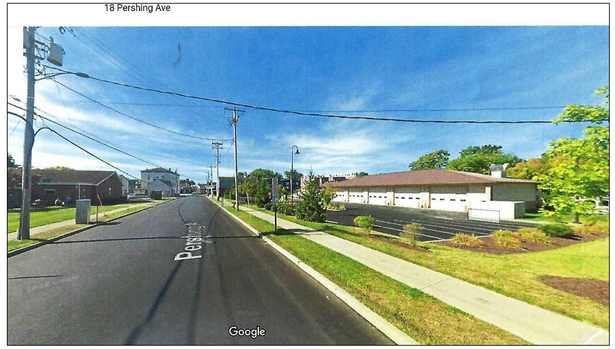
STEVEN J. GREEN PLS
LICENSE NO. 050505
P.O. BOX 634, GOSHEN, NY 10924
(845) 978-1672

STEVEN J GREEN PLS LICENSE 050505 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

SCALE	PROJECT	CAD REFERENCE
1" = 30'	10 PERSHING AVE	123-009
PARCEL ID	DATE:	DWG NO
427933	9/6/2023	1 of 1

SOUTH MAIN STREET



PERSHING AVENUE

SOUTH/WEST

WEST

PARTIAL WEST

EXISTING BUILDING

NORTH

NORTH WEST

EAST NORTH

NORTH

AREA OF PROPOSED WORK

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

NO.	
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

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

PICTURES

DEVANAND JAIKARRAN
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE:3-19-2025
JOB NO. 25-14
SCALE: NONE
DWG. NO.: P

Judith Knauss<JKnauss@cityofpoughkeepsie.com>
info@dutchessautocollosion.com;vidya jaikarran;Alfredo Di Pietro
Joseph O'Brien;Tyler Maegerle;Eric Philipp

Dear Sir/Madam:

16 Pershing Avenue

The Development Department is in receipt of your application for area variances relative to the proposed construction of a 5,252 square foot addition to the existing building at 16 Pershing Avenue, including reconfiguration of the parking areas and ingress/egress and interior circulation to the site. This application has been reviewed, and in addition to the previously identified deficiencies, please note the following:

1. As of November 22, 2024, the property is located in an area of the City zoned MU-5;
2. Pursuant to the provisions of Section 19-5.5 of the Zoning Code, automobile repair facilities are specifically prohibited in MU-5 Districts. Therefore, the use has become nonconforming;
3. Section 19-7.1(2) requires that a certificate of legal nonconformity be obtained for any nonconforming use. It is recommended (required) that you request the issuance of such a certificate, detailing the character and extent of the nonconformity and is conformance to zoning regulations at the time of establishment of the use;
4. Section 19-7.1(1)(a) provides that a nonconforming use shall not be enlarged, altered, extended, reconstructed or restored, nor shall it be placed on a different portion of the lot, nor shall any external evidence of such use be increased by any means whatsoever: the addition and expansion/reconfiguration of the parking area and access/egress enlarges, extends and increases the external evidence of the nonconforming use;
5. Section 19-7.1(3) provides that upon a finding by the Planning Board that a proposed remodeling of a nonconforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of the necessary permits. For purposes of this section, the term “remodeling” may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties: the proposed addition is 68.24% of the square footage of the existing building;
6. Section 19-3.2(2)(f) requires that parking location and access have a minimum side yard set-back of 10 feet: the new pavement, which provides

access to the parking garage and to the dumpster, is one the adjoining property line;
7. Section 19-3.2(2)(h) allows for a maximum driveway width of 20 feet: the width of the driveway to the parking garage is 26 feet;

Please note that is has been determined that one of the variances which you requested, for Section 19-3.2(4)(g) which requires a maximum distance of 50 feet between street-facing entrances, will not be necessary as the overhead doors constitute entrances.

It is recommended that within sixty (60) days of the date of this communication you:

1. Make a written request for a certificate of legal nonconformity as outlined in #3 above; and,
2. Revise the application to reflect compliance or request additional variances/

Please also be advised that for the purposes of the NYS Environmental Quality Review Act (SEQRA), this application has been classified as an Unlisted Action subject to a coordinated review. It will therefore be necessary for you to file an application for site plan review

Please feel free to contact me, Tyler Maegerle and/or Joseph O'Brien if you have any questions in this regard.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

THE CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS

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

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

USE VARIANCE APPLICATION

PROPERTY ADDRESS 185 Smith Street

ZONING DISTRICT: Residential Neighborhood C (RNC) Former Reasearch & Development (R&D)

OWNER INFORMATION:
Name: RICKY AUTO BODY INC.
Address 185 Smith Street
POUGHKEEPSIE, N.Y. 12601
Phone: 845 454 3220

APPLICANT INFORMATION:
Name: DEVANAND JAIKARRAN
Address: 185 Smith Street
POUGHKEEPSIE, N.Y. 12601
Phone: 917 416 7591

CONSULTANT INFORMATION:
Name: STUDIO 90 DESIGN & PLANNING
Address: 4 FAIRWAY DRIVE
PAWLING, N.Y. 12564
Phone: 845 239 1456

SUBJECT OF APPEAL

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

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

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

A copy of the communication must be attached with this application

USE VARIANCE APPLICATION

PROPERTY ADDRESS: 185 SMITH STREET

USE VARIANCE REQUESTS

SECTION	PROHIBITING	TO ALLOW
19-7.1(1)(a)	A noncomforming use shall not	Addiition and alteration
	be enlarged,altered, extended,	to existing building
	recostructed or restored...	

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-10(11)(b) of the Zoning Ordinance, **no use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship**. In order to prove such unnecessary hardship, the applicant shall demonstrate the following to the Board of Appeals that, for each and every permitted use under the zoning regulations for the particular district where the property is located:

Responses to the questions below shall be on a separate page attached to and submitted with the application. Use as many sheets as necessary.

1. The applicant cannot realize a reasonable return, for all uses permitted by Zoning, demonstrated by competent financial evidence. Financial evidence should not be construed to be personal to the applicant;

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

3. The requested use variance, if granted, will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered.

4. The alleged hardship has not been self-created An applicant cannot claim "unnecessary hardship" if that hardship was created by the applicant. Explain fully how the hardship is not self-created.

185 Smith Street,
Poughkeepsie, NY 12601

TAX ID: 6162-65-510286
Zoning District: RNC Former R&D (Research ad Development).

Proposed One Story Addition and Alteration to Existing Building

Use Variance Request Justification: (answers in **bold**)

1. The applicant cannot realize a reasonable return, for all uses permitted by Zoning, demonstrated by complete financial evidence. Financial evidence should not be constructed to be personal to the applicant.

   The applicant is working with a financial advisor and will submit findings of the analysis to the City when the analysis is complete.

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

   Under the new 2024 Zoning Code, the use variance is substantial. The existing building is a one Story, 22 feet in height Structure. The variance is necessary because the existing Building is not conforming.

3. The requested use variance, if granted will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered.

   Granting of the variance will not change the character of the neighborhood The variance will not have an adverse effect on the physical and/or environmental conditions in the neighborhood or district, the proposed design fits within the neighboring properties buildings. The off street parking area, along Smith Street, will be screened with shrubs and flowering trees. The existing overhead doors at North facing the Residential District will be replaced with large windows improving the esthetics of the building. The proposed addition is mostly on the South Side and West, Rear, of the property.

4. The alleged hardship has not been self-created. And applicant cannot claim "unnecessary hardship" if that hardship was created by applicant. Explain fully how the hardship was not self-created.

   The hardship is not self-created. The existing building was built in 1960, before changes to the current City Zoning Code were made. The existing property use, Automobile Repair and same addition, was granted area variance by the Zoning Board of Appeals in 2022

USE VARIANCE APPLICATION

PROPERTY ADDRESS: _____

LIST OF REQUIRED ATTACHMENTS – Nine (9) Copies

1. Letter or communication which resulted in application to the ZBA.
2. Site, Survey or Plot Plan. This must be signed and labeled.
3. Color photos of site conditions.
4. Complete Short Environmental Assessment Form. Please note that in some instances it may be determined that a Full EAF is required.
5. Electronic file submission of the plot plan and color photos
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.

Deborah J Schramm — 12/10/25

SIGNATURE OF APPLICANT

Revised December 2024: Previous Editions Obsolete

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

December 4, 2025

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

Re: 185 Smith Street, TAX ID: 6162-65-510286
Poughkeepsie, NY 12601
Zoning District: RNC Former R&D

Proposed One Story Addition to Existing Building.

Dear Mr. Parker and members of the Board of Appeals,:
Enclosed for your review is an application for Use and Area Variances regarding the above property located within the Residential Neighborhood C- (RNC) Zoning District, formerly Research and Development District (R&D).

The Owner, RICKY AUTO BODY INC, is proposing an addition to the existing commercial Building.
Said addition is mostly on the South, West and East Side of the property.
The adjourning properties to the South, West, and East are commercial use.
North (Front) is residential use.
The proposed work would include site improvements such as new walk, new, hidden refuse, repaving the existing blacktop area, (10) ten feet Landscape buffer. Relocating the interior office space to the front of the building., providing proper parking spaces. The existing overhead doors facing the residential use will be replaced with large windows, improving the esthetics of the building.

The area variances requested as per comments from the Zoning Review by Joseph D. O'Brien, Deputy Zoning Administrator dated July16.2025. Our responses are attached.

Respectfully,

Kenneth L Kaefer

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING, PRUNING, MULCHING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.

3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE 4. ALL SHRUBS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK WILLOW.

4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.

5. COORDIANATE PLANT MATERIAL LOCATIONS WITH SITE UTILITES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES.SEE LIGHTING PLANS FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROPRIATE.EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

6. LANDSCAPE PLANTING POTS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM MAIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR EXPECTATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SAND LOAM FREE FROM STAKES AND RUBBISH. 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL ,HARDWARE TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING DETAILS AS S.PECIFIED.

7. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.

8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS: 1 PART PEAT MOSS, 3 PARTS TOPSOIL, FERTILIZER/LIVE (APPLY AS RECOMMENDED BY SOIL ANALYSIS), WYCHORZA INOCULATNT- "TRANSPLANT 1 STEP" AS MANUFACTURED OR ROOTS, INC OR APPROVED EQUAL. USE PER MANUFACUTER'S RECOMMENDATIONS FOR TREES AND SHRUBS

9. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE Ph, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

10. LAWN SEEDING MIXTURE (LOW-WOW): 15% KENTUCKY BLUEGRASS (POA PREATENESS-SINGLE VARIETY); 15% PERENNIAL RYEGRASS (LOUM PERENNE); 30% CREEPING AND FESCLE (FESTUCA RUBRA); 25% CHEWINGS FESCLE(FESTUCA RUBRA JAMESTOWN); 15% HARD FESCLE. SEEDING RATE: 4.5 LBS PER 1000 SF (ADD 10% TO QUANTITY IF HYPERSEEDED). SEEDING DATES: AUGUST 15- OCTOBER 1 AND APRIL 15-JUNE 15, UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

11. ALL SLOPES GREATER THAN 30% RECEIVING A GRASS SEEDING SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

GENERAL LANDSCAPING

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

Nellie Stevens Holly
Ilx "Nellie R. Stevens"

Weeping Cherry Tree
Prunus x 'Snofozam'

Pink Magnolia, Lily Tree
Magnolia Soulangeana

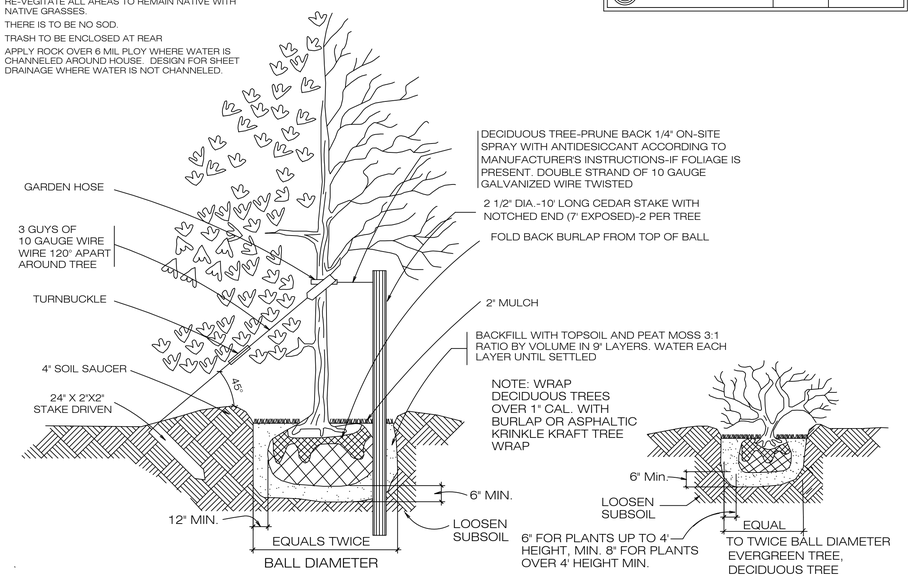
WINTERGREEN BOXWOOD SHRUB

BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE

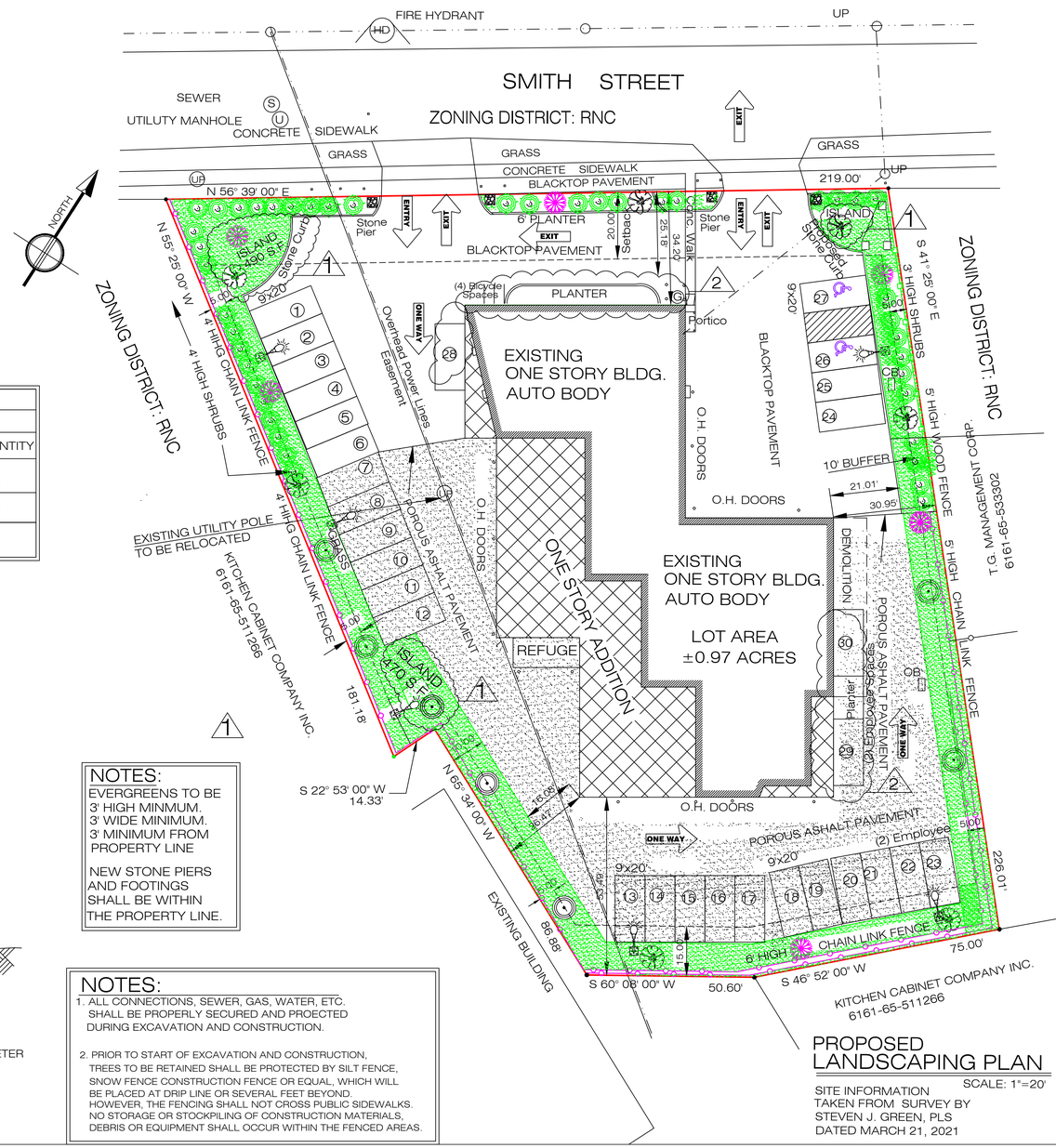
Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

English Ivy
Hedera Colchica 'Sulphur Heart'
CLIMBING COVER FOR
EXISTING CHAIN LINK FENCE

TREE LEGEND		
PROPOSED TREES		
NAME	SIZE	QUANTITY
Weeping Cherry	4" Dia.	8
Pink Magnolia	3" Dia	6
Nellie Stevens Holly	3" Dia	7



PLANTING DETAILS



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

NEW STONE PIERS AND FOOTINGS SHALL BE WITHIN THE PROPERTY LINE.

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

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

PROPOSED LANDSCAPING PLAN

SCALE: 1"=20'

SITE INFORMATION
TAKEN FROM SURVEY BY
STEVEN J. GREEN, PLS
DATED MARCH 21, 2021

PROGRESS PRINT

185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6162-65-510286

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- G — GAS
- W — WATER
- S — SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- 10 FEET BUFFER
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED 3' HIGH SHRUBS
- Weeping Cherry Tree
- Pink Magnolia
- Holly

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

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025

STUDIO 90 DESIGN & PLANNING
1 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL: (845) 235-2564
Email: studio90@mtsn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, P.E., CONSULTING ENGINEER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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STATE OF NEW YORK · PETER G. MARCHETTI · 081854 · LICENSED PROFESSIONAL ENGINEER

PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION LANDSCAPING PLAN.

VINCE'S AUTO BODY
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-9-2025
JOB NO.: 25-18
SCALE: 1"=20'
DWG. NO. SP-1

ZONING DATA

CITY OF POUGHKEEPSIE N,Y, OCTOBER 2024 ZONING AND USE REGULATIONS

PARCEL NUMBER: 6161-65-510286 | YEAR BUILT: 1960

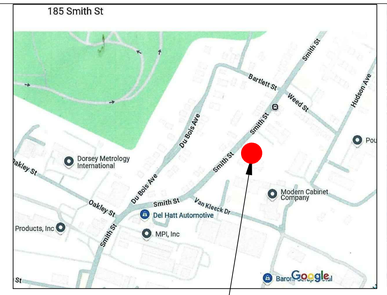
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD C 5- (RNC) (FORMER R&D)

USE: AUTO REPAIR SHOP

LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 0.97 Acres	± 0.97 Acres
LOT WIDTH	25'	± 170'	± 170'
LOT COVERAGE	70%	± 53.3%	±55.9%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT			
PRIMARY STREET SETBACK	20'	34.20'	34.20'
SECONDARY STREET SETBACK	10'	N/A	N/A
SIDE SETBACK (Min.)	5'	19.70'	±26.47'
REAR SETBACK (Min.)	15'	57.60'	±50.88'
HEIGHT (Max.)	2.5/35'	ONE STORY/±16'	ONE STORY/±22'
PARKING SPACES	42		30
BICYCLE PARKING	4	0	4
LANDSCAPE BUFFER	10'	3'	10'
ADA PARKING	2	2	2
DRIVEWAY 12 Feet (Min) 10 feet to Property Line	Proposed: 15.26', 10' to Property Line		
ENTRANCE	FRONT	FRONT	SIDE
OPEN, USABLE SPACE	7% ± 1,760 S.F.		± 12.7% ±3,200 S.F.

PROPERTY NOTES

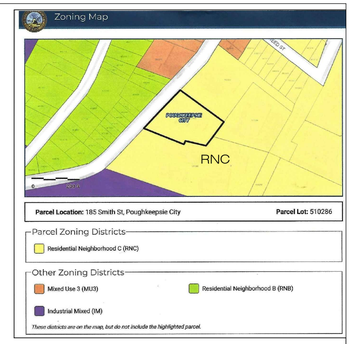
1. THERE ARE NO WAIVERS REQUESTED.
2. THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT TO OR OTHERWISE PERTAINING TO THE PROPERTY.
3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.
4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.
5. NO DAMAGE TO SMITH STREET ENTRANCE AND SIDEWALK.
6. THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.
7. THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.
8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH 'CULTEC' STORMWATER MANAGEMENT SYSTEM.

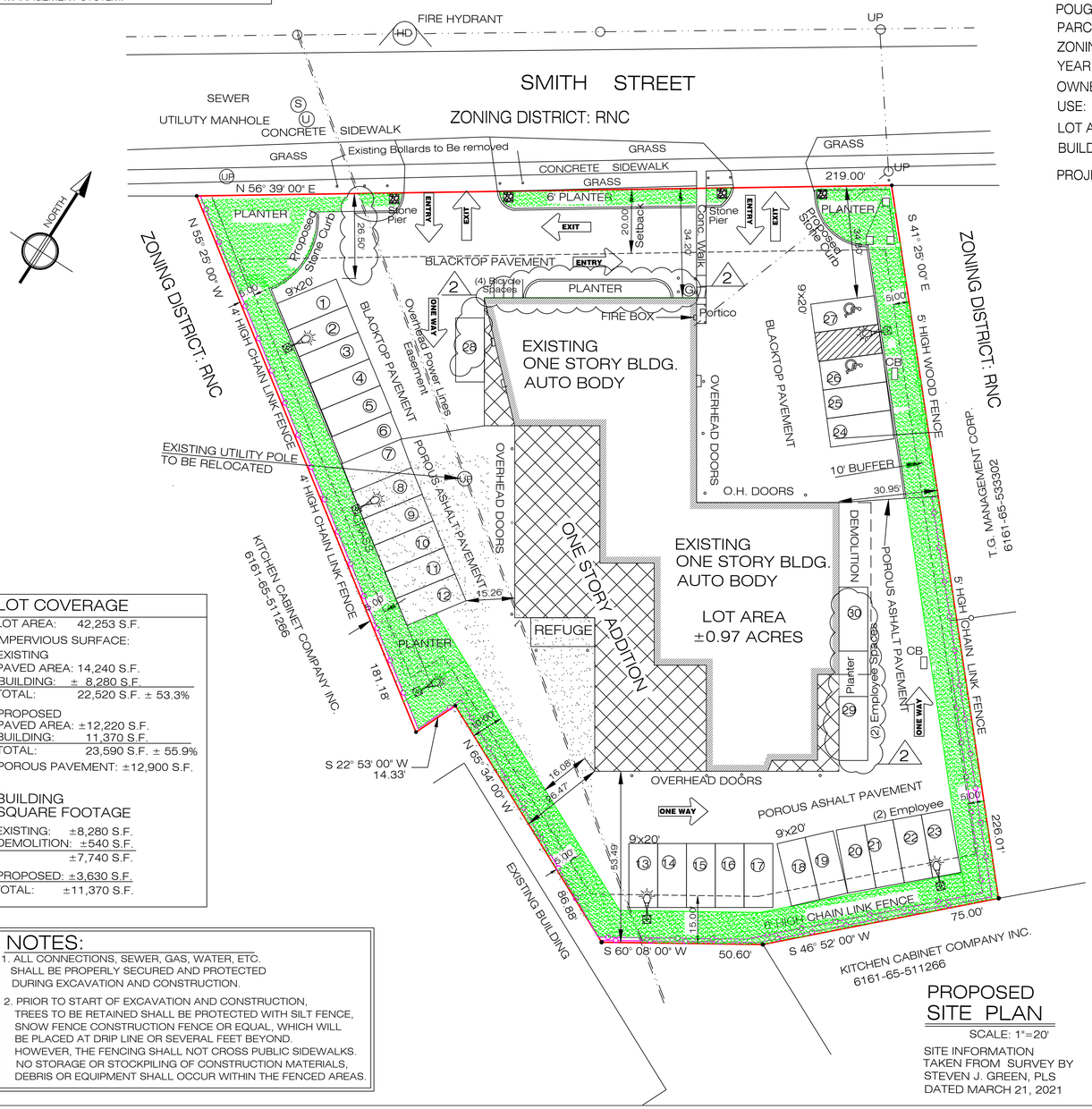


LOCATION MAP

SITE

N





PROPOSED SITE PLAN

SCALE: 1"=20'

SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED MARCH 21, 2021

185 SMITH STREET

POUGHKEEPSIE, N.Y. 12601

PARCEL TAX ID.: 6162-65-510286

ZONING DISTRICT: Residential Neighborhood C-(RNC)

YEAR BUILT: 1960

OWNER : RICKY AUTO BODY INC.

USE: AUTO BODY REPAIR SHOP

LOT AREA: ± 0.97 ACRES

BUILDING FLOOR AREA: ± 12,000 S.F.

PROJECT: PROPOSED ONE STORY ADDITION
INTERIOR ALTERATION & RENOVATIONS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — FIRE HYDRANT
- G — GAS
- W — WATER
- S — SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- 10 FEET BUFFER

PARKING REQUIREMENTS

SECTION 19-2.3(2)
PARKING LOCATION & ACCESS
SECTION 19-2.3(2)(d)
d Primary Street Yard (Min.) Varies 1
1. Primary Street Yard Shall Be 5 Feet Greater Than The Primary Structure Setback

f Side Yard Setback (Min.) 10 Ft
g Rear Yard Setback (Min.) 5 Ft
Driveway Width (Max) 15 Ft

SECTION 19-5.34
1. Sale of any vehicle or boats shall be prohibited.
2. Outdoor area lighting shall be required.
3. Entrance and exit driveways shall have an unrestricted width of not less than 12 feet (one-way), shall not be located closer than 10 feet to any property line and shall be so laid out as to avoid the necessity of any vehicle backing out into any public right-ofway.
4. Vehicle Lifts or pits, dismantled vehicles and all parts and supplies shall be located within a building enclosed at all sides.
5. All service or repair of motor vehicles shall be conducted in a building enclosed on all sides. This requirement shall not be constructed to mean that the doors to any repair shop must be closed at all times.
6. Gasoline or flammable oils in bulk shall be fully stored underground, no nearer than 10 feet to any lot line
7. No commercial sale of gasoline shall be permitted, nor shall any pump be located in front or side yard.

LOT COVERAGE

LOT AREA: 42,253 S.F.

IMPERVIOUS SURFACE:

EXISTING
PAVED AREA: 14,240 S.F.
BUILDING: ± 8,280 S.F.
TOTAL: 22,520 S.F. ± 53.3%

PROPOSED
PAVED AREA: ±12,220 S.F.
BUILDING: 11,370 S.F.
TOTAL: 23,590 S.F. ± 55.9%
POROUS PAVEMENT: ±12,900 S.F.

BUILDING SQUARE FOOTAGE
EXISTING: ±8,280 S.F.
DEMOLITION: ±540 S.F.
±7,740 S.F.
PROPOSED: ±3,630 S.F.
TOTAL: ±11,370 S.F.

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROTECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED WITH SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

CITY OF POUGHKEEPSIE, NEW YORK

DEPARTMENT HEAD APPROVALS

Zoning Chair Person Date:

Planning Board
Site Plan Approval Date:

Department Of Public Works and Engineering Date:

Fire Chief: Date:

Police CHief: Date:

Building Inspector: Date:

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

OWNER Date:

Dig Safely. New York
Dig Safely and Dig Safely. New York are used under license from Dig Safe Systems, Inc.
Know what's below. Call 811 before you dig.

DRAWING LIST

SP PLOT PLAN
SP-1 LANDSCAPE PLAN
SP-2 SITE DETAILS
P PICTURES
A 100 ROPOSED PLAN
A 200 EXTERIOR ELEVATIONS

PROGRESS PRINT

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

NO.	REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS	8-18-2025
NO. 1	ZONING REVIEW COMMENTS	7-18-2025

STUDIO 90 DESIGN & PLANNING
1 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL: 845.233.4745
Email: studio90@mtsn.com
KENNETH L. KASFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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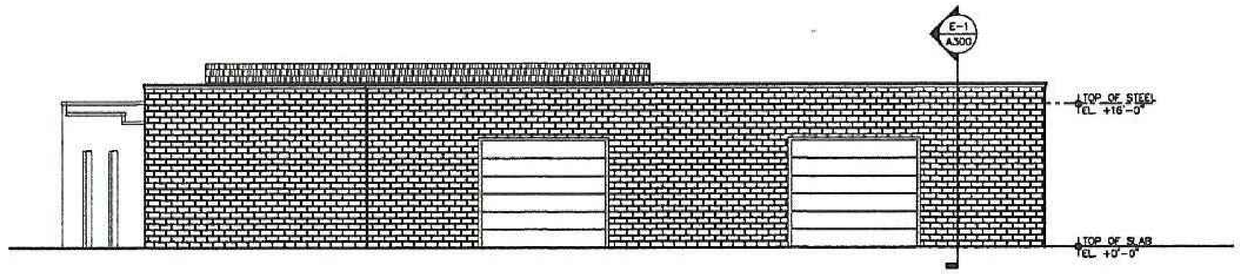
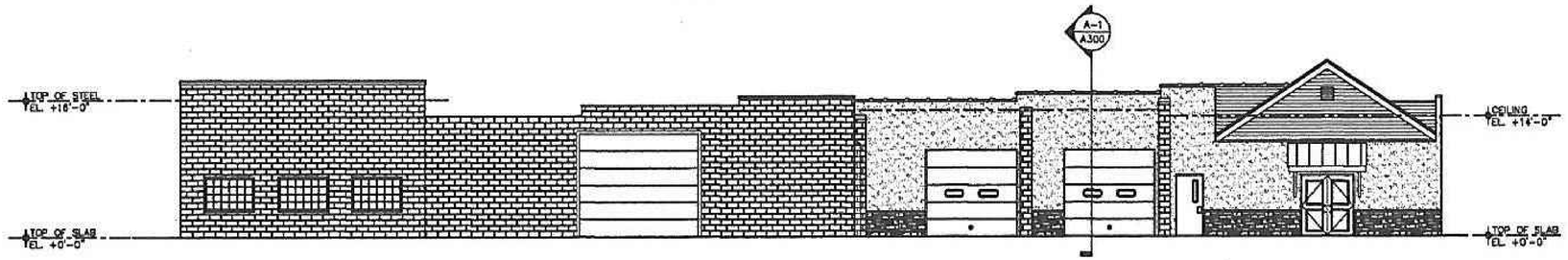
PROJECT: INTERIOR ALTERATIONS,
PROPOSED ONE STORY ADDITION
PROPOSED SITE PLAN

VINCES AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

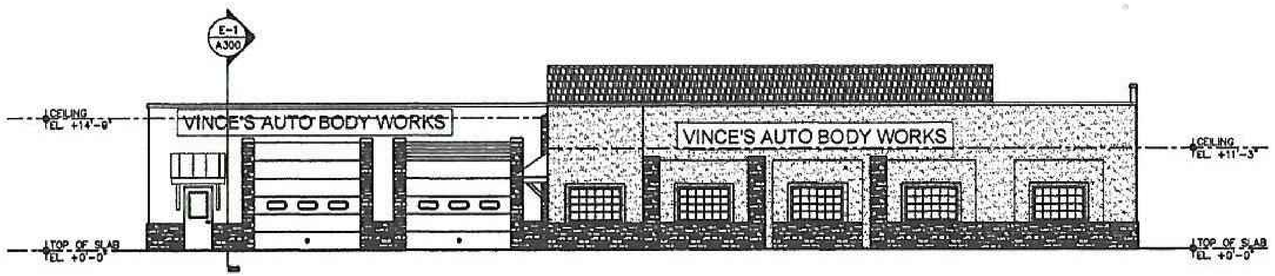
DATE: 5-9-2025
JOB NO.: 25-18
SCALE: 1"=20'
DWG. NO.: SP



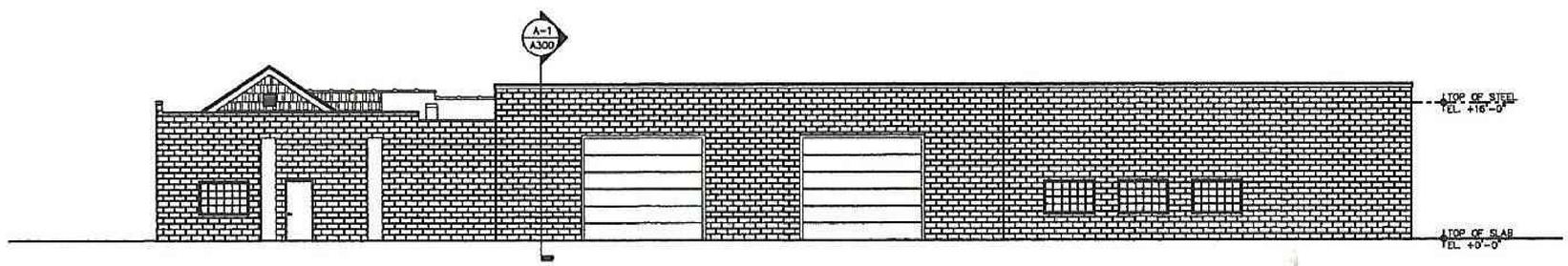
A-1 WEST ELEVATION
1/4"=1'-0"



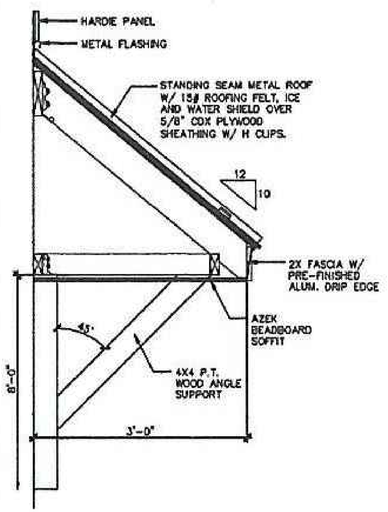
A-1 WEST ELEVATION
1/4"=1'-0"



A-1 WEST ELEVATION
1/4"=1'-0"



A-1 NORTH ELEVATION
1/4"=1'-0"



A-13 SHED CANOPY DETAIL
1"=1'-0"

KEY NOTES:

DAY|STOKOSA ENGINEERING P.C.

3 Van Wyck
Wappingers Falls, New York
(645)-223-3202

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction, N.Y. 12533
T (914) 509-6557 F (914) 509-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3732

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET,
POUGHKEEPSIE, NY

DRAWING
EXTERIOR ELEVATIONS

REGISTERED ARCHITECT MICHAEL T.J. MCCORMACK No. 018003-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

DRAWING NUMBER
A200

FILE P:\2022\JOB #'s - JOB NAMES\

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:
RICKY AUTO BODY INC

Project Location (describe, and attach a location map):
185 SMITH STREET, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:
ADDITION AND RENOCATION TO EXISTING AUTO REPAIR SHOP. Existing and Proposed Use: Auto Repair Shop.

Name of Applicant or Sponsor:	Telephone: (917) 416-7591
DEVANAND JAIKARRAN	E-Mail: info@vincesautobodyworks.com

Address:
185 Smith Street

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NEW YORK	12601

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

3. a. Total acreage of the site of the proposed action? 0.97 acres
   b. Total acreage to be physically disturbed? 0.26 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.97 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: _____ CULTEC STORMWATER SYSTEM _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

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

☐ Wetland ☑ Urban ☑ Suburban

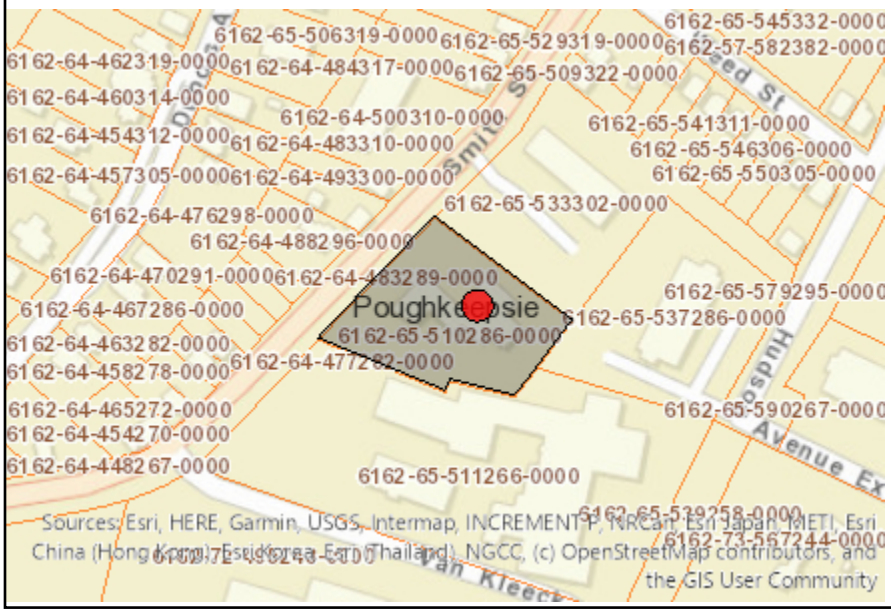
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
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: DEVANAND JAIKARRAN Date: _____

Signature: _____ Title: _____

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources 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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Outlook

185 Smith Street

From Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Date Fri 10/10/2025 12:23 PM
To info@vincesautobodyworks.com <info@vincesautobodyworks.com>; Alfredo Di Pietro <studio90@msn.com>
Cc Joseph O'Brien <jobrien@cityofpoughkeepsie.com>; Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Lori Garcia <LGarcia@cityofpoughkeepsie.com>; Europa McGovern <emcgovern@cityofpoughkeepsie.com>; Joanna Longcore <JLongcore@cityofpoughkeepsie.com>; Rebecca A. Valk <RValk@cityofpoughkeepsie.com>

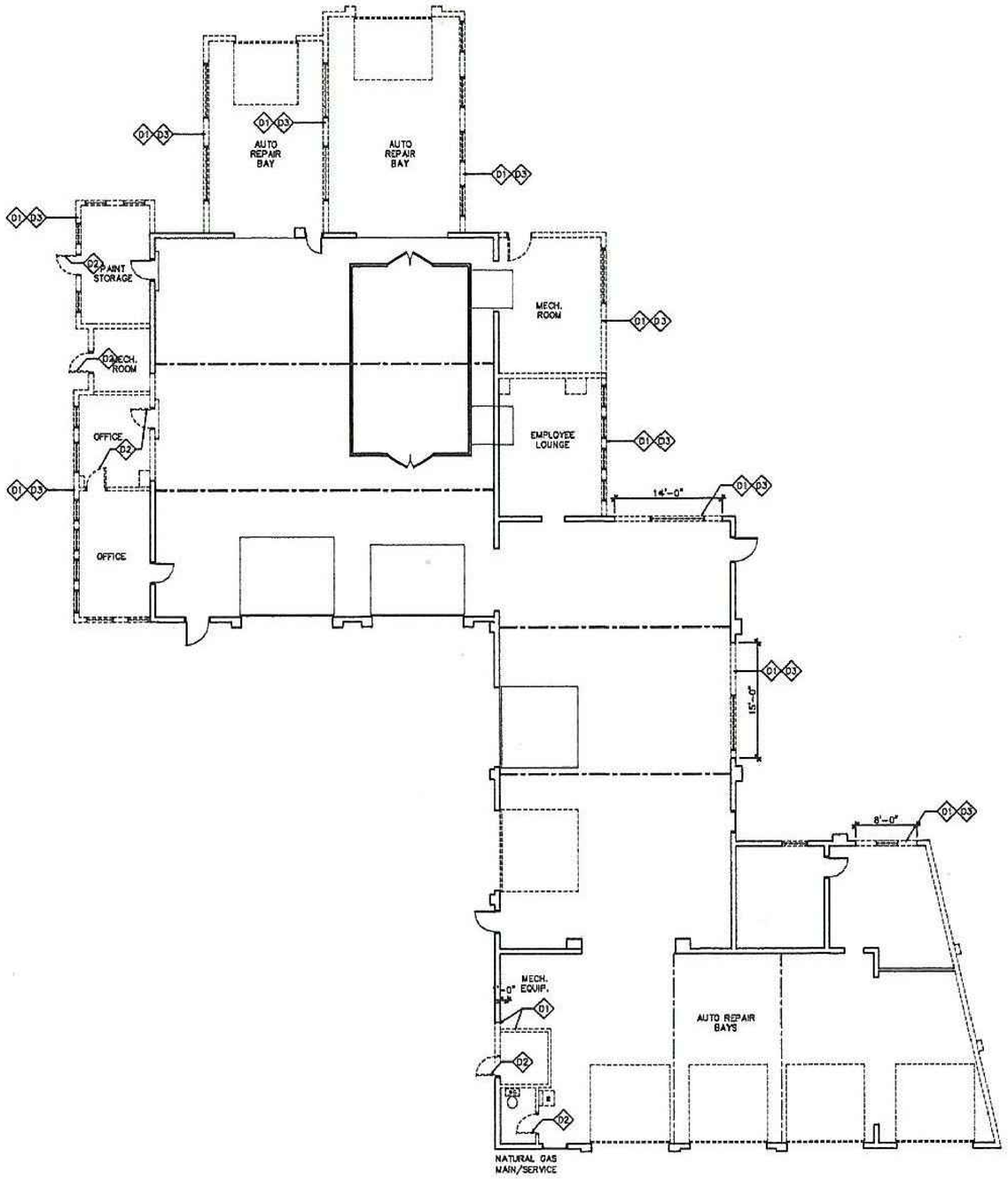
Dear Sir/Madam:

The Development Department is in receipt of your applications for site plan review and area variances relative to the proposed expansion of the nonconforming use at 185 Smith Street. Please be advised that these applications have been the subject of review and consideration of both the Development Department and the Office of the Corporation Counsel, and it has been determined, based on careful review of the provisions of the City of Poughkeepsie's Zoning Code and case law, that the expansion of the nonconforming use on the property by more than the 25% allowed by the Zoning Ordinance would actually constitute a use variance.

Therefore, please be advised that it will be necessary for you to file an application for use variance for this aspect of the proposal.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator



A-1 DEMOLITION PLAN
1/4"=1'-0"

N
PROJECT NORTH

GENERAL DEMOLITION NOTES:

1. DRAWING SHOWS GENERAL EXTENT OF DEMOLITION AND REMOVALS. THE OWNER/GC SHALL MAKE ALL REMOVAL AS REQUIRED TO PROPERLY INSTALL ALL NEW WORK.

2. DEMOLITION WORK SHALL INCLUDE BUT IS NOT LIMITED TO, CUTTING, DEMOLITION AND REMOVAL OF STRUCTURES, PORTIONS OF EXISTING EXTERIOR AND INTERIOR WALLS, PARTITIONS, AND CEILINGS, REMOVAL OF WINDOWS, DOORS, DOOR FRAMES, TRIM AND HARDWARE, AND PREPARING ALL AREAS LEFT BY THESE REMOVALS FOR INSTALLATION OF NEW CONSTRUCTION AND ALL OTHER ITEMS OTHERWISE REQUIRED FOR CONSTRUCTION PROGRAM. CONSULT DRAWINGS FOR ALL WORK INVOLVED.

3. FURNISH ALL MATERIALS AND EQUIPMENT NECESSARY FOR COMPLETE DEMOLITION OPERATIONS AND PROTECTION OPERATIONS.

4. REMOVALS SHALL BE PERFORMED IN A CAREFUL MANNER WITHOUT UNNECESSARY NOISE, OR OTHER DISTURBANCE TO ADJACENT FACILITIES AND GENERAL PUBLIC. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AND PROTECT ALL ADJACENT PROPERTIES AND PRIVATE VEHICLES FROM DUST AND DEBRIS ASSOCIATED W/ DEMOLITION OPERATIONS.

5. DEMOLITION AND REMOVALS SHALL BE PERFORMED SO THAT EXISTING FINISHES, EQUIPMENT, AND SYSTEM THAT ARE TO REMAIN ARE NOT DAMAGED. PROVIDE PROTECTION AS NEEDED TO ASSURE THAT THESE ITEMS ARE NOT DAMAGED.

6. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADWAYS, WALKS, AND OTHER ADJACENT OCCUPIED FACILITIES.

7. ALL EXCESS MATERIALS RESULTING FROM DEMOLITION OPERATION SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE DISPOSED OFF JOB SITE USING APPROVED METHODS, AND AS REQUIRED BY ALL AGENCIES, ETC WITH JURISDICTION.

8. EXISTING SPACES, ADJACENT BUILDING AREAS AND CONSTRUCTIONS WHICH ARE TO REMAIN, SHALL BE PROTECTED AGAINST DUST MIGRATION AND DAMAGE. EXTREME PRECAUTION SHALL BE EXERCISED, AND PROTECTION SHALL BE PROVIDED TO PREVENT BODILY INJURY TO PUBLIC. PROVIDE SEALED ACCESS DOORS; ERECT AND MAINTAIN ALL BARRICADES, LIGHTS, WARNING SIGNS AND GUARDS AS REQUIRED BY ORDINANCES, LAWS AND REGULATIONS AND FOR STAGING AND PHASING.

9. DAMAGE: PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT OUT OF SCOPE FACILITIES BY DEMOLITION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

10. REMOVE OR CUT HOLES IN WALL, FLOORS OR ROOF OF EXISTING CONSTRUCTION WHERE SHOWN OR WHERE NECESSARY FOR INSTALLATION OF NEW WORK.

11. COORDINATE MEP WITH OWNER FOR REMOVALS AND NEW INSTALLATION. ALL ABANDONED WIRING, PIPING AND EQUIPMENT SHALL BE REMOVED EXCEPT THOSE IN EXISTING WALL AND SLABS THAT ARE TO REMAIN. PROPERLY CAP AND/OR TERMINATE ABANDONED PIPING AND WIRING THAT REMAINS.

12. AT ALL REMOVED MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, PIPING, CONDUITS, ETC, LINES ARE TO BE REMOVED TO SOURCE OR CAPPED AND ABANDONED IN PLACE, WHERE POSSIBLE. NOTIFY THE OWNER IMMEDIATELY FOLLOWING FINDING PIPING, CHASES, DUCTWORK, ETC WITHIN THE WALLS TO BE DEMOLITIONED THAT WILL CAUSE CHANGE IN DESIGN. COORDINATE W/ MEP DEMO NOTES.

13. ALL CONSTRUCTION SHOWN DOTTED MUST BE REMOVED AND CLEANED TO EXISTING SUBSTRATE FOR NEW CONSTRUCTION.

14. PRIOR TO SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW THE EXISTING CONDITIONS ASSOCIATED WITH THE SCOPE OF WORK AND ADJACENT AREAS TO ASCERTAIN THE DIFFICULTIES WHICH WILL AFFECT THE EXECUTION OF THE WORK OF THIS CONTRACT.

15. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE ABOVE SITE EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

16. DEMOLITION WORK SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO MAINTAIN EXISTING SERVICES PENDING THE COMPLETION OF PERMANENT WORK.

17. COORDINATE ALL DEMOLITION WORK WITH THE WORK OF OTHER TRADES AND WITH THE TENANT AND LANDLORD.

18. NOTIFY THE OWNER IMMEDIATELY FOLLOWING FINDING PIPING, CHASES, DUCTWORK, ETC. WITHIN THE WALLS TO BE DEMOLISHED THAT WILL CAUSE CHANGE IN THE DESIGN.

IF THE CONTRACTOR DURING THE COURSE OF WORK OBSERVES UNANTICIPATED ACBM ASBESTOS OR LEAD BASED MATERIALS IN THE STRUCTURE OF BUILDING, THE CONTRACTOR SHALL PROMPTLY NOTIFY OWNER AND ARCHITECT. OWNER SHALL CONSULT WITH ARCHITECT AND ENGINEER REGARDING REMOVAL OR ENCAPSULATION OF THE ASBESTOS MATERIAL AND CONTRACTOR SHALL NOT PERFORM ANY WORK PERTINENT TO THE ASBESTOS OR LEAD MATERIAL PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM OWNER.

ASBESTOS OR LEAD REMOVAL: IMPLEMENTATION MAY UNCOVER UNANTICIPATED LEAD BASED OR ASBESTOS-CONTAINING BUILDING MATERIALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF ANY SERVICES IN CONNECTION WITH OR RELATED TO SUCH MATERIALS, AND CONTRACTOR HEREBY AGREES TO IMMEDIATELY NOTIFY THE OWNER:

A: RETAIN AN EXPERT OR EXPERTS TO ARRANGE FOR THE PROMPT IDENTIFICATION OR, AND/OR REMOVAL OR TREATMENT OF SUCH MATERIALS ON THE PROJECTS, AND

B: IDENTIFY AND HOLD ARCHITECT AND HIS CONSULTANTS HARMLESS FROM ANY CLAIMS, INJURIES, OR EXPENSES, INCLUDING THE REASONABLE COUNSEL FEES, INCURRED BY THE ARCHITECT AND ITS CONSULTANTS ARISING OUT OF OR IN ANY WAY RELATED TO THE EXISTENCE OF SUCH MATERIALS ON THE PROJECT.

DEMOLITION KEY NOTES:

D1 REMOVE EXISTING WALLS AS SHOWN DASHED COMPLETELY; CUT AND PATCH AS REQUIRED. BEFORE REMOVING WALL VERIFY IF THE WALL IS LOAD BEARING.

D2 REMOVE EXISTING DOORS, FRAMES AND HARDWARE AS SHOWN DASHED COMPLETELY; CUT AND PATCH AS REQUIRED.

D3 REMOVE EXISTING WINDOW & FRAMES COMPLETELY. CUT & PATCH WALLS AS REQUIRED.

D4 REMOVE ALL EXISTING FLOORING AND ANY DAMAGED SUBSTRATE. CUT AND PATCH AS REQUIRED. PREP SUBSTRATE FOR THE INSTALLATION OF NEW FLOORING.

LEGEND:

EXISTING WALL / DOOR TO BE REMOVED

EXISTING WALL / DOOR TO REMAIN

NEW CONSTRUCTION

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction . N.Y. 12533
T (914) 609-6557 F (914) 609-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601 PHONE 845-452-2268 FAX 845-452-3752

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET
POUGHKEEPSIE, NY

DRAWING
DEMOLITION PLAN

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 019089-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

DRAWING NUMBER
D100

WOOD FENCE

NORTH -FRONT

185 SMITH STREET

CHAIN LINK FENCE

NORTH-WEST

NORTH-EAST

SMITH STREET WEST

SMITH STREET EAST

NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
1 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845.233.4766
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
PICTURES

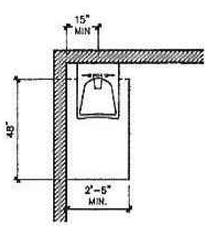
VINCES AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

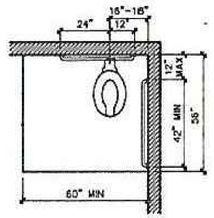
DATE: 5-9-2025

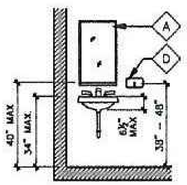
JOB NO.: 25-18

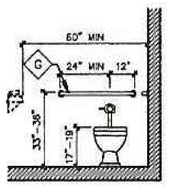
SCALE: NONE

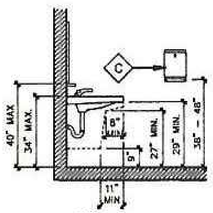
DWG. NO. PICTURES



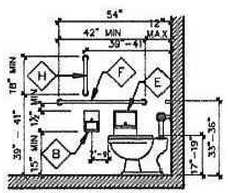








ICC/ANSI-A117.1-2009
CLEAR FLOOR SPACE AT SINKS AND LAVS.



ICC/ANSI-A117.1-2009
CLEAR FLOOR SPACE AT WATER CLOSETS

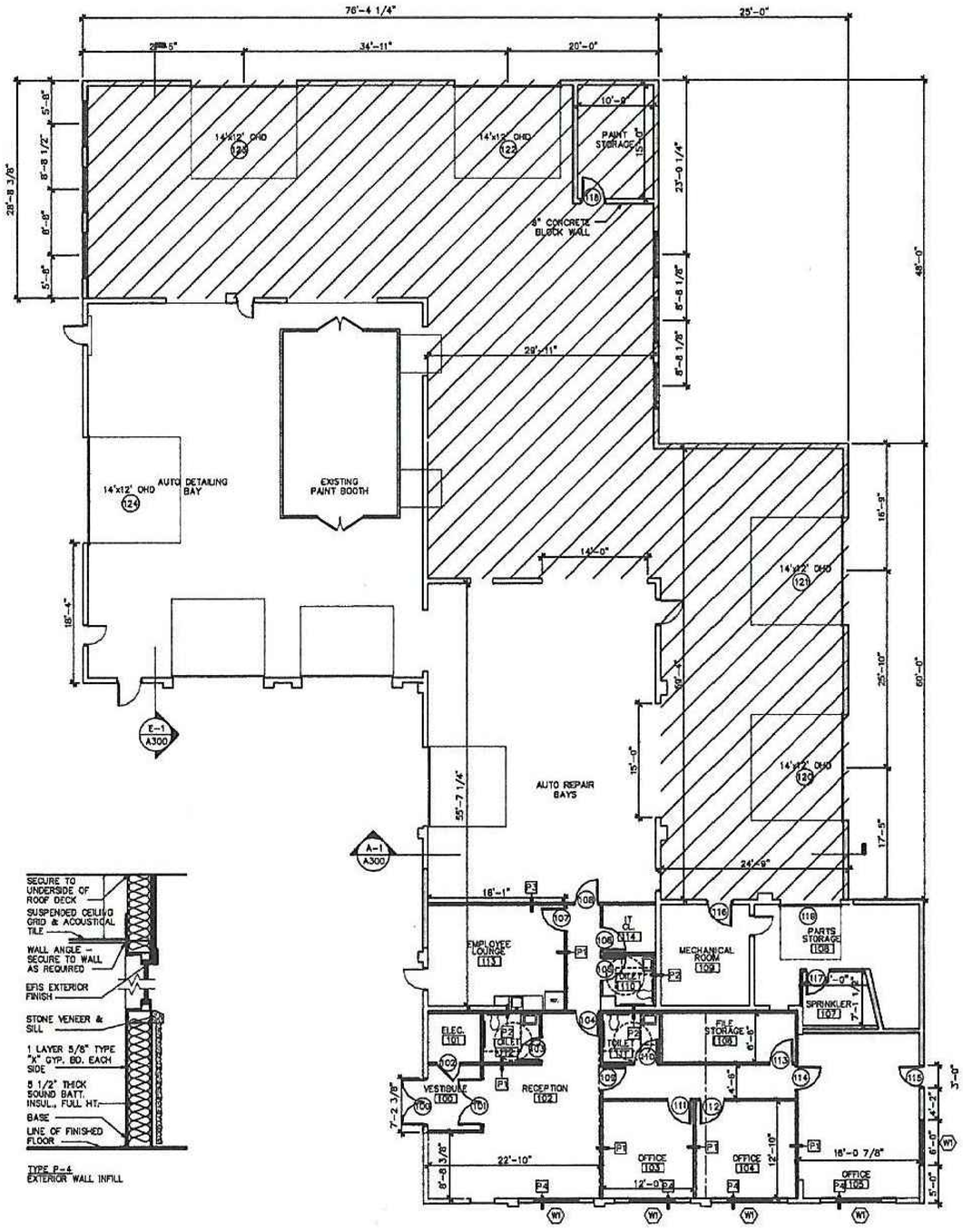
TOILET ACCESSORIES SCHEDULE	
SYMBOL	ITEM
A	48" X 24" MIRROR, TEMP GLASS PROVIDED & INSTALLED BY CONTRACTOR
B	SURF. MNTD TOILET PAPER DISP., PROVIDED BY & INSTALLED BY CONT.
C	ELECTRIC HAND DRYER, PROVIDED BY AND INSTALLED BY CONTRACTOR
D	SOAP DISPENSER, PROVIDED AND INSTALLED BY CONTRACTOR
E	FEMININE NAPKIN DISPOSAL, PROVIDED AND INSTALLED BY CONTRACTOR
F	42" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR
G	36" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR
H	18" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR

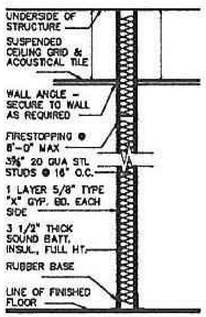
* CONTRACTOR TO PROVIDE FIRE-RATED WOOD BLOCKING WITHIN WALLS FOR ALL TOILET ACCESSORIES (IN A CONCEALED MANNER) MIRRORS, GRAB BARS, ETC. COORDINATE AND CUT AND PATCH AS REQUIRED.

PROVIDE WRAPPING AT ALL EXPOSED HOT AND COLD WATER PIPES AND WASTE LINES. THIS IS TO OCCUR AT ALL EXPOSED PIPE AREAS.

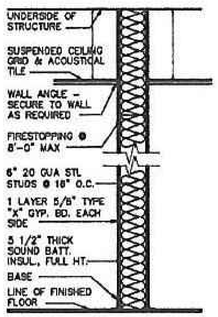
ALL UNITS AS INDICATED ARE REQUIRED TO MEET ALL MANUFACTURERS AND HANDICAP ACCESSIBILITY SPECIFICATIONS AND DIMENSIONS.

COORDINATE TILE FINISH AT ALL TOILET ACCESSORIES SUCH AS PAPER TOWELS, MIRRORS, ETC.

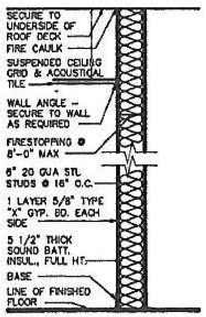




TYPE P-1
UNLESS OTHERWISE NOTED (PROVIDE MOIST. RESIST. GWB ON WET WALLS)



TYPE P-2
(TYPE P-2.1 - MOIST. RESIST. GWB ON WET SIDE OF WALL)



TYPE P-3
1 HOUR RATED UL DESIGN U425 PROVIDE RATED DOORS WHERE SHOWN (MOIST. RESIST. GWB ON WET SIDE OF WALL)

TYPE P-4
EXTERIOR WALL INFILL

PARTITION NOTES:

1. ALL GYPSUM WALLBOARD TO BE 5/8" TYPE "X".

2. PROVIDE WATER RESISTANT/MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WET AREAS. PROVIDE CEMENT BOARD AT ALL TILED WALL SURFACES IN PLACE OF GWB. REFER TO FLOOR PLAN AND PARTITION TYPES FOR ADDITIONAL INFORMATION.

3. PROVIDE PARTITION REINFORCEMENT OR BLOCKING WITHIN WALLS FOR THE FASTENING OF ALL WALL MOUNTED ACCESSORIES, EQUIPMENT, RAILINGS, SCREENS, GRAB BARS, ETC.

4. PROVIDE SEALANT WHEN GYPSUM WALLBOARD IS PERPENDICULAR TO ADJACENT SURFACES, TYPICAL. (WALL, FLOOR, STRUCTURE)

5. PROVIDE FIRESTOPPING INSULATION AND BLOCKING AT ALL VOID SPACES AND AT ALL RATED WALL CONDITIONS.

LEGEND:

EXISTING WALL / DOOR TO BE REMOVED

EXISTING WALL / DOOR TO REMAIN

NEW CONSTRUCTION

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction, N.Y. 12533
T (914) 509-6557 F (914) 509-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
181 CHURCH STREET
ARCHITECTURE POUGHKEEPSIE, NEW YORK 12601
PLANNING & INTERIORS PHONE 845-452-2266 FAX 845-452-5752

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET,
POUGHKEEPSIE, NY

DRAWING
FLOOR PLAN

DRAWN BY: KY
CHECKED BY: MM
PROJECT NUMBER: 22131
DATE: 7-15-25
DRAWING NUMBER: A100

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 019035-1 STATE OF NEW YORK

P:\2022\JOB # - JOB NAME\

A-1 FLOOR PLAN
1/4"=1'-0"

PROJECT NORTH

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

August 18, 2025

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

Re: 185 Smith Street,
Poughkeepsie, NY 12601
TAX ID: 6162-65-510286
Zoning District: RNC Former R&D

Dear Mr. Parker and members of the Board of Appeals,
The Owner, RICKY AUTOBODY INC, is proposing an addition to the existing Commercial Building. Said addition is mostly on the South, West and East Side of the property.

The area variances requested as per comments from the Zoning Review by Joseph D. O'Brien, Deputy Zoning Administrator dated April 8, 2025 and Comments from Judith Knauss, Deputy Zoning Administrator.
Our responses are in **Bold**

1. **Section 19-2.3(2)(d)** States that parking shall be located a minimum of 5' than the primary structure setback
   REQUESTED 2 Spaces, threes spaces have been removed.

2. **Section 19-2.3(4)(b)** States that the entrance shall face the primary street
   Request that entrance be at West (Side entrance)

3. **Section 19-6.2(4)(b)** States that all parking may be located adjacent to a building but not between The building and the front lot line.
   REQUESTED 2 Spaces, threes spaces have been removed.

4. **Section 19-3.2(4)(c)** States that whenever a parking area containing three or more spaces faces A street or lot 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.
   A 6' planting area of evergreen bushes and flowering trees has been provided.

5. **Section 19.6.2(11)(c) States** that 38 parking spaces plus1 (one) parking space per every 2 Two employees are required (42)
   Provided 30 spaces REQUESTED 12 spaces reduction.

6. **Section 19-6.5(3)(a)(1)** States that an area equal to at least 7 percent of the surface area occupied by vehicle parking spaces, inclusive of driving aisles and driveways necessary to access and circulation among those spaces, shall be landscaped. Landscaping shall include a minimum of 1(one) tree island containing at least 80 square feet of land area which shall include 1(one) medium shade tree or larger for every 20 parking spaces. Parking lot screening shall not be used to meet this 7 percent landscaping requirement,
   Islands have been provided at South and North East sides.
   A Planter is shown between parking spaces 28 and 29.
   On South (rear) partial East and West sides along property lines there are large, leafy trees.

For every 20 parking spaces. Parking lot screening shall not be used to meet this 7 percent landscaping requirement,
Islands have been provided at South and North East sides.
A Planter is shown between parking spaces 28 and 29.
On South (rear) partial East and West sides property line there are large, leafy trees. Planting, other than grass would not survive.
Also, along The South, West, East property Lines there is a 5 feet high chain link fence which we proposes to cover with evergreen Ivy as show on the landscaping plan.

7. **Section 19-7.1(3)** Sates that upon a finding by the Panning Board that a proposed remodeling of non conforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of necessary permits. For purposes of this section, the term "remodeling" may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chaper, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties.

   The proposed addition will increase the square foot of the existing building 47%.
   a reduction of 22% is requested.
   The existing overhead doors at North facing the Residential District will be replaced with Large windows improving the esthetics of the building.

Sincerely.

Kenneth L. Kaefer. R.A., A.I.A.

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

August 18, 2025

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

Re: 185 Smith Street,
Poughkeepsie, NY 12601
TAX ID: 6162-65-510286
Zoning District: RNC Former R&D

Proposed One Story Addition to Existing Building

Variance Request Justification: (answers in bold)

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

The granting of the variance will not change the character of the neighborhood

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

The variance is necessary because existing Building is not conforming.

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

Under the new 2024 Zoning Code, the area variances are substantial. The existing building is a one Story, 24' in height Structure.

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

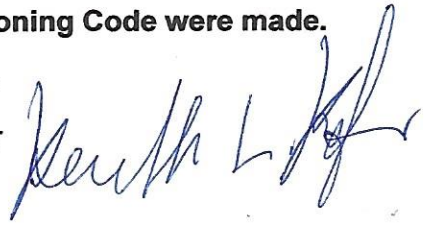
The variance(s) will not have an adverse effect on the physical and/or environmental conditions in the neighborhood or district because the proposed design fits within the neighboring properties, low height buildings. The off street parking area is and will be screening Pershing Avenue with Landscaping. New flowering trees will be planted as well. The existing overhead doors at North facing the Residential District will be replaced with Large windows improving the esthetics of the building.

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

The need for area variances is not self-created. The existing building was built in 2017. before changes to City Zoning Code were made.

Respectfully Yours

Kenneth L. Kaefer



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: 185 SMITH STREET

ZONING DISTRICT: Residential Neighborhood C (RNC) FORMER R&D

OWNER INFORMATION:

Name: RICKY AUTO BODY INC.
Address: 185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601
Phone: 845 454 3220
Email:

APPLICANT INFORMATION:

Name: DEVANAND JAIKARRAN
Address: 185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601
Phone: 917 416 7591
Email:

CONSULTANT INFORMATION:

Name: STUDIO () DESIGN & PLANNING
Address: 4 FAIRWAY DRIVE
PAWLING, N.Y. 12564
Phone: 845 239 1456
Email:

SUBJECT OF APPEAL

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

Name and title of agent: JOSEPH D. O'BRIEN, JUDITH KNAUSS

Date of decision/determination/violation: June 16, 2025

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 125 SMITH STREET

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
Section 19-2.3(3)(d)	Parking,5' From Building Set Back	5 Parking Spaces
Section 19-2.3(4)(b)	Entrance shall face primaty street	SIDE LOCATION
Section 19-6.2(1)(a)	Parking not at front	2 Parking spaces
Section 19-2.3(4)(b)	Planting Area	Planting has been provided
Section 19-6.2(11)(c)	Parking Spaces	Reduction of 12 Spaces
Section 19-6.5(3)(a)(1)	Lanscape: 7%	The least Driveway is 15.26'
Section 19-6.2(1)(c)	20 feet Drive	No Variance, 12% Provided 5 feet Reduction
Section 19-7.1(3)	Remodeling < 25%	Proposed 47% Addition Request 22% Increase

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: 185 SMITH STREET

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

Cover Letter, Replies to Zoning Review Coments

Landascape Plan , Survey

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

DATE

Print Name

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 185 SMITH 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):

AREA VARIANCE APPLICATION

Area Variance Request Justification.

SITE PLAN, LANDSCAPING PLAN

SURVEY , Short E.A..F

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.

Devanand Taikaran — SIGNATURE OF APPLICANT

7/16/25 — DATE

Devanand Taikaran — Print Name

Revised 12/24: Previous Editions Obsolete

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

August 18, 2025

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

Re: 185 Smith Street, TAX ID: 6162-65-510286
Poughkeepsie, NY 12601
Zoning District: RNC Former R&D

Proposed One Story Addition to Existing Building.

Dear Mr. Parker and members of the Board of Appeals,:
Enclosed for your review is an application for Area Variances regarding the above property located within the Residential Neighborhood C- (RNC) Zoning District, formerly Research and Development District (R&D).

The Owner, RICKY AUTOBODY INC, is proposing an addition to the existing commercial Building.
Said addition is mostly on the South, West and East Side of the property.
The adjourning properties to the South, West, and East are commercial use.
North (Front) is residential use.
The proposed work would include site improvements such as new walk, new hidden refuse, repaving the existing blacktop area, (10) ten feet Landscape buffer. Relocating the interior office space to the front of the building, providing proper parking spaces and lanscaping. The existing overhead doors facing the residential use will be replaced with large windows, improving the esthetics of the building.

The area variances requested as per comments from the Zoning Review by Joseph D. O'Brien, Deputy Zoning Administrator dated July16.2025 and comments from Judith Knauss, Deputy Zoning Administrator. Our responses are attached.

Respectfully,

Kenneth L Kaefer

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING, PRUNING, MULCHING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.

3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE 4. ALL SHRUBS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK WILLOW.

4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.

5. COORDIANATE PLANT MATERIAL LOCATIONS WITH SITE UTILITES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES.SEE LIGHTING PLANS FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROPRIATE.EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

6. LANDSCAPE PLANTING POTS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM MAIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR EXPECTATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SAND LOAM FREE FROM STAKES AND RUBBISH. 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL ,HARDWARE TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING DETAILS AS S.PECIFIED.

7. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.

8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS: 1 PART PEAT MOSS, 3 PARTS TOPSOIL, FERTILIZER/LIVE (APPLY AS RECOMMENDED BY SOIL ANALYSIS), WYCHORZA INOCULATNT- "TRANSPLANT 1 STEP" AS MANUFACTURED OR ROOTS, INC OR APPROVED EQUAL. USE PER MANUFACUTER'S RECOMMENDATIONS FOR TREES AND SHRUBS

9. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE Ph, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

10. LAWN SEEDING MIXTURE (LOW-WOW): 15% KENTUCKY BLUEGRASS (POA PREATENESS-SINGLE VARIETY); 15% PERENNIAL RYEGRASS (LOUM PERENNE); 30% CREEPING AND FESCLE (FESTUCA RUBRA); 25% CHEWINGS FESCLE(FESTUCA RUBRA JAMESTOWN); 15% HARD FESCLE. SEEDING RATE: 4.5 LBS PER 1000 SF (ADD 10% TO QUANTITY IF HYPERSEEDED). SEEDING DATES: AUGUST 15- OCTOBER 1 AND APRIL 15-JUNE 15, UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

11. ALL SLOPES GREATER THAN 30% RECEIVING A GRASS SEEDING SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

GENERAL LANDSCAPING

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

Nellie Stevens Holly
Ilx "Nellie R. Stevens"

Weeping Cherry Tree
Prunus x 'Snofozam'

Pink Magnolia, Lily Tree
Magnolia Soulangeana

WINTERGREEN BOXWOOD SHRUB

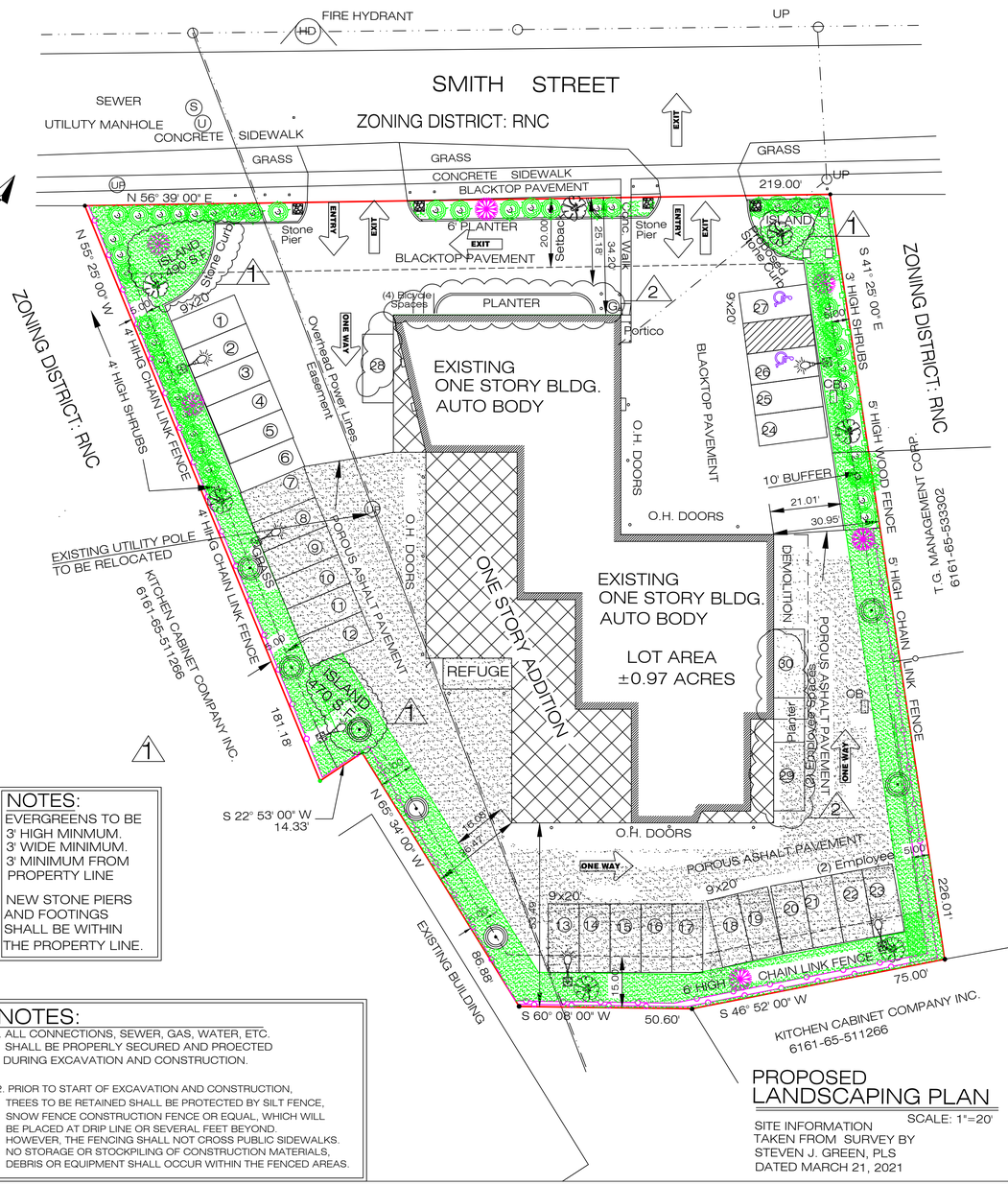
BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE

Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

N

185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6162-65-510286

English Ivy
Hedera Colchica 'Sulphur Heart'
CLIMBING COVER FOR
EXISTING CHAIN LINK FENCE



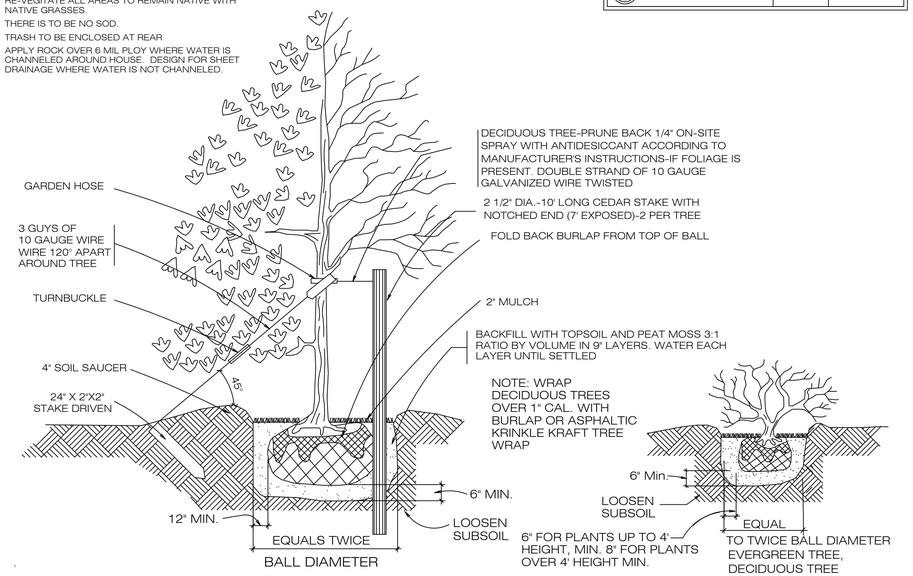
TREE LEGEND		
PROPOSED TREES		
NAME	SIZE	QUANTITY
Weeping Cherry	4" Dia.	8
Pink Magnolia	3" Dia	6
Nellie Stevens Holly	3" Dia	7

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

NEW STONE PIERS
AND FOOTINGS
SHALL BE WITHIN
THE PROPERTY LINE.

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

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



PLANTING DETAILS

PROPOSED LANDSCAPING PLAN

SCALE: 1"=20'

SITE INFORMATION
TAKEN FROM SURVEY BY
STEVEN J. GREEN, PLS
DATED MARCH 21, 2021

PROGRESS PRINT

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- G — GAS
- W — WATER
- S — SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- 10 FEET BUFFER
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED 3' HIGH SHRUBS
- Weeping Cherry Tree
- Pink Magnolia
- Holly

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

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025

STUDIO 90 DESIGN & PLANNING
1 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL: (845) 233-4678
Email: studio90@mtsn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, P.E., CONSULTING ENGINEER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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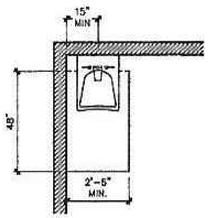
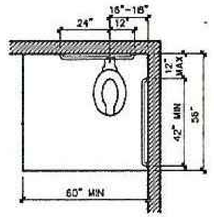
STATE OF NEW YORK · PETER G. MARCHETTI · 081854 · LICENSED PROFESSIONAL ENGINEER

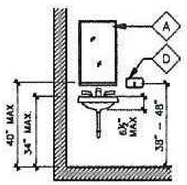
PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
LANDSCAPING PLAN.

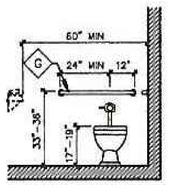
VINCES AUTO BODY
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

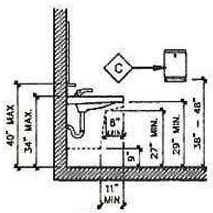
DATE: 5-9-2025
JOB NO.: 25-18
SCALE: 1"=20'
DWG. NO. SP-1



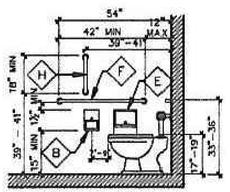








ICC/ANSI-A117.1-2009
CLEAR FLOOR SPACE AT SINKS AND LAVS.



ICC/ANSI-A117.1-2009
CLEAR FLOOR SPACE AT WATER CLOSETS

TOILET ACCESSORIES SCHEDULE

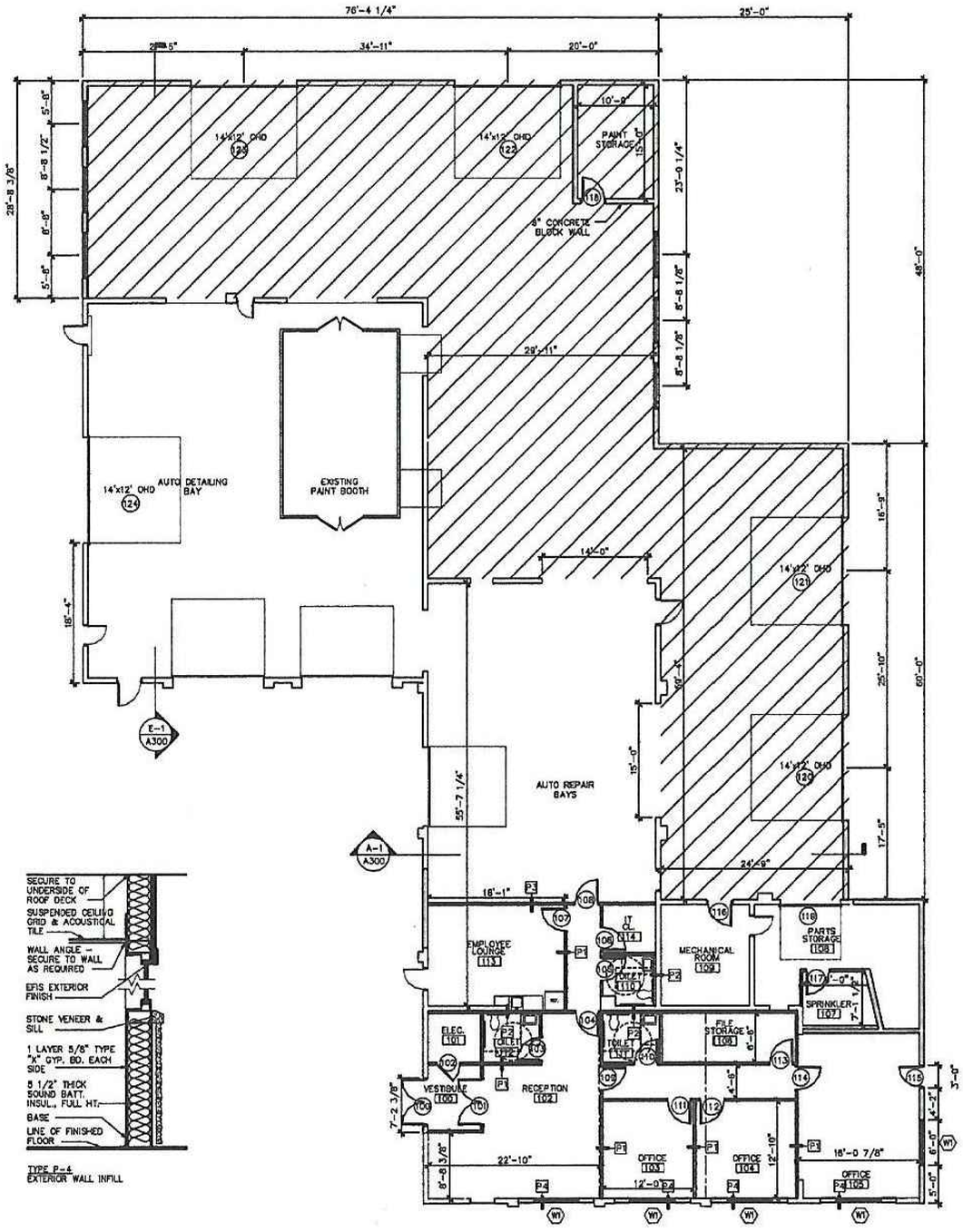
SYMBOL	ITEM
A	48" X 24" MIRROR, TEMP GLASS PROVIDED & INSTALLED BY CONTRACTOR
B	SURF. MNTD TOILET PAPER DISP., PROVIDED BY & INSTALLED BY CONT.
C	ELECTRIC HAND DRYER, PROVIDED BY AND INSTALLED BY CONTRACTOR
D	SOAP DISPENSER, PROVIDED AND INSTALLED BY CONTRACTOR
E	FEMININE NAPKIN DISPOSAL, PROVIDED AND INSTALLED BY CONTRACTOR
F	42" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR
G	36" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR
H	18" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR

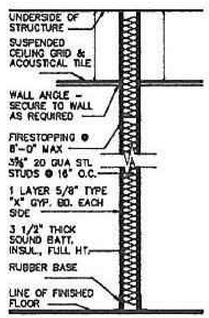
* CONTRACTOR TO PROVIDE FIRE-RATED WOOD BLOCKING WITHIN WALLS FOR ALL TOILET ACCESSORIES (IN A CONCEALED MANNER) MIRRORS, GRAB BARS, ETC. COORDINATE AND CUT AND PATCH AS REQUIRED.

PROVIDE WRAPPING AT ALL EXPOSED HOT AND COLD WATER PIPES AND WASTE LINES. THIS IS TO OCCUR AT ALL EXPOSED PIPE AREAS.

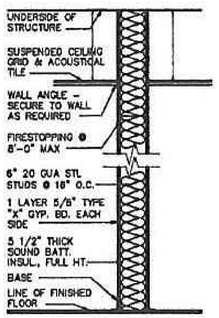
ALL UNITS AS INDICATED ARE REQUIRED TO MEET ALL MANUFACTURERS AND HANDICAP ACCESSIBILITY SPECIFICATIONS AND DIMENSIONS.

COORDINATE TILE FINISH AT ALL TOILET ACCESSORIES SUCH AS PAPER TOWELS, MIRRORS, ETC.

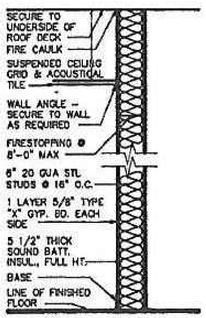




TYPE P-1
UNLESS OTHERWISE NOTED (PROVIDE MOIST. RESIST. GWB ON WET WALLS)



TYPE P-2
(TYPE P-2.1 – MOIST. RESIST. GWB ON WET SIDE OF WALL)



TYPE P-3
1 HOUR RATED UL DESIGN U425 PROVIDE RATED DOORS WHERE SHOWN (MOIST. RESIST. GWB ON WET SIDE OF WALL)

TYPE P-4
EXTERIOR WALL INFILL

PARTITION NOTES:

1. ALL GYPSUM WALLBOARD TO BE 5/8" TYPE "X".

2. PROVIDE WATER RESISTANT/MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WET AREAS. PROVIDE CEMENT BOARD AT ALL TILED WALL SURFACES IN PLACE OF GWB. REFER TO FLOOR PLAN AND PARTITION TYPES FOR ADDITIONAL INFORMATION.

3. PROVIDE PARTITION REINFORCEMENT OR BLOCKING WITHIN WALLS FOR THE FASTENING OF ALL WALL MOUNTED ACCESSORIES, EQUIPMENT, RAILINGS, SCREENS, GRAB BARS, ETC.

4. PROVIDE SEALANT WHEN GYPSUM WALLBOARD IS PERPENDICULAR TO ADJACENT SURFACES, TYPICAL. (WALL, FLOOR, STRUCTURE)

5. PROVIDE FIRESTOPPING INSULATION AND BLOCKING AT ALL VOID SPACES AND AT ALL RATED WALL CONDITIONS.

LEGEND:

EXISTING WALL / DOOR TO BE REMOVED

EXISTING WALL / DOOR TO REMAIN

NEW CONSTRUCTION

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction, N.Y. 12533
T (914) 509-6557 F (914) 509-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
181 CHURCH STREET
ARCHITECTURE POUGHKEEPSIE, NEW YORK 12601
PLANNING & INTERIORS PHONE 845-452-2266 FAX 845-452-5752

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET,
POUGHKEEPSIE, NY

DRAWING
FLOOR PLAN

DRAWN BY: KY
CHECKED BY: MM
PROJECT NUMBER: 22131
DATE: 7-15-25
DRAWING NUMBER: A100

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018038-1 STATE OF NEW YORK

P:\2022\JOB # - JOB NAME\

A-1 FLOOR PLAN
1/4"=1'-0"

PROJECT NORTH

ZONING DATA

CITY OF POUGHKEEPSIE N,Y, OCTOBER 2024 ZONING AND USE REGULATIONS

PARCEL NUMBER: 6161-65-510286 | YEAR BUILT: 1960

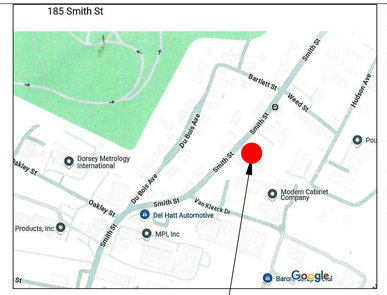
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD C 5- (RNC) (FORMER R&D)

USE: AUTO REPAIR SHOP

LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 0.97 Acres	± 0.97 Acres
LOT WIDTH	25'	± 170'	± 170'
LOT COVERAGE	70%	± 53.3%	±55.9%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT			
PRIMARY STREET SETBACK	20'	34.20'	34.20'
SECONDARY STREET SETBACK	10'	N/A	N/A
SIDE SETBACK (Min.)	5'	19.70'	±26.47'
REAR SETBACK (Min.)	15'	57.60'	±50.88'
HEIGHT (Max.)	2.5/35'	ONE STORY/±16'	ONE STORY/±22'
PARKING SPACES	42		30
BICYCLE PARKING	4	0	4
LANDSCAPE BUFFER	10'	3'	10'
ADA PARKING	2	2	2
DRIVEWAY 12 Feet (Min) 10 feet to Property Line	Proposed: 15.26', 10' to Property Line		
ENTRANCE	FRONT	FRONT	SIDE
OPEN, USABLE SPACE	7% ± 1,760 S.F.		± 12.7% ±3,200 S.F.

PROPERTY NOTES

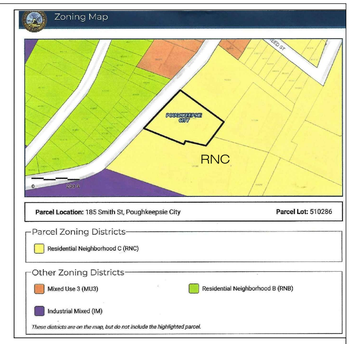
1. THERE ARE NO WAIVERS REQUESTED.
2. THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT TO OR OTHERWISE PERTAINING TO THE PROPERTY.
3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.
4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.
5. NO DAMAGE TO SMITH STREET ENTRANCE AND SIDEWALK.
6. THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.
7. THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.
8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH 'CULTEC' STORMWATER MANAGEMENT SYSTEM.

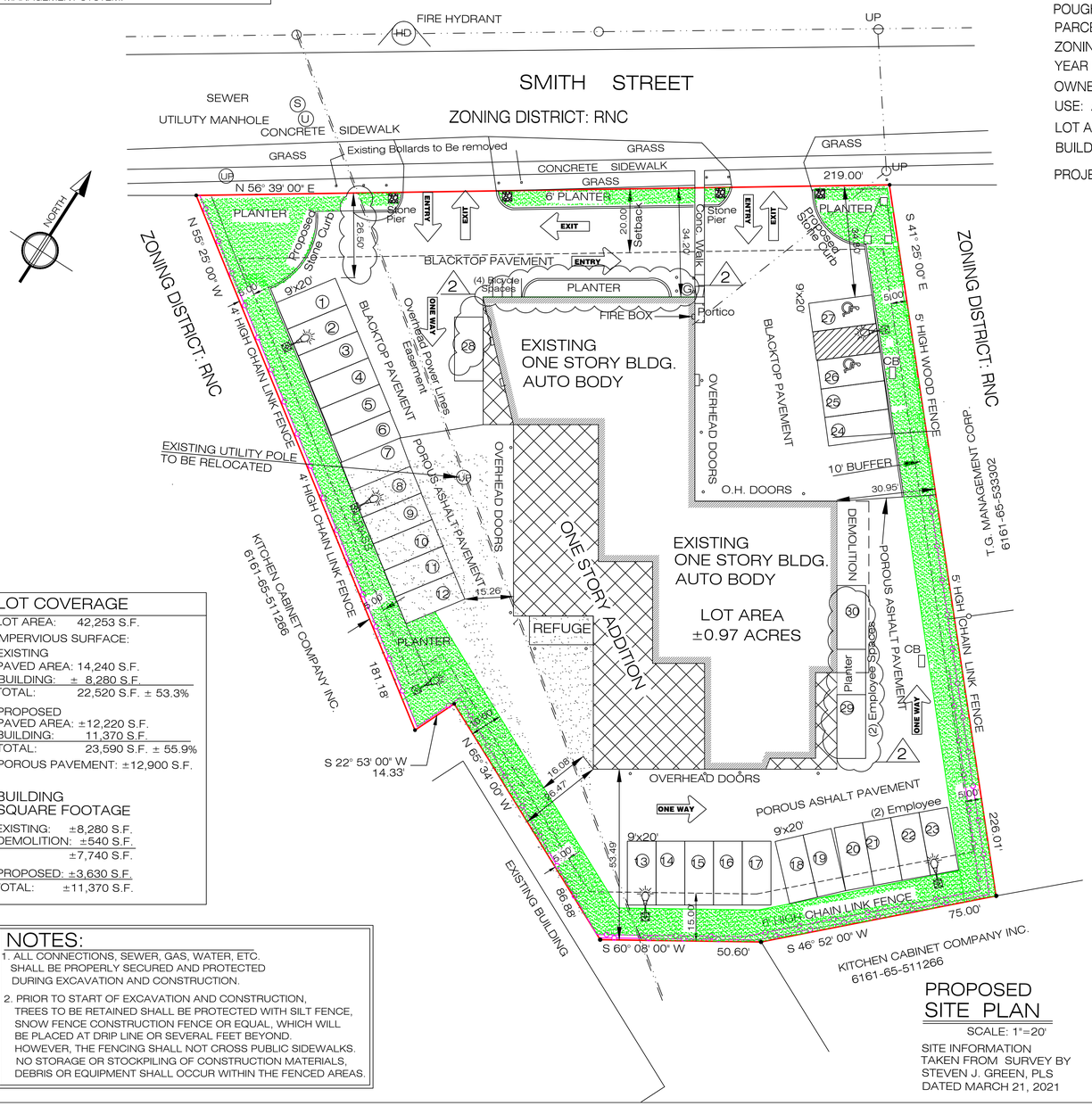


LOCATION MAP

SITE

N





PROPOSED SITE PLAN

SCALE: 1"=20'

SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED MARCH 21, 2021

PARKING REQUIREMENTS

SECTION 19-2.3(2)
PARKING LOCATION & ACCESS
SECTION 19-2.3(2)(d)
d Primary Street Yard (Min.) Varies 1
1. Primary Street Yard Shall Be 5 Feet Greater Than The Primary Structure Setback

f Side Yard Setback (Min.) 10 Ft
g Rear Yard Setback (Min.) 5 Ft
Driveway Width (Max) 15 Ft

SECTION 19-5.34
1. Sale of any vehicle or boats shall be prohibited.
2. Outdoor area lighting shall be required.
3. Entrance and exit driveways shall have an unrestricted width of not less than 12 feet (one-way), shall not be located closer than 10 feet to any property line and shall be so laid out as to avoid the necessity of any vehicle backing out into any public right-ofway.
4. Vehicle Lifts or pits, dismantled vehicles and all parts and supplies shall be located within a building enclosed at all sides.
5. All service or repair of motor vehicles shall be conducted in a building enclosed on all sides. This requirement shall not be constructed to mean that the doors to any repair shop must be closed at all times.
6. Gasoline or flammable oils in bulk shall be fully stored underground, no nearer than 10 feet to any lot line
7. No commercial sale of gasoline shall be permitted, nor shall any pump be located in front or side yard.

LOT COVERAGE

LOT AREA: 42,253 S.F.
IMPERVIOUS SURFACE:
EXISTING
PAVED AREA: 14,240 S.F.
BUILDING: ± 8,280 S.F.
TOTAL: 22,520 S.F. ± 53.3%

PROPOSED
PAVED AREA: ±12,220 S.F.
BUILDING: 11,370 S.F.
TOTAL: 23,590 S.F. ± 55.9%
POROUS PAVEMENT: ±12,900 S.F.

BUILDING SQUARE FOOTAGE
EXISTING: ±8,280 S.F.
DEMOLITION: ±540 S.F.
±7,740 S.F.
PROPOSED: ±3,630 S.F.
TOTAL: ±11,370 S.F.

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROTECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED WITH SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

CITY OF POUGHKEEPSIE, NEW YORK

DEPARTMENT HEAD APPROVALS

Zoning Chair Person Date:

Planning Board
Site Plan Approval Date:

Department Of Public Works and Engineering Date:

Fire Chief: Date:

Police CHief: Date:

Building Inspector: Date:

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

OWNER Date:

Dig Safely. New York
Dig Safely and Dig Safely. New York are used under license from Dig Safe Systems, Inc.
Know what's below.
Call 811 before you dig.

185 SMITH STREET

POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6162-65-510286
ZONING DISTRICT: Residential Neighborhood C-(RNC)
YEAR BUILT: 1960
OWNER : RICKY AUTO BODY INC.
USE: AUTO BODY REPAIR SHOP
LOT AREA: ± 0.97 ACRES
BUILDING FLOOR AREA: ± 12,000 S.F.

PROJECT: PROPOSED ONE STORY ADDITION
INTERIOR ALTERATION & RENOVATIONS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — FIRE HYDRANT
- G — GAS
- W — WATER
- S — SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- 10 FEET BUFFER

DRAWING LIST

SP	PLOT PLAN
SP-1	LANDSCAPE PLAN
SP-2	SITE DETAILS
P	PICTURES
A 100	ROPOSED PLAN
A 200	EXTERIOR ELEVATIONS

PROGRESS PRINT

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

NO.	REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS	8-18-2025
NO. 1	ZONING REVIEW COMMENTS	7-18-2025

STUDIO 90 DESIGN & PLANNING
1 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL: 845.233.4745
Email: studio90@mtsn.com
KENNETH L. KASFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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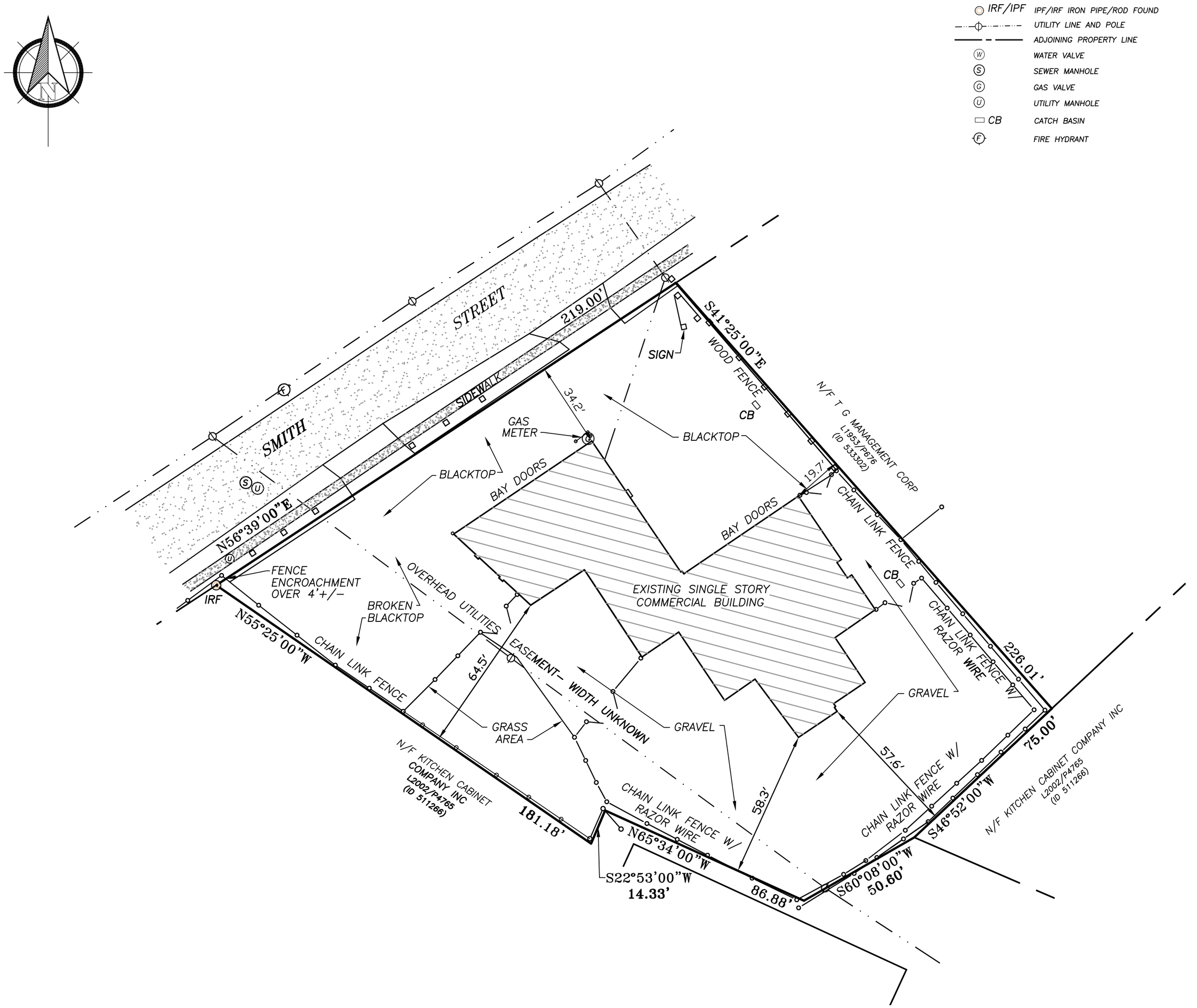
STATE OF NEW YORK · PETER G. MARCHETTI JR. · 082430 · LICENSED PROFESSIONAL ENGINEER

PROJECT: INTERIOR ALTERATIONS,
PROPOSED ONE STORY ADDITION
PROPOSED SITE PLAN

VINCES AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-9-2025
JOB NO.: 25-18
SCALE: 1"=20'
DWG. NO.: SP



LEGEND

IRF/IPF	IPF/IRF IRON PIPE/ROD FOUND
	UTILITY LINE AND POLE
	ADJOINING PROPERTY LINE
W	WATER VALVE
S	SEWER MANHOLE
G	GAS VALVE
U	UTILITY MANHOLE
CB	CATCH BASIN
F	FIRE HYDRANT

NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD xxxxxx 2021

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

REFERENCES:

-L2020/P1655

LAND AREA

0.97 ACRES+/-

GRAPHIC SCALE

SCALE: 1" = 30'

0 15 30 45 60

SURVEY FOR

JOSEPH V. LOMORIELLO

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

STEVEN J. GREEN PLS
LICENSE NO. 050565
P.O. BOX 534, GOSHEN, NY 10924
(845) 978-1672

STEVEN J GREEN PLS LICENSE 050565 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

SCALE	PROJECT	CAD REFERENCE
1" = 30'	185 SMITH STREET	J21-017
PARCEL ID	DATE:	DWG.NO
510286	3/21/2021	1 of 1

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
VINCE'S AUTO BODY

Project Location (describe, and attach a location map):
185 SMITH STREET, POUGHKEEPSIE, N.Y. 12601

Brief Description of Proposed Action:
PROPOSED ADDITION TO THE EXISTING COMMERCIAL BUILDING

Name of Applicant or Sponsor:	Telephone: 917 416 7591
DEVAND JAIKARRAN	E-Mail: INFO@VINCESAUTOBODYWARKS.COM

Address:
185 SMITH STREET,

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NY	10601

	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? 0.97 acres
   b. Total acreage to be physically disturbed? 0.08 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.97 acres

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

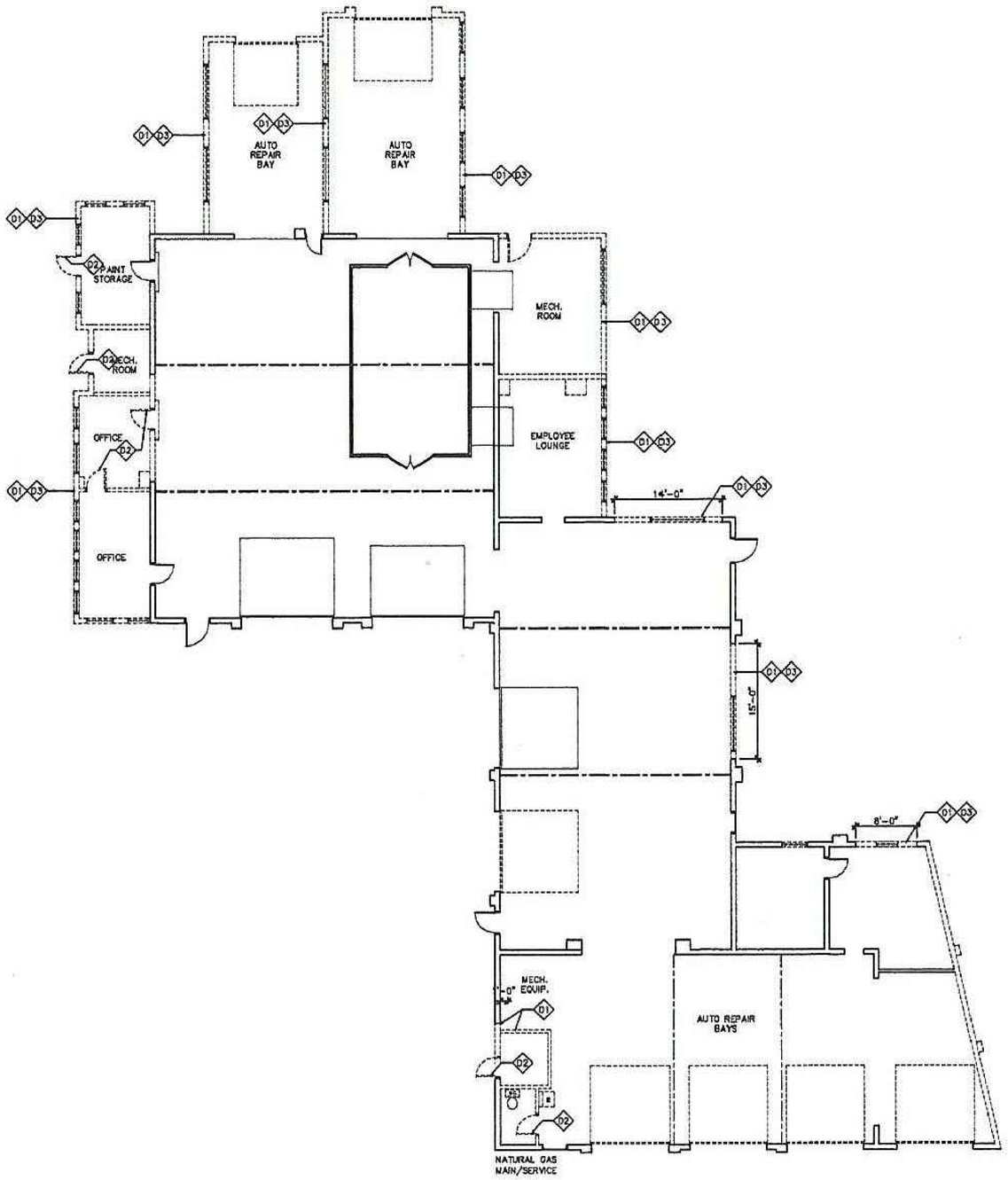
	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
EXISTING BUILDING MEETS NYS ENERGY CONSERVATION COSTRUCTION CODE	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
"CULTEC" STORMWATER MANAGEMENT SYSTEM	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		



A-1 DEMOLITION PLAN
1/4"=1'-0"

N
PROJECT NORTH

GENERAL DEMOLITION NOTES:

1. DRAWING SHOWS GENERAL EXTENT OF DEMOLITION AND REMOVALS. THE OWNER/GC SHALL MAKE ALL REMOVAL AS REQUIRED TO PROPERLY INSTALL ALL NEW WORK.

2. DEMOLITION WORK SHALL INCLUDE BUT IS NOT LIMITED TO, CUTTING, DEMOLITION AND REMOVAL OF STRUCTURES, PORTIONS OF EXISTING EXTERIOR AND INTERIOR WALLS, PARTITIONS, AND CEILINGS, REMOVAL OF WINDOWS, DOORS, DOOR FRAMES, TRIM AND HARDWARE, AND PREPARING ALL AREAS LEFT BY THESE REMOVALS FOR INSTALLATION OF NEW CONSTRUCTION AND ALL OTHER ITEMS OTHERWISE REQUIRED FOR CONSTRUCTION PROGRAM. CONSULT DRAWINGS FOR ALL WORK INVOLVED.

3. FURNISH ALL MATERIALS AND EQUIPMENT NECESSARY FOR COMPLETE DEMOLITION OPERATIONS AND PROTECTION OPERATIONS.

4. REMOVALS SHALL BE PERFORMED IN A CAREFUL MANNER WITHOUT UNNECESSARY NOISE, OR OTHER DISTURBANCE TO ADJACENT FACILITIES AND GENERAL PUBLIC. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AND PROTECT ALL ADJACENT PROPERTIES AND PRIVATE VEHICLES FROM DUST AND DEBRIS ASSOCIATED W/ DEMOLITION OPERATIONS.

5. DEMOLITION AND REMOVALS SHALL BE PERFORMED SO THAT EXISTING FINISHES, EQUIPMENT, AND SYSTEM THAT ARE TO REMAIN ARE NOT DAMAGED. PROVIDE PROTECTION AS NEEDED TO ASSURE THAT THESE ITEMS ARE NOT DAMAGED.

6. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADWAYS, WALKS, AND OTHER ADJACENT OCCUPIED FACILITIES.

7. ALL EXCESS MATERIALS RESULTING FROM DEMOLITION OPERATION SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE DISPOSED OFF JOB SITE USING APPROVED METHODS, AND AS REQUIRED BY ALL AGENCIES, ETC WITH JURISDICTION.

8. EXISTING SPACES, ADJACENT BUILDING AREAS AND CONSTRUCTIONS WHICH ARE TO REMAIN, SHALL BE PROTECTED AGAINST DUST MIGRATION AND DAMAGE. EXTREME PRECAUTION SHALL BE EXERCISED, AND PROTECTION SHALL BE PROVIDED TO PREVENT BODILY INJURY TO PUBLIC. PROVIDE SEALED ACCESS DOORS; ERECT AND MAINTAIN ALL BARRICADES, LIGHTS, WARNING SIGNS AND GUARDS AS REQUIRED BY ORDINANCES, LAWS AND REGULATIONS AND FOR STAGING AND PHASING.

9. DAMAGE: PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT OUT OF SCOPE FACILITIES BY DEMOLITION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

10. REMOVE OR CUT HOLES IN WALL, FLOORS OR ROOF OF EXISTING CONSTRUCTION WHERE SHOWN OR WHERE NECESSARY FOR INSTALLATION OF NEW WORK.

11. COORDINATE MEP WITH OWNER FOR REMOVALS AND NEW INSTALLATION. ALL ABANDONED WIRING, PIPING AND EQUIPMENT SHALL BE REMOVED EXCEPT THOSE IN EXISTING WALL AND SLABS THAT ARE TO REMAIN. PROPERLY CAP AND/OR TERMINATE ABANDONED PIPING AND WIRING THAT REMAINS.

12. AT ALL REMOVED MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, PIPING, CONDUITS, ETC, LINES ARE TO BE REMOVED TO SOURCE OR CAPPED AND ABANDONED IN PLACE, WHERE POSSIBLE. NOTIFY THE OWNER IMMEDIATELY FOLLOWING FINDING PIPING, CHASES, DUCTWORK, ETC WITHIN THE WALLS TO BE DEMOLITIONED THAT WILL CAUSE CHANGE IN DESIGN. COORDINATE W/ MEP DEMO NOTES.

13. ALL CONSTRUCTION SHOWN DOTTED MUST BE REMOVED AND CLEANED TO EXISTING SUBSTRATE FOR NEW CONSTRUCTION.

14. PRIOR TO SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW THE EXISTING CONDITIONS ASSOCIATED WITH THE SCOPE OF WORK AND ADJACENT AREAS TO ASCERTAIN THE DIFFICULTIES WHICH WILL AFFECT THE EXECUTION OF THE WORK OF THIS CONTRACT.

15. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE ABOVE SITE EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

16. DEMOLITION WORK SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO MAINTAIN EXISTING SERVICES PENDING THE COMPLETION OF PERMANENT WORK.

17. COORDINATE ALL DEMOLITION WORK WITH THE WORK OF OTHER TRADES AND WITH THE TENANT AND LANDLORD.

18. NOTIFY THE OWNER IMMEDIATELY FOLLOWING FINDING PIPING, CHASES, DUCTWORK, ETC. WITHIN THE WALLS TO BE DEMOLISHED THAT WILL CAUSE CHANGE IN THE DESIGN.

IF THE CONTRACTOR DURING THE COURSE OF WORK OBSERVES UNANTICIPATED ACBM ASBESTOS OR LEAD BASED MATERIALS IN THE STRUCTURE OF BUILDING, THE CONTRACTOR SHALL PROMPTLY NOTIFY OWNER AND ARCHITECT. OWNER SHALL CONSULT WITH ARCHITECT AND ENGINEER REGARDING REMOVAL OR ENCAPSULATION OF THE ASBESTOS MATERIAL AND CONTRACTOR SHALL NOT PERFORM ANY WORK PERTINENT TO THE ASBESTOS OR LEAD MATERIAL PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM OWNER.

ASBESTOS OR LEAD REMOVAL: IMPLEMENTATION MAY UNCOVER UNANTICIPATED LEAD BASED OR ASBESTOS-CONTAINING BUILDING MATERIALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF ANY SERVICES IN CONNECTION WITH OR RELATED TO SUCH MATERIALS, AND CONTRACTOR HEREBY AGREES TO IMMEDIATELY NOTIFY THE OWNER:

A: RETAIN AN EXPERT OR EXPERTS TO ARRANGE FOR THE PROMPT IDENTIFICATION OR, AND/OR REMOVAL OR TREATMENT OF SUCH MATERIALS ON THE PROJECTS, AND

B: IDENTIFY AND HOLD ARCHITECT AND HIS CONSULTANTS HARMLESS FROM ANY CLAIMS, INJURIES, OR EXPENSES, INCLUDING THE REASONABLE COUNSEL FEES, INCURRED BY THE ARCHITECT AND ITS CONSULTANTS ARISING OUT OF OR IN ANY WAY RELATED TO THE EXISTENCE OF SUCH MATERIALS ON THE PROJECT.

DEMOLITION KEY NOTES:

D1 REMOVE EXISTING WALLS AS SHOWN DASHED COMPLETELY; CUT AND PATCH AS REQUIRED. BEFORE REMOVING WALL VERIFY IF THE WALL IS LOAD BEARING.

D2 REMOVE EXISTING DOORS, FRAMES AND HARDWARE AS SHOWN DASHED COMPLETELY; CUT AND PATCH AS REQUIRED.

D3 REMOVE EXISTING WINDOW & FRAMES COMPLETELY. CUT & PATCH WALLS AS REQUIRED.

D4 REMOVE ALL EXISTING FLOORING AND ANY DAMAGED SUBSTRATE. CUT AND PATCH AS REQUIRED. PREP SUBSTRATE FOR THE INSTALLATION OF NEW FLOORING.

LEGEND:

EXISTING WALL / DOOR TO BE REMOVED

EXISTING WALL / DOOR TO REMAIN

NEW CONSTRUCTION

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction . N.Y. 12533
T (914) 609-6557 F (914) 609-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601 PHONE 845-452-2268 FAX 845-452-3752

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET
POUGHKEEPSIE, NY

DRAWING
DEMOLITION PLAN

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 019089-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

DRAWING NUMBER
D100

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

July 16th, 2025

Alfredo Di Pietro

Re: 185 Smith Street
ID: 419022
Zoning Review Request PD-2025-081 revised

Dear Applicant,

The Development Department is in receipt of your zoning review request relating to the property at 185 Smith Street which contains a non-conforming motor vehicle repair and sales facility to a non-conforming motor vehicle repair facility with alterations to the site including an addition to the existing building.

This property is located within the Residential Neighborhood C district (RNC) which does not permit motor vehicle repair facilities per **Section 19-5.5** of the Zoning Ordinance, but which is subject to Site Plan approval by the Planning Board.

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

1. **Section 19-2.3(2)(d)** states that parking shall be located a minimum of 5' greater than the primary structure setback. **Five parking spaces are proposed to be located within the primary street yard.**
2. **Section 19-2.3(4)(b)** states that the entrance shall face the primary street. **The proposed entrance faces the northern side property line.**
3. **Section 19-6.2(1)(a)** states that all parking may be located adjacent to a building but not between the building and the front lot line. **Five parking spaces are proposed to be located within the primary street yard.**
4. **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 proposed landscape plan is deficient on the southern, northern and eastern property lines.**
5. **Section 19-6.2(11)(c)** states that 38 parking spaces plus 1 parking space per every two employes are required. **33 parking spaces are proposed.**
6. **Section 19-6.5(3)(a)(1)** states that an area equal to at least 7 percent of the surface area occupied by vehicle parking spaces, inclusive of driving aisles and driveways

BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
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necessary for access to and circulation among those spaces, shall be landscaped. Landscaping shall include a minimum of 1 tree island containing at least 80 square feet of land area, which shall include at least 1 medium shade tree or larger for every 20 parking spaces. Parking lot screening shall not be used to meet this 7 percent landscaping requirement. **The proposed parking area is 25,110sf, therefore 1,757.7sf will be required to be landscaped in compliance with this section.**

7. Section 19-7.1(3) states that upon a finding by the Planning Board that a proposed remodeling of a nonconforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of the necessary permits. For purposes of this section, the term "remodeling" may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties. **The proposed alteration/addition equals a 37% increase.**

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

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

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com

August 18, 2025

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

Re: 185 Smith Street,
Poughkeepsie, NY 12601
TAX ID: 6162-65-510286
Zoning District: RNC Former R&D

Dear Mr. Parker and members of the Board of Appeals,
The Owner, RICKY AUTOBODY INC, is proposing an addition to the existing Commercial Building. Said addition is mostly on the South, West and East Side of the property.

The area variances requested as per comments from the Zoning Review by Joseph D. O'Brien, Deputy Zoning Administrator dated April 8, 2025 and Comments from Judith Knauss, Deputy Zoning Administrator.
Our responses are in **Bold**

1. **Section 19-2.3(2)(d)** States that parking shall be located a minimum of 5' than the primary structure setback
   REQUESTED 2 Spaces, threes spaces have been removed.

2. **Section 19-2.3(4)(b)** States that the entrance shall face the primary street
   Request that entrance be at West (Side entrance)

3. **Section 19-6.2(4)(b)** States that all parking may be located adjacent to a building but not between The building and the front lot line.
   REQUESTED 2 Spaces, threes spaces have been removed.

4. **Section 19-3.2(4)(c)** States that whenever a parking area containing three or more spaces faces A street or lot 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.
   A 6' planting area of evergreen bushes and flowering trees has been provided.

5. **Section 19.6.2(11)(c) States** that 38 parking spaces plus1 (one) parking space per every 2 Two employees are required (42)
   Provided 30 spaces REQUESTED 12 spaces reduction.

6. **Section 19-6.5(3)(a)(1)** States that an area equal to at least 7 percent of the surface area occupied by vehicle parking spaces, inclusive of driving aisles and driveways necessary to access and circulation among those spaces, shall be landscaped. Landscaping shall include a minimum of 1(one) tree island containing at least 80 square feet of land area which shall include 1(one) medium shade tree or larger for every 20 parking spaces. Parking lot screening shall not be used to meet this 7 percent landscaping requirement,
   Islands have been provided at South and North East sides.
   A Planter is shown between parking spaces 28 and 29.
   On South (rear) partial East and West sides along property lines there are large, leafy trees.

185 Smith Street
Judith Knauss<JKnauss@cityofpoughkeepsie.com>
info@vincesautobodyworks.com;vidyajaikarran1@gmail.com;+1 other
Tyler Maegerle;Joseph O'Brien;Lori Garcia
Dear Sir/Madam:

The Development Department is in receipt of your application for area variances relative to the proposed construction of additions to the existing automotive repair facility at 185 Smith Street, including reconfiguration of the parking areas and ingress/egress and interior circulation to the site. This application has been reviewed, and in addition to the previously identified deficiencies, please note the following:

1) As of November 22, 2024, the property is located in an area of the City zoned RNC;

2) Pursuant to the provisions of Section 19-5.5 of the Zoning Code, automobile repair facilities are specifically prohibited in RNC Districts. Therefore, the use is nonconforming (please note that it was nonconforming prior to 2024 as well);

3) Section 19-7.1(2) requires that a certificate of legal nonconformity be obtained for any nonconforming use. It is recommended (required) that you request the issuance of such a certificate, detailing the character and extent of the nonconformity and is conformance to zoning regulations at the time of establishment of the use;

4) Section 19-7.1(1)(a) provides that a nonconforming use shall not be enlarged, altered, extended, reconstructed or restored, nor shall it be placed on a different portion of the lot, nor shall any external evidence of such use be increased by any means whatsoever: the addition and expansion/reconfiguration of the parking area and access/egress enlarges, extends and increases the external evidence of the nonconforming use;

5) Section 19-10 defines a parking space as "an area for the temporary storage of a motor vehicle located in other than a public street or other public way and having a width of not less than nine feet and a length of not less than 20 feet and having a permanent means of access to a public street or public alley without requiring passage through another parking space." By this definition, spaces #32 is not an allowed parking space;

6) Section 19-6.21)(c) requires access shall consist of at least one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces and at least two ten-foot wide lanes for parking areas with more than 20 spaces: the access drive through the property is at many points less than 20 feet in width, and at one point appears to be less than 15 feet in width;

Further, please note that in the cover letter prepared by your design professional addressing various zoning deficiencies, the following error will also require amendment of the application:

For every 20 parking spaces. Parking lot screening shall not be used to meet this 7 percent landscaping requirement,
Islands have been provided at South and North East sides.
A Planter is shown between parking spaces 28 and 29.
On South (rear) partial East and West sides property line there are large, leafy trees. Planting, other than grass would not survive.
Also, along The South, West, East property Lines there is a 5 feet high chain link fence which we proposes to cover with evergreen Ivy as show on the landscaping plan.

7. **Section 19-7.1(3)** Sates that upon a finding by the Panning Board that a proposed remodeling of non conforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of necessary permits. For purposes of this section, the term "remodeling" may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chaper, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties.

   The proposed addition will increase the square foot of the existing building 47%.
   a reduction of 22% is requested.
   The existing overhead doors at North facing the Residential District will be replaced with Large windows improving the esthetics of the building.

Sincerely.

Kenneth L. Kaefer. R.A., A.I.A.

1. Section 19-2.3(2)(d) requires that parking shall be setback at least five feet more than the primary structure set-back. This section is actually designed to prevent front yard parking. While, as you point out, the required front yard set-back is 20 feet, the existing building is set-back is 34.20 feet, meaning that the off-street parking must be set-back 39.20 feet from the property line. That is, five feet past the primary structure set-back. Therefore, spaces 1, 2, 27, 28, 29 and 30 are all within the required parking set-back and would require this variance;

It is recommended that within sixty (60) days of the date of this communication you:

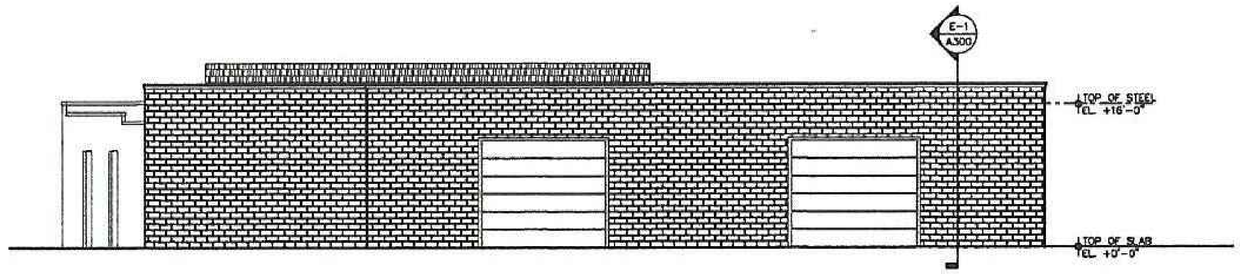
1) Make a written request for a certificate of legal nonconformity as outlined in #3 above; and,

2) Revise the application to reflect compliance or request additional variances.

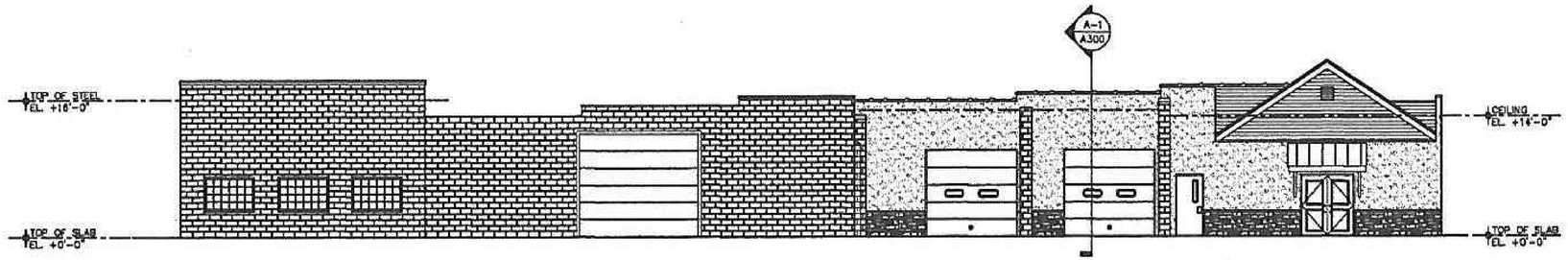
Please also be advised that for the purposes of the NYS Environmental Quality Review Act (SEQRA), this application has been classified as an Unlisted Action subject to a coordinated review. It will therefore be necessary for you to file an application for site plan review.

Please feel free to contact me, Tyler Maegerle and/or Joseph O'Brien if you have any questions in this regard.

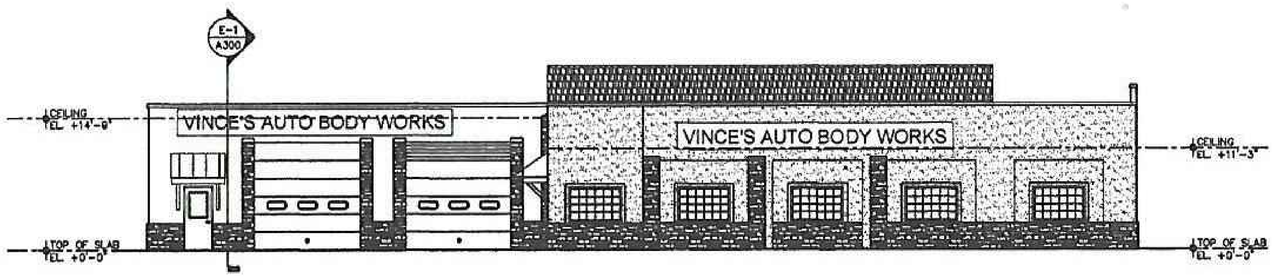
Very truly yours,
Judith Knauss
Deputy Zoning Administrator



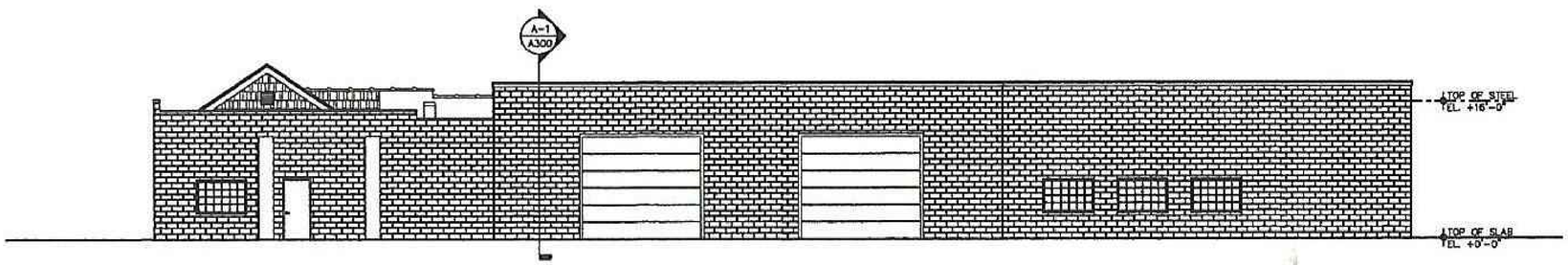
A-1 WEST ELEVATION
1/4"=1'-0"



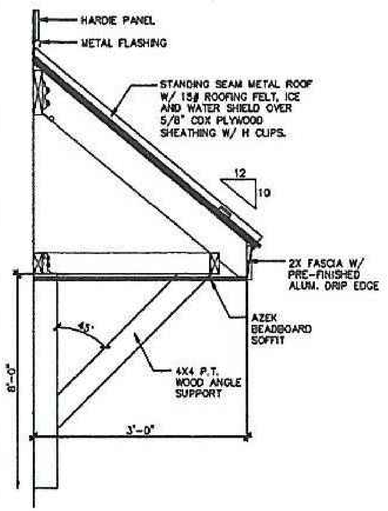
A-1 WEST ELEVATION
1/4"=1'-0"



A-1 WEST ELEVATION
1/4"=1'-0"



A-1 NORTH ELEVATION
1/4"=1'-0"



A-13 SHED CANOPY DETAIL
1"=1'-0"

KEY NOTES:

DAY|STOKOSA
ENGINEERING P.C.

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction, N.Y. 12533
T (914) 509-6557 F (914) 509-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-5732

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET,
POUGHKEEPSIE, NY

DRAWING
EXTERIOR ELEVATIONS

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018003-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

DRAWING NUMBER
A200

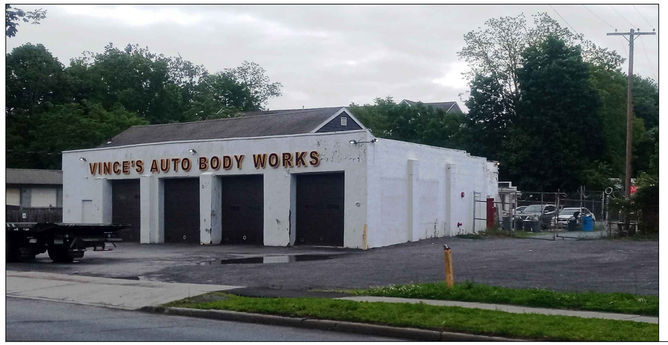
FILE P:\2022\JOB #'s - JOB NAMES

WOOD FENCE

NORTH -FRONT

185 SMITH STREET

CHAIN LINK FENCE



NORTH-WEST

NORTH-EAST

SMITH STREET WEST

SMITH STREET EAST

NO. 1 ZONING REVIEW COMMENTS 7-18-2025

REVISION DATE:

STUDIO 90 DESIGN & PLANNING
1 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845.233.4766
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
PICTURES

VINCES AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-9-2025

JOB NO.: 25-18

SCALE: NONE

DWG. NO. PICTURES

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: "CULTEC" STORMWATER MANAGEMENT SYSTEM.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

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

Applicant/sponsor/name: Devanand Jaikarran Date: 3/17/25

Signature: Devanand Jaikarran Title: President.

PRINT FORM