



**City of Poughkeepsie  
Historic District and Landmarks Preservation Commission  
Meeting Agenda**

Common Council Chambers  
Thursday, February 12, 2026  
6:00 PM

**I. NOTICE**

1. **The City of Poughkeepsie never request payment for an application to the Historic & Landmarks Preservation Commission**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

1. Approval of January 8, 2026 Meeting Minutes

**IV. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS**

1. **85 SOUTH HAMILTON STREET**  
Applicant: Gary Maier  
Project: Railing
2. **113 ACADEMY STREET**  
Applicant: Gary Beck, Fiona & Emma Woods  
Project: Garage Repairs

**V. APPLICATION REVIEW**

1. **63 MONTGOMERY STREET**  
Applicant: Diana Forman  
Project: Landscaping and Driveway

**VI. COMMISSION BUSINESS**

**VII. ADJOURNMENT**

- 1. Meeting Adjourned to March 12, 2026**



City of Poughkeepsie  
Historic District and Landmarks Preservation Commission  
Meeting Draft Minutes  
Common Council Chambers  
Thursday, January 8, 2026, 6:00 PM

**I. ROLL CALL**

**Present:** Vice Chair Hooper, Member Bartlestone, Member Parise, Member LaRocca, Member Neiswender

**Excused:** Member McQueen, Member Li

**Staff:**

Joanna Longcore, Assistant Corporation Counsel Judith Knauss, Deputy Zoning Administrator

Lori Garcia, Board Administrative Assistant

**II. APPROVAL OF MEETING MINUTES**

**1. Approve December 11, 2025 Minutes**

A motion to Approve was made by None and seconded by None.

Minutes of January 8, 2026 - VOICE VOIE	
Yes/Aye:	Member Bartlestone, Member LaRocca, Member Neiswender
No/Nay:	None
Abstain:	Vice Chair Brian Hooper, Member Tom Parise
Absent:	Member McQueen, Member Li
Result:	Failed

**III. STAFF UPDATES**

**1. 79 HOOKER AVENUE**

**IV. COMMISSION BUSINESS**

Public Hearing Poster  
COA application  
Certificate of Appropriateness  
Economic Hardship  
Dutchess Count Recordation  
Inventory  
Proposed Zoning Code revisions

**V. ADJOURNMENT**

**1. Meeting Adjourned to February 12, 2026**

A motion to Adjourn was made by Member LaRocca and seconded by Member Neiswender.

Minutes of January 8, 2026 - VOICE VOTE	
Yes/Aye:	Member Bartlestone, Vice Chair Hooper, Member Parise, Member LaRocca, Member Neiswender
No/Nay:	None
Abstain:	None
Absent:	Member McQueen, Member Li
Result:	Passed



# THE CITY OF POUGHKEEPSIE DEVELOPMENT DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12601

Phone: (845)451-4263

Office Use Only Application # ID# PDC025-089
<b>RECEIVED</b>
JUN 20 2025
By _____

## HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible and faxed applications will not be accepted.)

Project Address: 85 S. HAMILTON ST., Poughkeepsie, N.Y.  
 Applicant Name: GARY MAIER  
 Applicant's Address: 83 S. HAMILTON ST., Poughkeepsie, N.Y.  
 City: Poughkeepsie State: N.Y. Zip: 12601  
 (s): 845-489-8884 Email: will@...

Property Owner (if not the applicant): \_\_\_\_\_  
 (If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

### PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
- Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- Repair or replacement
- Restoration (railings, balconies, cornices, porches, etc.)
- Relocation
- Demolition

Other: REMOVE OLD RAZINGS, & COVER ROOF  
- REPLACE RAZINGS WITH PERIOD PARTS  
FROM BARN AND PAINT

**WORK DESCRIPTION:** Describe in detail all proposed work and indicate all materials to be used. Attach additional sheets as necessary.

REMOVE OLD ROTTED RAZINGS  
COVER ROOF OVERPORCH WITH GAP RUBBER ROOFING  
INSTALL NEW RAZINGS & POST PARTS FROM BARN & PAINT

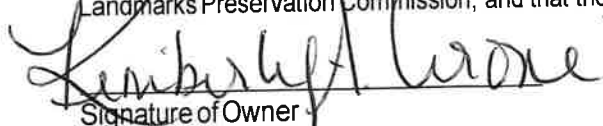
**REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION** (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

- ✓ **Recent Color Photos:** Include photos of each side of the building and site when landscaping changes are proposed.
- ✓ **Color chips, charts or color samples:** Describe both existing color(s) and proposed color(s). Include details regarding color placement and paint chips with the manufacturer's name and color number.
- ✓ **Material Samples/Manufacturer's Brochures:** Material samples (when practical) and/or manufacturer's brochures, product literature or catalog pages.
- ✓ **Plot Plan:** A plot plan (drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing and major landscaping projects and any proposed changes.
- ✓ **Elevation drawings for new constructions/additions:** Drawings at a scale necessary to show building detail. Elevations should be accurately labeled with cardinal directions and showing the relationship between new and old structures.

**A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.**

**OWNER/APPLICANT CERTIFICATION:**

I hereby certify this application will not be reviewed until all required information has been submitted. I understand that this application may require a site visit and/or public hearing by the Historic District and Landmarks Preservation Commission, and that the HDLPC may request additional information.

  
Signature of Owner

Date: 6-19-25

  
Signature of Agent/Applicant

Date: 6/19/2025

**OFFICE USE ONLY**

- Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2

Eric Philipp  
Building Inspector/Zoning Administrator

Date \_\_\_\_\_

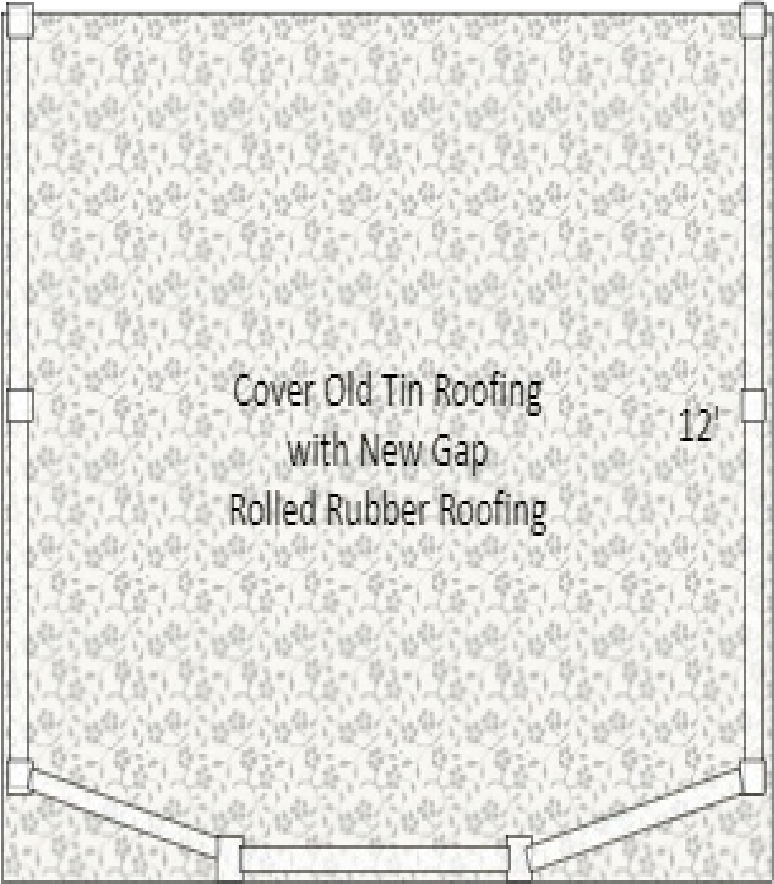
# 85 South Hamilton Street Renovation Project



Replace Deck Railing & Posts ( using 1860 Period parts found in Barn )  
Paint white to Match )



Cosmetic View Deck  
Emulating The Hendrick Hudson



Remove rotted railings



Site:	0910 Administration Sq.	drawing:	901906	project:	0000416	design:	Gary Miller	notes:	Gary Miller 83 South Hamilton Street Poughkeepsie, NY 12601
title:	1 <sup>st</sup> Floor Office Remodel	scale:	1/4" = 1'0"	date:	01/	rev:	A		











Perfect for low-slope roofs:



Porches



Carports



Garages



Sheds

## Description:

LIBERTY™ Self-Adhering Cap Sheet is a durable SBS-modified bitumen, granule-surfaced membrane designed and manufactured to meet relevant industry and code requirements. We reinforced this waterproofing membrane with a polyester mat coated with polymer-modified asphalt.

## Advantages:

- **LIBERTY™ systems are applied** without torches, open flames, or hot asphalt, and are suitable for primed plywood decks and other substrates.
- **Available in seven popular colors** to help complement Timberline® and other GAF asphalt shingle colors. (Black, Hickory, White, Weathered Wood, Shakeswood, Tan, and Slate.)
- **Up to 20-Year Limited Warranty** against manufacturing defects available, depending on systems.<sup>1</sup>

# LIBERTY™ Self-Adhering Cap Sheet



An SBS-modified, granule-surfaced roofing membrane provides durable protection for residential low-slope areas

**This product meets or exceeds the following ASTM D6164 Type I, Grade G minimum requirements:**

Properties	Test Method	Value
Tensile strength @ 0°F (min.), lbf/in.	ASTM D5147	70
Elongation @ 0°F (nom.), %	ASTM D5147	20
Low-temperature flexibility (max.), °F	ASTM D5147	0
Tear strength (min.), lbf	ASTM D5147	55
Dimensional stability, (max.) %	ASTM D5147	1

**Note:** Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide. GAF reserves the right to change or modify, at its discretion, any of the information, requirements, specifications, or policies contained in this document.

## Application Standards:

<ul style="list-style-type: none"> <li>UL Classified to ANSI/UL790<sup>2</sup>, Class C Roofing Fire Rating</li> </ul>	
<ul style="list-style-type: none"> <li>Miami-Dade County Product Control Approved</li> </ul>	
<ul style="list-style-type: none"> <li>State of Florida Approved</li> </ul>	
<ul style="list-style-type: none"> <li>Meets or Exceeds the Requirements of the Texas Department of Insurance.</li> </ul>	
<ul style="list-style-type: none"> <li>ASTM D6164 Type I, Grade G</li> </ul>	
<ul style="list-style-type: none"> <li>UL Evaluation Report UL ER1306-02</li> </ul>	

To : Poughkeepsie Building Dept

From : Kimberly Cirone ( Owner of 85 South Hamilton Street )

Ref: Authorization for Gary Maier of 83 South Hamilton Street to do repairs on 85 S Hamilton St

To whom it may concern ;

I , Kimberly Cirone, authorize Gary Maier of 83 South Hamilton Street to do repairs on my home at 85 South Hamilton Street. Gary will be purchasing my home very soon and needs to do repairs to this Historic Site as soon as possible before any more environmental damage occurs. Torrential rains are doing substantial damage that needs immediate repair..

Sincerely,

 6/19/2025

Kimberly Cirone

# 85 South Hamilton Street upper deck railing replacement

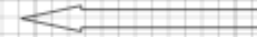
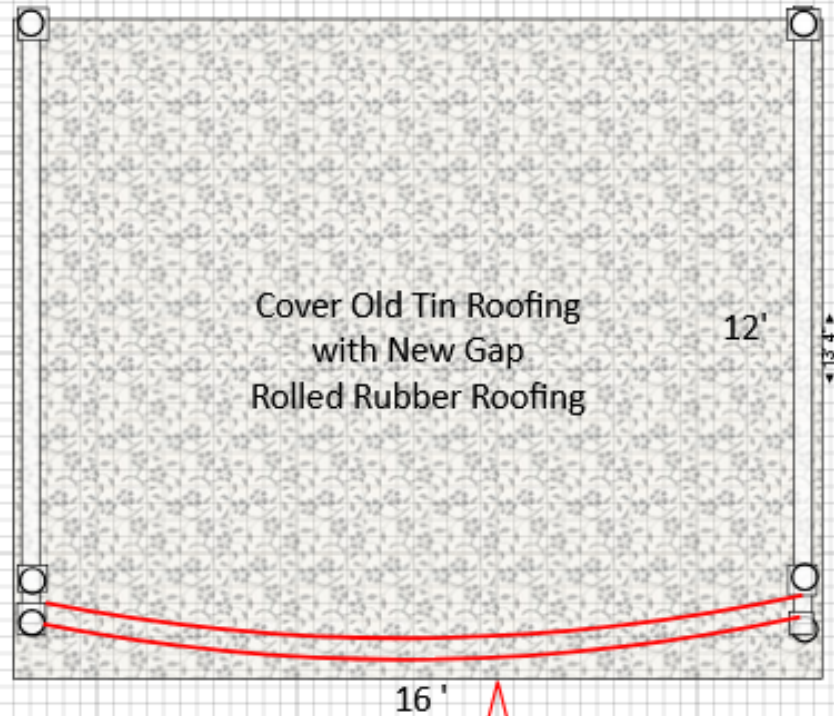
*Modifications . Material, and Rendering as requested  
Gary W Maier – 1/29/1926*

Cosmetic View Deck  
Emulating The Hendrick Hudson

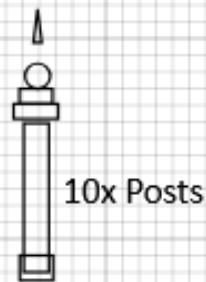
**Option 3 using curved Front**



Replace Deck Railing & Posts ( using 1860 Period parts found in Barn )  
Paint white to Match )



Remove rotted railings



Using same 1800's Vintage material from barn for side railings and the spindles from the old design front 5 ft pieces installed on new upper and lower curved front railing per committee requests to emulate a Ferry Boat.

# Original curved front design Design



# Original Replacement Design using 3 front sections from 1860 Vintage Railings found in barn



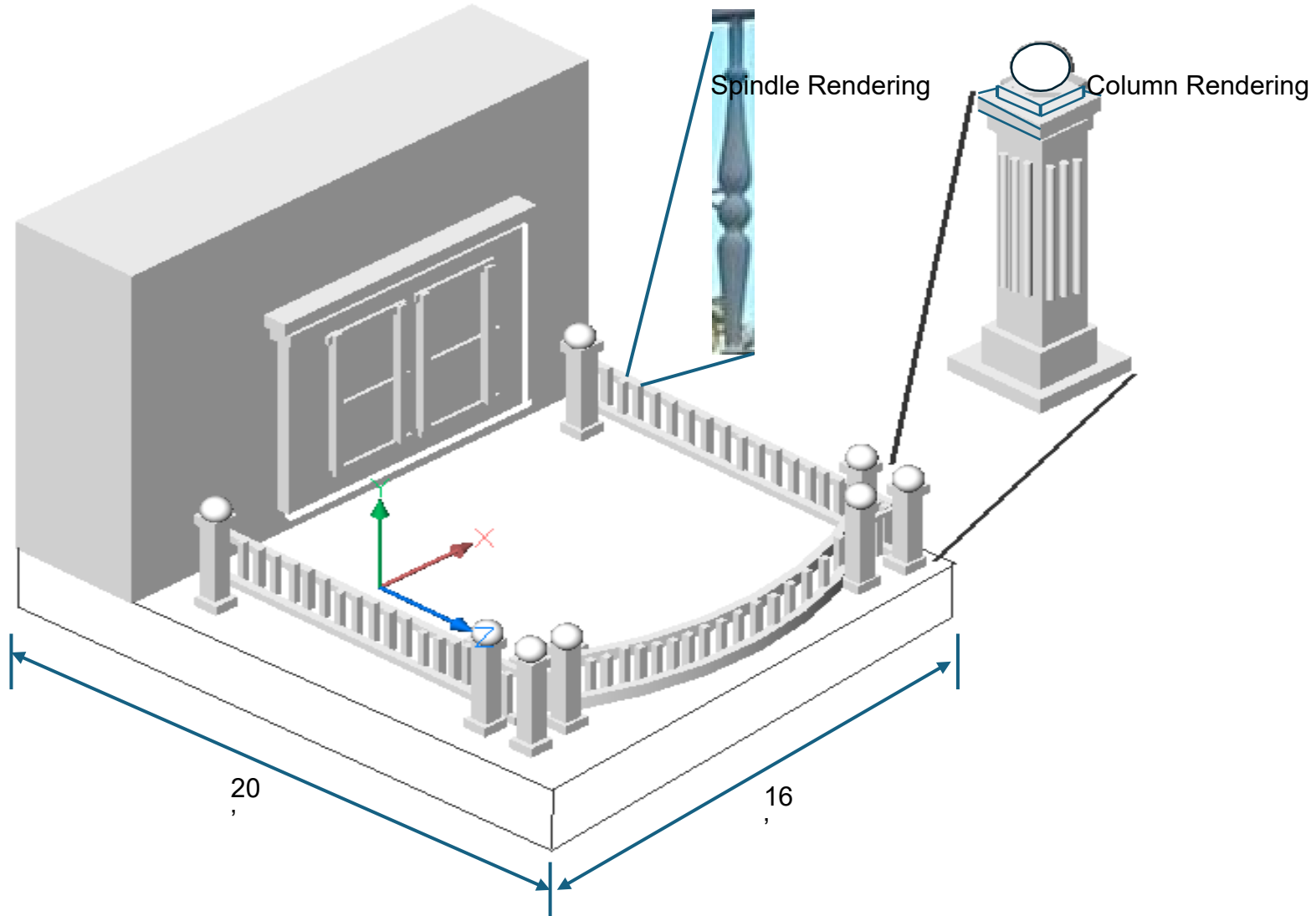
# Curved Final Assembly to Replace Original Front 3 Section Design



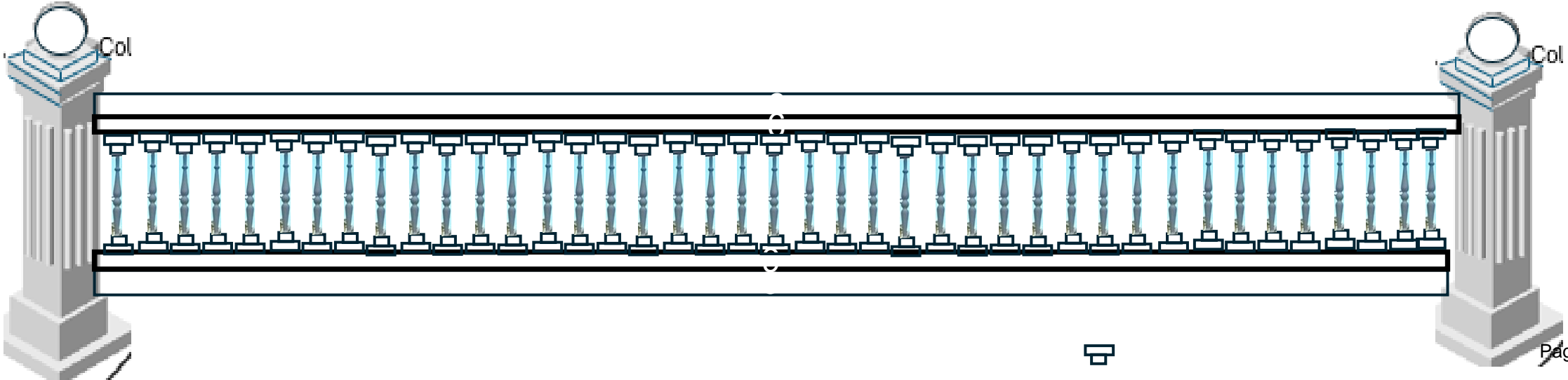
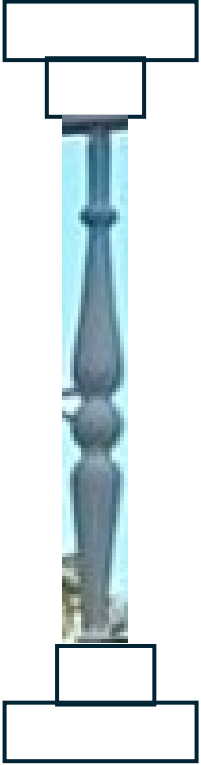
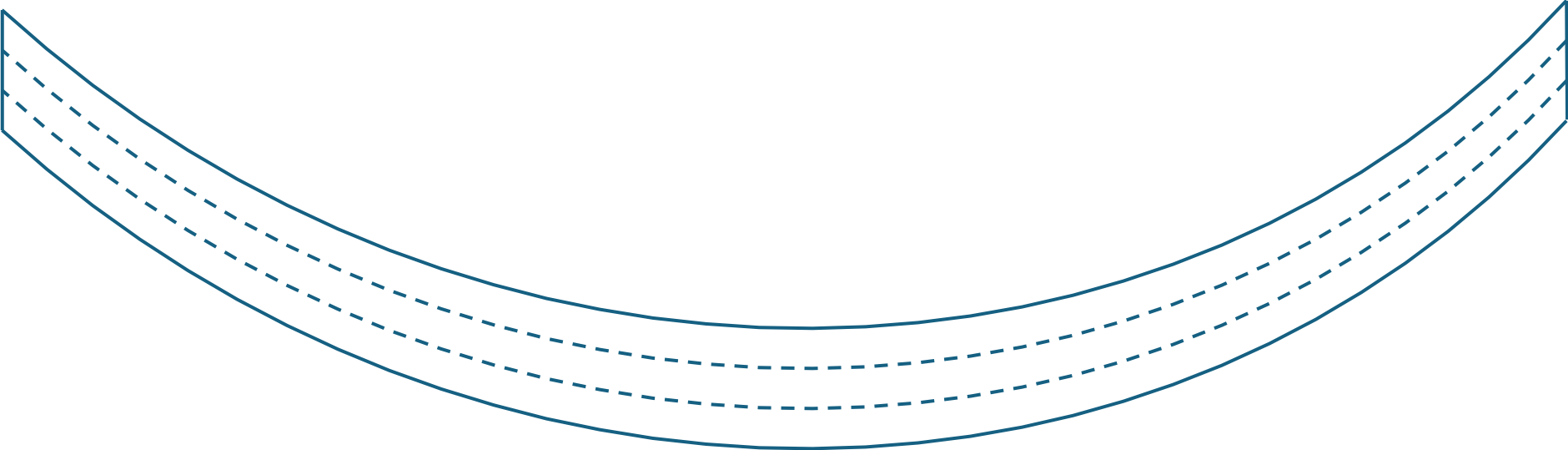
# staged 3 Section Design



# Rendering of curved final design assembly using vintage railings, posts, and spindles



# Top, Side, Front view of curved railing construction



# Material Cost Quote

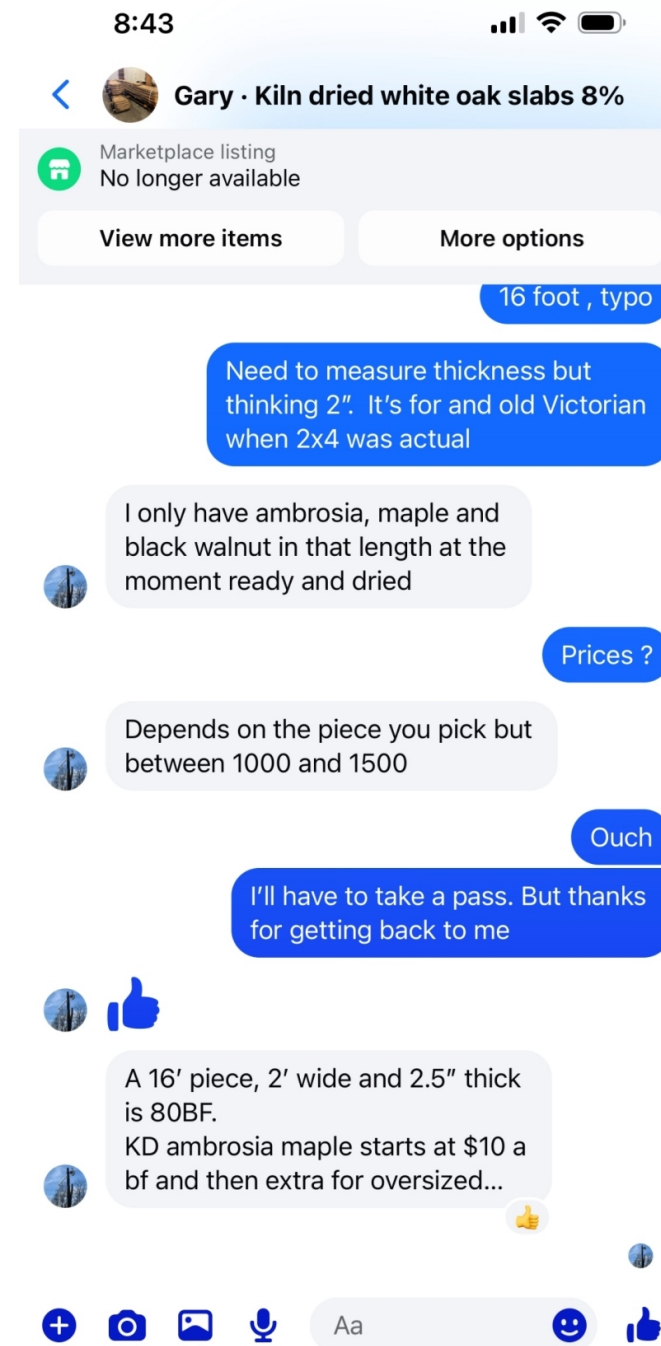
*\* Prohibitive Option*

\$1000 - \$1500 milled slabs in Ambrosia Maple

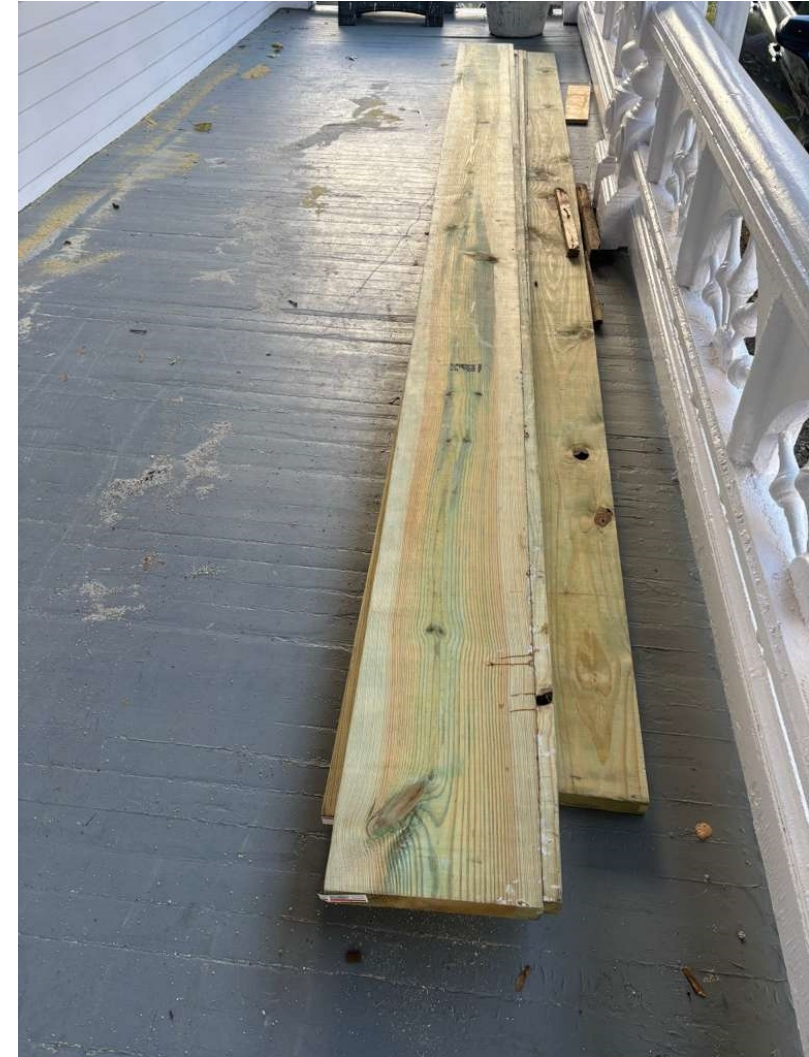
Black Walnut 2X Cost

\* Material Choice is a Cost effective and more robust pressure treated material.

\$250 plus my labor vs 5-10x cost

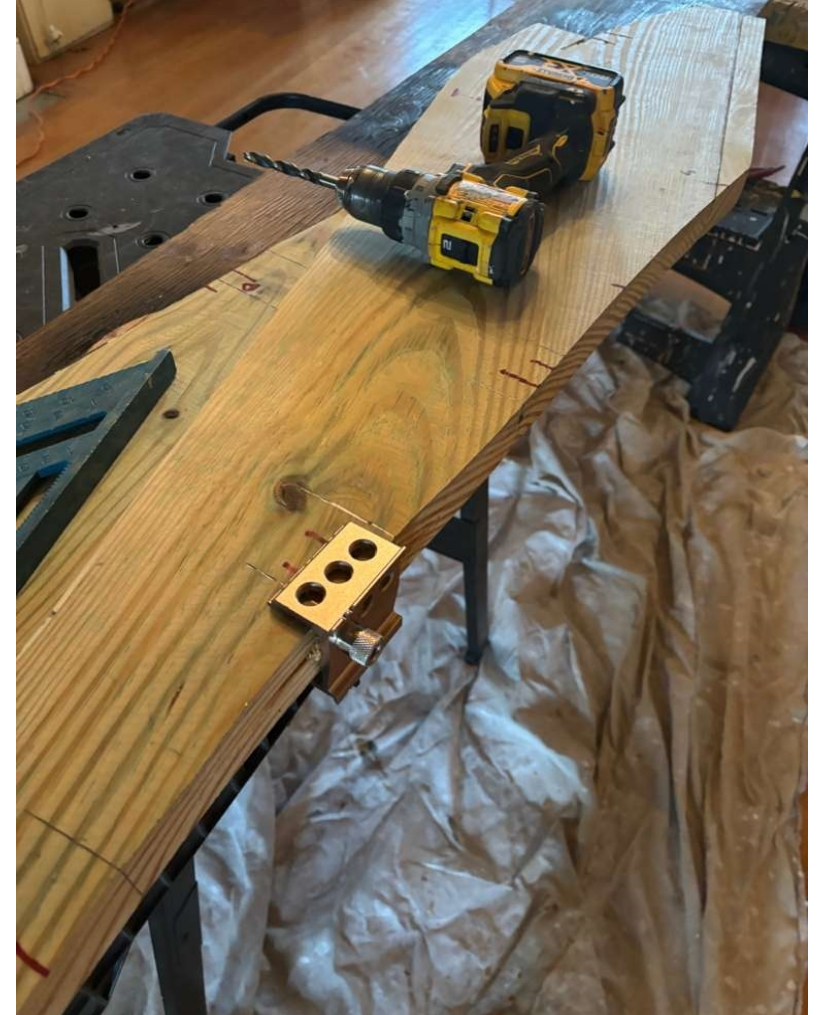
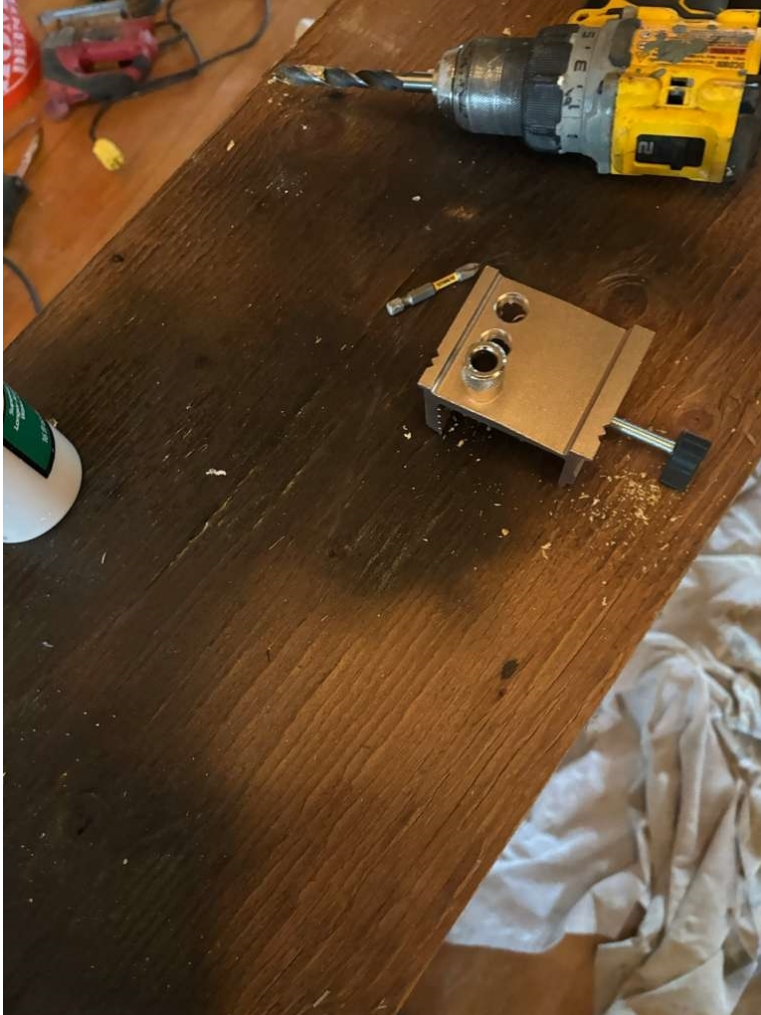


# Material Prep ( 2x12x16 Pressure treated , cut added width strip ) Dowel , glue, and screw to widen 2x12



# Material Prep

( 2x12x16 cut modified curve, move to other side and dowel hole align and drill )



# Material Prep ( cut curves are doweled, glued, and screwed to other side )

( plan is to finish curve cuts , route edges , and sand ) cut top and bottom railings final routing drill spindle holes and assemble spindles to railings ; )





**THE CITY OF POUGHKEEPSIE  
DEVELOPMENT DEPARTMENT**

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12601

Phone: (845)451-4263



Office Use Only

ID# PD 2005-162

NOTE: The City of Poughkeepsie never request payment for an application to the Historic & Landmarks Preservation Commission

**HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION  
APPLICATION**

(Type or print neatly. Illegible and faxed applications will not be accepted.)

Project Address: 113 ACADEMY STREET

Applicant Name: JEFFREY A. FOWLER, P.E., FIONA + EMMETT WOODS

Applicant's Address: 113 ACADEMY STREET

City: POUGHKEEPSIE State: N.Y. Zip: 12601

Phone Number(s): (845) 554-8442 Email: jafow@optonline.net

Property Owner (if not the applicant): \_\_\_\_\_

(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

**PROJECT CLASSIFICATION** (Check all boxes that apply to the proposed project):

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- Repair or replacement
- Restoration (railings, balconies, cornices, porches, etc.)
- Relocation
- Demolition
- Other: \_\_\_\_\_

**WORK DESCRIPTION:** Describe in detail all proposed work and indicate all materials to be used. Attach additional sheets as necessary.

REPAIRS TO EXISTING GARAGE/CARRIAGE HOUSE AND SIDING  
PER VIOLATIONS (BASE OF GARAGE, ROOF FASCIA, SOFFIT  
REPLACEMENT, REMOVE AND REPLACE SHINGLES). SHINGLES TO MATCH  
ONES ON HOUSE (PREVIOUSLY APPROVED). GARAGE/CARRIAGE HOUSE PAINT  
TO BE COLOR SAMPLES (PREVIOUSLY APPROVED)

**REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION** (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

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**A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.**

**OWNER/APPLICANT CERTIFICATION:**

I hereby certify this application will not be reviewed until all required information has been submitted. I understand that this application may require a site visit and/or public hearing by the Historic District and Landmarks Preservation Commission, and that the HDLPC may request additional information.

James M Wood  
Signature of Owner

Jeff A Co  
Signature of Agent/Applicant

Date: 01/21/26

Date: 01/21/26

**OFFICE USE ONLY**

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- Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2

\_\_\_\_\_  
Eric Philipp  
Building Inspector/Zoning Administrator

\_\_\_\_\_  
Date



RECEIVED  
OCT 21 2024  
By \_\_\_\_\_

113 ACADEMY STREET



NEIGHBOR'S GARAGE

EXISTING GAS SERVICE

NORTH LOWER SIDING  
REPAIRS PAINT WITH  
ATTACHED COLOR SAMPLES  
(PREVIOUSLY APPROVED)



RECEIVED

113 ACADEMY STREET



NORTH WEST - REPAIR LOWER PORTION  
OF SIDING (IN KIND) PAINT WITH ATTACHED  
COLOR SAMPLES (PREVIOUSLY APPROVED)

EXISTING GAS SERVICE



113 ACADEMY STREET



W/ECT - REPAIR SIDING. PAINT WITH ATTACHED  
COLOR SAMPLES (PREVIOUSLY APPROVED). REPAIR  
FASCIA & SOFFITS

RECEIVED  
BY

113 ACADEMY STREET



SOUTH WEST - REPAIR FASCIA SOFFITS AND BOTTOM SIDING. PAINT WITH ATTACHED COLOR SAMPLER (PREVIOUSLY APPROVED)

113 ACADEMY STREET

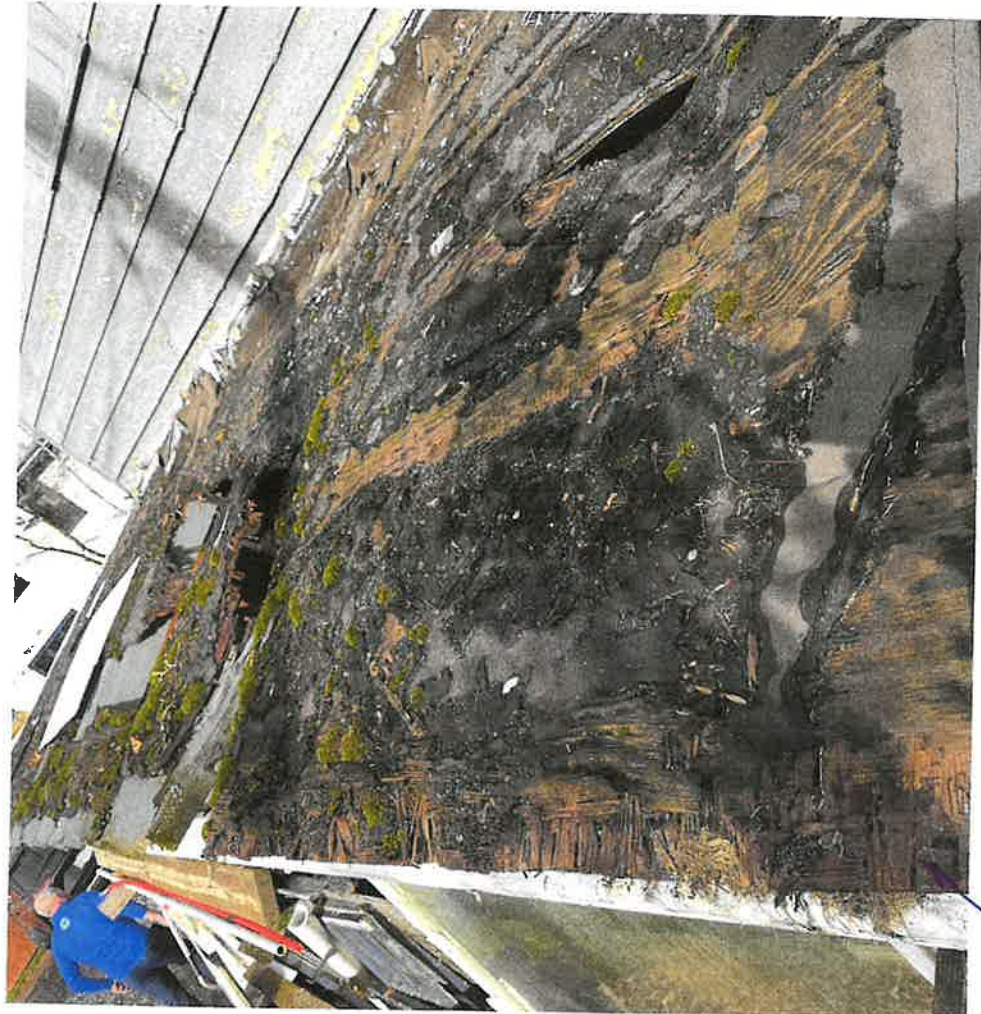
RECEIVED  
By \_\_\_\_\_



SOUTH WEST - REPAIR EXISTING SIDING SOFFIT & FASLM  
PAINT WITH ATTACHED COLOR SAMPLES (PREVIOUSLY APPROVED)  
REMOVE AND REPLACE STINGLES ON ENTIRE STRUCTURE (MATCH SHINGLES  
ON MAIN HOUSE).

RECEIVED  
BY

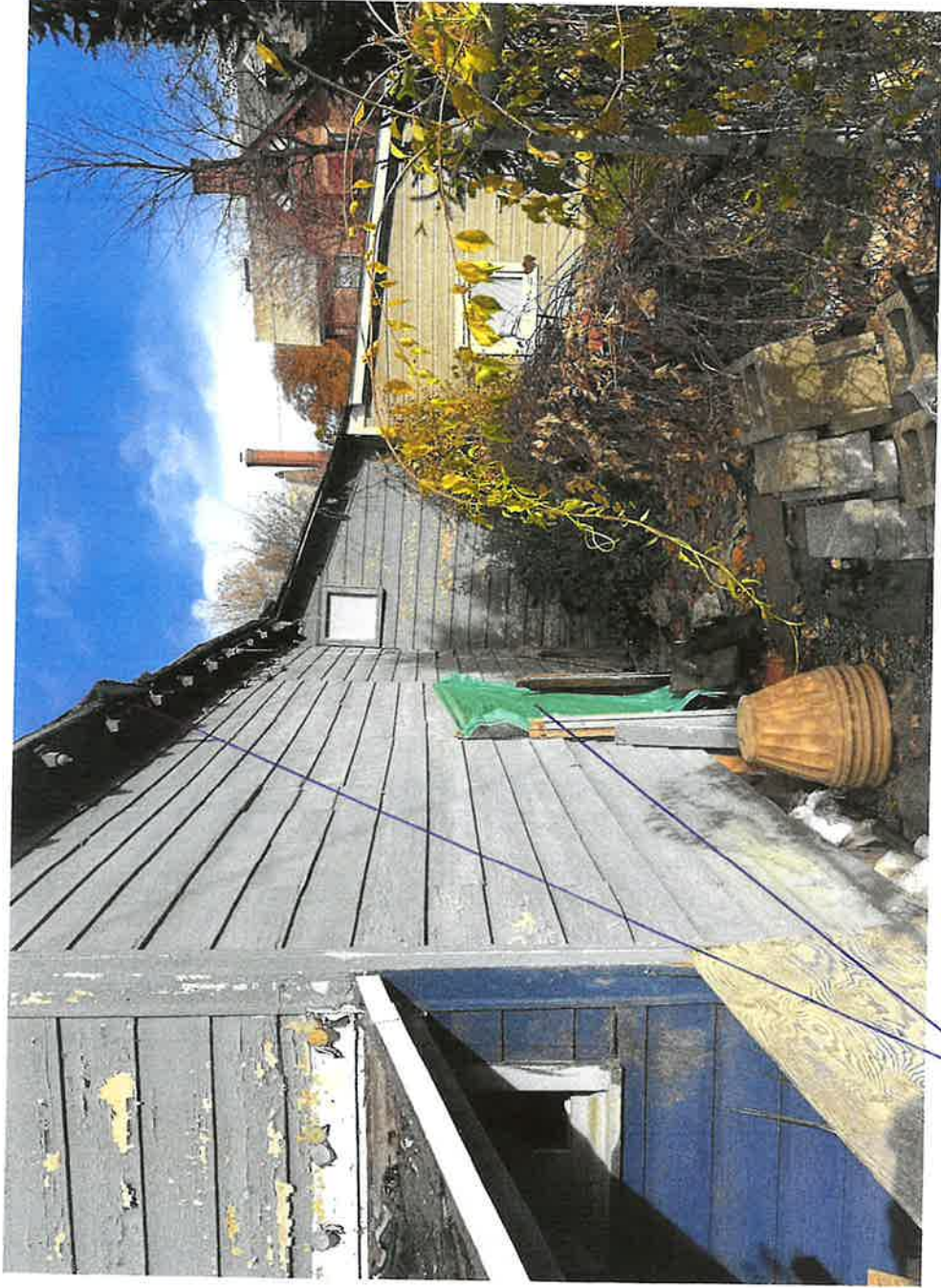
113 ACADEMY STREET



REMOVE ROTTED PLYWOOD, REPLACE  
PLYWOOD AND RESHINGLE WITH SAME  
ROOF SHINGLES AS HOUSE

113 ACADEMY STREET

RECEIVED  
BY \_\_\_\_\_



EAST SIDING REPAIRS REPLANE ROTTED SIDING  
PAINT WITH ATTACHED COLOR SAMPLES (PREVIOUSLY APPROVED)  
REPAIR FASCIA & SOFFITS



Nothing protects quite like a roof.  
That's why millions of Americans live, work, and play under quality products from North America's largest roofing manufacturer - GAF.

## GAF Seal-A-Ridge® Ridge Cap Shingles



**Protective Finishing Touch**  
Seal-A-Ridge® offers excellent protection at the high stress areas of your roof (the hips and ridges) against leaks and shingle blow-off.

### GAF Roofing System

1. Leak Barrier
2. Roof Deck Protection
3. Starter Strip Shingles
4. Shingles
5. Attic Ventilation
6. Ridge Cap Shingles

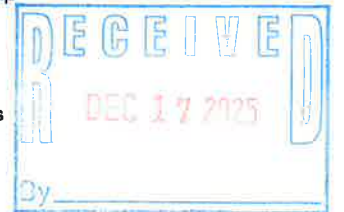


### About This Product

The perfect finishing touch for your new roof should be a protective ridge cap shingle. Seal-A-Ridge Ridge Cap Shingles offer protection at the high stress areas of your roof (hips and ridges) against leaks and blow-off. This traditional-look, single-layer ridge cap is factory blended to complement the look of your GAF Timberline shingles. Unlike typical 3-tab strip shingles, its pre-perforated design eliminates the need for difficult and time-consuming cuts. Dura Grip Self-Seal adhesive is factory-applied to help seal each piece tightly and reduces the risk of blow-off.

### Highlights

- Manufactured to complement the color of your GAF timberline shingles (unlike typical cut-up 3-tab strip shingles used as ridge cap)
- Eligible component of the GAF wind proven limited wind warranty an industry first: a wind warranty with no maximum wind speed limitation - when installed with the required combination of GAF accessories. (see wind proven limited warranty for details)
- Traditional-look provides a clean finishing touch on your new GAF roof
- At 6-2/3 in. exposure, each bundle covers 25 lineal feet and contains 45 single-layer ridge cap shingles
- Pre-perforated design for a less labor-intensive alternative to using cut-up 3-tab strip shingles as your ridge cap
- Machine-cut design ensures neater finished edges than cut-up 3-tab strip shingles
- Protects against leaks and blow-offs at the high stress areas of your roof (hips and ridges)
- Versatile: 12 in. W fits easily over the most common-size ridge vents, including 11.5 in. and 10.5 in. ridge vents
- Dura grip adhesive helps seal each piece tightly and reduces the risk of ridge cap shingle blow-off



- 25-year stain guard plus algae protection limited warranty against blue-green algae discoloration, proprietary GAF time release algae-fighting technology helps protect your ridge cap shingles from unsightly stains. (applies only to shingles with stain guard plus labeled packaging)
- Eligible for up to a lifetime limited warranty when installed on lifetime shingle roofs
- California residents see Prop 65 Warning
- Shop all GAF shingles here
- [Return Policy](#)
- California residents see [Prop 65 WARNINGS](#)

### Product Information

Internet # 207158984  
 Model # 0850395  
 UPC Code # 073590401915  
 Store SKU # 1001844840

### Additional Resources

[Shop All GAF](#)

#### From the Manufacturer

- [Warranty](#)
- [Pre-Delivery/Install Checklist](#)
- [Product Brochure](#)
- [Instructions / Assembly](#)
- [Return Policy](#)

### Specifications

### Questions & Answers

28 Questions

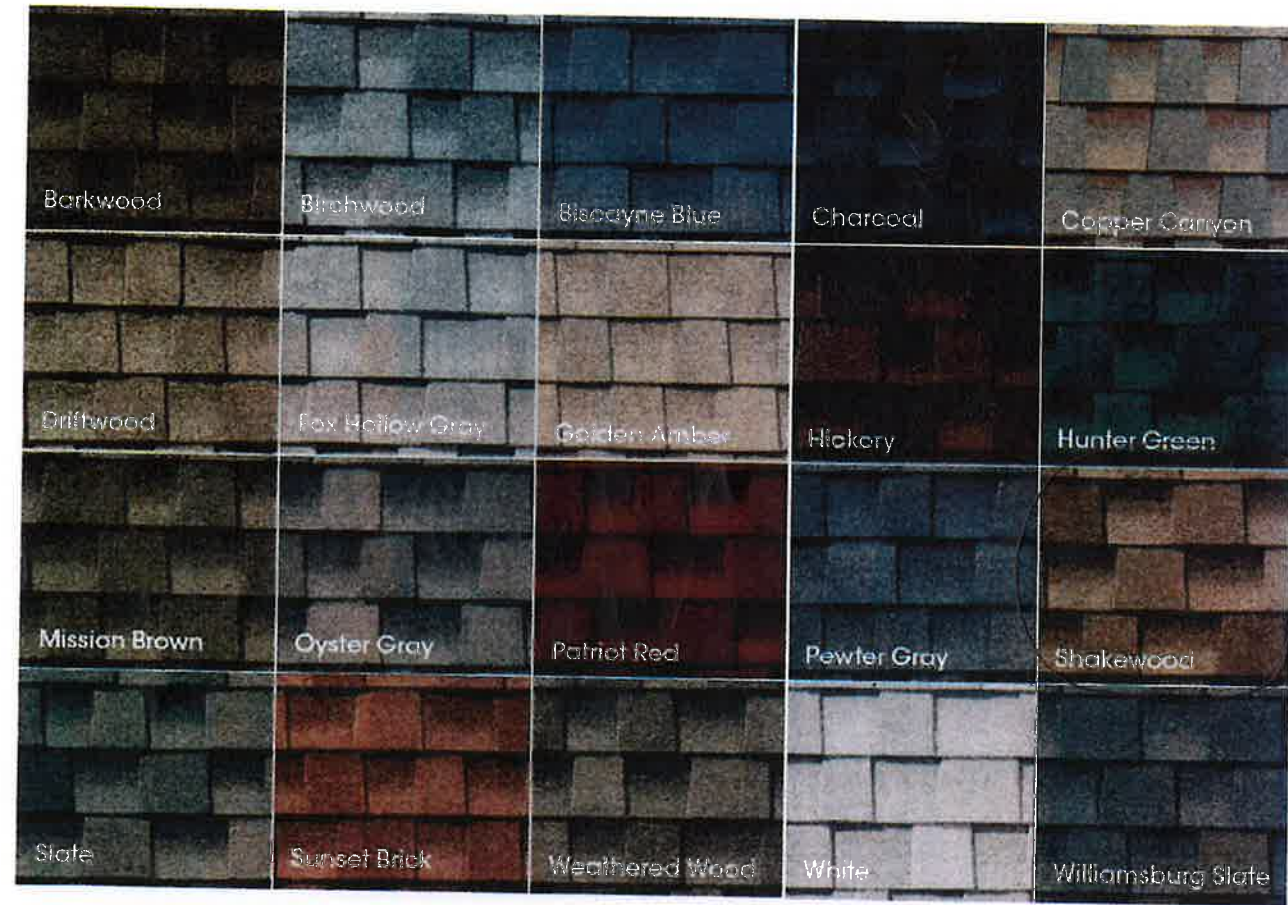
### Customer Reviews

4.5 out of 5 ★★★★★ (331)

### Pros Buy These Together

CURRENT ITEM					
<input checked="" type="checkbox"/> Select	+	<input checked="" type="checkbox"/> Select	+	<input checked="" type="checkbox"/> Select	+
<input checked="" type="checkbox"/> Select	+	<input checked="" type="checkbox"/> Select	+	<input checked="" type="checkbox"/> Select	+
	+		+		+
	+				
<b>GAF Seal-A-Ridge Hickory Hip and Ridge Cap Roofing Shingles (25...</b>		<b>GAF Timberline HDZ Hickory Algae Resistant Laminated High Definiti...</b>		<b>GAF FeltBuster 1000 sq. ft. Synthetic Roofing Underlayment Roll</b>	
★★★★★ (4.5 / 330)		★★★★★ (4.8 / 10211)		★★★★★ (4.6 / 376)	
<b>\$63<sup>97</sup></b> /bundle (\$2.56/sq.ft.)		<b>\$46<sup>97</sup></b> /bundle (\$1.41/piece)		<b>\$107<sup>00</sup></b> /roll	
				<b>\$49<sup>98</sup></b> (69¢/100 units)	
				<b>\$14<sup>97</sup></b>	

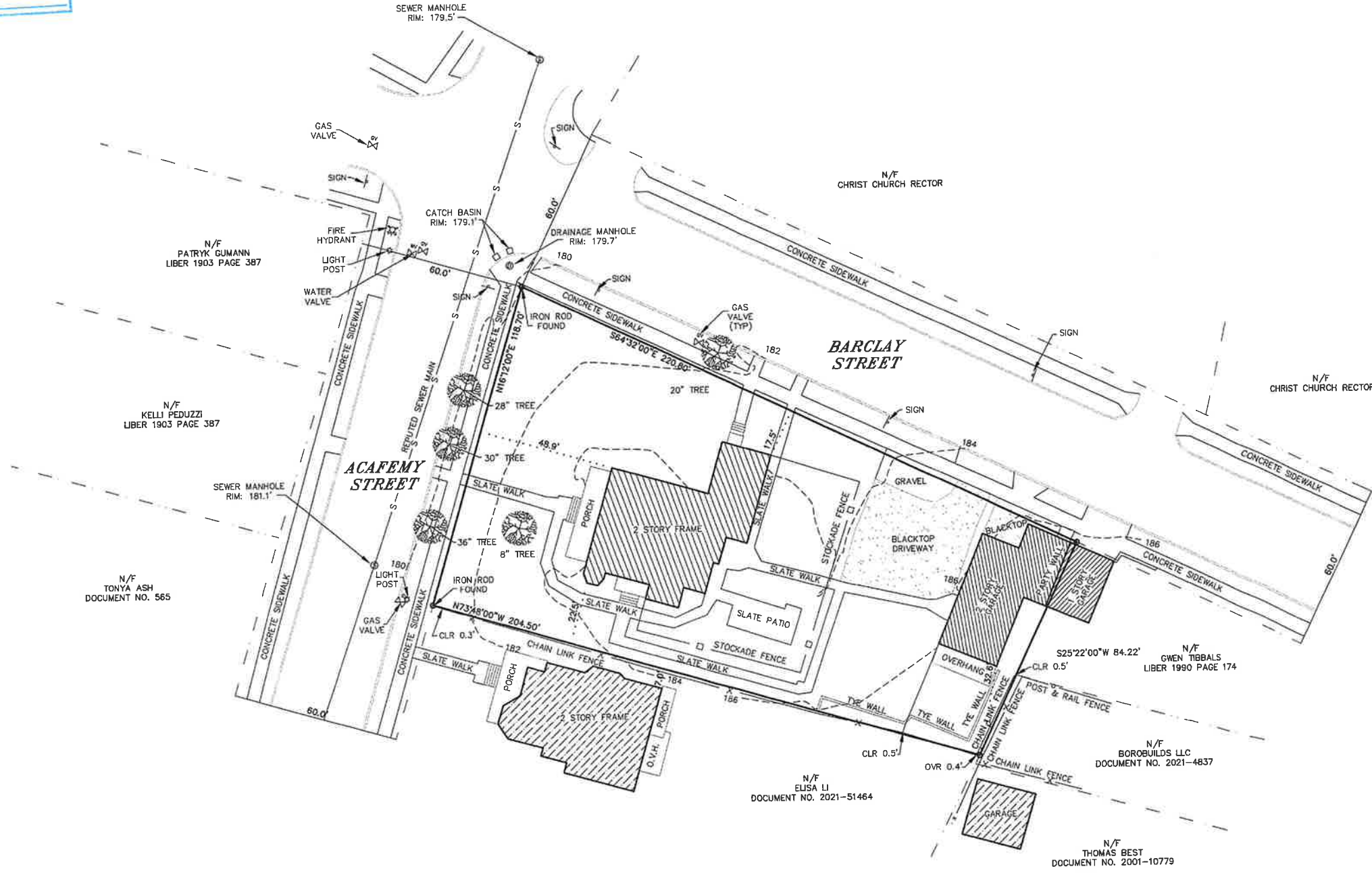
113 ACADEMY ST.  
SHAKEWOOD SHINGLE TO MATCH HOUSE



roof  
←

RECEIVED  
MAY 17 2025

RECEIVED  
 By



CERTIFIED TO:  
 1. EMMET WOODS  
 2. CITY OF Poughkeepsie  
 3.  
 4.

NOTES:  
 1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2020-52567 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREON.  
 2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.  
 3. BEING LOT NO. AS SHOWN ON FILED MAP NO. UNAUTHORIZED ALTERATION OF ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7202, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
 4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
 5. CERTIFICATIONS INDICATED HEREON DENY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION CITED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
 6. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.  
 7. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.  
 8. ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO. 20254152

MAP OF SURVEY  
 FOR  
 THE LANDS OF  
 EMMET WOODS

CITY OF Poughkeepsie DUTCHESS CO., N.Y.  
 SCALE: 1" = 20'  
 REVISED OCTOBER 8, 2025

ROBERT V. OSWALD  
 LAND SURVEYING  
 175 WALSH ROAD, LAGRANVILLE, NEW YORK 12540  
 (845)-226-8436 FAX (845) 226-1315



JAN 09 2026



**THE CITY OF POUGHKEEPSIE  
DEVELOPMENT DEPARTMENT**

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12601

Phone: (845)451-4263

Office Use Only

ID#

**NOTE: The City of Poughkeepsie never request payment for an application to the Historic & Landmarks Preservation Commission**

**HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION  
APPLICATION**

(Type or print neatly. Illegible and faxed applications will not be accepted.)

Project Address: 63 Montgomery Street Poughkeepsie, NY 12601

Applicant Name: Diana Forman

Applicant's Address: 63 Montgomery St.

City: Poughkeepsie State: NY Zip: 12601

Phone Number(s): 518-755-8349 Email: diana.gforman@gmail.com

Property Owner (if not the applicant): \_\_\_\_\_  
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

**PROJECT CLASSIFICATION** (Check all boxes that apply to the proposed project):

- New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
- Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- Repair or replacement
- Restoration (railings, balconies, cornices, porches, etc.)
- Relocation
- Demolition
- Other: \_\_\_\_\_

**WORK DESCRIPTION:** Describe in detail all proposed work and indicate all materials to be used. Attach additional sheets as necessary.

-install historically-appropriate driveway, stone wall, and stone patio in backyard.  
-relocate central small tree in yard; remove one tree for driveway; modify fence with matching driveway gate on Garfield place side of house. Material details attached.

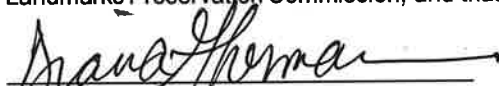
**REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION** (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

- ✓ **Recent Color Photos:** Include photos of each side of the building and site when landscaping changes are proposed.
- ✓ **Color chips, charts or color samples:** Describe both existing color(s) and proposed color(s). Include details regarding color placement and paint chips with the manufacturer's name and color number.
- ✓ **Material Samples/Manufacturer's Brochures:** Material samples (when practical) and/or manufacturer's brochures, product literature or catalog pages.
- ✓ **Plot Plan:** A plot plan (drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing and major landscaping projects and any proposed changes.
- ✓ **Elevation drawings for new constructions/additions:** Drawings at a scale necessary to show building detail. Elevations should be accurately labeled with cardinal directions and showing the relationship between new and old structures.

**A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.**

**OWNER/APPLICANT CERTIFICATION:**

I hereby certify this application will not be reviewed until all required information has been submitted. I understand that this application may require a site visit and/or public hearing by the Historic District and Landmarks Preservation Commission, and that the HDLPC may request additional information.

  
Signature of Owner

\_\_\_\_\_  
Signature of Agent/Applicant

Date: 1/7/20

Date: \_\_\_\_\_

**OFFICE USE ONLY**

- Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2

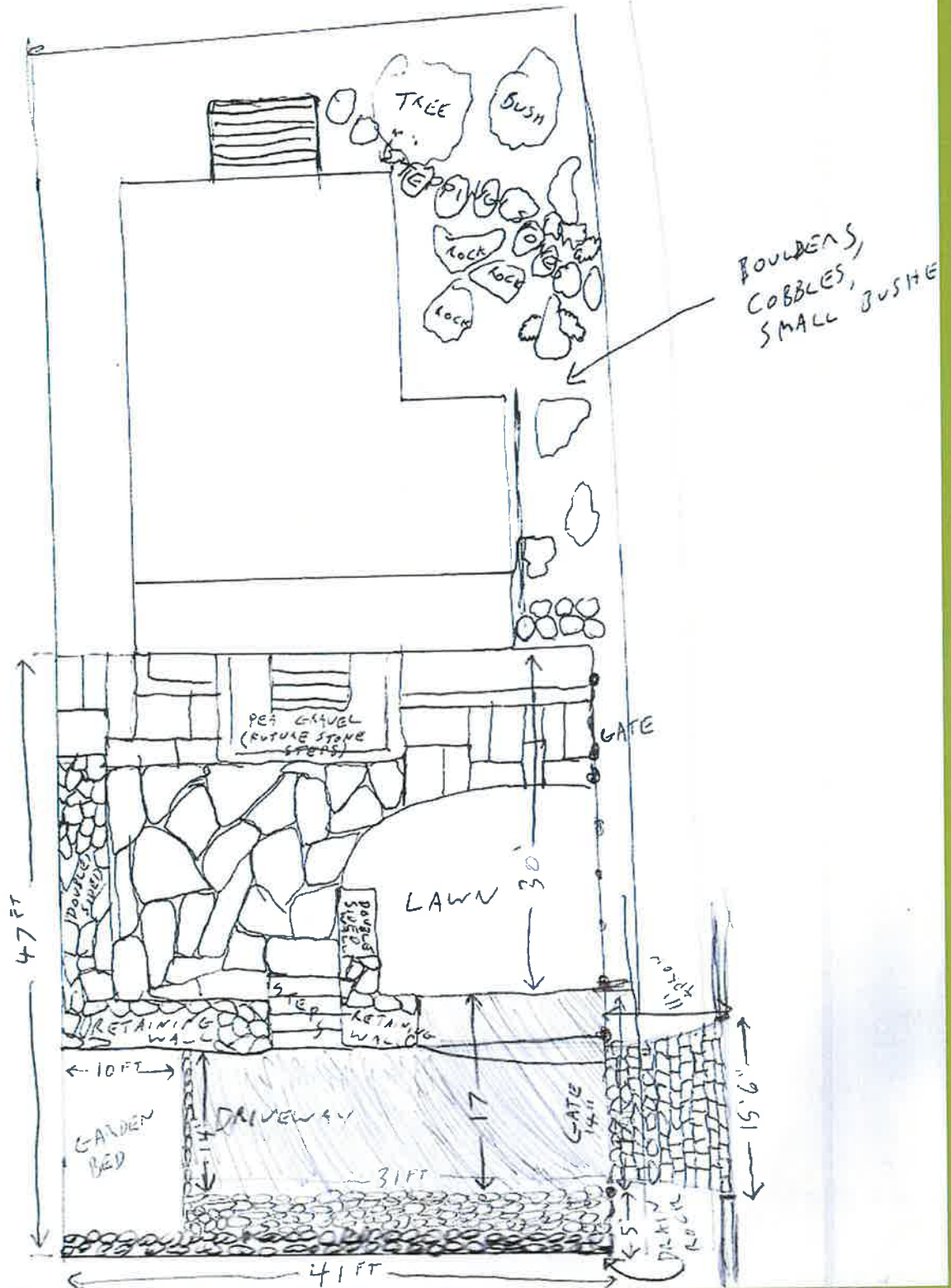
\_\_\_\_\_  
Eric Philipp  
Building Inspector/Zoning Administrator

\_\_\_\_\_  
Date

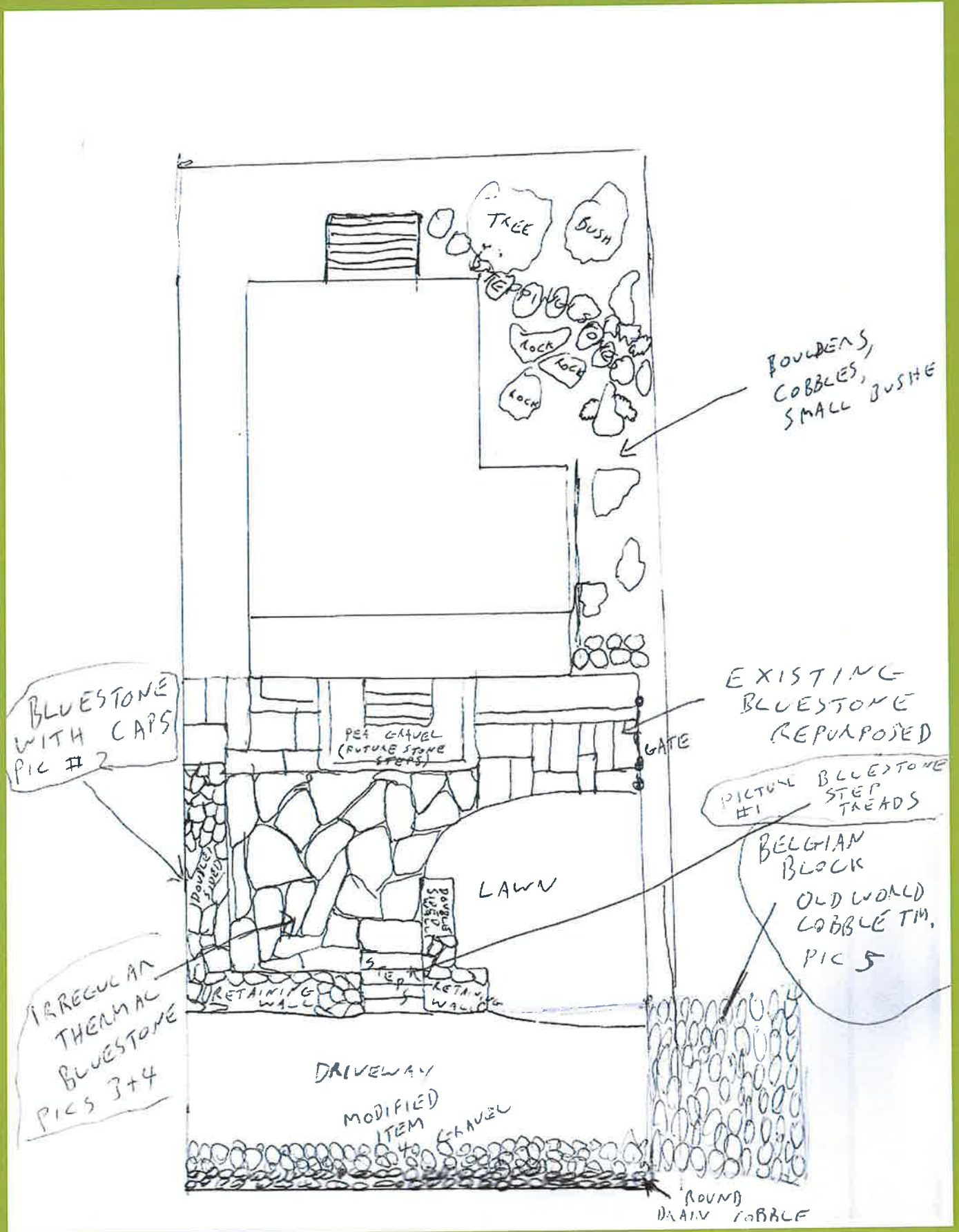


**CHF DESIGN CO**  
**Hardscape Design Proposal**  
**presented to Diana Forman**  
**[chfdesignco@gmail.com](mailto:chfdesignco@gmail.com)**

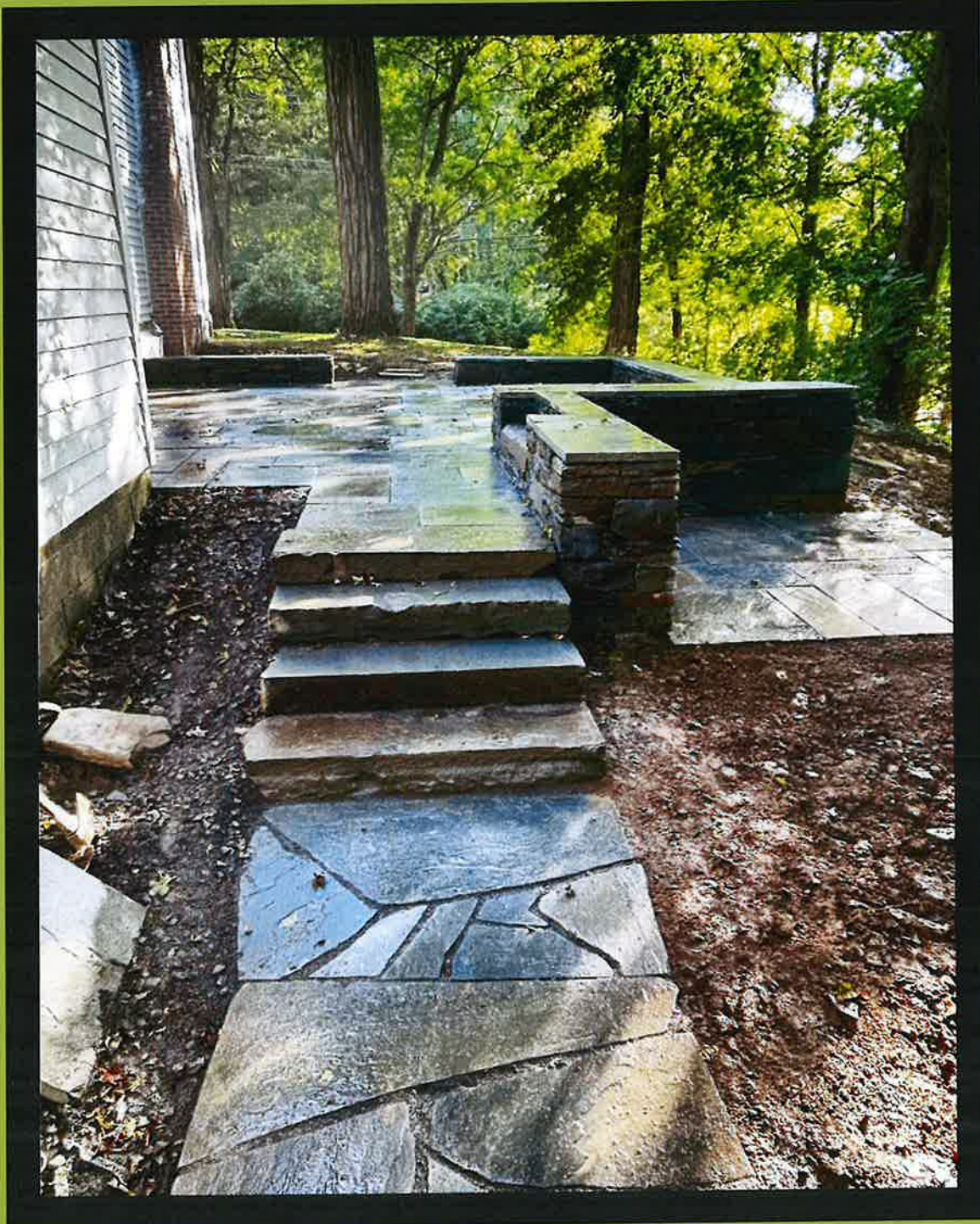
# DESIGN WITH DIMENSIONS



# DESIGN WITH MATERIAL DESCRIPTIONS



**PHOTO 1  
EXAMPLE OF BLUESTONE STEP  
TREADS**



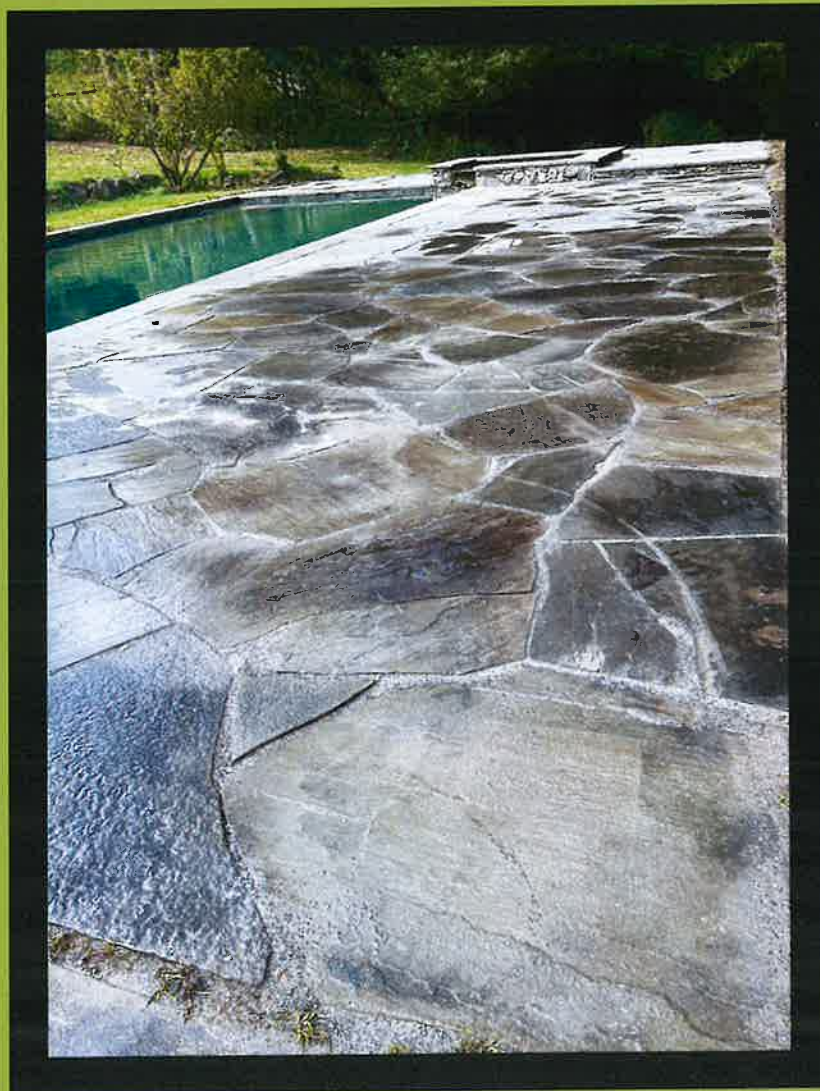
**PHOTO 2**  
**EXAMPLE OF BLUESTONE WITH**  
**CAPS**



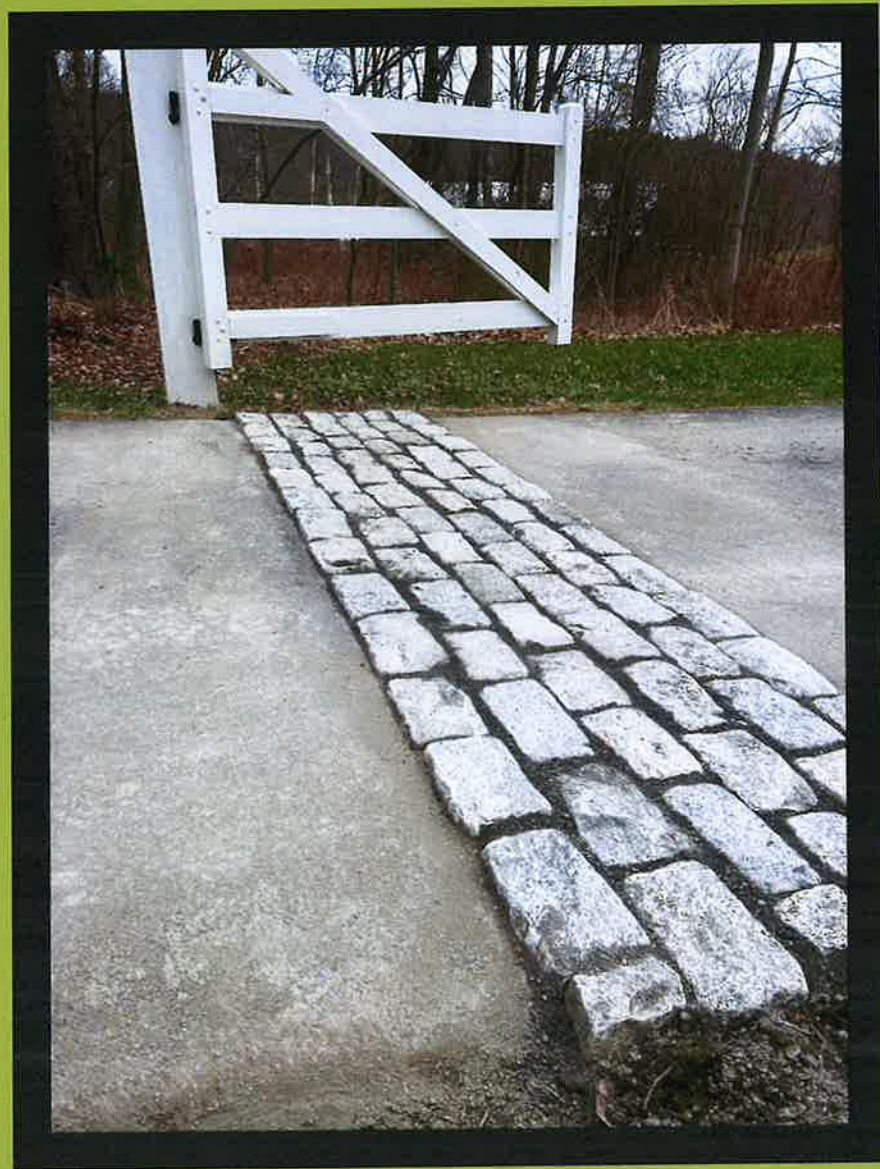
**PHOTO 3**  
**EXAMPLE OF IRREGULAR**  
**THERMAL BLUESTONE**

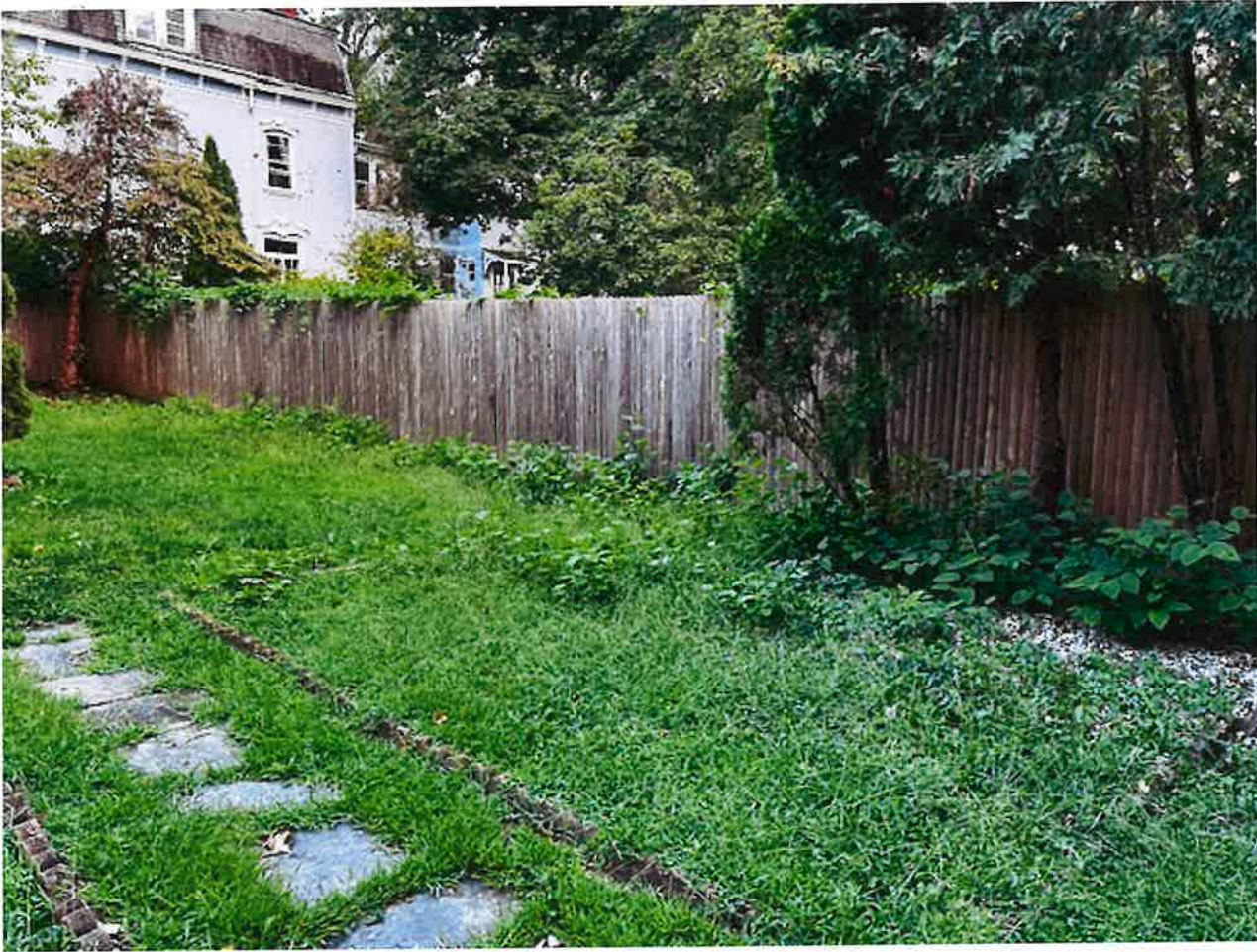


**PHOTO 4**  
**EXAMPLE OF IRREGULAR**  
**THERMAL BLUESTONE**



**PHOTO 5**  
**EXAMPLE OF BELGIAN BLOCK**  
**OLD WORLD COBBLE**





photos of stone wall & patio sites



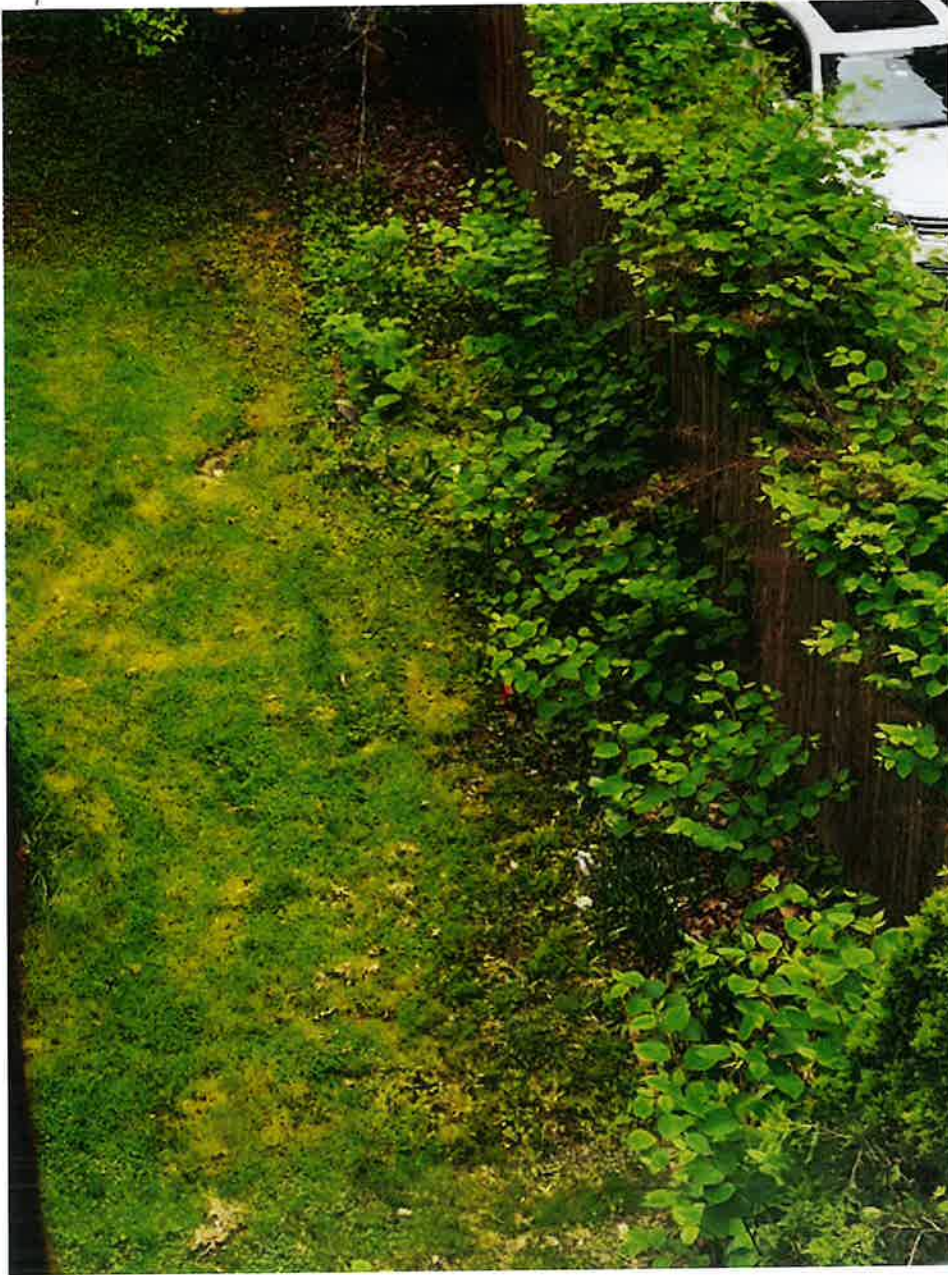




center  
tree will be  
moved

extensive  
japanese  
knotweed  
infestation I  
inherited when I  
bought the house.  
The goal of the  
stone wall and  
patio is to stifle  
its growth.

My landscaper  
currently has it cut  
back significantly, which  
is only a temporary  
solution. Its  
underground rhizomes  
are extensive.

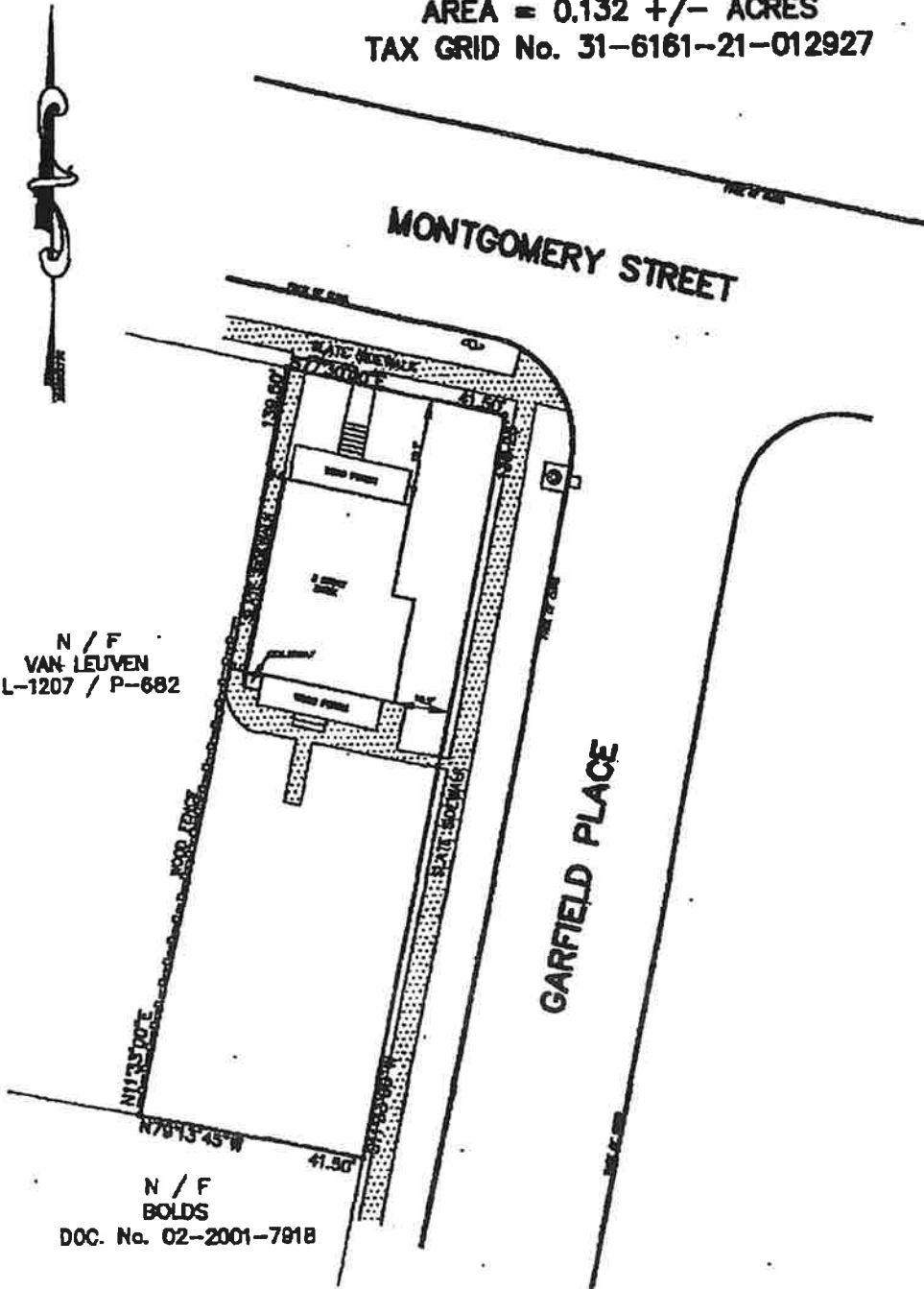


Knotweed along  
fence indicates  
where stone wall  
and patio will  
eventually be built  
(pending HDLPC  
approval)



Site of driveway - per Zoning Code RNA  
Sections 19-2.1(2)(f) and 19-2.1(2)(g),  
driveway will be 5 feet from rear property line  
and 10 feet from west property line  
Driveway will be a single-car driveway, 14' wide and  
31' in length.

AREA = 0.132 +/- ACRES  
TAX GRID No. 31-6161-21-012927



THIS IS TO CERTIFY TO ALL PARTIES LISTED BELOW THAT THE SURVEY SHOWN HEREON WAS PREPARED BY US FROM AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 9, 2004.

- DOMINIC J. MISALE
- CDMORTGAGE, INC.
- STEWART TITLE INSURANCE COMPANY

PACCI, MARTIN & DEL BENE  
ENGINEERS & SURVEYORS  
65 WEST STREET  
POUGHKEEPSIE, NEW YORK  
12560

SURVEY MAP MADE FOR  
DOMINIC J. MISALE  
SITUATE IN THE CITY OF POUGHKEEPSIE  
DUTCHESS COUNTY  
NEW YORK  
SCALE: 1" = 20'  
JANUARY 2004

S/DRAWING/PROJECT/03129

03-129