

**City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda**

Virtual Meeting

Link: <https://attendee.gotowebinar.com/register/7953167144588759563>

Tuesday, October 12, 2021

6:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of September 14, 2021 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. 134-136 SOUTH AVENUE: AREA VARIANCES

Application for area variances relative to the proposed construction of a mixed use building with three (3) commercial spaces and fifteen (15) apartment uses, requiring variances of Sections 19-3.22(4)(e), 19-3.22(4)(b), 19-3.15(4), 19-3.15(4)(e), 19-3.15(4)(i) and 19-4.3(11) of the Zoning Ordinance, related to lot area, front and side yard setbacks, open space, minimum required parking and parking dimensional requirements. Owner: 134-136 South Avenue LLC (Brian Trematore); Applicant: AE Baxter LLC (Eric Baxter); Zone: Neighborhood Commercial (C-1); Grid #6061-44-956742; File #2021-013

2. 100-106 ALBANY STREET: AREA VARIANCES

Application for area variances relative to the proposed construction of a six-family dwelling on a vacant lot on Albany Street, requiring variances of Sections 19-3.15(4)(c), 19-3.15(4)(i) and 19-2.2 of the Zoning Ordinance, related to lot area and open space. Owner: Albany Street LLC; Applicant: Albany Street LLC; Consultant: Ernst Martin, Jr., PE, LS; Zoned Medium High Density Residence (R-4) District; Grid #6062-59-848458; File #2021-

3. 31-33 PERSHING AVENUE: USE VARIANCE

Application for use variance relative to the proposed construction of a two family dwelling on a vacant lot on Pershing Avenue, requiring a variance of Section 19-3.24(2)(b). Owner: HRH, Inc; Applicant: HRH, Inc/Mary Linge; Consultant: Coppola Associates; Zoned General Commercial (C-3) District; Grid #6161-24-456992; File #2021-015

4. 58 PARKER AVENUE: AREA VARIANCES

Application for area variances relative to the conversion of the vacant industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue, requiring a variance of Section 19-3.25(c) of the Zoning Ordinance relative to set-backs for off-street parking. Owner/Applicant: Northside Junction, LLC; Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Sub-district (G-CM) Grid #6162-77-6162-62-148369 and 6162-54-125385; File #2021-016

5. 27 HIGH STREET: AREA VARIANCES

Application for area variances relative to the proposed 67 unit multifamily development at 27 High Street, including the conversion of the existing vacant building and construction of a new building, requiring variances of Section Owner: 27 High Street Lofts LLC; Applicant: 27 High Street Lofts LLC/Kelly Libolt; Consultant: LRC Group; Zoned Medium High Density Residence (R-4) District; Grid #6162-62-192294; File #2021-017



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Present

Nathan Shook Chair
John Gildard
Thomas Klug
Rob Page (arrived late)
Scott Parker
Steven Reifler

Excused

Jessica Vinall

Staff

Natalie Quinn, Planning Director

The meeting was called to order at 6:30 pm with the pledge of allegiance.

A motion was made by John Gildard and seconded by Thomas Klug to approve the minutes of the August meeting. The motion carried unanimously.

47 FORBUS STREET: AREA VARIANCE

Application for area variance relative to the placement of a shed, to allow a three (3) foot side yard setback where six (6) feet is required, requiring a variance of Section 19-4.13. Owner/Applicant: John Sorlie; Zone: Medium-Density Residence (R-3); Grid # 6161-31-345782; File #2021-012

Appearing on behalf of the application was John Sorlie, who provided an overview.

The shed will be placed on the existing (prior owner) pad that use to house a garage. The concrete pad actually goes to within 1 foot of the property line.

Motion to open the public hearing by Thomas Klug, seconded by Scott Parker. There was no public comment (a letter in support of the application from a neighbor had been previously submitted). The public hearing was adjourned on a motion by John Gildard, seconded by Thomas Klug.

Following deliberations, the ZBA adopted the following resolution:

WHEREAS, the Zoning Board of Appeals has received an application for area variance from John Sorlie, relative to the proposed placement of a shed at 47 Forbus Street, as the shed is three (3) feet from the side property line where six (6) feet is required; and,



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WHEREAS, the application was accompanied by additional materials, including site sketch, plot plan, mini barn standard drawings by Grey's Woodworks dated 2/6/2020, letter from First Baptist Church dated 8/13/21, and photographs; and,

WHEREAS, a public hearing was held on September 14, 2021; and,

WHEREAS, the applicant has demonstrated that the granting of the area variances will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to achieve compliance at this time; and,

WHEREAS, the applicant has demonstrated that the variances requested are not substantial; and,

WHEREAS, the applicant has demonstrated the granting of the variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not necessarily self-created:

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance as noted above:

Motion: Steven Reifler

Second: Thomas Klug

Carried: 6:0:0

MILTON STREET: AREA VARIANCES

Application for area variances relative to the proposed multi-residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking, requiring variances of Section 19-3.18(4)(h) and 19-3.183(b) of the Zoning Ordinance relative to landscape buffers, set-backs, and access to arterial streets. Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; File #2021-011

Appearing on behalf of the application were Nate Abikhzer, owner, and Kyle Bardwell, Chazen Companies, who provided a project overview. Discussion included the following:



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- Production of traffic report and findings, done in 2005 for 163 unit development
- Investigated option of single two-way access, preferred for slowing traffic
- Milton and Fitchett are two-way

Motion to re-open the public hearing was made by John Gildard, seconded by Robert Page. There was no public comment. The public hearing was closed on a motion by Scott Parker, seconded by Robert Page.

Following deliberations, the ZBA adopted the following resolution:

WHEREAS, the Zoning Board of Appeals has received an application from Maselo Realty relative to a proposed multi-residential development on Milton Street consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking, requiring variances from the following requirements of the Zoning Ordinance:

1. Full relief from Section 19-3.18(4)(h) regarding access to an arterial roadway
2. A variance of 41 feet with regards to Section 19-3.183(b)
3. A variance of 25.2 feet with regards to Section 19-3.18(3)(b)

WHEREAS, the application was accompanied by supporting documentation including a Title Sheet (G001), Site Plan (C130) and a Landscape Plan (C180), all dated 5/25/21, prepared by Chazen Companies; and,

WHEREAS, a public hearing was held on July 13, 2021 and September 14, 2021; and,

WHEREAS, the applicant has demonstrated that the granting of the area variance will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to achieve compliance at this time; and,

WHEREAS, the applicant has demonstrated that the variance requested is not substantial; and,

WHEREAS, the applicant has demonstrated the granting of the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not necessarily self-created:



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NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the area variances as noted above, with the following conditions:

- Through the site plan review process with the Planning Board, the applicant shall investigate potentially beneficial traffic control measures for Milton Street, Arnold Road and Fitchett Street, and propose any measures as a means of mitigate adverse traffic impacts on the surrounding neighborhood as deemed appropriate

Motion: Steven Reifler

Second: Thomas Klug

Carried: 6:0:0

195 MILL STREET: USE AND AREA VARIANCES

Application for Use and Area Variances relative to the conversion of the existing building from a convenience store with one dwelling unit to a convenience store with three dwellings units, requiring variances of Sections 19-3.15(2), 19-3.15(4), 19-3.15(4)(e), 19-3.15(4)(i) and 19-4.3(11) of the Zoning Ordinance. Owner: Sultan Business Enterprises, Inc; Applicant: Rakan Algananim; Consultant: Paul Tirums, PE; Zone: Medium High Density Residence (R-4) District; Grid #6062-76-951217; File #2021-004/2021-005

Appearing on behalf of the application were the applicant, Rakan Algananim, and the project engineer, Paul Tirums.

The public hearing was opened on a motion by Thomas Klug, seconded by Robert Page.

- Paula, from 190 and 192 Mill Street, was opposed to the variances due to parking and traffic
- Sheryl Miller, 191 Mill Street and 2 Charles Street, indicated that parking is an issue, and that delivery trucks always park on Mill Street. The parking lot on site should be used for deliveries
- A resident of 193 Mill Street indicated that parking, littering and defecating were issues, and that access to the rear of the lot is difficult.
- The owner of 193 Mill Street, who has owned the property since 2014, indicated that loitering is an issue and that the 24 hour operation is also an issue.

The public hearing was closed on a motion by Steven Reifler, seconded by Robert Page.

During deliberations, the Board determined that the standard of reasonable return in particular had not been met.



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WHEREAS, the Zoning Board of Appeals has received a use variance application from Rakan Alghananim for the conversion of the existing building from a convenience store with one dwelling unit to a convenience store with three dwellings units, requiring a variance of Section 19-3.15(2) of the Zoning Ordinance, and an application for area variances relative to the same proposed conversion;

WHEREAS, the applications were accompanied by additional materials, including supporting documentation, a undated not-to-scale plot plan and floor plans and elevations dated 2/7/21, prepared by Paul Tirums, PE, and undated photographs; and,

WHEREAS, this application is considered to be an Unlisted Action under SEQR; and,

WHEREAS, a public hearing was held on May 11, 2021, July 13, 2021, and September 14, 2021; and,

WHEREAS, the applicant has not demonstrated that a reasonable return cannot be realized with any of the uses permitted in the District; and,

WHEREAS, the applicant has not demonstrated that the hardship in complying with the Zoning Ordinance is unique to this property; and,

WHEREAS, the applicant has not demonstrated that the granting of the use variance will not alter the character of the existing neighborhood;

WHEREAS, the applicant has not demonstrated that the difficulty in complying with the Zoning Ordinance is not self-created;

WHEREAS, the applicant has not demonstrated that the granting of the area variances will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties; and,

WHEREAS, the applicant has not demonstrated that there is no other feasible method to achieve compliance at this time; and,

WHEREAS, the applicant has not demonstrated that the area variances requested are not substantial; and,

WHEREAS, the applicant has not demonstrated the granting of the area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and,

WHEREAS, the applicant has not demonstrated that the need for the area variances is not self-created:

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby denies the use and area variances as detailed in the above referenced application.



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Motion: Thomas Klug
Second: John Gildard
Carried: 6:0:0

The motion to deny the use and area variances as requested carried.

316 MAIN STREET: AREA VARIANCE

Application for area variance relative to the height of the proposed building at 316 Main Street, to allow six (6) stories where only five (5) are permitted, requiring a variance of Section 19-3.37, Table 3.37-2 of the Zoning Ordinance. Owner/Applicant: 316 Main Street Owner, LLC (Eric Baxter, William Brocker, Mike Amato); Consultant: MASS Design; Zone: Poughkeepsie Innovation District Historic Core Subdistrict (PID-HC); Grid #6161-77-091064; File #2021-002

Appearing on behalf of the application were Eric Baxter, William Brocker, Michael Amato and Justin Brown, who provided an overview of the project and changes made since February:

- Setback of 6th story (5 ft to 2 ft)
- Removed corten material from GF
- Vertical bands
- Horizontal datum with railings
- 5th floor setback (2 ft)

The ZBA commented that it looked like the right scale now.

The public hearing was re-opened on a motion by Robert Page, seconded by Thomas Klug.

City resident Laurie Sandow commented that she felt the granting of the variance would be a detriment to safety.

The public hearing was closed on a motion by John Gildard, seconded by Thomas Klug.

The ZBA expressed appreciation for the changes to setbacks to minimize the height

Following deliberations, the ZBA adopted the following resolution:

WHEREAS, the Zoning Board of Appeals has received an application from 316 Main Street Owner, LLC seeking a variance of Section 19-3.37, Table 3.37-2 of the Zoning Ordinance to allow construction of a six story building in the Poughkeepsie Innovation District - Historic Core (PID-HC) where only five story buildings are permitted; and,



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WHEREAS, the application was accompanied by additional materials, including survey prepared by Brendan Johnson, dated 12/29/20, site plan prepared by Rodney Morrison, LPE (LRC Group), dated 2/9/21, Floor plans and elevations prepared by MASS Design Group revised 8/9/21; and,

WHEREAS, a public hearing was held on March 9, 2021, April 13, 2021, May 11, 2021, August 10, 2021, and September 14, 2021; and,

WHEREAS, the action is considered to be an Type I Action under SEQRA and a Full EAF was submitted; and,

WHEREAS, the City of Poughkeepsie, as Lead Agency, adopted a Negative Declaration on August 17, 2021; and,

WHEREAS, the applicant has demonstrated that the granting of the area variance will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to achieve compliance at this time; and,

WHEREAS, the applicant has demonstrated that the variance requested is not substantial; and,

WHEREAS, the applicant has demonstrated the granting of the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not necessarily self-created:

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance as noted above.

Motion: Thomas Klug

Second: Robert Page

Carried: 6:0:0

134-136 SOUTH AVENUE: AREA VARIANCE

Application for area variances relative to the proposed construction of a mixed use building with three (3) commercial spaces and fifteen (15) apartment uses, requiring variances of Sections 19-3.22(4)(e), 19-3.22(4)(b), 19-3.15(4), 19-3.15(4)(e), 19-3.15(4)(i) and 19-4.3(11) of the Zoning Ordinance, related to lot area, front and side yard setbacks, open space, minimum required parking and parking dimensional requirements. Owner: 134-136 South Avenue LLC (Brian Trematore); Applicant: AE Baxter LLC (Eric Baxter); Zone: Neighborhood Commercial (C-1); Grid #6061-44-956742; File #2021-013



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Appearing on behalf of the Application were Eric Baxter and Lauren Rutkowski, who summarized the project.

The ZBA asked questions about setback of the neighboring building, and requested a presentation.

On a motion by Scott Parker, seconded by John Gildard, the ZBA opened the Public Hearing.

Lina, a neighborhood resident, spoke of her concerns about parking, and talking about the need for parking permits.

George Crowder, 126 South Avenue, expressed concerns about parking.

Laurie Sandow, of South Grand Avenue, mentioned the sidewalk width of 6 feet which does not allow social distancing, suggested a parking usage fee, and discussed small parking spaces and a cramped parking lot

The ZBA requested:

- Other configurations with a smaller building
- More data to support parking need
- Clarification on parking permits and the process of obtaining same
- Explanation of how spaces in the lot will be allocated (one space per unit and 7 open for visitors)
- Additional financial information

On a motion by Thomas Klug, seconded by Robert Page, the ZBA voted unanimously to adjourn the public hearing and further consideration of the application to October 12, 2021.

On a motion by Thomas Klug, seconded by Steven Reifler, the ZBA voted unanimously to adjourn the meeting at 8:34pm.



Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

FEE: \$350.00
CODE: A2112
ACTIVITY #

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

REQUEST FOR AREA VARIANCE(S)

(TYPE, OR PRINT IN DARK INK)

I. OWNER INFORMATION

Name: 134-136 South Avenue LLC / Brian Trematore
Address: 5 Daniel Rd
Fairfield, NJ 07004
Phone #: 973.227.8330

II. APPLICANT INFORMATION

Name: AE Baxter LLC / Eric Baxter
Address: 278 Mill Street, Suite 100
Poughkeepsie, NY 12601
Phone #: 845.471.1047

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

III. CONSULTANT INFORMATION

Name: Levine & Levine
Address: 2 Jefferson St #100
Poughkeepsie, NY 12601
Phone #: 845.452.2350

IV. PROPERTY INFORMATION

Property Address (subject of appeal): 134 - 136 South Ave Poughkeepsie, NY 12601
Tax Parcel #: 131300-6061-44-956742-0000
Date property acquired: In Contract
Present use of property: Bar/Apartments
Zoning District: C-1: Neighborhood Commercial
Dimensions: Lot Area 12,378.7 (sq. ft.) Width 112.6 ft.
Depth 106 ft. Frontage on street 217.9 ft.
Is the property currently for sale or is the applicant preparing to sell? In Contract

V. REASON FOR APPEAL

This application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator, or other City of Poughkeepsie Agent:

(name and title of agent: _____).

A copy of this decision, dated _____, must be attached.

VI. REQUEST FOR AREA VARIANCE

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.

I/We, (insert name of applicant) Eric Baxter,
hereby apply to the Zoning Board of Appeals for a variance of the following requirements of the Zoning Ordinance:

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-3.22(4)(e)(2)	Minimum required yard - 15 ft corner 	Relief of 9FT
19-4.3(11)(a)	Required minimum 31.2 parking spo 	Relief of 9.7 parking spots
19-3.15(4)(i)	Required open space	Relief of 4,900 SF
19-3.22(4)(b)	Required Lot Area	Relief of 23,021 SF

VII. VARIANCE REQUEST EXPLANATION

Pursuant to Section 19-9.4 (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 grant. In making such determination the Board shall consider the applicant's responses to the following:

Note: It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied for each variance requested.

PLEASE ATTACH RESPONSES ON A SEPARATE SHEET.

- (i) 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.
- (ii) Why is the granting of the variance necessary? Could the same result could be achieved by some other feasible means that doesn't require a variance? Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.).
- (iii) Is (Are) the requested area variance(s) substantial? If not, explain why it (they) is (are) not substantial.
- (iv) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? If not, please justify why it (they) won't have an adverse effect.
- (v) Is your need for the area variance(s) the result of self-created difficulties on your part? If not, please explain how the difficulties are not self-created.

VIII. LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Eleven (11) copies.
3. Color photos of site conditions (8 copies)
4. Complete Short EAF (see explanation under Submission Requirements).
5. Other attachments deemed pertinent by the applicant (please list):

- a) _____
- b) _____
- c) _____
- d) _____

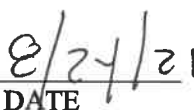
IX. SIGNATURE AND VERIFICATION

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

134 – 136 VARIANCES REQUESTED – EXPLANATIONS

19-3.22(4)(e)(2) – Minimum required yard – Required 15ft corner lot

- i. No, it will not produce an undesirable change in the character of the neighborhood. The existing footprint of the property is not setback, nor are the nearby properties. Altering the existing footprint of the property will result in an undesirable appearance to the neighborhood.
- ii. No, the same result could not be achieved by other feasible means.
- iii. Yes.
- iv. No, the variance will not have an adverse effect on the physical or environmental conditions. The variance will allow the existing footprint to remain.
- v. No, the difficulties are not self-created; the existing building's footprint does not conform to the zoning currently.

19-4.3(11)(a) – Required minimum parking spots

- i. No, granting the variance will not produce an undesirable change in the character of the neighborhood. The amount of parking that can fit in the lot is 21 spaces consisting of 19 standard parking spots and two handicapped spaces. The amount of parking required by code is 31.2 spots, which we are short by 9.7 spaces per the zoning regulation. However, there is ample nearby on-street parking particularly immediately adjacent to this lot along South Avenue and Reade Place as it is a corner lot as well as a parking garage in close proximity (approximately 200 feet) to the property at the Vassar Brother Medical Center (located at 76 Lincoln Avenue). During the weekend, there is on-street parking with no limitations, which provides sufficient on-street parking for the commercial spaces' customers.
- ii. We have explored all possible options on how to increase the parking area and this is the optimal outcome to maximize the space and provided necessary parking. Moreover, there are nearby options that provide additional and sufficient parking as needed.
- iii. Yes.
- iv. No, the variance will not create an adverse effect on the neighborhood.
- v. No, the difficulties of adhering to this zoning is not self-created; the lot can only fit the number of spaces we have presented - we have fully maximized the area and layout.

19-3.15(4)(i) – Required open space

- i. No, the variance will not produce an undesirable change in the character of the neighborhood, the current status of the property is also only the existing building and parking lot (there is no existing open space being eliminated). Within a mile of the property, there are two parks: Eastman Park (0.2 miles or a 4-minute walk to the

- Southeast corner) and Springside Landmark (0.3 miles or a 7-minute walk to the Western edge).
- ii. In order to create sufficient parking and housing for the nearby area, we must utilize the entirety of the lot.
 - iii. Yes.
 - iv. No, the variance will not have an adverse effect on the community. The property as it stands does not have any open space existing on the property.

19-3.22(4)(b) – Required lot area

- i. No, the variance will not produce an undesirable change in the character of the neighborhood. Instead, the property will create the needed housing for staff at Vassar Brothers Medical Center while fitting in aesthetically with the neighboring buildings. The character of the community will be enhanced with the proposed property as it connects the residential and retail corridor along South Avenue to the medical center on Reade Place and along the waterfront.
- ii. Granting the variance is necessary as it will provide needed housing for staff at Vassar and those working nearby. Without the variance, the number of units we are providing would not be financially feasible nor would it meet the demand for housing in this area.
- iii. Yes.
- iv. No, this building would mirror nearby properties that have the same density. Environmentally, the infrastructure in-place provides adequate support to house 15 units.
- v. The need for this variance is not self-created as there is a proven need for housing in the immediate vicinity. Additionally, if we decrease the number of units, it will not be financially feasible to develop, leaving the property in its current less-than-desirable state (a vacant corner retail space in an unmaintained and hazardous building structure with an also unmaintained and hazardous parking lot and no existing open space).

CHECKLIST ITEM: OUTLINES AND DESCRIPTIONS OF ALL STRUCTURES;134-136 South Avenue Mixed-Use Commercial Building Project Narrative

This application is for the property located at the corner of Reade Place and South Avenue in the City of Poughkeepsie. A three-story mixed use commercial building with a storefront and residential apartments is proposed for this 0.28 acre lot.

Located within walking distance is Vassar Hospital, Central Hudson, and CareMount Medical. As a result of these large businesses, residential apartments within close proximity will be in high demand for the foreseeable future. Therefore, such a mixed-use building is needed and likely be desirable by the local community.

A study of the area has confirmed that three commercial spaces and fifteen residential apartments (eleven one-bedroom units and four two-bedroom units) within this three-story, wood-framed building are viable. Access to the commercial spaces will be along Reade Place and South Avenue where there is an existing concrete sidewalk. Access to the apartments will be through an entrance on the North side of the building at the parking lot, as well as the West side of the building where there is an existing concrete sidewalk.

The building will be designed to appear as two buildings through the use of a center gable roof and glass curtain wall, keeping the building proportions of a similar size and scale of the surrounding properties. The glass curtain wall at the center section will be spandrel glass surrounded by dark stucco panel on each side. The general building will have a dark gray metal mansard roof with dormers for the third-floor apartments. A red brick veneer façade will wrap the building, and include a brick cornice, pilasters, and water table. The wood or metal windows will have a black frame and brick sill. The façade of the commercial retail spaces will include wood pilasters with wood entablature above, and large glass storefronts.

GENERAL NOTES:

1. THE OWNER/APPLICANT WISHES TO RAZE THE EXISTING BUILDING LOCATED AT 134-136 SOUTH AVENUE, POUGHKEEPSIE NY, AND CONSTRUCT A NEW 3-STORY MULTI-USE BUILDING GENERALLY IN ITS PLACE. THE FIRST FLOOR WILL PROVIDE ±2,017 SQUARE FEET OF COMMERCIAL SPACE PLUS THREE 1-BEDROOM RESIDENTIAL APARTMENT UNITS, AND THE SECOND AND THIRD FLOORS WILL PROVIDE A TOTAL OF EIGHT 1-BEDROOM AND FOUR 2-BEDROOM RESIDENTIAL APARTMENT UNITS.
2. MULTI-USE BUILDINGS ARE SPECIALLY PERMITTED IN THE C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT.
3. EXISTING FEATURES AS SHOWN ON THIS SITE PLAN PROVIDED BY A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR B&A REALTY MANAGEMENT" PREPARED BY MASER ASSOCIATES AND DATED NOVEMBER 13, 2017.
4. THE SITE DOES NOT CONTAIN ANY WETLANDS, WATERCOURSES OR FLOODPLAINS PER AVAILABLE GIS MAPPING.
5. THE PROJECT IS SERVICED BY PUBLIC WATER AND SEWER FROM THE CITY OF POUGHKEEPSIE.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL SECURE THE WORK LIMITS OF THE SITE BY INSTALLATION OF CONSTRUCTION FENCING AND OTHER MEASURES, AS NECESSARY TO PREVENT NON-AUTHORIZED ENTRY.
8. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
9. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT THE COMPLETION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. TREES SHALL BE PLANTED CLEAR OF EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
- A. PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
- B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
- C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
- D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- E. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS: UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE RAW SEWER LINE SHALL BE SET TO ENSURE GRAVITY FLOW FROM THE BUILDING TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. THE SEWER LATERAL, IF REQUIRED, SHALL BE THE SAME SIZE AS THE EXISTING SERVICE LINE CONNECTION WITH GASKETED WATERTIGHT JOINTS AND SHALL BE LAID WITH A MINIMUM SLOPE, ACCEPTABLE TO THE SEWER DEPARTMENT AND PROJECT ENGINEER.
5. INVERT AND LOCATION OF EXISTING STORMWATER LINES, SANITARY SEWER MAINS, AND WATER MAINS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONDITION OF EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION.
6. ROOF LEADERS WILL BE CONNECTED TO THE NEAREST STORMWATER MANHOLE TO THE EAST OF THE BUILDING.

GRADING & DRAINAGE NOTES:

1. PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL BE CONTINUALLY IN PLACE UNTIL THE END OF CONSTRUCTION AND STABILIZATION OF DISTURBED EARTH. REFER TO THE EASO PLAN.
2. NYSDEC SPDES GENERAL PERMIT 0-20-001 COVERAGE IS NOT REQUIRED BASED ON THE SOIL DISTURBANCE ASSOCIATED WITH THE PROJECT BEING LESS THAN ONE (1) ACRE IN AREA.
3. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO AREAS OF TRAPPED DRAINAGE FOLLOWING CONSTRUCTION. POSITIVE PITCH TO PROMOTE OVERLAND FLOW TO ADEQUATE DISCHARGE LOCATIONS IS REQUIRED.

DRAWING INDEX:

- SHEET 1: COVER SHEET (CV-1)
- SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
- SHEET 3: SITE PLAN (SP-1)
- SHEET 4: GRADING PLAN (GD-1)
- SHEET 5: EROSION & SEDIMENT CONTROL PLAN (EC-1)
- SHEET 6: UTILITY PLAN (UT-1)
- SHEET 7: UTILITY PROFILES (PR-1)
- SHEET 8: LANDSCAPING PLAN (LS-1)
- SHEET 9: LIGHTING PLAN (LT-1)
- SHEET 10: CONSTRUCTION DETAILS (CD-1)
- SHEET 11: CONSTRUCTION DETAILS (CD-2)
- SHEET 12: CONSTRUCTION DETAILS (CD-3)

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

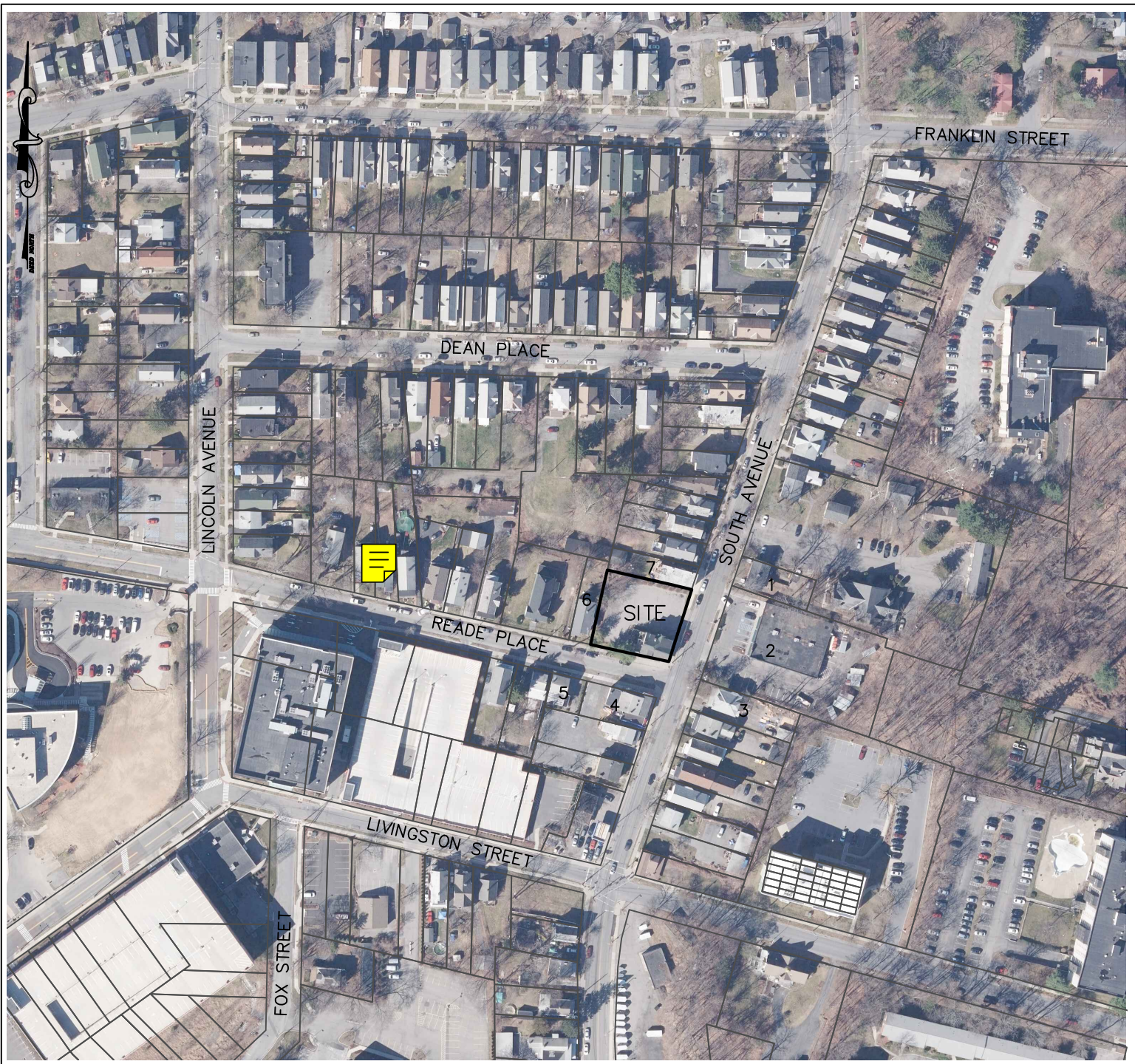
PROJECT ARCHITECT:
ANDERSON DESIGN GROUP
25 WALKILL AVENUE
MONTGOMERY, NY 12549
PH: 845-294-2724

PROJECT SURVEYOR:
MASER CONSULTING, P.A.
18 COMPUTER DRIVE EAST
SUITE 203
ALBANY NY 12205
PH: 518-459-3252
F: 518-459-3284



OWNER:
134-136 SOUTH AVENUE, LLC
5 DANIEL ROAD
FAIRFIELD, NEW JERSEY 07004
PH: 973-227-8330

APPLICANT:
AE BAXTER, LLC
278 MILL STREET, SUITE 100
POUGHKEEPSIE, NY 12601
PH: 845-471-1047



AREA MAP

SCALE: 1" = 200'

134-136 SOUTH AVE SITE PLAN

SOUTH AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:

TAX ID: 6061-44-956742

TOTAL LOT AREA: ±0.28 ACRES

C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

PROJECT INFORMATION:	
PARCEL OWNER:	134-136 SOUTH AVENUE, LLC, 5 DANIEL ROAD, FAIRFIELD, NJ 07004
APPLICANT:	AE BAXTER, LLC, 278 MILL STREET, SUITE 100, POUGHKEEPSIE NY 12601
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT ARCHITECT:	ANDERSON DESIGN GROUP, 25 WALKILL AVENUE, MONTGOMERY, NY 12549
PROJECT SURVEYOR:	MASER CONSULTING, P.A., 18 COMPUTER DRIVE EAST, SUITE 203, ALBANY NY 12205
PARCEL LOCATION:	134-136 SOUTH AVENUE POUGHKEEPSIE, NY 12601
TAX PARCEL ID:	6061-44-956742
PARCEL AREA:	±0.28 ACRES
WATER SUPPLY:	MUNICIPAL – CITY OF POUGHKEEPSIE
SEWAGE DISPOSAL:	MUNICIPAL – CITY OF POUGHKEEPSIE

ADJOINING OWNERS:

PARCEL OWNER & ADDRESS PER FINAL ROLL MAY 1, 2018
1: KULLMAN, KENNETH; 21 MARWILL STREET ALBANY, NY 12209
2: B A G RITE AID #188 LP; PO BOX 3165 HARRIDBURG, PA 17105
3: ABDELRAZAQ AGHA; 40 PHILLIPS AVE HIGHLAND; NY 12528
4: 84 NEW HACKENSACK LLC; 84 NEW HACKENSACK ROAD WAPPINGERS FALLS, NY 12590
5: NEVILLE McDONALD; 8 MARTIN DRIVE POUGHKEEPSIE, NY 12603
6: FRANCIS J MILLER JR.; 2 READE PLACE, POUGHKEEPSIE, NY 12601
7: 130 SOUTH AVENUE, LLC; 35 BEECHWOOD AVENUE POUGHKEEPSIE, NY 12601

ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- 1.1. PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
- 1.2. CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- 1.3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
- 1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
- 1.5. DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

EROSION AND SEDIMENT CONTROL NOTES:

1. NYSDEC SPDES GENERAL PERMIT 0-20-001 COVERAGE IS NOT REQUIRED BASED ON THE SOIL DISTURBANCE ASSOCIATED WITH THE PROJECT BEING ±0.26 ACRE (LESS THAN ONE 1 ACRE IN AREA, THEREFORE SPDES IS NOT REQUIRED).
2. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
3. ALL STORMWATER SYSTEMS (E.G. BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS.
4. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. STOCKPILES, IF NEEDED, SHALL BE LOCATED IN AREAS AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
6. PERMANENT SEEDDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.
7. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
8. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
9. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
10. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
11. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
12. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER IMMEDIATELY TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION SUCH AS MULCHING, SEEDING, AND SPRAYING WATER. EROSION CONTROL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

COVER SHEET

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

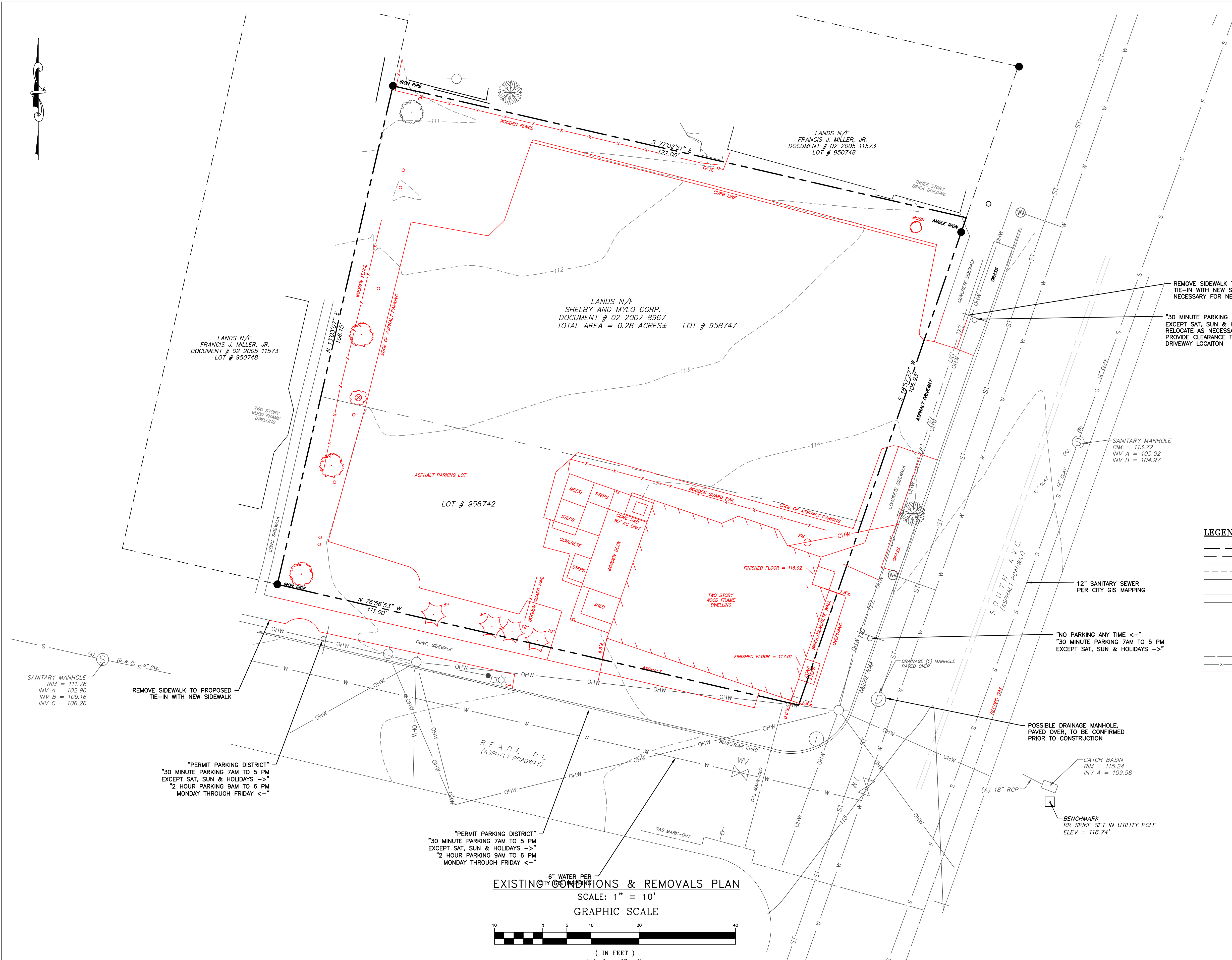
JOB #: 2021-035

DATE: 8/18/2021

SCALE: AS SHOWN

TITLE: CV-1

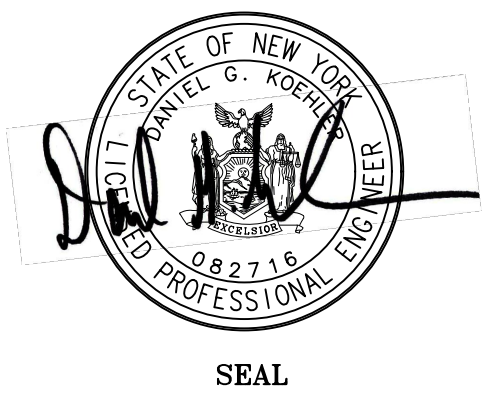
SHEET: 1 OF 12



- MAP REFERENCES:**
- EXISTING FEATURES AS SHOWN ON THIS SITE PLAN PROVIDED BY A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR B&A REALTY MANAGEMENT" PREPARED BY MASER ASSOCIATES AND DATED NOVEMBER 13, 2017.
- DEMOLITION NOTES:**
- PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
 - CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
 - PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
 - MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
 - NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
 - PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
 - LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
 - DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
 - PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
 - CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES.
 - MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
 - CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
 - ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
 - FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
 - MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
 - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
 - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
 - USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
 - REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
 - CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
 - PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
 - EXISTING WATER, SEWER, GAS AND OTHER SERVICES TO BE ABANDONED PER THE REQUIREMENTS OF THE REGULATING AGENCY.

- LEGEND:**
- EXISTING PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - 115
 - 113
 - OHW
 - EXISTING OVER HEAD WIRE
 - EXISTING UTILITY POLE
 - S
 - EXISTING SEWER LINE
 - W
 - EXISTING WATER LINE
 - EXISTING SEWER MANHOLE
 - EXISTING STORM WATER LINE
 - EXISTING CATCH BASIN
 - EXISTING WATER VALVE
 - EXISTING HYDRANT
 - EXISTING STORMWATER MANHOLE
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING CHAINLINK FENCE
 - ALL ITEMS IN RED TO BE DEMOLISHED/REMOVED IN THEIR ENTIRETY. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: TREES, SHRUBS, TREE STUMPS, LANDSCAPING, FENCES AND GATES (WOOD AND METAL), RETAINING WALLS (CONCRETE AND WOOD), ASPHALT PAVEMENT, CONCRETE SIDEWALKS, CURBS, STAIRS, UNDERGROUND UTILITIES, STORM DRAINAGE STRUCTURES/PIPING, MANHOLES, ETC.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



HUDSON
LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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EXISTING CONDITIONS & REMOVALS PLAN

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742



JOB #: 2021-035
DATE: 8/18/2021
SCALE: 1" = 10'
TITLE: XC-1
SHEET: 2 OF 12



LEGEND:

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING OVER HEAD WIRE
---	EXISTING UTILITY POLE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING SEWER MANHOLE
---	EXISTING STORM WATER LINE
---	EXISTING CATCH BASIN
---	EXISTING WATER VALVE
---	EXISTING HYDRANT
---	EXISTING STORMWATER MANHOLE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING CHAINLINK FENCE
---	PROPOSED PROPERTY LINE
---	PROPOSED SET BACK LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED EASEMENT
---	PROPOSED TREE LINE
---	PROPOSED SEWER SERVICE LINE
---	PROPOSED SEWER MANHOLE
---	PROPOSED SEWER CLEAN OUT
---	PROPOSED SDS LATERAL
---	PROPOSED SDS SOLID LINE
---	PROPOSED STORM WATER LINE
---	PROPOSED ROOF LEADER LINE
---	PROPOSED ROOF LEADER
---	PROPOSED WATER LINE
---	PROPOSED WATER SERVICE LINE
---	PROPOSED WELL
---	PROPOSED HYDRANT
---	PROPOSED WATER SHUT OFF VALVE
---	PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (C-1)

BULK REGULATIONS & CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	35,400 S.F. ¹	±12,379 S.F.	±12,379 S.F.
LOT FRONTAGE:	40 FEET MINIMUM	±110 FEET	±110 FEET
YARD SETBACKS:			
FRONT YARD (SOUTH AVE.):	15 FEET MINIMUM ²	±1.8 FEET ³	6.00 FEET ⁴
FRONT YARD (REAR PL.):	15 FEET MINIMUM ²	±0.6 FEET ³	6.00 FEET ⁴
SIDE YARD:	15 FEET MINIMUM ⁵	±69.10 FEET	6.20 FEET ⁶
REAR YARD:	25 FEET MINIMUM	±70.95 FEET	53.68 FEET
LOT COVERAGE:	MAX. 80%	±9.9%	±33.2%
USEABLE OPEN SPACE:	4,900 SQ. FT. MINIMUM ⁸	2,868 S.F.	2,155 S.F. ⁹
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 35 FEET	2 STORIES, < 35'	3 STORIES, 34'

- THE MINIMUM REQUIRED LOT AREA IS BASED ON THE RESIDENTIAL DEVELOPMENT PORTION OF THE PROJECT, WHERE 19-3.22(4)(b) REQUIRES 2,200 SF PER 1-BR UNIT AND 2,800 SF PER 2-BR UNIT, RESULTING IN A REQUIRED 35,400 S.F. LOT AREA.
- TEN (10) FEET, IF CORNER LOT FIFTEEN (15) FEET.
- EXISTING NON-CONFORMING
- THE APPLICANT IS SEEKING A VARIANCE WHERE 15 FEET IS REQUIRED, AND 6 FEET IS PROVIDED, THEREBY REQUIRING RELIEF OF 9 FEET.
- NO SIDE YARD IS REQUIRED, EXCEPT, IF PROVIDED, IT MUST BE AT LEAST SIX (6) FEET; IF A CORNER LOT, THE SIDE YARD MUST FIFTEEN (15) FEET.
- THE APPLICANT IS SEEKING A VARIANCE WHERE 15 FEET IS REQUIRED, AND 6.2 FEET IS PROVIDED, THEREBY REQUIRING RELIEF OF 8.8 FEET.
- PER 19-4.12(4), ON A CORNER LOT, ONE YARD OTHER THAN THE FRONT YARDS SHALL BE DEEMED TO BE A REAR YARD AND THE OTHER OR OTHERS SHALL BE DEEMED TO BE SIDE YARDS. THE APPLICANT IS CHOOSING THE NORTHERN PROPERTY LINE TO BE THE REAR YARD.
- THE MINIMUM USABLE OPEN SPACE REQUIRED IN C-1 ZONE, PER 19-3.22(4)(ii), IS THE SAME AS THAT PER 19-3.15(4)(i), WHICH REQUIRES 300 SQUARE FEET OF USABLE OPEN SPACE FOR EACH ONE-BEDROOM UNIT AND 400 SQUARE FEET OF USABLE OPEN SPACE FOR EACH TWO-OR-MORE-BEDROOM UNIT, FOR A MINIMUM REQUIRED USABLE OPEN SPACE OF 4,900 SQUARE FEET (FOR ELEVEN 1-BR UNITS PLUS FOUR 2-BR UNITS).
- THE APPLICANT IS SEEKING A VARIANCE WHERE THE MINIMUM USABLE OPEN SPACE IS 4,900 SQUARE FEET, AND NONE IS PROVIDED (OPEN SPACE ON THE SITE IS SHOWN, BUT DOES NOT MEET THE DEFINITION OF USABLE OPEN SPACE), THEREBY REQUIRING RELIEF OF 4,900 SQUARE FEET.

REQUIRED PARKING:

USE = COMMERCIAL (ASSUME RETAIL)

REQUIRED SPACES = 1/300 SF FLOOR AREA

PROPOSED FLOOR AREA = 2,017 SQUARE FEET

REQUIRED COMM'L PARKING = 6.7 SPACES

PROVIDED PARKING:

ON-SITE PARKING = 19 SPACES

ON-SITE ACCESSIBLE PARKING = 2 SPACES

ON-SITE TOTAL PARKING = 21 SPACES

ON-STREET PARKING = 8 SPACES

TOTAL PARKING PROVIDED = 29 SPACES

NOTES:

- ON-STREET PARKING IS TIME LIMITED (REFER TO THE CALLOUTS ON EXISTING SIGNAGE).
- 19-4.3(4) ALLOWS FOR JOINT USE OF PARKING BASED ON TIME DIFFERENCES. IT IS ASSUMED THAT THE MAJORITY OF RESIDENTIAL SPACES WILL BE AVAILABLE DURING NORMAL BUSINESS HOURS. HOWEVER, THE APPLICANT IS SEEKING A VARIANCE WHERE THE MINIMUM REQUIRED NUMBER OF PARKING SPACES IS 32, WHERE 21 ON-SITE PARKING SPACES ARE PROVIDED, THEREBY REQUIRING RELIEF OF 11 PARKING SPACES.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

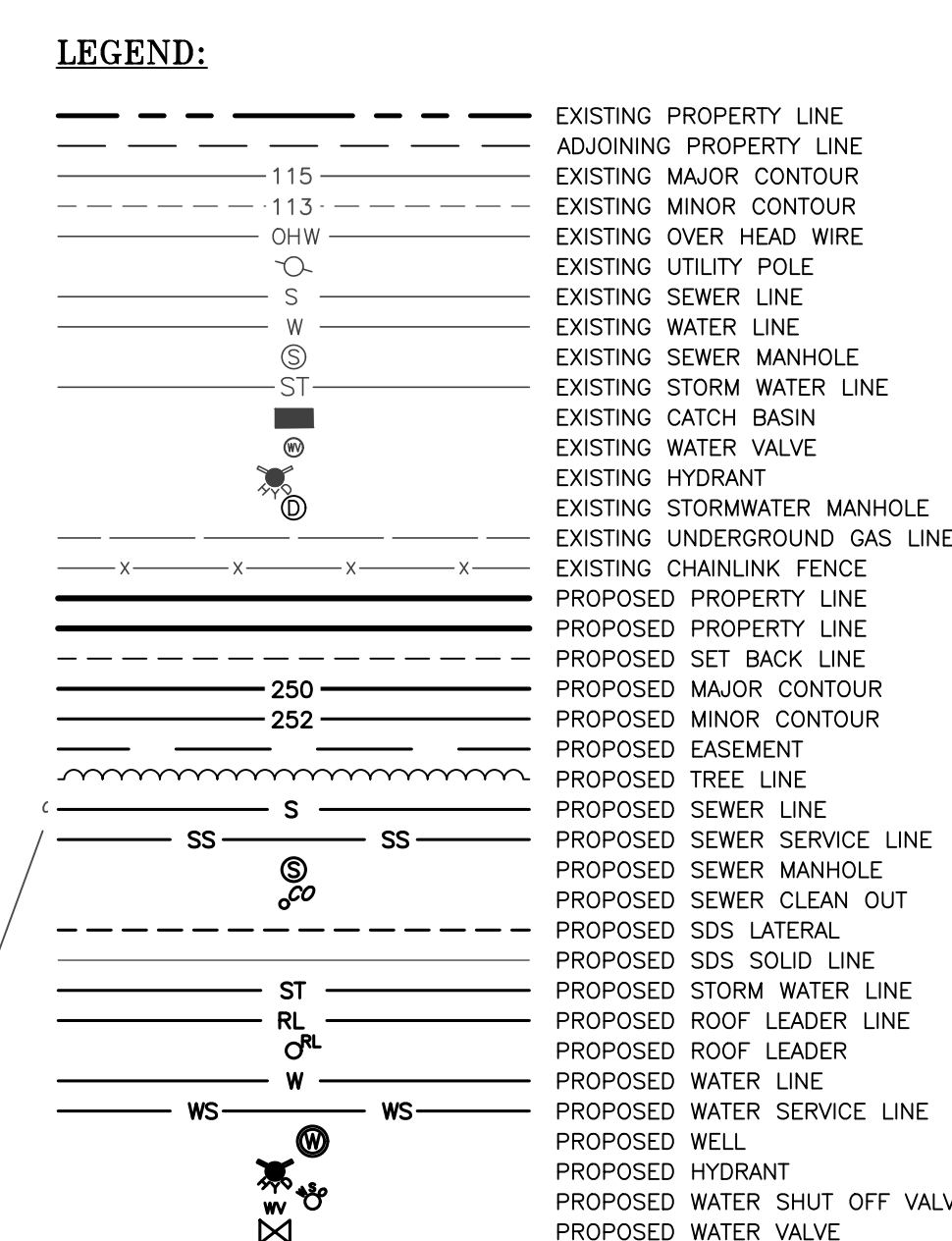


HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

SITE PLAN
134-136 SOUTH AVENUE
134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742



JOB #:	2021-035
DATE:	8/18/2021
SCALE:	1" = 10'
TITLE:	SP-1
SHEET:	3 OF 12



(IN FEET)

1 inch = 10 ft.

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

JOB #:	2021:035
DATE:	8/18/2021
SCALE:	1" = 10'
TITLE:	GD-1
SHEET:	4 OF 12



LEGEND:	
	EXISTING PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING OVER HEAD WIRE
	EXISTING UTILITY POLE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING SEWER MANHOLE
	EXISTING STORM WATER LINE
	EXISTING CATCH BASIN
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING STORMWATER MANHOLE
	EXISTING UNDERGROUND GAS LINE
	EXISTING CHAINLINK FENCE
	PROPOSED PROPERTY LINE
	PROPOSED SET BACK LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED EASEMENT
	PROPOSED TREE LINE
	PROPOSED SEWER LINE
	PROPOSED SEWER SERVICE LINE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEAN OUT
	PROPOSED SDS LATERAL
	PROPOSED SDS SOLID LINE
	PROPOSED STORM WATER LINE
	PROPOSED ROOF LEADER LINE
	PROPOSED ROOF LEADER
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED WELL
	PROPOSED HYDRANT
	PROPOSED WATER SHUT OFF VALVE
	PROPOSED WATER VALVE

LANDS N/F
FRANCIS J. MILLER, JR.
DOCUMENT # 02 2005 11573
LOT # 950748

LANDS N/F
FRANCIS J. MILLER, JR.
DOCUMENT # 02 2005 11573
LOT # 950748

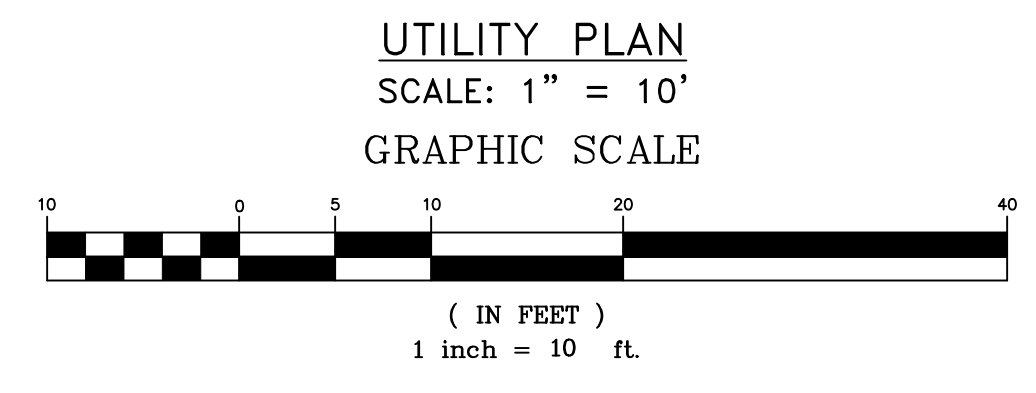
PROPOSED 3-STORY BUILDING
FOR MIXED COMMERCIAL AND
RESIDENTIAL USE
FFE=114.58
LSE=

SANITARY MANHOLE
RIM = 113.72
INV A = 105.02
INV B = 104.97

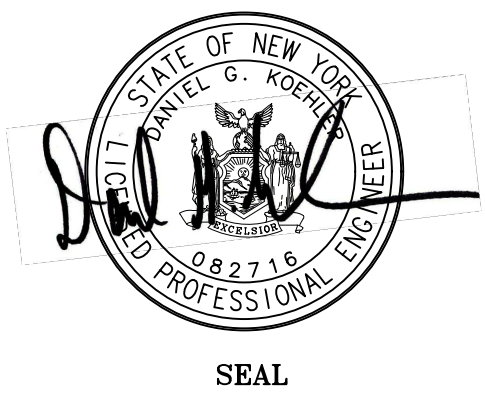
PROPOSED SEWER CONNECTION
6" INV=105.8±

CATCH BASIN
RIM = 115.24
INV A = 109.58

BENCHMARK
RR SPIKE SET IN UTILITY POLE
ELEV = 116.74'



DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



HUDSON
LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845-440-6926
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UTILITY PLAN
134-136 SOUTH AVENUE
134-136 SOUTH AVENUE
CITY OF Poughkeepsie
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742



JOB #:	2021:035
DATE:	8/18/2021
SCALE:	1" = 10'
TITLE:	UT-1
SHEET:	6 OF 12



1 WEST EXTERIOR ELEVATION
3/16" = 1'-0"



2 NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

LUMINAIRE SCHEDULE						
SYMBOL	QTY	DESCRIPTION	CATALOG NUMBER	MOUNTING HEIGHT	LAMP	LUMENS
	3	LUMARK "XTOR - CROSSTOUR" LED LUMINAIRE WALL MOUNTED 12W - LED LIGHT SQUARE	XTOR1B	11'	LED ARRAY	1,418L
NOTE: EDITABLE LINES SHOWN ARE BASED ON A 11' MOUNTING HEIGHT LUMARK "XTOR - CROSSTOUR" LUMINAIRE "12" 12W - LED LIGHT SQUARE PHOTOMETRIC DIAGRAM LUMARK "XTOR - CROSSTOUR" & "XTOR - CROSSTOUR MAXX" LED AREA LUMINAIRE TYPICAL WALL MOUNT AREA LUMINAIRE						

WALL MOUNTED SECURITY LIGHTING

PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

100% CONCEPT SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE. • MONTGOMERY • NY 12549
O. 845. 294.2724 | F. 888.305.6442

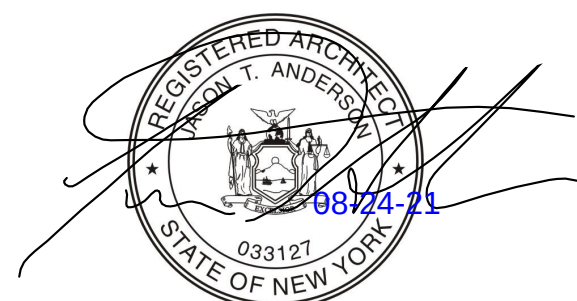
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

Project: SOUTH AVENUE MIXED-USED COMMERCIAL BUILDING
134 - 136 SOUTH AVENUE
POUGHKEEPSIE, NY 12601

Drawing Name: NORTH & WEST EXTERIOR ELEVATIONS

Drawn: Author Scale: AS NOTED Project: 21122 Date: 08/24/21

Drawing Number:
A-301

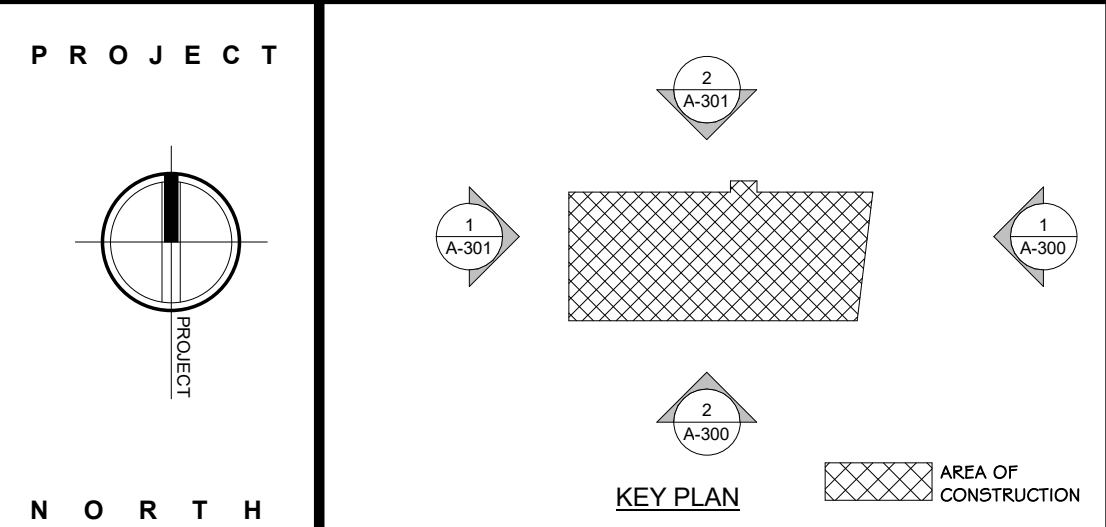
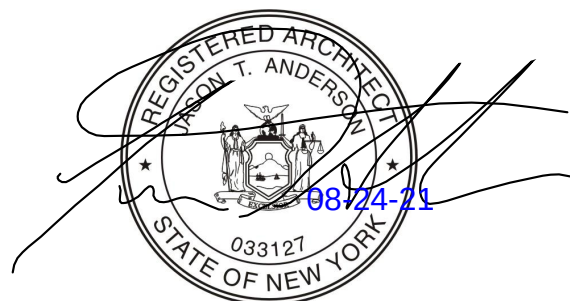




1 EAST EXTERIOR ELEVATION
3/16" = 1'-0"

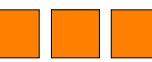


2 SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



100% CONCEPT SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

	ANDERSON DESIGN GROUP	ARCHITECTURE
		PLANNING
		INTERIORS
25 WALLKILL AVE • MONTGOMERY • NY 12549 O. 845. 294.2724 F. 888.305.6442		WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM

Project: SOUTH AVENUE MIXED-USED COMMERCIAL BUILDING
134 - 136 SOUTH AVENUE
POUGHKEEPSIE, NY 12601

Drawing Name: SOUTH & EAST EXTERIOR ELEVATIONS

Drawn: IDEA Scale: AS NOTED Project: 21122 Date: 08/24/21

Drawing Number: A-300

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

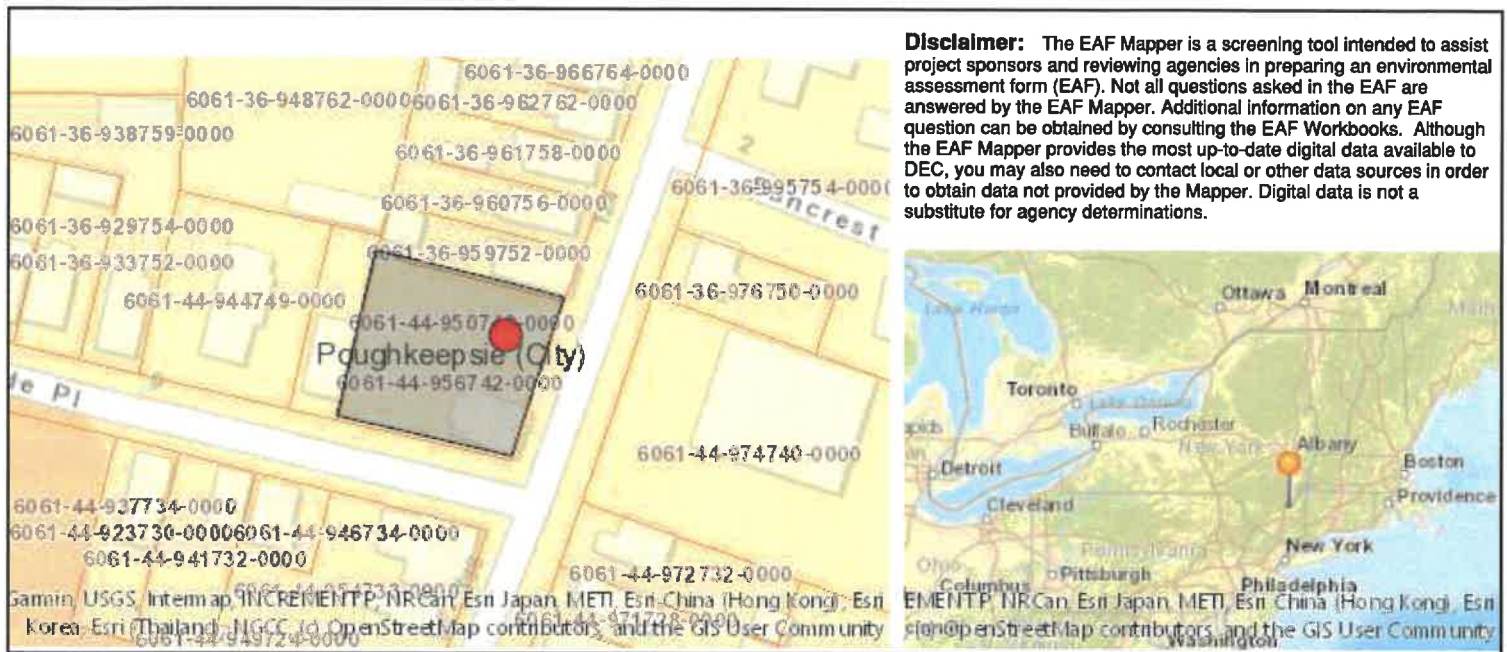
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

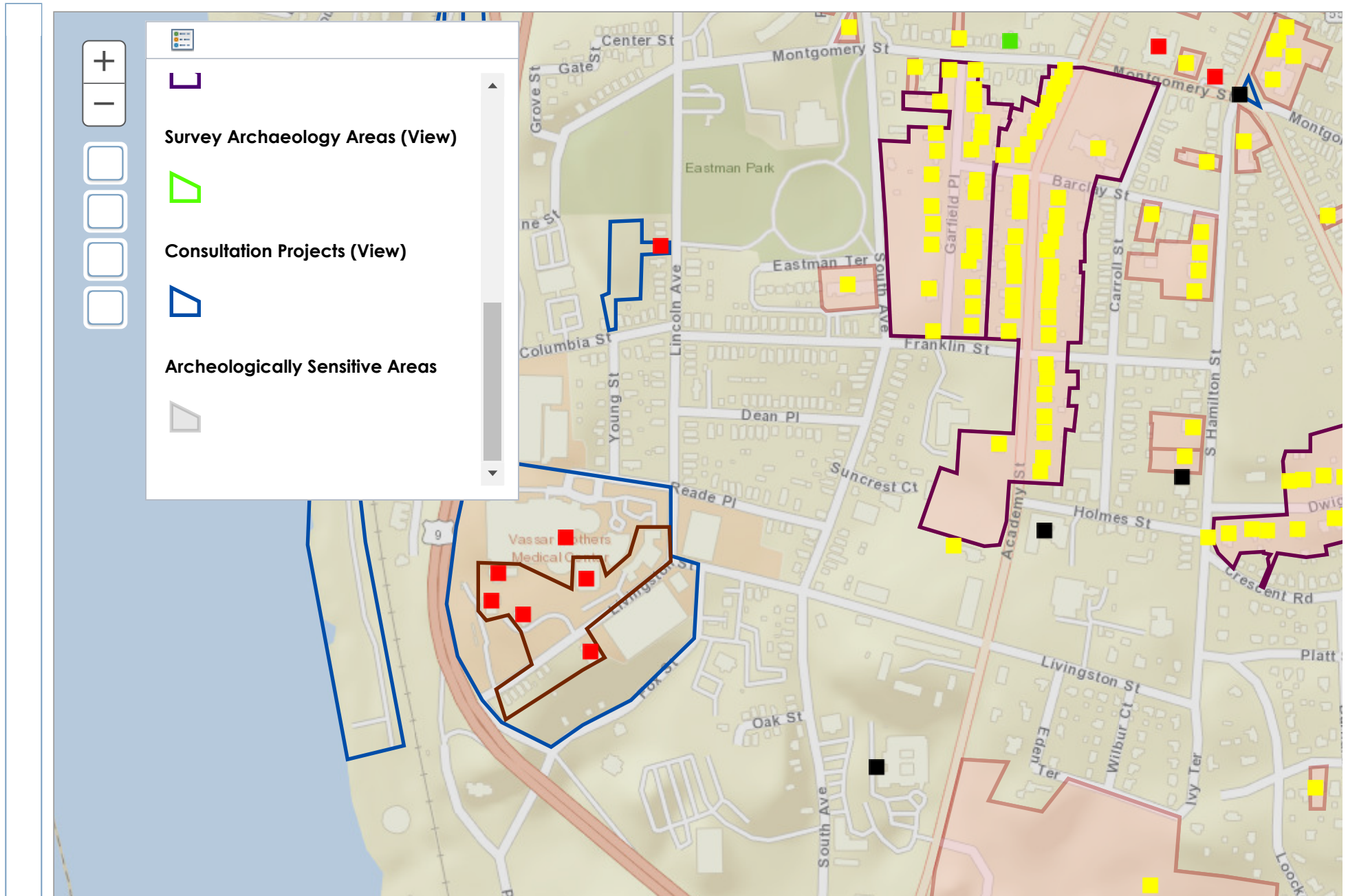
Part 1 – Project and Sponsor Information			
Name of Action or Project: 134-136 South Avenue Mixed-Use Commercial Building			
Project Location (describe, and attach a location map): 134-136 South Avenue, Poughkeepsie NY 12601			
Brief Description of Proposed Action: The applicant wishes to develop the lot located at 134-136 South Avenue in the City of Poughkeepsie (Tax ID # 6061-44-956742). The development will include razing of the existing residential building on site and construction of a new 3-floor Commercial-Residential mixed used building in its place. In total the building will accommodate space for 3 retail stores, 11 one-bedroom apartments, and 4 two-bedroom apartments. The remainder of the site will be developed to accommodate off-street parking and pedestrian ways. The site is located in the City of Poughkeepsie's C-1 Neighborhood Commercial Zoning District where mixed used residential buildings are allowed under special permit.			
Name of Applicant or Sponsor: AE Baxter, LLC c/o Eric Baxter		Telephone: 845-471-1047 E-Mail: eric@baxterbuilt.com	
Address: 278 Mill Street, Suite 100			
City/PO: Poughkeepsie		State: New York	Zip Code: 12601
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.		NO ☒	YES ☐
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- Site Plan & SUP City of Poughkeepsie ZBA - Area Variances		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.28 acres +/- 0.26 acres 0.28 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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? See CRIS printout. Archaeologically sensitive area encompasses entire print; however, area completely disturbed prior 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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

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		
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? Atlantic Sturgeon, Bald Eag...	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	☐	☒
Potential discharge to city's storm collection 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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
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:	NO	YES
	☐	☒
B00190 - C (Completed), E314108 - C (Completed), C314108 - C (Completed) Please refer to the attached DEC Site Records for more details on these sites.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Eric Baxter</u> Date: <u>8/23/2021</u>		
Signature: <u></u> Title: <u>Applicant</u>		



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes





Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Hudson River Waterfront-DeLaval Property

Site Code: B00190

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 202-204 Rinaldi Blvd.

City: Poughkeepsie (c) Zip: 12601-

County: Dutchess

Latitude: 41.694702778

Longitude: -73.939361111

Site Type: DUMP

Estimated Size: 13.64 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Ground Water Use Restriction

Soil Management Plan

Cover System

Subsurface Barriers

Fencing/Access Control

Landuse Restriction

Monitoring Plan

Site Management Plan

O&M Plan

IC/EC Plan

Vapor Mitigation

Site Owner(s) and Operator(s)

Current Owner Name: City of Poughkeepsie

Current Owner(s) Address: 62 CIVIC CENTER PLAZA
POUGHKEEPSIE,NY, 12601

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street
Poughkeepsie,NY 12601

Name: NYSDEC Region 3

Address: 21 S. Putt Corners Rd
New Paltz,NY 12561

Name: City of Poughkeepsie Engineering

Address: City Hall
62 Civic Center Plaza Poughkeepsie,NY 12601

Site Description

Location: The Hudson River Waterfront-DeLaval Property is an approximately 13.64-acre site located in an urban portion of the City of Poughkeepsie, Dutchess County. The site lies southwest of the intersection of Rinaldi Boulevard and Pine Street. It consists of a long, thin, waterfront parcel along the eastern shore of the Hudson River, bordered to the north by a restaurant/catering facility, to the east by railroad tracks, and to the south by a major oil storage facility. **Site Features:** Most of the site is covered by crushed stone or clean soil. The northern portion of the site has been paved and is being used as a parking lot. Prior to remediation, the site was largely overgrown with grass and shrubs with some larger trees in a relatively small area in the southwest portion of the site. **Current Zoning and Land Use:** The site is currently vacant, except for the aforementioned parking lot, and is within the Waterfront zoning district. The surrounding parcels to the north and east are predominantly used for commercial and residential purposes. The surrounding properties to the south are currently used for industrial purposes. the City of Poughkeepsie uses the site for storage. **Past Use of the Site:** From the late 1800's until the 1960's, the site was used to manufacture various types of stainless steel farming equipment. Other former industrial usages include a supplier of construction materials, a tannery, a carpentry shop, and coal sheds. These uses appear to have led to contamination from various industrial operations including waste disposal/landfill area, convenience dumping, an underground fuel oil storage tank and underground petroleum pipelines. **Site Geology and Hydrogeology:** Much of the site is made land and consists of fill material. The depth of the fill ranges from 2 to 11 feet across the site. The fill material includes a significant amount of construction and demolition debris from the demolition of buildings that once occupied the site. Soils encountered beneath the fill and in areas where fill was not encountered generally consists of silt and fine sand. Bedrock outcrops occur at the southern boundary of the site, particularly in the southwest corner, and also outcrops near the northeastern corner. Bedrock was observed to consist of dark grey shale at these locations. Bedrock drops steeply and was not encountered in other areas of the site. The depth to groundwater at the site ranges from 5 to 7 feet below grade. The groundwater fluctuations are believed to be due to tidal

changes in the river elevation of the adjacent Hudson River. Shallow groundwater flow is largely influenced by the tidal fluctuations of the Hudson River, with a general flow direction to the west toward the river.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

1,2,4-trimethylbenzene
barium
benzo(b)fluoranthene
chrysene
naphthalene
polychlorinated biphenyls (PCB)
selenium
unknown petroleum
cadmium
lead
benzene
mercury
arsenic
benzo(a)pyrene
1,3,5-trimethylbenzene
benzo(a)anthracene
xylene (mixed)
acetone
chromium

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern at the site included volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals and polychlorinated biphenyls (PCBs). The VOCs and SVOCs are primarily related to the petroleum contamination, which is still present at residual levels at the site. PCBs were primarily present in the landfill area, which has been removed. Soil: Levels of SVOCs and

metals are likely still present at relatively low levels across much of the site. A site cover system has been constructed across the site as part of the remedy. Remedial actions have successfully achieved cleanup objectives for commercial use. Residual contamination in the soil is being managed under a Site Management Plan.

Site Health Assessment

Contaminated soils remain at the site below clean backfill. People will not come in contact with contaminated soils or groundwater unless they dig below the surface materials. People are not drinking the contaminated groundwater because the area is served by a public water supply is not affected by this contamination. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. However, active sub-slab depressurization systems (systems that ventilate/remove the air from beneath the building) will be installed in any new buildings constructed on the site.

For more Information: [E-mail Us](#)

Refine This Search



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: PURA -14 Property

Site Code: E314108

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: Pine Street

City:Poughkeepsie Zip: 12601

County:Dutchess

Latitude: 41.698541667

Longitude: -73.9374

Site Type:

Estimated Size: 5.53 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Landuse Restriction

Site Owner(s) and Operator(s)

Current Owner Name: City of Poughkeepsie Industrial Development Agency

Current Owner(s) Address: 62 Civic Center Plaza
Poughkeepsie,NY, 12601

Site Description

Location Description: The PURA-14 site is located in an urban portion in the City of Poughkeepsie, Dutchess County, NY. The site lies northeast of the intersection of Rinaldi Boulevard and Pine Street, and Route 9 runs along the east side. This site is approximately 5.53 acres in size. **Predominant Site Features:** The site is largely overgrown with grass and other various forms of vegetation with no existing buildings, and a single paved road through the center running north to south. Bordered to the west by railroad tracks, a restaurant/catering facility, and finally the Hudson River. **Current Use:** The site is currently inactive but until 1960's was home to the Moline plow company, an artillery shell manufacturer, and a chemical fertilizer manufacturer. **Surrounding Uses:** The surrounding parcels are currently used for a combination of commercial, industrial, residential, recreational, and a hospital on Pine Street. **Historical Sources of Contamination:** Prior uses that appear to have led to site contamination include convenience dumping, C&D wastes, and the manufacturing of plows, ammunition, and fertilizer. **Investigation/Actions performed to Date:** Completed investigations include a Phase I Environmental Site Assessment for the Procida Waterfront Property (1999), Phase II Subsurface Investigation (2001), and the Environmental Restoration Program (ERP) Remedial Investigation/Alternatives Analysis Report completed in 2005. **Current Actions:** A Record of Decision (ROD) was issued under the ERP in March 2006, requiring a demarcation layer beneath a minimum two feet of clean soil cover or paved surfaces; institutional controls in the form of an environmental easement; a site management plan, and periodic certification that the remedy remains in place and is effective. Remedial Action is being addressed under the Brownfield Cleanup Program (see Site ID No. C314108). Environmental Easement was terminated under the ERP program and refiled under the BCP. See C314108.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

beryllium
arsenic
benzo(a)pyrene
benzo(k)fluoranthene
zinc
benzo(b)fluoranthene
cadmium
chrysene
silver
antimony
lead
mercury
thallium
benzo(a)anthracene
copper
nickel

selenium

dibenz[a,h]anthracene

Site Environmental Assessment

Contaminants of Concern: The primary contaminants of concern at this site are metals, and semi-volatile organic compounds (SVOCs). Impacted Media: Investigations indicate the contamination is present in the surface and subsurface soil at this site, typical of a former industrial property. The soil contamination is associated with the manufacture of artillery shells, snow plows and other past site uses. No groundwater impacts were identified during the 2005 Remedial Investigation.

Site Health Assessment

Elevated levels of PAHs are present in surface and subsurface soils. Elevated concentrations of metals were also detected in the surface soils. Groundwater is not impacted. A Record of Decision has been issued and the areas of contamination on the site are to be covered with a minimum two foot soil cover or paved, reducing the potential for direct contact exposures. The area is served by public water.

For more Information: [E-mail Us](#)

Refine This Search



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: PURA-14 Site

Site Code: C314108

Program: Brownfield Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 36 Pine Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.698541667

Longitude: -73.9374

Site Type:

Estimated Size: 5.53 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Ground Water Use Restriction

Soil Management Plan

Cover System

Landuse Restriction

Site Management Plan

IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE IDA

Current Owner(s) Address: 28 Garfield Place
POUGHKEEPSIE, NY, 12601

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street
Poughkeepsie, NY 12602

Site Description

Location: The PURA-14 site is located in an urban area in the City of Poughkeepsie, Dutchess County. The site is generally bounded by Laurel Street to the north, Pine Street to the south, Route 9 to the east and railroad tracks to the west. This site is approximately 5.5 acres in size. **Site Features:** The site was redeveloped in 2016 as a 136 unit apartment building with swimming pool, parking spaces, landscaping and peripheral grass covered areas. The building includes indoor parking, office and multi-use space on the ground floor. There are no residences on the ground floor. **Current zoning:** Current land use code is 411 (apartments). The surrounding parcels are currently used for a combination of commercial, industrial, residential and recreational purposes. **Past Use of the Site:** Until the 1960's the property was used for a variety of purposes and was formerly home to several industrial operations, including the Moline plow company, an artillery shell manufacturer, a rail yard, and a chemical fertilizer manufacturer. **Site Geology and Hydrology:** The Remedial Investigation showed site soils consist of fill materials including asphalt, ash, slag, brick, concrete, metal fragments, slag, silty sand and various fill soils. Fill deposits varied in thickness across the site and exceeded 10 feet in some locations. The natural soils underlying the fill materials consisted primarily of poorly sorted fine, medium, and coarse sands with trace amounts of fine gravel. Layers of clayey silt were also present at certain depths. Bedrock was encountered in the northeastern corner of the site at a depth of 18 feet below ground surface. Groundwater was encountered at depths ranging from approximately 16 feet to 18 feet below ground surface and flows generally in a southwesterly direction towards the Hudson River.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

benzo(a)anthracene

benzo(b)fluoranthene

arsenic

benzo(a)pyrene

lead

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were benzo(a)anthracene, benzo(b)fluoranthene, chrysene, benzo(a)pyrene and dibenzo(a,h)anthracene and metals in soil. Remedial action consisting of installing a cover system has successfully achieved soil cleanup objectives for restricted residential use. The property was developed in 2016 by constructing apartment buildings on site. The cover system disturbed during the construction activity was restored. Residual contamination in the soil is being managed under a Site Management Plan.

Site Health Assessment

Residual soil contamination is covered by clean soil or pavement so public contact with subsurface contamination is unlikely. Drinking contaminated groundwater is not expected because public water serves the area. Prior to any building being constructed on the site, the potential for soil vapor intrusion will be evaluated and, if necessary, mitigative measures implemented to protect building occupants.

For more Information: [E-mail Us](#)

Refine This Search



August 26, 2021

R. L. Baxter Building Corp, Inc.
Eric Baxter
278 Mill St., Suite 100
Poughkeepsie, NY 12601

RE: Letter of reference

To whom it may concern:

Rhinebeck Bank has been working with R. L. Baxter and the members of the Baxter family since 2012. During this time, I have had the privilege to be their relationship manager and have had the opportunity to finance roughly 15 projects with them. These range from medium six figure budgets to high seven figure budgets. I can say emphatically that there has not been one instance where the project was not completed on time. Perhaps more importantly, every project was completed within the outlined budget presented to the Bank prior to the construction beginning.

Without getting into specifics, R. L. Baxter is a well capitalized company that keeps average deposit balances at the Bank that are in the seven figures. Additionally, they maintain a line of credit that is also in the seven figures that has always been paid as agreed and all financial covenants have been met.

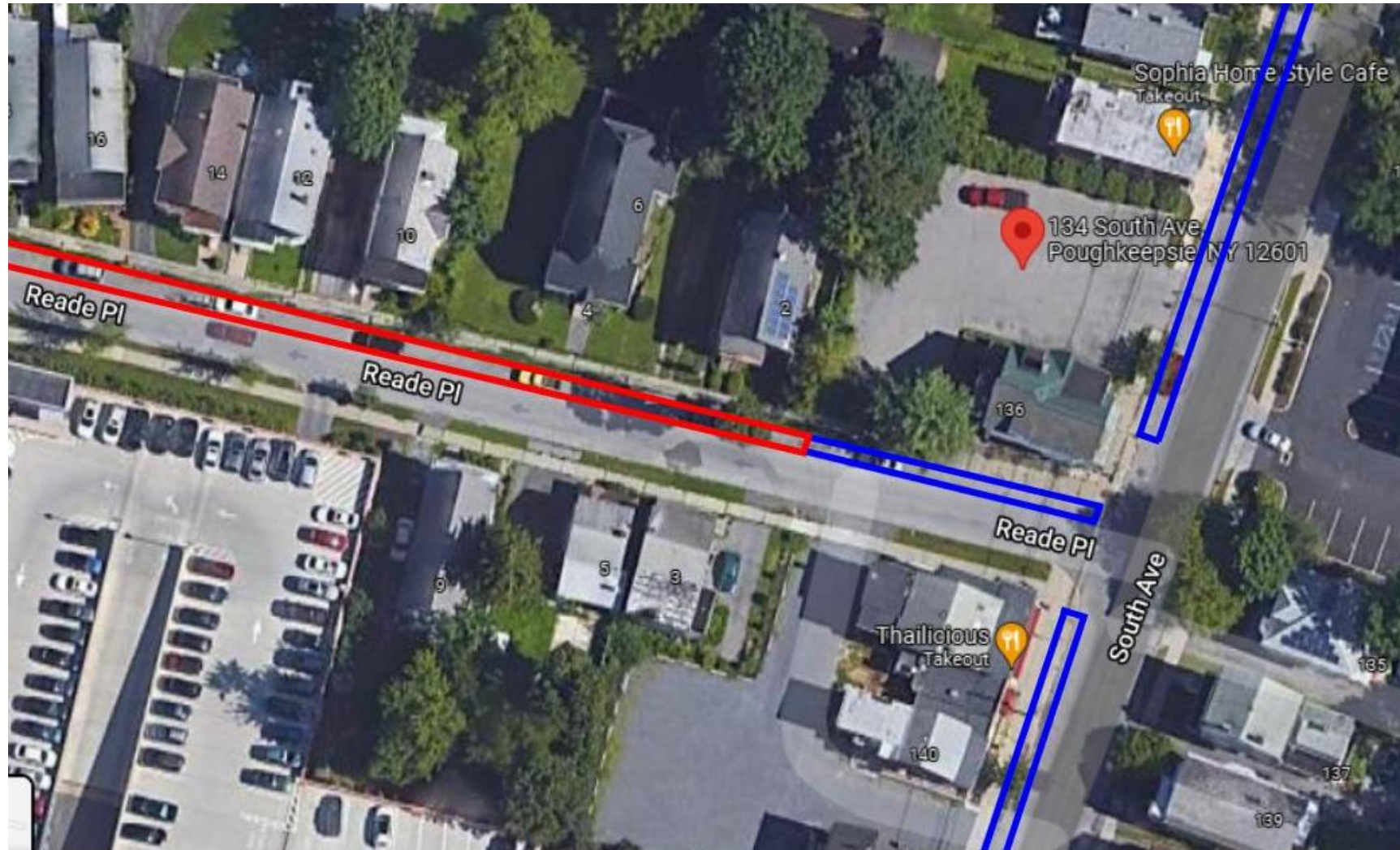
On a personal note, I can not express enough that it has always been a pleasure to work with Eric, Amanda and Robert Baxter. Aside from the quality work that they have performed, I am confident in saying that their character has played an important role in their growth in the Hudson Valley. If there are any additional questions that you may have pertaining to R. L. Baxter, please do not hesitate to contact me at 845-489-2997.

Sincerely,

A handwritten signature in dark ink, appearing to read "Roy Shemitz", is written over a light gray circular background.

Roy Shemitz
Vice President, Commercial Lending

PERMIT PARKING





9 AM Thursday – 9/16



12 PM Wednesday – 9/15



5 PM Wednesday – 9/15



PARKING



134 – 136 South Ave
City of Poughkeepsie
October 4, 2021

To whom it may concern,

In our due diligence for the project at 134 – 136 South Ave, we have assessed the site, constructability, market, area needs, demand drivers, demographics, parking, financial feasibility, among other aspects of development of building and operating several apartments and commercial spaces. We appreciate your time and feedback at both the zoning board and planning board meetings in September. In our resubmission, we addressed other comments related to parking and revised our exterior elevations and renderings. Here, we are responding to the request for more information regarding the financial feasibility of constructing and leasing the 15 apartments we have proposed versus some lesser number of units.

The cost to develop a new building on this site is nearly the same if it contains 15 units compared to if it contains 12 units because of many fixed costs ranging from soft costs and hard costs to financing costs and carry costs. Further, in order to retain ADA compliant units on the ground floor and keep with the purpose of the district, which calls for commercial space ("provide areas within residential neighborhoods for local scale commerce with a range of retail stores and services..."), the footprint of the building cannot be reduced. However, the revenues associated with a new building containing 15 units versus 12 units is naturally higher; therefore, the value of a 15-unit building is also higher than a 12-unit building.

The development of a 15-unit building is anticipated to cost approximately \$4.15MM while a 12-unit building is anticipated to cost approximately \$4.05MM. The savings is primarily in hard costs associated with additional kitchens and some financing costs directly related to the loan size; the rest of the soft costs and carry costs are approximately the same.

For both scenarios, we underwrote the same market rents (\$1,650 for one-bedrooms and \$2,000 for two-bedrooms) and the same market cap rate (6.00%). The as-stabilized value of a 15-unit building is projected at \$4.16MM while the as-stabilized value of a 12-unit building is projected at

BAXTER



only \$3.64MM. The 15-unit building value being just slightly higher than the development cost is, from our developer and investor standpoint, an acceptable project to undertake given the confidence in our plans and underwriting as well as the outlook of the market. However, the 12-unit building value being significantly lower than the development cost is not a viable financial investment. Further, the equity required for a 12-unit building would be significantly higher than for a 15-unit building - \$1.13MM versus \$829K. And even further, that equity, for an unattractive deal, would be impossible to raise particularly given today's financial markets with other more lucrative investment options.

134-136 South Ave Analysis	12 Units	15 Units
Hard Costs	\$ 2,610,000	\$ 2,700,000
Total Development Costs	\$ 4,045,630	\$ 4,148,246
Net Operating Income	\$ 218,678	\$ 249,384
Value (As-Stabilized)	\$ 3,644,635	\$ 4,156,401
Maximum Loan	\$ 2,912,854	\$ 3,318,597
Maximum Loan To Cost	72%	80%
Maximum Loan To Value	80%	80%
Equity Required	\$ 1,132,777	\$ 829,649

*All figures above are projected and anticipated based on current market conditions

We hope this addresses your questions about the project's financial viability, and we are available for further discussion, if need be. We look forward to moving ahead with our planned project at 134 – 136 South Ave project and appreciate the support to create a new cornerstone in the community together.

Best Regards,

Eric Baxter

BAXTER



Baxter Development

BAXTER

278 MILL ST, SUITE 100 | POUGHKEEPSIE, NY 12601 | 845.471.1047

BAXTERBUILT.COM

ERNST MARTIN JR, PE, LS

Professional Engineer & Land Surveyor

emartinpels@gmail.com

Mill Pond Place, PO Box 553
Hughsonville, NY 12537
(914) 489-3235

September 3, 2021

Natalie Quinn, Director of Planning
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

HAND DELIVERED

Re: ZBA Application for 100-106 Albany Street
Tax Parcel No. 131300-6062-59-848458

Dear Ms. Quinn:

Enclosed please find the following for your review and consideration:

1. ZBA Area Variance Application
2. Application Fee in the amount of \$350.00.
3. Code Review prepared by Judith Knauss, Deputy Zoning Administrator, dated 4/29/2021. Please note that Items 1,4,5, and 6 have been satisfied based plan amendments.
4. Nine copies of the Site Plan
5. Nine photos of the site
6. Completed SEQR Short Environmental Assessment Form.

Would you kindly place this project on your ZBA agenda scheduled for September 14, 2021.

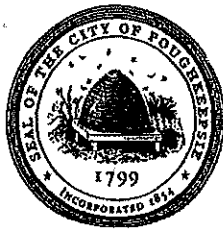
Should you have any questions, please contact me at (914) 489-3235 or via email emartinpels@gmail.com.

Very truly yours,



Ernst Martin, Jr., PE, LS
EM/me

RECEIVED
SEP 07 2021



**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# 011130
IPS# 284 2021-
014

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 100-106 ALBANY STREET

ZONING DISTRICT: R4

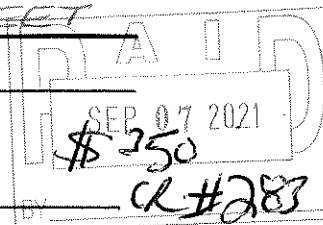
OWNER INFORMATION:

Name: ALBANY STREET LLC

Address: PO BOX 553
HUGHSONVILLE, NY 12537

Phone: (914) 489-3235

Email: EMARTINPELS @ GMAIL.COM



APPLICANT INFORMATION:

Name: SAME

Address: _____

Phone: _____

Email: _____

CONSULTANT INFORMATION:

Name: ERNST MARTIN, JR, PE, LS

Address: PO BOX 553
HUGHSONVILLE, NY 12537

Phone: (914) 489-3235

Email: EMARTINPELS @ GMAIL.COM

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, DZ ADMINISTRATOR

Date of decision/determination/violation: 4/29/21

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

RECEIVED

SEP 07 2021

PROPERTY ADDRESS: 100-106 ALEANY 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
19-3.15(4)(c)	16,800 SF	4,300 SF
19-3.15(4)(c)	2,400 SF	400 SF

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: _____

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

8/24/21

DATE

ERNST MARTIN, JR.

Print Name

VII. VARIANCE REQUEST JUSTIFICATION

1. The granting of the variance will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. This parcel is currently a large undeveloped parcel relative to the adjacent properties, which is overgrown with thick brush. Developing this parcel will bring positive change to the neighborhood, and provide much needed additional housing to the area and City of Poughkeepsie. The neighborhood is a mixture of former single-family residences that have been converted to apartments and multi-family use, and therefore the proposed development is similar to uses within the neighborhood. The proposed development will contain vinyl fencing and landscaping which will buffer the adjacent properties and street views.
2. The granting of the variances is necessary because without the variances the project will not be able to proceed for development. As an alternative, six 1-bedroom units were evaluated for this project. The land area requirement would be 13,200 sf which would require an area variance. The open space requirement would be 1,800 sf which would not require an area variance. The project as proposed represents six 2-bedroom units. Currently 2-bedroom units are more in demand and therefore more marketable. The subject property is the largest parcel on the block and there are no contiguous undeveloped properties available for purchase.
3. The requested variance is not substantial. As previously mentioned, the subject property is the largest parcel on the block. As shown on the attached site plan, there is sufficient area for the six 2-bedroom apartment building, the required off street parking, site access, landscaping, site lighting, open space area, adjacent buffer areas, site utilities, and onsite stormwater management.
4. The variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The project is located on a paved city street with sidewalks to move traffic and pedestrians freely from one end of the block to the other. City sewer and water facilities are available within this street with sufficient capacity to serve the six 2-bedroom units. Also, there is sufficient area to provide onsite storm water management so as to mitigate increased stormwater runoff to the City of Poughkeepsie downstream infrastructure.
5. The need for area variances is partially the result of self created difficulties, however unique to the property. The applicant seeks a fair and reasonable return on investment from the subject property. There is a need for housing in the City of Poughkeepsie, and 2- bedroom apartments are in demand and therefore are very marketable. The code requires 2,800 sf of land per unit for a total of 16,800 sf, whereas the lot area is 12,500 sf. In addition, the code requires 400 sf of land per unit for a total of 2,400 sf for open space, whereas 2,000 sf is provided. The subject parcel is the largest parcel on the block, and in the immediate area, and is able to accommodate all the required amenities for

development, ie off street parking, site access, landscaping, site lighting, buffer areas, site utilities and stormwater management, however will require these two variances to proceed forward with this application.



Ernie Martin <emartinpels@gmail.com>

Albany Street (a/k/a 100-106 Albany Street)

1 message

Knauss, Judith <JKnauss@cityofpoughkeepsie.com>
To: "emartinpels@gmail.com" <emartinpels@gmail.com>

Thu, Apr 29, 2021 at 9:54 AM

The Planning Department is in receipt of your zoning review request relative to the possibility of constructing a multiple dwelling with 6 two-bedroom units on the property known as 100-106 Albany Street.

The property is located in an area of the City zoned Medium High Density Residence (R-4) District. Multiple dwellings are permitted in R-4 Districts, provided that all of the objective criteria of the Zoning Ordinance relative to such use are satisfied. The proposal has been reviewed for compliance with the provisions of the Zoning Ordinance, and the following deficiencies were noted to exist:

- 1) Section 19-3.15(4)(c) requires that 16,800 square feet of lot area be provided for 6 two-bedroom units: the lot is 12500 square feet;
- 2) Section 19-3.15(4)(f) requires that the front yard be a minimum of twenty (20) feet: the front yard is proposed to be ten (10) feet. However, please note that Section 19-4.14(1) provides that if the lot is between two lots with structures, each located nearer to the street line than the required front yard, the front yard on the subject lot need not exceed the average of those on the two adjoining lots. It appears that the buildings at 98 and 108 Albany Street have close to zero lot line clearance at the street line, therefore this deficiency is not an issue;
- 3) Section 19-3.15(4)(i) requires that 2400 square feet of useable open space with minimum dimensions of 40'x30' be provided (400 square feet per each two-bedroom unit: no useable open space is provided.
- 4) Section 19-4.3(1) 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. No planting strip is indicated.
- 5) Section 19-4.3(2) 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. No screening is indicated.
- 6) Section 19-4.3 contains dimensional requirements for parking spaces, access/egress lanes and aisles between rows of parking. In the absence of a scale or dimensions being provided, it is not possible to ascertain compliance with these requirements.

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

- 1) Revise the plan to comply with the requirements outlined above; or,
- 2) Request variances from the Zoning Board of Appeals on the forms attached.

Please note that should the Zoning Board of Appeals grant any variances, or should you revise the plan to provide compliance, Site Plan Approval by the Planning Board will be required, as required by Section 19-6.1 for any development with more than three (3) dwelling units.

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

Very truly yours,

Judith Knauss

Deputy Zoning Administrator



Area Variance Form.pdf

88K

Short Environmental Assessment Form

Part 1 - Project Information

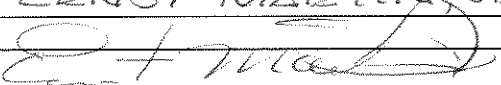
Instructions for Completing

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: <i>ALBANY STREET LLC</i>			
Project Location (describe, and attach a location map): <i>100-106 ALBANY ST, FLOUGHKEEPSIE, NY</i>			
Brief Description of Proposed Action: <i>CONSTRUCT 6-UNIT APARTMENT BUILDING</i>			
Name of Applicant or Sponsor: <i>ALBANY STREET LLC</i>		Telephone: <i>(914) 489-3225</i>	
		E-Mail: <i>EMARTINFELS@GMAIL</i>	
Address: <i>BOX 553</i>			
City/PO: <i>HUGHSONVILLE</i>		State: <i>NY</i>	Zip Code: <i>12537</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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?		NO	YES
If Yes, list agency(s) name and permit or approval: <i>C/P PLANNING BOARD & ZBA</i>		☐	☒
3. a. Total acreage of the site of the proposed action?		<i>0.287</i> acres	
b. Total acreage to be physically disturbed?		<i>0.287</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.287</i> 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

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		
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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	NO	YES
<u>ONSITE STORMWATER STORAGE</u>	☐	☒
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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>ALBANY STREET LLC</u> Date: <u>9/24/21</u> Signature: <u>ERNST MARTIN JR</u> Title: <u>MEMBER & AGENT</u> 		

PRINT FORM



Board of Directors

September 23, 2021

President

Susan Fortunato

Vice-President

Roderick MacLeod

Treasurer

Mary Paden

Nathan Shook, Acting Chairman
City of Poughkeepsie Zoning Board of Appeals
c/o City of Poughkeepsie Planning Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

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Richard Keller-Coffey
Jeff Kosmacher
Tim McQueen
Taneisha Means
Tom Pape
Diane Ruffin
Carol Stevens
Lorna Thompson
Thomas Zurhellen

**Re: 31-33 Pershing Avenue
ZBA Use Variance Application- February 13, 2018**

Dear Acting Chairman Shook,

Enclosed please find Hudson River Housing's Use Variance application for 31-33 Pershing Avenue for the October 12th Zoning Board of Appeals meeting.

Please let me know if you need anything further.

Sincerely,

Mary F. Einge
Director of Real Estate Development

Executive Director
Christa Hines

Encl.

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SEP 23 2021

*Housing with compassion...
Development with vision*





**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

28A-2021-015
IO 381100

Gary E. Beck, Jr.
Building Inspector

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SEP 23 2021

FEE: \$1,000.00
CODE: A2112
ACTIVITY #

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

REQUEST FOR USE VARIANCE(S)

(TYPE, OR PRINT IN DARK INK)

I. OWNER INFORMATION

Name: Hudson River Housing, Inc.
Address: 313 Mill Street
Poughkeepsie, NY 12601
Phone #: 845-454-5176

II. APPLICANT INFORMATION

Name: Hudson River Housing, Inc.
Address: 313 Mill Street
Poughkeepsie, NY 12601
Phone #: 845-454-5176

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

III. CONSULTANT INFORMATION

Name: _____
Address: _____
Phone #: _____

IV. PROPERTY INFORMATION

Property Address (subject of appeal): 31-33 Pershing Avenue, Poughkeepsie, NY
Tax Parcel #: 6161-24-456992
Date property acquired: January 7, 2005
Present use of property: Vacant Land
Zoning District: C-3
Dimensions: Lot Area 9,583.2 (sq. ft.) Width 70 ft.
Depth 147 ft. Frontage on street 70 ft.
Is the property currently for sale or is the applicant preparing to sell? No

V. REASON FOR APPEAL

This application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator, or other City of Poughkeepsie Agent:

(name and title of agent: Natalie Quinn, Planning Director).

A copy of this decision, dated September, 23, 2021, must be attached.

VI. REQUEST FOR USE VARIANCE

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.

I/We, (insert name of applicant) Hudson River Housing, Inc.,
hereby apply to the Zoning Board of Appeals for a variance of the following requirements of the Zoning Ordinance:

SECTION	REQUIRING/PROHIBITING	VARIANCE REQUESTED
19-3.24(b)(9)	Prohibiting residential use in C-3	Use Variance to allow a two-family
	Zoning District	residence on this parcel

VII. VARIANCE REQUEST EXPLANATION

Pursuant to Section 19-9.4 (2) (c) of the Zoning Ordinance, the Zoning Board of Appeals, 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 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:

Note: It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied for each variance requested.

SEP 23 2021

PLEASE ATTACH RESPONSES ON A SEPARATE SHEET.

- (i) The applicant must demonstrate, by competent financial evidence, that they **cannot realize a reasonable financial return** for the initial investment on their property for any of the currently permitted uses in the Zoning District. The financial statement should relate only to the subject property and not to the applicant's personal finances.
- (ii) Please explain how the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood. Does the subject property have unique constraints or characteristics not found in other properties in the district or neighborhood?
- (iii) If granted, will the requested use variance(s) alter the essential character of the neighborhood? If it will not alter the character, please explain why.
- (iv) Is the applicant's need for a use variance(s) the result of a **self-created** hardship? An applicant cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. If not, explain how the hardship is not self-created.

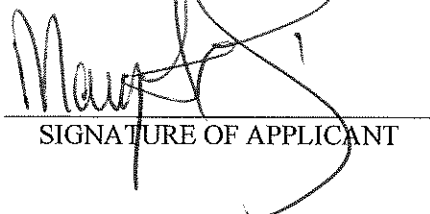
VIII. LIST OF REQUIRED ATTACHMENTS

- 1. Letter or communication which resulted in application to the ZBA. ✓
- 2. Site or Plot Plan: Eleven (11) copies. ✓
- 3. Color photos of site conditions (8 copies) ✓
- 4. Complete Short EAF (see explanation under Submission Requirements). ✓
- 5. Financial (Economic) Statement. This statement should not be personal in nature. The data ✓ provided should relate directly to the property in question and should illustrate the economic injury or undue hardship suffered in the absence of the variance.
- 6. Other attachments deemed pertinent by the applicant (please list):
 - a) _____
 - b) _____
 - c) _____
 - d) _____

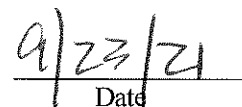
IX. SIGNATURE AND VERIFICATION

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

**31-33 Pershing Avenue
Use Variance Request Attachment**

- (i) The applicant must demonstrate, by competent financial evidence, that they cannot realize a reasonable financial return for the initial investment on their property for any of the currently permitted uses in the Zoning District. The financial statement should relate only to the subject property and not to the applicant's personal finances.

When Hudson River Housing acquired the vacant land at 31-33 Pershing Avenue in January 2005, it was our long term plan to apply for a Use Variance and be able to utilize this lot to further our mission of providing affordable housing. HRH believes that new construction of a two-family home will be the highest and best use for this property in this neighborhood.

- (ii) Please explain how the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood. Does the subject property have unique constraints or characteristics not found in other properties in the district or neighborhood?

There are six (6) residential properties on this block as well as the Maplewood Apartments that are adjacent. Although this property is located in a C-3 zoning district, there are multiple uses of adjacent properties including, community services and cultural.

- (iii) If granted, will the requested use variance(s) alter the essential character of the neighborhood? If it will not alter the character, please explain why.

If the use variance is granted and a new two-family home is constructed on this property, it will have a positive impact on this block and the neighborhood.

- (iv) Is the applicant's need for a use variance(s) the result of a **self-created** hardship? An applicant cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. If not, explain how the hardship is not self-created.

We believe this request for a use variance will better characterize this lot and the surrounding neighborhood based on how it has been used in recent years.

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SEP 23 2021



Javier Gomez <jgomez@hudsonriverhousing.org>

31 Pershing

Quinn, Natalie <NQuinn@cityofpoughkeepsie.com>

Thu, Sep 23, 2021 at 9:54 AM

To: Mary Linge <mlinge@hudsonriverhousing.org>, "Knauss, Judith" <JKnauss@cityofpoughkeepsie.com>

Cc: Sarah Seifert <sseifert@hudsonriverhousing.org>, Florence Hadshian <fhadshian@hudsonriverhousing.org>, Javier Gomez <jgomez@hudsonriverhousing.org>, Kevin Domanski <kdomanski@hudsonriverhousing.org>

Mary –

Unfortunately, the time limits on variances are even more stringent than site plan approvals. Unlike site plan approval which only requires that a building permit be filed, a use variance is actually required to commence within 12 months. I believe this is a NYS DOS regulation, which is simply reiterated in the city's code. I apologize for the confusion and we will make sure this limit on validity is clearly noted in future use variance decision letters.

Section 19-8.7 Time limit on validity of variance.

Any variance granted by the Board of Appeals pursuant to the provisions of this chapter shall be and become null, void and of no further force or effect, unless the use for which the variance shall have been granted shall actually have commenced upon the premises within 12 months after the filing of the decision of the Board in the office of the City Clerk or the erection and construction of the new principal building or structure for which a variance shall have been granted by the Board of Appeals shall actually have been commenced within two years after the date of such filing.

--

Natalie Quinn**Planning Director****City of Poughkeepsie**

62 Civic Center Plaza, 2nd Floor

Poughkeepsie, NY 12601

Phone: (845) 451-4047 Fax: (845) 451-4006

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SEP 23 2021

From: Mary Linge [mailto:mlinge@hudsonriverhousing.org]**Sent:** Wednesday, September 22, 2021 1:14 PM**To:** Quinn, Natalie <NQuinn@cityofpoughkeepsie.com>; Knauss, Judith <JKnauss@cityofpoughkeepsie.com>**Cc:** Sarah Seifert <sseifert@hudsonriverhousing.org>; Florence Hadshian <fhadshian@hudsonriverhousing.org>; Javier Gomez <jgomez@hudsonriverhousing.org>; Kevin Domanski <kdomanski@hudsonriverhousing.org>**Subject:** FW: 31 Pershing

Natalie,

After clearing several obstacles, we are very pleased to be moving forward on our Northside Homeownership Project to build three newly constructed 2-family homes on the Northside. We are planning to close on construction financing in mid-October with a Ground Breaking ceremony planned for October 21st. George Siegrist applied for the Building Permits earlier this month, and he received the reply below today from Bob O'Shea.

"George – Thanks for sending this over – however – after discussion with Zoning and Planning Departments this was approved on February 13, 2018 – since no application for a building permit was not submitted until September 14, 2021 – the Use Variance is no longer valid. Hudson River Housing will need to contact the Zoning Department to request the use variance for the two family dwelling.

When you get a chance, I will need the second copies of prints for the other two addresses in order to issue the building permits for those parcels.

Thanks, Bob"

I've attached the Decision Letter for 31-33 Pershing Avenue and there is no mention of an expiration date. If I had known it had an expiration date I would have reapplied for the variance at that time. Now, this will delay things even further. Is there anything that can be done here?

- - - Mary.

Mary F. Linge

Director of Real Estate Development

Hudson River Housing, Inc.

313 Mill Street

Poughkeepsie, NY 12601

(845) 454-5176 ext. 501

www.hudsonriverhousing.org

Reduce, Reuse, Recycle, Respect - Think before you print

From: George Siegrist Jr. <george@siegristconstruction.net>

Sent: Wednesday, September 22, 2021 1:00 PM

To: 'Mary Linge' <mlinge@hudsonriverhousing.org>; 'Sarah Seifert' <sseifert@hudsonriverhousing.org>; Javier Gomez <jgomez@hudsonriverhousing.org>

Subject: FW: 31 Pershing

Please see below



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS**

February 14, 2017 *2018*

Mary F. Linge
Director of Real Estate
Hudson River Housing, Inc.
313 Mill Street
Poughkeepsie, NY 12601

RE: Decision of the ZBA regarding the request for a use variance for the development of a two-family residential building on the currently vacant lot located at 31-33 Pershing Avenue.
File No. ZBA 2018-005

To Mary Linge:

At the City of Poughkeepsie Zoning Board of Appeals meeting held on February 13th, 2018, the Board held a public hearing, reviewed, deliberated and took action on your use variance application for 31-33 Pershing Avenue. The use variance is in regards to the proposed development of a two-family dwelling in a C-3 zoning district, which does not allow residential dwellings if not connected with a commercial use. The use variance was approved as shown on the plan provided by Coppola Associates that was officially received by the City of Poughkeepsie Department of Building, Planning & Development on January 26th, 2018.

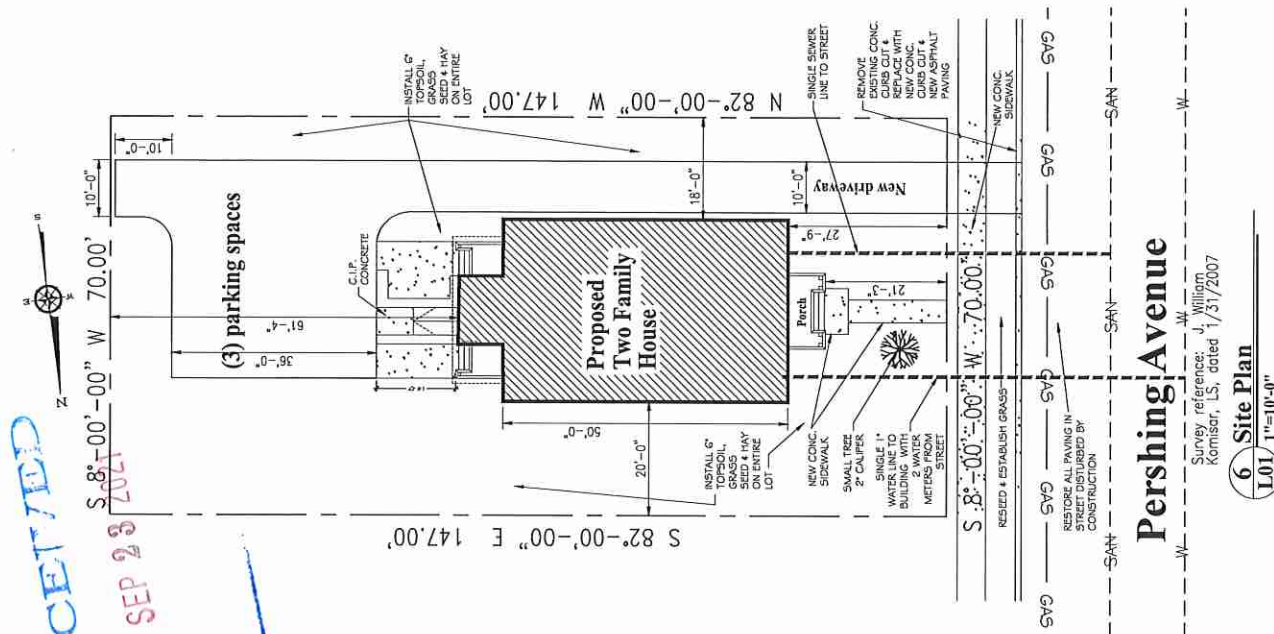
Following the opportunity for public comments, the Board voted to grant the use variance application submitted by Hudson River Housing, Inc for 31-33 Pershing Avenue in the C-3 zoning district.

Motion: Rose Ferucci
Second: Scott Parker
Carried: 6:0:0

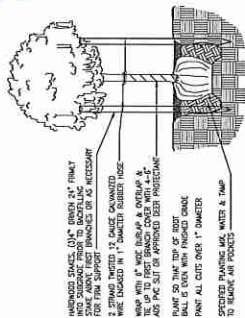
If you have questions, please contact Natalie Quinn, City of Poughkeepsie Senior Planner, at (845) 451-4047.

Sincerely,

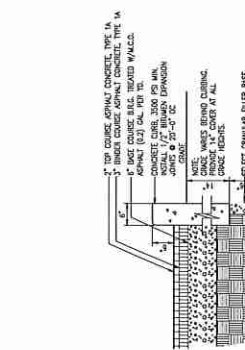
Nathan Shook, Esq., Chairman
Zoning Board of Appeals



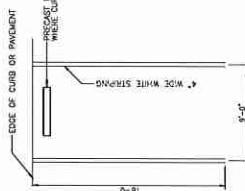
3 Tree Planting Detail
L01 NTS



2 New Parking Pavement Detail



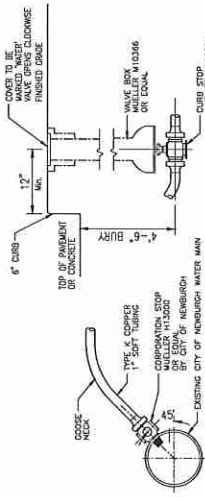
1 Parking Space Detail



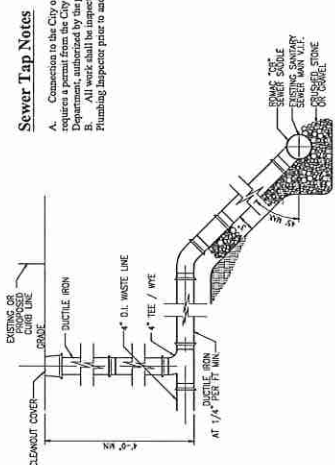
Water Tap Notes

- A. Construction of potable water utilization and connection to the City of Poughkeepsie Water system requires a permit from the City of Poughkeepsie Codes Department, authorized by the planning inspector.
- B. The City of Poughkeepsie Water System shall be installed, via a Corporation Trip Request, prior to making the connection to the municipal water system.
- C. The City of Poughkeepsie Water Department shall install the corporation tap into the municipal water system.
- D. All construction shall conform to the requirements set forth by NYSDOH and the City of Poughkeepsie.
- E. All sewer services 7 1/2 inches and larger in diameter shall be cement lined class 52 ductile iron pipe conforming to AWWA C900-16.
- F. When removal of the pipe shall be through the use of steam blakes, all fittings and valves shall be installed with flange heads for grinding.
- G. All tapping sleeves shall be cut end or double end tapping sleeves as ANSI/AWWA C151-13, 14 and conformed to ANSI/AWWA C151-13, 14 and 15.
- H. All tapping sleeves shall be cut end type as ANSI/AWWA C151-13, 14 and 15.
- I. All valves shall be double disc, mechanical joint gate valves when conforming to ANSI/AWWA C200-93 such as OSN.
- J. Tapping sleeve shall be installed such as Mueller H-SNDS or equal. Tapping valve shall be double disc, mechanical joint flanged and cast such as Mueller H-647 or equal. All tapping sleeves and valves shall be tested to 150 psi.
- K. All tapping sleeves and valves shall be welded and accepted by the City of Poughkeepsie Water Department prior to coming onto the pipe.
- L. All sewer services 12" in diameter and smaller shall be Type K Copper tubing. Corporation tees shall be Mueller H-3520 8K and 1 inch. Each valve shall be Mueller H-3501 2 1/4" and 1 inch and Mueller H-32354 for 1 1/2" and 2" and all installation shall be subject to inspection by the City of Poughkeepsie Water Department. The contractor shall be responsible for coordinating all inspections as required with the City of Poughkeepsie Water Department.
- M. All lining, disconnection and flushing shall be coordinated with the City of Poughkeepsie Water Department. Prior to putting the water main in service satisfactory survey results from a certified blud man shall be submitted to the City of Poughkeepsie Water Department.
- N. The sample must be analyzed by a representative of the City of Poughkeepsie Water Laboratory and

Space Detail



4 Domestic Water Service Detail



5 Sewer Tap Detail

617.20
Appendix B
Short Environmental Assessment Form

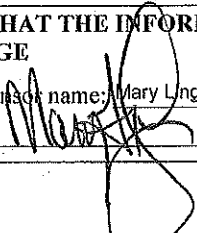
RECEIVED
SEP 23 2021

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: Pershing Avenue two family residence							
Project Location (describe, and attach a location map): 31-33 Pershing Avenue, Poughkeepsie, NY 12601							
Brief Description of Proposed Action: New Construction of a two-family home consisting of two three bedroom apartments.							
Name of Applicant or Sponsor: Hudson River Housing, Inc. (Mary Linge, Director of Real Estate Development)		Telephone: 845-454-5176 E-Mail: mlinge@hudsonriverhousing.org					
Address: 313 Mill Street							
City/PO: Poughkeepsie		State: NY	Zip Code: 12601				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: New York State Affordable Housing Corporation			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☐</td> <td style="text-align: center; padding: 2px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action? .22 acres b. Total acreage to be physically disturbed? .05 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .22 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Cultural Facilities, Community Services ☐ Parkland							

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Mary Linge, Director of Real Estate Development		Date: 1/23/18
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

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SEP 23 2021

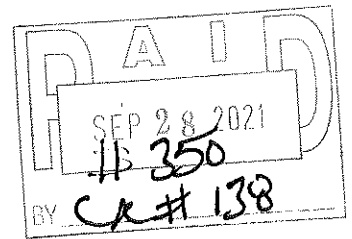




Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601**

Phone: (845) 451-4007 Fax: (845) 451-4006



IO 371130

FEE: \$350.00
CODE: A2112
ACTIVITY #

28A-2021-016

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

REQUEST FOR AREA VARIANCE(S)

(TYPE, OR PRINT IN DARK INK)

I. OWNER INFORMATION

Name: Northside Junction LLC
Address: 1 Civic Center Plaza
Suite 200
Phone #: 512-496-2418

II. APPLICANT INFORMATION

Name: Caroline Alsop on behalf of Northside Junction LLC
Address: Same
Phone #: Same

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

III. CONSULTANT INFORMATION

Name: MASS Design Group
Address: 289 Main Street
Suite 101
Phone #: 857-233-5788

IV. PROPERTY INFORMATION

Property Address (subject of appeal): 58 Parker Ave (2 lots) - all existing bldgs + lots
Tax Parcel #: 148369 & 6162-54-12125385
Date property acquired: June 2020
Present use of property: Vacant
Zoning District: WG, G-CM
Dimensions: Lot Area ^{3.03} (sq. ft.) Width ⁵²² ft
Depth ²⁷¹ ft. Frontage on street ³⁵⁶ ft.
Is the property currently for sale or is the applicant preparing to sell? No

V. REASON FOR APPEAL

This application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator, or other City of Poughkeepsie Agent:

(name and title of agent: JUDITH KNAUSS, DZA)

RECEIVED

A copy of this decision, dated 8/10/21, must be attached.

SEP 28 2021

VI. REQUEST FOR AREA VARIANCE

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.

NORTHSIDE JUNCTION, LLC

I/We, (insert name of applicant) _____,
hereby apply to the Zoning Board of Appeals for a variance of the following requirements of the Zoning Ordinance:

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-3.25, 5 (c)	Req's 40' Surface Parking Setbacks	A reduction to 9' Setbacks
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

VII. VARIANCE REQUEST EXPLANATION

Pursuant to Section 19-9.4 (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 grant. In making such determination the Board shall consider the applicant's responses to the following:

Note: It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied for each variance requested.

PLEASE ATTACH RESPONSES ON A SEPARATE SHEET.

- (i) 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.
- (ii) Why is the granting of the variance necessary? Could the same result could be achieved by some other feasible means that doesn't require a variance? Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.).
- (iii) Is (Are) the requested area variance(s) substantial? If not, explain why it (they) is (are) not substantial.
- (iv) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? If not, please justify why it (they) won't have an adverse effect.
- (v) Is your need for the area variance(s) the result of self-created difficulties on your part? If not, please explain how the difficulties are not self-created.

VIII. LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Eleven (11) copies.
3. Color photos of site conditions (8 copies)
4. Complete Short EAF (see explanation under Submission Requirements).
5. Other attachments deemed pertinent by the applicant (please list):
 - a) _____
 - b) _____
 - c) _____
 - d) _____

IX. 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.

Caroline M. Olsz
SIGNATURE OF APPLICANT

9/28/2021
DATE

58 Parker Ave.

VII. VARIANCE REQUEST EXPLANATION

Pursuant to Section 19-9.4 (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 grant. In making such determination the Board shall consider the applicant's responses to the following:

Note: It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied for each variance requested.

Revised January 2018: Previous Editions Obsolete

(i) 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 this variance will not produce an undesirable change. We are seeking to meet the intent of the zoning code to provide adequate parking with landscape screening within this reduced setback while maximizing usable green space adjacent to the future Urban Trail for public benefit.

The overall development and the granting of this variance will be a significant improvement to the area. Neither property has any amount of landscaping currently. The northern lot has never been developed, and is a rock and dirt vacant lot with no greenery of any kind. The southern lot is almost completely paved for parking nearly right up to the sidewalk, and only has a chain-link fence between the pavement and sidewalk.

We will be providing attractive greenery, small berms, and trees within the 9' setback which will provide unique and attractive screening on both sides of the avenue.

(ii) Why is the granting of the variance necessary? Could the same result could be achieved by some other feasible means that doesn't require a variance? Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.).

The reduction in the setback allows more parking spaces to be possible within the most suitable parts of the property. This allows a maximum amount of parking to meet our current and future needs while maintaining a publicly accessible green space on the west of the 58 Parker site for the benefit of the community.

(iii) Is (Are) the requested area variance(s) substantial? If not, explain why it (they) is (are) not substantial.

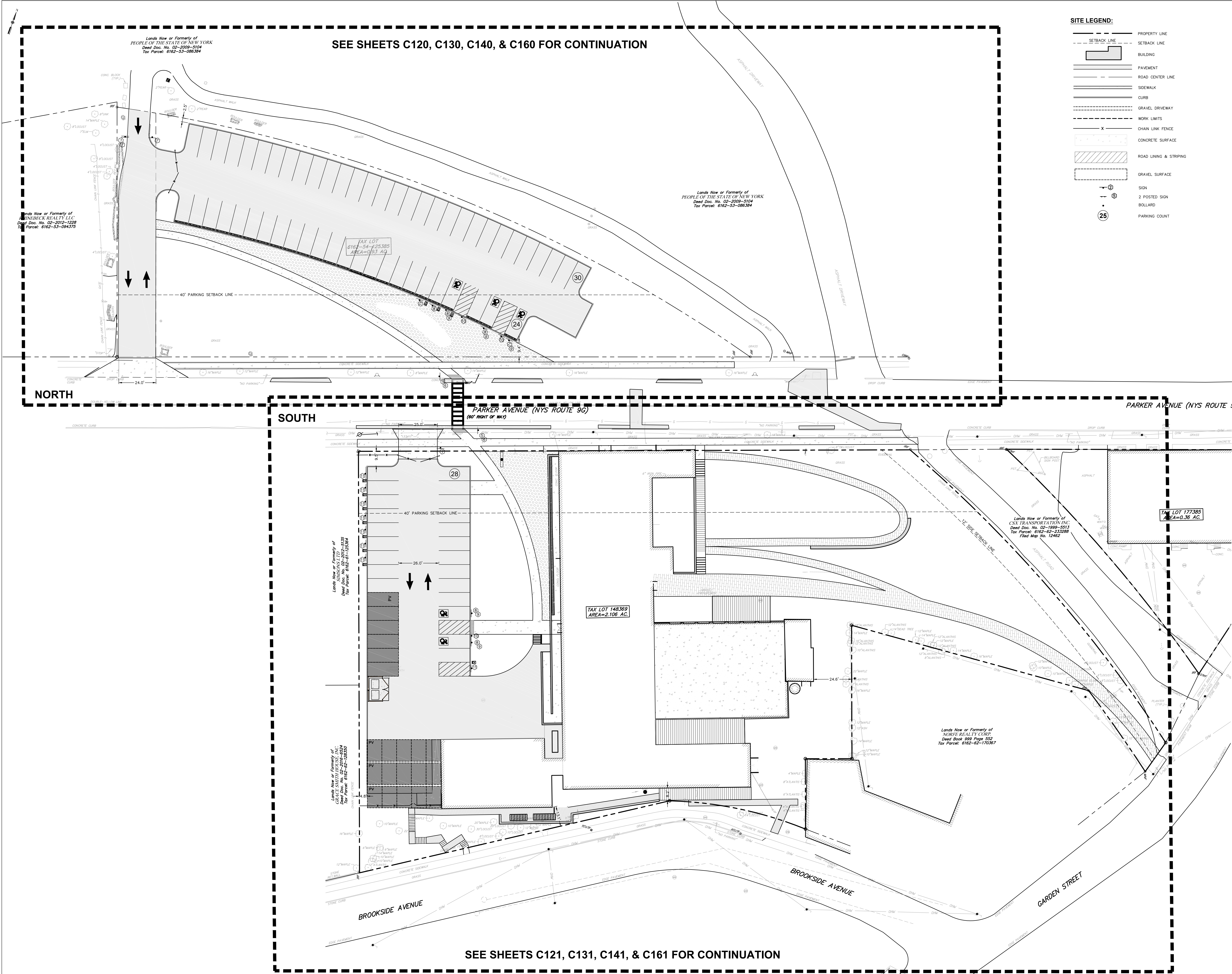
The impact of this area change will be minimal. Both with the type of screening (berms and trees) and configuration of the site plan, the screening will be adequate.

(iv) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? If not, please justify why it (they) won't have an adverse effect.

No, in fact the setbacks are engineered in tandem with other landscape design elements to make the most environmentally beneficial site performance feasible. This is primarily the retention of cut/fill soil material on this site which is undergoing New York State's brownfield cleanup program as well as responsible stormwater management among other strategies, such as native planting.

(v) Is your need for the area variance(s) the result of self-created difficulties on your part? If not, please explain how the difficulties are not self-created.

It is the difficulty of balancing two larger needs: adequate parking for our staff as well as maximal green space for the community. These are not self-created issues, but rather components of the project critical to its success.



SITE LEGEND:

---	PROPERTY LINE
- - -	SETBACK LINE
[Hatched Box]	BUILDING
[Double Line]	PAVEMENT
[Single Line]	ROAD CENTER LINE
[Dashed Line]	SIDEWALK
[Solid Line]	CURB
[Dashed Line]	GRAVEL DRIVEWAY
[Dashed Line]	WORK LIMITS
[X]	CHAIN LINK FENCE
[Stippled Box]	CONCRETE SURFACE
[Hatched Box]	ROAD LINING & STRIPING
[Dashed Box]	GRAVEL SURFACE
[Circle with 2]	SIGN
[Circle with 2]	2 POSTED SIGN
[Circle with 25]	BOLLARD
[Circle with 25]	PARKING COUNT

No.	Description	ISSUED Date
0.	100% Schematic Design	4/29/21
1.	Planning Board Submission	8/3/21

NOTES

Architect
MASS DESIGN GROUP

334 BOYLSTON STREET
SUITE 400
BOSTON MA 02116

Landscape Consultant
STOSS
54 OLD COLONY AVENUE,
THIRD FLOOR
BOSTON MA 02127

Civil Engineering
CHAZEN
21 FOX ST
POUGHKEEPSIE NY 12601

Structural Engineer
SILMAN
32 OLD SLIP
NEW YORK NY 10005

Sustainability Engineer
TRANSOLAR KLIMA ENGINEERING
200 EAST 23RD STREET
SUITE 403
NEW YORK NY 10010

MEP Engineer
VANDERWEIL ENGINEERS
1001 6TH AVE
NEW YORK NY 10018

FP AND Code Consultant
HOWE ENGINEERS
101 LONGWATER CIRCLE
SUITE 203
NORWELL MA 02061

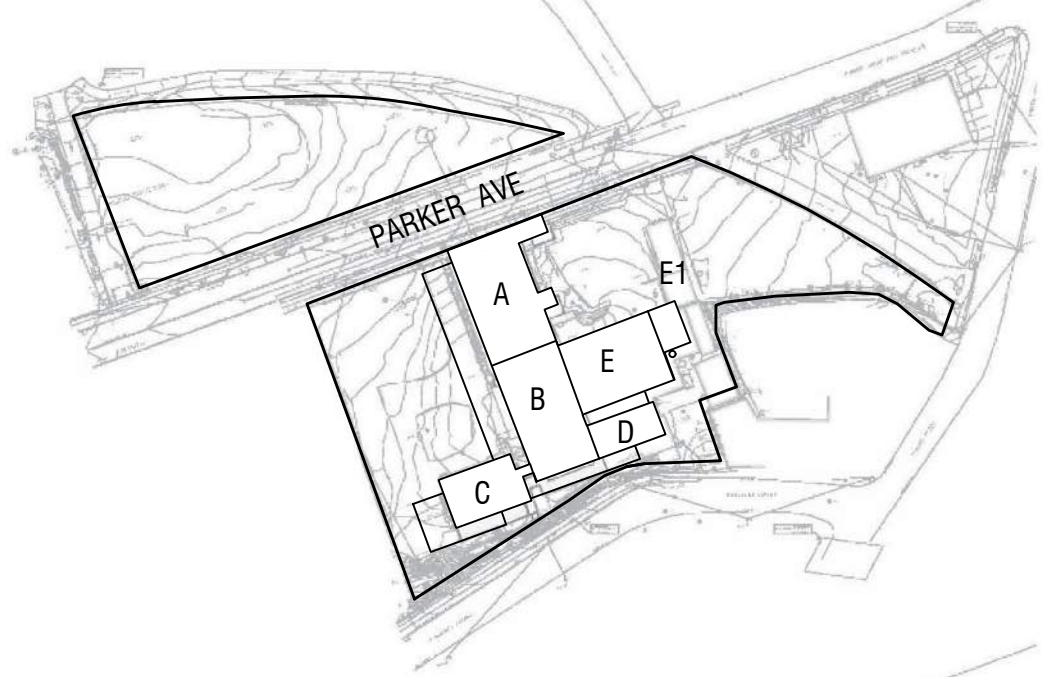
Lighting Consultant
SCHWINGHAMMER
335 W 38TH STREET #1
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE



KEY PLAN



Full Environmental Assessment Form Part 1

58 Parker Ave Adaptive-Reuse Workspace, Workshop, Landscaping and Parking

**Parker Avenue
City of Poughkeepsie
Dutchess County, New York**

Issued: August 2, 2021

Prepared for:

Northside Junction, LLC
1 Civic Center Plaza #200
Poughkeepsie, NY, 12601

Prepared by:

Chazen Engineering, Land Surveying &
Landscape Architecture Co., D.P.C.
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-454-3980

Chazen Project No. 82105.00



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FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

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PROJECT NARRATIVE

1.0 INTRODUCTION

1.1 Project Summary

The Applicant, Northside Junction, LLC is seeking site plan approval for the proposed adaptive reuse of the former 58,000 SF Standard Gage and Coal Storage manufacturing building for a new approximately 48,000 square-foot (SF) Workspace (Workspace) and 28 surface parking spaces for Scenic Hudson located at 58 Parker Avenue. The project also includes construction of 54 surface parking spaces (including three accessible spaces) on the adjacent lot north of Parker Avenue (North Parker Lot) that is currently occupied by a gravel parking lot. Vehicular access to the new Workspace will be modified from the existing location and provided at the west side of the property. Pedestrian access is provided at grade across the site and amongst elevated walkways between buildings. Access to the North Parker Lot will be accessible via a single access drive, reducing existing accesses from four to one. New York State Office of Parks Recreation and Historic Preservation (NYSOPRHP) maintains an existing access easement on the western side of the North Parker Lot for means of access. A walkway and a crosswalk over Parker Avenue will provide access for visitors and staff traveling to and from the Workspace. The North Parker Lot will be available for public parking on the weekends.

The total project site area is comprised of approximately 3.03 acres and is zoned Gateway Commercial (G-CM), which is part of the Walkway-Gateway District (W-G). The project site is comprised of two parcels (see Figures 1 and 2), identified as follows:

- Tax parcel 6162-62-148369 (58 Parker Avenue, approximately 2.1 ac.)
- Tax parcel 6162-54-125385 (Parker Ave, 0.93 ac.)

The site is part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program and is classified as “A,” which is assigned to non-registry (non-State Superfund sites) sites where work is underway and not yet complete. The site had several former manufacturing uses, including the Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The company was a generator of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room). A Remedial Investigation Work Plan (RIWP), which identifies the investigation methodology and site-related contamination was approved by NYSDEC on December 17, 2020. The Remedial Investigation was completed and documented in a March 11, 2021 Report and a Remedial Action Work Plan (RAWP) is proposed to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils. The Applicant is currently working with the NYSDEC on the RAWP.

Demolition to portions of the existing former manufacturing building will be undertaken affecting the southeast corner of the building (proposed demolition of two, one-story additions on three story building (three story building to remain)) and the east edge of the building (two-story wood frame building, one-story garage, and two steel buildings).

The proposed Workspace will include:

- Buildings A and B (totaling 35,230) will provide for the 22,010 SF Workspace serving 80 staff. The buildings will be fully renovated per historic preservation best practices. These buildings will also include an additional 13,220 SF, which may be used as community coworking and event space, also shared with Scenic Hudson staff. This area may include coworking, canteen, event space, gym, and support spaces (i.e., mech, electrical, water, locker rooms).
- Building C will provide approximately 3,210 SF of space for Scenic Hudson Parks Shop, including a solar array canopy attached to the existing building. The ground floor will be used for tool repair, parks maintenance projects, materials storage (lumber, seed mix, fence, plumbing) and a wood/metal woodshop. Outdoor storage will be provided in trailers. This building will be fully renovated per historic preservation best practices.
- Building D 3,445 SF will receive core and shell/exterior historic preservation. Building proposed for future community partner fit out.
- Building E 5,540 SF to receive core and shell/exterior historic preservation. Building proposed for future community partner fit out.
- Building E1 and Smokestack totaling 745 SF to receive core and shell/exterior historic preservation. Building proposed for outdoor classroom space for approximately 90 students.
- A photovoltaic (PV) canopy will be provided in the 28-space parking area to the west side of the building.

The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site and resulting in reduced visibility of the North Parker Lot and provision of engaging spaces accessible to the public. Connections to nearby Fall Kill Creek Walkway, future Dutchess Rail Trail, and the Walkway will be possible across the site.

1.2 Anticipated Permits/Approvals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie Zoning Board of Appeals	Area Variances
City of Poughkeepsie – Zoning Administrator	Floodplain development permit for grading (pending potential FEMA changes)
City of Poughkeepsie – Water and Sewer Department	Water and Sewer Connections
Dutchess County Department of Planning and Development	GML 239m referral
New York State Department of Environmental Conservation (NYSDEC)	GP-0-20-001 SPDES General Permit for Discharges during Construction Activities, Remedial Action Work Plan
City of Poughkeepsie DPW	Highway Work Permit
NYS OPRHP	Historic Consult

2.0 LAND USE, ZONING, AND PUBLIC POLICY

The site is surrounded by a mix of land uses, including residential, commercial, industrial, residential, community services, parks and recreation, and vacant areas, see Figure 3. The site abuts the Walkway to the north and the future Dutchess County Rail Trail to the east. There is residential development abutting the site to the west and south, commercial development to the north and east and the County Jail is located to the east. The Fallkill Creek is located to the south. The project site is not within the City's Local Waterfront Revitalization (LWRP) and therefore is not subject to a coastal consistency review.

According to the City of Poughkeepsie Comprehensive Land Use and Zoning Ordinance, Section 19-3.25, "the purpose of the W-G District is to revitalize this mixed industrial and residential area of the City so that it becomes a vibrant and attractive walkable mixed-use neighborhood where people will want to live, shop and invest. An additional purpose of this District is to encourage visitors to the Walkway and the Dutchess Rail-Trail to visit surrounding areas, before or after their visit, in order to help revitalize the neighborhood." Specifically, the W-G District includes the following specific intentions:

- (a) Enhance the quality of the City's built environment and promote site layout and architectural design that is compatible with the historic character of the community and the national prominence of the Walkway Over the Hudson State Historic Park.
- (b) Provide for the safety and comfort of pedestrians through an interconnected network of sidewalks and trails so that work, shopping, schools, and recreation will be within walking distance of each other, allowing independence to those who do not drive.

- (c) Provide an interconnected network of streets, bicycle routes, and bicycle lanes to disperse traffic so that the City's vehicular system will be easy to navigate for both bicyclists and drivers.
- (d) Promote the development of new residential and mixed uses at densities sufficient to encourage public transit use for residents and visitors.
- (e) Strengthen the economic base of the City by providing expanded opportunities for residential and commercial mixed-use development, removing barriers to adaptive reuse of former industrial buildings, facilitating remediation of distressed properties, and encouraging the use of open and vacant lands for community gardens and landscaping.
- (f) Incorporate green infrastructure and green development practices for stormwater management and renewable energy into the development review process.
- (g) In mixed-use buildings, encourage ground floor uses that generate and serve pedestrian traffic, such as retail, personal services and restaurants.
- (h) Facilitate the preservation, renovation, and adaptive reuse of historic buildings.
- (i) Provide for a range of visually and physically accessible civic spaces within the District including parks, plazas, playgrounds, squares and greenways for the enjoyment of residents and visitors and for the creation of comfortable and sociable spaces for celebrations and events.
- (j) Encourage the continued use of factory buildings for viable light manufacturing uses, which provide local jobs for residents, when such uses are compatible with nearby residential and tourism-oriented uses.
- (k) Implement the goals and recommendations of the City's Comprehensive Plan and the Hudson River Valley Greenway Compact.

The W-G District consists of three subdistricts: the Gateway Residential Mixed-Use (G-RM) Subdistrict, the Gateway Commercial Mixed-Use (G-CM) Subdistrict and the Gateway Office Manufacturing (G-OM) Subdistrict. The G-CM Subdistrict is described as an area with traditional neighborhood retail and other small-scale commercial uses that adjoin residential neighborhoods, primarily at intersections and near the Walkway entrances on Parker Avenue. The G-CM Subdistrict is intended to encourage vertical mixed-use shop-front buildings with first floor retail, personal service, and entertainment uses and second and third stories used primarily for offices, hospitality uses and apartments.

The proposed Workspace (anticipated to be defined as an office use in the G-CM District) and accessory parking lot are permitted uses in the G-CM District. Buildings proposed for future community partner fit out are anticipated to include permitted uses. Parking on the North Parker Lot will be located at the rear of the lot and will be only minimally visible due to the undulating landscaping design. Demonstration of compliance with bulk and dimensional standards and supplemental regulations applicable to the project is included on the site plan. Required parking for office uses is 2.5 spaces per 1,000 SF of floor area. The Project is anticipated to require area variances to allow a reduced number of parking spaces. There are a

number of pre-existing nonconforming conditions, including less than minimum frontage occupancy requirement on Parker Street and less than minimum required lot width.

The proposed project is consistent with the purpose and intent of the W-G District for the following reasons:

- The project includes adaptive reuse of the historic Standard Gage and Coal Storage manufacturing building.
- The adaptive reuse of the building will include renovation and historic preservation to the highest standards.
- The site design will use innovative and engaging landscape design that reuses on-site natural materials to the greatest extent possible.
- The site design includes pedestrian connections that will enhance public access to cultural and recreational resources located nearby, including Fallkill Creek Walkway, future Dutchess Rail Trail, and the Walkway.
- The introduction of 80 Scenic Hudson staff and visitors to the Workspace and future community partner uses will revitalize the area.
- The project incorporates green infrastructure into stormwater management.
- The project includes solar panels that will be placed on the roof and canopies to provide electric service.
- The project may include geothermal wells.

For the reasons noted above, the proposed project is anticipated to be consistent with the City's zoning and public policy and will not result in significant adverse impacts.

3.0 SOILS AND WATER RESOURCES

3.1 Soils

Figure 4 shows the soil types that are expected to be present on the project site, and Table 2 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

Table 2: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
100	(DwB) Dutchess-Cardigan-Urban land complex, undulating, rocky	Dutchess (40%)	1 to 6%	well	>6	>80
		Cardigan (30%)		well	>6	20 to 40

Rock encountered during the construction will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

Based on this information, the proposed project will not result in any significant adverse impacts related to soils.

3.2 Water Resources

According to NYSDEC wetland and stream information available through GIS (Figure 5), the EAF Mapper, and Environmental Resource Map (Figure 6), there are no NYSDEC or federally regulated wetlands or streams located on the project site. There is a NYSDEC Class C stream, Fallkill Creek (Regulation 862-393) that travels along the southern side of Brookside Avenue near to the property. The National Wetland Inventory (NWI) identifies the Fallkill Creek as riverine (R3UBH).

No impact to the Fallkill Creek is proposed as part of the project. With the implementation of the Stormwater Pollution Prevention Plan (SWPPP) and drainage improvements there will be no significant adverse impact to the stream.

3.3 Floodplain

The southeastern portion of the site, in the vicinity of proposed adaptive reused Buildings B and D, is located within the 100-year floodplain. Some grading (no construction) may occur within the 100-year floodplain; therefore, a floodplain development permit may be sought. However, the Applicant has submitted a Letter of Map Amendment (LOMA) to Federal Emergency Management Agency (FEMA) to remove the project site, including the building, from the floodplain.

4.0 UTILITIES

4.1 Water and Wastewater

Municipal water and sewer service currently serve the project site. All sanitary discharge from the project will be via gravity. The site will be connected to the municipal sewer in Brookside Avenue.

According to the New York State Department of Environmental Conservation (NYSDEC) *Design Standards for Intermediate Sized Wastewater Treatment Systems*, March 2014, the proposed project is expected to require water usage of 1,200± gallons per day (gpd) (15 gpd multiplied by 80 staff) for Scenic Hudson staff. According to the Development Impact Assessment Handbook, Urban Land Institute, 1994, an office use employs an average of 3 persons per 1,000 SF. For the remaining area proposed for community partner fit out (approximately 9,730 SF) a total of 30 employees are estimated, requiring 450 gpd, for a total water demand of 1,650 gpd. It is anticipated that the City's municipal water system and wastewater treatment plant has capacity to serve the proposed use.

4.2 Stormwater

The project development will require ground disturbance in excess of one acre; therefore, a SWPPP is being prepared pursuant to NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management facilities, and other construction-phase pollution controls. The North Parker Lot will include a bioretention area and reduction in impervious area. The Workspace site will include a sand filter system and reduction in impervious area. New catch basins will be constructed on the overall site, a new catch basin and manhole will be constructed within Parker Avenue, and a new conveyance system will be constructed on the eastern portion of the property connecting the overall site for stormwater management to Garden Street. The existing drainage in the vicinity of the site along Parker Avenue will be disconnected from the City of Poughkeepsie sanitary system and will be rerouted to the new City drainage line being conveyed to Garden Street. With the implementation of the new drainage system and the SWPPP, no adverse impacts related to stormwater will occur. Additionally, the Applicant will be redirecting approximately 0.9 acres of runoff from the City's sanitary system, which contributes to the City's sanitary sewer system inflow and infiltration issues.

5.0 TRAFFIC

The *Trip Generation Manual, 10th Edition* published by the Institute of Transportation Engineers (ITE) is the industry-standard resource for estimating the traffic generated by various types of land uses and it was used to estimate the site generated trips for this project. Based on data for General Office Building (Land Use Code 710), the proposed project will generate 52 total trips in the weekday morning and 53 total trips in the evening peak periods, See Table 5.

Table 3: Estimated Traffic Generation

Land Use	General Office Building Land Use Code 710
AM Peak Hour Trips Entering the Site	43
AM Peak Hour Trips Exiting the Site	9

Total AM Peak Trips added to Adjacent Street Traffic	52
PM Peak Hour Trips Entering the Site	10
PM Peak Hour Trips Exiting the Site	43
Total PM Peak Trips added to Adjacent Street Traffic	53

Note: Analysis uses 110 employees and the fitted curve equation in the ITE Manual (10th Edition) to determine the AM and PM peak hour trip generation.

According to the NYSDEC guidance on how to assess traffic impacts a general office building with less than 67,000 SF is not likely result in 100 peak hour trips, which is a threshold provided by NYSDEC to assist in determinations of significant increases to traffic. As demonstrated above in Table 5, the ITE trip generation data indicates that the project (assuming total office use) would result in less than 100 trips during the AM and PM peak hours. For the reasons stated above, no significant adverse impacts related to traffic are anticipated to occur.

6.0 ENDANGERED, THREATENED, AND RARE SPECIES AND SIGNIFICANT HABITAT

According to the NYSDEC, there are no known occurrences of endangered, threatened or rare species or a Significant Natural Community on or in the vicinity of the project site. According to the US Fish and Wildlife Service (USFWS) information for planning and consultation (IPAC), there is potential for the Indiana Bat species on or in the vicinity of the project site. The site is fully developed within an urban area. It is recommended that tree clearing occur between October 31st and March 31st to ensure no potential take of the Indiana bat. With the clearing restriction and considering that removal of trees is less than ten acres, no significant adverse impacts to the Indiana Bat are anticipated to occur.

7.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project site does not contain and is not adjacent to any National or State Historic Register site. The project is pursuing Historic Rehabilitation Tax Credits and consultation with NYSOPRHP has indicated that the Standard Gage Company Plant may be eligible for listing in the State and National Registers of Historic Places. Consultation is ongoing with NYSOPRHP and the National Park Service regarding eligibility. The rehabilitation work proposed to the Standard Gage Company Plant will be done in accordance with the Secretary of the Interior's Standards.

8.0 ENVIRONMENTAL CONTAMINATION

As described in the introduction, the site is part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program and is classified as "A," which is assigned to non-registry (non-State Superfund sites) sites where work is underway and not yet complete.

The site had several former manufacturing uses, including the Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The company was a generator

of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room).

A Remedial Investigation Work Plan (RIWP), which identifies the investigation methodology and site-related contamination was approved by NYSDEC on December 17, 2020. The Remedial Investigation was completed and documented in a March 11, 2021 Report and a Remedial Action Work Plan is proposed for approval to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils.

An environmental easement will be required for remedial activities associated with 58 Parker Avenue as it relies upon one or more institutional and/or engineering controls. The Environmental Easement will run with the land in favor of the State (NYSDEC), subject to the provisions of ECL Article 71, Title 36, and will contain use restriction(s) and/or any prohibition(s) on the use of land in a manner inconsistent with engineering controls. The placement of an Environmental Easement will; provide an effective and enforceable means of encouraging the reuse and redevelopment of a controlled property, at a level that has been determined to be safe for a specific use, while ensuring the performance of operation, maintenance, and/or monitoring requirements. With these measures in place, no significant adverse impacts to public health will occur.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) PART 1 FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

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 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Scenic Hudson Workspace and Parking		
Project Location (describe, and attach a general location map): 58 Parker Avenue and 61 Parker Avenue, Poughkeepsie NY 12601 (vacant Standard Gage facility and accessory lot)		
Brief Description of Proposed Action (include purpose or need): The Applicant, Northside Junction, LLC is seeking site plan approval for the proposed adaptive reuse of the former 58,000 SF Standard Gage and Coal Storage manufacturing building for a new approximately 48,000 square-foot (SF) workspace (Workspace) and 28 surface parking spaces for Scenic Hudson located at 58 Parker Avenue. The project also includes construction of 54 surface parking spaces (including three accessible spaces) on the adjacent lot north of Parker Avenue (North Parker Lot) that is currently occupied by a gravel parking lot. The total project site area is comprised of approximately 3.03 acres and is zoned Gateway Commercial (G-CM), which is part of the Walkway-Gateway District (W-G). The project site is comprised of two parcels: Tax parcel 6162-62-148369 (58 Parker Avenue, approximately 2.1 ac.) and Tax parcel 6162-54-125385 (Parker Ave, 0.93 ac.). Buildings A and B will provide Workspace space and may include coworking, event space, canteen, and a gym. Building C will include the Parks Maintenance Shop, with a solar array canopy. Buildings D and E are proposed to include future community partners. Building E1 will provide outdoor classroom space. Buildings A - C will be renovated and historically preserved, Buildings D - E will receive core and shell/exterior historic preservation. The overall site will be designed with an undulating landscape allowing for natural materials to remain on site and resulting in reduced visibility of the North Parker Lot.		
Name of Applicant/Sponsor: Northside Junction, LLC, Caroline Alsop, Project Manager		Telephone: 845-473-4440
		E-Mail: calsup@scenichudson.org
Address: 1 Civic Center Plaza #200		
City/PO: Poughkeepsie	State: New York	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as above.		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, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board: Site Plan Approval	Summer 2021
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	Zoning Board of Appeals: Area Variances	Fall 2021
d. Other local agencies ☒ Yes ☐ No	Zoning Admin - floodplain grading permit (pending potential FEMA changes); Water/Sewer PW Dept.	Winter 2021, Fall 2021
e. County agencies ☒ Yes ☐ No	GML 239M Referral	Fall 2021
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC SPDES GP-0-20-001 and Remedial Action Plan; OPRHP consultation	Winter 2021, Winter 2021, Winter 2021
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		

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
City's 1998 Comprehensive Plan: Site is included within the Cottage Street Business Park Study Area. Site rezoned to Walkway - Gateway District in 2013.

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):

Remediation Sites: C314131 Tax Parcel: 148369

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?

Walkway-Gateway Overlay District (W-G): Gateway Commercial Mixed-Use (G-CM)

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 School District

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

City of Poughkeepsie Police Department with support from the Dutchess County Sheriff's Department and NYS Police

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

City of Poughkeepsie Fire Department

d. What parks serve the project site?

Walkway over the Hudson NYS Park, Dutchess Rail Trail, Fallkill Creek walkway

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)? Office and Education

b. a. Total acreage of the site of the proposed action? _____ 3.03 acres

b. Total acreage to be physically disturbed? _____ 2.44 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.39 acres Applicant owns Tax Parcel: 177385, which is not part of the proposed project.

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 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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
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? ☒ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? <u>Removal of existing gravel parking lot as well as contaminated fill site-wide</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>2,200 CY</u> • Over what duration of time? <u>three months</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils. The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site.</u>	
iv. 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? _____ <u>2.31</u> acres	
vi. What is the maximum area to be worked at any one time? _____ <u>1.5</u> acres	
vii. What would be the maximum depth of excavation or dredging? _____ <u>2.5</u> feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: _____ <u>On-site materials will be used to supplement for imported fill wherever possible. Initial remediation efforts indicate various levels of PCBs in the soils which may make reclamation difficult.</u>	

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: _____ 1,650 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: _____ 1,650 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: City of Poughkeepsie Sewage Treatment Plant
- 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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
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: _____ <u>None</u> _____ _____	
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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1.14</u> acres (impervious surface) _____ Square feet or <u>3.03</u> acres (parcel size) ii. Describe types of new point sources. <u>Catch basins</u> _____ 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)? _____ <u>Site stormwater will be directed to a series of on-site stormwater management facilities and conveyed to the City municipal storm sewer.</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u> _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☒ 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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, generators, etc.) _____ <u>None</u> _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ <u>Temporary sources during construction</u> _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ <u>Boilers, electric generation</u> _____	☒ Yes ☐ No ☒ Yes ☐ No
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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

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 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): _____ None iii. Parking spaces: Existing <u>111</u> Proposed <u>82</u> 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: <u>Modification of existing curb cut/entrance along Parker Avenue</u> 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: _____ <u>287 MWh per year</u> ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Local Grid and Solar Arrays</u> 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. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>8 AM - 5 PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u>	ii. During Operations: • Monday - Friday: <u>8 AM - 5 PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u>
i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u>	ii. During Operations: • Monday - Friday: <u>8 AM - 5 PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u>		

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: <u>Temporary noise sources during construction compliant with City Code.</u> ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: <u>Tree/brush areas located within the site will be removed. However, new landscaping will be installed in conformance with City Code, and will be provided to the Planning Board for review.</u>
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: <u>Lighting will be in compliance with City Code and other applicable codes and regulations.</u> 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): <u>Pest control may be required after occupation of the building. Application would be by licensed applicators using minimal levels of application required.</u> 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: _____ TBD tons per _____ TBD (unit of time) • Operation : _____ 0.065 tons per _____ day (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>Demolition and construction waste may be recycled at the discretion of the contractor.</u> • Operation: <u>Recyclables will be separated and stored for recycling.</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Construction and demolition debris will be hauled away by a licensed solid waste hauler for disposal at a demolition debris landfill or other licensed facility.</u> • Operation: <u>Solid waste will be collected and hauled away regularly by a licensed solid waste hauler for disposal at the Dutchess County Resource Recovery Agency facility or other licensed facility.</u>

Per Environmental Engineering by Joseph A. Salvat, 4th Edition, 1992, an office worker is proposed to generate 1.5 pounds (lbs) of waste per day. Therefore, 110 employees would generate 165 lbs per day or 0.0625 tons per day.

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: _____
 None.
 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
 A Remedial Action Work Plan is proposed for approval to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils.
 iii. Specify amount to be handled or generated 2,640 tons/month One time removal of material
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
 The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site.
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☒ Yes ☐ No
 If Yes: provide name and location of facility: _____
 Materials removed from the site will be carted by licensed contractors and disposed of at a licensed 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): Gravel Parking lot, Community uses
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.26	1.73	+0.48
• Forested	0.05	0.05	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.93	1.25	+0.32
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: <u>Gravel Parking Lot</u>	0.79	0.00	-0.79

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No
i. If Yes: explain: Existing gravel lot serves as overflow lot for the Walkway Over the Hudson

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:
Though not listed above, the County Jail and a domestic abuse treatment residential facility are located within 500 feet of the project site.

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:
Former manufacturing uses operated on site for more than 50 years until approximately 2001. Ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts were generated at the site. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room) near of a storage room (north of transformer room).

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): C314131
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
The site is in the Brownfield Cleanup Program
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): B00036, C314131, B00020, 314122, 314074
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
C314131 is the Brownfield Cleanup Program remediation project on the project site currently underway. B00036 is located offsite at 28 Orchard Street and has been remediated. B00020 is located offsite at 166 -186 North Hamilton Street has been remediated and has an environmental easement. 314074 is located at 70 Fairview Avenue and contaminated materials have been removed from the site and no additional action is proposed by the USEPA at this time.

v. Is the project site subject to an institutional control limiting property uses? ☒ Yes ☐ No	
• If yes, DEC site ID number: <u>C314131</u> • Describe the type of institutional control (e.g., deed restriction or easement): <u>Anticipated environmental easement</u> • Describe any use limitations: <u>To be determined</u> • Describe any engineering controls: <u>To be determined</u> • Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No • Explain: <u>The remediation work plan is currently under review by regulatory agencies.</u>	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? <u>1</u> feet	
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? <u>< 1 %</u>	
c. Predominant soil type(s) present on project site:	
<u>Dutchess-Cardigan Urban Land</u>	<u>100 %</u>
<u>Complex</u>	<u>%</u>
<u></u>	<u>%</u>
d. What is the average depth to the water table on the project site? Average: <u>> 6</u> feet	
e. Drainage status of project site soils: ☒ Well Drained: <u>100 %</u> of site ☐ Moderately Well Drained: <u></u> % of site ☐ Poorly Drained <u></u> % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: <u>100 %</u> of site ☐ 10-15%: <u></u> % of site ☐ 15% or greater: <u></u> % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: <u></u>	
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 <u>Fallkill (Tax Parcel 148369)</u> Classification <u>C</u>	
• Lakes or Ponds: Name <u></u> Classification <u></u>	
• Wetlands: Name <u></u> Approximate Size <u></u>	
• Wetland No. (if regulated by DEC) <u></u>	
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: <u></u>	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? Tax Parcel 148369 ☒ 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: <u></u>	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ Common Dutchess County Species _____ _____	
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 NYSDEC Automated answer - Answer should be yes If Yes: i. Species and listing (endangered or threatened): _____ NYSDEC: None; USFWS: Indiana Bat _____	
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? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: <u>Standard Gage Company Plant</u> iii. Brief description of attributes on which listing is based: _____	☒ Yes ☐ No
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? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>varies</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Municipal, County, State, Federal Recreation resources, State and National Historic Sites, Scenic Byways</u> iii. Distance between project and resource: _____ <u>1 - 5</u> miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 ☐ Yes ☐ No

F. Additional Information

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

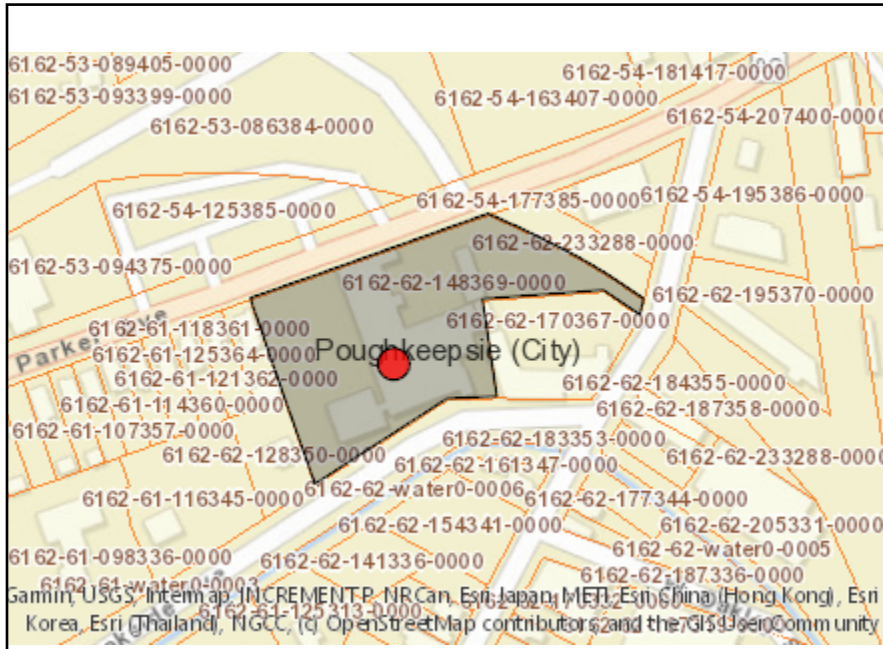
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

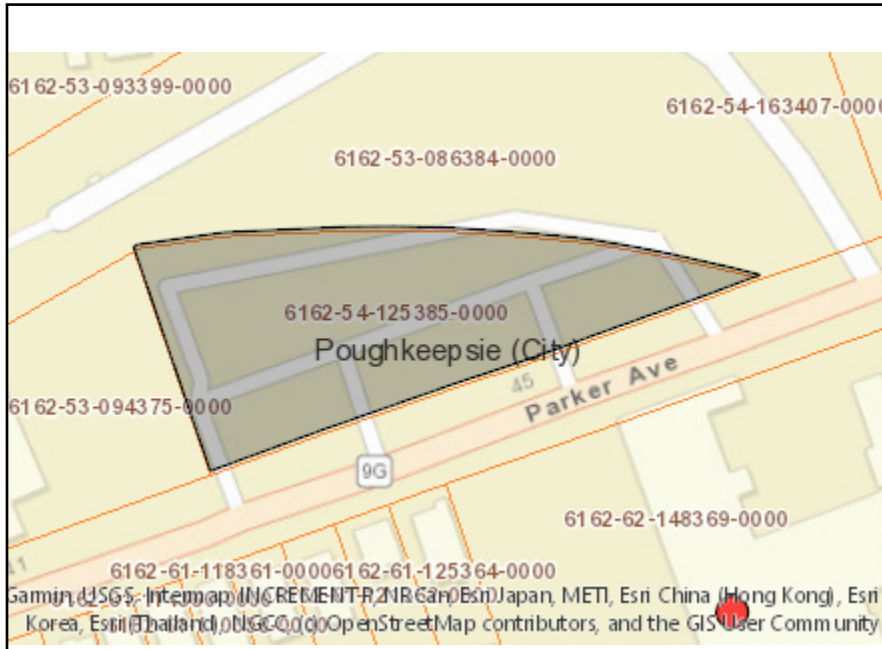


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:C314131
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C314131
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00036, C314131, B00020, 314122, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
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]	No
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



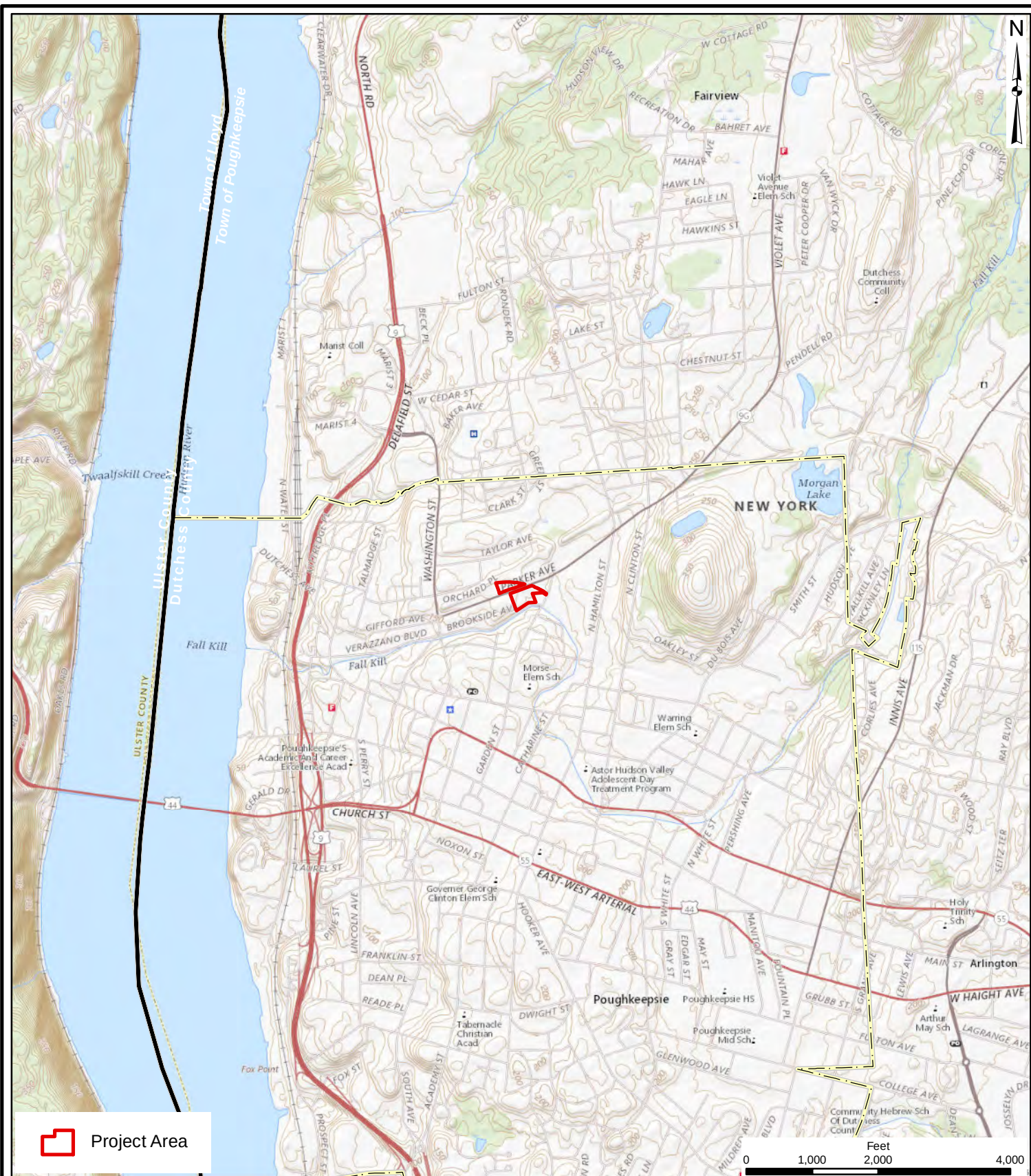
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential 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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00036, C314131, B00020, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be 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]	No

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

FIGURES



THE Chazen COMPANIES
Provided to be Employee-Owned
 Engineers
 Land Surveyors
 Planners
 Environmental & Safety Professionals
 Landscape Architects

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 21 Fox Street, Poughkeepsie, NY 12601

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 547 River Street, Troy, NY 12180

North Country Office:
 20 Elm Street, Suite 110, Glens Falls, NY 12081

Westchester County Office:
 1 North Broadway, Suite 803, White Plains, NY 10601

www.chazencompanies.com Phone: (888) 539-9073

Scenic Hudson Headquarters

USGS Location Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 2,000 feet
Project:	82105
Figure:	1



Hudson Valley Office:
21 Fox Street, Poughkeepsie, NY 12601

Capital District Office:
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North Country Office:
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1 North Broadway, Suite 803, White Plains, NY 10601
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Scenic Hudson Headquarters

Orthophoto Tax Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 150 feet
Project:	82105
Figure:	2



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Capital District Office:
547 River Street, Troy, NY 12180

North Country Office:
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Scenic Hudson Headquarters

Land Use within 500 feet

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 250 feet
Project:	82105
Figure:	3





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North Country Office:
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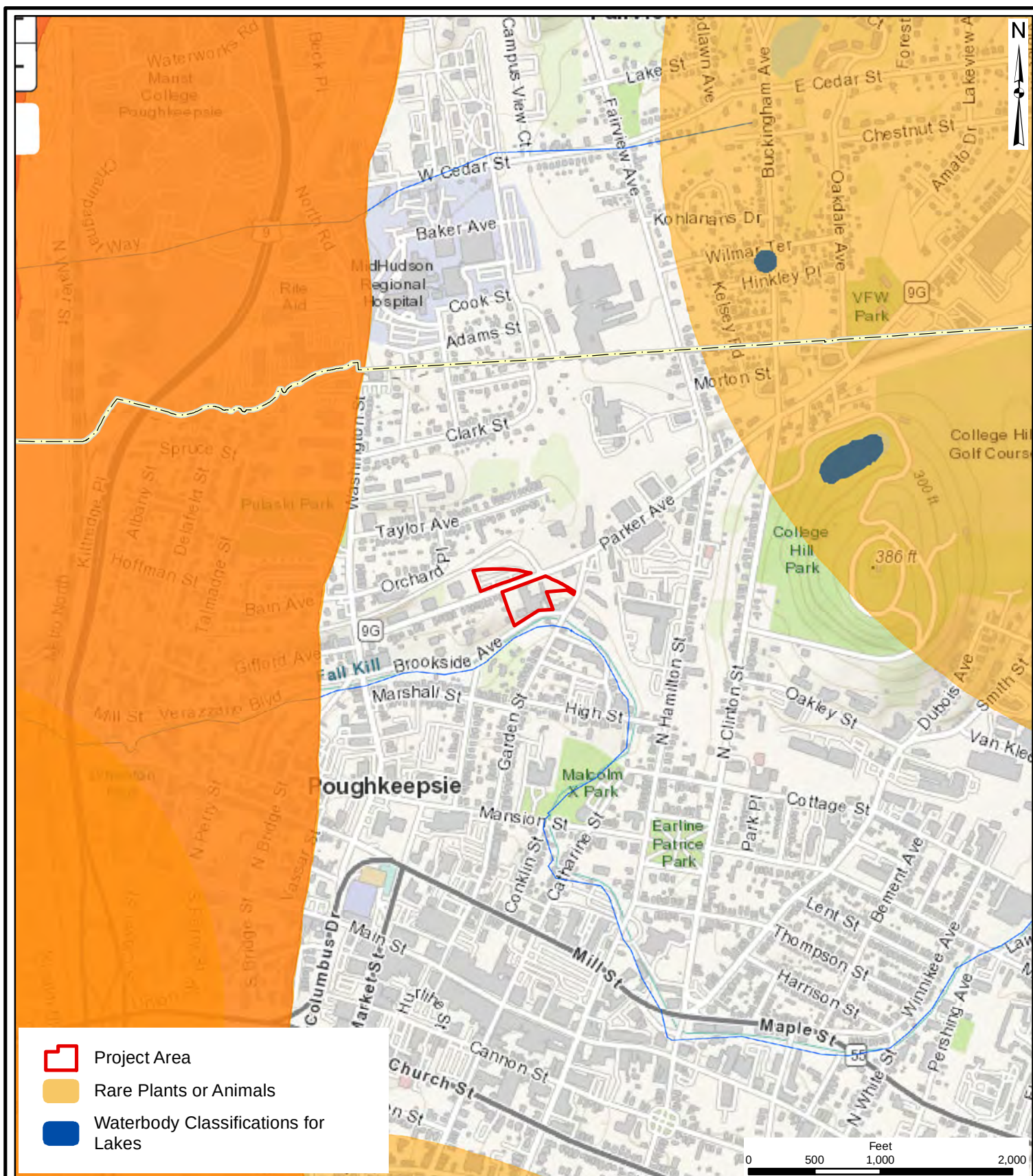
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Scenic Hudson Headquarters

Wetlands and Streams

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 200 feet
Project:	82105
Figure:	5



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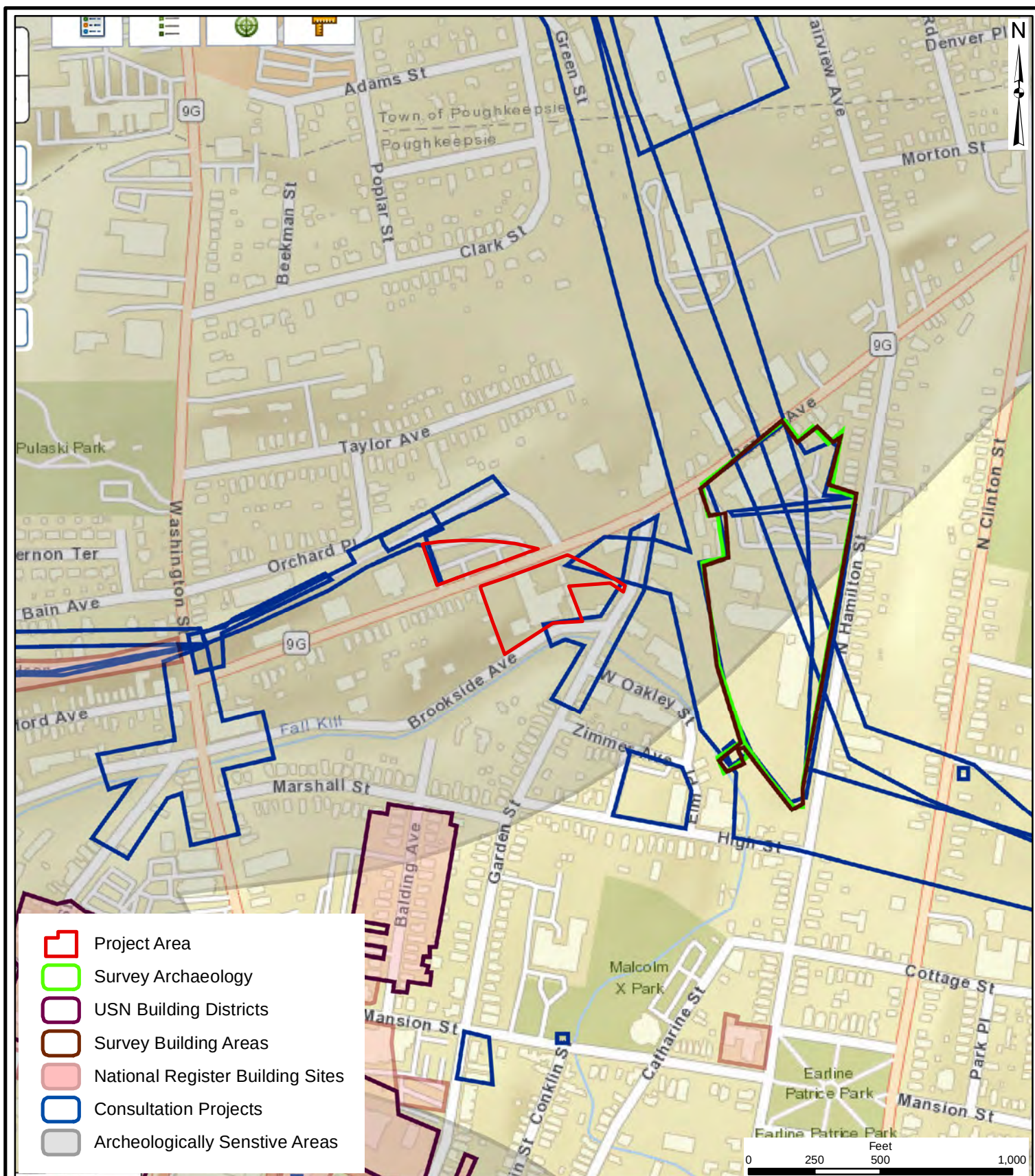
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Scenic Hudson Headquarters

NYSDEC Environmental Resource Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 1,000 feet
Project:	82105
Figure:	6



Hudson Valley Office:
21 Fox Street, Poughkeepsie, NY 12601

Capital District Office:
547 River Street, Troy, NY 12180

North Country Office:
20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601

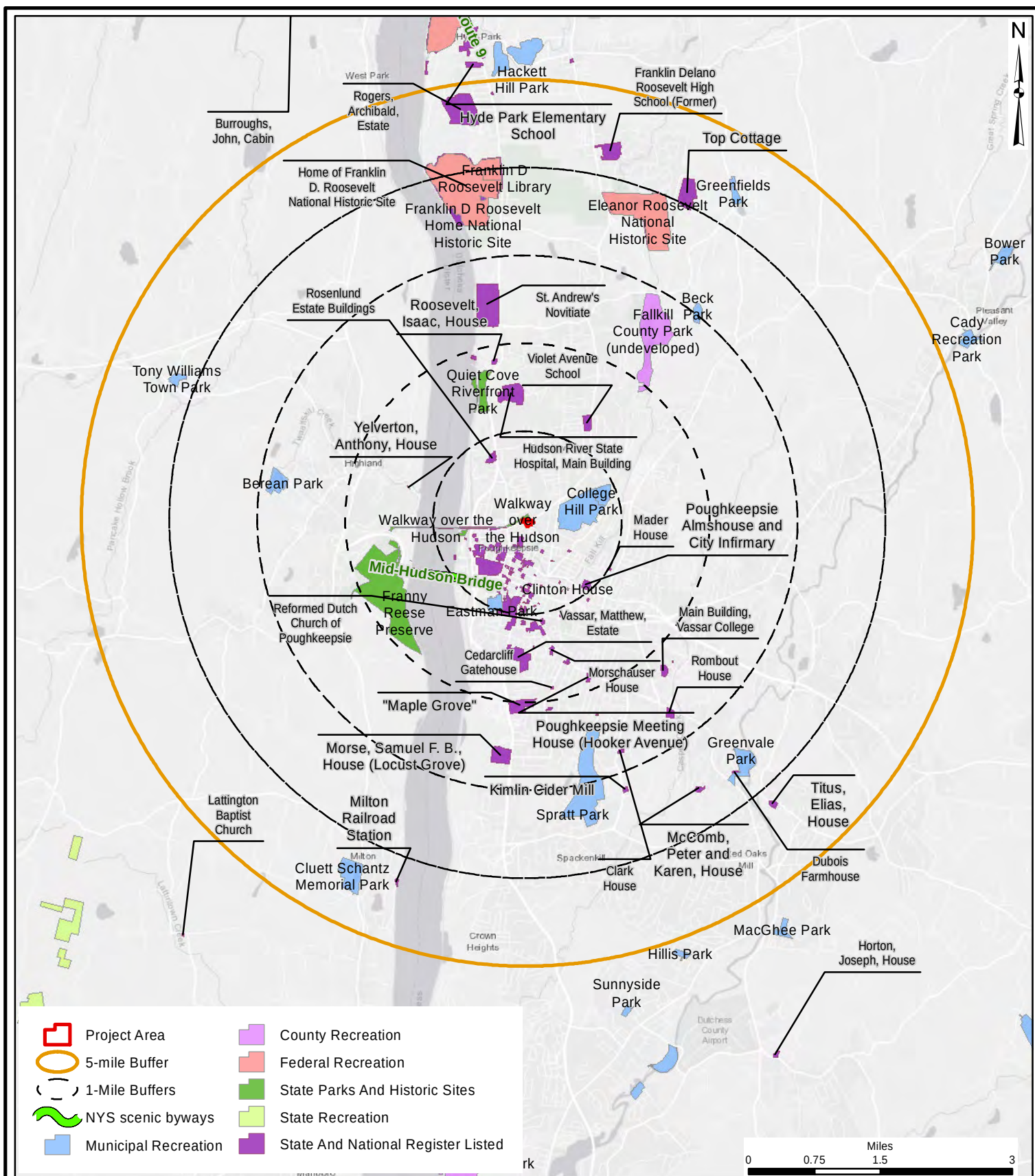
www.chazencompanies.com Phone: (888) 539-9073

Scenic Hudson Headquarters

NYSOPRHP Cultural Resource Information System (CRIS) Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 500 feet
Project:	82105
Figure:	7



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Capital District Office:
547 River Street, Troy, NY 12180

North Country Office:
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Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601
www.chazencompanies.com Phone: (888) 539-9073

Scenic Hudson Headquarters

**Publicly Accessible
Federal, State, or Local Scenic or Aesthetic
Resources within 5 Miles**

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 7,920 feet
Project:	82105
Figure:	8



Summer 2019 - vegetation overgrowth and
garbage now cleared

58 Parker Ave Existing Conditions photos



Sept 2021 - current photo



Summer 2019 - vegetation overgrowth and
garbage now cleared





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

September 24, 2021

Ms. Judith Knauss
City of Poughkeepsie Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Natalie Quinn
City of Poughkeepsie Planning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: High Street
Submission to Planning Board**

Dear Ms. Knauss & Ms. Quinn:

As presented to the Planning Board, the Applicant is proposing to adaptively reuse the building located at 27 High Street for multi-family apartments and develop/construct an additional four story building adjacent to the exiting building for use as multi-family apartments.

As you are aware, the City of Poughkeepsie Common Council completed an Environmental Review of the Applicants request to rezone the property to Residential Zoning (R4) which would thereby permit the conversion of the building from office (Dutchess County office space) to Multi Family Residential. As part of the rezone application, the Applicant presented a Site Plan to the Common Council proposing 69 apartments within the two (one existing 3+4-story building and one 4-story proposed building) buildings.

Subsequent to the City of Poughkeepsie Common Council Rezone of the property, the Applicant submitted a request to the City Planning Board for Site Plan approval for the proposed project. The City Planning Board underwent an extensive review of the project including a detailed review of the site plan, landscaping, architecture, engineering and construction materials for the proposed project. The City Planning Board concluded their uncoordinated environmental review on September 21, 2021.



Accordingly, we are now seeking the approval from the City of Poughkeepsie Zoning Board of Appeal (ZBA) for the following area variances:

1. **Lot Area** - Section 19-3.15(4)(c) requires 147,400 square feet of lot area be provided for the use as proposed. The proposed lot is 53,578.8 square feet and therefore we will seek an area variance of 93,821 square feet of Lot Area.
2. **Front Yard** - Section 19-3.15(4)(f) requires front yards of 20 feet: the site actually has four front yards, as it occupied an entire block: the front yard set-back of the existing building, though deficient, is a grandfathered pre-existing non conformity (see Section 19-5.2 of the Zoning Ordinance). The Front Yard set-back for the addition is 0 feet on Elm Street and 0 feet on Zimmer Avenue. Therefore, we will seek an area variance from the Front Yard setback requirement of 20 feet for Elm Street and 20 feet for Zimmer Avenue;
3. **Building Height** - Section 19-3.15(4)(g) limits the height of buildings to 3 stories. While the existing building is 4 stories at some points, it is again a pe-existing non-conformity (see Section 19-5.2 of the Zoning Code). The new building is also proposed to be 4 stories and therefore we will seek an area variance for 1 story;
4. **Open Space** - Section 19-3.15(4)(i) requires that 20,100 square feet of usable open space be provided for tenant recreational purposes. The project is providing 19,003 square feet of usable open space. **Therefore, the Applicant is requesting an area variance of 1,097 square feet of open space;**
5. **Parking** - Section 19-4.3(11) requires that 108 parking spaces be provided (4 for the work-live lofts, 94.5 for the one-bedroom units, plus 9.85 for visitor parking. The project is providing 96 spaces on the current lot and is seeking a waiver from the Planning Board to permit the balance of the twelve (12) spaces to be provided on an adjoining parcel to be owned by the same owner/applicant. Therefore, at this time, no area variance is required.



6. **Parking Rows** - Section 19-4.3(1) provides that not more than 12 parking spaces shall be permitted in a continuous row without being interrupted by landscaping. The project has utilized the existing parking lot and reconfigured the existing spaces using all existing impervious area. As a result, there is one continuous row of 16 spaces and one continuous row of 17 spaces. Therefore, we will seek an area variance to permit one row of 16 spaces and one row of 17 spaces;

7. **Parking Aisle** - Section 19-4.3(5)(b) requires that aisles between rows of parking be a minimum of 22 feet wide: the aisles proposed as 20 feet in width. Therefore, we will seek a variance to permit an aisle of 20 feet in width. Based on my prior conversation with the Fire Chief, the Fire department will accept the proposed aisle width.

8. **Landscaping on Property Line** - Section 19-4.3(1) requires that whenever a parking area containing three or more spaces faces a street or a property line, a planting area with 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 or property line. The project provides the required landscaping in all areas with the exception of the area along Zimmer Ave. adjacent to the existing surface parking lot. Therefore, we will request a variance for the required landscaping strip in this area of 3 feet.

9. **Landscaping Strips** - Section 19-4.11(b) requires that landscape strips be provided along property lines of all multifamily uses. Such landscape strips shall be at least three feet wide and include evergreen planting and other landscaping of such type, height, spacing and arrangement as, in the judgment of the Planning Board, will effectively screen the activity on the lot from neighboring uses. The project provides the required landscaping in all areas with the exception of areas along Elm Street and Zimmer Avenue. In these areas, we will be requesting a variance of 3 feet.



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

Please see the attached addendum supporting the proposed area variances. Thank you in advance for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "KLibolt".

Kelly Libolt



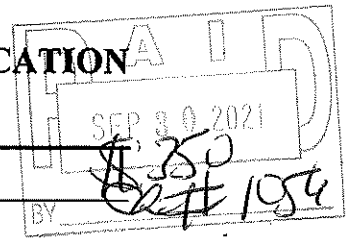
THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: \$350.00
CODE: A2112
ID# 224080
IPS# 28A-221-07

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 27 High Street (6162-62-192294-180291)

ZONING DISTRICT: R-4



OWNER INFORMATION:

Name: 27 High Street Lofts, LLC
Address: PO Box 792
Poughkeepsie, NY 12602
Phone: 845-471-0191
Email: kelly@pageparkassociates.com

APPLICANT INFORMATION:

Name: Same as Owner
Address: _____

Phone: _____
Email: _____

CONSULTANT INFORMATION:

Name: LRC Group
Address: 85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Phone: 845-243-2880
Email: kcasamento@lrcconsult.com

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: 06.07.2021

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 27 High Street (6162-62-192294-180291)

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
<u>See attached</u>		

RECEIVED
SEP 30 2021

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: 27 High Street (6162-62-192294-180291)

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.

KLibolt

SIGNATURE OF APPLICANT

September 24, 2021

DATE

Kelly Libolt

Print Name

27 High Street
ZBA Area Variance Application
Addendum to Application

Area Variance Item	Zoning Code Section	Required Dimension	Proposed Dimension	Area Variance Required
Lot Area	19-3.15(4)(c)	147,400 sq. ft.	53,578.8 sq. ft	93,821 sq. ft.
Front Yard	19-3.15(4)(f)	20 ft.	0 ft. Elm 0 ft. Zimmer	20 ft. Elm 20 ft. Zimmer
Building Height	19-3.15(4)(g)	3 stories	3.5/4 existing 4 proposed	1 story propsed
Open Space	19-3.15(4)(i)	20,100 sq. ft.	19,003 sq. ft.	1,097 sq. ft.
Parking	19-4.3(11)	108 spaces	96 spaces	Wavier requested from Planning Board
Parking Rows	19-4.3(1)	No more than 12 spaces in a row	2 rows containing Continuous 16 and 17 spaces	2 rows non-compliant
Parking Aisle	19-4.3(5)(b)	22 ft. aisle	20 ft. aisle	2 ft.
Landscaping	19-4.3(1)	3 ft.	0 ft. Zimmer	3 ft.
Landscaping Strips	19-4.11(b)	3 ft.	0 ft. Elm 0 ft. Zimmer	3 ft. Elm 3 ft. Zimmer

The following are the criteria analyzed in reviewing the above noted variances:

1. Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties?
2. Can the benefit be achieved by some other method feasibly for the applicant to pursue other than the area variance?
3. Is the requested area variance substantial?
4. Will the variance have an adverse effect on the physical or environmental neighborhood or district?
5. Is the need for the area variance the result of self-created difficulties on your part or unique to the property?

-
1. **Lot Area** - The proposed lot is 53,578.8 square feet. The properties boarding the proposed site to the south and west are zoned R-4. Properties to the north and east are zoned I-1. The properties surrounding the proposed site are largely functioning as two and three family homes with some instances of vacant/warehousing uses.

The proposed parcel is within the Cottage Street Business Area ("CSBA"). The CSBA is identified as one of the three "economic development areas" within the City. The focus was reviewed especially for "strategies that allow the industrial areas to grow in a manner protective of the existing residential neighborhood". This section of the Plan, however focuses on truck traffic rerouting and landscape buffering as strategies to mitigate the impact of industrial land on surrounding residential neighborhoods. Although not specifically mentioned within the comprehensive plan, higher density residential between industrial uses and lower density uses could also be interpreted as a "buffer" and is not an uncommon transition zoning practice in land use planning and zoning.

The project will adaptively reuse an existing structure and repurpose this building for a more appropriate and less impactful use than the former office/commercial use.

The intensity of use, two buildings for multi-family use, was reviewed by the Common Council and based on the plan presented, the Common Council found that the project would result in less of an impact than the former office use which had become an "island" use within a largely residential area.

The variance will not result in any significant impact to the neighborhood as it is expected that the proposed use of the property for residential purposes will be less

impactive than the prior office use. There is sufficient infrastructure to support the proposed project and sufficient parking for the intended use.

2. **Front Yard** - The existing site (building and parking lot) occupies an entire block: the front yard set-back of the existing building, though deficient, is a grandfathered pre-existing non conformity (see Section 19-5.2 of the Zoning Ordinance). The Front Yard set-back for the addition is 0 feet on Elm Street and 0 feet on Zimmer Avenue and although new for the building, the existing surface parking lot is currently located along Zimmer Avenue and the portion of the building which will be along the property line on Elm will align with the setback of the existing building. The zero-yard setback will not have an impact on the neighborhood as the massing and location is nearly identical to the existing structure. Currently, this portion of the project area is a vacant asphalt parking lot. The building along Elm and Zimmer will be supplemented with landscaping that will, together with the balance of the new landscaping on the site, will enhance the overall property.
3. **Building Height** - While the existing building is 4 stories at some points, it is again a pe-existing non-conformity (see Section 19-5.2 of the Zoning Code). The new building is also proposed to be 4 stories so that the massing and elevations are equivalent to the massing of the existing building. Further, the Planning Board has reviewed the proposed building massing and architecture and has determined that the architecture and massing will not result in a negative impact to the environment. Given the extent of structures located on the roof of the existing building (chiller, elevator shafts, rooftop stair access points) it is not expected that the new building will look out of place or improperly massed against the existing structure.



PERSPECTIVE - 5
HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

D-955
05/26/21





PERSPECTIVE - 2

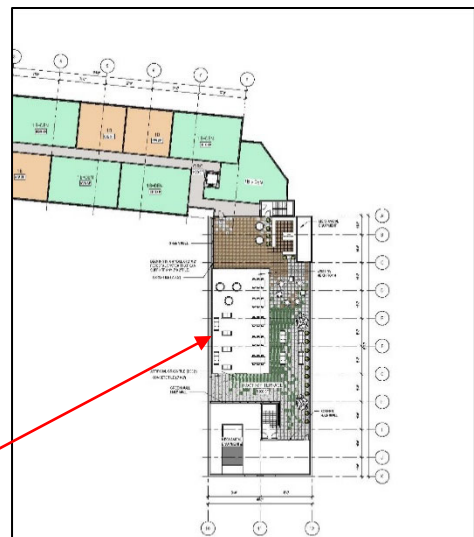
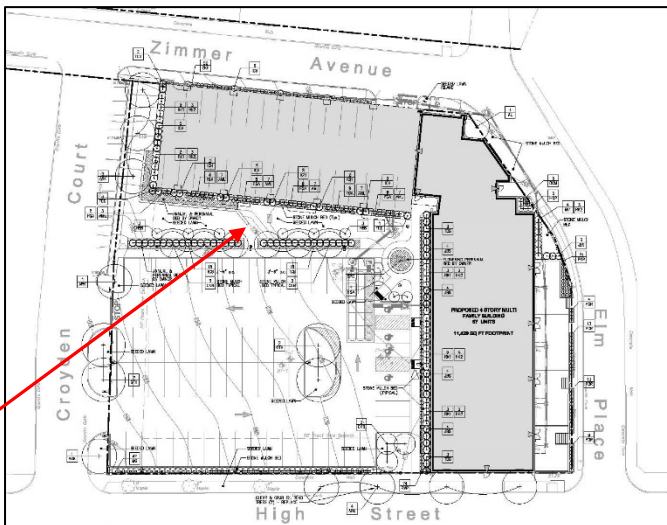
HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

D-952

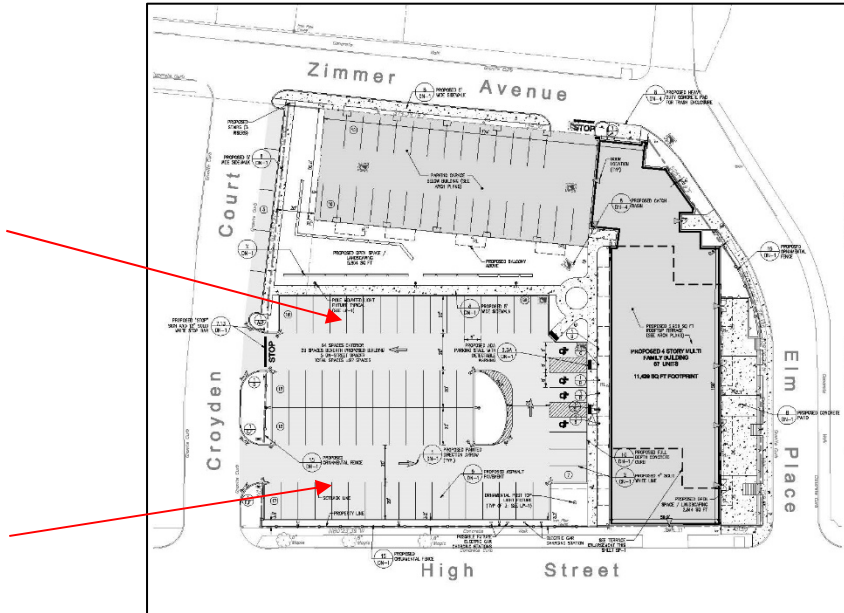
05/26/21



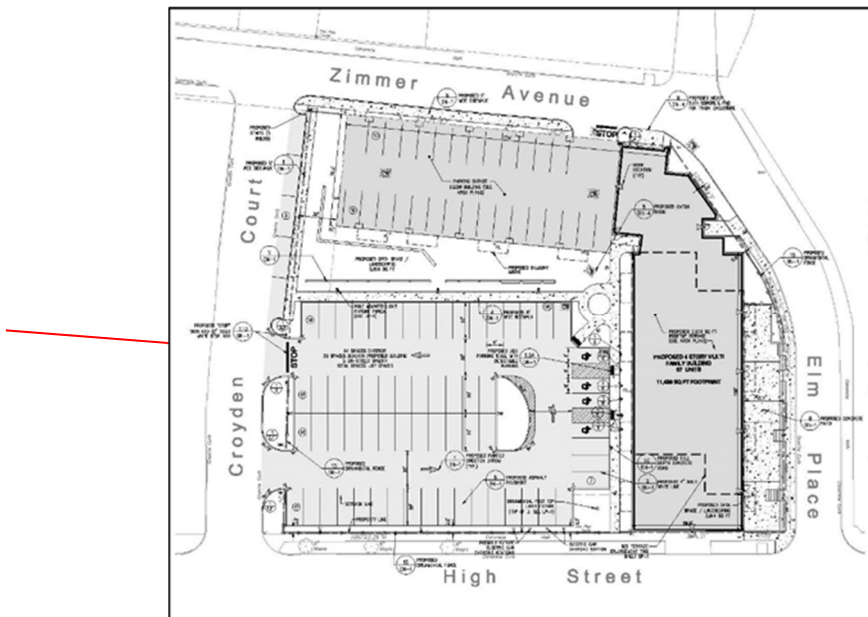
4. **Open Space** - The project is providing 19,003 square feet of usable open space. Therefore, the Applicant is requesting an area variance of 1,097 square feet of open space. The variance requested is not deemed significant and there is no anticipated impact to the neighborhood or community as a result of this request. The project will provide a passive recreational area outside of the building and a rooftop terrace for passive recreation and meeting areas for tenants.



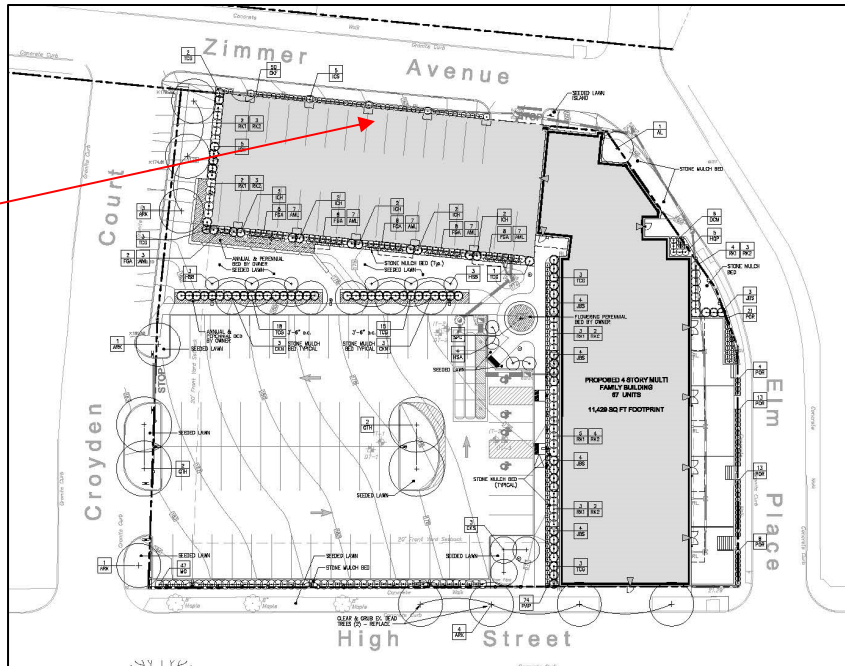
5. **Parking Rows** There is one continuous row of 16 spaces and one continuous row of 17 spaces. The parking lot is pre-existing and given the extent of the landscaping proposed on the perimeter of the site, it is not anticipated that this will result in any negative impact to the neighborhood.



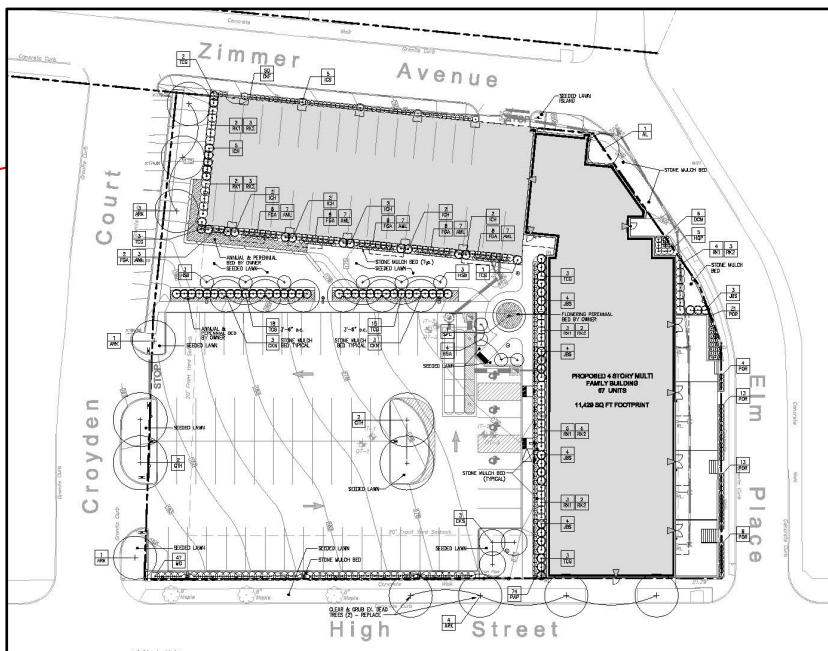
6. **Parking Aisle** - The proposed aisles are 20 feet in width. The parking spaces are not unlike other parking lots in the City of Poughkeepsie and have more than sufficient room for vehicles to safely back out and pull into. Further, based on a meeting with the Fire Chief, the Fire department will accept the proposed aisle width.



6. **Landscaping on Property Line** - The project provides the required landscaping in all areas with the exception of the area along Zimmer Ave. adjacent to the existing surface parking lot. Again, this is a pre-existing condition and in order for the design to preserve the surface parking spaces as currently existing (and converting to structured parking), the landscaping in this area is less than 3 feet along the property line.



7. **Landscaping Strips** - The project provides the required landscaping in all areas with the exception of areas along Elm Street and Zimmer Avenue. Again, this is a pre-existing condition along much of the property as the area along Zimmer is a vacant asphalt parking lot.



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: 27 High Street Lofts							
Project Location (describe, and attach a location map): 27 High Street							
Brief Description of Proposed Action: Renovation of existing building for multi family units and construction of new (nearly identical) building for multi family residential.							
Name of Applicant or Sponsor: 27 High Street Lofts, LLC		Telephone: 845-471-0191					
		E-Mail: kelly@pageparkassociates.com					
Address: PO Box 792							
City/PO: Poughkeepsie		State: NY	Zip Code: 12602				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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: Site Plan, Area Variances, DC239M, DCDOH, DEC, SWPPP			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? 1.23 acres b. Total acreage to be physically disturbed? .97 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.23 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							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	NO	YES
_____ _____	☒	☐
49. 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:	NO	YES
_____ _____	☒	☐
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:	NO	YES
_____ 314074, B00036, B00020, 314122 - see attached reports	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kelly Libolt</u> Date: <u>July 20, 2021</u> Signature: <u></u> Title: <u>Project Manager</u>		



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Schatz Plant

Site Code: 314074

Program: State Superfund Program

Classification: 02

EPA ID Number:

Location

DEC Region: 3

Address: 70 FAIRVIEW AVENUE

City:POUGHKEEPSIE Zip: 12601

County:Dutchess

Latitude: 41.71668964

Longitude: -73.92178268

Site Type: STRUCTURE

Estimated Size: 30 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Lot Six Realty Corporation

Current Owner(s) Address: 70 Fairview Avenue
Poughkeepsie, NY, 12601

Current Owner Name: SCHATZ FEDERAL BEARING COMPANY

Current Owner(s) Address: 70 FAIRVIEW AVE.
POUGHKEEPSIE, NY, 12601

Owner(s) during disposal: SCHATZ FEDERAL BEARING COMPANY

Current On-Site Operator: Schatz Federal Bearings Company

Stated Operator(s) Address: 70 Fairview Avenue
Poughkeepsie, NY 12601

Hazardous Waste Disposal Period

From: 1910 **To:** 1981

Site Description

Location: The Schatz Plant Site (Site) is located at 10-70 Fairview Avenue in the City and Town of Poughkeepsie, Dutchess County, New York. The Site consists of four tax parcels and occupies an area of approximately 30 acres. **Site Features:** The original Schatz Plant Facility, two stand-alone buildings, and miscellaneous debris and storage boxes occupy the three northernmost parcels of the Site (~22 acres). A bearing manufacturing plant currently operates on the southernmost parcel of the Site (approx. 8 acres). **Current Zoning and Land Use:** The area south of the Site is primarily industrial, with residential areas located to the north and east. A formerly utilized railroad bed abuts the west side of the Site, and immediately beyond the western boundary is a residential area and medical facilities. **Past Use of the Site:** The Schatz Company began operations at the Site in 1910, started manufacturing ball bearings in 1915, and increased the plant size in 1920 and 1926. The company filed for bankruptcy in 1980 was closed in 1981. The Schatz Company name was purchased in 1983 and Schatz Manufacturing currently produces bearings at a plant located on the southernmost

parcel of the Site at 10 Fairview Avenue, owned by the Schatz Land Company. The remaining three tax parcels making up the Site were purchased in 1988 and are presently owned by Lot Six Realty Corporation and Hudson Valley Management Associates. Currently, the property owner leases space in the former manufacturing facility to various small commercial/industrial entities. Site Geology and Hydrogeology: The site geology at the Schatz Plant Site consists of lacustrine silts and fine sands overlying weathered Austin Glen Formation phyllites. The fill and lacustrine sediments (overburden) range in thickness from 0.5 feet to 27 feet. Weathered bedrock ranges in thickness from less than 2 feet to 7 feet on-site. Competent bedrock was found at depths across the site ranging from 7.5 feet to 30 feet below grade. Groundwater flow direction across the site is generally west-northwesterly from Fairview Avenue towards the Hudson River. Groundwater movement in the bedrock is limited primarily to fractures, joints and bedding planes.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

PCBS (1.7 PPM- 330 PPM) (B007)

TOLUENE, ETHYLBENZENE & XYLENES

polychlorinated biphenyls (PCB)

DRUMS OF WASTE CONTAINING:

Site Environmental Assessment

Nature and Extent of Contamination: Contaminants of concern at the site include PCBs, SVOCs (PAHs), and metals (lead, chromium, arsenic, and antimony). Extensive PCB contamination was found in numerous floor wipe, floor drain, and floor sweeping samples collected within Building #3, the Heat Treatment Building, and the former Rehabilitation Center. In 1996, approximately 1,800 cubic yards of PCB-contaminated soil was removed from the southern edge of the site. In October 2009 USEPA performed an emergency response action to identify, remove and dispose of hazardous materials abandoned in the facility buildings. By March 2011, all of the staged and containerized wastes were shipped off-site for disposal and EPA demobilized from the site. The USEPA evaluated the results of the test pitting and soil sampling performed around the facility in 2010 for possible additional removal action, however, no additional action is planned by the USEPA at this time. The southernmost parcel of the Site has been previously remediated.

Site Health Assessment

Polychlorinated biphenyls (PCBs) were detected in soil at several on-site locations. PCB-contaminated soil was excavated and disposed of at an off-site location in 1996. PCBs have been detected at concentrations above the NYSDOH cleanup guideline on the floors in two on-site buildings and in the soil at several on-site locations. One of the contaminated buildings (#3) is readily accessible. PCBs were detected on the subflooring of the on-site building that previously housed a rehabilitation center; however, since the subfloor is inaccessible, contact with contaminated surfaces is not expected. To minimize potential exposures to contaminated building surfaces, NYSDOH has recommended restricting access to authorized persons only. PCBs were not detected during two rounds of air sampling conducted in the rehabilitation center. Exposures to site-related contaminants in drinking water are not expected since nearby homes and businesses are supplied with public drinking water.

For more Information: [E-mail Us](#)

Refine This Search



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Qual Krom Site

Site Code: B00036

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 28 Orchard Place

City: Poughkeepsie Zip: 12602

County: Dutchess

Latitude: 41.712122207

Longitude: -73.926662504

Site Type:

Estimated Size: 0.2 Acres

Site Owner(s) and Operator(s)

Site Description

This 0.2 acre site is located in a residential section in the City of Poughkeepsie. The site is bordered by an abandoned railroad grade and residential housing. The facility was operated as a metal plating facility until 1987 by the same PRP that operated the hazardous waste site Qual Krom, ID No. 314013. The City took ownership in 1988 for back taxes. Abandoned drums were found inside and outside the building. Samples were collected in 1989. A partial removal was performed in 1992. The drums and wastes that were in the building were similar to those removed from the outside the building. In 1996 the USEPA conducted a CERCLA removal action. It included stabilization of the building; containerization of the vat sludges, drums, and labpacks; inventorying, sampling and analysis of all materials for waste characterization; and disposal. This site was initially designated a potential Registry site ('P' site) and was then remediated under the Environmental Restoration Program. Asbestos abatement, building demolition and soil removal has been completed. Based upon the fact that soil cleanup numbers for unrestricted residential use were met in the excavation confirmation samples, an Environmental Easement will not be required for the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic

lead

mercury

chromium

Site Environmental Assessment

The primary contaminants of concern at the site are metals. The site has been remediated. Asbestos abatement, building demolition and soil removal has been completed. An Environmental Easement will not be required for the property

Site Health Assessment

This site no longer represents a public health concern because metals-contaminated soils were excavated and properly disposed off-site and municipal water serves the area.

For more Information: [E-mail Us](#)

Refine This Search



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former Hamilton Reproduction

Site Code: B00020

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 166-186 North Hamilton Street

City: Poughkeepsie (c) Zip: 12601-

County: Dutchess

Latitude: 41.71181953

Longitude: -73.92125559

Site Type:

Estimated Size: 1.96 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Ground Water Use Restriction

Vapor Mitigation

Soil Management Plan

Landuse Restriction

Site Management Plan

Site Owner(s) and Operator(s)

Site Description

Investigate approximately 1.96-acre property previously used for various manufacturing operations including buttons, clothing and printing. Contamination included PCBs, asbestos, solvents and petroleum from a 10,000 gallon underground storage tank. The site has been remediated. Asbestos abatement, building demolition and soil removal has been completed. An Environmental Easement was recorded by the County clerk on 6/2/2009. SMP is complete and COC was signed 6/11/2010.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of

issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

ethylbenzene
iron
trichloroethene (TCE)
benzo(b)fluoranthene
tetrachloroethene (PCE)
toluene
benzene
copper
benzo[k]fluoranthene
benzo(a)anthracene
dibenz[a,h]anthracene
lead
chromium
chrysene
indeno(1,2,3-CD)pyrene
arsenic
benzo(a)pyrene
xylene (mixed)

Site Environmental Assessment

The primary contaminants of concern at the site are solvents, PCBs, and BTEX. The site has been remediated. Asbestos abatement, building demolition and soil removal are completed. Environmental easement and site management plan are in place.

Site Health Assessment

Exposures to potentially contaminated groundwater and/or soils are not expected because public water serves this municipality and contaminated soils have been removed. The environmental easement requires that the potential for vapor intrusion into any buildings developed on the site must be evaluated, including provisions for mitigation of any impacts identified.

For more Information: [E-mail Us](#)

Refine This Search



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: HRH Lead Abatement Site

Site Code: 314122

Program: State Superfund Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 55 Garden Street

City: Poughkeepsie **Zip:** 12601

County: Dutchess

Latitude: 41.705761

Longitude: -73.925741

Site Type:

Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company

Current Owner(s) Address: 313 Miller Street
Poughkeepsie, NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. **Site Features:** The 0.17 acre site includes a single family home with small front and rear yards. **Current Zoning and Land Use:** The site is currently zoned and in use as a single family residence. **Past Use of the Site:** The site was a single family residence that was abated for lead paint as part of a rehabilitation project. **Site Geology and Hydrogeology:**

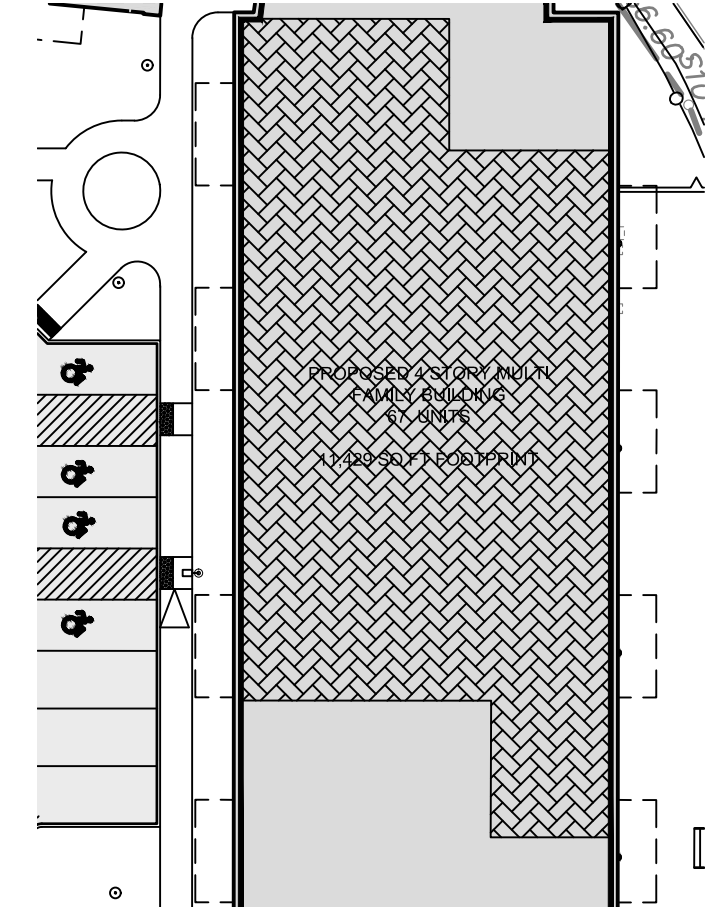
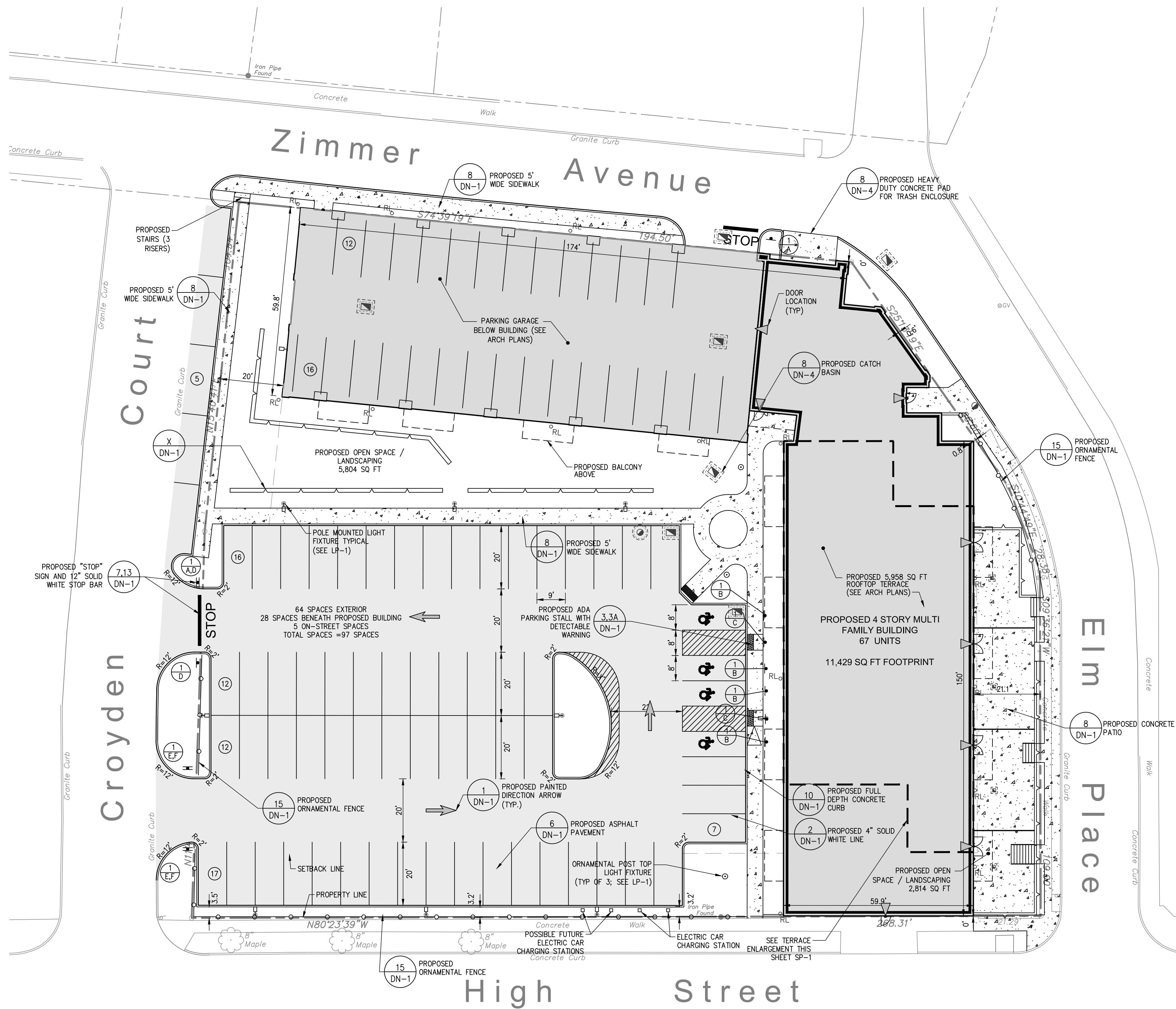
Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: [E-mail Us](#)

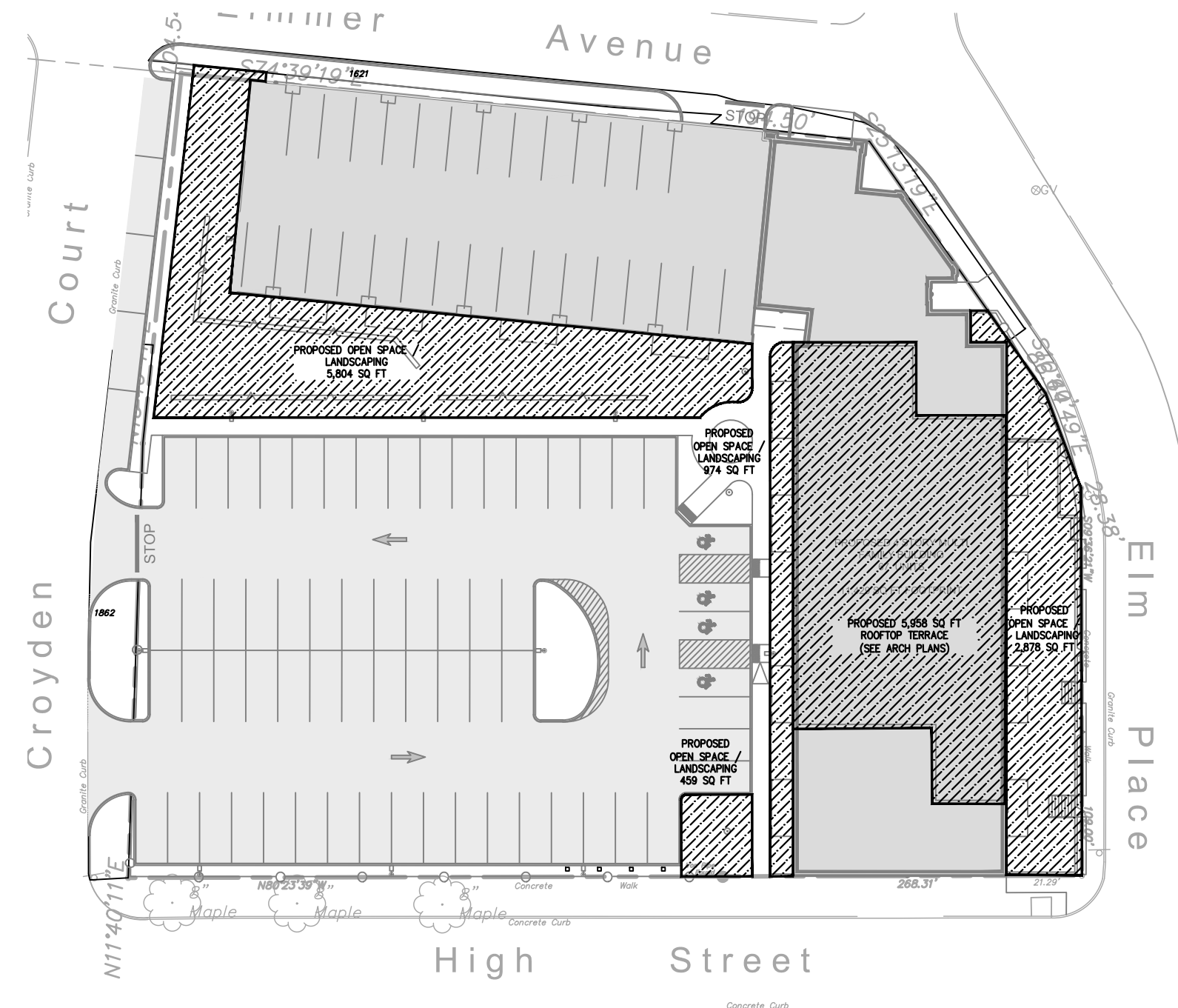
Refine This Search

X:\085\Jobs\2018\B-2277-Page Park - High Street\DWG\SP18227701.dwg



TERRACE ENLARGEMENT

SCALE: 1"=30'



OPEN SPACE PLAN

SCALE: 1"=40'

SUMMARY CHART		
ZONING INFORMATION		
PARCEL SIZE	1.234 ACRES	
TAX MAP IDENTIFICATION	6162-62-192294 & 6162-62-180291	
PROPOSED ZONING DISTRICT	R-4 (MEDIUM HIGH DENSITY RESIDENCE)	
PROPOSED USE	RESIDENTIAL USE	
ZONING SUMMARY		
ITEM	REQUIRED R-4	PROPOSED
MINIMUM LOT AREA	3.38 ACRES (1)	1.234 ACRES *
MINIMUM LOT WIDTH	30 FEET	194.50 FEET
MINIMUM FRONT YARD	20 FEET	0 FT **
MINIMUM SIDE YARD	35.2 (2)	0.6 FT *
SIDE YARD (OTHER SIDE)	NONE REQUIRED	20'
MINIMUM REAR YARD	32.5 (2)	0 FT *
MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FEET	4 STORIES, 65.5 FT *
MAXIMUM LOT COVERAGE	40%	37.6%
USABLE OPEN SPACE	0.433 (3)	0.232 (GROUND AREA) 0.204 (BUILDING AREA) 0.436 (TOTAL)
FLOOR AREA RATIO (FAR)	NONE REQUIRED	1.48

* VARIANCE REQUIRED, ** EXISTING NON CONFORMING

(1) MINIMUM LOT AREA

EFFICIENCY UNIT/
4-LIVE WORK=2,200 SF EACH (4X2,200=8,800 SF)
21 ONE BEDROOM UNIT=2,200 SF EACH (21X 2,200=46,200 SF)
42 ONE BEDROOM WITH DEN=2,200 SF EACH (42X 2,200=92,400 SF)
TOTAL LOT AREA REQUIRED 147,400 SF OR 3.38 ACRES

(2) SIDE / REAR YARDS

DISTANCE FROM STRUCTURE TO THE PROPERTY LINE=1/2 THE HEIGHT OF THE STRUCTURE CLOSEST TO THE PROPERTY LINE OR 15', WHICHEVER IS GREATER 1/2 OF 65.5=32.5 FT

(3) REQUIRED OPEN SPACE

ONE BEDROOM UNIT=300 SF EACH (63X300=18,900 SF)
TOTAL OPENS SPACE REQUIRED 18,900 SF OR 0.433 ACRES

PARKING SUMMARY CHART		
PARCEL SIZE	1.234 ACRES	
TAX MAP IDENTIFICATION	6162-62-192294 & 6162-62-180291	
PARKING SUMMARY		
ITEM	REQUIRED	PROVIDED
PARKING REQUIREMENTS: 1 PER LIVE / WORK 1.5 PER ONE BEDROOM VISITOR PARKING (1x4 WORK UNITS + 1.5x63 ONE BEDROOM UNITS)	108 REQUIRED	28 SPACES UNDER BLDG 64 EXTERIOR SPACES 5 ON-STREET SPACES
		97 TOTAL SPACES
HANDICAP SPACES	4 REQUIRED *	4
MIN. PARKING DIMENSIONS	9'x20'	9'x20'
MIN. AISLE WIDTH (ONE WAY TRAFFIC)	20'	20' (ONE WAY)

* PER ADA TABLE 208.2

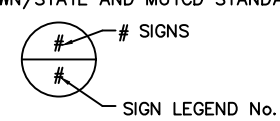
LEGEND

	PROPOSED ASPHALT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SNOW STORAGE AREA
	PROPOSED CONCRETE CURB
	PROPOSED SIGN

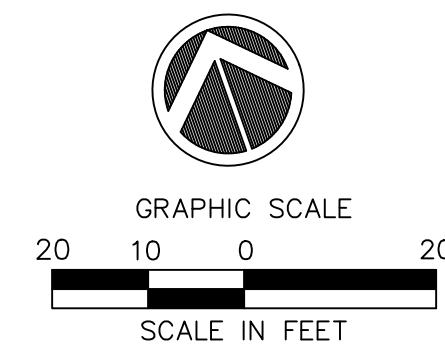
SIGN LEGEND

NO.	LEGEND	QTY.
A		2
B		4
C		2
D		2
E		2
F		2

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



SIGN LEGEND NO.



Date	Revisions
2021-09-10	REVISED PER COMMENTS
2021-08-06	REVISED PER COMMENTS
2021-06-04	REVISED PER COMMENTS

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SITE PLAN				
RESIDENTIAL DEVELOPMENT				
27 HIGH STREET CITY OF PoughKEEPSIE, DUTCHESS COUNTY, NEW YORK				
Design/Calcs	SMO	CAD File	SP18227701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	SP-1
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	1"=20'	







UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.		
BSMT	4			4	X0	=	0 SF
1ST FLR		6	11	17	X300	=	5,100 SF
2ND FLR		6	12	18	X300	=	5,400 SF
3RD FLR		6	12	18	X300	=	5,400 SF
4TH FLR		3	7	10	X300	=	3,000 SF
TOTAL	4 (6%)	21 (31%)	42 (63%)	67			18,900 SF

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	7,237 SF	(SOUTH SIDE OF ADDITION)
	2,878 SF	(EAST SIDE OF EXISTING)
BSMT	825 SF	(FITNESS)
1ST FLR	1,386 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	384 SF	(4 BALCONIES @ 96 SF)
3RD FLR	384 SF	(4 BALCONIES @ 96 SF)
4TH FLR	5,909 SF	(ROOF TERRACE)
TOTAL	19,003 SF	

19,003	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
103	MORE THAN REQUIRED, THUS COMPLIES

1 FLOOR PLAN - PARKING LEVEL / EXISTING GROUND FLOOR
SCALE: 1/16" = 1'-0"

BSMT FLOOR PLAN

Kelly

From: Knauss, Judith <JKnauss@cityofpoughkeepsie.com>
Sent: Monday, June 7, 2021 3:45 PM
To: Kelly
Subject: 27 High Street
Attachments: Area Variance Form.pdf

Hello, Kelly.

Here is the revised zoning analysis (based on all the units being considered one-bedroom units). I will also provide this on letterhead.

1. Section 19-3.15(4)(c) requires 147,400 square feet of lot area be provided for the use as proposed: the lot is 53,578.8 square feet;
2. Section 19-3.15(4)(f) requires front yards of twenty (20) feet: the site actually has four front yards, as it occupied an entire block: the front yard set-back of the existing building, though deficient, is not an issue as it is covered by Section 19-5.2 of the Zoning Ordinance. However, the set-backs for the addition is essentially zero (0) on Elm Street and Zimmer Avenue;
3. Section 19-3.15(4)(g) limits the height of buildings to 3 stories: while the existing building is 4 stories at some points, it is once again covered by Section 19-5.2. However, the height of the addition, at 4 stories (65 feet), is not covered by this section;
4. Section 19-3.15(4)(i) requires that 20,100 square feet of usable open space be provided for tenant recreational purposes: though compliance is claimed on the "Summary Chart" on SP-1, it is not clear how this was determined (noting that compliance can be achieved through a variety of offerings, including roof-top terraces);
5. Section 19-4.3(11) requires that 108 parking spaces be provided (4 for the work-live lofts, 94.5 for the one-bedroom units, plus 9.85 for visitor parking): 97 are provided.
6. Section 19-4.3(1) provides that not more than 12 parking spaces shall be permitted in a continuous row without being interrupted by landscaping: there is one continuous row of 16 spaces and one continuous row of 17 spaces;
7. Section 19-4.3(5)(b) requires that aisles between rows of parking be a minimum of 22 feet wide: the aisles proposed as 20 feet in width;
8. Section 19-4.3(1) requires that whenever a parking area containing three or more spaces faces a street or a property line, a planting area with 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 or property line: no such strip is indicated;
9. Section 19-4.11(b) requires that landscape strips be provided along property lines of all multifamily uses. Such landscape strips shall be at least three feet wide and include evergreen planting and other landscaping of such type, height, spacing and arrangement as, in the judgment of the Planning Board, will effectively screen the activity on the lot from neighboring uses: some landscaping is indicated along Croyden Court and some on Zimmer Avenue and Elm Street: no landscaping is indicated along High Street.

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

- 1) Appeal the deficiencies to the Zoning Board of Appeals requesting variances;
- 2) Amend the plan to reflect compliance with these provisions.

Please also note that it appears a portion of the site (the northeast corner) may be located within the flood plain.

If you would like to discuss these findings, please feel free to contact me via email or at 845-451-4010.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator