



COMMON COUNCIL MEETING

Monday, November 1, 2021

Virtual / Zoom

6:30 p.m.

https://us02web.zoom.us/webinar/register/WN_E1GfvOFRRLS4qaKegsmPJg

- I. ROLL CALL:**
- II. REVIEW OF MINUTES:**
 - Public Hearing Meeting October 4, 2021**
 - Common Council Meeting October 4, 2021**
- III. READING OF ITEMS by the City Chamberlain of any items not listed on the printed agenda.**
- IV. PUBLIC PARTICIPATION:**
- V. CHAIRPERSON'S COMMENTS AND PRESENTATIONS:**
- VI. MAYOR'S COMMENTS**
- VII. EXECUTIVE SESSION to discuss pending litigation**
- VIII. REPORTS OF COMMITTEES AND BOARDS:**
- IX. MOTIONS AND RESOLUTIONS:**
 - 1. Resolution R-21-79, Approving a Memorandum of Agreement with PPFPA**
- X. ORDINANCES AND LOCAL LAWS:**
- XI. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:**
 - 1. A COMMUNICATION FROM CITY ADMINISTRATOR NELSON, regarding the acceptance of a donation of certain real property**
 - 2. A PRESENTATION FROM ASSISTANT CORPORATION COUNSEL WILSON, addressing Blight Through Updated Codes and Code Enforcement**
 - 3. A COMMUNICATION FROM ACTING DEVELOPMENT DIRECTOR QUINN, Rezoning Application Regarding 117 N. Hamilton Street**
 - 4. FROM WAYNE CRAFT, a notice of property damage sustained on October 13, 2021.**
- XII. UNFINISHED BUSINESS:**
- XIII. NEW BUSINESS:**

XIV. ADJOURNMENT:

RESOLUTION
(R-21-79)

**INTRODUCED BY COUNCIL MEMBERS L. JOHNSON, PETSAS, FLOWERS
McCLINTON, R. JOHNSON, CHERRY, MENIST, BRANNEN & SALEM:**

WHEREAS, the City of Poughkeepsie (the “City”) and the Professional Firefighters Association, Local 396, IAFF, AFL-CIO (“PPFFA”) are parties to a Collective Bargaining Agreement for the period ending December 31, 2020; and

WHEREAS, the parties are actively engaged in negotiations for a successor collective bargaining agreement and, pending the conclusion of said negotiations, the City has agreed to pay all members of the bargaining unit a raise of 2.5%, retroactive to January 1st, 2021, under the terms of the attached Memorandum of Agreement executed as of October 25, 2021, and

WHEREAS, the Firefighters union has ratified the terms of the Memorandum of Agreement, by a vote of its members, and

WHEREAS, it is the desire of the Common Council to authorize and approve the financial terms of the settlement; and

WHEREAS, the Common Council has determined that this resolution constitutes a Type II action as defined by the New York State Environmental Quality Review Act and 6 NYCRR Part 617,

NOW THEREFORE,

BE IT RESOLVED, that the Common Council of the City of Poughkeepsie hereby approves a Memorandum of Agreement between the City of Poughkeepsie and the City of Poughkeepsie CSEA in form and substance as attached hereto; and be it further

RESOLVED, that the Mayor is authorized to execute and give effect to the Memorandum of Agreement and that the terms contained in the Memorandum of Agreement shall supersede any inconsistent provisions in the Collective Bargaining Agreement currently in effect between the parties thereto to the extent that there is a conflict.

SECONDED BY _____.

MEMORANDUM OF AGREEMENT

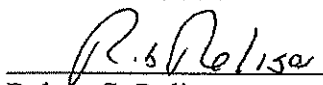
WHEREAS, the CITY of Poughkeepsie ("City") and the Professional Firefighters Association, Local 596, IAFF, AFL-CIO, ("PPFFA") are parties to a collective bargaining agreement ("CBA") which has an expiration date of December 31, 2020; and

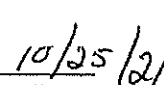
WHEREAS, the parties are actively engaged in negotiations for a successor CBA and, pending negotiations, the City has agreed to pay all members of the bargaining unit represented by the PPFFA a retroactive 2.5% salary enhancement increase effective January 1, 2021 in addition to any additional compensation and/or increases which the parties may negotiate in a successor CBA;

NOW THEREFORE, in consideration of the mutual covenants contained herein the parties stipulate and agree as follows:

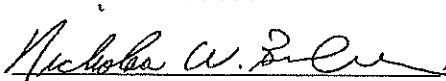
1. The terms of this Memorandum of Agreement ("MOA") are subject to ratification by the Common Council of the City of Poughkeepsie and by the PPFFA's membership.
2. The signatories below each individually, and collectively, agree to recommend this MOA for ratification.
3. Effective January 1, 2021, the City shall pay a retroactive salary enhancement increase for each position covered by the CBA and for each salary step in the CBA of two and one-half (2.5 %) percent, covering the calendar year of 2021, above the rates in effect as of December 31, 2020. The 2.5% retroactive salary enhancement increase shall be paid to all bargaining unit members in the payroll period immediately following the ratification of this MOA by the City's Common Council and the PPFFA.
4. The City and the PPFFA agree to the following with respect to the retroactive salary enhancement increase ("salary enhancement increase") described in paragraph 3 above: 1) the salary enhancement increase is in addition to any wage increase(s) that the parties may negotiate in a successor CBA retroactive to January 1, 2021; 2) in the event the parties negotiate a larger annual salary increase in a successor CBA for the 2021 calendar year, the City will receive credit for paying the salary enhancement increase in 2021 (i.e., the payment will be subtracted from the larger negotiated retroactive 2021 salary increase); 3) the successor CBA shall reflect the larger annual salary increase if any for the 2021 calendar year; and 4) the payment shall not constitute a precedent or past practice between the parties.

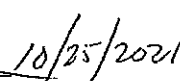
FOR THE CITY


Robert G. Rolison
Mayor


Date

FOR THE PPFFA


Nicholas Bucher
President


Date



Parcel Access

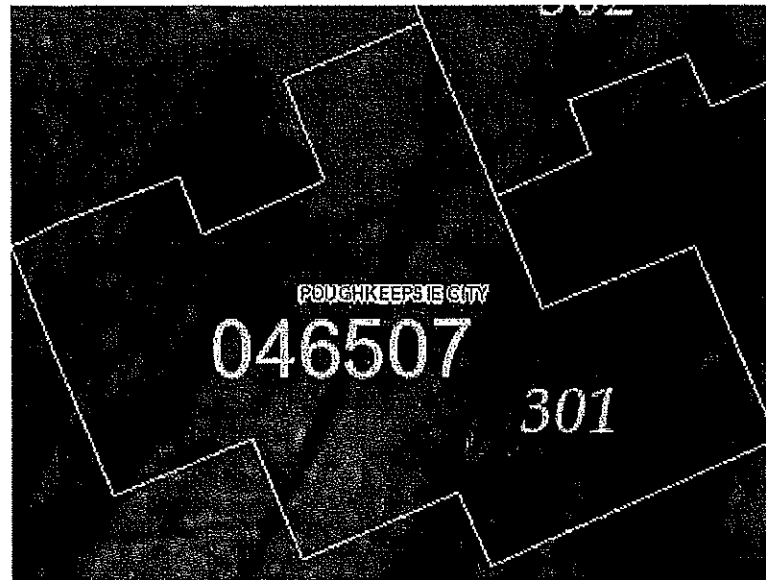
Final Roll

Parcel Grid Identification #:
131300-8161-45-046507-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 301

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30%x17.13ac(s) Land Use Class: (210) Residential: One Family Year-Round Residence
File Map: Agri. Dist.: (0)
File Lot #: School District: (131300) Poughkeepsie City School District
Split Town

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0
.					
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
H: Homestead	1	100	\$ 7500		
.					
Tent. Roll:	Final. Roll:	Valuation:			
5/1/2021	7/1/2021	7/1/2020			

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	1858	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1858	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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

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Parcel Access

Final Roll

Parcel Grid Identification #:
131300-6161-45-048520-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 302

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.52% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2507	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/plr
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/atm	(4) Oil	(4) 1619	(4) 888	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

Final Roll

Parcel Grid Identification #:

131300-6161-45-051514-0000

Municipality: City of Poughkeepsie

Parcel Location

181 Academy St Unit 303

Owner Name on March 1

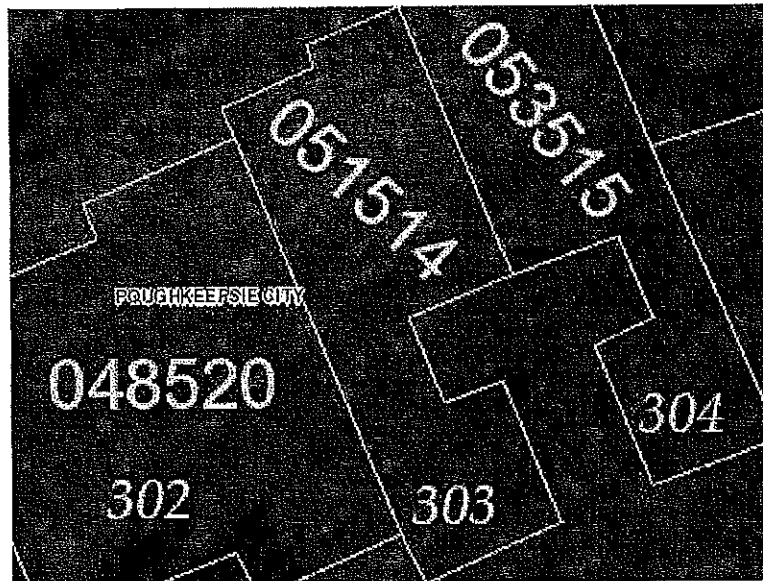
Church 381 LLC, (P)

Primary (P) Owner Mail Address

8 Spruce HI

PO Box 55

Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13ac(s)

File Map:

File Lot #:

Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence

Agri. Dist.: (0)

School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:

Total:

\$0

\$7500

County Taxable:

\$7500

Town Taxable:

\$7500

School Taxable:

\$7500

Village Taxable:

\$0

Tax Code:

H: Homestead

Roll Section:

1

Uniform %:

100

Full Market Value:

\$ 7500

Tent. Roll:

5/1/2021

Final. Roll:

7/1/2021

Valuation:

7/1/2020

Last Sale/Transfer

Sales Price:

\$9059

Sale Date:

2/15/2019 11:30:35 AM

Deed Book:

22019

Deed Page:

1257

Sale Condition:

(D)

No. Parcels:

32

Site Information:

Site Number: 1

Water Supply:

(3) Comm/public

Sewer Type:

(3) Comm/public

Desirability:

(2) Typical

Zoning Code:

Used As:

()

Residential Building Information:

Site Number: 1

Year Built:

1981

Year Remod.:

0

Building Style:
(14) Other style

No. Stories:

1

Sfla:

2202

Overall Cond.:

(3) Normal

No. Kitchens:

1

No. Full Baths:

2

No. Half Baths:

0

No. Bedrooms:

2

No. Fire Places:

0

Basement Type:

(1) Slab/pier

Central Air:

1

Heat Type:

(3) Hot wtr/stm

Fuel Type:

(4) Oil

First Story:

(4) 1090

Second Story:

(4) 1112

Add. Story:

(4) 0

Half Story:

0

3/4 Story:

0

Fin. Over. Gar.:

0

Fin. Attic:

0

Unfin 1/2 Story:

0

Unfin 3/4 Story:

0

Fin. Basement:

0

Fin Rec Room:

0

No. Rooms:

0

Grade:

(C) Average

Grade Adj. Pct.:

0

Special District Information:

Special District: GP000		
Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	7500

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Parcel Access

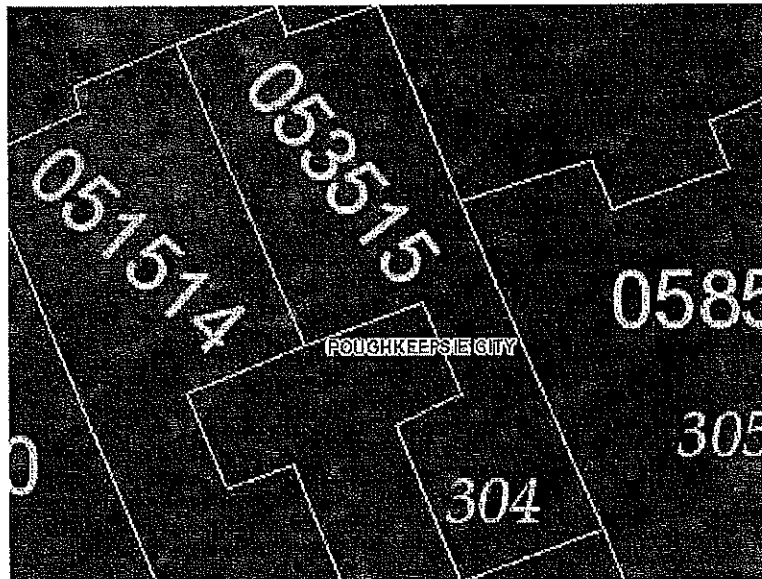
Final Roll

Parcel Grid Identification #:
131300-6161-45-053515-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 304

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2202	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Add. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1090	(4) 1112	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000		
Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	7500

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Parcel Access

Final Roll

Parcel Grid Identification #:

131300-6161-45-058514-0000

Municipality: City of Poughkeepsie

Parcel Location

181 Academy St Unit 305

Owner Name on March 1

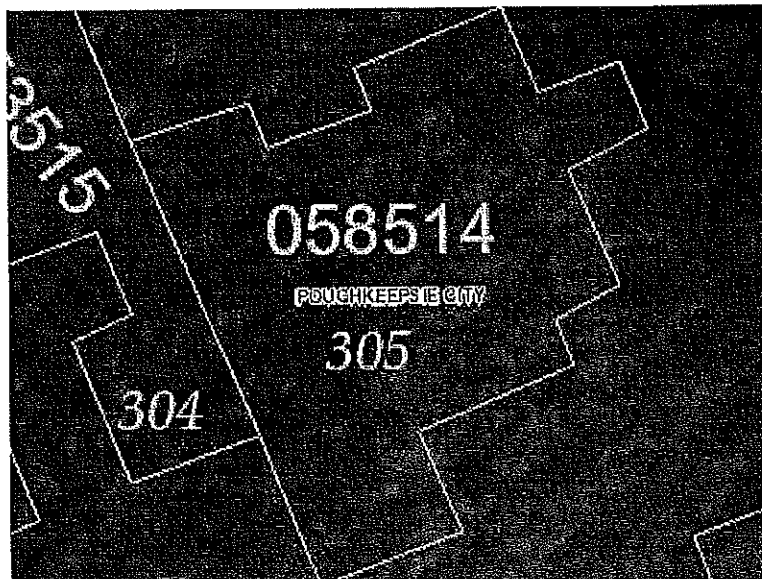
Church 381 LLC, (P)

Primary (P) Owner Mail Address

8 Spruce Hill

PO Box 55

Thornwood NY 105940000



Parcel Details

Size (acres): 1.35% x 17.13 ac(s)

File Map:

File Lot #:

Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence

Agri. Dist.: (0)

School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:

\$0

Total:

\$7500

County Taxable:

\$7500

Town Taxable:

\$7500

School Taxable:

\$7500

Village Taxable:

\$0

Tax Code:

H: Homestead

Roll Section:

1

Uniform %:

100

Full Market Value:

\$ 7500

Tent. Roll:

5/1/2021

Final. Roll:

7/1/2021

Valuation:

7/1/2020

Last Sale/Transfer

Sales Price:

\$9059

Sale Date:

2/15/2019 11:30:35 AM

Deed Book:

22019

Deed Page:

1257

Sale Condition:

(D)

No. Parcels:

32

Site Information:

Site Number: 1

Water Supply:

(3) Comm/public

Sewer Type:

(3) Comm/public

Desirability:

(2) Typical

Zoning Code:

Used As:

()

Residential Building Information:

Site Number: 1

Year Built:

1981

Year Remod.:

0

Building Style:

(14) Other style

No. Stories:

1

Sfta:

2142

Overall Cond.:

(3) Normal

No. Kitchens:

1

No. Full Baths:

2

No. Half Baths:

0

No. Bedrooms:

2

No. Fire Places:

0

Basement Type:

(1) Slab/pier

Central Air:

1

Heat Type:

(3) Hot wtr/stm

Fuel Type:

(4) Oil

First Story:

(4) 2142

Second Story:

(4) 0

Addl. Story:

(4) 0

Half Story:

0

3/4 Story:

0

Fin. Over. Gar.:

0

Fin. Attic:

0

Unfin 1/2 Story:

0

Unfin 3/4 Story:

0

Fin. Basement:

0

Fin Rec Room:

0

No. Rooms:

0

Grade:

(C) Average

Grade Adj. Pct.:

0

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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ParcelAccess

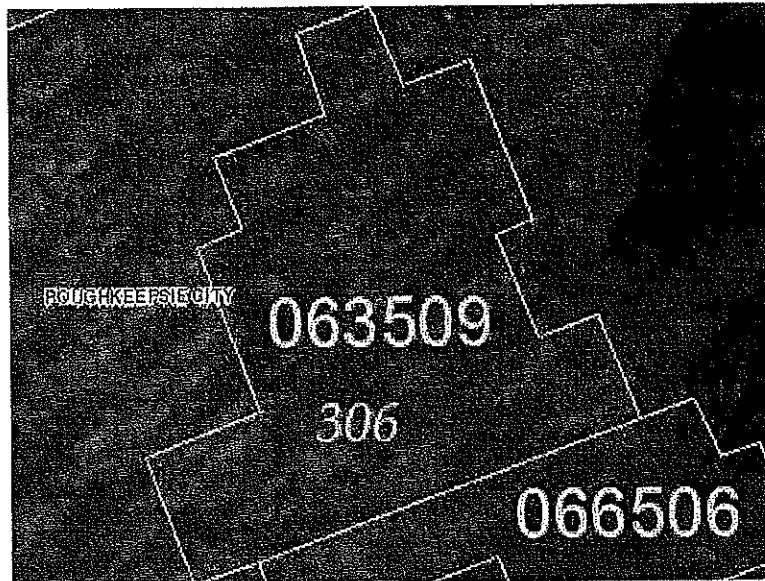
Final Roll

Parcel Grid Identification #:
131300-6161-45-063509-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 306

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.35% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2142	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 2142	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

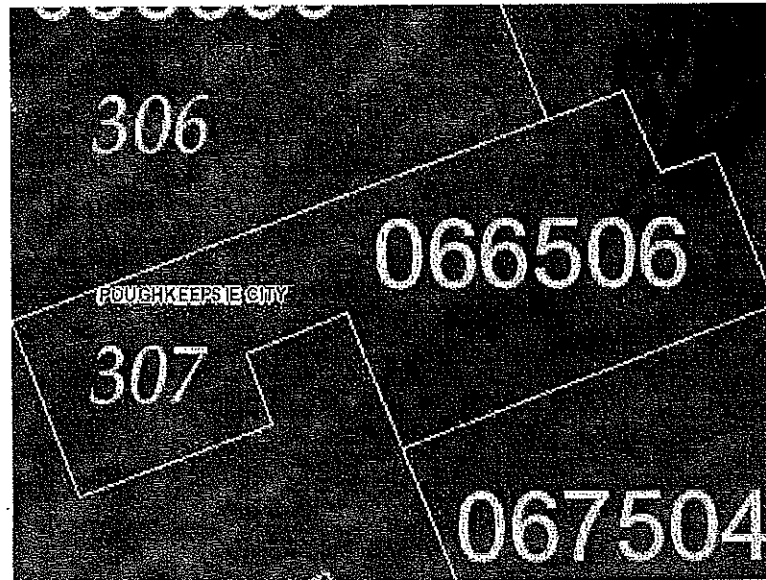
Final Roll

Parcel Grid Identification #:
131300-6161-45-066506-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 307

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agrl. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land: \$0	Total: \$7500	County Taxable: \$7500	Town Taxable: \$7500	School Taxable: \$7500	Village Taxable: \$0
Tax Code: H: Homestead	Roll Section: 1	Uniform %: 100	Full Market Value: \$ 7500		
Tent. Roll: 5/1/2021	Final. Roll: 7/1/2021	Valuation: 7/1/2020			

Last Sale/Transfer

Sales Price: \$9059	Sale Date: 2/15/2019 11:30:35 AM	Deed Book: 22019	Deed Page: 1257	Sale Condition: (D)	No. Parcels: 32
---------------------	----------------------------------	------------------	-----------------	---------------------	-----------------

Site Information:

Site Number: 1	Sewer Type: (3) Comm/public	Desirability: (2) Typical	Zoning Code:	Used As: ()
Water Supply: (3) Comm/public				

Residential Building Information:

Site Number: 1	Year Built: 1981	Year Remod.: 0	Building Style: (14) Other style	No. Stories: 1	Sfla: 2202	Overall Cond.: (3) Normal
No. Kitchens: 1	No. Full Baths: 2	No. Half Baths: 0	No. Bedrooms: 2	No. Fire Places: 0	Basement Type: (1) Slab/pier	
Central Air: 1	Heat Type: (3) Hot wtr/stm	Fuel Type: (4) Oil	First Story: (4) 1090	Second Story: (4) 1112	Addl. Story: (4) 0	
Half Story: 0	3/4 Story: 0	Fin. Over. Gar.: 0	Fin. Attic: 0	Unfin 1/2 Story: 0	Unfin 3/4 Story: 0	
Fin. Basement: 0	Fin Rec Room: 0	No. Rooms: 0	Grade: (C) Average	Grade Adj. Pct.: 0		

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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

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Parcel Access

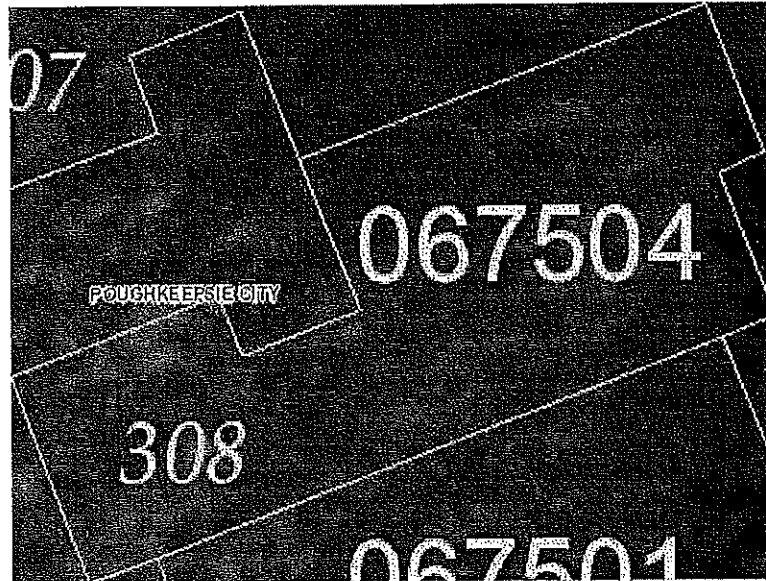
Final Roll

Parcel Grid Identification #:
131300-6161-45-067504-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 308

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agrl. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfta:	Overall Cond.:
Year Built:	0	(14) Other style	1	2202	(3) Normal
1981					

No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier

Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1090	(4) 1112	(4) 0

Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0

Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:
0	0	0	(C) Average	0

Special District Information:

Special District: GP000	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	7500
Greater Pok Lib Dist		

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Parcel Access

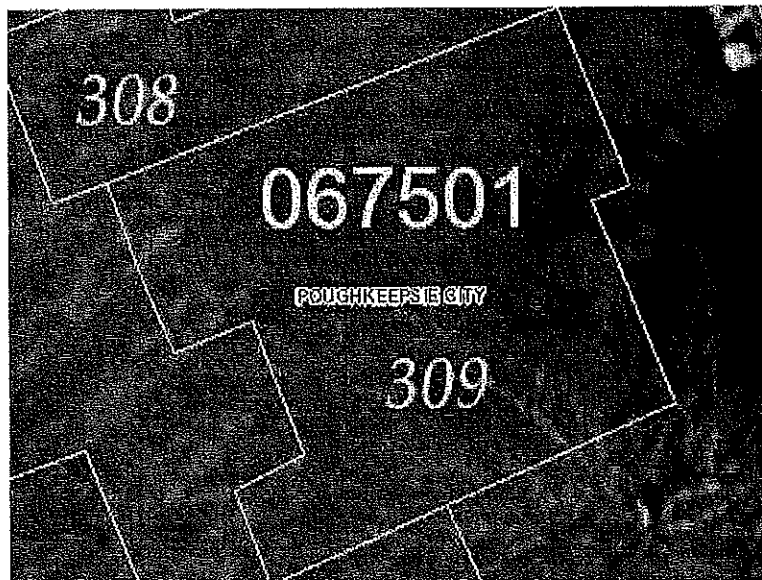
Final Roll

Parcel Grid Identification #:
131300-6161-45-067501-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 309

Owner Name on March 1:
Church 381 LLC, (P)

Primary (P) Owner Mail Address:
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.52% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2507	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/plr
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1619	(4) 888	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

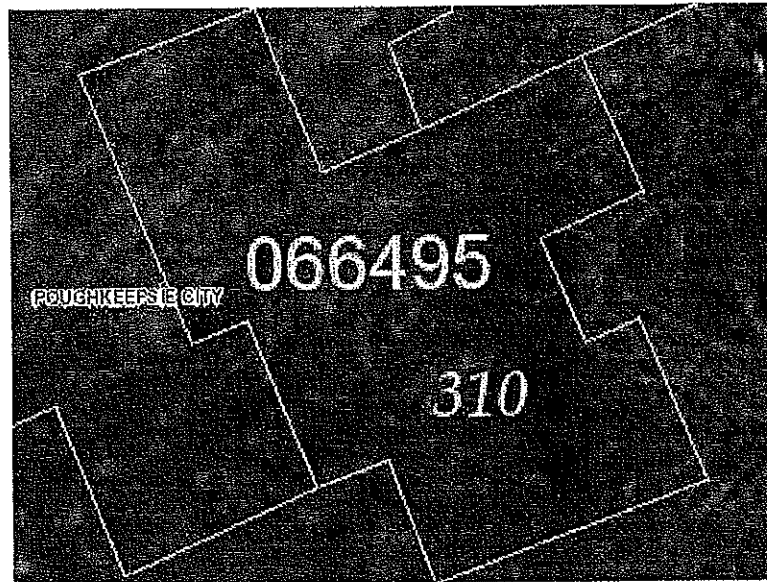
Final Roll

Parcel Grid Identification #:
131300-6181-53-066495-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 310

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	1858	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/ptier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1858	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	7500
Greater Pok Lib Dist		

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Parcel Access

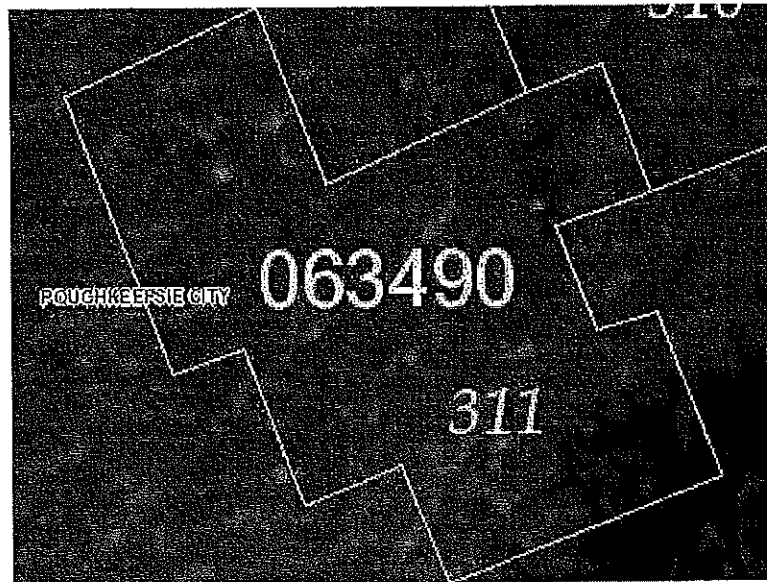
Final Roll

Parcel Grid Identification #:
131300-6161-53-063490-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 311

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Stia:	Overall Cond.:
Year Built:	0	(14) Other style	1	1858	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1858	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

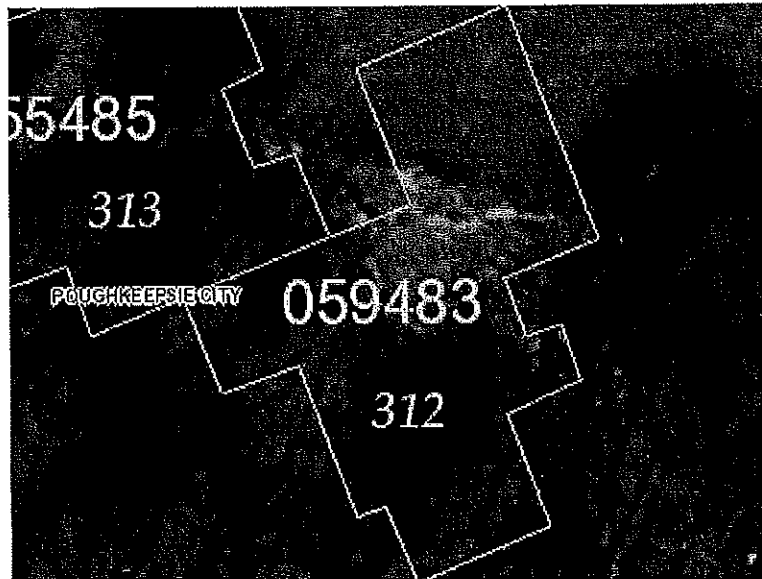
Final Roll

Parcel Grid Identification #:
131300-6161-53-059483-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 312

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Built:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
	1981	0	(14) Other style	1	1858	(3) Normal
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:	
1	2	0	2	0	(1) Slab/ptier	
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:	
1	(3) Hot wtr/stm	(4) Oil	(4) 1858	(4) 0	(4) 0	
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:	
0	0	0	0	0	0	
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:		
0	0	0	(C) Average	0		

Special District Information:

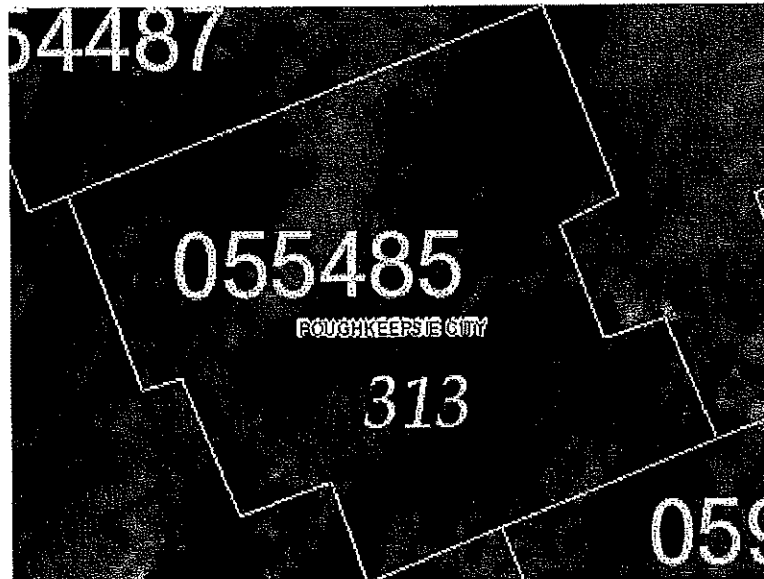
Special District: GP000		
Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	7500

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Parcel Access



Final Roll

Parcel Grid Identification #:
131300-6161-53-055485-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 313

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000

Parcel Details

Size (acres): 1.52% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Built:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
	1981	0	(14) Other style	1	2507	(3) Normal
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:	
1	2	0	2	0	(1) Slab/pler	
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:	
1	(3) Hot wtr/stm	(4) Oil	(4) 1619	(4) 888	(4) 0	
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:	
0	0	0	0	0	0	
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:		
0	0	0	(C) Average	0		

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

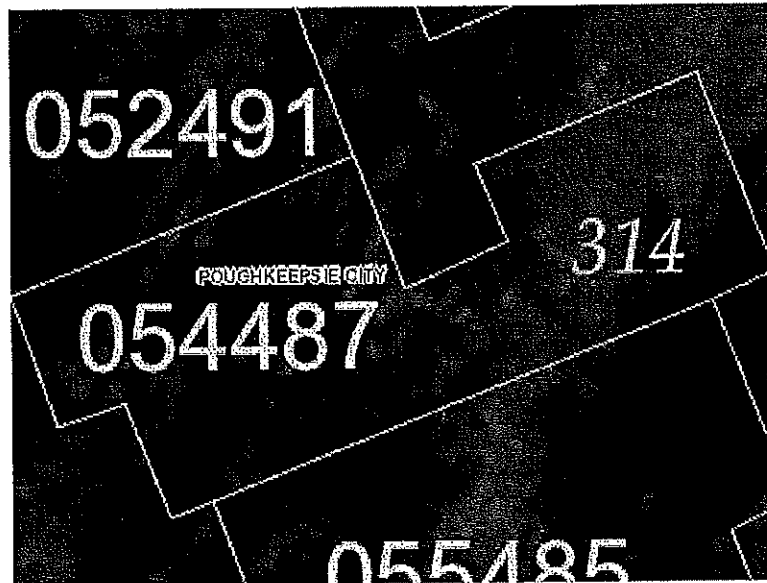
Final Roll

Parcel Grid Identification #:
131300-6161-53-054487-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 314

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thomwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2202	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1090	(4) 1112	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000		
Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	7500

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Parcel Access

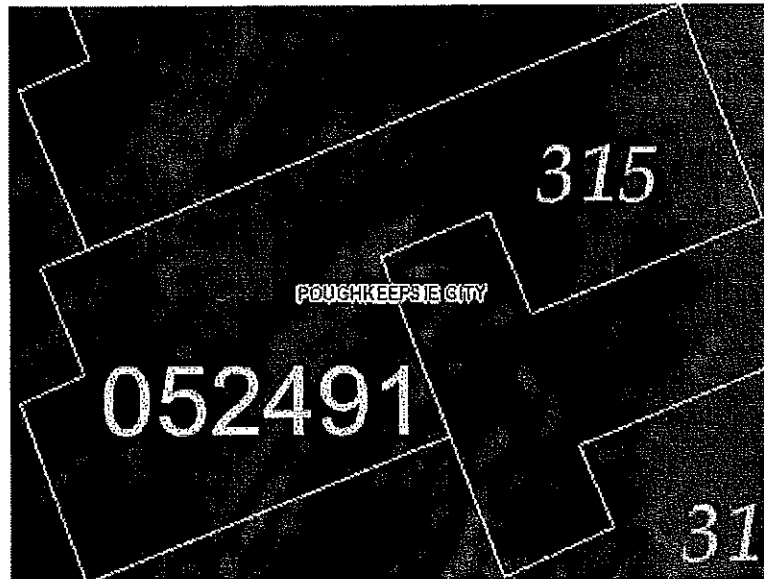
Final Roll

Parcel Grid Identification #:
131300-6161-53-052491-0000
Municipality: City of Poughkeepsle

Parcel Location
181 Academy St Unit 315

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsle City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0
.					
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
H: Homestead	1	100	\$ 7500		
.					
Tent. Roll:	Final. Roll:	Valuation:			
5/1/2021	7/1/2021	7/1/2020			

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2202	(3) Normal
1981					
.					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
.					
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1090	(4) 1112	(4) 0
.					
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
.					
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

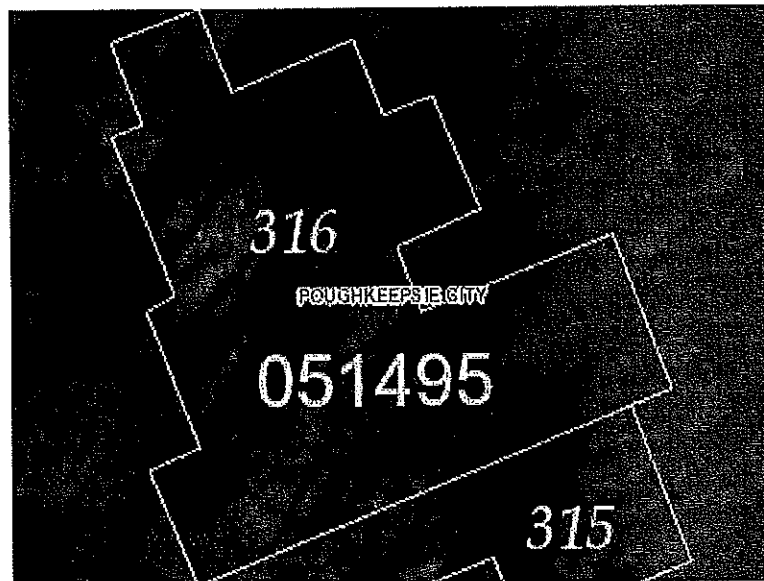
Final Roll

Parcel Grid Identification #:
131300-6161-53-051495-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 316

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.35% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agrl. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2142	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Add. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 2142	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pot.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000		
Spec, Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	7500

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Parcel Access

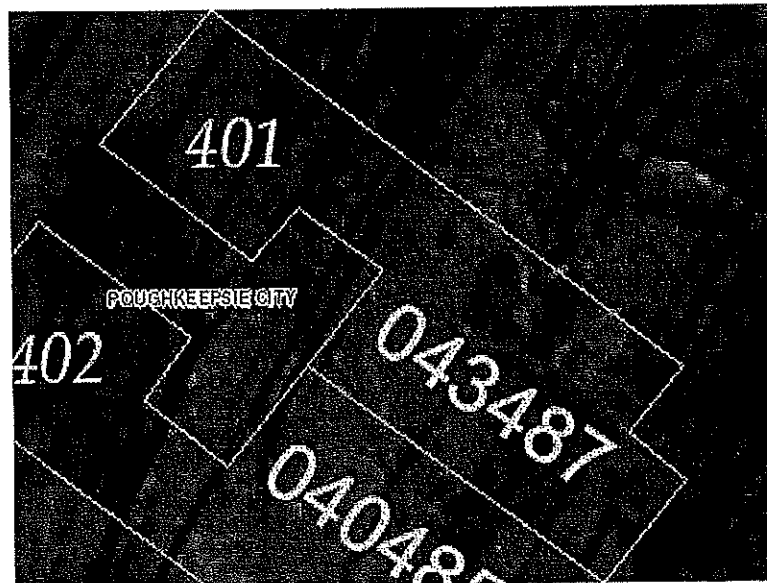
Final Roll

Parcel Grid Identification #:
131300-6161-53-043487-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 401

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13 ac(s)

File Map:

File Lot #:

Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2202	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1090	(4) 1112	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

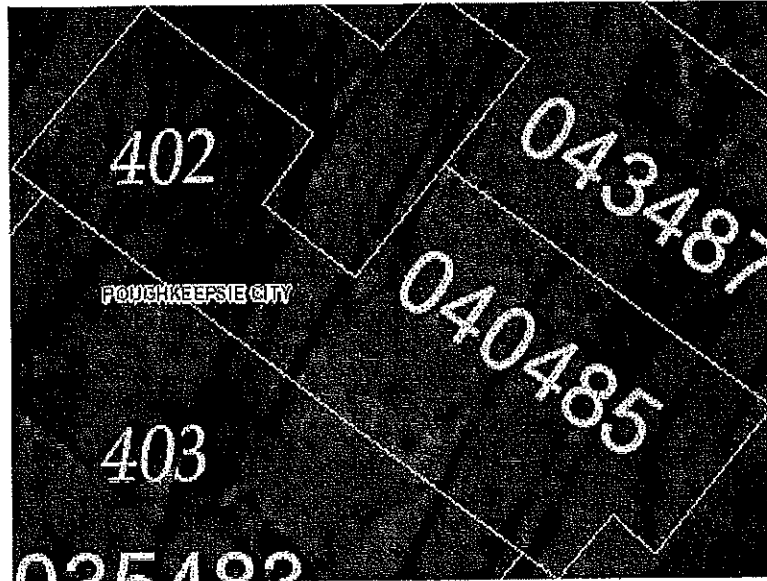
Final Roll

Parcel Grid Identification #:
131300-6161-53-040485-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 402

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Built:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
	1981	0	(14) Other style	1	2202	(3) Normal
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:	
1	2	0	2	0	(1) Slab/pier	
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Add. Story:	
1	(3) Hot wtr/stm	(4) Oil	(4) 1090	(4) 1112	(4) 0	
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:	
0	0	0	0	0	0	
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:		
0	0	0	(C) Average	0		

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

Final Roll

Parcel Grid Identification #:
131300-6161-53-035483-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 403

Owner Name on March 1:
Church 381 LLC, (P)

Primary (P) Owner Mail Address:
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.52% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2507	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pler
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1619	(4) 888	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

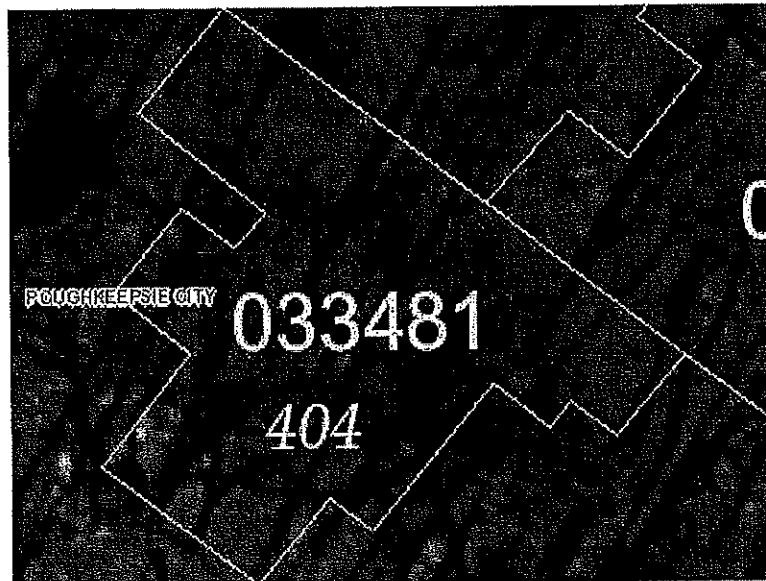
Final Roll

Parcel Grid Identification #:
131300-6161-53-033481-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 404

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	1858	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Add. Story:
1	(3) Hot wtr/slm	(4) Oil	(4) 1858	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	7500
Greater Pok Lib Dist		

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Parcel Access

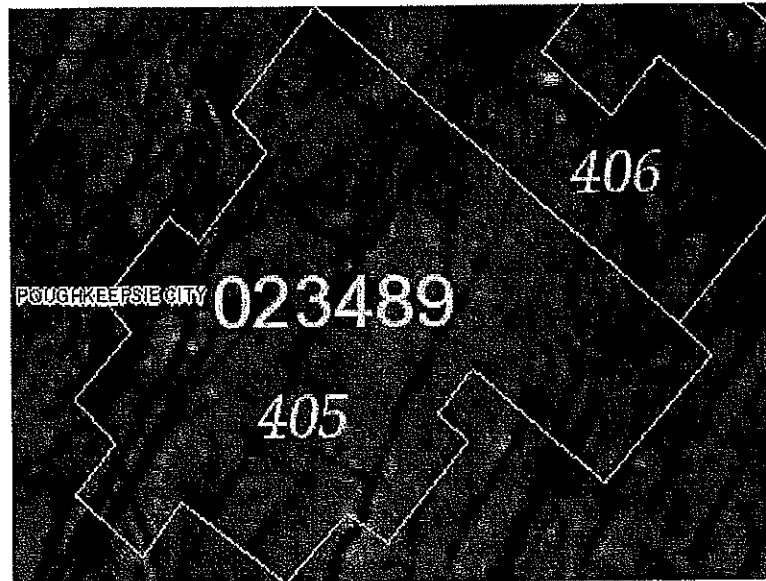
Final Roll

Parcel Grid Identification #:
131300-8161-53-023489-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 405

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.35% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agrl. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Destrability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sta:	Overall Cond.:
Year Built:	0	(14) Other style	1	2142	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 2142	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pot.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	7500
Greater Pok Lib Dist		

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Parcel Access

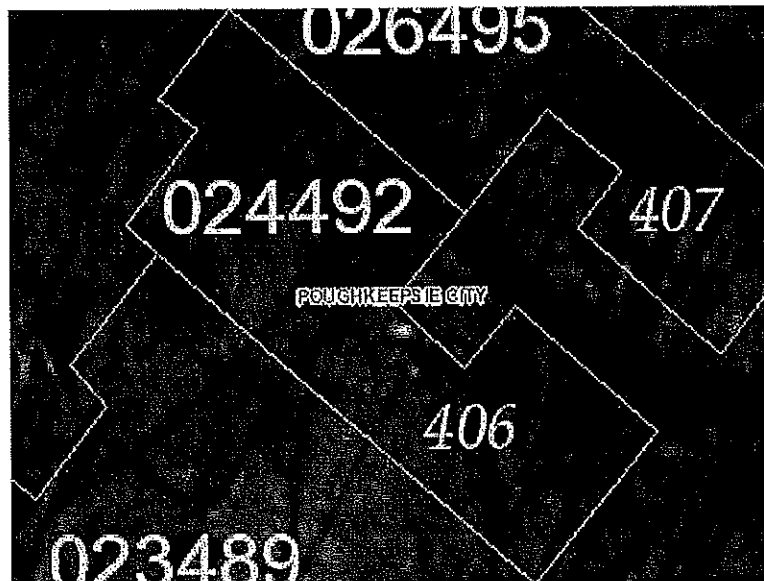
Final Roll

Parcel Grid Identification #:
131300-6161-53-024492-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 406

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2202	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/slm	(4) Oil	(4) 1090	(4) 1112	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	7500
Greater Pok Lib Dist		

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Parcel Access

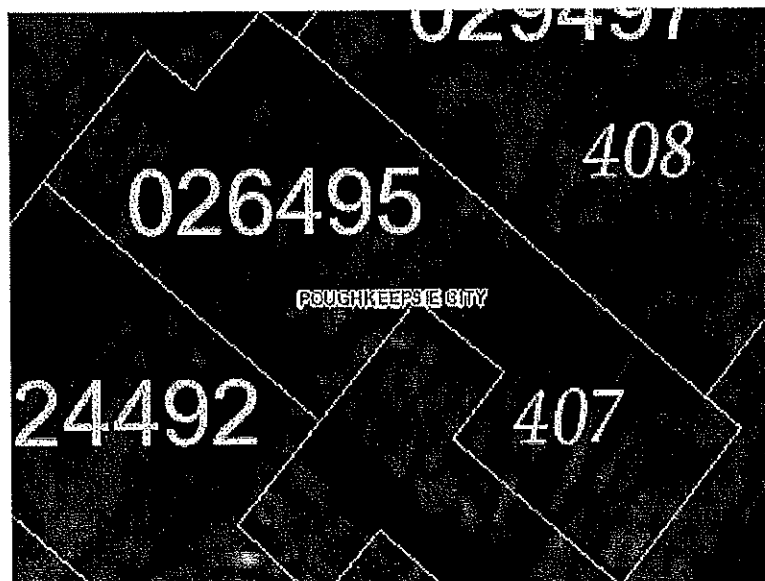
Final Roll

Parcel Grid Identification #:
131300-6161-53-026495-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 407

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.23% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Built:	Year Remod.:	Building Style:	No. Stories:	Stla:	Overall Cond.:
	1981	0	(14) Other style	1	2202	(3) Normal
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:	
1	2	0	2	0	(1) Slab/pier	
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Add. Story:	
1	(3) Hot wtr/stm	(4) Oil	(4) 1090	(4) 1112	(4) 0	
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:	
0	0	0	0	0	0	
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:		
0	0	0	(C) Average	0		

Special District Information:

Special District: GP000	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	7500
Greater Pok Lib Dist		

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Parcel Access

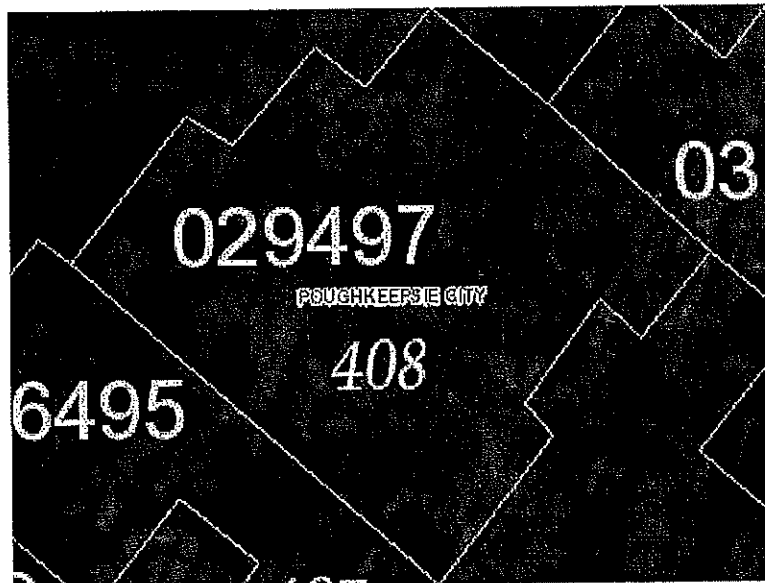
Final Roll

Parcel Grid Identification #:
131300-6161-53-029497-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 408

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.52% x 17.13 ac(s)
File Map:
File Lot #:
Split Town:
Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2507	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pler
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Add. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1619	(4) 888	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	7500
Greater Pok Lib Dist		

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Parcel Access

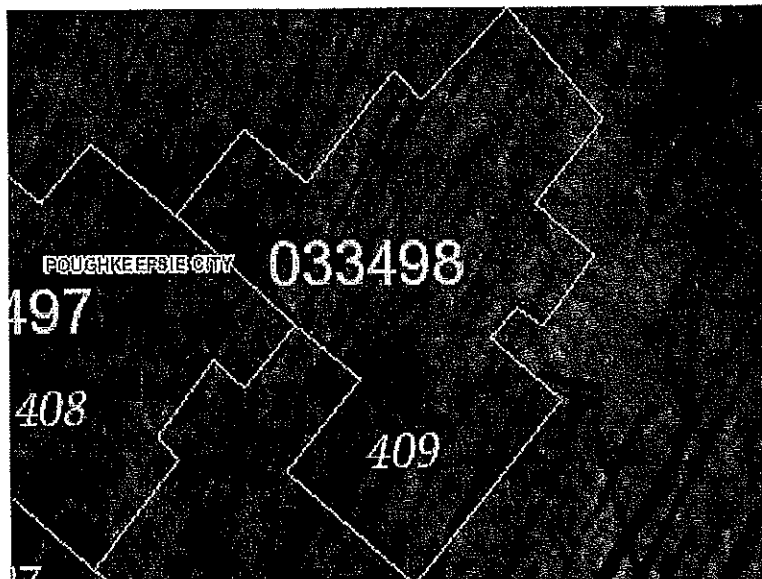
Final Roll

Parcel Grid Identification #:
131300-6161-53-033498-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 409

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30% x 17.13 ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	1858	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1858	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over, Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

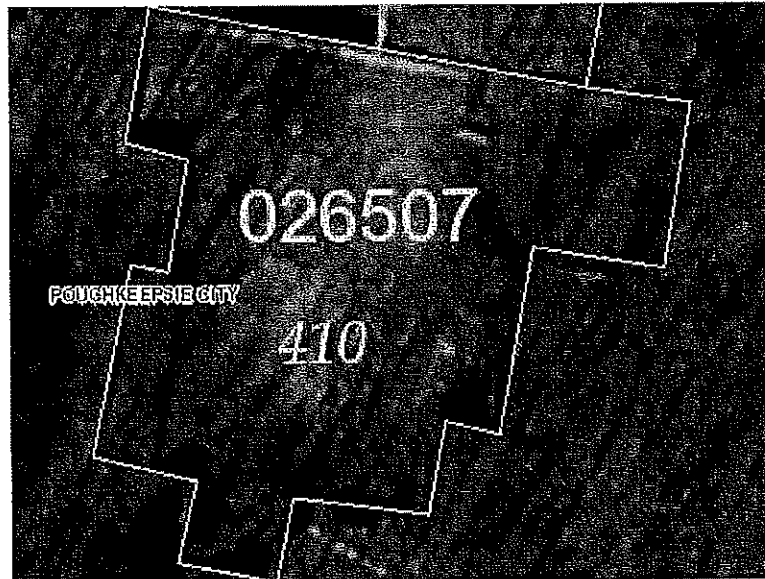
Final Roll

Parcel Grid Identification #:
131300-6161-45-026507-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 410

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres):	1.35% x 17.13 ac(s)	Land Use Class:	(210) Residential: One Family Year-Round Residence
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(131300) Poughkeepsie City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2142	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/plier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/slm	(4) Oil	(4) 2142	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000		
Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	7500

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Parcel Access

Final Roll

Parcel Grid Identification #:
131300-6161-45-027511-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 411

Owner Name on March 1:
Church 381 LLC, (P)

Primary (P) Owner Mail Address:
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.52% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agrl. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number:	Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
1	(3) Comm/public	(3) Comm/public	(2) Typical		()

Residential Building Information:

Site Number:	Year Remod.:	Building Style:	No. Stories:	Site:	Overall Cond.:
1	0	(14) Other style	1	2507	(3) Normal
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/pier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1619	(4) 888	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000		
Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	7500

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Parcel Access

Final Roll

Parcel Grid Identification #:
131300-6161-45-031514-0000
Municipality: City of Poughkeepsie

Parcel Location:
181 Academy St Unit 412

Owner Name on March 1:
Church 381 LLC, (P)

Primary (P) Owner Mail Address:
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number:	Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
1	(3) Comm/public	(3) Comm/public	(2) Typical		()

Residential Building Information:

Site Number:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
1	0	(14) Other style	1	1858	(3) Normal
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/plier
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1858	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	7500
Greater Pok Lib Dist		

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Parcel Access

Final Roll

Parcel Grid Identification #:
131300-6161-45-036517-0000
Municipality: City of Poughkeepsie

Parcel Location
181 Academy St Unit 413

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hi
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number:	Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
1	(3) Comm/public	(3) Comm/public	(2) Typical		()

Residential Building Information:

Site Number:	Year Built:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
1	1981	0	(14) Other style	1	1858	(3) Normal
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:	
1	2	0	2	0	(1) Slab/pier	
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:	
1	(3) Hot wtr/stm	(4) Oil	(4) 1858	(4) 0	(4) 0	
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:	
0	0	0	0	0	0	
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:		
0	0	0	(C) Average	0		

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

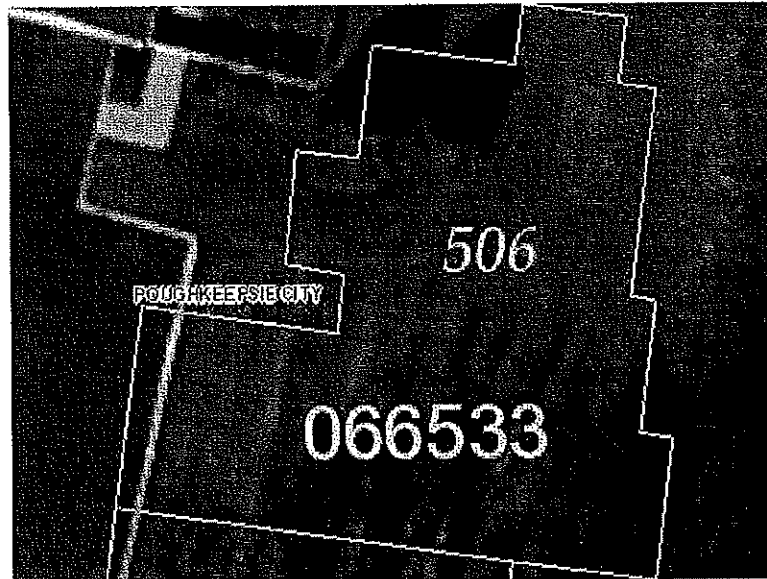
Final Roll

Parcel Grid Identification #:
131300-6161-45-066533-0000
Municipality: City of Poughkeepsie

Parcel Location
Applewood Cir 506

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.35% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number:	Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
1	(3) Comm/public	(3) Comm/public	(2) Typical		()

Residential Building Information:

Site Number:	Year Built:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
1	1981	0	(14) Other style	1	2142	(3) Normal
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:	
1	2	0	2	0	(1) Slab/plyr	
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Add. Story:	
1	(3) Hot wtr/stm	(4) Oil	(4) 2142	(4) 0	(4) 0	
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:	
0	0	0	0	0	0	
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:		
0	0	0	(C) Average	0		

Special District Information:

Special District: GP000		
Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	7500

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ParcelAccess

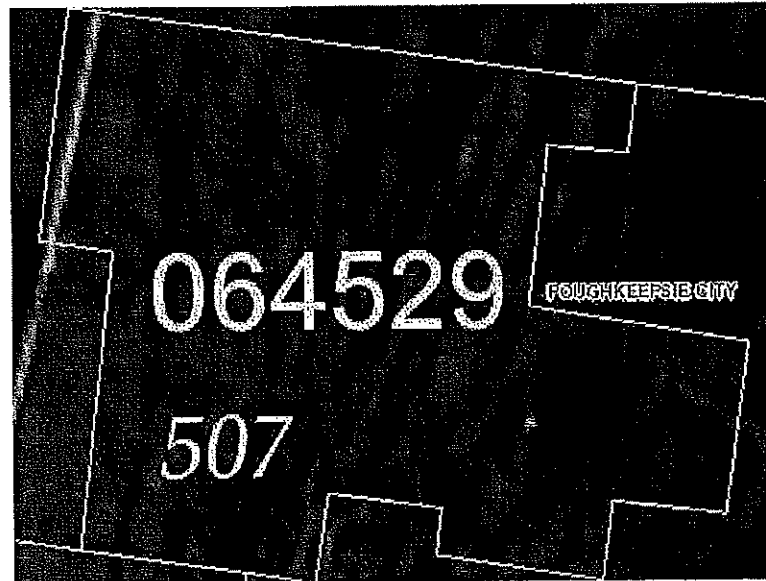
Final Roll

Parcel Grid Identification #:
131300-6161-45-064529-0000
Municipality: City of Poughkeepsie

Parcel Location
Applewood Cir 507

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hl
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.48% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	2377	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(3) Partial
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1401	(4) 976	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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Parcel Access

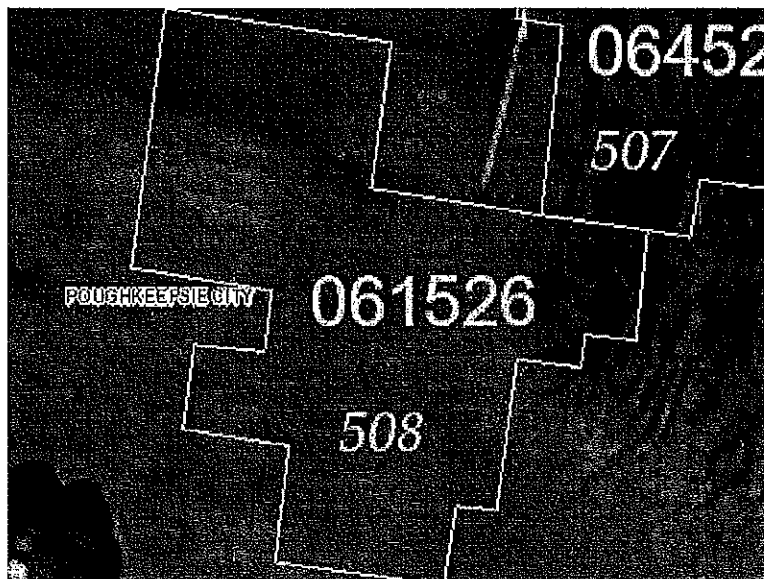
Final Roll

Parcel Grid Identification #:
131300-6161-45-061526-0000
Municipality: City of Poughkeepsie

Parcel Location
Applewood Cir 508

Owner Name on March 1
Church 381 LLC, (P)

Primary (P) Owner Mail Address
8 Spruce Hill
PO Box 55
Thornwood NY 105940000



Parcel Details

Size (acres): 1.30% x 17.13ac(s)
File Map:
File Lot #:
Split Town

Land Use Class: (210) Residential: One Family Year-Round Residence
Agri. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$0	\$7500	\$7500	\$7500	\$7500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	\$ 7500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$9059	2/15/2019 11:30:35 AM	22019	1257	(D)	32

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(3) Comm/public	(2) Typical		()
(3) Comm/public				

Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	0	(14) Other style	1	1858	(3) Normal
1981					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	0	2	0	(1) Slab/plr
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 1858	(4) 0	(4) 0
Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	0	

Special District Information:

Special District: GP000
Spec. Dist. Name:
Greater Pok Lib Dist

Primary Units:
0

Advalorem Value
7500

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The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Chapter 6

Building and Utility Codes

GENERAL REFERENCES

Authority to establish Building Code, punish violations thereof — See Administrative Code Section 2.04.
General penalty for Code violation — See Code of Ordinances Section **1-8**.

Appeal from notice of violation — See Code of Ordinances Section **6-13**.

Stop work orders when violation of chapter alleged — See Code of Ordinances Section **6-28**.

Notice to correct unsafe building condition — See Code of Ordinances Section **6-35(c)**.

Right to inspect plumbing — See Code of Ordinances Section **6-150**.

Order to correct conditions constituting fire hazard — See Code of Ordinances Section **8-9**.

Housing Code — See Code of Ordinances Section **12-1** et seq.

Unfit dwelling units — See Code of Ordinances Section **12-60** et seq.

Housing Code provisions regarding maintenance of plumbing and plumbing system — See Code of Ordinances Sections **12-132** and **12-133**.

Housing Code provisions as to maintenance of electrical wiring and devices — See Code of Ordinances Section **12-137**.

Responsibility of occupant to maintain plumbing equipment — See Code of Ordinances Section **12-167**.

Numbering of lots and buildings — See Code of Ordinances Section **15-2**.

Planning Board approval of streets prerequisite to issuance of building permit — See Code of Ordinances Section **15-3**.

Issuance of building permits in subdivisions — See Code of Ordinances Section **16-7**.

Zoning — See Code of Ordinances Section **19-1.1** et seq.

Building inspector, administration and enforcement of zoning ordinance — See Code of Ordinances Section **19-7.1** et seq.

Building permit and certificate of occupancy provisions of Zoning Ordinance — See Code of Ordinances Sections **19-7.2** and **19-7.4**.

ARTICLEARTICLE I

Building Code

DIVISION 1 IN GENERAL

Section 6-1 **Short title.**

[Ord. of 7-1-1963, Art. I, § 1]

This Article shall be known and cited as "the Building Code applicable to the city."

Section 6-2 **Administrative liability.**

[Ord. of 7-1-1963, Art. IV, § 1; Ord. of 12-19-1983, § 1]

No officer, agent or employee of the city shall render himself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this Article or any other provision of this Code. Any suit brought against any officer, agent or employee of the city as a result of any act required or permitted in the discharge of his duties under this Article or any other provision of this Code shall be defended by the corporation counsel of the city pursuant to Section 18 of the Public Officers Law of the State of New York.

Section 6-3 **State Uniform Fire Prevention and Building Code; adopted, incorporated by reference.**

[Ord. of 12-19-1983, § 2]

There is hereby adopted by the City of Poughkeepsie, for the purpose of establishing rules, regulations, standards and procedures for the topics contained therein, the New York State Uniform Fire Prevention and Building Code, hereinafter referred to as the "Uniform Code." The provisions thereof, as hereinafter deleted, modified or amended, are hereby adopted and incorporated by reference as if fully set forth at length herein, and the same shall be and is hereby declared to be supplemental to and part of the Code of Ordinances of the City of Poughkeepsie.

Section 6-4 **Applicability of zoning restrictions.**

[Ord. of 10-2-1939, Art. IV, § 400]

The restrictions of the Zoning Ordinance with respect to the location of trades and industries, the use and occupancy of buildings, the height and bulk of buildings and the areas of yards, courts and other open spaces shall not be deemed to be modified by any provisions of this Chapter, and such restrictions shall be controlling except insofar as this Chapter imposes greater restrictions by reason of the type of construction used, in which case the provisions of this Chapter shall control.

Section 6-5 **through Section 6-7. (Reserved)**

Section 6-8 **Fire limits established.**

[Ord. of 10-2-1939, Art. IV, § 401(1), (5); Ord. of 7-82, § 1]

(a) *Establishment.* The fire limits of the city are hereby established as follows:

Beginning at the intersection of New Washington Street and the eastbound section of the East-West Arterial Highway, thence northerly along the center line of New Washington Street to a point north of the intersection of Mill Street to Clinton Square, taking in the back building line of all buildings fronting on this square; thence easterly along the center line of the Fallkill Creek to the east side of North Cherry Street; thence southerly along the back building line on the east side of North Cherry Street to Main Street; thence easterly along the back building line on the north side of Main Street to the intersection of Main and Church Streets; thence southerly and then westerly along the back

building line of the south side of Main Street to the east side of South Clinton Street; thence southerly along the back building line on South Clinton Street to Reservoir Square; thence westerly along the back building line of Cannon Street to the east side of Academy Street; thence southerly along the back building line along the east side of Academy Street to the south side of Church Street; thence westerly along the back building line on the south side of Church Street to the east side of Market Street; thence southerly along the back building line on the east side of Market Street to the intersection of Montgomery Street; thence westerly along Montgomery Street to the west side of Market Street and then northerly along the back building line on the west side of Market Street to Church Street; thence westerly along the center line of Church Street (the eastbound lane of the East-West Arterial) to the point or place of beginning. All corner lots of all street intersections partly within these fire limits shall be considered as within these limits.

- (b) *Location of structure.* A building or structure shall be deemed to be within the fire limits if more than 1/3 of the area of such building or structure is located therein.

Section 6-9 Restrictions upon construction in fire limits.

[Ord. of 10-2-1939, Art. IV, § 401 (2) through (4), (6)]

- (a) *Construction.*

- (1) *Generally.* Except as provided in this section, no building or structure of frame construction or of unprotected metal construction shall be erected hereafter within the fire limits.

- (2) *Roofing.* Within the fire limits, wooden shingle roofing is prohibited.

- (b) *Alterations.*

- (1) *Height.* Within the fire limits, no building or structure of frame construction or of unprotected metal construction shall be hereafter increased in height.

- (2) *Extension.* Within the fire limits, no building or structure of frame construction or of unprotected metal construction shall be hereafter extended on any side, unless the construction of such extension conforms to the requirements for new construction, and provided that the area of the building as extended shall not exceed the allowable area for frame construction. Within the fire limits, no other building or structure shall be hereafter extended on any side by frame construction or unprotected metal construction.

- (3) *Other alterations.* Nothing in this section shall prohibit other alterations within the fire limits, provided that there is no change of occupancy to a class otherwise prohibited.

- (c) *Moving buildings.* No building of frame construction or unprotected metal construction shall hereafter be moved from without to within the fire limits.

- (d) *Exceptions.* Nothing in this section shall prohibit within the fire limits and subject to the specified limitations, the erection of new buildings or structures, nor the extension or enlargement of existing buildings or structures of frame construction or unprotected metal construction as follows:

- (1) *Garages, stables.* A building of frame construction or of unprotected metal construction occupied exclusively as a private garage or stable, not more than one story in height nor more than 750 square feet in area, located on the same lot with a dwelling.

- (2) *Outhouses*. Outhouses not more than eight feet in height nor more than 100 square feet in area, provided that the roofs are covered with incombustible or fire-retardant material.
- (3) *Greenhouses*. Greenhouses not more than 15 feet in height erected on the same lot with and accessory to a dwelling or a store.
- (4) *Sheds*. Sheds open on the long side, not more than 15 feet in height nor more than 500 square feet in area, with roofs covered with incombustible or fire-retardant material.
- (5) *Builders' shanties*. Builders' shanties not more than one story in height, for use only in connection with a duly authorized building operation and located on the same lot with such building operation, on a lot immediately adjoining, on an upper floor of the building under construction or on a sidewalk shed.
- (6) *Piazzas, balconies*. Piazzas or balconies on dwellings not exceeding 10 feet in width nor extending more than three feet above the second story floor beams, provided that no such structure shall extend to a lot line or be joined to a similar structure of another building.
- (7) *Coal tipples, etc.* Coal tipples, ice houses, material bins, trestles and water tanks when built of planking and timbers of the dimensions specified for heavy timber construction.
- (8) *Fences*. Fences not exceeding 10 feet in height.
- (9) *Signs*. Display signs as elsewhere provided in this chapter.

Section 6-10 Excavations, protection required.

[Ord. of 10-2-1939, Art. VIII, § 801; Ord. of 12-19-1983, § 4]

In the case of any excavation, the person causing such excavations to be made shall provide for the support of neighboring buildings and structures in accord with the Uniform Code.

Section 6-11 Penalties.

[Ord. of 12-19-1983, § 5; as amended by Ord. of 7-8-2002, § 1; Ord. No. O-17-5, 6-19-2017, § 1]

Any person violating any of the provisions of this Building Code or of the Uniform Code adopted in Section 6-3 shall be liable to a penalty not exceeding \$1,000 and, for a continuation of such violation, to an additional penalty not exceeding \$10 per day. shall, upon conviction, be liable to a penalty of not less than \$250 and not exceeding \$2,000 per violation with each count constituting a separate and distinct violation.

~~Section 6-12 Civil penalties established.~~

~~[Ord. of 1-16-1978, § 1]~~

~~In addition to the penalties provided in Section 6-11 of this chapter and Section 1-8 of this Code of Ordinances, a civil penalty may be assessed against violators of this chapter according to the procedures prescribed in Sections 12-23 through 12-23.2 of the Code of Ordinances of the City of Poughkeepsie, New York, with the exception that the fine assessed pursuant thereto shall, in the case of violations under this chapter, be the sum of \$10 for each separate violation.~~

Section 6-13 Appeal from notice of violation.

[Ord. of 5-6-1980, § 2; Ord. of 12-19-1983, § 6]

Any person affected by any notice of violation and order to abate issued in connection with the enforcement

of any provisions of this chapter or by the denial of a building permit shall be entitled to an appeal from such notice and order or denial pursuant to the provisions of Article 18 of the Executive Law of the State of New York and the regulations enacted pursuant to the same. Any person affected by any stop-work order issued in connection with the enforcement of any provisions of this chapter may request and shall be granted a hearing before the Building Inspector in accordance with the procedures set forth in Section 12-50 et seq. of this Code.

Section 6-14 Registry of property managers and property management companies.
[Ord. of 8-7-1995, § 1; Ord. of 4-4-2005, § 1.]

- (a) *Legislative purpose.* It is recognized by the Common Council of the City of Poughkeepsie that a rare majority of commercial and residential properties are owned by landlords who do not reside in the City of Poughkeepsie or, in many cases, the County of Dutchess. It has been the experience of the Building Department, Fire Department, Police Department, Department of Public Works and other City departments that when these Departments need to contact the absentee owner, they encounter difficulties in obtaining the property residence address and telephone number at which to reach these owners, causing delay and/or the inability of these City Departments to contact the owners. The Common Council recognizes the need for City departments, particularly in emergency situations, to be able to quickly contact the owner and/or manager of a property located within the City. The Council further recognizes that a growing number of properties with absentee landlords are being managed by property managers and property management companies. These managers are responsible for the daily operation of these buildings within the City of Poughkeepsie, act as agents for the absentee owners, are more available and accessible than the owners and thus are the more appropriate individuals for the City to contact concerning a building in the City. In order to facilitate contact with the property managers and property management companies by the City departments, this section is being enacted to require nonowner occupied property owners to provide the name, address and twenty-four-hour telephone number of property managers and property management companies that manage property within the City of Poughkeepsie to register information concerning those properties managed so as to provide the City and its various departments with accessible accurate information concerning the property and the person or persons to contact should there be a problem or emergency at the property.
- (b) On or before July 1 of each year, every property owner, where applicable, or property manager who manages property in the City of Poughkeepsie, shall file with the Building Department, in duplicate, on a form to be provided by the Building Department, a statement showing the following:
1. The complete name, address, telephone number and, twenty-four-hour emergency telephone number(s) if different, of the responsible property manager or employee(s) of the property manager; and
 2. The name, address, phone number and relationship to the property of the person completing the form, if other than the owner; the registration must be approved by the owner in writing;
 3. Whether the building is vacant or occupied.
- (c) It shall further be the responsibility of the property owner or property manager, if approved by the owner in writing, to:
1. Report a change in ownership of the property(ies), or property manager within two weeks of the change in status of the property; and

2. Update the statement required by this section within 120 days of a change in any of the information contained therein.
- (d) Said statement shall be kept on file in the Building Department, a copy shall be provided to the Police Department, police dispatchers, fire alarm dispatchers, Law Department, Department of Public Works and shall be available on file for other City departments' access and review as needed.
- (e) "Property manager" is defined as any person, firm, corporation or other entity, that is responsible for the day-to-day management of the property as evidenced by such factors including, but not limited to, responsibility for renting units, maintenance of rental property and collection of rent.
- (f) A property manager who provides inaccurate information required by this section or who fails to register, register or otherwise comply with the provisions of this section shall, upon conviction, be subject to the penalties set forth in Section 6-11 of this chapter.

Section 6-15 through Section 6-16. (Reserved)

Section 6-15 Notice of violations; Service of notice; Court action

- (a) *Notice.* Whenever the Code Enforcement Officer determines that there has been a violation of any provision of this article or any rule or regulation adopted pursuant thereto, he shall give notice of such violation to the person or persons responsible therefor. Such notice shall be in writing and shall be served upon the owner, agent, operator or occupant, as the case may require. This notice shall specify the alleged violation and shall provide a reasonable time for compliance.
- (b) *Service of notice.* Such notice shall be deemed to be properly served upon such owner, agent, operator or occupant if a copy is served upon him personally or if a copy thereof is posted in a conspicuous place in or about the building affected by the notice and delivered by certified or registered mail either to the property owner at the address shown on the most current assessment roll of the City Assessor or to the last known address of such owner, agent, or operator.
- (c) *Proceeding to compel compliance.* In the event that the owner, agent, operator or occupant cannot be found within the time limit set for the abatement of said violations or if such owner, agent, operator or occupant shall fail, neglect or refuse to abate such violations, the Corporation Counsel shall be advised of all facts and may institute an appropriate action in the courts to compel compliance.

DIVISION 2 ADMINISTRATION OF THE UNIFORM CODE

Section 6-17 Scope of division.

[Ord. of 7-1-1963, Art. II, § 1; Ord. of 12-19-1983, § 8; Ord. of 7-8-2002, § 1]

This division applies to the administration and enforcement of the New York State Uniform Fire Prevention and Building Code for new construction of buildings and structures and the addition, alterations and conversions to existing buildings and structures. Existing buildings and structures shall be maintained in conformance with those provisions of the New York State Uniform Fire Prevention and Building Code commonly referred to as the "Fire Code of New York State" and the "Property Maintenance Code of New York State."

Section 6-18 Existing buildings.

[Ord. of 7-1-1963, Art. II, § 2]

No provision of this article shall be construed to require any change in, alteration of or addition to a legally existing building or structure or the premises connected therewith unless especially stated to so apply.

Section 6-19 Qualifications of the building inspector.

[Ord. of 7-1-1963, Art. II, § 3; Ord. of 5-6-1974, § 1]

To be eligible for appointment, the Building Inspector must be a licensed architect or civil engineer or shall have been in charge of major building construction operations for at least six years. He shall be generally informed on the quality and strength of building materials, on the prevailing methods of building construction, on good practice in fire prevention, on the accepted requirements for safe exit facilities and on the proper installation of plumbing, electric wiring, elevators and other installations for the safety, comfort and convenience of occupants. He shall be in good health and physically capable of making the necessary examinations and inspections of buildings in course of construction. He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process or device entering into or used in or in connection with building construction.

Section 6-20 Duties and powers of Building Inspector.

[Ord. of 7-1-1963, Art. II, § 4; Ord. of 3-20-1979; Ord. of 3-16-1982, § 1; Ord. of 12-19-1983, § 9, 10; Ord. of 4-3-1989, § 2; Ord. of 1-16-1997, § 1; Ord. of 2-7-2005, § 1]

- (a) *Administration, enforcement.* The Building Inspector shall administer and enforce all of the provisions of the laws, ordinances and regulations applicable to the construction, alteration, repair, removal and demolition of buildings and structures and the installation and use of materials and equipment therein and location or relocation, use, occupancy and maintenance thereof. He shall possess all powers conferred upon him by federal statutes or regulations, state laws or regulations or local laws or ordinances or such powers as may be conferred upon the chief officer of safety inspection. He shall have the power to recommend for appointment by the City Administrator, such Deputy Building Inspectors as he may deem necessary for the proper administration and enforcement of the Code of Ordinances. Such Deputy Building Inspectors shall have such powers of the Building Inspector as he shall delegate to them in writing.
- (b) *Permits, inspections.*
 - (1) He shall receive applications and cause the issuance of permits for the erection, alteration, removal and demolition of buildings or structures or parts thereof and shall cause the inspection of the premises for which such applications have been received or such permits have been issued for the purpose of ensuring compliance with laws, ordinances and regulations governing building construction.
 - (2) He shall not issue any permit for the erection, alteration, removal and demolition of buildings or structures or parts thereof for property which is being purchased or otherwise acquired by the applicant from the Poughkeepsie Urban Renewal Agency, unless and until he has received a written statement from the Chairman or Executive Director of the Poughkeepsie Urban Renewal Agency certifying that the application before him is in compliance with all urban renewal procedures, plans and requirements.
- (c) *Notices, orders.* He shall issue all appropriate notices or orders to remove illegal or unsafe conditions, to require the necessary safeguards during construction and to ensure compliance during the entire course

of construction with the requirements of such laws, ordinances or regulations. He shall make all inspections which are necessary or proper for the carrying out of his duties.

- (d) *Tests.* Whenever the same may be necessary or appropriate to assure compliance with the provisions of applicable laws, ordinances or regulations covering building construction, he may require the performance of tests by experienced, professional persons or by accredited and authoritative testing laboratories or service bureaus or agencies with the cost of such tests to be borne by the owner, lessee or their agents.
- (e) *Electrical inspections.* The Building Inspector shall, during and within a reasonable time after completion of the installation of an electric wiring system, request inspections to be made by an inspector certified by the ~~City Fire Chief~~ Building Inspector to conduct inspections of electrical work and systems, pursuant to the requirements of the National Electrical Code known as the "National Fire Protection Association Pamphlet No. 70" to assure compliance with the provisions of the Electrical Code of the City and the Uniform Code.
 - (1) No work in connection with an electrical wiring system shall be covered or concealed until it has been inspected as prescribed in this subsection.
 - (2) The Building Inspector shall request a reinspection to be made by the inspector whenever (s)he deems it necessary in the interest of public safety.
 - (3) If an electric wiring system upon inspection or reinspection is found to be defective and unsafe by the inspector and/or the Building Inspector, (s)he shall revoke all certificates in effect at that time, relating to such system, and the use of such system shall be discontinued until it has been made to conform to the provisions of this article and a new certificate has been issued.
 - (4) Certificate of compliance relating to electric wiring shall be issued pursuant to the provisions of the Electrical Code of said City.
- (f) *Hiring an outside consultant.* When a property owner or applicant for a building permit for a major construction project requests that the Building Inspector obtain the services of an outside consultant to review the building permit application and accompanying plans so as to assist the Building Inspector in a prompt and efficient review of such application and plans and agrees to reimburse the City for the actual expense of retaining such outside consultant, the Building Inspector may, in his/her discretion, obtain the services of an outside consultant, such as a professional engineer or architect, to assist and facilitate the Building Inspector in his/her review of the building permit application and plans so that the Building Inspector can make a prompt determination as to whether a building permit shall be issued.

Section 6-21 Department records and reports.

[Ord. of 7-1-1963, Art. II, § 5; Ord. of 12-19-1983, § 11]

The Building Inspector shall keep permanent official records of all transactions and activities conducted by him, including all applications received, permits and certificates issued, fees charged and collected, inspection reports and notices and orders issued. All such records shall be public records open to public inspections during business hours.

Section 6-22 Duties of other departments and agencies.

[Ord. of 7-1-1963, Art. II, § 6]

- (a) The Building Inspector may request and shall receive, so far as may be necessary in the discharge of his duties, the assistance of the Police, Fire and Dutchess County Health Department or officers, the corporation counsel and all other municipal officials.
- (b) In the case of gas- or oil-fired heat-producing appliances and of the storage of flammable liquids, the Chief of the Fire Department or his duly authorized representative shall make inspections and shall issue the necessary certificates of approval. Application for permit shall be made at the office of the Building Inspector as provided in Section 6-23 and a fee shall be charged as provided in Section 6-26.

Section 6-23 Scope of permit requirements.

[Ord. of 7-1-1963, Art. II, § 7; Ord. of 10-17-1977, § 1; Ord. of 12-19-1983, § 12; Ord. of 4-6-1987, § 1, 2; Ord. of 5-20-1991, § 1; Ord. of 9-7-1993, § 1; Ord. of 6-6-1994, § 1]

- (a) *Permit required.* No person shall commence the erection, construction, enlargement, alteration, removal, improvement, demolition, conversion or change in the nature of occupancy of any building or structure or cause the same to be done without first obtaining a separate building permit from the Building Inspector for each such building or structure; except that no building permit shall be required for the performance of ordinary repairs which are not structural in nature as determined by the Building Inspector.
- (b) *Contents of application.* Application for a building permit shall be made to the Building Inspector on forms provided by him and shall contain the following information:
 - (1) A description, as may be required by the Building Inspector, of the land on which the proposed work is to be done.
 - (2) A statement of the use or occupancy of all parts of the land and of the building or structure.
 - (3) The valuation of the proposed work as approved by the Building Inspector.
 - (4) The full name and address of the owner and of the applicant and the names and addresses of their responsible officers, if any of them are corporations, and the name and address of the person, firm or corporation who is to do the work.
 - (5) A brief description of the nature of the proposed work.
 - (6) A reasonable number of sets of plans and specifications as set forth in Subsection (c).
 - (7) A written report of a professional engineer concerning the structural components or other elements of the plans, if deemed necessary by the Building Inspector as set forth in Subsection (c). This Subsection (b)(7) shall be utilized only upon a determination by the Building Inspector that the proposed work raises issues of safety or structural sufficiency or technical issues of code compliance and that the technical issues of code compliance and that the proper solution of such issue or issues will be facilitated by a written report as herein set forth.
 - (8) Such other information as may reasonably be required by the Building Inspector to establish compliance

of the proposed work with the requirements of the applicable building laws, ordinances and regulations.

Applications shall be made by the owner or lessee, or agent of either, or by the architect or engineer of building employed in connection with the proposed work. Where such application is made by a person other than the owner, it shall be accompanied by an affidavit of the owner or applicant that the proposed work is authorized by the owner and that the applicant is authorized to make such application.

(c) *Data required.*

- (1) Each application for a building permit shall be accompanied by a reasonable number of copies of plans and specifications, including a plot plan where required by the Building Inspector, drawn to scale, showing the location and size of all proposed new construction and all existing structures of the site, the nature and character of the work to be performed and the materials to be incorporated, distance from lot lines, the relationship of structures on adjoining property, widths and grades of adjoining streets, walls and alleys and, where required by the Building Inspector, details of structural, mechanical and electrical work including computations, stress diagrams and other essential technical data.
- (2) Plans and specifications shall bear the signature of the person responsible for the design and drawings.
- (3) The Building Inspector may waive the requirements for filing plans.
- (4) When the Building Inspector deems it necessary to have the structural components and other elements of proposed plans reviewed by a professional engineer, the owner shall have the plans reviewed by a professional engineer, other than the architect or engineer who designed the structure, and shall submit a written report of the professional engineer to the Building Inspector as part of the application for a building permit. Such report shall be addressed to the City of Poughkeepsie and shall contain a certification by the engineer that the report is prepared in a manner consistent with applicable professional standards of engineering. The report shall further contain a recitation that it may be relied upon by the City of Poughkeepsie and its officers, employees and agents. Such report shall contain such information in such detail as may be required by the Building Inspector to enable the Building Inspector to properly carry out his functions under law. All costs for the review and report by the professional engineer shall be paid by the owner; provided, however, that this provision shall not be applicable to buildings and/or structures used only for residential purposes and containing not more than three floors.

(d) *Demolition permits.*

- (1) An application to demolish a building or other structure shall, in addition to the requirements set forth in Subsection (b) above, be accompanied by a tax search showing that all current taxes and water rents and tax and assessment liens have been paid. Before any permits for demolition shall be granted, the applicant shall produce good and satisfactory proof to the Building Inspector that he has obtained public liability and owner's and contractor's protective insurance in an amount not less than \$100,000 for injuries, including wrongful death, to any one person and subject to the same limit for each person and an amount not less than \$300,000 on account of one accident and property damage insurance in an amount not less than \$25,000 for each accident and for an aggregate limit of not less than \$50,000. This insurance shall be written with an acceptable company authorized to do business in the State of New York, shall be taken out before any of the operations of the contractor are commenced and shall be kept in effect until all operations shall be satisfactorily completed. Copies of the originals, as the case may

be, of such policies, shall be furnished to the city, and such policies shall be approved by the city before operations are commenced.

- (2) Before a demolition permit shall be granted, the applicant shall give assurances to the Building Inspector that the building or other structure has been inspected and is free from insect, vermin or rodent infestation, harborage or breeding areas. If such infestation or harborage is found to exist, the applicant shall have the infestation or harborage eliminated before such building or other structure is demolished or guaranty that such infestation or harborage will be eliminated before such building or other structure is demolished.
- (3) For buildings, except ones where the construction was begun on or after January 1, 1974, and except for agricultural buildings as defined in New York State Labor Law and except for one- and two-family dwellings, no demolition permit shall be issued until the applicant provides to the Building Inspector a copy of an asbestos survey conducted by a licensed asbestos contractor and proof of completion of asbestos remedial work, if necessary, by a licensed asbestos contractor.
- (4) Prior to the demolition permit being issued, the Plumbing Inspector shall certify to the Building Inspector that the water source is disconnected from the main, the sewer lateral is properly disconnected from the building and that the water meter has been removed.

(e) *Permits to move structure.*

- (1) An application to move a building or other structure to another location not on the same lot shall fulfill all of the requirements set forth in Subsection (b) above. Upon payment of the fee as set forth in Section 6-26, the Building Inspector shall direct the Superintendent of Public Works and the Police Chief to make or cause to be made a survey of the proposed route over which the building is to be moved. Upon completion of said survey, the Superintendent of Public Works shall report the results thereof to the Building Inspector, together with an estimate of the amount of the probable damage to public or private property and such other information as the Superintendent of Public Works may deem necessary.
- (2) Upon the written approval of the Superintendent of Public Works, the Building Inspector, at his discretion, may grant the permit for which the application is made. However, before any permit to move shall be granted, the applicant shall produce good and satisfactory proof to the Building Inspector that he has obtained public liability and owner's and contractor's protective insurance in an amount not less than \$100,000 for injuries, including wrongful death to any one person, and subject to the same limit for each person and an amount not less than \$300,000 on account of one accident and property damage insurance in an amount not less than \$25,000 for each accident and for an aggregate limit of not less than \$50,000. This insurance shall be written with an acceptable company authorized to do business in the State of New York, shall be taken out before any operations of the contractor are commenced and shall be kept in effect until all operations shall be satisfactorily completed. Copies of the originals, as the case may be, of such policies, shall be furnished to the city, and such policies shall be approved by the city before operations are commenced.
- (3) The application shall also be accompanied by a tax search as set forth in Subsection (d) above.
- (f) *Amendments.* Amendments to the application or to the plans and specifications accompanying the same may be filed at any time prior to the completion of the work subject to the approval of the Building

Inspector.

- (g) *Submission of permit application.* An application for a building permit or demolition permit shall be submitted to the Building Department by hand delivery or by mailing the permit application with all required documents and fees to the City of Poughkeepsie Building Department. The Building Department shall accept by telefacsimile transmission building permit applications for electrical work only where the cost of the work is \$500 or less. For purposes of this section, "telefacsimile transmission" shall mean every process in which electronic signals are transmitted by telephone lines for conversion into written text.

Section 6-24 Issuance of building permit.

[Ord. of 7-1-1963, Art. II, § 8; Ord. of 12-19-1983, § 14]

- (a) *Generally.* Upon receipt of the legal fees therefor, the Building Inspector shall review the application, and, if he shall approve the same, he shall issue a building permit to the applicant on the form prescribed by him and shall affix his signature or cause his signature to be affixed thereto.
- (b) *Health Department approval required.* The Building Inspector shall not issue a permit for the erection of a building where a sewer connection is required and where no existing sewer is available thereto, unless the Health Department grants permission for the construction of an approved septic tank system.

Section 6-25 Performance of work under building permit.

[Ord. of 7-1-1963, Art. II, § 9; Ord. of 12-19-1983, § 15; Ord. of 11-3-1986, § 1]

- (a) A building permit shall be effective to authorize the commencing of work in accordance with the application, plans and specifications on which it is based for a period of six months after the date of its issuance. In the event that any work authorized under a building permit is not commenced within six months from the date of its issuance, such permit shall expire. The Building Inspector may authorize in writing not more than two three-month extensions upon a showing of good cause. In the event that work being conducted pursuant to the building permit ceases for a period of six months, the building permit shall expire. If any construction, alteration, enlargement or other work authorized under a building permit has begun, but is not completed within two years from the date of its issuance, such building permit shall expire and no further work shall be done thereunder until a new building permit has been obtained.
- (b) The issuance of a building permit shall constitute authority to the applicant to proceed with the work in accordance with the approved plans and specifications and in accordance with the applicable building laws, ordinances or regulations. All work shall conform to the approved application plans and specifications.

Section 6-26 Building, zoning and planning fees.

[Ord. of 7-1-1963, Art. II, § 10; Ord. of 4-19-1976; Ord. of 10-6-1981, § 1; Ord. of 7-6-1982, § 1; Ord. of 1-21-1992, § 1; Ord. of 6-6-1994, § 2; Ord. 12-4-1997, § 1; Ord. of 12-20-2004; Ord. of 2-7-2005, § 1; Ord. No. O-08-19, § 1; Ord. No. O-11-01, 1-3-2011, § 1]

A fee schedule shall be established by resolution of the Common Council of this City. Such fee schedule may thereafter be amended from time to time by like resolution. The fees set forth in, or determined in accordance with, such fee schedule or amended fee schedule shall be charged and collected for the issuance of all permits and/or certificates issued by the Department of Development pursuant to the Building Code, Housing

Ordinance, Zoning Ordinance or any other ordinance of the City of Poughkeepsie requiring the issuance of a permit by the Department of Development.

Section 6-27 Revocation of building permit.

[Ord. of 7-1-1963, Art. II, § 11; Ord. of 11-3-1986, § 2]

The Building Inspector may revoke a building permit theretofore issued and approved in the following instances:

- (a) Where he finds that there has been any false statement or misrepresentation as to a material fact in the application, plans or specifications on which the building permit was based.
- (b) Where he finds that the building permit was issued in error and should not have been issued in accordance with the applicable law.
- (c) Where he finds that the work performed under the permit is not being prosecuted in accordance with the provisions of the application, plans or specifications.
- (d) Where the person to whom a building permit has been issued fails or refuses to comply with a stop order issued by the Building Inspector.
- (e) When the work is suspended or abandoned for a period of six months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

Section 6-28 Stop orders.

[Ord. of 7-1-1963, Art. II, § 12; Ord. of 11-18-1980, § 1]

Whenever the Building Inspector has reasonable grounds to believe that work on any building or structure is being prosecuted in violation of the provisions of the applicable building laws, ordinances or regulations or not in conformance with the provisions of an application, plans or specifications on the basis of which a building permit was issued or in an unsafe and dangerous manner, he shall notify the owner of the property, or the owner's agent or the person performing the work to suspend all work and any such persons shall forthwith stop such work and suspend all building activities until the stop order has been rescinded. Such order and notice shall be in writing, shall state the conditions under which the work may be resumed and ~~may be served upon a person to whom it is directed either by delivering it personally to him or by posting the same upon a conspicuous portion of the building under construction and sending a copy of the same by certified mail, return receipt requested.~~ shall be served in the same manner as provided in Section 6-15.

Section 6-29 Conduct of inspections; obtaining permission; application for search warrant; tenants.
[Ord. of 5-6-1980, § 2; Ord. of 12-19-1983, § 16]

Prior to the performing of any interior inspection of private property pursuant to this chapter, the Inspector shall attempt to obtain permission for such inspection from the property owner or his authorized agent or representative. In the event that such agent or owner neglects or refuses to allow inspection, either upon initial inspection or reinspection, the Inspector shall request that the Corporation Counsel make application to a court of competent jurisdiction for a search warrant. Such application is to be made on notice to the property owner or his authorized agent or representative. In cases of public emergency, the notice requirement may be dispensed with and application made ex parte. The notice requirements shall likewise apply to any tenants of the premises to be inspected.

Section 6-30 **Certificate of occupancy.**

[Ord. of 7-1-1963, Art. II, § 14; Ord. of 4-3-1989, § 1; Ord. of 12-4-1997, § 2; Ord. No. O-11-01, 1-3-2011, § 2]

- (a) *Erection of buildings.* No building hereafter erected shall be used or occupied in whole or in part until a certificate of occupancy shall have been issued by the Building Inspector.
- (b) *Alteration of buildings.* No building hereafter enlarged, extended or altered or upon which work has been performed which requires the issuance of a building permit shall continue to be occupied or used for more than 30 days after the completion of the alteration of work unless a certificate of occupancy shall have been issued by the Building Inspector for the work performed under said building permit.
- (c) *Change in use, occupancy.* No change shall be made in the use or type of occupancy of an existing building unless a certificate of occupancy authorizing such change shall have been issued by the Building Inspector.
- (d) *Application for certificate.* The owner or his agent shall make application for a certificate of occupancy. Accompanying this application and before the issuance of a certificate of occupancy, there shall be filed with the Building Inspector an affidavit of the registered architect or licensed professional engineer who filed the original plans or of the registered architect or licensed professional engineer who supervised the construction of the work or of the superintendent of construction who supervised the work for which the certificate of occupancy is sought. This affidavit shall state that the deponent has examined the approved plans of the structure for which a certificate of occupancy is sought, that the structure has been erected in accordance with approved plans and that as erected complies with the law governing building construction except insofar as variations therefrom have been legally authorized. Such variation shall be specified in the affidavit.
- (e) *Applications for inspections and certificates of occupancy for existing one-family dwellings.*
 - (1) The Building Inspector shall not inspect existing one-family dwellings for which a certificate of occupancy has been previously issued and for which such previously issued certificate of occupancy remains in effect solely for the purpose of or in connection with the conveyancing or financing or refinancing of such existing one-family dwelling, except upon the written request of the owner; and, further, the Building Inspector shall similarly not inspect existing one-family dwellings built prior to 1963 for which a certificate of occupancy was never issued and on which no physical activity has taken place that would have required the issuance of a building permit; provided, however, that the above provisions are not applicable to and are not intended to limit the duties and powers of the Building Inspector in connection with construction, enlargement, extension, repair, modification, removal or demolition of such existing one-family dwellings, and provided further, however, that such provisions are not intended to limit the duties and powers of the Building Inspector in connection with the installation and use of materials in such existing one-family dwellings nor in connection with the use, occupancy and maintenance of such one-family dwellings. The above provisions are further not intended to limit the duties and powers of the Building Inspector in connection with changes in use or type of occupancy nor are they intended to limit the duties and powers of the Building Inspector in connection with the enforcement of the rules, regulations, standards and procedures set forth in the New York State Uniform Fire Prevention and Building Construction Code.

- (2) When a Building Inspector receives a request for an inspection and/or issuance of a certificate of occupancy solely for the purpose of or in connection with the conveyancing or financing or refinancing of an existing one-family dwelling as described in Subsection (e)(1) above, the Building Inspector shall advise, in writing, the party making the request of the above provision directing that inspections not be made in the circumstances described above and shall further advise the party making the request that a certificate of occupancy has previously been issued and that it remains in effect and shall enclose a copy of such previously issued certificate of occupancy or, in the alternative, shall advise that no certificate of occupancy has been issued but that the premises may be lawfully occupied without a certificate of occupancy. In such response, the Building Inspector shall further advise the party making the request whether there are or there are no existing violations of record in connection with the premises. If there are existing violations of record, the Building Inspector shall include a copy of such existing violations of record with the response. The Building Inspector shall charge a fee for the provision of a response as herein provided.
- (3) One-family dwellings built prior to 1963 for which a certificate of occupancy was never issued and for which no physical activity has taken place since 1963 that would have required the issuance of a building permit may be lawfully occupied without a certificate of occupancy; provided, however, that any physical activity taking place thereon, on and after the adoption of this provision, shall be subject to the otherwise applicable requirements of law for building permit and certificate of occupancy.
- (f) *Revocation of certificate of occupancy.* The Building Inspector or his designee may, upon written notice to the owner served in accordance with Section 6-15, revoke a certificate of occupancy in the following instances:
 - (1) Where the Building Inspector determines that a building or premises is uninhabitable. The Building Inspector shall order any occupants to immediately vacate such building or premises, and the premises or building shall not thereafter be reoccupied until the Building Inspector determines that it is habitable and has issued a new certificate of occupancy.
 - (2) Where a notice of unsafe building or structure issued pursuant to Section 6-35 is not complied with within the period stipulated on the written notice.
 - (3) Where a building or structure has remained vacant for a period of more than six months and for which no vacant property registration has been filed as required by Section 6-39.
 - (4) Where it is determined that a building or structure is being used in a manner not conforming with its approved use(s). The Building Inspector may temporarily revoke the certificate of occupancy until such time as the owner demonstrates that the nonconforming use(s) ceased.

Section 6-31 Inspections prior to issuance of certificate.

[Ord. of 7-1-1963, Art. II, § 15; Ord. of 4-19-1976, § 1, 2; Ord. of 10-6-1981, § 2; Ord. of 5-16-1983, § 1; Ord. of 4-3-1989, § 1, 2; Ord. of 1-21-1992, § 2; Ord. of 12-4-1997, § 3; Ord. No. O-11-01; 1-3-2011, § 3]

- (a) Prior to issuing a certificate of occupancy, the Building Inspector shall examine or cause to be examined all buildings, structures and sites for which an application has been filed for a building permit to construct, enlarge, alter, repair, remove, demolish or change the use or occupancy. The Building Inspector may conduct such inspections as he deems appropriate from time to time during and upon

completion of the work for which a building permit has been issued.

- (b) In addition, the Building Inspector shall receive written notification of final inspections from the Health Department where such inspections are required by ordinance or by other applicable laws.
- (c) There shall be maintained in the Building Inspector's office a record of all such examinations and inspections and notifications of inspections by other departments, together with a record of findings of violations of the law.
- (d) When a property owner, building permit holder or his/her agent or representative requests that an inspection be conducted to inspect a building, structure or site at which construction, enlargement, alteration, repair, removal, demolition or change in use or occupancy is being done or work has been completed pursuant to the building permit and, upon arrival of the Building Inspector or his/her deputy, the structure or site is not ready to be inspected at the agreed upon time, an administrative fee in an amount set forth pursuant to Section 6-26 above may be assessed against the property owner, permit holder or his/her agent or representative.

Section 6-32 Issuance of certificate of occupancy.

[Ord. of 7-1-1963, Art. II, § 16; Ord. of 8-21-1995, § 1,2]

- (a) When, after final inspection, it is found that the proposed work has been completed in accordance with the applicable building laws, ordinances and regulations and also in accordance with the application, plans and specifications filed in connection with the issuance of the building permit, the Building Inspector shall issue a certificate of occupancy upon the form provided by him. If it is found that the proposed work has not been properly completed, the Building Inspector shall refuse to issue a certificate of occupancy and shall order the work completed in conformance with the building permit and in conformance with the applicable building regulations. The provisions in this subsection are to be enforced in conjunction with the provisions of Section 19-7.4(3-a) of the Code of Ordinances for the issuance of certificates of occupancy involving two or more residential dwelling units that contain common areas and facilities.
- (b) A certificate of occupancy shall be issued, where warranted, within 30 days after application therefor is made.
- (c) The certificate of occupancy shall certify that the work has been completed and that the proposed use and occupancy is in conformance with the provisions of the applicable building laws, ordinances and regulations and shall specify the use or uses and the extent thereof to which the building or structure or its several parts may be put. The provisions in this subsection are to be enforced in conjunction with the provisions of Section 19-7.4(3-a) of the Code of Ordinances for the issuance of certificates of occupancy involving two or more residential dwelling units that contain common areas and facilities.

Section 6-33 Temporary certificate of occupancy

[Ord. of 7-1-1963, Art. II, § 17; Ord. of 11-4-1991; Ord. of 1-21-1992, § 3; Ord. of 8-21-1995, § 3, Ord. of 12-4-1997, § 4; Ord. No. O-11-01, 1-3-2011, § 4]

Upon request, the Building Inspector may issue a temporary certificate of occupancy for a building or structure or part thereof before the entire work covered by the building permit shall have been completed, provided that such portion or portions as have been completed may be occupied safely without endangering

life or the public welfare. Notwithstanding the preceding, the Building Inspector may issue a certificate of occupancy for a building or structure or part thereof before the entire work covered by the building permit shall have been completed, provided that the provisions of Section 19-7.4(3-a) of the Code of Ordinances have been satisfied.

Section 6-34 Tests.

[Ord. of 7-1-1963, Art. II, § 18]

Whenever there are reasonable grounds to believe that any material, construction, equipment or assembly does not conform to the requirements of the applicable building laws, ordinances or regulations, the Building Inspector may require the same to be subjected to tests in order to furnish proof of such compliance. All such tests shall be made at the expense of the owner or his agent.

Section 6-35 Unsafe buildings.

[Ord. of 7-1-1963, Art. II, § 19]

- (a) *Designation, abatement of condition.* All buildings or structures which are structurally unsafe, unsanitary or not provided with adequate egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use or occupancy constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment are severally, for the purpose of this section, unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition, in accordance with the procedure of this section.
- (b) *Report, record of examination.* The Building Inspector shall examine or cause to be examined every building reported as unsafe or damaged as defined in this section and shall make a written record of such examination.
- (c) *Notice to correct conditions.* Whenever the Building Inspector shall find any building, structure or portion thereof to be an unsafe building as defined in this section, he shall, in the same manner as provided for the service of notices in Section 6-15, ~~of stop orders in Section 6-28~~, give to the owner, agent or person in control of such building or structure written notice stating the defects thereof. This notice shall require the owner within a stated time either to complete specified repairs or improvements or to demolish and remove the building or structure or portion thereof. shall be served in the same manner as provided in Section 6-15.
- (d) *Vacation of premises.*
 - (1) If the Building Inspector finds that there is actual and immediate danger of failure or collapse so as to endanger life, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not reoccupied until the specified repairs and improvements are completed and inspected and approved by the Building Inspector. The Building Inspector shall cause to be posted at each entrance to such building a notice: THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING INSPECTOR.
 - (2) Such notice shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person, firm or corporation or their agents or other servants to remove such notice without written permission of the Building Inspector or for any person to enter the building except for the purpose of making the required repairs or of demolishing the same.

- (e) *Proceedings to compel compliance.* In case the owner, agent or person in control cannot be found within the stated time limit or if such owner, agent or person in control shall fail, neglect or refuse to comply with notice to repair, rehabilitate or to demolish and remove said building or structure or portion thereof, the corporation counsel shall be advised of all the facts in the case and shall institute an appropriate action in the courts to compel compliance.
- (f) *Emergency authority of Building Inspector.* In cases of emergency which, in the opinion of the Building Inspector, involve imminent danger to human life or health, he shall promptly cause such building, structure or portion thereof to be made safe or removed. For this purpose he may at once enter such structure or land on which it stands or abutting land or structure, with such assistance and at such cost as may be necessary. He may vacate adjacent structures and protect the public by appropriate barricades or such other means as may be necessary and for this purpose may close a public or private way.
- (g) *Collection of costs.* Costs incurred under Subsections (e) and (f) shall be paid out of the municipal treasury on certificate of the Building Inspector. Such costs shall be charged against the land on which the building existed, as a municipal lien, or shall be added to the tax roll as an assessment or shall be levied as a special tax against the land upon which the building stands or stood or shall be recovered in a suit at law against the owner.

Section 6-36 Maintenance of vacant buildings or structures.

[Ord. of 8-21-1995, § 1; Ord. No. O-10-32, 11-15-2010, § 3]

Every person owning or having charge or control of any building which is vacant shall maintain such building in conformance with Section 6-39(a)(6).

Section 6-37 Responsibilities of property owner to remove graffiti.

[Ord. of 7-17-1995, § 1; Ord. No. O-09-05, § 3]

- (a) Upon written notification by the City to property owner of a building or structure on which graffiti is affixed, the property owner shall have 48 hours to: ~~(1) remove the graffiti; or (2) request the City assist in the removal of the graffiti at no expense to the property owner,~~ said notice having been served personally or as otherwise permitted by law.
- (b) Failure of the property owner to either remove the graffiti or request the City's free assistance for such removal may subject the property owner to a civil penalty in the amount of \$200 per offense as provided in Section 6-11. Each day the violation of this section persists shall be considered a separate offense. ~~Such civil action shall be brought as in City Court.~~

Section 6-38 Authorization to issue appearance tickets.

[L.L. No. 5-1995, § 1; L.L. No. 1-1999, § 1; L.L. No. 2-2008, § 1]

Pursuant to the provisions of the Municipal Home Rule Law and § 150.10 of the Criminal Procedure Law, the Building Inspector, Deputy Building Inspectors, Property Development Specialist, civilian employees of the Building Department, civilian employees of the Sanitation Department and public servants of the City of Poughkeepsie are hereby authorized to issue and serve appearance tickets, returnable in the City Court of the City of Poughkeepsie, for any violation of Chapter 6 of the City of Poughkeepsie Code of Ordinances entitled "Building and Utility Codes," Chapter 9 of the City of Poughkeepsie Code of Ordinances entitled "Garbage, Trash and Weeds," Chapter 12 of the City of Poughkeepsie Code of Ordinances, entitled "Minimum Housing, Standards Ordinance," and Chapter 19 of the City of Poughkeepsie Code of Ordinances

entitled "City of Poughkeepsie Comprehensive Land Use and Zoning Ordinance."

Section 6-39 ~~Abandoned/vacant and foreclosed or foreclosing properties.~~ **Abandoned, vacant, and foreclosed or foreclosing properties.**

[Ord. No. O-10-32, 11-15-2010, § 1; amended by Ord. No. O-12-07, 7-2-2012, § 1; Ord. No. O-14-22, 11-3-2014, § 1]

- (a) *Purpose and intent.* It is the purpose and intent of the City to establish a process to address the number of abandoned, vacant, and foreclosed or foreclosing properties located within the City. It is the City's further intent to specifically establish an abandoned, vacant, and foreclosed or foreclosing property program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of such properties.
- (b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in the section except where the context clearly indicates a different meaning:

ABANDONED REAL PROPERTY

The meaning as defined in Section 14-48(h) of the City of Poughkeepsie Code of Ordinances.

BUILDING

Any combination of materials having a roof and enclosed within exterior walls or firewalls, built to form a structure for the shelter of persons.

BUILDING INSPECTOR

The duly appointed Building Inspector or his designees.

CITY

The City of Poughkeepsie.

DAYS

Consecutive calendar days.

DEFAULT

With respect to a residential building containing four or fewer dwelling units: when the mortgagor is 60 days past due on the mortgagor's obligation to make a scheduled payment under a mortgage or a mortgage note. With respect to all other buildings: when the mortgagor is 90 days past due on the mortgagor's obligation to make a scheduled payment under a mortgage or a mortgage note.

EVIDENCE OF VACANCY

Any condition that, on its own or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but not be limited to, overgrown and/or dead vegetation, accumulation of abandoned real property, as defined herein, and statements by neighbors, passersby, delivery agents or government agents, among other evidence that the property is vacant.

FORECLOSED

Describes a property for which a new deed has been recorded with the County Clerk following the

foreclosure process and is recorded in the name of a bank, credit union, mortgage servicer, financial institution, REO, government corporation such as the Government National Mortgage Association (Ginnie Mae), government-sponsored enterprise such as the Federal National Mortgage Association (Fannie Mae) or the Federal Home Loan Mortgage Corporation (Freddie Mac), the Secretary of Housing and Urban Development, the Veterans Administration, or other such entity.

FORECLOSING

Describes a property that is in the process of foreclosure.

FORECLOSURE

The process by which a property, placed as security for a real estate loan, is sold at auction to satisfy the debt if the owner or borrower defaults.

INITIATION OF FORECLOSURE PROCEEDINGS

Commencing a foreclosure action on a property in any court of competent jurisdiction pursuant to New York Real Property Actions and Proceedings Law (RPAPL) § 1301 et seq.

MORTGAGEE

The creditor, including but not limited to service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

NOTICE OF DEFAULT

A recorded notice that a default has occurred under a mortgage and that the mortgagee intends to proceed with a foreclosure sale.

OWNER

Any person, entity or service company, alone or severally with others; that:

- (1) Has legal title to any real property, including but not limited to a dwelling, dwelling unit, mobile dwelling unit, or parcel of land, vacant or otherwise, including a mobile home park; or
- (2) Has care, charge or control of real property, including but not limited to any dwelling, dwelling unit, mobile dwelling unit, or parcel of land, vacant or otherwise, including a mobile home park, or any administrator, administratrix, executor, trustee or guardian of the estate of the holder of legal title; or
- (3) Is the mortgagee of any such property who has initiated foreclosure proceedings as defined in this section; or
- (4) Is an agent, trustee or other person appointed by the courts and vested with possession or control of any such property; or
- (5) Is an officer or trustee of the association of unit owners of a condominium. Each such person is bound to comply with the provisions of these minimum standards as if he were the owner. However, "owner" shall not mean a condominium association pursuant to Article 9-B of the Condominium Act to the extent that such association forecloses on or initiates the foreclosure process for unpaid assessments due or owing to the association; or

- (6) Every person who operates a rooming house; or
- (7) Is a trustee who holds, owns or controls mortgage loans for mortgage-backed securities transactions and has initiated the foreclosure process; or
- (8) Has initiated foreclosure proceedings against a property pursuant to New York RPAPL § 1301 et seq.

OWNER OF RECORD

The person having title to the property as indicated upon the records of the Dutchess County Clerk.

PROPERTY

Any improved real property, or portion thereof, situated in the City and includes all the buildings or structures located on the property.

VACANT STRUCTURE

A building or structure that is not legally occupied.

(c) *Registration.*

- (1) Properties with vacant structures. Within ~~10~~ 30 days of the date on which a structure becomes vacant, or within ~~10~~ 30 days of being provided notices from the Building Inspector of the existence of a vacant structure that has not been registered, the owner shall register said property with the Building Department on a form provided by the Department.
- (2) Foreclosed and foreclosing properties. Within ~~10~~ 30 days of the effective date of this section, or within ~~10~~ 30 days of the initiation of foreclosure proceedings, whichever is later, the owner of any foreclosed or foreclosing property shall register said property with the Building Department on a form provided by the Building Department.
- (3) Registration pursuant to this subsection must be renewed at the end of each six months if the property is still in foreclosure and/or is vacant.
- (4) Any mortgagee who holds a mortgage on real property located within the City shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ~~10~~ 30 days of the inspection, register the property in accordance with this subsection and obtain a vacant property permit in accordance with Section **6-39(i)** below. If the property is occupied but remains in default, it shall be inspected by the mortgagee or mortgagee's designee on a monthly basis until the mortgagor or other party remedies the default; or it is found to be vacant or shows evidence of vacancy. Such determination may be made by communication with the mortgagor, a visual inspection of the real estate, or other means reasonably calculated to determine if the structure is vacant. The property shall be deemed abandoned upon such time as it is found to be vacant or shows evidence of vacancy, and the mortgagee shall, within ~~10~~ 30 days of the inspection, register the property in accordance with this subsection.
- (5) The Common Council, by resolution, shall establish a fee schedule for the registering of vacant structures and foreclosed or foreclosing properties but shall not require that an owner pay more than one

registration fee per parcel per six-month period.

- (6) The owner shall notify the Building Inspector within 10 30 days of any change in the registration information, including the sale or transfer of the property, by filing an amended registration statement on a form provided for such purposes.
- (d) *Form.* The registration shall be submitted on forms provided by the Building Department and shall include the following information supplied by the owner:
 - (1) A description of the premises;
 - (2) The names and addresses of the owner or owners;
 - (3) If the owner does not reside in Dutchess County, the name and address of any third party who the owner has entered into a contract or agreement with for property management;
 - (4) The names and addresses of all known lien holders and all other parties with an ownership interest in the building;
 - (5) A telephone number where a responsible party can be reached at all times during business and nonbusiness hours; and
 - (6) A vacant building plan described in Section 6-39(e).
- (e) *Statement of Plan.* At the time a vacant building or dwelling is registered as required above, the owner shall submit to the Building Department a Statement of Plan and obtain a vacant property permit pursuant to Section 6-39(i). The plan shall include at least the following:
 - (1) The length of time the owner expects the vacancy to continue;
 - (2) The proposed rehabilitation or improvement to be made to the structure so as to make the structure suitable for its last use of record;
 - (3) A form in which the owner grants permission to the Building Inspector, Police Chief or Fire Inspector to enter and inspect the property;
 - (4) A description of what will be done to secure the structure so that it will not become open to the general public;
 - (5) An open trespass complaint to be filed with the Police Department.
- (f) *Failure to file a Statement of Plan and/or register.* Should the owner fail to submit a plan or fail to comply with such plan after it has been approved by the Building Department, the Building Inspector shall recommend to the Office of Corporation Counsel that a criminal information be filed in City Court, and the property shall be deemed abandoned pursuant to Section 6-39(m) of this chapter. issue a written notice of the violation(s) and serve same as provided in Section 6-15. Upon the owner's failure to abate the violation(s) within the stated deadline, the Building Inspector shall recommend to the Office of the Corporation Counsel that a criminal proceeding be commenced in City Court.

- (g) *Maintaining and securing vacant structures.* All vacant real property shall at all times be properly maintained. A vacant structure shall be considered properly maintained if:
- (1) It has all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals.
 - (2) All roof and roof flashings shall be sound and tight such that no rain will penetrate the structure and must allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the building.
 - (3) The building must be maintained in good repair, be structurally sound and free from overgrown vegetation, rubbish, garbage, and other debris.
 - (4) Structured members of the building shall be capable of bearing both live and dead loads, and the foundation walls likewise shall be capable of supporting an appropriate load.
 - (5) The exterior of the structure shall be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements by appropriate weather-coating materials (paint or similar treatment).
 - (6) Any balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions shall be in good repair, appropriately anchored. The exposed metal and wood surface of such overhanging extensions shall also be protected from the elements against rust or decay by appropriate application of paint or similar weather-coating.
 - (7) Any accessories or appurtenant structures, including but not limited to garages, sheds and other storage facilities, shall meet the same standards.
 - (8) The property contains a posting with the name and twenty-four-hour contact phone number of the local individual or property management company responsible for the maintenance. This sign must be posted on the front of the property so it is clearly visible from the street.
 - (9) All bushes must be trimmed so as to provide an unobstructed view of the front of the house from the public roadway.
 - (10) The owner shall comply with all other relevant state and local regulations concerning the maintenance of property.
- (h) *Inspections.* The Building Inspector, Fire Department, Sanitation Inspector and/or Police Department shall have the authority to inspect properties subject to this section for compliance with Section 6-39(g) and to issue citations for any violations with directions to remedy the violation within 40 30 days of the date of the citation.
- (i) *Vacant property permit.* The Building Inspector will issue a vacant building permit upon being satisfied that the property is properly registered pursuant to Section 6-39(c) and properly maintained pursuant to Section 6-39(g). This permit shall be valid for a period of six months, at the end of which the inspection process must again be carried out by the Building Inspector.

- (j) *Cash bond.* Within 10 30 days of the date on which the registration form is required under Section 6-39(c), the owner of any vacant and/or foreclosing or foreclosed property shall provide a cash bond in the amount of \$10,000 \$5,000 to the Building Inspector, as security in the event the Building Inspector is authorized pursuant to Section 6-39(m) below to secure the continued maintenance of the property until such time as the property is again legally occupied, sold, or transferred and to remunerate the City for any expenses incurred in inspecting, securing, marking, maintaining, or making such property safe. A portion of said bond, in an amount to be determined by the Building Inspector, not to exceed 10% of the total bond value, shall be retained by the City as an administrative fee to fund an account for expenses incurred in inspecting, securing, maintaining and marking other vacant and/or foreclosed or foreclosing properties that are not in compliance with this section. Any owner of a vacant and/or foreclosed or foreclosing property providing a bond pursuant to this subsection must also provide bonds for all other vacant and foreclosed or foreclosing properties it owns in the City. The Building Inspector may waive the bond requirement for a period not exceeding one year in the following instances:
- (1) Where the owner has applied for and receive a building permit that encompasses alterations, renovations, repairs, or construction to be performed so that the building or structure may be legally re-occupied.
 - (2) Where a property is being actively marketed for sale and is otherwise being maintained by the owner in compliance with the Code.
- (k) *Liability insurance.* Within 10 30 days of the date on which the registration form is required under Section 6-39(c), the owner of any vacant and/or foreclosed or foreclosing property shall procure liability insurance for the property' with a coverage amount to exceed \$150,000 and shall furnish the Building Inspector with a copy of said certificate of insurance.
- (l) *Expiration of obligations.* An owner's obligations under Section 6-39(c) through (k) shall expire at such time as a property in foreclosure is sold or transferred, or a vacant property that is not in foreclosure becomes legally occupied again.
- (m) *Certification of abandonment.* Upon the Building Inspector's determining a property has been abandoned and/or is otherwise vacant and not in compliance with Section 6-39(c) through (g), the Building Inspector shall cause a certification of abandonment to be filed with the Building Department's records, and such certification shall be served upon the owner of the premises, either personally or by posting a copy of the certification in a conspicuous place on the property and by mailing a copy by certified mail to the owner or owners' last known address, as provided in Section 6-15.
- (1) Upon the Building Inspector's filing a certification of abandonment, the Building Inspector, Sanitation Inspector, Police Department and/or Fire Department may, without further notice to the owner, take necessary steps to ensure the property is properly maintained pursuant to Section 6-39(g). The Building Inspector shall then provide the owner with a written statement of all costs associated with inspecting, securing, and maintaining the property. If the owner fails to reimburse the City within five days of receiving said written statement of costs, the City shall draw down upon the bond paid by the owner pursuant to Section 6-39(j). All costs associated with inspecting, securing, and maintaining the property shall be reimbursed to the City by drawing down upon the bond paid by the owner pursuant to Section 6-39(j). The Building Inspector shall maintain a written statement of all costs in the property file located in the Building Department. If there is no bond available, the costs incurred to ensure the

property and/or dwelling is properly maintained shall be paid out of the municipal treasury on the certificate of the Building Inspector. Such costs shall be charged against the land on which the building existed, as a municipal lien, or shall be added to the tax roll as an assessment or shall be levied as a special tax against the land upon which the building stands or stood or shall be recovered in a suit at law against the owner.

- (2) If the Building Inspector draws down a cash bond provided pursuant to Section 6-39(j), he or she shall forthwith notify the owner of the amount by which the cash bond has been drawn down, and the owner shall have 40 30 days from the date of said notice to replenish the bond to the minimum of \$10,000 \$5,000 required in Section 6-39(j).
- (3) The owner of a property declared abandoned may petition the Building Department to remove the certification of abandonment by providing proof to the Building Inspector that the basis of the certificate of abandonment no longer exists and the owner is in compliance with this article.
- (n) *Establishment of list.* The Building Inspector is hereby directed to compile a list of all properties declared abandoned.
- (o) *Penalties.* Any person, firm, corporation, or association violating ~~the provisions~~ any provision of this section shall be subject to a penalty of \$300 per day, per property, a penalty as provided in Section 6-11. for the following violations, which shall constitute distinct and separately chargeable violations:
 - ~~(1) Failure to register a property as required in Section 6-39(e). The first date on which a penalty for failure to register may be imposed is the latter of the following:~~
 - a. ~~The 11th day after the owner is provided with written notice the existence of a vacant property;~~
 - b. ~~The 11th day after the initiation of foreclosure proceedings; or~~
 - e. ~~The 11th day after the effective date of this section.~~
 - ~~(2) Failure to provide a cash bond as required in Section 6-39(j). The first date on which a penalty for failure to provide a cash bond may be imposed is the latter of the following:~~
 - a. ~~The 21st day after the owner is provided with written notice of the existence of a vacant property;~~
 - b. ~~The 21st day after the initiation of foreclosure proceedings; or~~
 - e. ~~The 21st day after the effective date of this section.~~
 - ~~(3) Failure to replenish a cash bond that the Building Inspector has drawn down pursuant to Section 6-39(m). The first date on which a penalty for failure to provide a cash bond may be imposed is the 11th day after the Building Inspector notifies the owner of the obligation to replenish the bond to the minimum of \$10,000.~~
 - ~~(4) Failure to provide proof of liability insurance as required in Section 6-39(l). The first date on which a penalty for failure to provide a cash bond may be imposed is the latter of the following:~~

- a. ~~The 21st day after the owner is provided with written notice of the existence of a vacant property;~~
 - b. ~~The 21st day after the initiation of foreclosure proceedings; or~~
 - e. ~~The 21st day after the effective date of this section.~~
- (5) ~~Failure to rectify violations of Section 6-39(g). An owner who fails to remedy violations of Section 6-39(g) within 10 days of the date of a citation issued pursuant to Section 6-39(h) shall be subject to civil penalties as set forth in Sections 6-11 and 6-12 for each day the violation is unremedied unabated or until the Building Inspector exercises his or her authority under Section 6-39(m) to take necessary steps to ensure the property is properly maintained pursuant to Section 6-39(g).~~
- (p) *Procedure for serving notices.* Notices required pursuant to this section shall be served in the following manner: ~~manner provided in Section 6-15.~~
- (1) ~~Personally on any owner as defined in this section;~~
 - (2) ~~Left at the last and usual place of abode of any owner, if such place of abode is known and is within or without the state; and sent by certified or registered mail, return receipt requested.~~

Section 6-40 through Section 6-89. (Reserved)



**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

MEMORANDUM OF TRANSMITTAL

To: Common Council
From: Natalie Quinn, Acting Development Director
Date: October 18, 2021
Re: 117 N. Hamilton Street, Rezoning

The property at 117 N. Hamilton Street (Parcel # 6162-63-266293) is currently zoned as Medium High-Density Residence District (R-4). The applicant, Baxter Building Corporation, requests that the zoning code be amended to allow for a new construction building for up to five different businesses that would have a street front presence on N. Hamilton Street, along with a rear building serving as a warehouse. The R-4 district currently does not permit such uses.

The proposed development will also include 115 N. Hamilton Street (Parcel # 6162-63-271278) which is currently zoned I-1 and permits the proposed uses.

Based on the applicant's request, the Common Council may choose to consider a map change to rezone the single parcel in question to another zoning designation. Alternatively, the Common Council may choose to pursue a text amendment to add the proposed uses as permitted uses within the R-4 district. It is the opinion of planning staff that a map amendment changing the zoning designation for the subject property from R-4 to I-1 would avoid potential negative unintended consequences of allowing commercial or light industrial uses in other R-4 neighborhoods. Thus, the following analysis investigates the preferred option of a map amendment, but an analysis of other potentially appropriate zoning changes can be carried out upon request by the Common Council.

LOCATION COMPATIBILITY

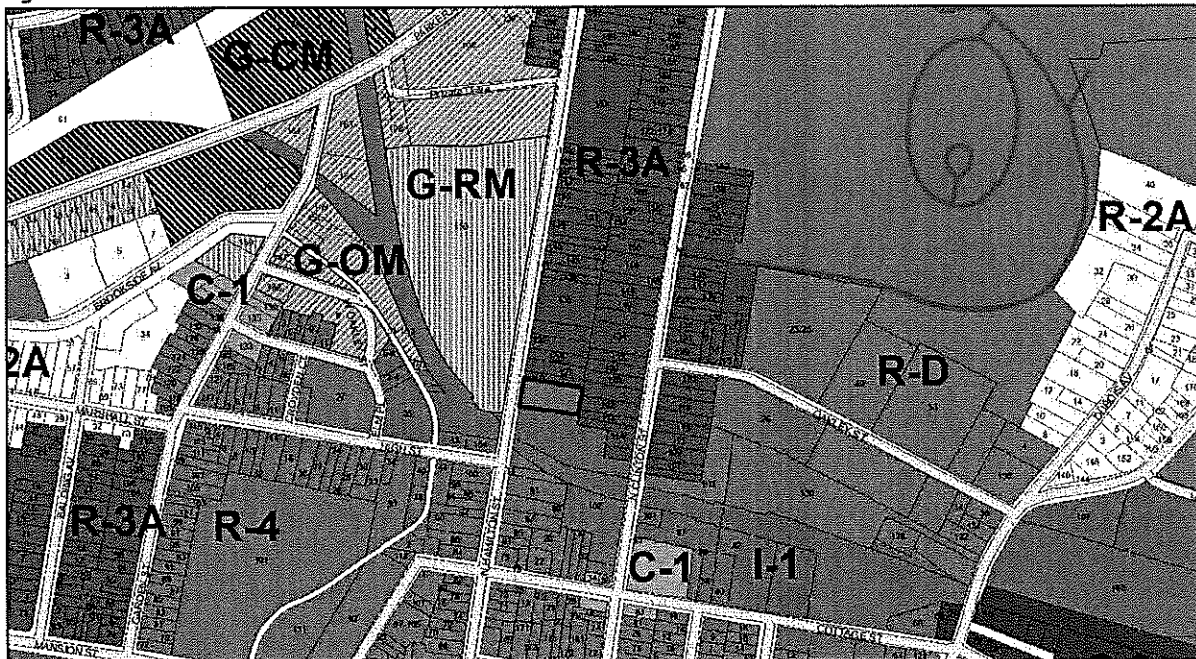
The property at 117 N. Hamilton Street is currently a vacant lot on approximately 0.43 acres. The most recent use of the site was a public place of assembly with two housing units. The existing structure was demolished around 2009, the property rezoned from R-3A to R-4 and sold by the city for a proposed five-unit development. The development was never built, and the site has remained vacant since.

The site is located in a historically industrial corridor of the city, next to the former railroad spur and close to commercial and light industrial activities along Cottage, Smith, and Oakley Streets. Early zoning maps appear to include the property within the Light Industrial (I-1) zoning district, but it later had an R-3A designation before, as described above, it was rezoned to R-4 in 2009. The property immediately adjacent to the south is zoned I-1 and is included within the proposed development.

The property directly abuts a number of residential land uses to the north and east, and it is located across the street from the southern edge of Dutchess County Justice and Transition Center property. This stretch of N. Hamilton Street includes a mix of housing and commercial uses, including an electrical contractor, brewery operations and a beverage center, along with one, two and three-family homes.

It is worth noting that the Walkway-Gateway Zoning District also covers a large portion of this neighborhood. This zoning district promotes a mix of uses, and in the G-OM (Office-Manufacturing) subdistrict the use of existing factory buildings for employment centers is encouraged. The intent of the district goes on to say, "Vacant or unused buildings are encouraged to be adaptively reused for a mix of new and existing uses, especially low impact light manufacturing."¹ This more contemporary zoning district acknowledges the industrial and commercial character of the neighborhood and does not discourage these uses from continuing alongside residential uses.

Figure 1



INTENT AND OBJECTIVES OF THE PROPOSED REZONE DISTRICT

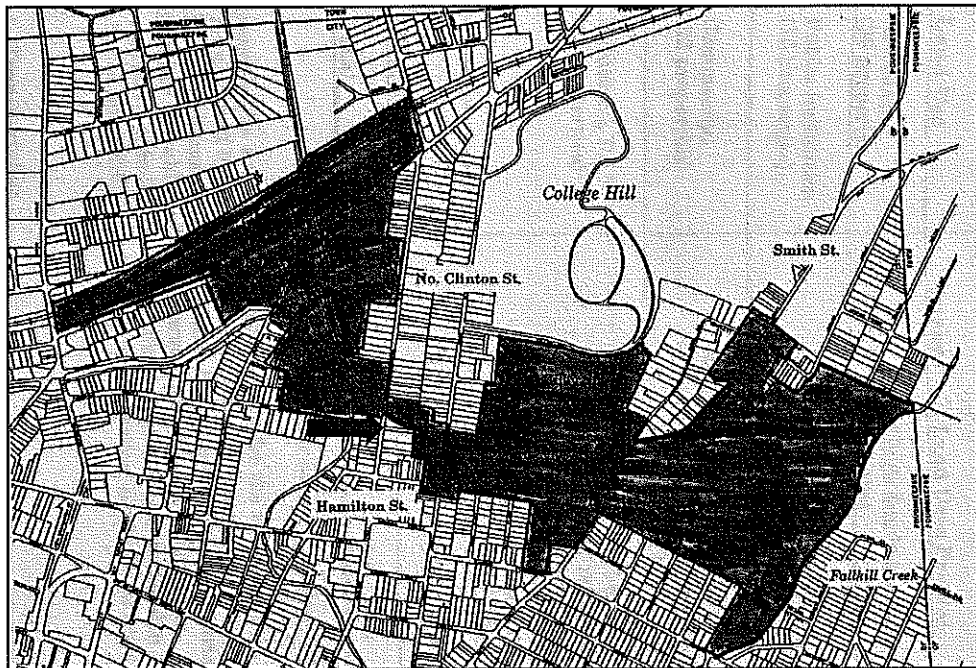
The stated purpose of the I-1 Zoning District is to "provide areas for a wide range of industrial activity that conform to a high level of performance standards, that can be located in close proximity to residential, institutional and commercial areas without objectionable influence and that can serve as a buffer in some cases between more objectionable industrial activities and residential and/or certain commercial areas."² In the I-1 district, the types of uses proposed in the development such as wholesale businesses and contractor businesses are permitted by right, subject to compliance with the lot and bulk regulations as outlined in Section 19-3.29(4).

¹ <https://ecode360.com/29221397>

² <https://ecode360.com/27016701>

COMPREHENSIVE PLAN

The subject parcel is effectively within the Cottage Street Business Park study area as described in the City's 1998 Comprehensive Plan. This study area includes the streets and neighborhoods surrounding the former Conrail spur, from Parker Avenue to Smith and Cottage Streets.



The Comprehensive Plan identifies primary concerns surrounding truck traffic on residential side streets and open storage of materials that are poorly screened from abutting residential uses. However, the plan is generally positive about the mix of residential uses and industry, which provides for employment opportunity and supports the overall health of the local economy. The plan supports continued development of light industrial and commercial uses in the area, provided that any negative byproducts of industry such as noise and fumes be mitigated to the extent possible. Future land uses contemplated by the plan include contractor and supply businesses, wholesale bakeries, garden center or wholesale landscaping businesses, and printing shops among others. (Section 5.0, page 5-23)

ANALYSIS & CONCLUSION

It is the opinion of the Planning Department that a zoning map amendment of the subject parcel to the I-1 zoning district would not negatively impact the surrounding neighborhood, and would be in line with the city's Comprehensive Plan. The land uses of the proposed project are consistent with what currently exists in the neighborhood, and they are not the type of heavy industrial uses that would be incompatible with the residential portions of the neighborhood. Furthermore, the I-1 District regulations contain built-in measures to protect adjacent residential uses, such as Section 19-3.29, which states "Except as otherwise provided, where a lot in any I-1 District adjoins any R-1 through R-6, O-R or PRD District, a landscaped buffer of at least 25 feet shall be provided along the property line." Additional aspects of parking, loading, landscaping and screening in the proposed project are controlled by zoning

and will be reviewed by both staff and Planning Board to ensure the project does not negatively impact the quality of life of neighborhood residents.

PLEASE PRINT OR TYPE FORM CLEARLY

NOTE: Claim must be filed with and served to the City Chamberlain in triplicate (3 copies) within 90 days after the claim arises. Use additional sheets if necessary.

**NOTICE OF CLAIM
AGAINST
THE CITY OF POUGHKEEPSIE, NEW YORK**

TODAY'S DATE: 18 OCTOBER 2021

NAME AND ADDRESS OF EACH CLAIMANT:

W. Scott Craft
100 MANITOU STATION RD GARRISON NY 10524

TELEPHONE NUMBER: 917-843-5045

NAME AND ADDRESS OF ATTORNEY (IF ANY):

DESCRIBE WHAT HAPPENED AND AMOUNT CLAIMED (PLEASE STATE DATE, TIME, LOCATION, AND MANNER IN WHICH CLAIM AROSE):

CITY EMPLOYEE BROKE UP AND STUCK PARKED, UNOCCUPIED VEHICLE AT 11:00 AM AT THE HOWARD ST. TRANSFER STATION

ITEMS DAMAGED OR INJURIES SUSTAINED:

1991 FORD F-150 4X4

Signature of Claimant

Signature of Claimant

STATE OF NEW YORK, COUNTY OF Orange S.S.:

Wayne S. Craft being duly sworn, say(s) that he/she is/are the claimant(s) named in the foregoing claim, that he/she has/have read the same and know(s) the contents thereof; that the same is true to his/her own knowledge, except as to the matters alleged upon information and belief and as to those items, he/she believes it to be true.

Signature of Claimant

Signature of Claimant

Sworn to before me this 18 day of October, 2021

Taryn Farrington
Notary Public

TARYN FARRINGTON
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS
LIC. #01FA6084049
COMM. EXP. December 2, 2022

NOTE: After submitting this form to the City Chamberlain, please direct any inquires to the Corporation Counsel at (845) 451-4065, Monday to Friday, 8:30 a.m. - 4:00 p.m.

2021 OCT 18 AM 10:24
CITY OF POUGHKEEPSIE
CITY CHAMBERLAIN

STANCO'S AUTO BODY, INC.

3340 ROUTE 9, COLD SPRING, NY 10516

Phone: (845) 265-7825

FAX: (845) 265-7256

Workfile ID: 4278c0bb

PartsShare: 6t3Rmb

Federal ID: 825312451

State ID: 7069618

Preliminary Estimate**Customer: Craft, Wayne****Job Number:**

Insured: Craft, Wayne

Policy #:

Claim #:

Type of Loss:

Date of Loss:

Days to Repair: 0

Point of Impact:

Owner:

Craft, Wayne

Inspection Location:

STANCO'S AUTO BODY, INC.

3340 ROUTE 9

COLD SPRING, NY 10516

Repair Facility

(845) 265-7825 Business

Insurance Company:**VEHICLE**

1991 FORD F-150 Styleside 117" WB 4WD 2D P/U 6-4.9L Gasoline

VIN: 1FTEF14Y7MPA00648

Interior Color:

Mileage In:

Vehicle Out:

License:

Exterior Color:

Mileage Out:

State:

Production Date:

Condition:

Job #:

TRANSMISSION

Automatic Transmission

Overdrive

4 Wheel Drive

POWER

Power Steering

Power Brakes

DECOR

Dual Mirrors

Tinted Glass

RADIO

AM Radio

SAFETY

Anti-Lock Brakes (2)

WHEELS

Styled Steel Wheels

PAINT

Clear Coat Paint

Two Tone Paint

Preliminary Estimate

Customer: Craft, Wayne

Job Number:

1991 FORD F-150 Styleside 117" WB 4WD 2D P/U 6-4.9L Gasoline

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	CAB						
2	*	Rpr RT Corner panel				<u>8.0</u>	1.2
3		Add for Clear Coat					0.5
4		Add for Two Tone					0.5
5		Add for Inside					1.3
6	FRONT DOOR						
7	*	Rpr RT Door shell				<u>5.0</u>	2.5
8		Overlap Major Adj. Panel					-0.4
9		Add for Clear Coat					0.4
10		Add for Two Tone					0.6
11		Add for Edging					0.5
12	R&I	RT Belt w/strip				0.5	
13	R&I	RT Mirror				0.3	
14	R&I	RT Handle, outside chrome				0.5	
15	R&I	RT Lower molding				0.3	
16	R&I	RT Belt w/strip				0.3	
17	PICK UP BOX						
open	R&I	R&I box assy				2.5	
19	R&I	RT Wheel opng mldg				0.2	
20	R&I	RT Rear molding				0.2	
21	R&I	RT Front molding 6 foot bed				0.2	
22	*	Rpr RT Outer panel w/single fuel tank 6 foot bed				<u>6.0</u>	3.2
23		Overlap Major Non-Adj. Panel					-0.2
24		Add for Clear Coat					0.6
25	REAR BUMPER						
26	*	R/I bumper assy - chrome				1.0	
27	STRIPE TAPE						
open	*	Repl Stripe tape complete truck	E7TZ3520000CD	1	239.10	<u>1.0</u>	
29	#	Rpr Remove stripes				1.0	
30	#	Subl Hazardous Waste Removal		1	3.50		
31	#	Repl Cover Car		1	5.00		
32	#	Mask Jambs		1	10.00	0.5	
33	#	Clean & Re-tape Mldg(s)		1	10.00	1.0	
34	#	Sand & Buff		1		2.0	
SUBTOTALS					267.60	30.5	10.7

Preliminary Estimate

Customer: Craft, Wayne

Job Number:

1991 FORD F-150 Styleside 117" WB 4WD 2D P/U 6-4.9L Gasoline

ESTIMATE TOTALS

Category	Basis		Rate	Cost \$
Parts				267.60
Body Labor	30.5 hrs	@	\$ 58.00 /hr	1,769.00
Paint Labor	10.7 hrs	@	\$ 58.00 /hr	620.60
Paint Supplies	10.7 hrs	@	\$ 32.00 /hr	342.40
Subtotal				2,999.60
Sales Tax	\$ 2,999.60	@	8.3750 %	251.22
Grand Total				3,250.82
Deductible				0.00
CUSTOMER PAY				0.00
INSURANCE PAY				3,250.82

MyPriceLink Estimate ID / Quote ID:

877593644100493312 / 94318843

****IN BUSINESS SINCE 1994**

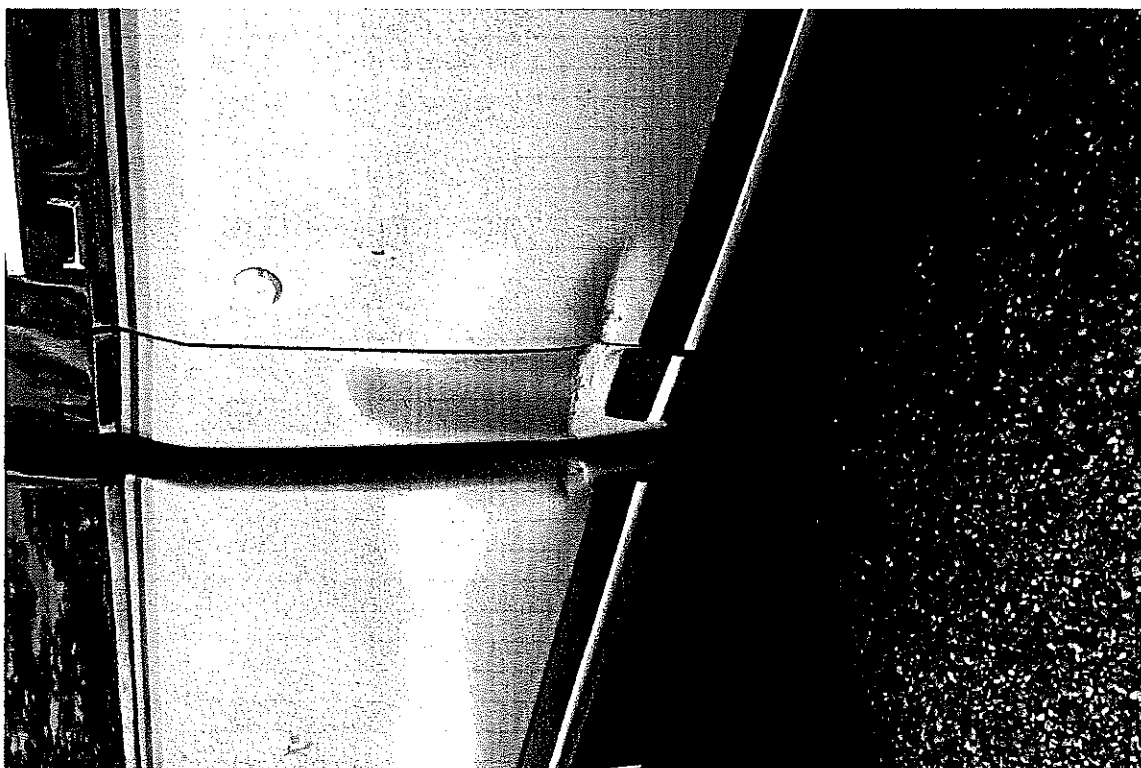
****STATE LICENSE #7069618**

THANK YOU FOR LETTING US SERVE YOU.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR COMMERCIAL INSURANCE OR A STATEMENT OF CLAIM FOR ANY COMMERCIAL OR PERSONAL INSURANCE BENEFITS CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, AND ANY PERSON WHO, IN CONNECTION WITH SUCH APPLICATION OR CLAIM, KNOWINGLY MAKES OR KNOWINGLY ASSISTS, ABETS, SOLICITS OR CONSPIRES WITH ANOTHER TO MAKE A FALSE REPORT OF THE THEFT, DESTRUCTION, DAMAGE OR CONVERSION OF ANY MOTOR VEHICLE TO A LAW ENFORCEMENT AGENCY, THE DEPARTMENT OF MOTOR VEHICLES OR AN INSURANCE COMPANY, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME, AND SHALL ALSO BE SUBJECT TO A CIVIL PENALTY NOT TO EXCEED FIVE THOUSAND DOLLARS AND THE VALUE OF THE SUBJECT MOTOR VEHICLE OR STATED CLAIM FOR EACH VIOLATION.

You are entitled to the return of all replaced parts, except warranty and exchange parts, but you must ask for them in writing before any work is done. If you authorize work by phone, the shop must keep any replaced parts, and make them available when you pick up the vehicle.

RIGHT SIDE of
VEHICLE



Local Codes
21-24955
Q3PD18DP513P

POLICE ACCIDENT REPORT

MV-104A (6/04)

CITY OF POUGHKEEPSIE POLICE DEPT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12601

☐ AMENDED REPORT

1	Accident Date Month 10 Day 13 Year 2021	Day of Week WEDNESDAY	Military Time 10:35	No. of Vehicles 2	No. Injured 0	No. Killed 0	Not Investigated at Scene ☐	Left Scene ☐	Police Photos ☐ Yes ☒ No	20		
	VEHICLE 1				☒ VEHICLE 2 ☐ BICYCLIST ☐ PEDESTRIAN ☐ OTHER PEDESTRIAN							
2	VEHICLE 1- Driver License ID Number Driver Name - exactly as printed on license Address (Include Number and Street) City or Town State Zip Code				VEHICLE 2- Driver License ID Number 291222710 Driver Name - exactly as printed on license Address (Include Number and Street) City or Town State Zip Code						21	
	PARKED,				JOHNSON, SCOTT L						3	
	100 MANITOU STATION				120 HUDSON AVE 1A15						22	
3	GARRISON				POUGHKEEPSIE							
1	Date of Birth Month 11 Day 4 Year 1961	Sex M	Unlicensed ☐	No. of Occupants 00	Public Property Damaged ☐	Date of Birth Month 11 Day 4 Year 1961	Sex M	Unlicensed ☐	No. of Occupants 01	Public Property Damaged ☐	23	
	Name - exactly as printed on registration CRAFT, WAYNE S				Name - exactly as printed on registration CITY OF POUGHKEEPSIE,						1	
4	Address (Include Number and Street) 100 MANITOU STATION				Address (Include Number and Street) 26 HOWARD ST						24	
	City or Town GARRISON				City or Town POUGHKEEPSIE						6	
5	Plate Number JHH4199	State of Reg. NY	Vehicle Year & Make 1991 FORD	Vehicle Type PICK	Ins. Code 328	Plate Number AZ4148	State of Reg. NY	Vehicle Year & Make 2017 CHEV	Vehicle Type PICK	Ins. Code 994		
6	Ticket/Arrest Number(s)				Ticket/Arrest Number(s)						25	
1	Violation Section(s)				Violation Section(s)						10	
7	Check if involved vehicle is: ☐ more than 95 inches wide; ☐ more than 34 feet long; ☐ operated with an overweight permit; ☐ operated with an overdimension permit.				Check if involved vehicle is: ☐ more than 95 inches wide; ☐ more than 34 feet long; ☐ operated with an overweight permit; ☐ operated with an overdimension permit.				Circle the diagram below that describes the accident, or draw your own diagram in space #9. Number the vehicles.			26
2	VEHICLE 1 DAMAGE CODES Box 1 - Point of Impact Box 2 - Most Damage Enter up to three more damage codes				VEHICLE 2 DAMAGE CODES Box 1 - Point of Impact Box 2 - Most Damage Enter up to three more damage codes				ACCIDENT DIAGRAM See the last page of the MV-104A for the accident diagram.			15
	Vehicle By: Towed To:				Vehicle By: Towed To:				9. Cost of repairs to any one vehicle will be more than \$1000. ☐ Unknown/Unable to determine ☒ Yes ☐ No			27
	VEHICLE DAMAGE CODING: 1-13 SEE DIAGRAM ON RIGHT. 14. UNDERCARRIAGE 17. DEMOLISHED 15. TRAILER 18. NO DAMAGE 16. OVERTURNED 19. OTHER				Place Where Accident Occurred: County DUTCHESS ☒ City ☐ Village ☐ Town of POUGHKEEPSIE Road on which accident occurred 26 HOWARD ST (Route Number or Street Name) at 1) intersecting street or 2) _____ feet _____ miles ☐ N ☒ S of MCKINELEY LANE (Route Number or Street Name) ☐ E ☐ W (Milepost, Nearest Intersecting Route Number or Street Name)							28
	Reference Marker				Coordinates (if available) Latitude/Northing Longitude/Easting							29
	Accident Description/Officer's notes V2 reported that he was backing out of a parking space. The operator did not see V1 parked behind him and accidentally struck V1. V1's operator reported that he was not in the vehicle and he was inside of 26 Howard St										30	

ALL INVOLVED

8	9	10	11	12	13	14	15	16	17 BY	
A	2	1	4	1	59	M	-	-	-	JOHNSON, SCOTT L
B										
C										
D										
E										
F										
Officer's Rank and Signature	PATROLMAN <u>SEAN M O'KEEFE</u>				Badge/ID No.	NCIC No.	Precinct/Post Troop/Zone	Station/Beat Sector	Reviewing Officer	Date/Time Reviewed
Print Name in Full	SEAN M O'KEEFE				6862	01302			HAMEL, MATTHEW	10/14/2021 08:53

POLICE ACCIDENT REPORT

MV-104A (6/04)

Local Codes

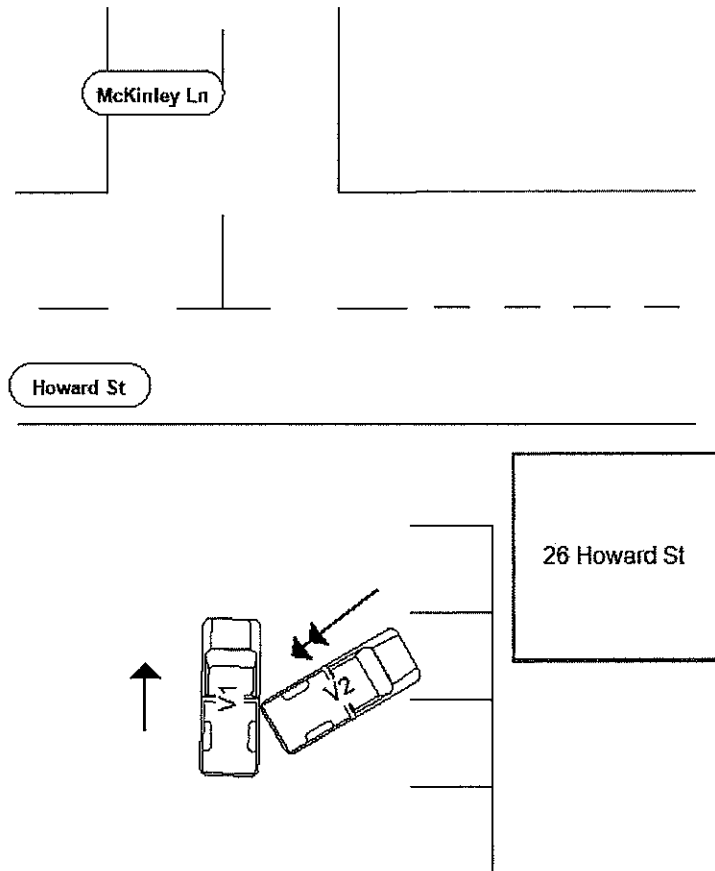
21-24955

Q3PD18DP513P

☐ AMENDED REPORT

Accident Date			Day of Week	Military Time	No. of Vehicles	No. Injured	No. Killed	Not Investigated at Scene	Left Scene	Police Photos
Month	Day	Year						Accident Reconstructed		☐ Yes ☒ No
10	13	2021	WEDNESDAY	10:35	2	0	0			

RELEASED TO Scott W. Craft
 DATE 10/18/2021
 CITY OF POUGHKEEPSIE POLICE DEPT.
 62 CIVIC CENTER PLAZA
 POUGHKEEPSIE, NY 12601



Official Minutes of the Public Hearing of October 4, 2021 Public Hearing Regarding the Proposed
Local Law establishing Good Cause Eviction Legislation



THE CITY OF POUGHKEEPSIE
NEW YORK

PUBLIC HEARING

Monday, October 4, 2021 5:30 p.m.

Virtual / Zoom

Welcome to the scheduled meeting of the Public Hearing in the City of Poughkeepsie. The date is October 4, 2021 and the time is 5:30 pm.

THIS HEARING IS FOR THE PURPOSE OF RECEIVING COMMENTS ON THE Public Hearing Regarding the Proposed Local Law establishing Good Cause Eviction Legislation.

Councilmember-At-Large Salem called the meeting to order at 5:42 p.m.

PUBLIC COMMENT: Five (5) minutes per person public comment.

1. Brian Robinson, CEO of Equitable Future Inc.
2. Christine Jones, City of Poughkeepsie property owner (Creek Rd.)
3. Mark Carassone, Carassone Properties, multifamily owner in the City of Poughkeepsie
4. Derrick Roberts, 148 Franklin St.
5. Fatima Carmen Luisa Martinez Santiago, Community Voices Heard
6. Diamond Mima, 22 Baldwin Ave.
7. Lydia Hatfield, 183 Union St., Community Voices Heard
8. Colton Thorn, 144 Union St.
9. Eli Mann, 167 Union St.
10. Eli Berkowitz, 29 North Hamilton, Community Voices Heard
11. Justin Haines, attorney the Dutchess County Office of Legal Services of the Hudson Valley
12. Ariel Rodriguez, City of Poughkeepsie property owner
13. Daniel Staley, President of the Dutchess County Association of Realtors, submitted written comments
14. Sarah Malone, Worrall Ave. "For the Many"
15. Caroline Fenner, 42 Croft Rd. (Town of Poughkeepsie)

Official Minutes of the Public Hearing of October 4, 2021 Public Hearing Regarding the Proposed
Local Law establishing Good Cause Eviction Legislation

Submitted Written Comments:

- 1. Daniel Staley, President of the Dutchess County Association of Realtors**
- 2. Lindsay Duvall, Manager of Advocacy & Community Engagement Hudson River Housing**
- 3. Anonymous / Concerned Citizen**

Date: October 4, 2021

Hon. Sarah Salem
Chairperson, Poughkeepsie Common Council
3rd Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

Dear Chairperson Salem and Members of the Common Council:

On behalf of the Dutchess County Association of REALTORS® (DCAR), a diverse trade organization made up of hundreds of REALTORS® and housing providers throughout Dutchess County and in the City of Poughkeepsie, I'd like to take this opportunity to provide some comments on proposed "Good Cause Eviction" proposal currently being debated by the Common Council. As an association we have concerns on what good cause eviction will do to the housing market in the City and the negative consequences it will have to both landlords and tenants.

It is important to point out that tenants in New York currently have considerable eviction protections that were strengthened by the enactment of the Housing Stability and Tenant Protection Act of 2019. Tenant evictions protections include:

- Stays for Warrants: A tenant can halt issuance of a warrant of eviction for a period of up to 1 year, increased from 6 months;
- New Timing of Eviction Proceedings: Time periods for eviction proceedings were modified to require 14 days written notice (up from 3) for the collection of rent or possession prior to commencing a proceeding; tenant now has the right to adjourn trial for 14 days, and the officer executing the warrant must deliver 14 days written notice prior to any eviction;
- New Defense to Eviction Proceedings: A landlord or its agent must provide written notice to a tenant of late rental payments not received within 5 days of the due date. Failure to deliver written notice can be raised as a defense in a later eviction proceeding;
- Grounds for Eviction can be Rendered Moot if Tenant Makes Full Payment Prior to Hearing;
- Notice: A landlord must now provide tenants with notice ranging from 30 days to 90 days if the landlord intends to increase rent by 5% or more or does not intend to renew the tenancy;
- Strengthened Protections Against Retaliatory Evictions: A landlord cannot serve a notice to quit or commence an eviction proceeding against a tenant who made a good faith complaint to the landlord or landlord's agent about the warranty of habitability, duty to repair, or other law;
- Self-Help is Criminalized: It is now a class A misdemeanor for a landlord to evict or attempt to evict a tenant who has occupied a unit for more than 30 consecutive days without a warrant of eviction or order of a court. Civil penalties range from \$1,000 to \$10,000 for each violation.

Good cause eviction would create perpetual residential leases and is blatantly unconstitutional and offensive to private property rights. Currently, any property owner may exercise his or her right to not renew a lease after its expiration. This type of law would nullify that right, effectively rendering one of the main benefits of property ownership moot. The property owner would have little

to no say over who resides in the property in which he or she invests after the expiration of the initial lease. These decisions would be left to a court, presumably only after the property owner has gone to great lengths and expense to demonstrate “good cause” for eviction.

This legislation would also effectively impose a city-wide cap on rent increases. This proposed restriction on rent increases is artificial and unnecessary. The “unreasonable” rent increase threshold would amount to de facto rent stabilization in the City of Poughkeepsie, which hurts both landlords and tenants. Furthermore, this rent cap provision fails to account for other cost drivers, including property taxes and the need for periodic capital and other apartment improvements.

Poughkeepsie needs incentives for real estate investors to stay and invest in multi-family housing. Good cause eviction provides a strong disincentive for real estate investment, which will lead to lower property values, fewer transactions, and a loss in tax revenue for local government. More specifically, under this proposal those who purchase buildings to improve and rehabilitate them would not be able to do so even after a tenant’s lease has expired, as this bill would provide for a perpetual lease.

Thank you for taking the time to listen to our concerns with the current proposal.

Sincerely,

Daniel L. Staley
2021 President, Dutchess County Association of REALTORS®

City of Poughkeepsie Public Hearing on Proposed Good Cause Eviction Legislation
Oct. 4th, 2021

Hudson River Housing stands in solidarity with tenants and housing advocates in supporting Good Cause Eviction legislation. The proposed local law "Prohibition of Eviction Without Good Cause" (R-21-71), introduced by City of Poughkeepsie Council Chair Salem and Councilmember Menist would prevent no-fault evictions and require justification of rent increases. Good Cause Eviction legislation will reduce housing instability, which not only impacts individual households but entire communities.

Good Cause Eviction rewards good landlords and discourages bad ones from predatory exploitation of tenants. Our community should want Good Cause eviction in order to prevent increases in homelessness, slow speculation in the housing market, and reduce the negative impacts that can follow a household who has experienced eviction.

Good Cause Eviction doesn't protect tenants who break the terms of their lease, including non-payment of rent, or behaviors that break the law or impact the health and well-being of others. It doesn't prevent investment in properties, since landlords can still pass on the costs of property improvements to tenants.

With Poughkeepsie's high rates of poverty and cost-burdened households, rapidly rising rents, and low vacancy rate, more and more tenants are experiencing displacement from our community. Good Cause Eviction is one measure to protect residents and maintain diverse and thriving communities.

As a landlord, Hudson River Housing offers the following comments about the proposed Good Cause Eviction local law, which would be critical for our ability to fully support it. Regarding A(1)i) "the rate of the increase relative to the tenant's ability to afford said increase". We do not believe that the court should use a person's personal circumstance in determining if a rent increase is justified, but prefer the language in A(10)(iv), which uses a percentage for an increase. For example, consider a tenant who has a rent of \$1,100 and monthly income of \$3,800 one year (rent burden = 29%). If the rent was increased by just 3% to \$1,133 but also the person changed jobs and now had a monthly income of \$3,500 (rent burden = 32%), this rent increase could be considered unjustified, even though 3% is a reasonable rent increase based on increasing expenses.

We also strongly recommend a provision to override the rental increase percentage if there is a governmental regulation in play. Some of our housing that is based on 30% of a person's income may have annual rental price increases of greater than 5% if the tenant received additional income.

September 28, 2021

To Whom It May Concern:

The following is a public comment from a concerned citizen regarding the proposed "Good Cause Eviction" legislation being considered by the City of Poughkeepsie. I am writing to encourage you to vote against passing this legislation.

I am a local resident and landlord that lives and operates within the city. I moved to the community, in part, because of the opportunity for financial growth that I saw. The local laws set an even playing field for small landlords and business owners, promoting the healthy competition that spurs development, while also providing reasonable protections for tenants to promote a healthy quality of life. It was well-balanced legislation that aimed to nurture the diverse community that I wanted to be a part of.

I joined this community one year ago, after purchasing my first home – a severely dilapidated 2 family residence. It lacked a Certificate of Occupancy and was uninhabitable by any definition. Since then, I have made extensive updates to every system in the home. All told, I have invested over \$50,000 in repairs, giving the property a new life that makes it a comfortable and beautiful place to live for both myself and my upstairs tenant. During this time, I have received countless statements of thanks from neighbors who have expressed a renewed sense of pride in their own homes, due to the face-lift that these renovations have brought to the overall neighborhood.

When I first read the details of the law known as the "Good Cause Eviction Amendment", I wondered if I would have still chosen to move here and invest in this community, had this legislation had been in place. The answer is a resounding "No".

Legislation such as this is an infringement on the rights of property owners in this community. As business owners, landlords should be given the right to set their own prices for their services, based on the quality of those services and the value that the market determines. Additionally, they should be entitled to choose who they enter into business with, and to subsequently make amendments to those selections within a reasonable timeframe. If a tenant proves difficult to work with, is consistently late on rent payments, is disruptive to other tenants, is repeatedly responsible for minor infractions of the lease agreement not deemed "good cause" by the proposed legislation, or for any other reason becomes an unsuitable person for the landlord to engage in business with, then the landlord should have the right to end the tenancy at the residence. After all, it is their business and their property – not that of the tenant.

More importantly, this legislation disincentivizes the making of home improvements by landlords. If this legislation is passed, it will encourage the sort of attitude which states "There is nothing to gain by improving my community, therefore I will let it deteriorate". That burden

will fall on the shoulders of the most vulnerable tenants – the working poor who are made to live in these squalor conditions.

Instead, I would encourage the city to explore revenue streams which would fund the improvements of local properties held by landlords in the private sector. This would encourage the beautification of our community and raise the standard of living for those who live here.

Thank you for taking the time to hear my thoughts. I look forward to seeing the results of your vote on this legislation.

Best Regards,
A Concerned Citizen

Official Minutes of the Public Hearing of October 4, 2021 Public Hearing Regarding the Proposed
Local Law establishing Good Cause Eviction Legislation

Councilmember Brannen motioned to adjourn the Public Hearing meeting until October 18 at 5:30 pm and was seconded by Councilmember Menist.

Motion to Adjourn Good Cause Public Hearing to October 18, 2021 at 5:30pm						
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember McClinton	Votes	☒	☐	☐	☐
	Councilmember Cherry	Voter	☐	☐	☐	☒
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☐	☐	☐	☒
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

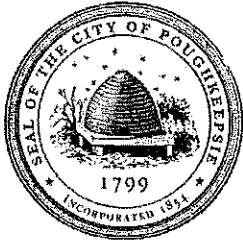
At 7:00 pm the Public Hearing was adjourned.

Dated: October 19, 2021

I hereby certify that this true and correct copy of the Minutes of the Common Council Public Hearing held on October 4, 2021.

Respectfully submitted,

Jasmin N. Davis
City Chamberlain



THE CITY OF POUGHKEEPSIE NEW YORK

COMMON COUNCIL MEETING MINUTES

Monday, October 4, 2021 6:30 p.m.

Virtual / Zoom

Welcome to the regularly scheduled meeting of the City of Poughkeepsie Common Council the date is October 4, 2021, and the time is 7:07 pm.

I'd like to acknowledge that we are gathered, wherever we are, on the traditional territory of the Lenape people and this territory was a critical resting place along a popular trade route for people of the Lenape Nation and other cultures as is evidenced in the earliest derivation of the name 'Poughkeepsie' with an indigenous string of words, U-puku-ipi-sing, that, when translated, means 'reed-covered lodge by the little water place' or resting place.

Let's all recite the pledge of allegiance.

I. PLEDGE OF ALLEGIANCE:

ROLL CALL – Five present, two absent at time of roll call (Absent: Councilmembers Cherry, Petsas; Late arrival: Councilmembers Menist, L. Johnson)

II. REVIEW OF MINUTES:

**Public Hearing Meeting September 7, 2021
Common Council Meeting September 7, 2021**

**Motion to accept the minutes: Councilmember Brannen
2nd: Councilmember Flowers**

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda.

ADD:

VIII: MOTIONS & RESOLUTIONS

1. RESOLUTION R-21-74: 4th Quarter Budget Amendments

IV. PUBLIC PARTICIPATION: Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda items.

1. Laurie Sandow, S. Grand Ave.

Regarding the Council's weekly game of "gotcha" in response to Mayor's comments. All I can say is really!?!? Are certain members of this Council so childish that after Mayor's comments were finally added back to the Council's agenda, these councilmembers choose to waste the public's time and delay agenda items in order to play the non-agenda game of "gotcha" in response to the Mayor's comments? It seems to me that what the "gotcha" game is actually revealing is that certain councilmembers are not doing their work, nor attempting to seek these answers in between and prior to Council meetings.

Regarding Council Chair Salem's rescheduling of the September 20 organizational and Council meetings to suit Salem's personal whim, it's beyond my comprehension that one individual thinks their own absence takes priority over everyone else's calendar and schedule. And/or that the same individual is so married to personal power, that they do not trust others to hold a meeting without them.

Regarding the City's website redesign: I agree that the revised website is more visually attractive. But form and/or style over substance is not a good service to the public.

—For example, the City website post about tonight's Public Hearing gave absolutely NO clue of the purpose of the hearing, without one or two more clicks;

—The same is true for accessing tonight's Council meeting agenda, which also requires at least two more clicks to reach;

—On tonight's agenda, we have a late addendum, which—even though the City website no longer uses even the most minimal timestamps—was obviously posted sometime after 12noon today. That addendum refers to an attached Schedule A, yet no schedule is attached. Furthermore, the agenda contains zero links to the entire City Budget document, again depriving City residents of easy access and the right to know;

—At last week's Council meeting a resolution was added only after the meeting began and was not made public during the meeting;

—Oddly, individual agenda items are now posted as machine-readable, yet the entire agenda packet is still posted in graphic format. The City website does not post one simple, 1-or-2-page document of agenda items only;

—But even machine readable documents must be downloaded, before they can actually be read, and before one knows their digital size and can determine whether actually worth downloading;

—Many website posts do not have unique links, therefore impossible to share or post in a way that will take people straight to certain information;

—Then we have the re-occurring problem of certain information that is not posted to City website at all, but somehow shows up in an online news outlet. For example, today's article about Mayor Rolison announcement that the City will be using federal COVID relief money to bolster mental health and housing services through partnership programs—information that's nowhere to be found on the City website. Are there plans to incorporate a "press release" button into the City's new website?

And need I waste time and breath AGAIN to make note of the councilmembers who are late and/or absent from this Council meeting?

V. CHAIRPERSON'S COMMENTS AND PRESENTATIONS:

October is Breast Cancer Awareness Month. 90 percent survival rate if you detect breast cancer early. There's a 90 percent survival rate. This is just a reminder. I wore the closest shade of pink that I own realizing today I don't have many pink things, so I have to look for some pink things, I guess maybe to update my wardrobe. However, I just want to let people know as a reminder, go out to your doctor, get tested. Miles of Hope is an organization that ran an in person breast cancer walk this past Sunday at James Baird Park, and they're running it virtually throughout the entire month of October. You can walk. You can run. You can bike throughout the entire month in support of breast cancer awareness and support of finding a path toward a cure. And again, early detection gives you around 90 percent survival rate, so it's really important to stay on top of it. Go to your health care visit. Ask your doctor if you're of age for mammogram, keep yourself up to date. And if you can support Miles of Hope and their awareness campaign, you can go to MilesOfHope.Org, and you can sign up for a virtual walk. You could do that from absolutely anywhere. You can do it in your neighborhood, in a park, in your town, on a trail, wherever you are. You can support breast cancer awareness to honor the fighters, the survivors and those that we've lost to breast cancer. Again, if you're interested in registering for that virtual walk, run or bike, you can do so at MilesOfHope.Org.

The New York State Emergency Rental Assistance Program is still accepting applications for those who are in need of rent relief. Please, if you need rent relief, take advantage of these funds and feel free to reach out to Hudson River Housing if you need assistance in finding or completing the application. Right on their website, they have a pop up and it directs you right to the New York State website, where you can then fill out the application. And there's plenty of organizations out there who will help you do that if you need assistance. But please, if you need it, don't let these funds pass you by. They're there for your benefit.

There are 104 active COVID cases currently in the City of Poughkeepsie. COVID and coronavirus is still kind of raging around us, and it's important that we all get out there and get your shot, get vaccinated if you're able to. I highly encourage people to do this. Health professionals are saying this virus is continuing to spread among the folks who are unvaccinated, and that is really risking everyone's health and safety and the vitality of our entire community from us getting back and operating in a way that we were and at the level that we were prior to the pandemic. And it's important not to forget that kids under a certain age still can't get vaccinated. Your ability to get vaccinated helps to protect everyone in the community.

We're entering cold and flu season, and that is even more reason to ensure that you're using the proper precautions and continuing to mask up. Last cold and flu season, we saw very, very few cold and flu cases, and that's because we're wearing masks. Masks work against the general protection of viruses, and they work against the coronavirus. If you're vaccinated or not, and it's suggested to wear a mask because of your proximity to other people, because of the environment that you're in, please do so. And if you can, please consider getting vaccinated. It's really easy to get the vaccine now. There are pop ups happening all over. You can go to your local drugstore. Most times you don't even need an appointment anymore, and we're already starting to see folks get out there and get boosters for their shots. So, you know, it's really important to take advantage of this public health innovation that is the COVID vaccine.

This past Saturday, I had the great pleasure of attending the Grand Opening and Harvest Festival for the Pershing Avenue Farm and Community Garden. Councilmember Flowers was there as well as Mayor Rolison, and I have to say that this is such an incredible project and the event was very well attended and it featured simultaneous interpretation, which was very impressive and inspiring.

And I want to give a massive thanks out to Scenic Hudson, Directions, Poughkeepsie Farm Project, MASS Design, Dutchess Outreach and Zion Church, the partnership and all the community members who work to make this possible and in partnership with the Ecological Citizen's Project and their Community Regenerator Program for ensuring that this space, this urban farm and Community

Garden is going to be managed by the community for the community and grow food for the direct community. This neighborhood farm is directly supporting the community and growing community food security and honestly, food security should be named as a priority that we are aiming to achieve here in the City of Poughkeepsie with more than 26 percent of individuals suffering from food insecurity, and that's prior to the pandemic. Through the pandemic, the estimates were that those numbers were almost double in Dutchess County. We're not really sure of the granular data here in the Poughkeepsie, however. Either way, that's above the national average. And more and more individuals are facing a greater difficulty in accessing fresh and healthy foods.

I'm very, very grateful that the Pershing Avenue Farm will be growing food for the community and will be offering guarding plots to folks that want to grow their own food. Because this encourages both food sovereignty and encourages land sovereignty to folks who come from histories of farming who don't necessarily have the spaces they might need to farm living in a small urban center. If you haven't been out there, I encourage you to go take a look. It's right off Pershing Avenue. It's right behind the park.

And if you haven't had a chance to visit Dutchess Outreach's Urban Farming Community Garden on North Clinton Street, I'd really encourage you to go visit that. It's up and running for more than 6 years now. And if you're going there, just be sure to let me know and I'll give you the official tour.

As we enter a comprehensive plan and zoning ordinance update, I'm going to be personally asking us to include urban agriculture as a land use in our code so that these places are protected and so that we can continue to turn vacant lots into vibrant plots where it's appropriate and where it might be needed. These projects, these kinds of projects are worth investing in because they contribute to the overall health and success of cities and the people in them, and they do this in a number of different ways, but just to name a few. By increasing the availability of healthy foods, they provide incredible opportunities for workforce development. As we're seeing on Pershing Avenue for youth and for adults, they give you things to do. They give adults things to do and they contribute real value to the neighborhoods. I can go on and on about the benefits of these kinds of food security interventions, community gardens and urban farms.

As a body, a legislative body, the Common Council, I hope we consider investments like this when we're determining how we put the American Rescue Funds to work for this community. As we start to enter budget season, we should be getting our budget soon from the Administration. I think by October 15th is the deadline. I suggest we start to name priorities that we want to see and make better here in the City of Poughkeepsie. They could include infrastructure improvement and development, economic development and supporting projects that encourage

workforce development. They can also include social infrastructure improvements like supporting projects that provide mental health and addiction services, as well as projects that help us contribute to greater community food security. I'm really, really looking forward to having more conversations about where we can direct funds in the near future in the next couple of weeks.

I also want to flag that we did start our council meeting late, and that is because we had more than 69 folks signed up to speak during the public hearing on the proposed legislation, which is incredible. However, we did not conclude that meeting. We adjourned that public hearing to October 18th. I do want to flag for the public that we will be continuing to receive comments from the folks that had already signed up on October 18, starting at 5:30pm, where we've adjourned the public hearing.

And with that, I will finalize my comments and Mayor Rolison informed me that he couldn't be with us here tonight, so we will skip over our Mayor's comment and move to reports of Boards and Committees.

~~VI. MAYOR'S COMMENTS~~

VII. REPORTS OF COMMITTEES AND BOARDS:

1. FINANCE COMMITTEE, CHAIR, COUNCILMEMBER MENIST

I'm going to make it very brief.

We had a Finance Committee meeting this past week where we were able to take some public comment on proposed uses for American Rescue Plan Funding from the federal government. We were able to have a few commenters, but I think because of a rescheduled meeting, I think we did not have the reach that we would have liked to have had. Expecting to continue having public comment period on use of American Rescue Plan Funds as we move forward to continue engaging with the public about these dollars that are available for city use. That's incredibly important for the public to know and keep an eye out for our Finance Committee meetings.

In our Finance Committee meeting, we also discussed an agenda item, which was added this evening after discussing it in our Finance Committee meeting and bringing it to the Chair for an addendum. This is a budget change that would reallocate some funds for what are essentially several new positions or

promotions or title changes. There is not a significant impact to the budget. The expectation is to take the funding out of contingency.

But by moving this tonight, instead of waiting two weeks to do it, it will allow for the Administration to begin hiring for these positions. Normally, I would not want to move something immediately. It will be up to the Council for discussion this evening during new business and we'll have Mr. Nelson, give us more of a definition of exactly what the Administration is looking for. But it seemed based on our conversation during the Finance Committee meeting that ultimately these are positions that are needed. They're needed as soon as possible. Some of these positions will remain vacant through the end of the year, but they'd like to begin being able to list the positions so they can be hired for in the next budget, which of course, we'll still have to debate and discuss, but the Administration wanted some flexibility there. And one of these positions is incredibly important because we have a looming retirement that will probably happen at the beginning of next year. This position would be a temporary position. So that way, basically their replacement for that person could start learning the position while the person is still on payroll so we can transfer over some of that institutional knowledge before that person leaves.

We did not have enough members of the Finance Committee to officially recommend it. We did not have a quorum to take a vote to recommend it to the Council for Passage. But I can speak for myself and saying that I do believe we should move this forward tonight. We should pass it tonight and during our conversation later, I'm sure the Councilmember Flowers will be happy to share her perspective on that as well. But that is all we have for tonight and look forward to continuing to engage with the public on our Finance Committee meetings. Please keep an eye out on the city website for when those meetings will be posted.

Thank you.

VIII. MOTIONS AND RESOLUTIONS:

A motion was made by Councilmember Brannen and seconded by Councilmember Flowers to receive and print.

1. RESOLUTION R-21-74: 4th Quarter Budget Amendments

**RESOLUTION
(R-21-74)**

INTRODUCED BY COUNCILMEMBERS MENIST & FLOWERS:

WHEREAS, City Administrator and Finance Commissioner, in consultation with the department heads, have identified the need to amend certain budgeted positions in the various departments to make City Government more efficient and ensure necessary functions of government continue; and

WHEREAS, the administration is requesting that the Common Council amend the 2021 budget as proposed in the attached Schedule “A”, to meet the needs of the department heads, which will in turn better serve the residents of the City of Poughkeepsie; and

WHEREAS, the Common Council of the City of Poughkeepsie has determined that this resolution constitutes a Type II action as defined by the New York State Environmental Quality review Act and 6 NYCRR Part 617; and

BE IT RESOLVED, that the 2021 budget is hereby amended as provided in Schedule “A”, and be it further

RESOLVED, that the Commissioner of Finance be, and he hereby is, authorized to make such technical adjustments and corrections he deems necessary to this resolution to carry out the intent of this Council.

SECONDED BY COUNCILMEMBER _____.

R-21-74						
			Yes/Aye	No/Nay	Abstain	Absent
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember McClinton	Votes	☒	☐	☐	☐
	Councilmember Cherry	Voter	☐	☐	☐	☒
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☐	☐	☐	☒
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

IX. ORDINANCES AND LOCAL LAWS:

A motion was made by Councilmember Brannen and seconded by Councilmember Flowers to receive and print.

1. **Ordinance O-21-04**, amending §13-111 of Chapter 13 of the City of Poughkeepsie Code of Ordinances entitled “Motor Vehicles and Traffic”

**ORDINANCE AMENDING §13-111
OF CHAPTER 13 OF THE CITY OF POUGHKEEPSIE
CODE OF ORDINANCES ENTITLED “MOTOR VEHICLES
AND TRAFFIC”**

(O-21-04)

INTRODUCED BY COUNCILMEMBERS McCLINTON AND FLOWERS:

BE IT ORDAINED, by the Common Council of the City of Poughkeepsie, as follows:

SECTION 1: Section 13-111 “Parking prohibited on front lawn”

[Ord. of 6-15-1982, § 1, Ord. of 11-5-1998, § 1; Ord. of 1-21-2003, § 1]

- (a) It shall be unlawful for any person to operate any vehicle or to allow any vehicle to be parked, put in place or let remain on the front yard, front lawn or front property of any lot, building, residence, structure or premises:**
 - (1) In an R-1, R-2, R-2A, R-3, R-3A or R-4 Zoning District, unless such vehicle is located on a driveway extending through such front yard to a garage, carport or properly surfaced parking area beyond the front yard line and surfaced with materials set forth in Section 16 1/2-3 of this Code; or**
 - (2) Bordering on Route 44/55, also known as the "East-West Arterial" in the City of**

Poughkeepsie.

- (b) **It shall be unlawful to park a licensed or unlicensed non-passenger motor vehicle or box or trailer part over 18 feet long on the lawn or driveway in any residential zone between the front line of the residential structure and the curb-line to the street, except between the hours of 8:00 a.m. and 5:00 p.m., when a vehicle is engaged in the temporary activity of moving, lawn maintenance, or delivery.**
- (c) **The provisions of this section shall not apply to premises for which the Zoning Administrator of the City of Poughkeepsie has given a permit pursuant to Section 19-4.13(3) of this Code of Ordinances.**
- (d) Any person violating Section 13-111 shall be subject to a fine, upon conviction, of \$50.

vii>

viii>

SECTION 2: This Ordinance shall take effect immediately.

SECONDED BY COUNCILMEMBER _____:

ADDITIONS denoted by **Bold** and **Underlining**

DELETIONS denoted by Brackets [] and ~~Strikethrough~~

Councilmember Y. Flowers motioned to make an amendment to change the fine from \$75 to \$50. Councilmember McClinton seconded.

Amendment to O-21-04, fine changed from \$75 to \$50						
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Flowers	Voter	☒ Yes/Aye	☐ No/Nay	☐ Abstain	☐ Absent
	Councilmember McClinton	Votes	☒	☐	☐	☐
	Councilmember Cherry	Voter	☐	☐	☐	☒
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☐	☒	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐
O-21-04						
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Flowers	Voter	☒ Yes/Aye	☐ No/Nay	☐ Abstain	☐ Absent
	Councilmember McClinton	Votes	☒	☐	☐	☐
	Councilmember Cherry	Voter	☐	☐	☐	☒
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☐	☒	☐	☐
	Councilmember Petsas	Voter	☐	☐	☐	☒
	Councilmember L. Johnson	Voter	☐	☒	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

X. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:

- 1. A COMMUNICATION FROM ASSISTANT CITY ENGINEER JOE CHENIER**, regarding Eminent Domain Hearing for the Garden and Washington Street bridge projects
- 2. A PRESENTATION FROM THE SOUTHERN WATERFRONT REDEVELOPMENT TASK FORCE**

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT

A motion was made by Councilmember Brannen and seconded by Councilmember L. Johnson to adjourn the meeting at 10:26pm.

Official Minutes of the Common Council Meeting of October 4, 2021

Dated: October 19, 2021

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Monday, October 4, 2021.

Respectfully submitted,

Jasmin Nicole Davis
City Chamberlain