



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

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

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

- II. **ROLL CALL**

- III. **APPROVAL OF MEETING MINUTES**
 1. Approval of February 10, 2026 meeting minutes

- IV. **ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS**
 1. Application review and public hearing adjourned to April 14, 2026 meeting
 - 20 LEXINGTON AVENUE: AREA VARIANCE
 - 16 PERSHING AVENUE: USE & AREA VARIANCES
 - 185 SMITH STREET: USE & AREA VARIANCES
 - 10 GRAND STREET: AREA VARIANCE
 - 488 MAIN STREET: AREA VARIANCE

- V. **REVIEW OF RESOLUTIONS**
 1. **651 MAIN STREET: AREA VARIANCES**

Application for area variances relative to the proposed installation of a storage structure on the property at 651 Main Street, requiring variances of Section 19-3.2(2)(c) of the zoning code limiting lot coverage to 80% to allow 86%, Section 19-6.2(1)(f) requiring parking spaces to be 20 feet in

length with aisles between rows of parking 22 feet in width to allow 18 foot parking spaces and an aisle between rows of 21'8", Section 19-6.5(4)(b) prohibiting accessory structures within a buffer strip to allow the storage unit to be completely within the buffer; Section 19-6.5(4)(c) which prohibits storage within a buffer strip to allow storage within the buffer; Section 19-6.5(4)(e) requiring planting in buffer strips to allow for no plantings on the east; and, Section 19-6.5(5)(b) which requires all posts for fencing to be located within the property to allow fence posts over the property line. Owner: 595 Kingston LLC/Nidia Perez; Applicant and Consultant: Mazzarelli Architecture & Planning, PC; Zoning District: MU5; Grid # 6161-25-530895; File #ZBA2025-041

VI. PUBLIC HEARINGS & DELIBERATIONS

1. 287-307 SOUTH AVE: AREA VARIANCE

Application for area variances relative to the proposed construction of a multifamily residential building on the properties at 287 and 307 South Avenue, requiring variances of the following sections of the zoning code: Section 19-4.3(c)(2), requiring a minimum secondary street setback of 20 feet to allow a north setback of 5.9 feet and an eastern setback of 2.3 feet, Section 19-4.3(3)(e) which restricts lot coverage to 50% to allow 57.17%, Section 19-6.2(1)(a) which prohibits off-street parking in a front yard to allow 49 spaces in the front yard; Section 19-6.2(11)(a) which requires 93 off-street parking spaces to allow 83 off street parking spaces, and Section 19-6.2(4)(b), which requires planting area 3 feet in width between parking areas and property lines to allow planting areas with a variable width of 1.6 to 10.5 feet, and Section 19-6.2(4)(c) which requires that not more than 12 parking spaces shall be permitted in a continuous row, and not more than 24 spaces shall be permitted in a single parking area without being interrupted by landscaping, to allow 48 continuous spaces with no landscaping in the front yard. Owner/Applicant: PK South Avenue LLC; Consultant: KARC Planning Consultants/Natalie Quinn; Zoning District: CD (Campus Development); Grid # 6061-60-974481and 982453; File #:ZBA2026-002

2. 271 CHURCH STREET AREA VARIANCE

Application for area variances relative to the proposed development of the property at 271 Church Street, including subdivision and site plan review for two lots of record with an existing two family dwelling on one and construction of a four-family dwelling on the newly created flag lot, requiring variances of Section 19-6.2(11)(a) to allow two parking spaces where four are required, Section 19-2.3(3)(d) to allow a 10 foot rear yard setback where 15 is required Section 19-2.3(3)(a) to allow a front yard setback of 8.6' where 20 feet is required, Section 19-2.3(2)(f) to allow a side yard of zero feet for a driveway/parking area where 10 feet is required, Section 19-

6.2(1)(c) to allow a 10 foot access/drive aisle where 15 feet is required, and Section 19-2.3(2)(c) to allow 75% lot coverage where a maximum of 70% is permitted. Owner/Applicant: 271 Church Street, LLC; Consultant: KARC Planning Consultants; Grid #6161-23-259941; Zoning District: RNC; File #ZBA2026-005

VII. ADJOURNMENT

1. Adjourn meeting to April 14, 2026



The City of Poughkeepsie New York

Zoning Board of Appeals Meeting Minutes

Tuesday, February 10, 2026

6:00 PM

Common Council Chambers

I. NOTICE

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

II. ROLL CALL

Present: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Shadman, Member Finnerman (arrived at 6:06pm), Member Patterson (Left at 7:00 pm)

Staff:

Rebecca Valk, Corporation Counsel
Europa McGovern, Commissioner of Development
Andrew Wilson, Assistant Corporation Counsel
Judith Knauss, Deputy Zoning Administrator
Lori Garcia, Board Administrative Assistant

III. APPROVAL OF MEETING MINUTES

1. APPROVAL OF JANUARY 13, 2026 MINUTES

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member

	Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Finnerman
Result:	Passed

IV. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 17 SOUTH HAMILTON STREET: AREA VARIANCE

Application for area variance relative to the proposed expansion and reuse of the property at 17 South Hamilton Street requiring a variance of Section 19-6.2(12)(b) requiring 23 parking spaces where 0 parking spaces are proposed and a waiver of 10 parking spaces is requested from the Planning Board. Owner/ Applicant: Y&S Group NY LLC; Consultant: KARC Planning Consultants; Grid #6162-78-166012; Zone: PID-B File #ZBA2025-026

Application withdrawn

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Finnerman
Result:	Passed

V. REVIEW OF RESOLUTIONS

1. 69 SOUTH HAMILTON STREET: AREA VARIANCES

Application for area variances relative to the proposed conversion of the existing three family dwelling at 69 South Hamilton Street to a four family dwelling, requiring variances

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

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Finnerman
Result:	Passed

2. 49/85 CIVIC CENTER PLAZA: AREA VARIANCES

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

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Finnerman
Result:	Passed

VI. PUBLIC HEARINGS & DELIBERATIONS

1. 287-307 SOUTH AVE: AREA VARIANCE

Application for area variances relative to the proposed construction of a multifamily residential building on the properties at 287 and 307 South Avenue, requiring variances of the following sections of the zoning code: Section 19-4.3(c)(2), requiring a minimum secondary street setback of 20 feet to allow a north setback of 5.9 feet and an eastern setback of 2.3 feet, Section 19-4.3(3)(e) which restricts lot coverage to 50% to allow 57.17%, Section 19-6.2(1)(a) which prohibits off-street parking in a front yard to allow 49 spaces in the front yard; Section 19-6.2(11)(a) which requires 103 off-street parking spaces to allow 83 off street parking spaces, and Section 19-6.2(4)(b), which requires planting area 3 feet in width between parking areas and property lines to allow planting areas with a variable width of 1.6 to 10.5 feet, and Section 19-6.2(4)(c) which requires that not more than 12 parking spaces shall be permitted in a continuous row, and not more than 24 spaces shall be permitted in a single parking area without being interrupted by landscaping, to allow 48 continuous spaces with no landscaping in the front yard. Owner/Applicant: PK South Avenue LLC; Consultant: KARC Planning Consultants/Natalie Quinn; Zoning District: CD (Campus Development); Grid # 6061-60-974481and 982453; File #:ZBA2026-002

Presenting: Kelly Libolt, KARC Planning Consultants, Inc.

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

No Speakers

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman

No/Nay: None
Abstain: None
Absent: None
Result: **Passed**

2. 105 ALBANY STREET: AREA VARIANCE ANALYSIS

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

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Finnerman
Result:	Passed

3. 20 LEXINGTON AVENUE: AREA VARIANCE

Application for area variance relative to the proposed conversion of the two family dwelling at 20 Lexington Avenue to a three-dwelling, requiring variances of the following Sections of the Zoning Code: Section 19-2.3(2)(a) requiring 5000 square feet of lot area

to allow 3920 square feet; Section 19-2.3(2) prohibiting front yard parking to allow parking in the Quaker Lane front yard; Section 19-2.3(4)(a) restricting the height of buildings to 2.5 stories or 35 feet to allow conversion of the attic to a story; Section 19-2.3(2)(h) allows a maximum driveway width of 15 feet to allow 17'1"; Section 19-6.2(11) requiring 4 off-street parking spaces to allow 2 parking spaces; Owner: Jordan Bell; Applicant/Consultant: Jason Lichwick Architecture PLLC; Grid # 6161-32-453840; Zoning District: RNC; File #ZBA2025-034

Applicant Adjourned until April 14, 2026 meeting

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

CCM Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

CCM Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

4. 10 GRAND STREET: AREA VARIANCE

Application for area variance relative to the conversion of the attic of the two family dwelling on the property to an additional dwelling unit. The property also contains a carriage house that was converted to a single-family dwelling. The result would be a property containing four dwelling units in two building. The conversion requires a variance of Section 19-2.4(2)(a) requiring 7000 square feet of lot area to allow 5400 square feet. Owner/Applicant: 10 Grand Street LLC/Peter Clark; Consultant: Mazzarelli Architecture and Planning; Grid #6062-84-960084; Zoning District: RND; File #ZBA2025-035

Presenting: Peter Clark, Owner

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda item.

Mary Linge, Hudson River Housing

***Submitted written comments**

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

5. 488 MAIN STREET: AREA VARIANCE

Application for an area variance relative to the proposed construction of a mixed use building containing ground floor commercial space fronting Main Street with 81 dwelling units, accessory parking and an accessory playground with access from Cannon Street, requiring a variance of Section 19-6.2(11) of the Zoning Code to allow 34 off-street parking spaces where 119 parking spaces are required, a deficit of 85 spaces.

Owner/Applicant: Hudson River Housing, Inc; Consultant: CPL, Architecture, Engineering, Planning (Andrew Learn); Grid #6161-23-290979; Zoning District: MU5; File #ZBA2025-037

Presenting: Mary Linge, Hudson River Housing

Andrew Learn, CPL

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	Passed

No speakers

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	Passed

6. 651 MAIN STREET: AREA VARIANCES

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

Presenting: Steve Barnabe, Mazzarelli Architecture

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	Passed

No Speakers

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	Passed

**7. 16 PERSHING AVENUE
USE VARIANCES**

Application for Use Variance relative to the proposed expansion of the nonconforming use (automotive repair) at 16 Pershing Avenue, requiring a use variance of Section 19-5.5 of the zoning code, which prohibits automobile repair facilities in the MU-5 District in which the property is located. The proposed expansion is 68.24% of the existing building, more than twice the permitted expansion by Section 19-7.1(3), and more than doubling the existing building area, and further expanding the parking area which is not authorized by the section. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning ; Zoning District: MU-5; Grid # 6161-24-427984; File #ZBA2025-043

AREA VARIANCES

Application for Area Variances relative to the expansion of an existing non-conforming auto-body shop requiring a variance of Section 19-3.2(3)(a) allowing for a maximum

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

Presenting: Maher Fakhouri, Attorney
 Devenand & Vidya Jaikarran, Owners

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	Passed

No speakers

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

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman

No/Nay: None

Abstain: None

Absent: Member Patterson

Result: **Passed**

8. 185 SMITH STREET

USE VARIANCES

Application for Use Variance relative to the proposed expansion of the nonconforming use (automotive repair) at 185 Smith Street, requiring a use variance of Section 19-5.5 of the zoning code, which prohibits automobile repair facilities in the RNC District in which the property is located. The proposed expansion is 47% of the existing building, almost twice the permitted expansion by Section 19-7.1(3), and further expanding the parking area which is not authorized by the section. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning ; Zoning District: RNC; Grid # 6161-24-427984; File #ZBA2025-044

AREA VARIANCES

Application for area variances relative to the proposed construction of additions to the existing automotive repair facility at 185 Smith Street, including reconfiguration of the parking areas and ingress/egress and interior circulation to the site. Requiring a variance of Section 19-2.3(2)(d) requiring that parking be setback a minimum of 5 feet behind the front of the primary structure, to allow for 3 parking spaces within 5 feet of the front of the primary structure, Section 19-2.3(4)(b) requiring that the entrance shall face the primary street to allow the entrance to face the northern property line, Section 19-6.2(4)(b) requiring that parking areas containing three or more spaces facing a street or property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line, to allow for deficient landscaping along the southern, northern and eastern property lines, Section 19-6.2(11)(c) requiring 42 parking spaces to allow for 30 parking spaces, Section 19-6.5(3)(a)(1) requiring that an area equal to at least 7 percent of the surface area occupied by vehicle parking spaces, inclusive of driving aisles and driveways necessary for access to and circulation among those spaces, shall be landscaped, to allow for no landscaping within the parking lot, Section 19-7.1(3) stating that upon a finding by the Planning Board that proposed remodeling of a nonconforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of the necessary permits where the term "remodeling" may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties, to allow for the enlargement of the building by 37%, Section 19-6.2(1)(c) requires access shall consist of at least

one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces and at least two ten-foot wide lanes for parking areas with more than 20 spaces, to allow for a 15 foot wide driveway width. Owner: Ricky Auto Body; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Zoning District: RNC; Grid # 6162-65-510286; File #ZBA2025-024

Presenting: Maher Fakhouri, Attorney
 Devenand & Vidya Jaikarran, Owners

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	Passed

No speakers

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

Minutes of February 10, 2026 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	Passed

VII. ADJOURNMENT

1. Adjourn meeting to March 10, 2026

A motion to Adjourn was made by None and seconded by Member Klug.

Minutes of February 10, 2026 - VOICE VOTE	
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Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	Member Patterson
Result:	Passed

[MIN_SIGNATURES]



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

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

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 651 MAIN STREET
ZONING DISTRICT: MU5 - MIXED USE 5

OWNER INFORMATION:

Name: 595 KINGSTON LLC - NIDIA PEREZ
Address: 595 BROADWAY
KINGSTON, NY 10029
Phone: 845-702-3952
Email: - -

APPLICANT INFORMATION:

Name: MAZZARELLI ARCHITECTURE + PLANNING, PC
Address: 44 NORTH CLOVER ST
POUGHKEEPSIE, NY 12601
Phone: 845-485-0275
Email: _____

CONSULTANT INFORMATION:

Name: MAZZARELLI ARCHITECTURE + PLANNING, PC
Address: 44 NORTH CLOVER ST
POUGHKEEPSIE, NY 12601
Phone: 845-485-0275
Email: _____

SUBJECT OF APPEAL

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

Name and title of agent: JOE O'BRIEN, DEPUTY ZONING ADMIN

Date of decision/determination/violation: 15 AUG 25

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 651 MAIN ST

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
<u>19-3.2(2)(C)</u>	<u>MAX COVERAGE 80%</u>	<u>PROPOSED 86%</u>
<u>19-6.2(1)(F)</u>	<u>PARKING SPACE LENGTH 20' L AISLE WIDTH 22' W</u>	<u>PROPOSED SPECE LENGTH 18' PROPOSED AISLE WIDTH +/-21'-8"</u>
<u>19-6.5(4)(B)</u>	<u>NO ACCESSORY STRUCTURE W/IN BUFFER</u>	<u>PROPOSED STRUCTURE</u>
<u>19-6.5 (4)(C)</u>	<u>NO STORAGE W/IN BUFFER</u>	<u>PROPOSED STRUCTURE</u>

VARIANCE REQUEST JUSTIFICATION

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

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

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

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?
- 3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.
- 4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 651 MAIN ST

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
<u>19-6.5 (4)(E)</u>	<u>PLANTING IN BUFFER STRIP</u>	<u>NO PLANTINGS ON EAST SIDE</u>
<u>19-6.5 (5)(B)</u>	<u>ALL POSTS FOR FENCING W/IN OUR YARD</u>	<u>FENCE POSTS OVER PROPERTY LINE</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

VARIANCE REQUEST JUSTIFICATION

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

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

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

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?
- 3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.
- 4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.

ZONING BOARD OF APPEALS AREA VARIANCE
APPLICATION
PROPERTY ADDRESS: 651 MAIN ST
AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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


SIGNATURE OF APPLICANT

7 JAN 26
DATE

STEVEN BERNABE JR
Print Name

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE, NY 12601
845 485 0275 V
845 485 2601 F

CITY OF POUGHKEEPSIE
ZONING BOARD
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

JOB #25-16
7 January 2026

Re: Casa Latina
651 Main Street
Poughkeepsie, NY 12601

Dear Zoning Board Members:

This letter is in response to the denial letter dated 15 Aug 2025 prepared by Joesph O'Brien, Deputy Zoning Administrator. The Site Plan submitted has been revised based on discussions between Mazzarelli Architecture + Planing, PC and the Deputy Zoning Administrators.

The following are responses to the Area Variance Application.

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

Granting the variance will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties as these issues were created by the previous owner & have been in place for many years.

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

The benefit sought can only be achieved by granting the variances. These issues were created by the previous owner & have been in place for many years.

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

The requested area variances are not substantial. These issues were created by the previous owner & have been in place for many years w/o any known issues being brought to the city from the surrounding neighbors.

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

The variances will not have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district because they have been in place for many years w/o any known issues from the surrounding neighbors.

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

The need for the area variances is not the result of self-created difficulties, or unique to the property. These issues were created by the previous owner & have been in place for many years. The current owner is trying to remedy all these issues to bring to property up to code and clear up all current violations.

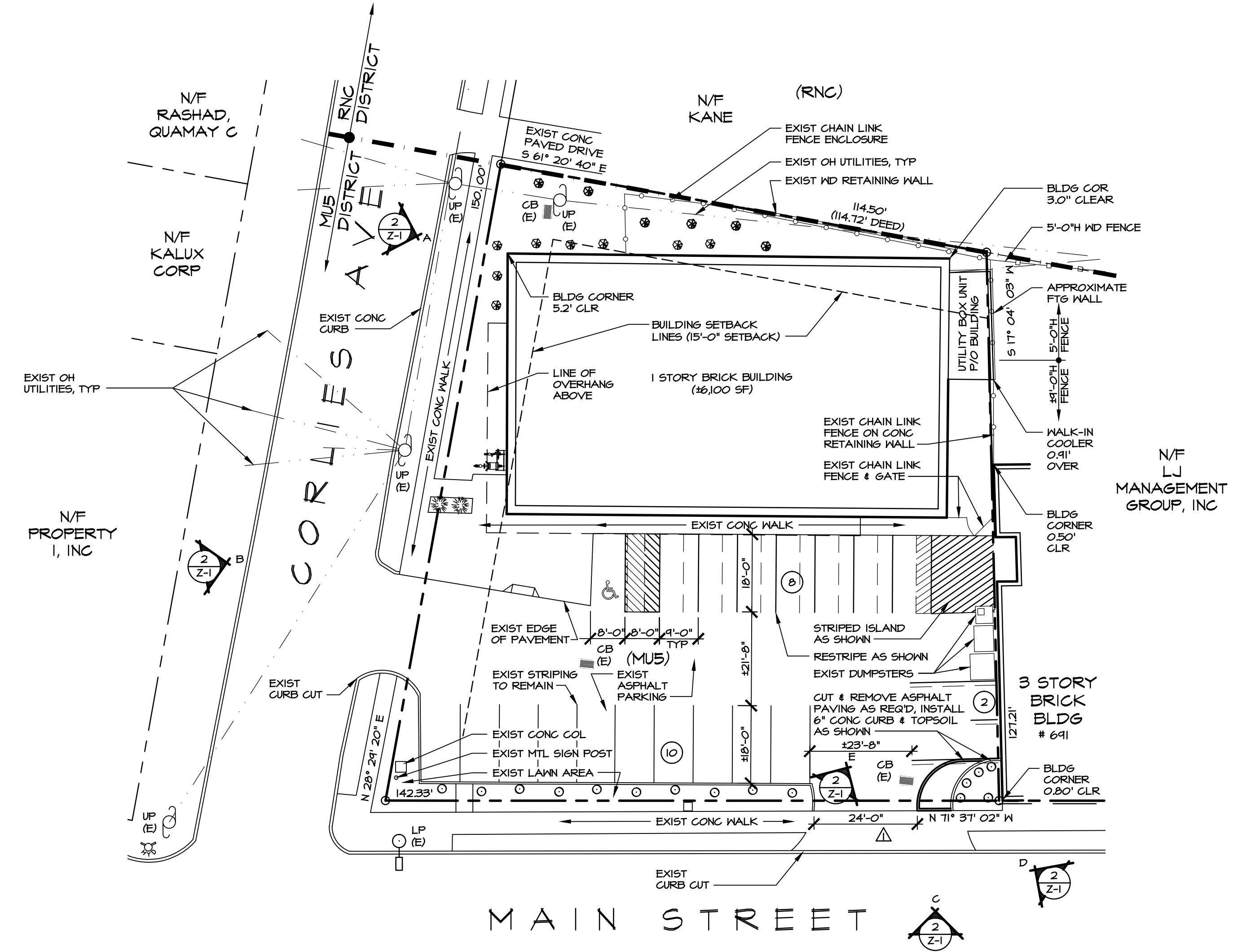
Please do not hesitate to contact me if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink that reads "Steven Bernabé Jr". The signature is written in a cursive, flowing style with a large, sweeping flourish at the end.

Steven Bernabé Jr

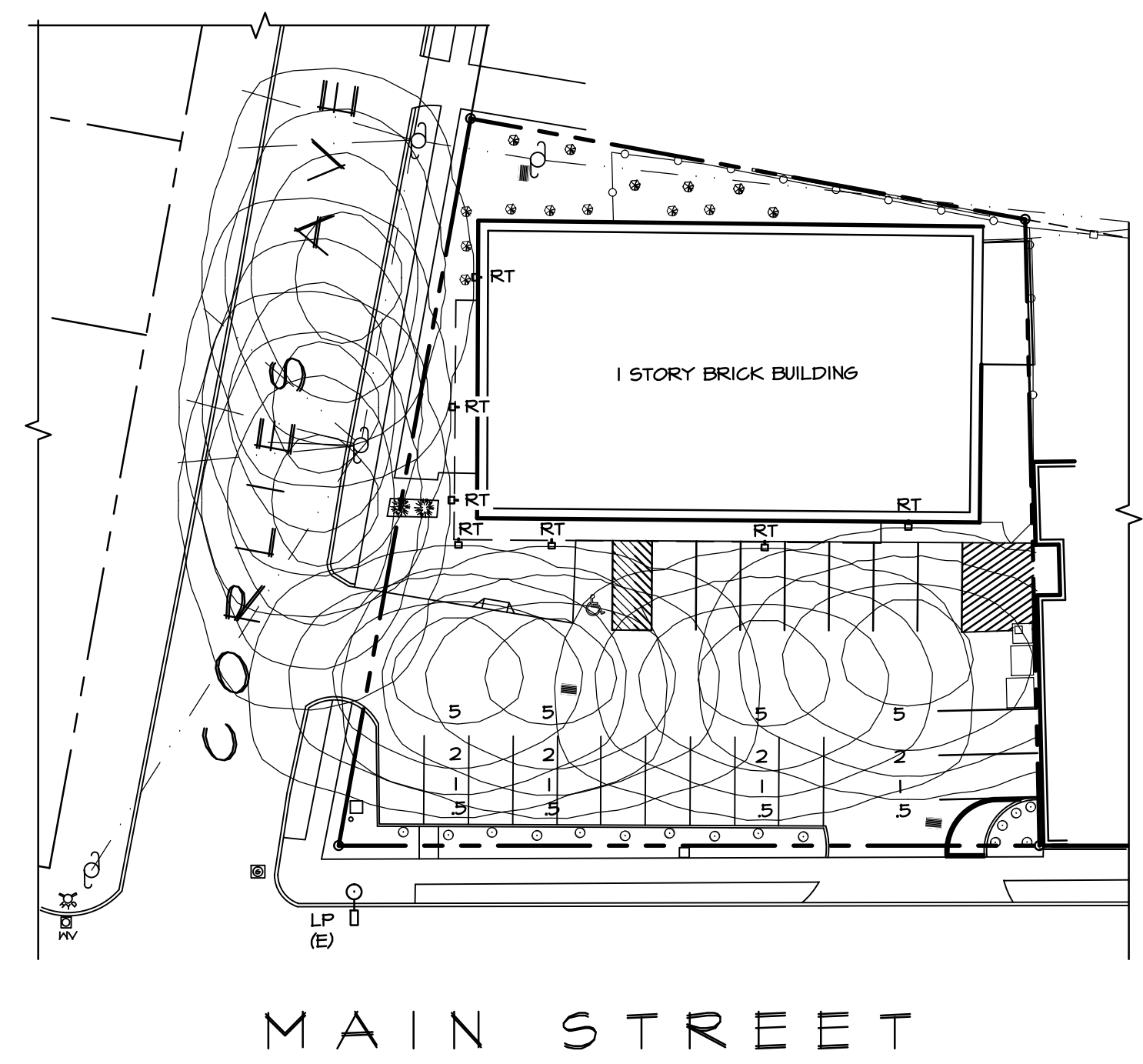
2516-RESPONSE-7JAN26.DOC



EXIST SITE PLAN
 SCALE: 1"=20'-0"

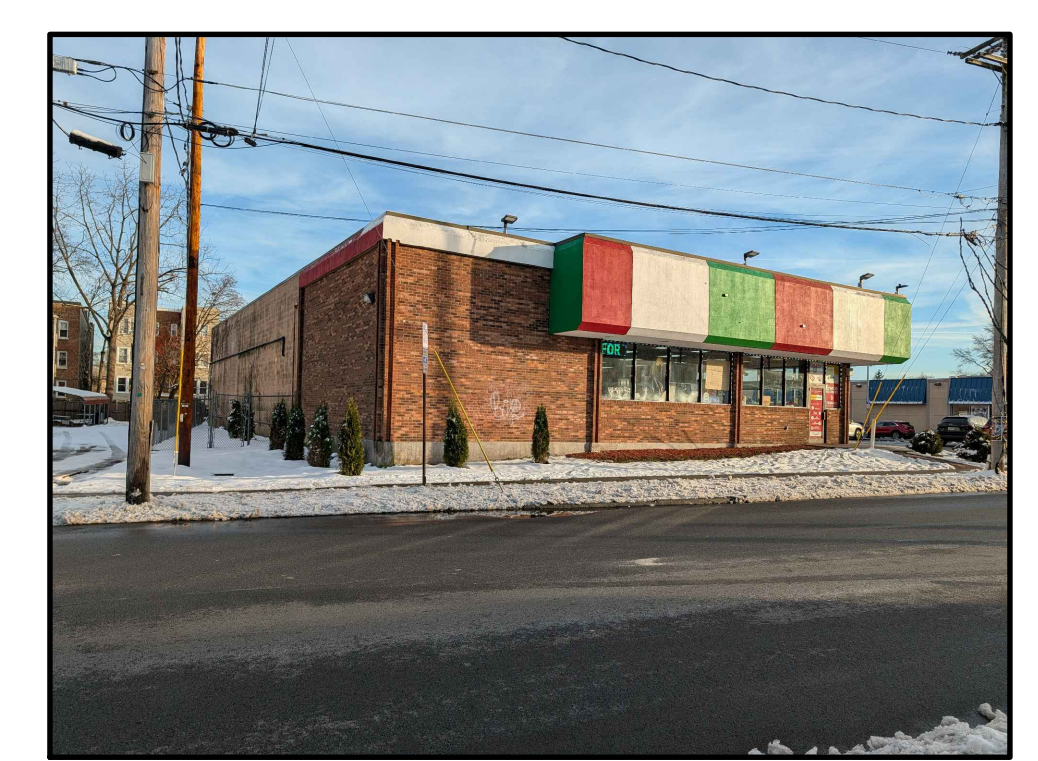
NOTE:
 1. THE ABOVE SITE PLAN WAS CREATED ACCORDING TO THE FOLLOWING INFO:
 A. A SURVEY ENTITLED "SURVEY PREPARED FOR 545 KINGSTON, LLC" CITY OF Poughkeepsie, DUTCHESS CO, NY, SCALE: 1" = 20'-0" DATED JAN 16, 2024 AS PREPARED BY TIMOTHY M MCCABE, L.S., P.C.
 B. SITE VISITS & MEASUREMENTS BY MAZZARELLI ARCHITECTURE + PLANNING, PC

LEGEND	
○	UTILITY POLE
—	EXIST CONG CURB
(E)	EXISTING
○—	EXIST LIGHT POLE (LP)
⊕	EXIST FIRE HYDRANT
NF	NOW OR FORMERLY
—○—	EXIST CHAINLINK FENCE
—○—	EXIST MD STOCKADE FENCE
---	OVERHEAD UTILITIES
▭	CATCH BASIN
⊙	SECTION NUMBER PLAN / ELEVATION REFERENCE SHEET NUMBER

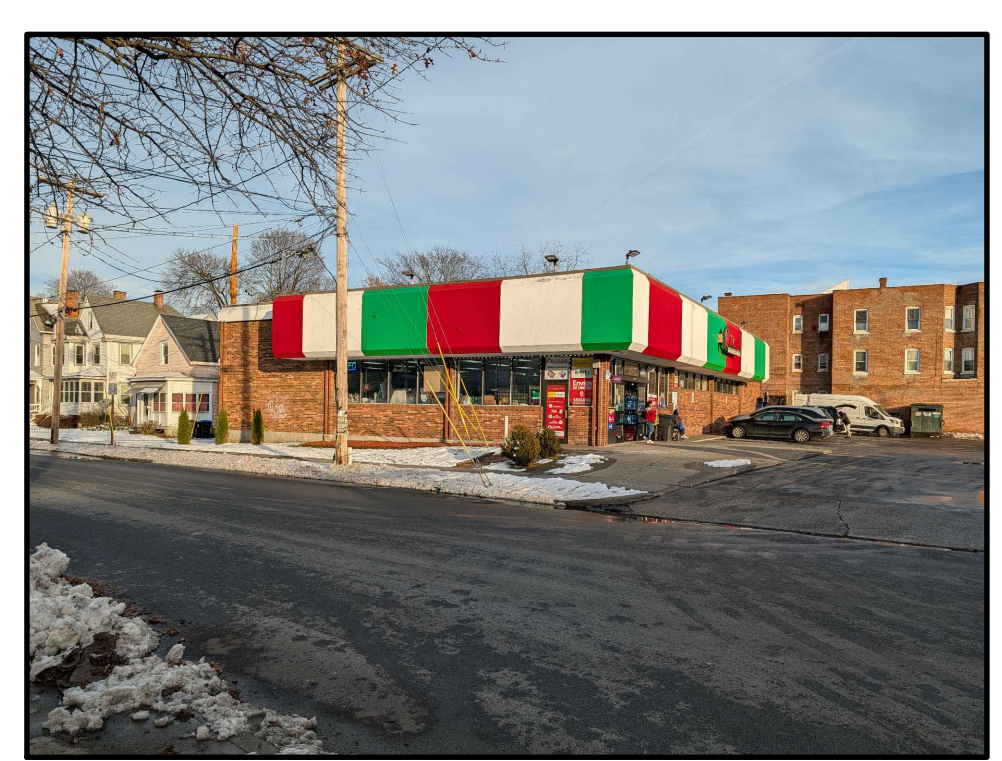


EXIST LIGHTING PLAN
 SCALE: 1"=30'-0"

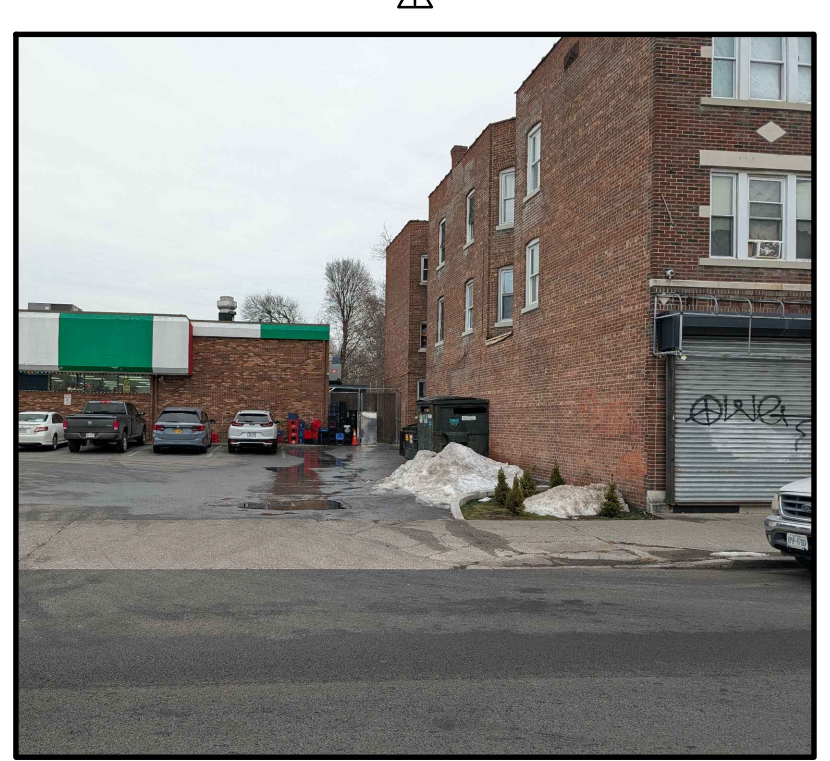
NOTE:
 1. REMOVE ALL WINDOW LIGHTING THRU-OUT



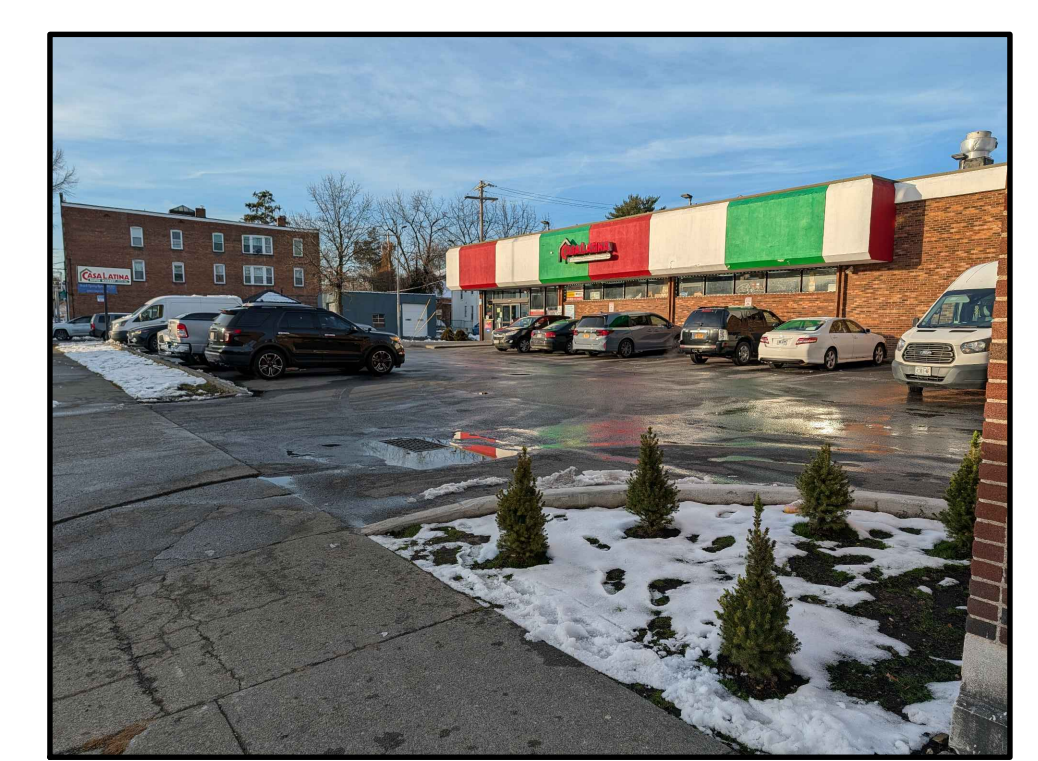
A



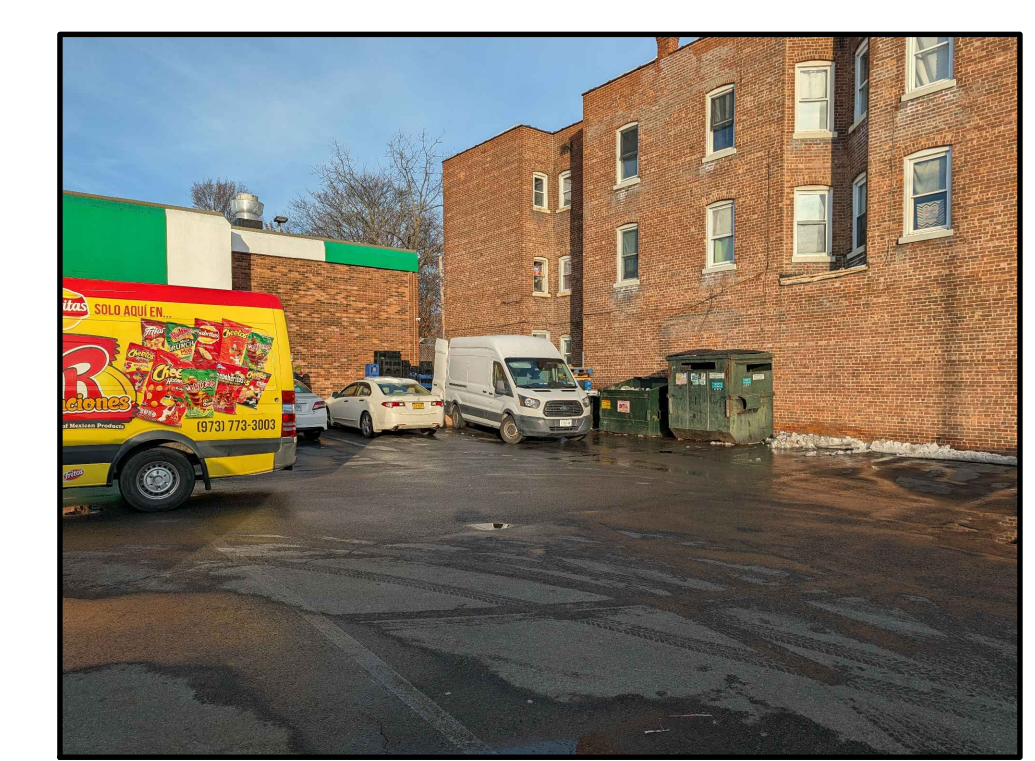
B



C



D



E

EXIST SITE PHOTOS
 SCALE: NTS



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

August 15th, 2025

Mazzarelli Architecture + Planning, PC – Steven Bernabe Jr

Re: 651 Main Street
ID: 290060
Zoning Review Request PD-2025-098

Dear Applicant,

The Development Department is in receipt of your zoning review request relating to the property at 651 Main Street and the proposed legalization of alterations made to the property without proper approvals.

This property is located within the Mixed-Use 5 district (MU5) which does permit retail per **Section 19-5.5** of the Zoning Ordinance, but for which the alterations will require Site Plan approval.

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

1. **Section 19-3.2(2)(c)** states that the maximum allowable lot coverage shall be 80%. **Although no lot coverage was provided, the previously approved site plan states the lot coverage was 76% and there has been a considerable increase.**
2. **Section 19-3.2(2)(d)** states that primary street yard parking is not permitted. **The previously approved parking lot located within the primary street yard has been altered without approval and now abuts the primary street property line.**
3. **Section 19-3.2(2)(h)** states that the maximum driveway width shall be 20'. **Although the previously approved driveway width exceeded this dimension at 24', it appears to have been expanded but the plans do not delineate the driveway from the parking spaces installed without approvals and removal of the landscape island. However, the curb cut has been increased from 36' to 42'.**
4. **Section 19-3.2(3)(a)** states that the maximum allowable primary street setback shall be 15'. **The setback of the addition is roughly 95' and a variance would be required if the addition is found to be part of the principal building, more information will be required to make this determination.**
5. **Section 19-3.2(3)(a)** states that the minimum allowable build-to-frontage shall be 60%. **The build-to-frontage is 0% and a variance would be required if the addition**



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Eric Philipp
Building Inspector

is found to be part of the principal building, more information will be required to make this determination.

6. **Section 19-3.2(3)(c)** states that a minimum of a 15' side setback is required when abutting a residential lot line. **The addition not only abuts the property line but encroaches into the neighboring lot, a variance would be required if the addition is found to be part of the principal building, more information will be required to make this determination.**
7. **Section 19-3.2(3)(d)** states that a minimum of a 15' rear setback is required. **The addition is 5' from the rear property line and a variance would be required if the addition is found to be part of the principal building, more information will be required to make this determination.**
8. **Section 19-5.31(2)** states that no glare from lighting from any principal or accessory use shall be visible beyond the property line. **Lighting has been installed along the roof line and with the windows without approval, the lighting on the western side of the building would appear to exceed the property line. A photometric plan will be required to be submitted.**
9. **Section 19-6.2(1)(a)** states that all parking may be located adjacent to a building but not between the building and the front lot line. **Three new parking spaces are shown on the plan within the front yard in the location of the previous landscape island.**
10. **Section 19-6.2(1)(f)** states that parking spaces shall be at least 20' long and an aisle width of 22'. **The parking spaces shown on the plan have been reduced to 18' long and the aisle has been reduced to 21' in width from the previously approved site plan. Also please note that per NYS BC1106, the accessible aisle width is required to be 8' wide and the provided aisle is shown to be 4' wide.**
11. **Section 19-6.2(4)(a)** states that where a parking area for three or more vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall or other means approved by the Planning Board. **The previously approved landscaping from the Planning Board was removed and replaced with three non-compliant parking spaces on the eastern property line.**
12. **Section 19-6.2(4)(b)** states that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line. **No landscaping is proposed, and all previously approved landscaping has been removed.**



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13. **Section 19-6.2(10)(a)** states that bicycle parking shall be provided with all multifamily and non-residential developments at 10% of the required vehicle parking, but not less than two (2) bicycle spaces and not more than twenty (20) bicycle spaces for any single use. **No bicycle parking spaces are proposed.**
14. **Section 19-6.2(11)(b)** states that one vehicle parking space for each 300 square feet of gross floor area is required. **21 parking spaces are proposed but due to the installation of additional floor space without approval and lack of a floor plan, the number of required parking spaces cannot be determined at this time.**
15. **Section 19-6.4(2)** states that sign permits must be obtained prior to any sign can be erected, structurally altered, enlarged, or relocated. **Other than the freestanding and wall sign, which is in a state of disrepair, all other signs on the premises have been installed without a permit.**
16. **Section 19-6.5(3)(a)** states that the interior of all parking lots containing 10 or more spaces shall be landscaped according to the provisions in this subsection. **No interior landscaping is proposed.**
17. **Section 19-6.5(4)(a)** states that a buffer strip 10 feet in width shall be provided upon all non-residentially zoned lots which abut a residentially zoned lot at the side or rear lot line. This buffer strip may be included within the required side or rear yard. **The addition is located 5' from the rear property line which abuts a residentially zoned lot.**
18. **Section 19-6.5(4)(b)** states that no parking area, building, or other structure or paved area except walks, walls or fences shall be permitted in any buffer strip. **The addition is located within the buffer strip.**
19. **Section 19-6.5(4)(c)** states that no storage or display of goods shall be permitted in any buffer strip. **The use of the addition is storage and is located within the buffer strip.**
20. **Section 19-6.5(4)(d)** states that buffer strips shall include solid fencing and/or live, healthy vegetation of at least five feet in height. **A chain link fence with no specified height that was installed without a permit is within the buffer zone with no proposed vegetation.**
21. **Section 19-6.5(4)(e)** states that each buffer strip shall be planted with at least 2 trees and/or shrubs every 10 linear feet. The remainder of each buffer strip shall be landscaped in grass, ground cover, other vegetation or a walk, wall or fence. **No landscaping as described is proposed.**
22. **Section 19-6.5(5)(b)** states that all posts for fencing shall be within the applicant's yard. **It appears a portion of the fencing along the building's facade encroaches on the adjoining property.**



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Building Inspector

23. **Section 19-6.5(5)(d)** states that side yard fences shall not exceed a height of 6'. **No dimension was provided for the fence/gate installed without approval along the building's facade.**
24. **Section 19-6.5(5)(e)** states that rear yard fences shall not exceed a height of 6'. **No dimension was provided for the fencing installed without approval within the rear yard.**
25. **Section 19-6.8(1)(c)** states that all mechanical equipment necessary to operate building services, which equipment is located on the roof of a structure, shall be screened in a manner approved by the Planning Board. **Although not shown on the plan, mechanicals have been installed on the roof with no screening or Planning Board approval.**

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

If you have any questions or comments, please feel free to contact me, info is listed below, thanks.

Joseph D. O'Brien

Deputy Zoning Administrator

Office - 845-451-4273

jobrien@cityofpoughkeepsie.com

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE, NY 12601
845 485 0275 V
845 485 2601 F

CITY OF POUGHKEEPSIE
ZONING BOARD
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

JOB #25-16
7 January 2026

Re: Casa Latina
651 Main Street
Poughkeepsie, NY 12601

Dear Zoning Board Members:

This letter is in response to the denial letter dated 15 Aug 2025 prepared by Joesph O'Brien, Deputy Zoning Administrator. The Site Plan submitted has been revised based on discussions between Mazzarelli Architecture + Planing, PC and the Deputy Zoning Administrators.

The requested variance for lot coverage is slightly over the maximum allowed by 6%. It should be noted that the previous ordinance did not include parking as part of the lot coverage. Under the new ordinance, the site plan as previously approved would have been over the max lot coverage of 80%. The cooler & additional coverage on the east side of the building were installed by the previous owner & have been in place for many years. This additional coverage is the reason for the required variance from section 19-3.2(2)(C).

Please do not hesitate to contact me if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Bernabé Jr.", written in a cursive style.

Steven Bernabé Jr

2516-RESPONSE-7JAN26-2.DOC



**THE CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
651 MAIN STREET RESOLUTION
MARCH 10, 2026**

In the matter of the appeal of Mazzarelli Architecture & Planning, PC, on behalf of the owner, 595 Kingston LLC/Nidia Perez, regarding the property at 651 Main Street, Grid # 6161-25-530895, Poughkeepsie, New York:

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

PRESENT

Scott Parker, Chair

Jessica Vinall, Co-Chair

Sam Finnerman

Thomas Klug

James Patterson

Justin Phillips

Miles Shadman

WHEREAS, the Zoning Board of Appeals has received an application for area variances from Mazzarelli Architecture & Planning, PC, on behalf of, 595 Kingston LLC/Nidia Perez, relative to the property at 651 Main Street to address violations cited and discrepancies noted between the existing conditions and the previously approved site plan, requiring variances of:

1. Section 19-3.2(2)(c) of the zoning code limiting lot coverage to 80% to allow lot coverage of 86%;
2. Section 19-6.2(1)(f) requiring parking spaces to be 20 feet in length with aisles between rows of parking 22 feet in width to allow 18 foot parking spaces and an aisle between rows of 21'8";
3. Section 19-6.5(4)(b) prohibiting accessory structures within a buffer strip to allow the storage unit and dumpsters to be completely within the buffer;
4. Section 19-6.5(4)(c) which prohibits storage within a buffer strip to allow storage within the buffer;
5. Section 19-6.5(4)(e) requiring planting in buffer strips to allow for no plantings on the east; and,
6. Section 19-6.5(5)(b) which requires all posts for fencing to be located within the property to allow fence posts over the property line.

WHEREAS, the application was accompanied by plans prepared by Mazzarelli Architecture & Planning, PC, revised 7 Jan 26, with supplemental materials; and,

WHEREAS, a public hearing was held on February 10, 2026; and,

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

NOW THEREFORE BE IT RESOLVED THAT the City of Poughkeepsie Zoning Board of Appeals hereby finds that a consideration of the five factors for area variances weigh in favor of the applicant and grants variances of Section 19-3.2(2)(c), Section 19-6.2(1)(f), Section 19-6.5(4)(b); Section 19-6.5(4)(c); Section 19-6.5(4)(e) and Section 19-6.5(5)(b), as follows:

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

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting area variance. With reference to the dimensions of the parking spaces and aisle width, these conditions have existed since the building was constructed in the 1980's to accommodate the inclusion of a required sidewalk between the parking lot and the building. The lot coverage has been essentially unchanged since that time as well, and any increase took place prior to the adoption of the current standard in 2024. Relative to the location of the accessory uses within the required buffer, those conditions also existed prior to the adoption of the current zoning code in 2024. As for landscaping along the east property line, this area has never been landscaped, directly abuts a building, and inclusion of landscaping would require the loss of parking spaces or further reduction of the dimensional requirements of the code.

(2) whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than area variances: There would no appear to be any other method for the applicant to pursue compliance with the zoning code, as complying with the cited requirements would almost certainly mean other variances, more detrimental, would be necessary.

(3) whether the requested area variances are substantial: The variances, especially with reference to parking area dimensions and lot coverage, are not numerically substantial. The other variances sought might appear substantial but reflect existing conditions that are not unique to the area.

(4) whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: The proposed variances are not likely to have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district as the conditions are existing, and have existed for some period of time, without impact.

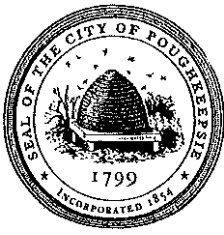
(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board but not necessarily preclude the granting of the area variance. The difficulty in complying is not necessarily self-created, as the conditions were present at the time of purchase.

Conditions: The ZBA, by this resolution, is granting the variance from Section 19-6.5(5)(b). However, the ZBA cannot permit the posts on the neighboring property without that property owner's consent. The Applicant shall prepare an easement and maintenance agreement relative to the proposed encroachments on the adjoining property at 691 Main Street, Grid #6161-25-545893, and the form of the same must be approved by the office of Corporation Counsel. The easement and maintenance agreement must be recorded in the office of the Dutchess County Clerk prior to the issuance of any building permit.

Motion:
Second:
Carried:

Scott Parker, Chairman
Zoning Board of Appeals

Date



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

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

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

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 287 & 307 South Avenue

ZONING DISTRICT: CD

OWNER INFORMATION:

Name: PK South Ave LLC

Address: 162 Rinaldi Blvd

Poughkeepsie, NY 12601

Phone: c/o 845-874-7166

Email: _____

APPLICANT INFORMATION:

Name: Same as owner

Address: _____

Phone: _____

Email: _____

CONSULTANT INFORMATION:

Name: KARC Planning Consultants, Inc.

Address: PO Box 924

Poughkeepsie, NY 12602

Phone: 845-874-7166

Email: _____

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: October 22, 2025

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 287 & 307 South Ave

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
See attached cover letter		

VARIANCE REQUEST JUSTIFICATION

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

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

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

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why. **See attached cover letter**
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary? **See attached cover letter**
- 3) Is/are the requested area variance(s) substantial? Explain why they are not substantial. **See attached cover letter**
- 4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not? **See attached cover letter**
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain. **See attached cover letter**

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 287 & 307 South Ave

LIST OF REQUIRED ATTACHMENTS

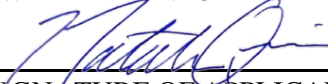
- 1. Letter or communication which resulted in application to the ZBA.
- 2. Site or Plot Plan: Nine (9) copies.
- 3. Color photos of site conditions: Nine (9) copies
- 4. Complete Short EAF
- 5. Electronic file submission of the plot plan and color photos
- 6. Other attachments deemed pertinent by the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

Massing Study

SIGNATURE AND VERIFICATION

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

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



 SIGNATURE OF APPLICANT

January 13, 2025

 DATE

Natalie Quinn, agent for applicant

 Print Name

KARC

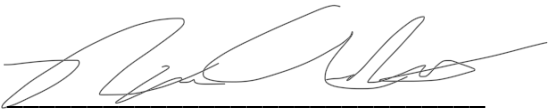
PLANNING CONSULTANTS, INC.

October 21, 2025

To whom it may concern:

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

Sincerely,



Ryan Arket
PK South Ave LLC



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

October 22nd, 2025

Natalie Quinn, KARC Planning Consultants

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

Dear Applicant,

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

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

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

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



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

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

Eric Philipp
Building Inspector

provided between the parking area and the street line or property line. The planting plan for this strip shall be approved by the Planning Board as part of the site plan review. **No such landscaping is proposed.**

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

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

If you have any questions or comments, please feel free to contact me, info is listed below, thanks.

Joseph D. O'Brien

Deputy Zoning Administrator

Office - 845-451-4273

jobrien@cityofpoughkeepsie.com

January 13, 2025

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

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

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

Dear Chair Parker and Ms. Garcia:

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

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

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

#6	19-6.2(4)(b)	Planting area of 3' in width between parking area and property line	Planting area width varying from 10.5' to 1.6'	Planting area width as small as 1.6'
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As the Board is aware, when considering an area variance application, the Board must consider **whether the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety, and welfare of the neighborhood or community.** In considering this balancing test and considering the following five statutory factors, it is the applicant’s belief that the benefits of this project outweigh any potential detrimental impacts. Our justification is as follows:

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

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

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

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

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

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

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

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

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

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

3. Is the requested area variance substantial?

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

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

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

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

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

KARC

PLANNING CONSULTANTS, INC.

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

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

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

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

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

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

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

3. Is the requested area variance substantial?

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

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

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

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

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

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

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

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

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

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

3. Is the requested area variance substantial?

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

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

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

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

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

KARC

PLANNING CONSULTANTS, INC.

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

Enclosed please find the following:

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

Thank you.

Sincerely,



Natalie Quinn, Agent for Applicant

February 24, 2026

Scott Parker, ZBA Chair
 Lori Garcia, Board Administrative Assistant
 62 Civic Center Plaza
 Poughkeepsie, NY 12601

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

Dear Chair Parker and Ms. Garcia:

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

If you recall, we appeared before the City of Poughkeepsie ZBA at the February 10, 2026 meeting at which time we presented the project to the ZBA. Upon review, the ZBA suggested that the Applicant revisit the proposed density as it related to the parking requirements.

The applicant has revisited the development concept and has reconfigured the unit mix to reduce the unit count of the building from 82 units to 74 units (a reduction of 8 units) therefore reducing the requested parking variance by 50%, from 20 spaces to 10 parking spaces. Please see below the revised area variance request for parking (variance #4). Changes are shown in bold/underlined text.

Variance	Code Section	Requirement	Proposed	Requested Variance
#1	19-4.3(3)(c)(2)	Min. secondary street setback of 20'	Northern: 5.9' Eastern: 2.3'	Northern: 14.1' East: 17.7'
#2	19-4.3(3)(e)	Maximum lot coverage of 50%	57.17%	7.17%
#3	19-6.2(1)(a)	No parking located between the building and the front lot line	front yard parking	front yard parking
#4	19-6.2(11)(a)	93 parking spaces required for the use	83 spaces	10 spaces
#5	19-6.2(4)(c)	Not more than 12 parking spaces in a row, or 24 spaces in a single parking area, without interruption with landscaping	Continuous row of 48 spaces beneath the building	Continuous row of 48 spaces beneath the building

#6	19-6.2(4)(b)	Planting area of 3' in width between parking area and property line	Planting area width varying from 10.5' to 1.6'	Planting area width as small as 1.6'
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The unit mix of the building has shifted to providing more two-bedroom units rather than one-bedroom units. Given the project's close proximity to Vassar Brothers Medical Center, the development is well positioned to attract hospital employees. The larger two-bedroom layout is particularly appealing to medical interns and residents, who often choose to share housing with roommates. The proposed development is located approximately 0.5 miles from the hospital, making it an easy and convenient walk for future residents employed at Vassar.

Previous Proposal		Current Proposal	
Unit Type	Amount	Unit Type	Amount
One-Bed	54	One-Bed	30
Two-Bed	24	Two-Bed	40
Three-Bed	4	Three-Bed	4
Total	82	Total	74

Given the project's location approximately 0.5 miles from Vassar Brothers Medical Center, the development is well positioned to attract hospital employees, including medical interns and residents who often share units and maintain fewer vehicles per household. The walkable proximity to a major employer and shift work (i.e. non-simultaneous peak arrivals) further reduces peak parking demand.

Moreover, the Applicant has agreed as a condition of approval that the project lease will contain language that permits only one vehicle on site per unit. This will facilitate clear expectations with tenants that the building permits one vehicle and will ensure that the project provides nine (9) visitor spaces.

In addition, the Applicant has initiated discussions with the City regarding the potential addition of on-street parking spaces within excess right-of-way, which would provide supplemental parking capacity if needed.

Accordingly, the proposed 83 spaces are sufficient to accommodate anticipated peak parking demand.

Below please find responses to comments made by the City of Poughkeepsie Zoning Board of Appeals at the February 10, 2026 meeting:

- What is the width of the NYSDOT land between the curb of Route 9 and the parcels property line? What is the width between the property line and Academy St?

Response: The width of land between the parcel and Route 9 varies along the length of the parcel, with the smallest width being approximately 17 feet and the largest width being approximately 43 feet. The width between the property line and Academy street varies as well from 45 feet to 148 feet.



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

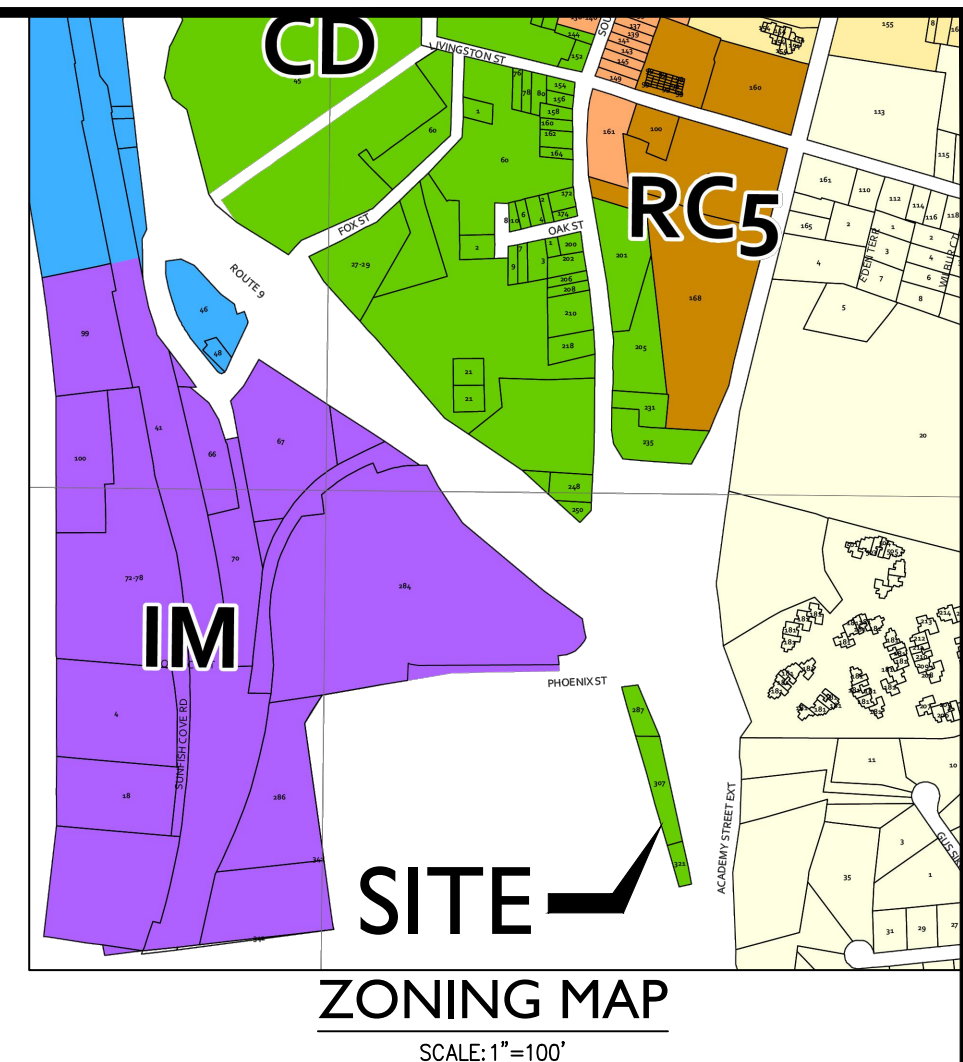
Enclosed please find the following:

1. Cover Letter and Justification prepared by KARC, dated January 13, 2026
2. Draft Floor Plans prepared by ADG, dated February 23, 2026

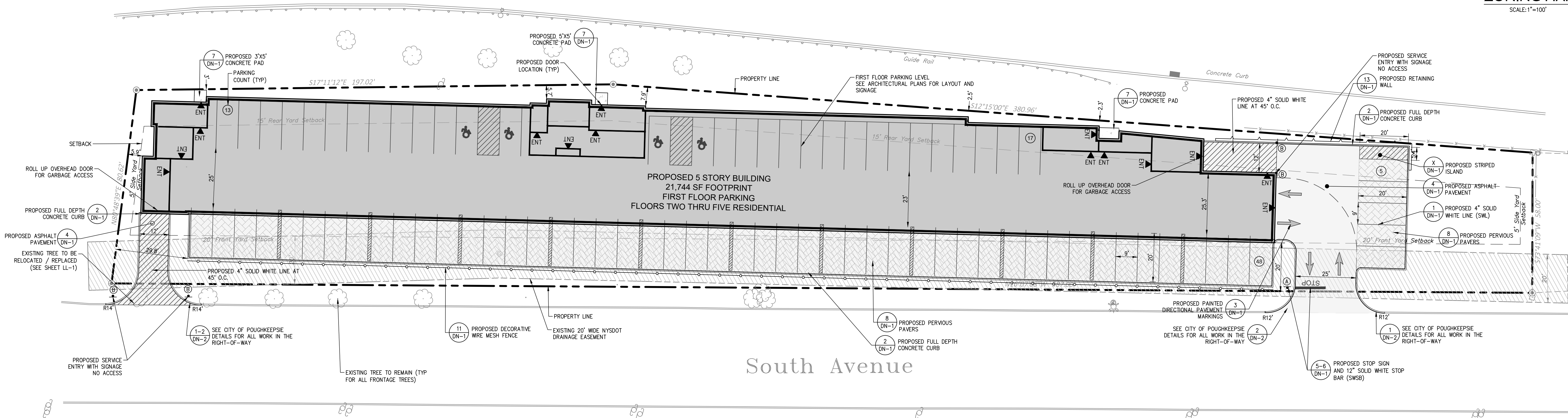
Thank you.

Sincerely,

Natalie Quinn, Agent for Applicant



US Route 9



- EASEMENTS:**
EXISTING NYS DOT 20' WIDE DRAINAGE EASEMENT (UBER 1109 PAGE 25)
- NOTES:**
- EXISTING EASEMENTS ASSOCIATED WITH THIS PROJECT ARE SHOWN ON APPLICABLE PLAN SHEETS AND ARE LISTED ABOVE.
 - NO EXISTING WATERCOURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA. OF 8" OR MORE ARE ASSOCIATED OR LOCATED WITHIN THIS PROJECT
 - SITE IS NOT IN FEMA 100 YEAR FLOODPLAIN
 - A FIRE DEPARTMENT KNOX BOX LOCATION IS PROVIDED AT THE SOUTHERN ENTRY LOCATION.
 - MAINTENANCE RECORDS FOR STORM WATER PRACTICES SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT ON AN ANNUAL BASIS.

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF PoughKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
 - REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
 - REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
 - ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF PoughKEEPSIE.
 - TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF PoughKEEPSIE.
 - PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF PoughKEEPSIE SPECIFICATIONS.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF PoughKEEPSIE.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
 - PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "Udig NY" AT 1-800-962-7962 AT LEAST 48 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
 - IF ANY UNCHARTERED OR INCORRECTLY CHARTERED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
 - STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
 - CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
 - NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
 - A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NFPA AND THE NYS FIRE CODE 2020.

SIGN LEGEND

NO.	LEGEND	MUTCD SIGN DESIGNATION	QTY.
A		R1-1	1
B			4

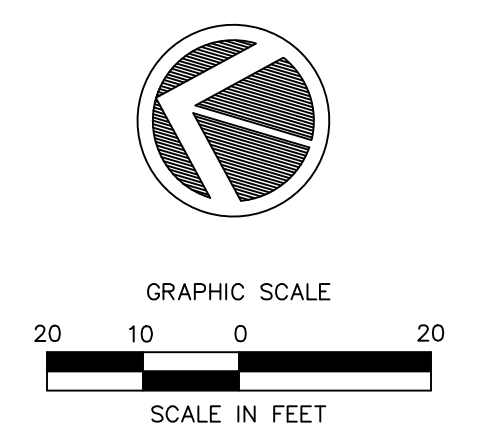
NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

ZONING SUMMARY CHART

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	43,452 SF (0.99 Acres)
MIN. FRONTAGE	50 FT	587'
MIN. LOT COVERAGE	50%	57.17% (*)
MIN. FRONT YARD	20 FT	20'
MIN. SIDE YARD	5 FT	5.9'
MIN. REAR YARD	15 FT	2.3' (*)
MAX. HEIGHT	5 STORIES 68 FT	5 STORIES 58 FT
MAX. DENSITY	N/A	82 UNITS
REQUIRED PARKING	1.25/DWELLING = 103 SPACES	83 SPACES (*)
REQUIRED BICYCLE PARKING	11 spaces	30 SPACES (INSIDE GARAGE)
REQUIRED OPEN SPACE	20%	29.3%

(*) DENOTES VARIANCE REQUIRED

- SURVEY MAP REFERENCE**
- EXISTING CONDITIONS / TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR PK SOUTH AVE LLC" DATED JULY 22, 2025 BY BRENDAN JOHNSON, PLS# 50919
- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - BUILDING SETBACK LINE
 - PROPOSED ASPHALT SURFACE
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE CURB
 - PROPOSED EDGE OF BITUMINOUS CONCRETE
 - PROPOSED FENCE
 - PROPOSED SIGN
 - PROPOSED LIGHT
 - PROPOSED BOLLARD
 - PROPOSED DOOR LOCATION
 - PROPOSED CONCRETE PAVERS
 - EXISTING NYS DOT DRAINAGE EASEMENT



LRC
Engineering & Surveying

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

Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

SITE PLAN

PROPOSED RESIDENTIAL

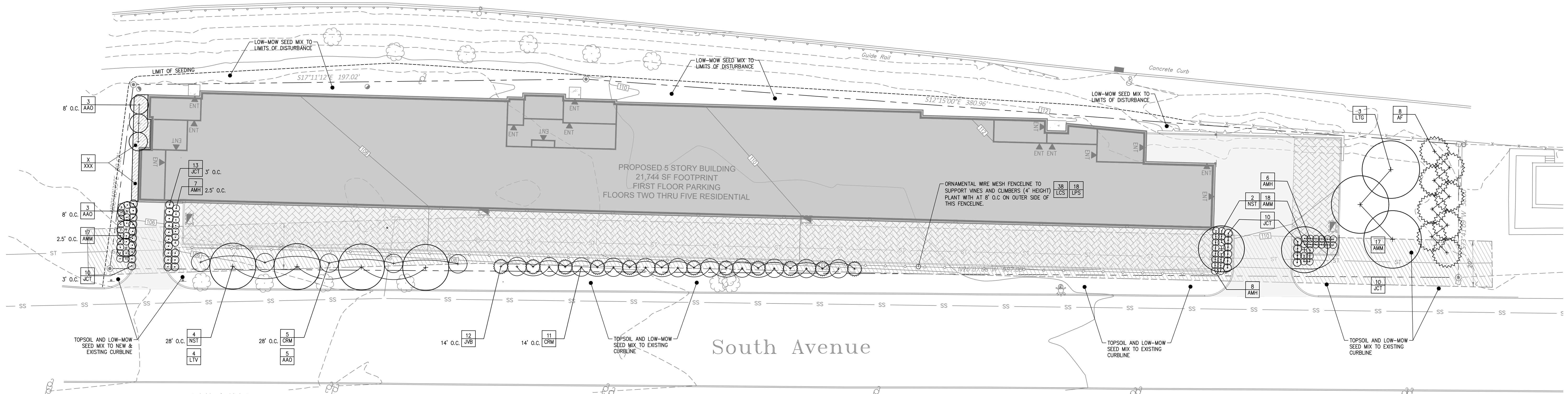
287-307 SOUTH AVE.
CITY OF PoughKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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

SP-1

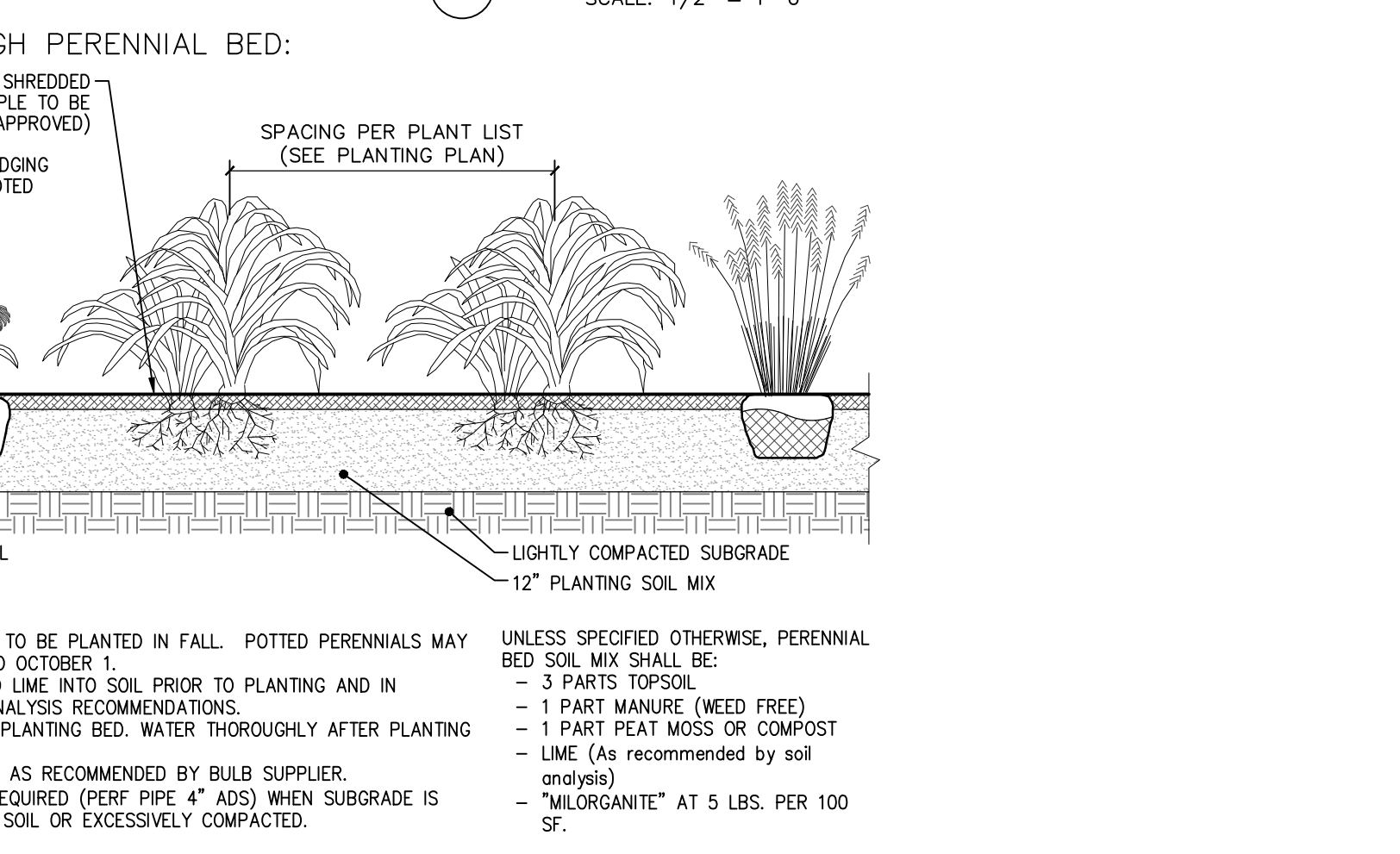
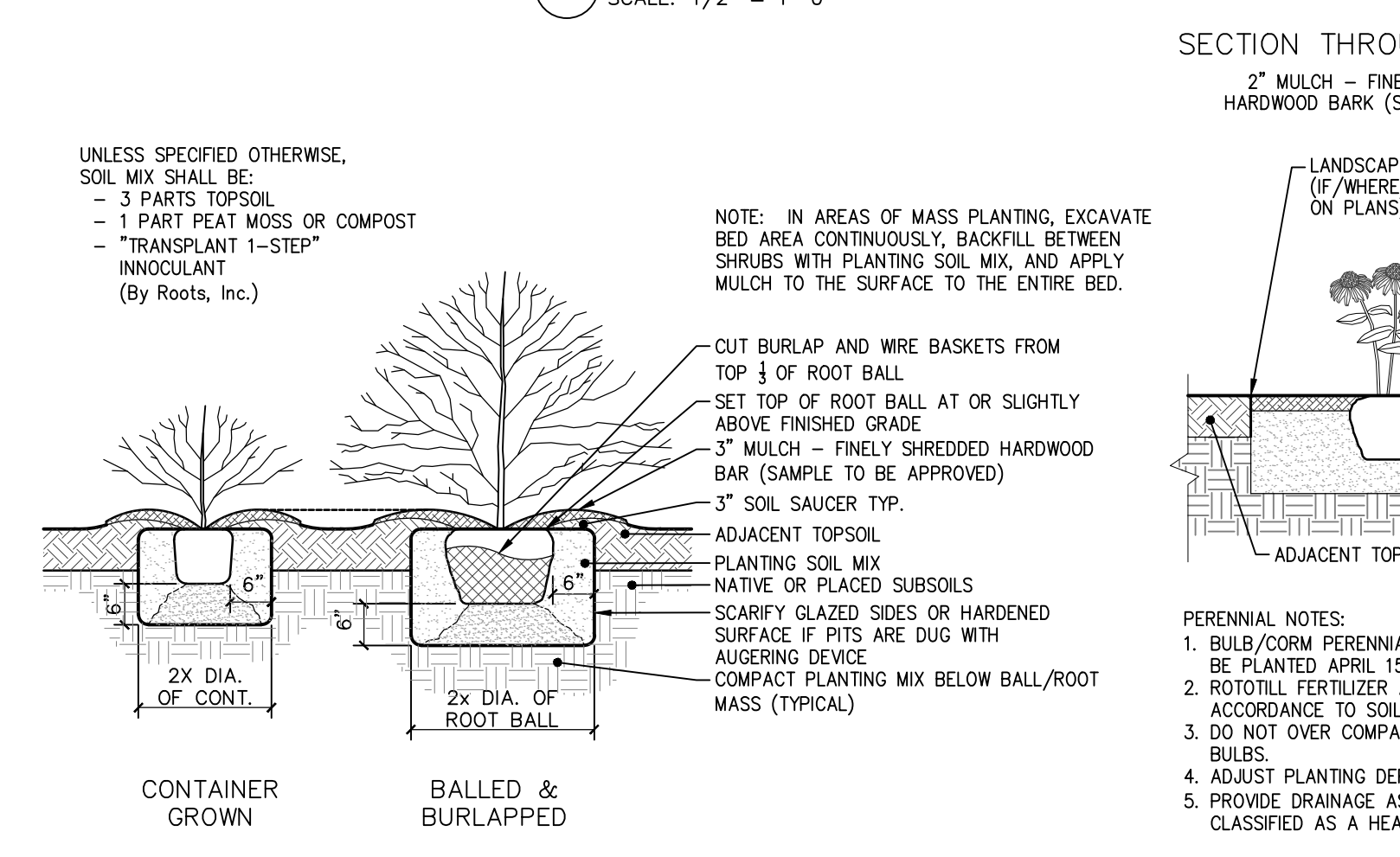
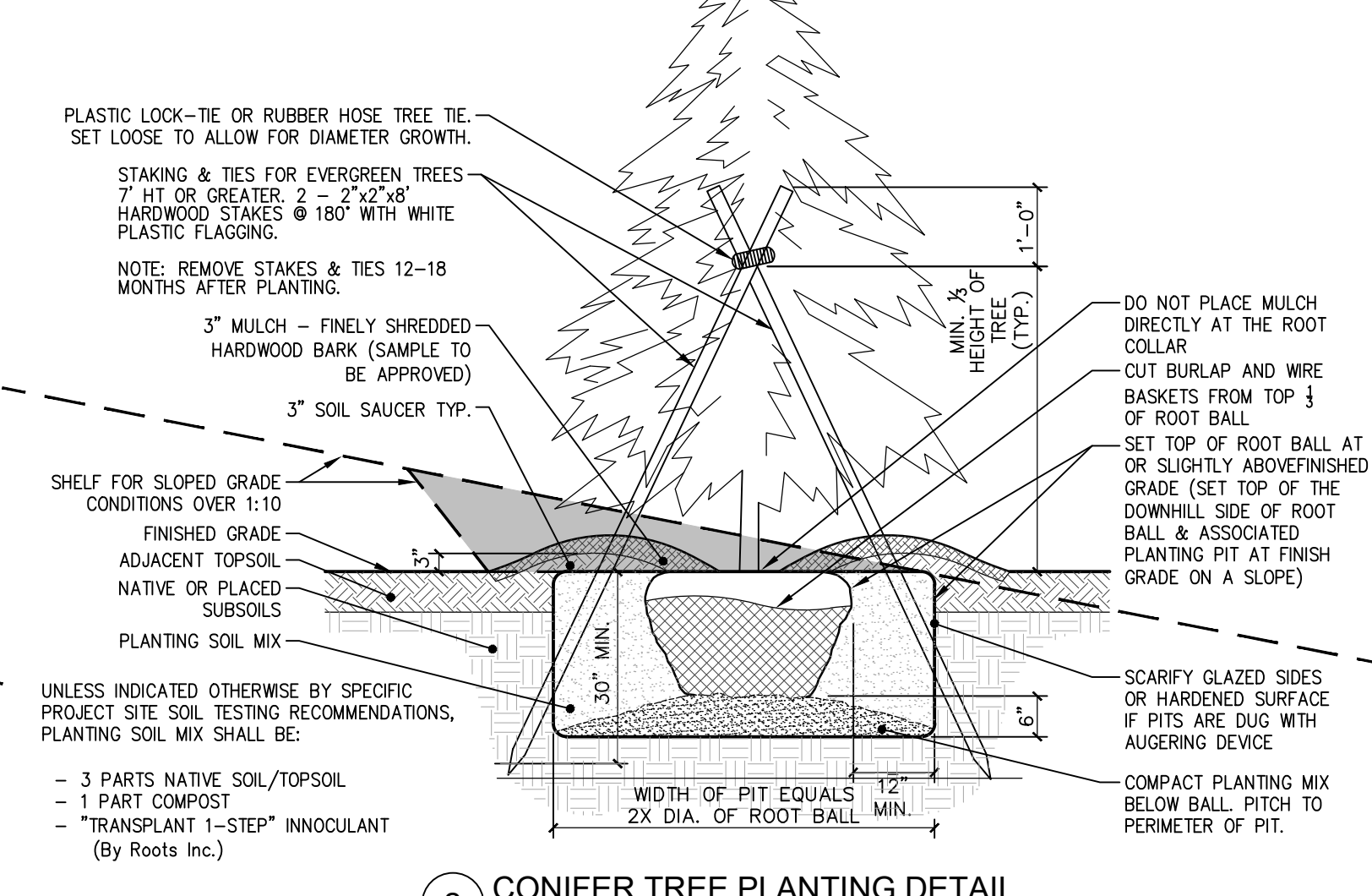
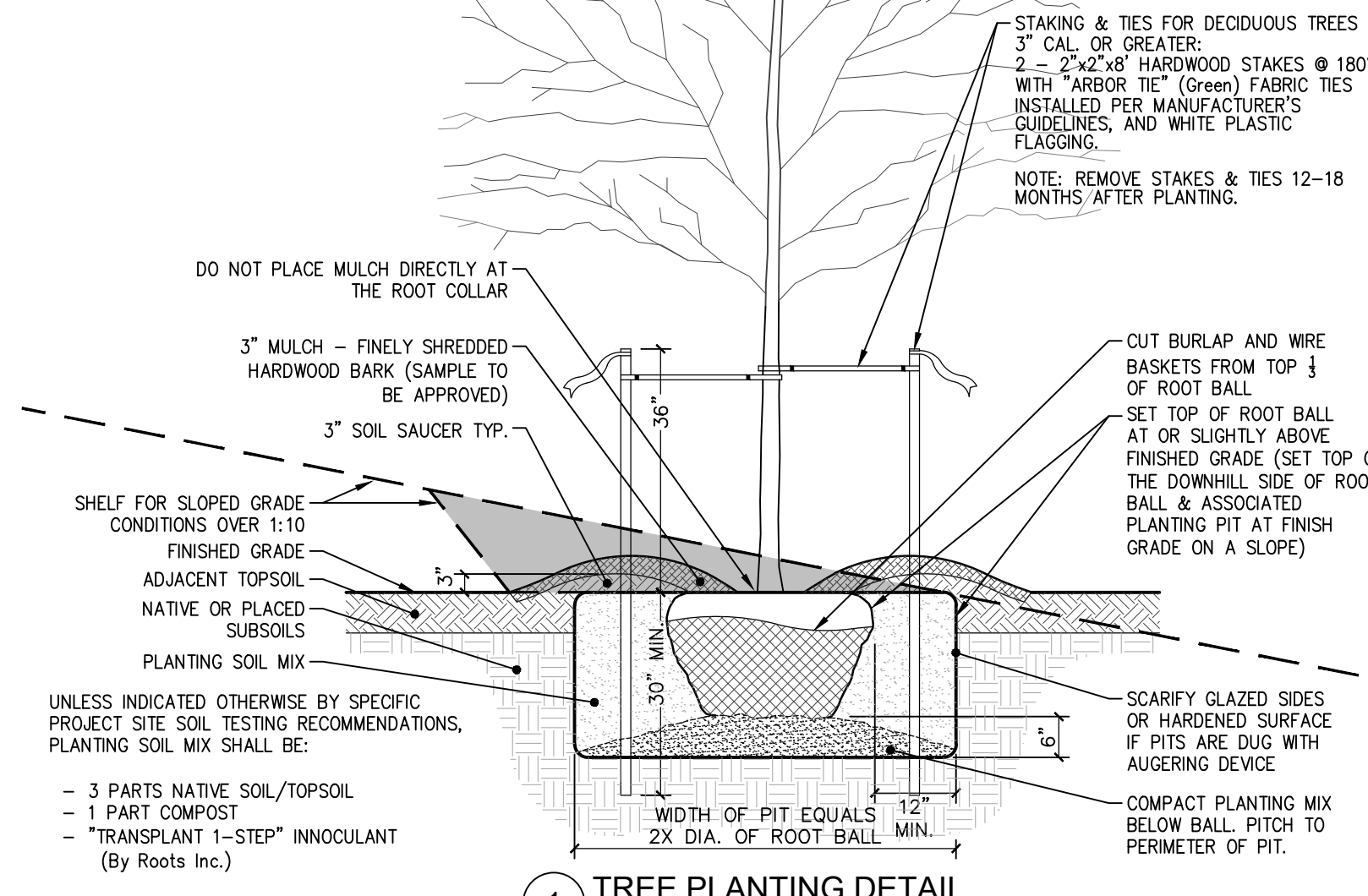
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US Route 9



NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

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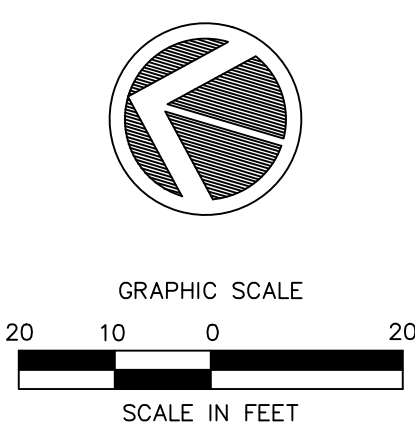


PLANTING NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE, MAINTENANCE RESPONSIBILITIES INCLUDING CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. PLANTING SOIL MIXTURE FOR NATIVE TREES AND SHRUBS:
 - 1 PART COMPOST
 - 3 PARTS TOPSOIL/NATIVE ON-SITE SOILS
 - PROVIDE OTHER SOIL AMENDMENTS AS RECOMMENDED BY SOIL TESTING FOR SPECIFIC PLANT TYPES BEING INSTALLED.
 - MYCORRHIZAL INNOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
9. PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
 - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
 - MORGANITE APPLIED AT 5 LBS. PER 100 SF.
10. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE 1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
11. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR ESTABLISHMENT OF WOODY AND PERENNIAL PLANTINGS FOR TWO YEARS FROM ACCEPTANCE OF PLANTING BY OWNER. IRRIGATION OR OTHER WATERING SHALL ALSO BE PROVIDED FOR SEEDING GRASSES AND WILDFLOWER AREAS TO SUPPORT GERMINATION AND ESTABLISHMENT FOR ONE YEAR FROM INITIAL SEEDING.
12. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" IN SEEDING AREAS, OR 6" IN SODDED AREAS (IF SOD IS INDICATED ON DRAWINGS). CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
13. NATIVE GRASS SEED MIX A (TYPICAL OF GENERAL MEADOW AREAS):
"ERNST SOLAR FARM SEED MIX" - ERNMX-186 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322
SEEDING RATE: 4.0 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEDED).
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
14. ROADSIDE SEED MIX B:
"PARTIALLY SHADED AREA ROADSIDE MIX" - ERNMX-140 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.
SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS/AC OF A COVER CROP.
SEEDING DATE: AUGUST 15-OCTOBER 1 (GRAIN RYE COVER) AND APRIL 15-JUNE 15 (GRAIN OATS COVER) UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
15. INFILTRATION BASIN SEED MIX C:
"RAIN GARDEN MIX" - ERNMX-180
AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.
SEEDING RATE: 20 LBS PER ACRE WITH COVER CROP OF GRAIN RYE (FALL) AT 30 LBS/AC. OR OATS (SPRING) AT 30 LBS/AC.
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
16. SEED MIX D:
"LOW-GROWING WILDFLOWER & GRASS MIX" - ERNMX-156 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.
SEEDING RATE: 30-40 LBS PER ACRE
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
17. POLLINATOR WILDFLOWER MEADOW SEED MIX E:
"BUTTERFLY & HUMMINGBIRD GARDEN MIX" - ERNMX-179 BY ERNST CONSERVATION SEEDS, MEADVILLE, PA, WWW.ERNSTSEED.COM; 1-800-873-3322.
SEEDING RATE: 8-11 LBS PER ACRE WITH A COVER CROP OF GRAIN OATS OR GRAIN RYE.
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
18. SOD FOR LAWNS (ONLY WHERE SPECIFICALLY CALLED OUT ON PLANS):
SOD SHALL BE A BLEND OF CREEPING RED, CHEWINGS AND HARD FESCUE. CONTRACTOR SHALL SUBMIT CERTIFIED BLEND FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
19. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
20. PLANTING SHOWN ON THIS DRAWING IS ILLUSTRATIVE OF PROPOSED PERIMETER AND BUFFER PLANTING ONLY. ADDITIONAL INTERIOR PLANTING IMPROVEMENTS ARE ANTICIPATED WHEN DETAILED DRAWINGS ARE PREPARED.

PLANT LIST:

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT SIZE	INSTALLED SIZE	MATURE SIZE (WxH)	COMMENTS
AF	8	ABIES FRASERI	FRASER FIR	B&B	7'-8' ht.	30'-50' ht.	
AAO	6	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	B&B	6-7' ht.	7'x15' ht.	Clump Form
JVB	12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	B&B	5-6' ht.	6-7'x15' ht.	
LTC	3	LIRIODENDRON TULIPIFERA 'OLEN GOLD'	OLEN GOLD TULIP TREE	B&B	3-3.5' cal.	25x40-60'	
NST	6	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	B&B	2.5-3' cal.	20'x40' ht.	
AMH	-	ARONIA MELANOCARPA 'CONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3-5htx2-3'	2' o.c.; Red-Or Fall
AMM	-	ARONIA MELANOCARPA 'CONNAM165'	LOW SCAPE WOUND CHOKEBERRY	CONT.	#1	12-24" ht.	18" o.c.; Red-Or Fall
CRM	16	CORNUS RACEMOSA	GRAY DOGWOOD	CONT.	3-4' ht.	8'x12' ht.	Clump Form Preferred
JCT	33	JUNIPERUS COMMUNIS 'TORTUGA'	TORTUGA JUNIPER	CONT.	#5	24-30' ht.	Jade Green
LCS	38	LONICERA x. 'CORAL STAR'	CORAL STAR HONESUCKLE	CONT.	#1	9-10' ht.	Orange-Red; Plant at 8' o.c.
LPS	18	LONICERA PERICLYMENUM 'SCENTSATION'	SCENTSATION HONESUCKLE (PW)	CONT.	#1	10-15' ht.	Yellow; Plant at 8' o.c.



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- Land Planning
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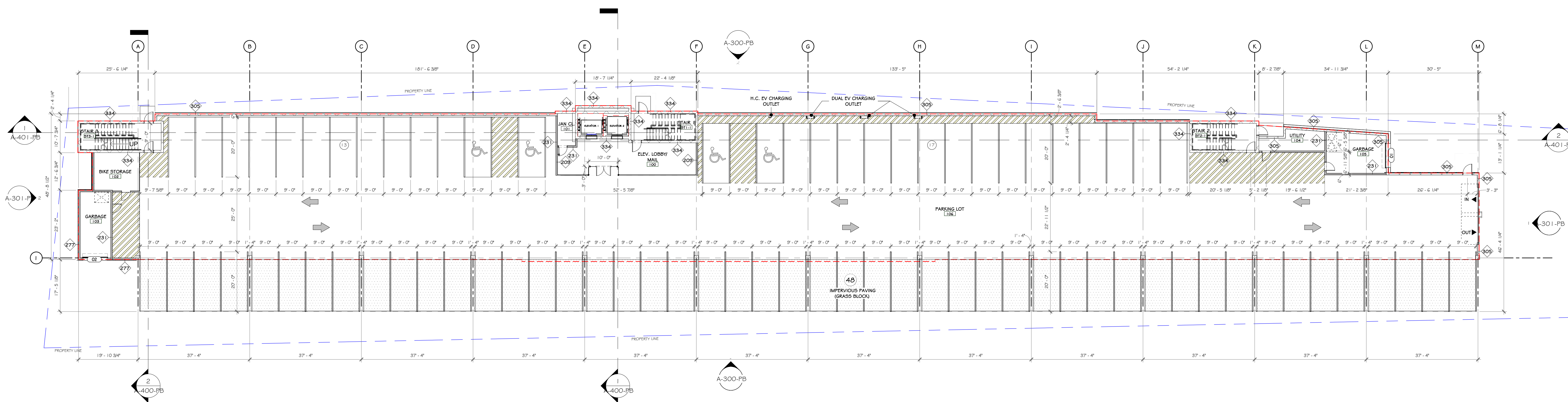
Loireiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsoil.com

LANDSCAPE PLAN

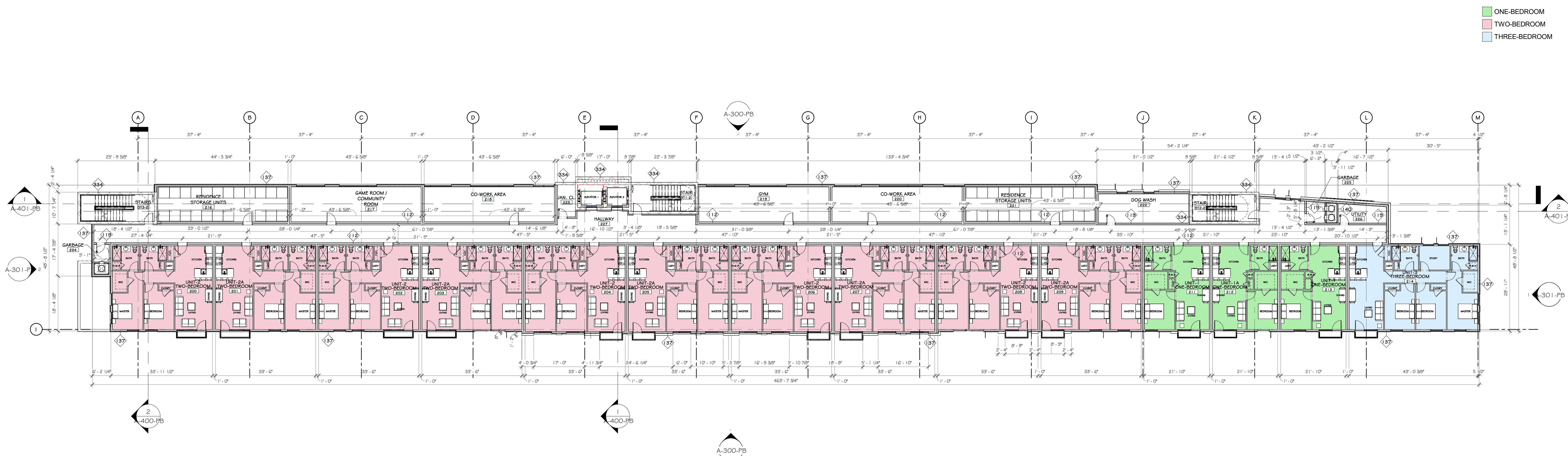
PROPOSED RESIDENTIAL

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1 FIRST FLOOR PARKING PLAN - PB
1/16" = 1'-0"



2 SECOND FLOOR PLAN - PB
1/16" = 1'-0"

ONE-BEDROOM
TWO-BEDROOM
THREE-BEDROOM

REVISIONS:

NUM.	DATE	DESCRIPTION

100% CONSTRUCTION DOCUMENTS

PROJECT

NORTH KEY PLAN

ADG ARCHITECTS

25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
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CONTACT@ADGARCHITECT.COM

ARCHITECTURE PLANNING • INTERIORS

Project: 287 & 307 DEVELOPMENT
309 South Avenue, Poughkeepsie, New York

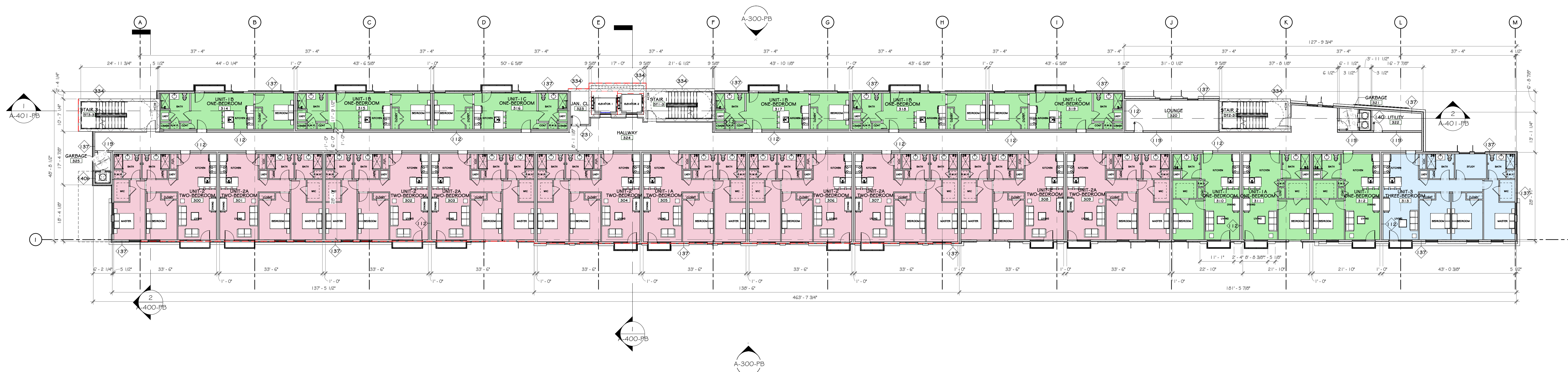
Drawing: FIRST & SECOND FLOOR PLAN

Project: 25123 Date: 12/19/25
Drawn: IDEA Scale: AS UNITS
Drawing Number:

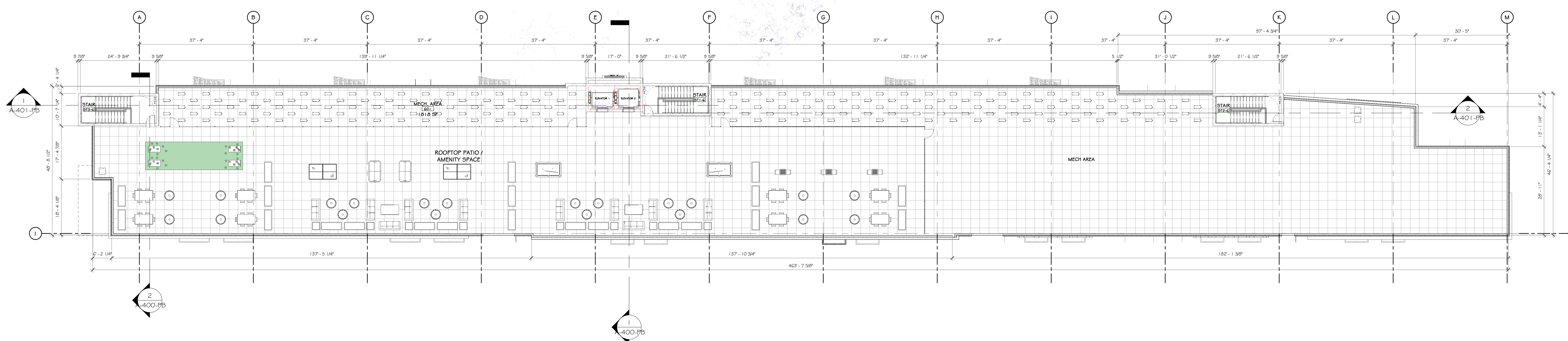
A-200-PB

This is a revision of the law for any person, unless acting under the direction of a licensed architect, to alter in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his firm the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

ONE-BEDROOM
TWO-BEDROOM
THREE-BEDROOM



1 TYP. THIRD TO FIFTH FLOOR PLAN - PB
1/16" = 1'-0"



2 ROOF PLAN - PB
1/16" = 1'-0"

REVISIONS:

NUM.	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

PROJECT

NORTH

KEY PLAN

WORK AREA

ADG ARCHITECTS ARCHITECTURE • PLANNING • INTERIORS

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Project: 287 & 307 DEVELOPMENT
309 South Avenue, Poughkeepsie, New York 12560

Drawing: TYP. THIRD TO FIFTH FLOOR & ROOF PLAN

Project: 25123 Date: 12/11/25
Drawn: Author Scale: AS UNITS
Drawing Number:
A-201-PB

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Schematic Block Study Concept



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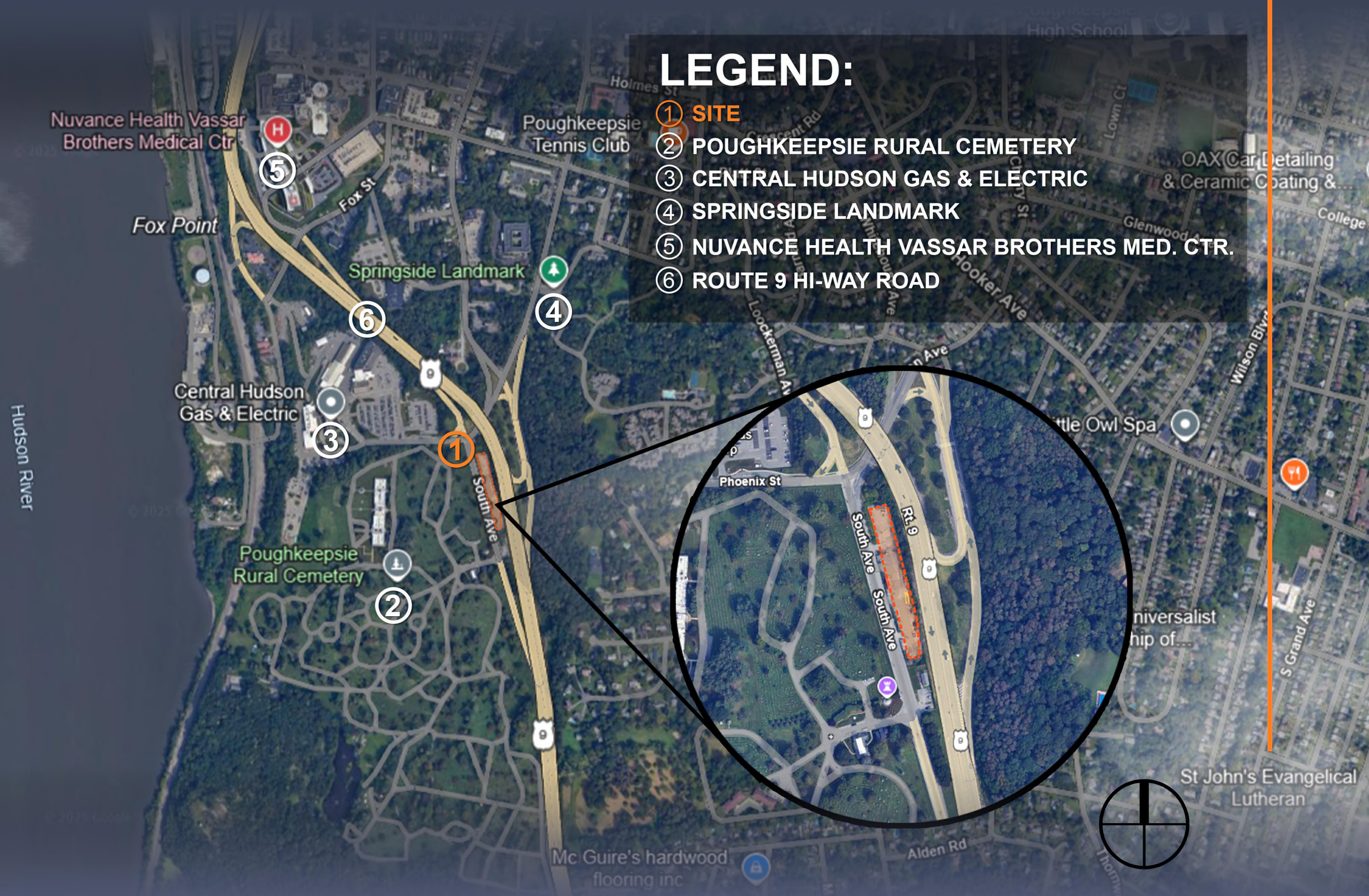
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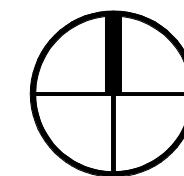
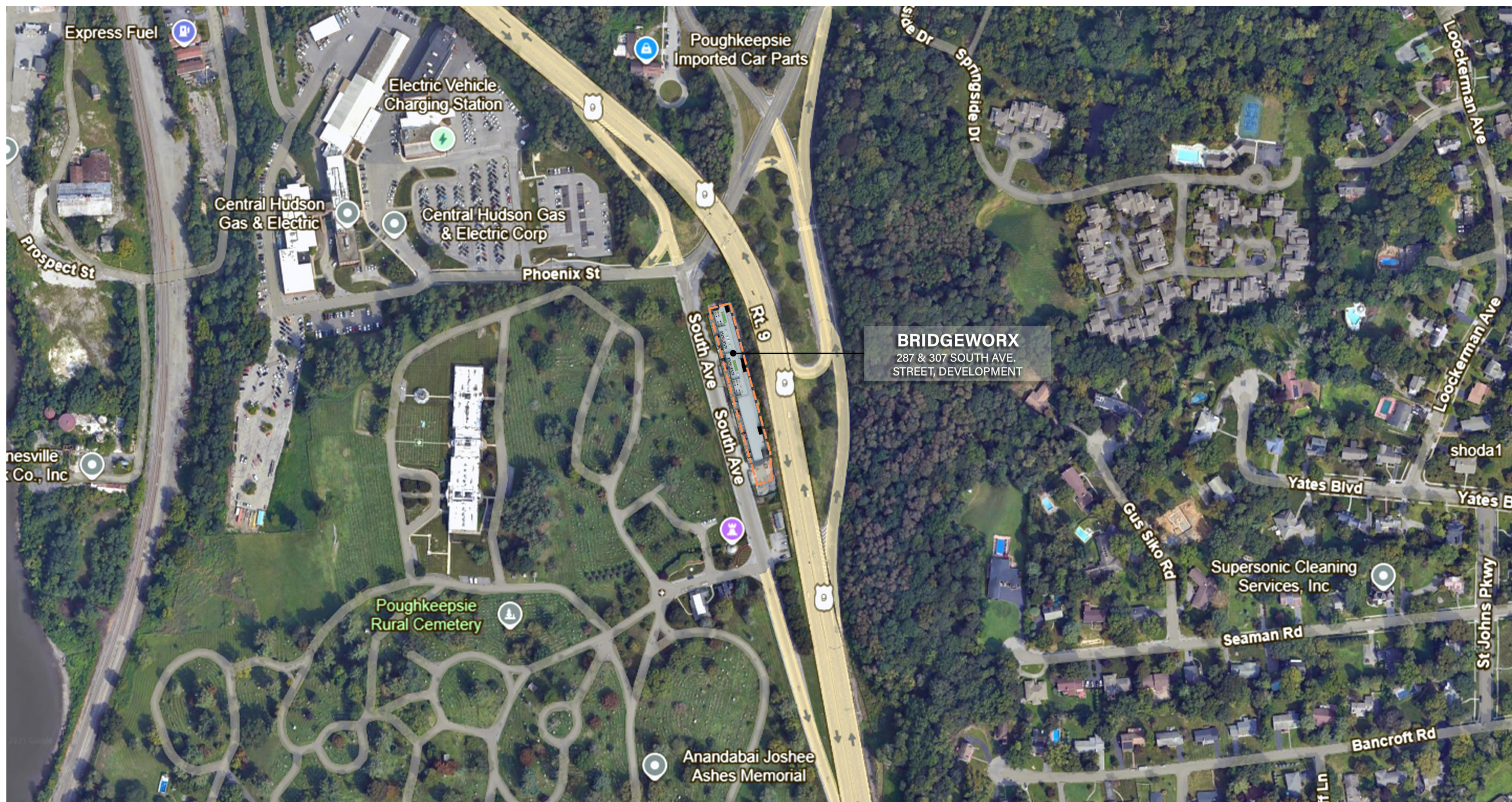
Executive Summary

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

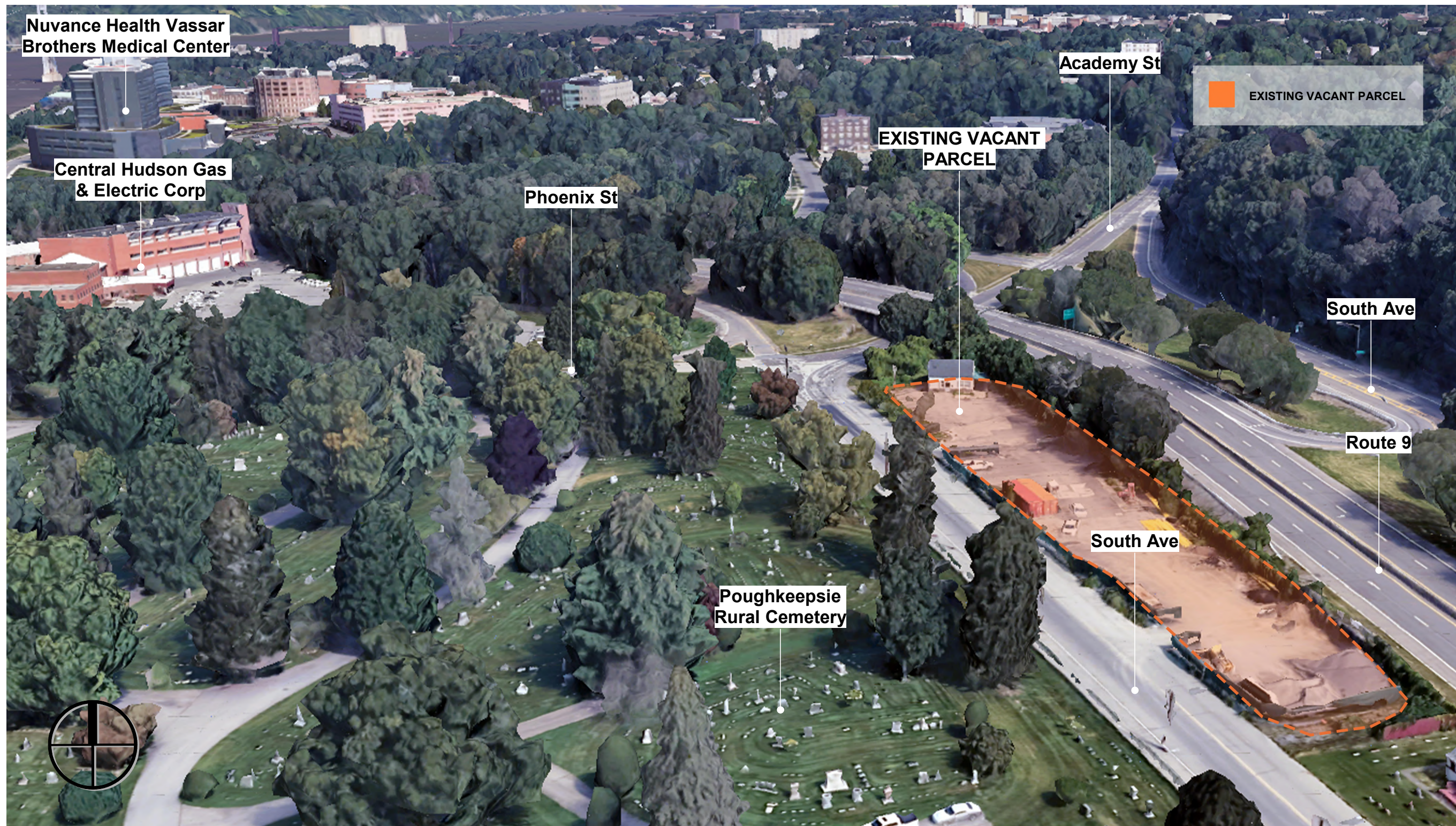
Site Location Map



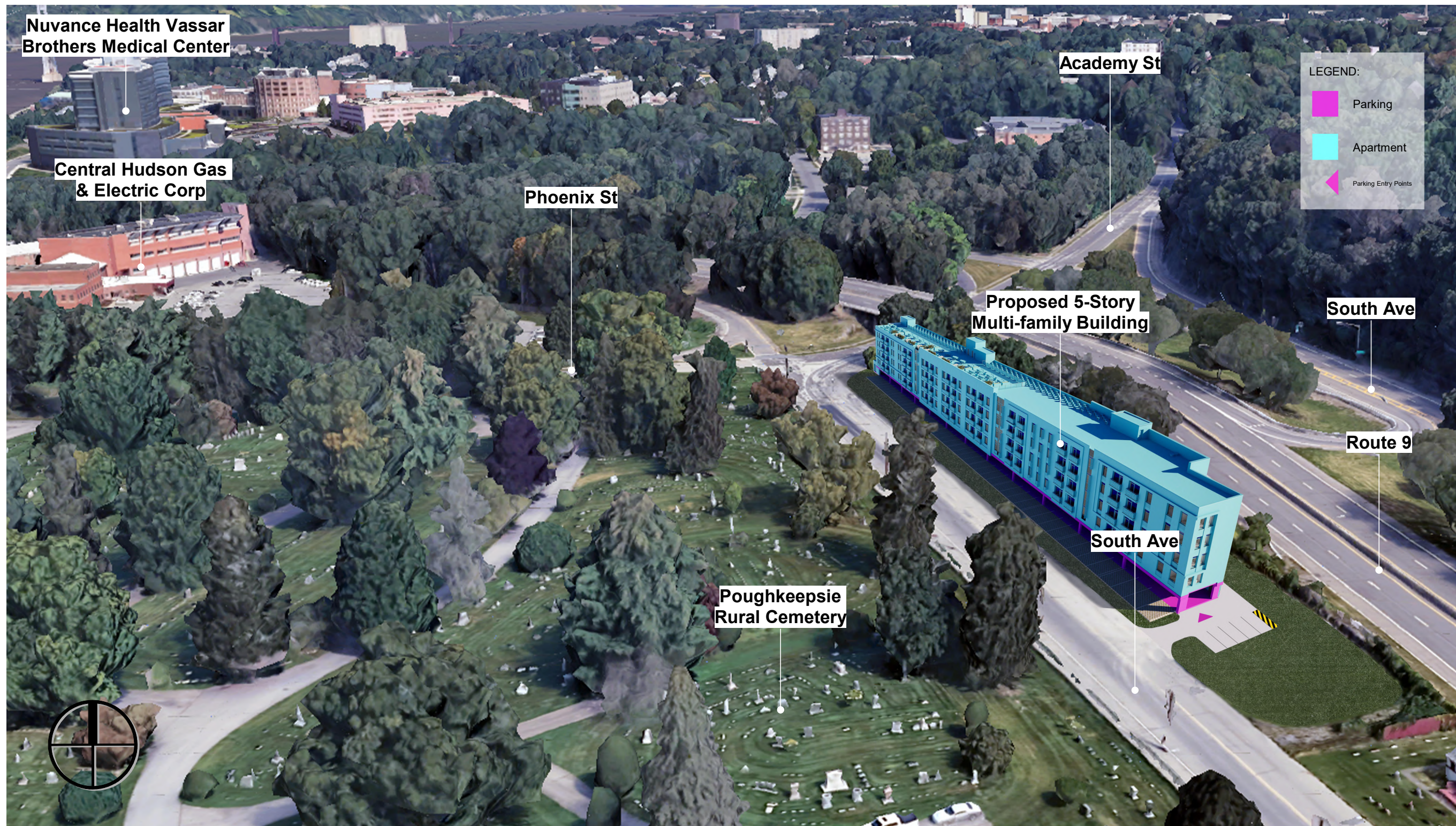
Site Plan Location



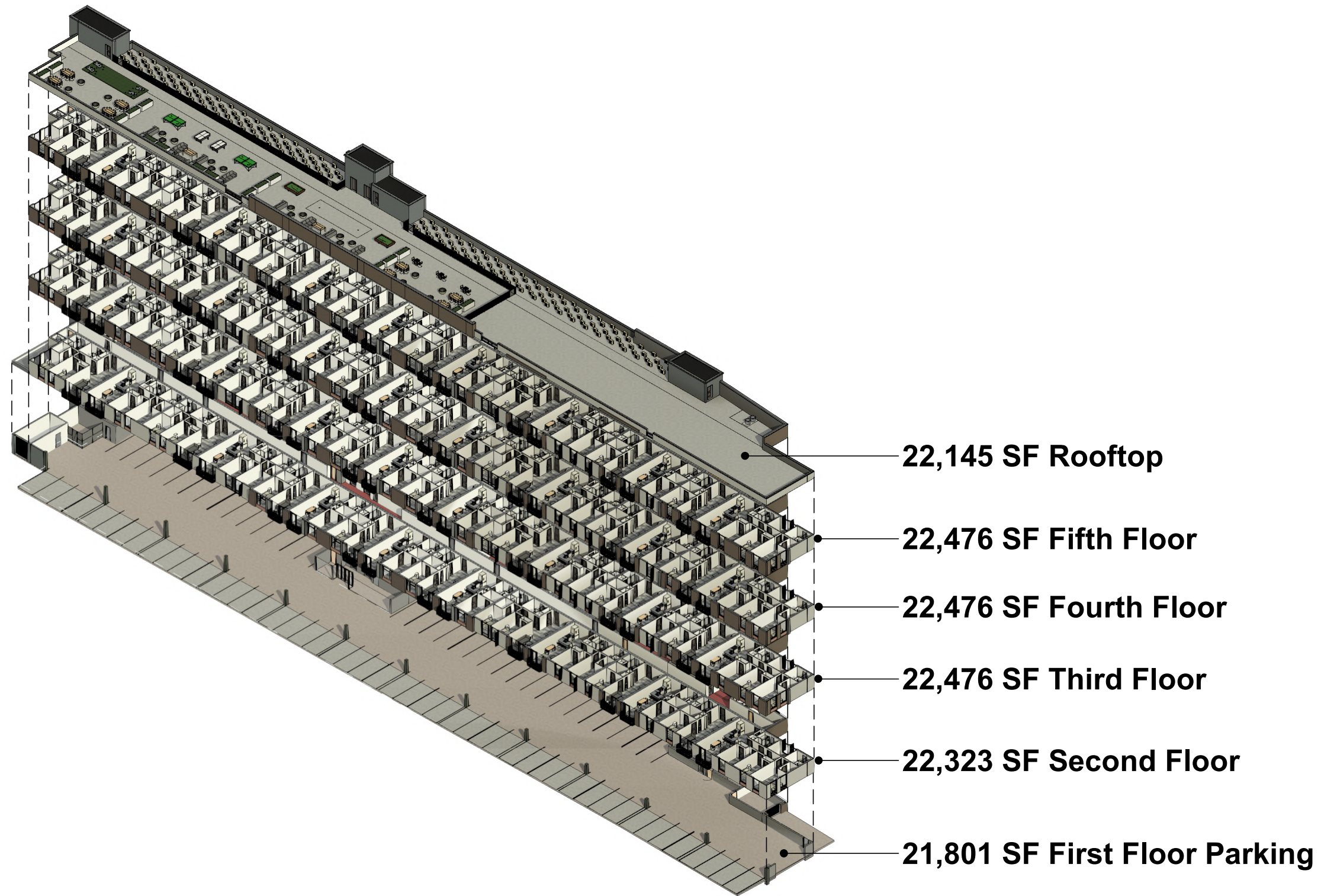
Existing Massing



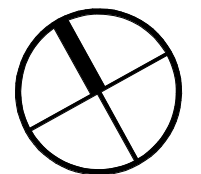
SW Site Axonometric



Exploded Building Axonometric Floor Plan



City Aerial View



Building Matrix Chart

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

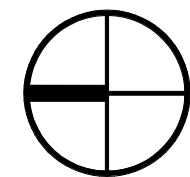
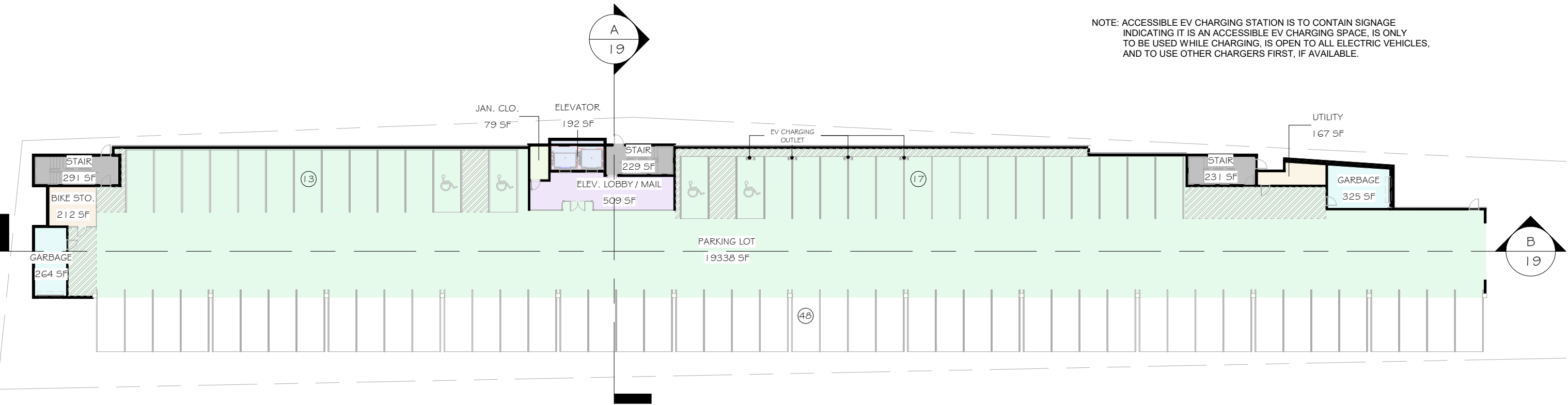
Parking Chart			
Floor Level	Parking	Handicap Parking	Total
First FL Parking	26	4	30
Outdoor	53	0	53
Total Unit Count	79	4	83
Total SF	19,360		

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

First Floor Parking Schematic Plan

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

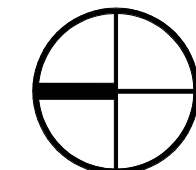
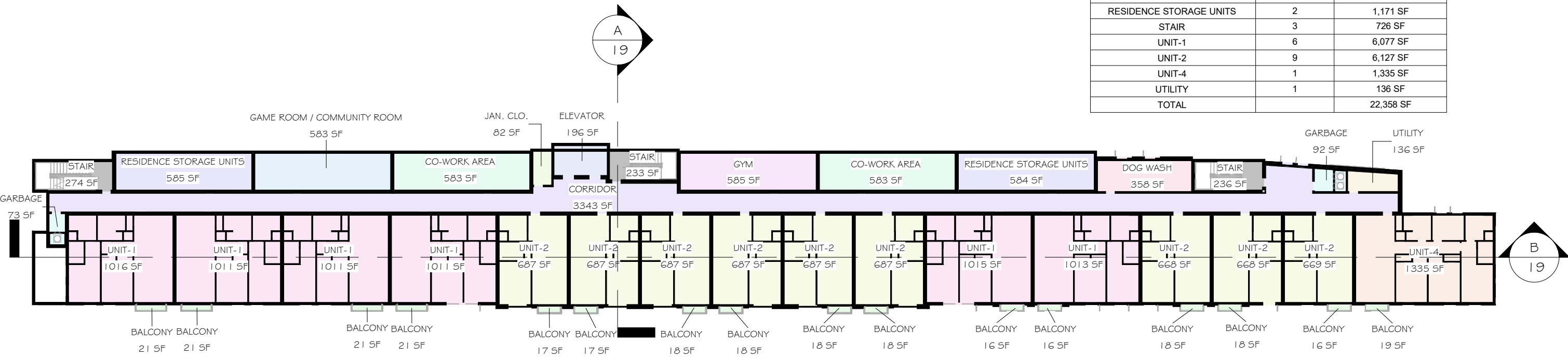
NOTE: ACCESSIBLE EV CHARGING STATION IS TO CONTAIN SIGNAGE INDICATING IT IS AN ACCESSIBLE EV CHARGING SPACE, IS ONLY TO BE USED WHILE CHARGING, IS OPEN TO ALL ELECTRIC VEHICLES, AND TO USE OTHER CHARGERS FIRST, IF AVAILABLE.



Second Floor Schematic Plan

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

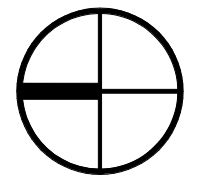
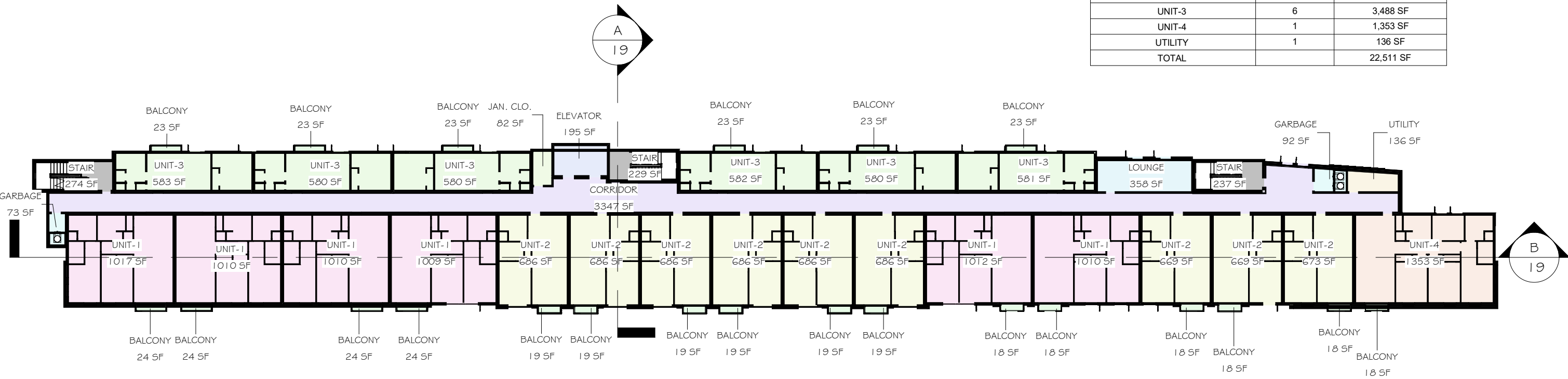
SECOND FLOOR MATRIX		
USE	QTY (2ND FLOOR)	SQUARE FOOTAGE
BALCONY	16	292 SF
CO-WORK AREA	2	1,166 SF
CORRIDOR	1	3,360 SF
DOG WASH	1	360 SF
ELEVATOR	1	192 SF
GAME ROOM / COMMUNITY ROOM	1	583 SF
GARBAGE	2	165 SF
GYM	1	585 SF
JAN. CLO.	1	82 SF
RESIDENCE STORAGE UNITS	2	1,171 SF
STAIR	3	726 SF
UNIT-1	6	6,077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



Third Floor Schematic Plan

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

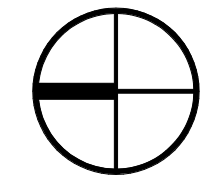
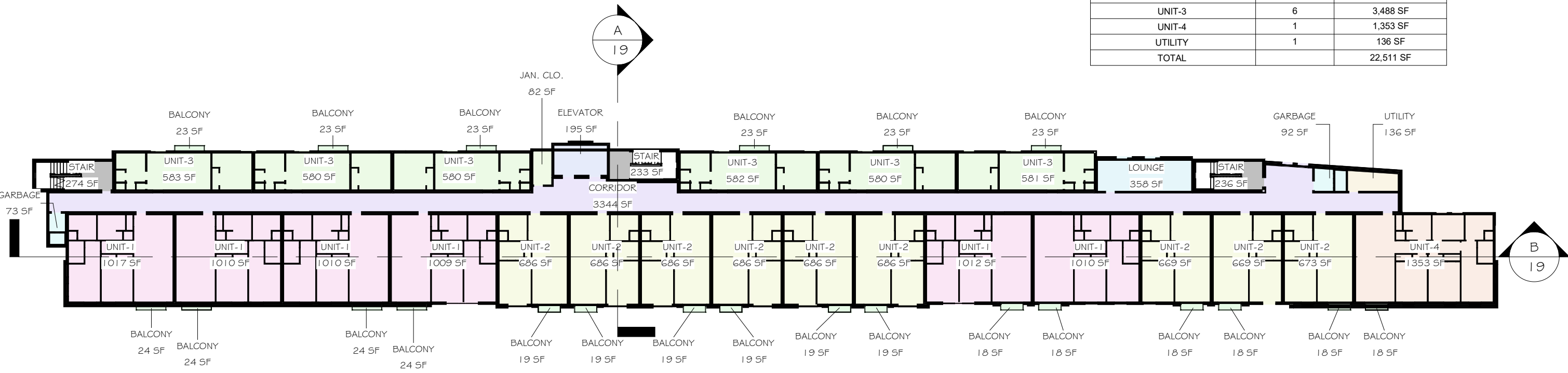
THIRD FLOOR MATRIX		
USE	QTY (3RD FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF



Fourth Floor Schematic Plan

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

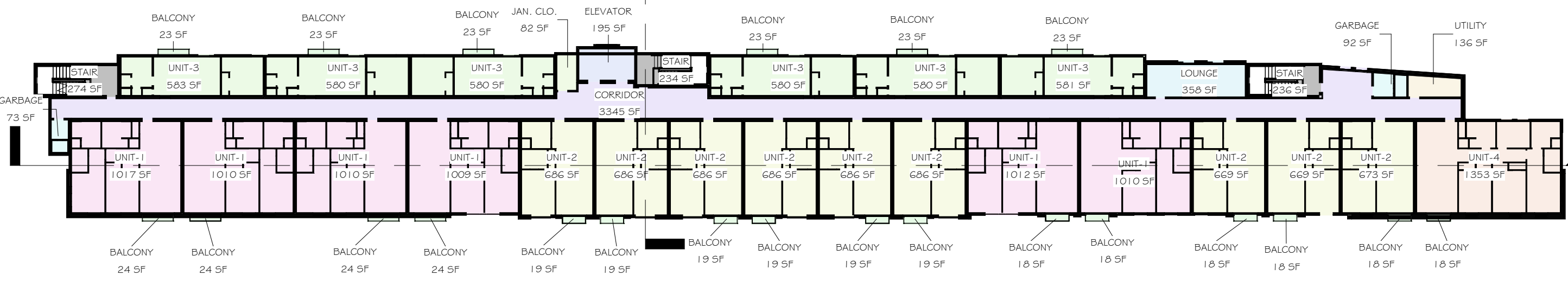
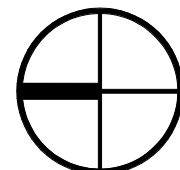
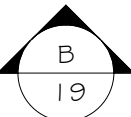
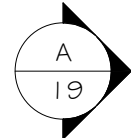
FOURTH FLOOR MATRIX		
USE	QTY (4TH FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF



Fifth Floor Schematic Plan

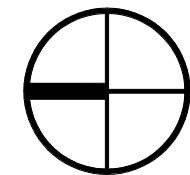
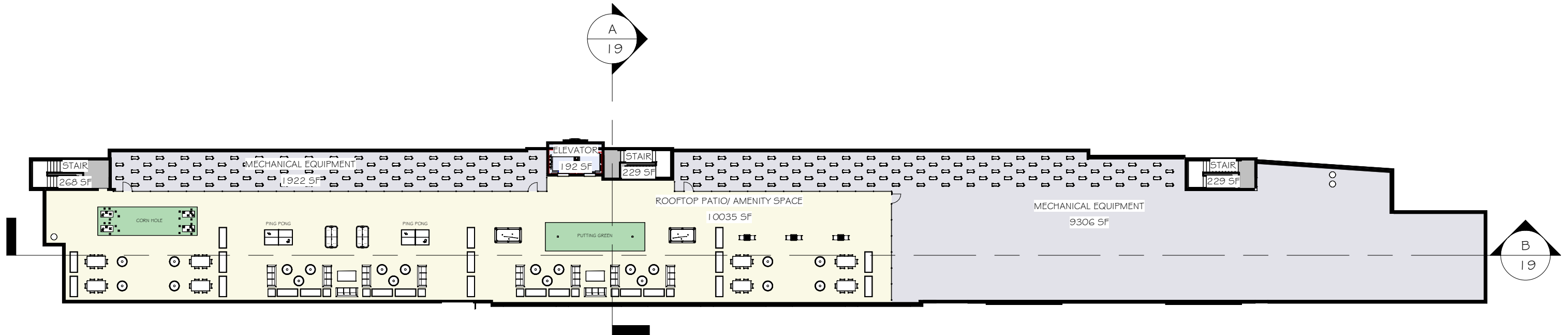
LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

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

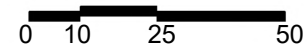
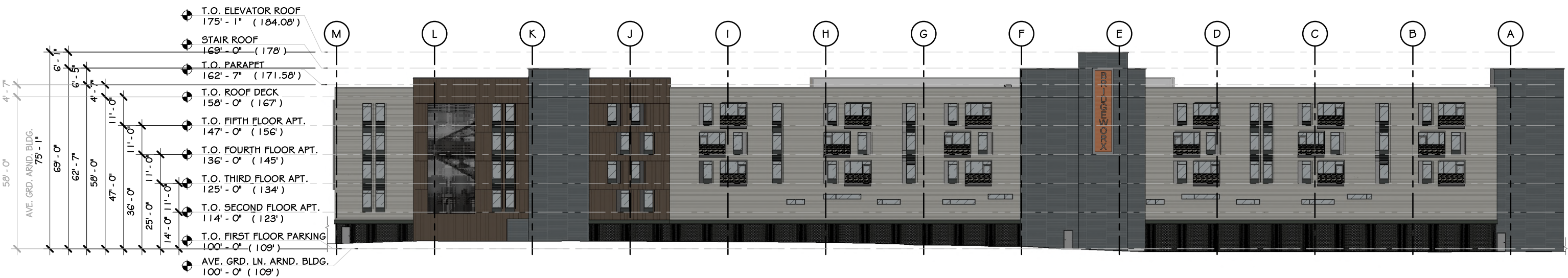


Rooftop Floor Schematic Plan

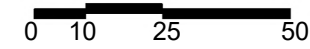
ROOFTOP MATRIX		
USE	QTY (ROOFTOP)	SQUARE FOOTAGE
ELEVATOR	1	192 SF
MECHANICAL EQUIPMENT	2	11,227 SF
ROOFTOP AMENITY SPACE	1	10,035 SF
STAIR	3	726 SF
TOTAL		22,180 SF



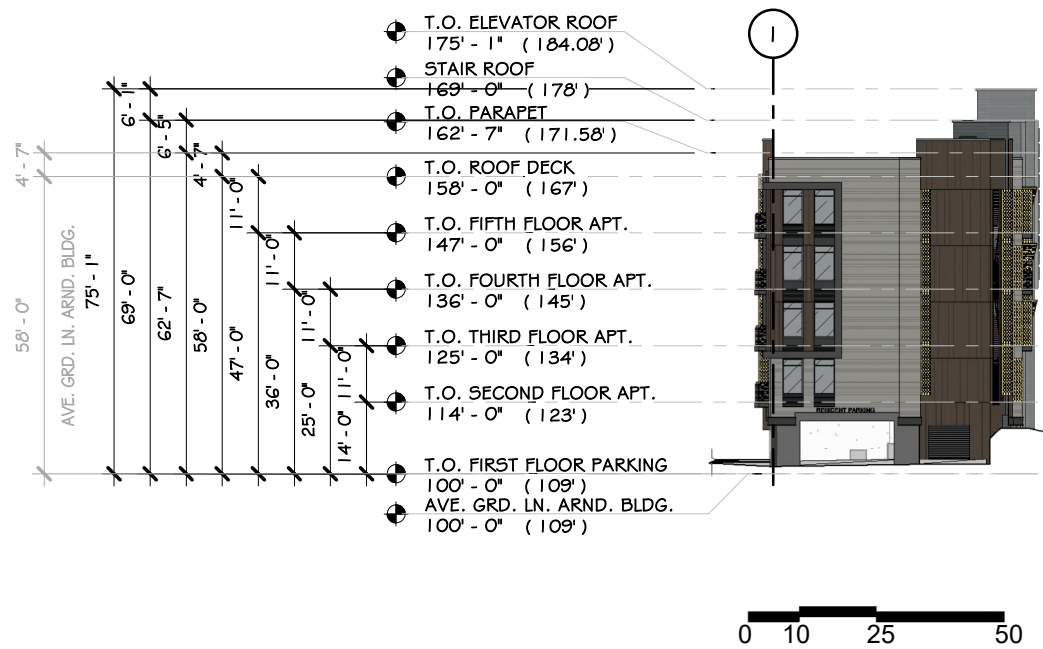
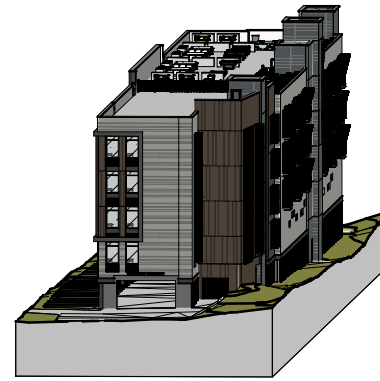
East Elevation



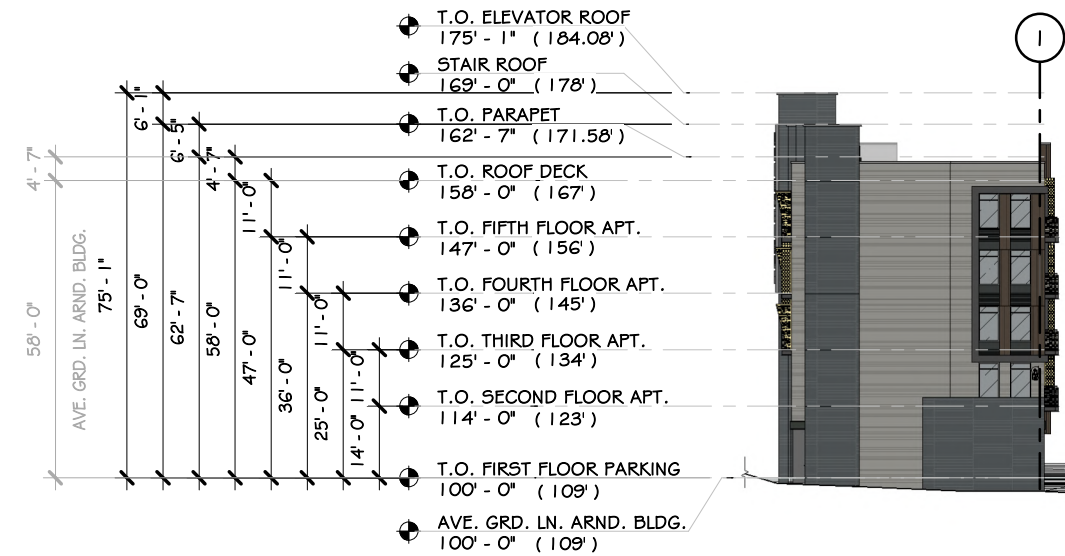
West Elevation



South & North Elevation

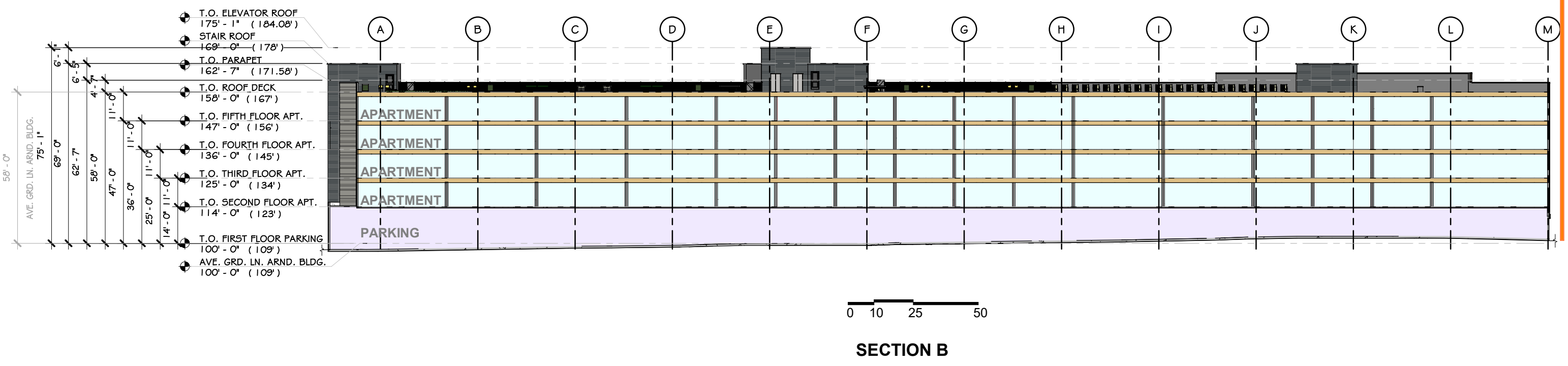
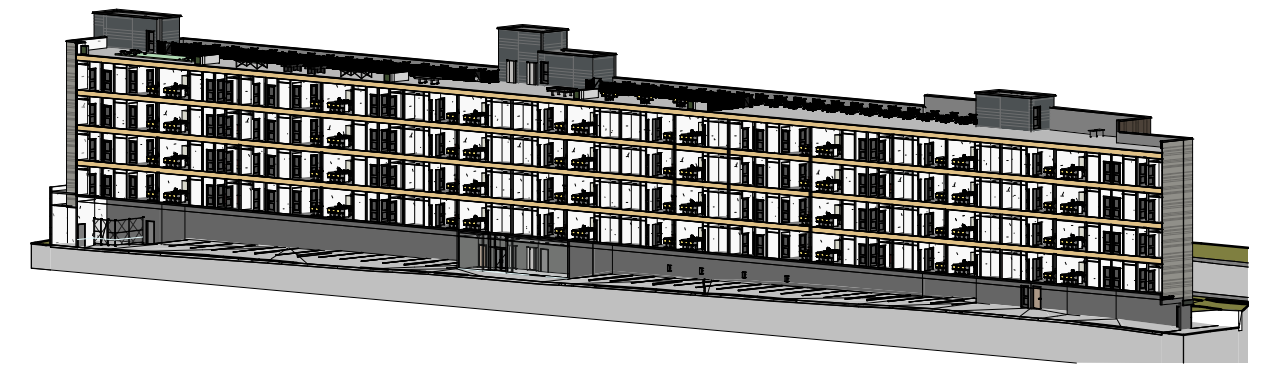
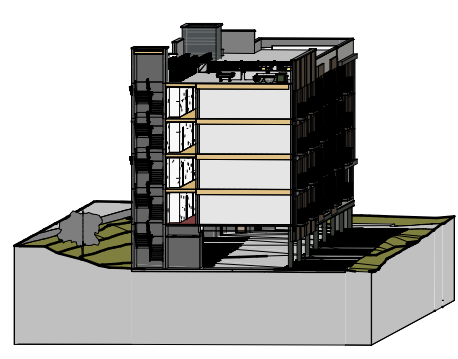
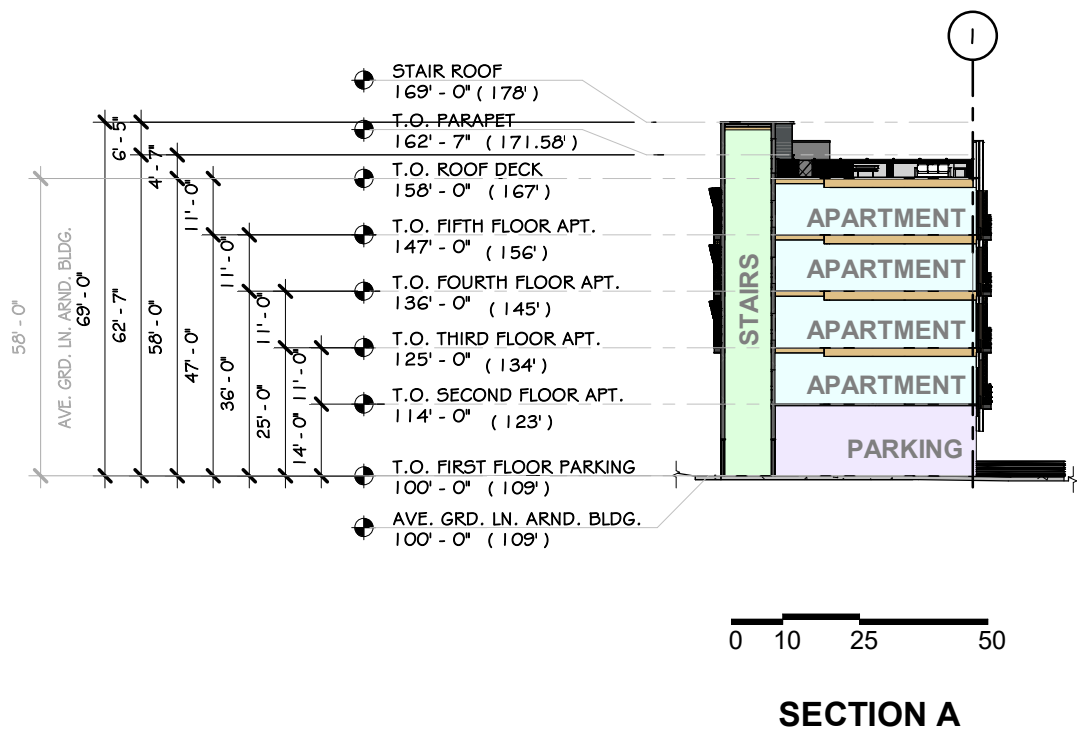


SOUTH ELEVATION



NORTH ELEVATION

Section A & B



South Avenue West Facade Streetscape Rendering



South Avenue & Route 9 South Facade Streetscape Rendering



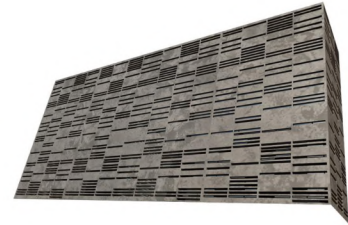
Material and Color Palette



North/ South Fenestration
Black Anodized Aluminum



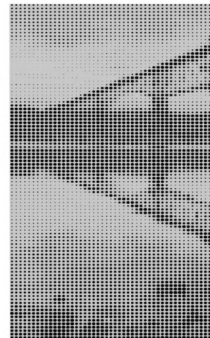
Residential Windows
Black: UPVC, or Equal



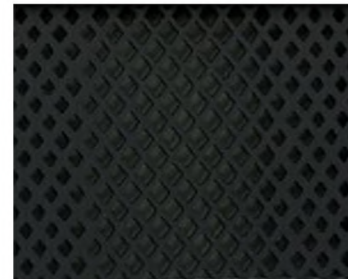
Exterior Railings
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Silver Fox 2108-50



First Floor Glazing
Low Reflectance
Solar Ban 65, or Equal



Architectural Perforated Aluminum Mural
Arkura Panels
Graphic Perf Solutions



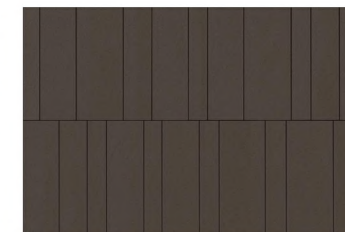
Parking Screening
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM French Beret 1610



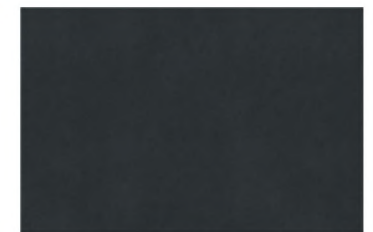
Exterior Facade:
Material: Painted Concrete
Color: Midnight Dream 2129-10



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



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



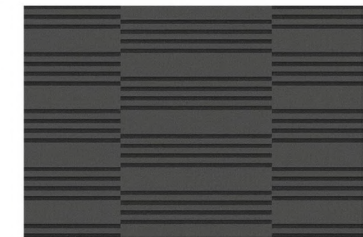
Infill Panel @ Windows:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Black Panther 2125-10 (LT 85)



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



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



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

West Dusk Rendering



West Daylight Rendering



Southwest Dusk Rendering



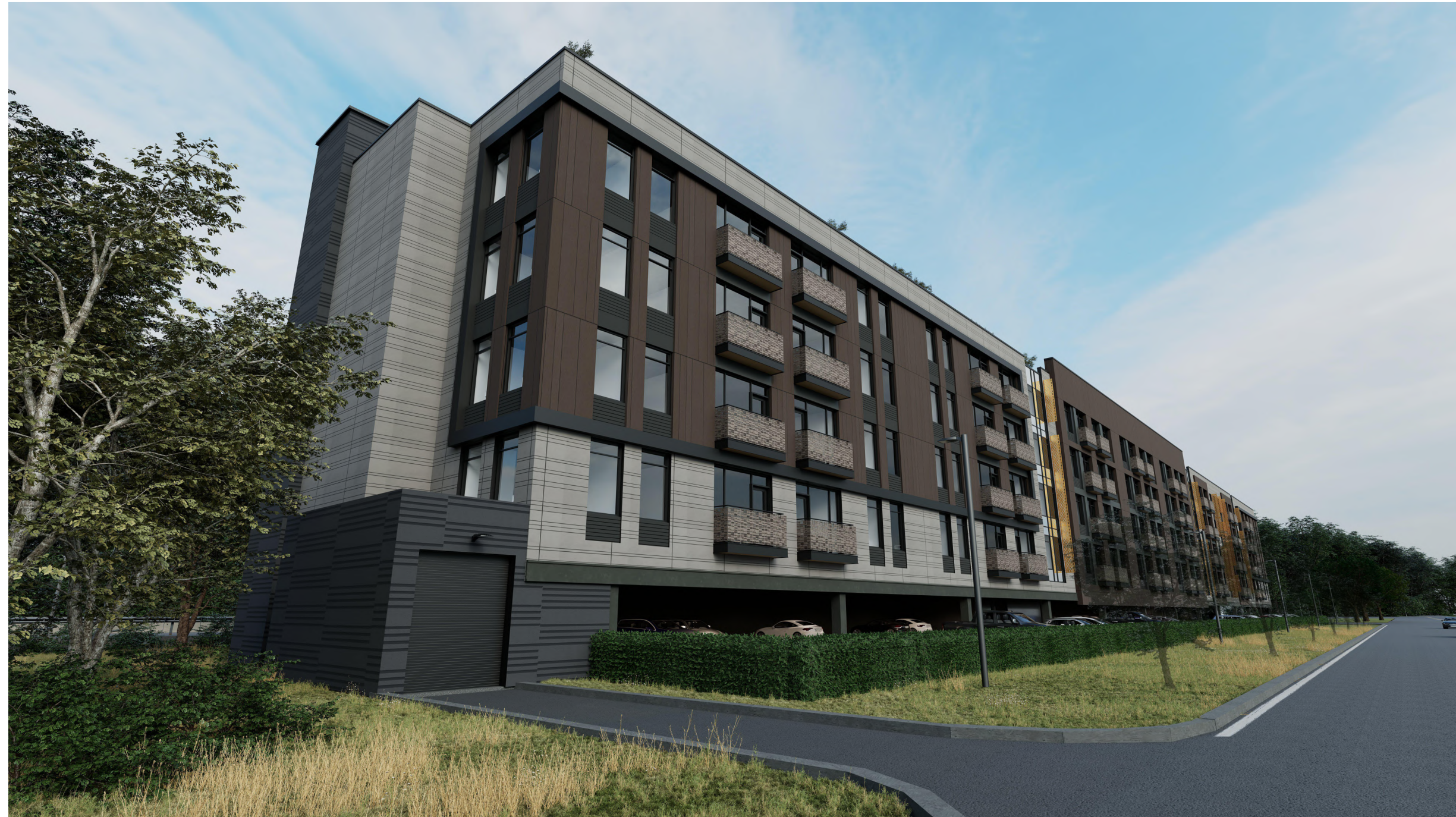
Southwest Daylight Rendering



Northwest Dusk Rendering



Northwest Daylight Rendering



Southeast Dusk Rendering



Southeast Daylight Rendering



Northeast Dusk Rendering



Northeast Daylight Rendering



East Balcony View Rendering



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**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		

- i. Coastal Resources.
- i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? Yes No
 - ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? Yes No
 - iii. Is the project site within a Coastal Erosion Hazard Area? Yes No

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

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

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

d. What parks serve the project site?

creating a park-like sanctuary with self-guided walking tours.

D. Project Details

D.1. Proposed and Potential Development

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

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

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

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

i. Total number of structures _____

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

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

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

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

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

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

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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

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

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

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

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

If Yes:

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

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 Action will not disturb more than 1 acre.
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

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

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

 • Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes: Per the NYS FEAR Workbook, the proposed unit count does not exceed the 100-unit threshold to be considered a substantial increase in traffic.
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

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

- If yes, cite sources/documentation: _____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ _____ 	
E.2. Natural Resources On or Near Project Site	APPENDIX C - SOILS MAP
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. <ul style="list-style-type: none"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <ul style="list-style-type: none"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: APPENDIX D - OFFICIAL SPECIES LIST <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information


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

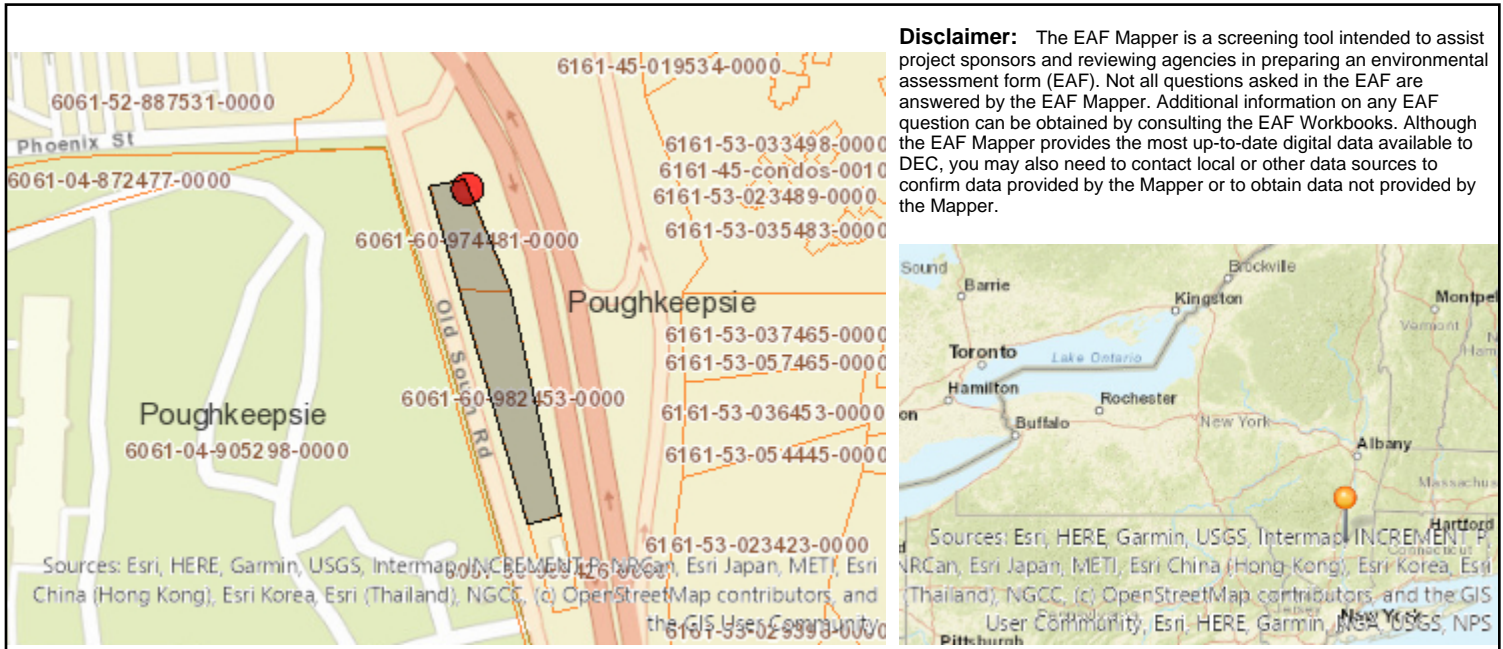
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature  _____ Title _____



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

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

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



Parcel Number

131300-6061-60-974481-0000

Parcel Location

287 South Ave

Municipality

Poughkeepsie City

Owner Name

PK South Ave LLC (Primary)

Primary Owner Mailing Address

162 Rinaldi Blvd
Poughkeepsie, NY 12601



Parcel Details

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

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$75,000	\$375,000	\$375,000	\$375,000	\$375,000	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
N (Non-Homestead)	1 (Taxable)	100	\$375,000		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

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

Site Information

Site 1

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

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

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

Commercial Rental Information

Site 1, Use 1

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

Improvements

Site 1, Improvement 1

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

Site 1, Improvement 2

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

Special District Information

Special District: GP000

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

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

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

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



Parcel Number

131300-6061-60-982453-0000

Parcel Location

South Ave

Municipality

Poughkeepsie City

Owner Name

PK South Ave LLC (Primary)

Primary Owner Mailing Address

162 Rinaldi Blvd
Poughkeepsie, NY 12601



Parcel Details

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

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
N (Non-Homestead)	1 (Taxable)	100	\$75,000		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

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

Site Information

Site 1

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

Commercial Rental Information

Site 1, Use 1

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

Special District Information

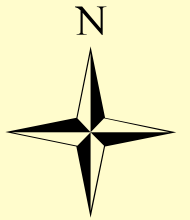
Special District: GP000

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

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

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




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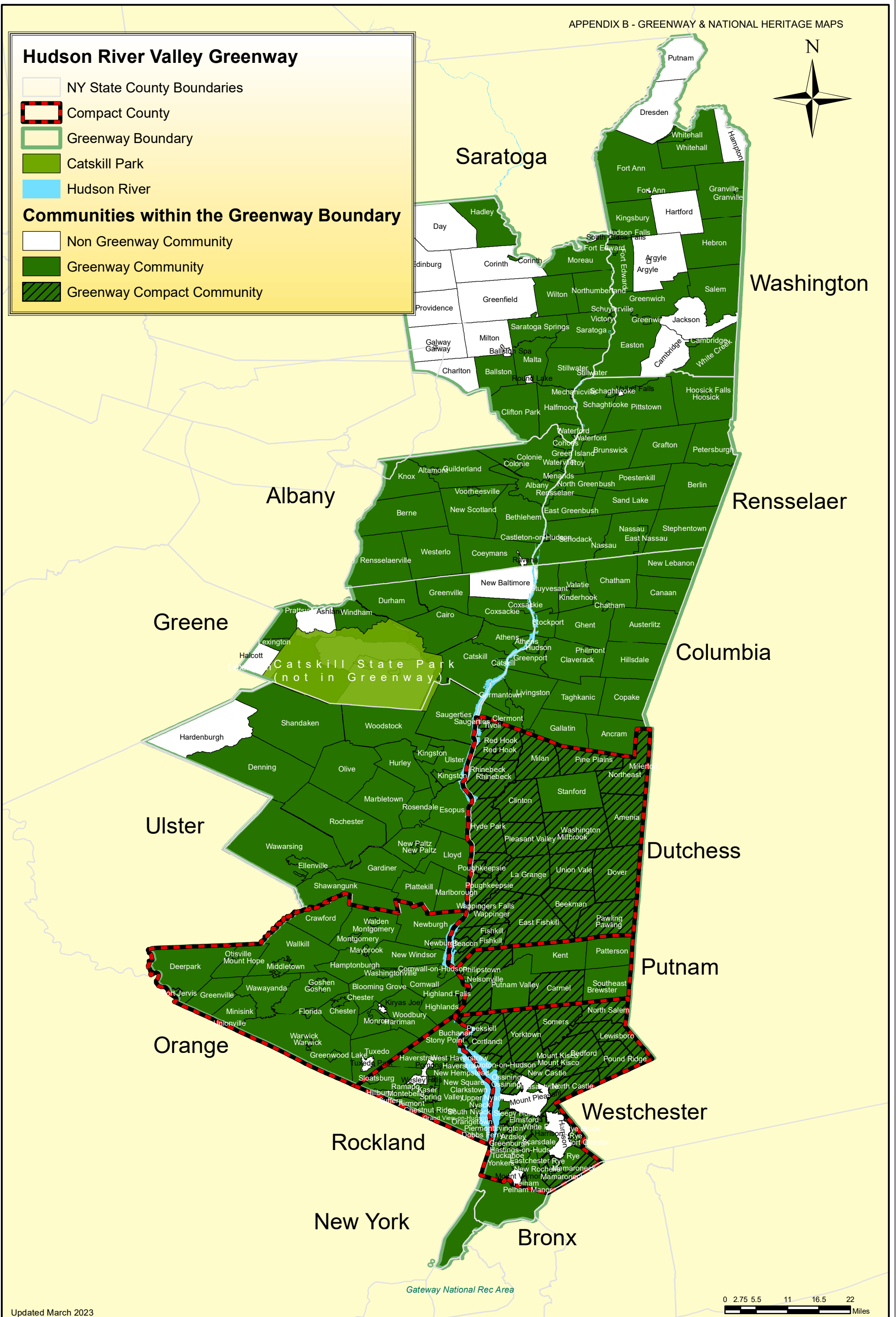


Hudson River Valley Greenway

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

Communities within the Greenway Boundary

-  Non Greenway Community
-  Greenway Community
-  Greenway Compact Community

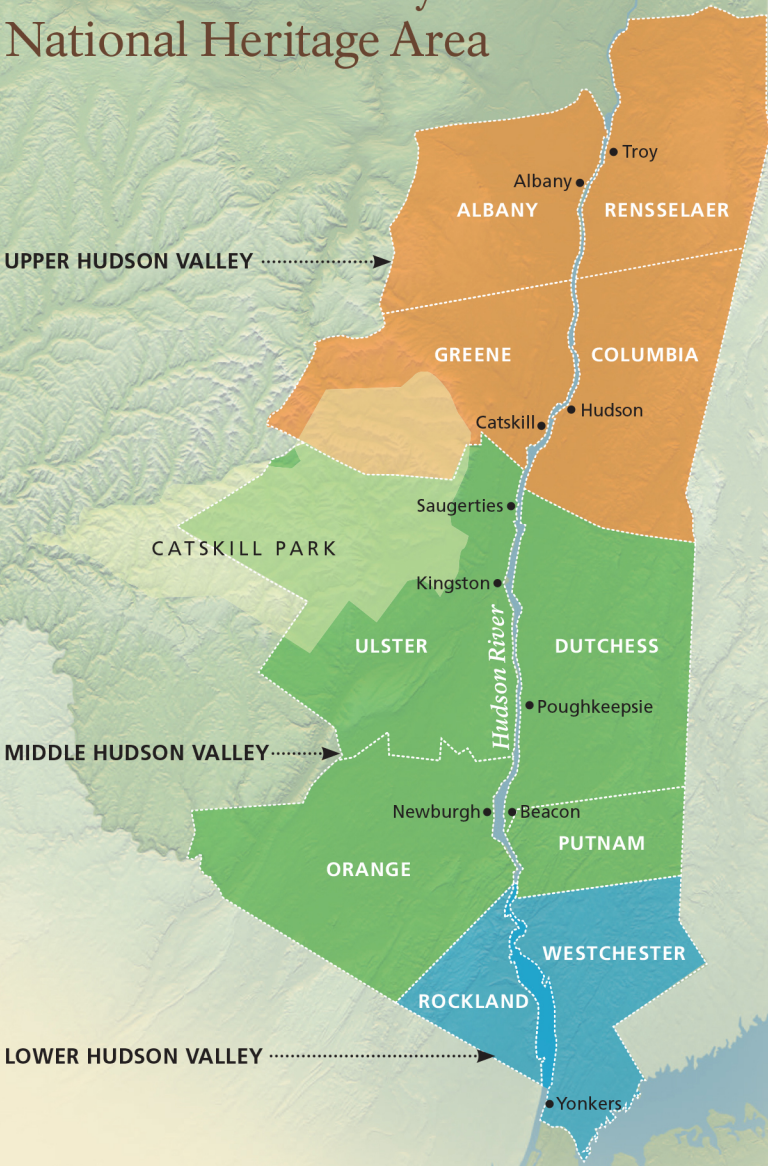


Updated March 2023



Hudson River Valley Greenway

Hudson River Valley National Heritage Area





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

Custom Soil Resource Report for Dutchess County, New York



Preface

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

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

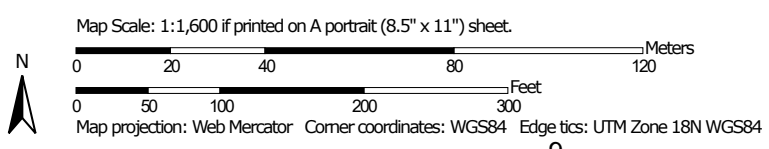
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

APPENDIX C - SOILS MAP




Soil Map may not be valid at this scale.



MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

Dutchess County, New York

Ud—Udorthents, smoothed

Map Unit Setting

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

Map Unit Composition

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

Description of Udorthents, Smoothed

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Urban land

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

Udorthents, wet substratum

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

Unnamed soils, undisturbed

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

Rock outcrop

Percent of map unit: 1 percent

Hydric soil rating: Unranked

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United States Department of the Interior



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

In Reply Refer To:
 Project Code: 2026-0041270
 Project Name: 287-307 South Avenue

01/27/2026 14:36:18 UTC

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

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

PROJECT SUMMARY

Project Code: 2026-0041270

Project Name: 287-307 South Avenue

Project Type: Residential Construction

Project Description: 82-unit multi-family residential development in the City of Poughkeepsie.

Project Location:

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



Counties: Dutchess County, New York

ENDANGERED SPECIES ACT SPECIES

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

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

MAMMALS

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

INSECTS

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

CRITICAL HABITATS

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

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

IPAC USER CONTACT INFORMATION

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



November 5, 2025

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

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

Dear Natalie Quinn:

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

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

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

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

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

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

Sincerely,

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



**CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MARCH 10, 2026**

AREA VARIANCE(S) REVIEW ANALYSIS

Project Description:	287&307 SOUTH AVENUE AREA VARIANCES Application for area variances relative to the proposed construction of a multifamily building on the properties at 287 and 307 South Avenue, requiring variances of the following sections of the zoning code: Section 19-4.3(c)(2), requiring a minimum secondary street setback of 20 feet to allow a north setback of 5.9 feet and an eastern setback of 2.3 feet, Section 19-4.3(3)(e) which restricts lot coverage to 50% to allow 57.17%, Section 19-6.2(1)(a) which prohibits off-street parking in a front yard to allow 49 spaces in the front yard; Section 19-6.2(11)(a) which requires 103 off-street parking spaces to allow 83 off street parking spaces, and Section 19-6.2(4)(b), which requires planting area 3 feet in width between parking areas and property lines to allow planting areas with a variable width of 1.6 to 10.5 feet, and Section 19-6.2(4)(c) requiring not more than 12 parking spaces in a continuous row, and not more than 24 spaces in a single parking area without being interrupted by landscaping, to allow 48 spaces with no landscaping in the front yard. Owner/Applicant: PK South Avenue LLC; Consultant: KARC Planning Consultants/Natalie Quinn; Zoning District: CD; Grid # 6061-60-974481 & 982453; File #:ZBA2026-002
Review Dates:	3/2/26
Public Hearings:	2/10/26, 3/10/26
SEQRA	Type 1 Action. Planning Board is Lead Agency. No determination has yet been made. Until the Planning Board makes a declaration, the ZBA may take no action.
Staff:	Judith Knauss, Deputy Zoning Administrator

DEFINITION OF "AREA VARIANCE": Authorization by the Zoning Board of Appeals for the use of land in a manner not allowed by the dimensional or physical requirements of the applicable zoning regulations.

INSTRUCTIONS TO THE ZONING BOARD OF APPEALS:

The Board of Appeals shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood, health, safety and welfare of the community. The Board shall have authority to impose reasonable conditions and restrictions directly related and incidental to the proposed use. Such conditions shall be consistent with the spirit and intent of the Zoning Code and shall be imposed for purpose of minimizing any adverse impact such variance may have. In making its determination, the Board shall take into consideration the benefit to the applicant if the variance(s) is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following criteria:

CRITERIA FOR GRANTING AN AREA VARIANCE

i) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances? The lack of adequate off-street parking could produce an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties, as there is no on-street parking on this portion of South Avenue, and no other available parking lots. Where are residents, visitors and delivery vehicles supposed to park?

ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)? As the project is an entirely new structure, the applicant essentially has a blank slate with which to work, meaning that a project which complies with the requirements of the zoning code could be designed.

iii) Are the requested variances substantial? While some of the variances sought might not be substantial, particularly given the unique location, size and shape of the lot, any off-street parking variance should be considered substantial. The parking requirement itself is minimal and does not necessarily take into account visitor parking and/or delivery parking. As there is no on-street parking allowed, and as there are no other parking lots available in the area for waivers, the requirement for off-street parking should be met.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? The proposed variance for off-street parking may have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. This section of the street serves as an on-ramp to the southbound lane of Route 9, and the possibility of illegally parked vehicles on this heavily traveled street could be dangerous.

v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.) The need for the parking variance is entirely self-created as the applicant could propose a project that complies with the parking requirement.

Recommendations:

It is recommended that the Board open the public hearing.

Motion:

Second:

Carried:

Public Comment(s) to be received:

*

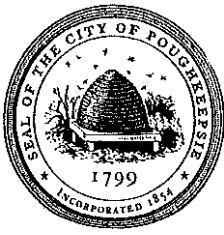
It is recommended that the Board close the public hearing, or adjourn it if additional information is deemed necessary.

Motion:

Second:

Carried:

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request that the City Staff to draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.



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

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

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

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 271 Church Street

ZONING DISTRICT: RNC

OWNER INFORMATION:

Name: 271 Church Street LLC

Address: 299 Windsor Highway

New Windsor, NY 12553

Phone: c/o 845-874-7166

Email: _____

APPLICANT INFORMATION:

Name: Same as owner

Address: _____

Phone: _____

Email: _____

CONSULTANT INFORMATION:

Name: KARC Planning Consultants, Inc.

Address: PO Box 924

Poughkeepsie, NY 12602

Phone: 845-874-7166

Email: _____

SUBJECT OF APPEAL

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

Name and title of agent: Judith Knauss, Deputy Zoning Administrator

Date of decision/determination/violation: February 6, 2026

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 271 Church Street

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
See attached cover letter		

VARIANCE REQUEST JUSTIFICATION

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

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

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

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why. See attached cover letter
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary? See attached cover letter
- 3) Is/are the requested area variance(s) substantial? Explain why they are not substantial. See attached cover letter
- 4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not? See attached cover letter
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain. See attached cover letter

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 271 Church Street

LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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



SIGNATURE OF APPLICANT

February 10, 2026
DATE

Natalie Quinn, agent for applicant
Print Name

KARC

PLANNING CONSULTANTS, INC.

December 15, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of Kaylas Bhiri, 271 Church Street, LLC, property owner of 271 Church Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,



Kaylas Bhiri

Jozlyn Young

From: Judith Knauss <jknauss@cityofpoughkeepsie.gov>
Sent: Friday, February 6, 2026 2:29 PM
To: Jozlyn Young; Natalie Quinn
Cc: Tyler Maegerle; Lori Garcia; Sam Loussedes; Robert O'Shea
Subject: RE: 271 Church Street Revised Zoning Review

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Natalie:

The most recent plan for the subdivision and development of the property at 271 Church Street, consisting of a subdivision with one lot containing an existing two family dwelling and the other a new four family dwelling, has been reviewed for compliance with the provisions of the Zoning Code. The following deficiencies were noted to exist:

- 1) Section 19-6.2(11)(a) requires that 4 off-street parking spaces be provided for each two family dwelling: only two spaces are proposed for Lot 1, the existing two family dwelling; and,
- 2) Section 19-2.3(3)(a) requires a 20 foot front yard setback, or a setback based on an average of four adjoining lots. However, Lot 2 is a flag lot, and Section 19-6.6(2) also states that "The front yard of any lot having access to a street by means of an accessway shall be the required front yard specified for the district in which the lot is located and shall be measured from the rear lot line of the front lot." This is a supplemental regulation which overlays other regulations, and it is the opinion of this department that the exception language allowing averaging front yard setbacks does not apply: the proposed front yard for the flag lot is 8.6';
- 3) Section 19-2.3(2)(f) requires a minimum side yard setback of 10 feet for driveways/parking areas: portions of the driveway and paved area on Lot 2 directly abut the east and north property lines;
- 4) Section 19-6.2(1)(c) requires that access for parking areas with fewer than 20 spaces be a minimum of 15 feet wide: the driveway for both parcels (although located entirely on Lot 2) is 10 feet wide;
- 5) Section 19-2.3(3)(d) requires a minimum rear yard set-back of 15 feet: the rear yard setback of the existing building on Lot 1 is proposed to be 10 feet to the covered porch; and,
- 6) Section 19-2.3(2)(c) allows a maximum lot coverage of 70%: it appears the lot coverage for Lot 2 may be up to 75%.

Please note that in a previous email, your office indicated that you would be requesting a variance of Section 19-2.3(2)(f) relative to the two proposed parking spaces on Lot 1. As these spaces are served by the driveway which will be located on Lot 2 and for which an easement, right of way or similar arrangement will be provided, we are considering that the entrance, not the parking area itself and no variance is required. The area has an appropriate setback from the rear (north) property line. However, we note that the driveway and parking area on Lot 2 does not have required setbacks consistently (#3 above).

You may appeal the terms of this determination within sixty (60) days.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

(845) 451-4010

jknauss@cityofpoughkeepsie.gov

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

February 10, 2025

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

Re: 271 & 273 Church Street
Parcel No. 131300-6161-23-259941
City of Poughkeepsie
Area Variance Application

Dear Chair Parker:

The applicant is seeking to subdivide 271 Church Street (#259941) into two lots, both to house residential structures. Lot 1 (271 Church) will retain the existing two-family residential building. Lot 2 (proposed 273 Church) will be developed with a permitted four-family residential building. The property is located in the Residential Neighborhood C (RNC) Zoning District and is approximately 0.39 acres. The applicant respectfully submits this Area Variance application based on a determination dated February 6, 2026 by Deputy Zoning Administrator Judith Knauss, noting the following deficiencies:

Variance #	Code Section	Requirement	Proposed	Requested Variance
1	19-6.2(11)(a)	LOT 1: 4 parking spaces required	2 spaces	2 spaces
2	19-2.3(3)(d)	LOT 1: Rear yard setback shall be a minimum of 15'	10' (to the covered porch)	5'
3	19-2.3(3)(a)	LOT 2: Front yard setback of 20' required for a flag lot in the RNC district	8.6'	11.4'
4	19-2.3(2)(f)	LOT 2: Side yard setbacks for driveways/parking areas shall be a minimum of 10'	0'	10'
5	19-6.2(1)(c)	LOT 2: Access shall consist of at least one fifteen-foot drive aisle for parking areas with fewer than 20 spaces.	10' drive aisle	5'
6	19-2.3(2)(c)	LOT 2: Maximum lot coverage of 70%	75%	2: 5%

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

LOT 1

REQUIRED PARKING & REAR YARD SETBACK

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

Granting the requested area variances for Lot 1 will not result in an undesirable change in neighborhood character or be a detriment to nearby properties. The surrounding area is characterized by a mix of residential building, many of which rely on limited on-site parking or on-street parking. The existing two-family on Lot 1 has historically operated without any formal on-site parking. The proposal introduces two on-site parking spaces, representing a measurable improvement over existing conditions and helping to mitigate potential parking demand for on-street parking while maintaining the residential character of the neighborhood.

The rear yard setback variance is limited to an existing porch associated with the existing two-family home. The principal structure fully complies with the rear yard setback requirement of 15 ft, and no expansion of the porch is proposed. Similar conditions exist on nearby properties, including 269 Church Street, where a conforming principal structure includes a nonconforming porch. As a result, the variances maintain consistency with the established development pattern along Church Street.

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

Due to the physical constraints of the parcel and the proposed subdivision configuration, the requested variances represent the minimum relief necessary. Providing the full parking requirement for Lot 1 would compromise site functionality, circulation and access to Lot 2, where a permitted four-family residence with compliant parking is proposed. Alternative configurations would either eliminate the ability to develop the permitted use on Lot 2 or necessitate additional and more substantial variances. The constrained 4,000-square-foot lot size, combined with required emergency access and circulation, limits the feasibility of additional parking without creating safety or functional conflicts.

Similarly, modifying the rear yard lot line to eliminate the porch encroachment would undermine the subdivision layout and increase nonconformities elsewhere on the site. The proposed subdivision layout represents the minimum relief necessary to accommodate permitted residential development while improving parking conditions and maintaining full compliance for principal structures.

3. Is the requested area variance substantial?

While the parking variance represents a numerical reduction from the code requirement, it is not substantial when viewed in context. The site historically provided no formal parking for the two-family residence, and the proposal introduces two dedicated spaces where none previously existed.

The rear yard setback variance is limited in scope and affects only an existing porch. The principal building complies with the required setback, and no expansion or intensification of the nonconformity is proposed.

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

The proposed variances will not result in adverse physical or environmental impacts. The proposal includes improved circulation, additional landscaping, stormwater management measures, and defined pedestrian areas. The rear yard variance does not increase impervious surface or site disturbance, as it applies solely to an existing structure. Overall, the project results in improved site organization and environmental performance compared to existing conditions.

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

The need for the variances arises in part from the proposed subdivision and development of a permitted four-family residence on Lot. However, the lack of formal parking on Lot 1 predates the application and is a long-standing condition. The applicant has designed the subdivision to fully comply with principal building setbacks, introduce on-site parking where none existed, and minimize the number and extent of variances requested. Even if considered partially self-created, this factor does not outweigh the other considerations supporting approval.

LOT 2

FRONT & SIDE YARD SETBACK, DRIVEWAY WIDTH & LOT COVERAGE

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

Granting the requested variances will not result in an undesirable change in neighborhood character or a detriment to nearby properties. Lot 2 is a flag lot located behind an existing two-family residence on Lot 1 and will not present as a typical street-front residential structure. The proposed four-family building is intentionally sited to function as a rear-lot structure, drawing design inspiration from historic carriage houses common throughout the City of Poughkeepsie, where a primary building fronts the street, and a secondary structure is set back on the lot.

Because the front yard setback is measured from the rear lot line of Lot 1 rather than from Church Street, the reduced setback does not alter the established street frontage pattern or visual character along the roadway. The proposed building massing and scale are consistent with other permitted four-family residences in the RNC district.

The access drive and parking areas are internal to the site and do not encroach into neighboring yards. Their placement along the property line is characteristic of flag lot design and does not create adverse visual or functional impacts. The modest increase in lot coverage is limited to paved areas necessary for emergency access and parking and does not alter the residential character of the site. Finally, the proposed driveway width of 10 feet is standard for driveways within this neighborhood, although many buildings on this section of Church Street do not have driveways. Additionally, Section 19-2.3, which is specific to the RNC District, states that the maximum driveway width is 15 feet, implying that driveways of less than 15 ft are permitted.

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

Due to the constrained configuration of Lot 2 as a flag lot with a narrow accessway, there is no feasible alternative layout that would eliminate the need for the requested variances while still allowing construction of a permitted four-family residence.

Strict compliance with the 20-foot front yard setback would significantly reduce the buildable area and compromise the ability to provide required on-site parking, safe vehicular circulation, and emergency access. Similarly, shifting the driveway inward to comply with the 10-foot side yard setback or widening the drive aisle to 15 feet would either eliminate required landscaping areas or necessitate additional and more substantial variances.

The proposed layout reflects coordination with fire access considerations and represents the only feasible configuration that balances zoning compliance, safety requirements, and functional site design.

3. Is the requested area variance substantial?

While some of the requested variances are numerically substantial, they are not substantial when evaluated in context. The reduced front yard setback applies to a rear lot condition and does not impact the public streetscape. The driveway-related variances are typical of flag lot development and are driven by the need to safely accommodate access and circulation within a constrained site.

The lot coverage variance is minimal in that it represents a 5% increase above the permitted maximum and is directly attributable to pavement necessary for fire apparatus access and required parking. This modest increase does not reflect an intensification of building mass or residential density.

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

The requested variances will not result in adverse physical or environmental impacts. The site plan provides defined circulation, required parking, ADA-accessible spaces, and emergency access consistent with Fire Department considerations. Although the project exceeds maximum lot coverage by 5%, stormwater runoff from impervious surfaces will be managed through connection to municipal stormwater infrastructure. The site also includes landscaping and organized open areas to soften paved surfaces and improve overall site function.

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

The subject property historically contained two residential structures located side-by-side. However, due to changes in zoning standards over time, including modern setback requirements, parking requirements, and emergency access standards, it is no longer feasible to reconstruct two principal residential buildings in that historic configuration. The proposed flag lot layout is therefore a reasonable and context-sensitive response to current code requirements, allowing reinvestment in the property while accommodating permitted residential density in a manner consistent with public safety and contemporary development standards.

While the need for the variances arises in part from the applicant's proposed subdivision, the underlying hardship is rooted in the site's physical constraints and the evolution of zoning and safety regulations. The applicant has designed the project and worked with City staff over the past four months to minimize the number and extent of variances requested. Even if considered partially self-created, this factor does not outweigh the other considerations supporting approval.

KARC

PLANNING CONSULTANTS, INC.

We kindly request to be placed on the next Zoning Board of Appeals meeting agenda to discuss this application. Please advise if you require anything further.

Enclosed please find the following:

1. Cover Letter and Justification prepared by KARC, dated February 10, 2026
2. Area Variance Application prepared by KARC, dated February 10, 2026
3. Site Photos prepared by KARC
4. SEAF prepared by KARC, dated December 22, 2025
5. Site Plan prepared by Teed Engineering, dated February 10, 2026

Thank you.

Sincerely,



Natalie Quinn, Agent for Applicant

Short Environmental Assessment Form

Part 1 - Project Information

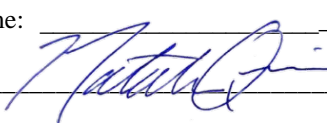
Instructions for Completing

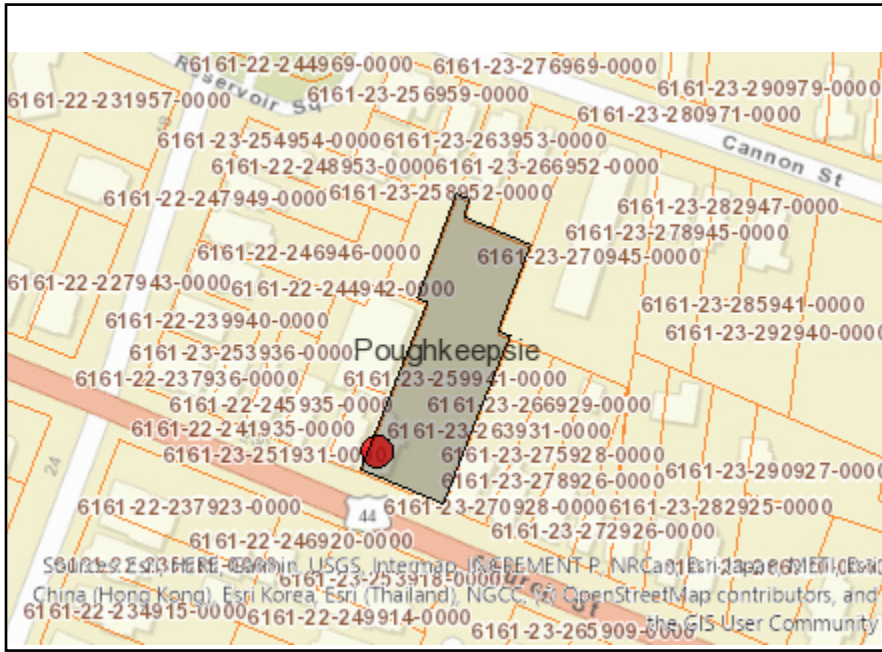
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):				
<input type="checkbox"/> Parkland				

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature:  _____ Title: _____</p>		



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



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



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: "400 Block" Restoration Area

Site Code: B00148

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 413-441 Main St

City:Poughkeepsie Zip: 12601

County:Dutchess

Latitude: 41.70237425

Longitude: -73.92231127

Site Type:

Estimated Size: 1.7 Acres

Institutional And Engineering Controls

Control Type:

Deed Restriction

Control Elements:

Landuse Restriction

Cover System

Alternate Water Supply

Soil Management Plan

Vapor Mitigation

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE

Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE,NY, 12601

Site Description

Location: The "400 Block" Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.7-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street. **Site Features:** The property contains three, 3-story structures that occupy the entirety of the property's southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site. **Current Zoning and Land Use:** The Site's general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. **Past Use of the Site:** In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. **Site Geology and Hydrogeology:** The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

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Site Record

Document Repository

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

Administrative Information

Site Name: 19, 21, & 23 Academy Street

Site Code: C314126

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 19, 21, & 23 Academy Street

City:Poughkeepsie Zip: 12601

County:Dutchess

Latitude: 41.701983333

Longitude: -73.925652778

Site Type:

Estimated Size: 0.216 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PoK 23 Acad, LLC

Current Owner(s) Address: 333 Park Avenue South, Suite 4E
New York, NY, 10010

Current Owner Name: PoK Academy, LLC

Current Owner(s) Address: 93 Fourth Ave #1289
New York, NY, 10276

Site Document Repository

Name: Poughkeepsie Public Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. **Site Features:** The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings with a small, rear gravel parking lot, located at 21 and 23 Academy Street. 23 Academy Street also has an existing excavation for a future elevator base and utilities. Both buildings are currently vacant but are undergoing extensive renovation activities. The structure formerly on 19 Academy Street was damaged, torn down, and the parcel is currently vacant with a grassy surface. **Current Zoning and Land Use:** The site properties are zoned C-2, Central Commercial District and consists of two vacant buildings that were previously utilized for commercial and residential uses. **Past Uses of the Site:** The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the site at 21 Academy Street is listed on the was formerly in the Environmental Protection Agency's Resource Conservation and Recovery Act identified by generator number NYD106619604 as a site formerly handling halogenated solvents (likely due to historical dry-cleaning operations). **Site Geology and Hydrogeology:** Subsurface soils generally consist of sandy fill to a depth of 4 to 5 feet below ground surface (bgs), overlying native variable texture sands and underlying silts. Soil under the basement slabs (to a depth of 2 feet, corresponding to approximately 12 feet below the sidewalks) consisted of sand overlying silt or silty clay. Competent or weathered bedrock was encountered from approximately 32 to 39 feet bgs during installation of monitoring wells (MW-02D, MW-03D, MW-07D and MW-09D). Wet to saturated soil was generally encountered in soil borings in the 9 to 15 feet bgs interval. Depth to groundwater (from top of well casings) during groundwater sampling ranged from approximately 10 to 13 feet bgs, with groundwater elevations ranging from 162.51 (MW-03D) to 165.11 (MW-10) feet above mean sea level (amsl). The direction of groundwater flow, based on static depth to water during sampling in September 2021, has been inferred to be east-southeast.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
cis-1,2-dichloroethene
copper
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene

lead
mercury
perfluorooctane sulfonic acid
perfluorooctanoic acid
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per- and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil; VOCs and PFAS in the groundwater; and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation from overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and their maximum exceedances: tetrachloroethene (PCE) 160 parts per million (ppm) (RRSCO of 19 ppm), benzo(a)anthracene 10.2 ppm (RRSCO of 1 ppm), benzo(a)pyrene 18.1 ppm (RRSCO of 1 ppm), benzo(k)fluoranthene 14.8 ppm (RRSCO of 3.9 ppm), benzo(b)fluoranthene 16.6 ppm (RRSCO of 1 ppm), chrysene 12 ppm (RRSCO of 3.9 ppm), dibenzo(a,h)anthracene 4.08 ppm (RRSCO of 0.33 ppm), indeno(1,2,3-cd)pyrene 10.2 ppm (RRSCO of 0.5 ppm), copper 424 ppm (RRSCO of 270 ppm), lead 1,960 ppm (RRSCO of 400 ppm), mercury 7.94 ppm (RRSCO of 0.81 ppm), arsenic 21 ppm (RRSCO of 16 ppm). PCE also exceeded the protection of groundwater (PGW) SCO of 1.3 ppm PCE breakdown products were not found in on-site soils above PGWSCOs. PCBs and Pesticides were found in on-site soils above their unrestricted soil cleanup objectives (USCOs), but below the RRSCOs. Cyanide was detected but below the USCOs in on-site soils and 1,4-dioxane was not detected. Perfluorooctanesulfonic acid (PFOS) was detected in soil samples collected throughout the site at levels typically below 1 part per billion (ppb); however, two samples exceeded the anticipated protection of groundwater PFOS guidance value of 3.7 ppb, at concentrations of 44.9 and 100 ppb. Perfluorooctanoic acid (PFOA) was also detected in samples collected throughout the site with a maximum detection of 2.97 ppb compared to the anticipated PGW guidance value of 1.1 ppb. Data does not indicate any off-site impacts in soil. Groundwater – A total of twelve monitoring wells were installed during the remedial investigation. The following VOCs were identified exceeding their groundwater standards: PCE at 950 ppb (Ambient Water Quality Standards (AWQS) of 5 ppb), trichloroethene (TCE) at 32 ppb (AWQS of 5 ppb), cis-1,2-dichloroethene (cis-1,2-DCE) at 31 ppb (AWQS of 5 ppb), chloroethane at 5.5 ppb (AWQS of 5 ppb), and chloromethane at 15 ppb (AWQS of 5 ppb). The concentrations of sodium, manganese, and magnesium appear to be background levels with no distinction between upgradient and downgradient monitoring wells. These compounds are typically naturally occurring or related to road salt application. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at

concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the groundwater standard of 6.7 ppt and 2.7 ppt, respectively. SVOCs, 1,4-dioxane, PCBs, and pesticides were detected in various monitoring wells, but below standards. Groundwater is migrating off-site based on samples collected in off-site monitoring wells containing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - Three soil vapor and four sub-slab soil vapor samples were collected from locations across the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in all samples. The following is a list of compounds and their maximum detections: PCE 42,700 micrograms per cubic meter (ug/m³), TCE 3,330 ug/m³, and cis-1,2-DCE 730 ug/m³. Soil vapor impacts extend off-site as evidenced from soil vapor intrusion sampling associated with the off-site State Superfund project (C314126A).

Site Health Assessment

People will not come into contact with contaminated soil since the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion is a concern for off-site buildings. Additional off-site sampling for soil vapor intrusion is recommended.

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Site Record

Document Repository

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

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site

Site Code: C314126A

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 19, 21, & 23 Academy Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.701936521

Longitude: -73.92576556

Site Type:

Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information. Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. Both buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously

utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bsg appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bsg. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information and will be modified to show the off-site data once the site characterization is complete. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil and VOCs and PFAS in the groundwater, and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation into overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and the exceedance ranges: tetrachloroethene (PCE) 160 parts per million (ppm) vs RRSCO of 19 ppm, benzo(a)anthracene 3.79-10.2 ppm vs RRSCO of 1 ppm, benzo(a)pyrene 3.42-18.1 ppm vs RRSCO of 1 ppm, benzo(k)fluoranthene 4.75-14.8 ppm vs RRSCO of 3.9 ppm, benzo(b)fluoranthene 2.9-16.6 ppm vs RRSCO of 1 ppm, chrysene 4.89-12 ppm vs RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 0.71-4.08 ppm vs RRSCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.2-10.2 ppm vs RRSCO of 0.5 ppm, copper 424 ppm vs RRSCO of 270 ppm, lead 587-1,960 ppm vs RRSCO of 400 ppm, mercury 2.79-7.94 ppm vs RRSCO of 0.81 ppm, arsenic 21 ppm vs RRSCO of 16 ppm. Emerging contaminants were detected in soil samples collected from the site. Perfluorooctanesulfonic acid (PFOS) was detected in samples collected throughout the site at lower levels typically below 1 parts per billion (ppb) with two samples showing elevated

concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contaminaton. Perfluorooctanoic acid (PFOA) was detected in the same manner as PFOS described above at 2.97 ppb. Other PFAS compounds from the list of 21 analyzed were also elevated in the same two samples as compared to the other 15 samples that were analyzed for PFAS. It is not expected that on-site soils will migrate off-site. Groundwater - Six additional monitoring wells were installed on-site bringing the total to four on-site and eight off-site, but adjacent to the border. Several constituents were identified at concentrations that exceed their groundwater standard. The following is a list of those compounds and exceedance ranges: PCE 18-950 ppb vs groundwater standard (GA) of 5 ppb, trichloroethene (TCE) 5.2-32 ppb vs GA of 5 ppb, cis-1,2-dichloroethene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppv, and chloromethane 15 ppb vs GA of 5 ppb. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Other PFAS compounds of the 21 analyzed were seen at elevated levels which exceed the screening level for any one PFAS compound other than PFOA and PFOS above 100 ppt including the following: Perfluorobutanoic acid (PFBA) 278 ppt, Perfluoroheptanoic acid (PFHpA) 190 ppt, Perfluorohexanoic acid (PFHxA) 670 ppt, Perfluoropentanoic acid (PFPeA) 680 ppt. On-site groundwater is migrating off-site based on samples from off-site, downgradient monitoring wells showing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - A total of seven soil vapor samples were collected from locations throughout the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in sub-slab samples. The following is a list of compounds and their detected ranges: PCE 75-42,700 micrograms per cubic meter (ug/m³), TCE 29.8-3,330 ug/m³. cis-1,2-DCE 30-730 ug/m³. Elevated levels of these compounds in the sub-slab pose a soil vapor intrusion risk to the on-site structures. Soil vapor impacts extend extend off-site as evidenced from off-site soil vapor intrusion sampling associated with the off-site State Superfund project.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

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Site Record

Document Repository

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

Administrative Information

Site Name: Crannell Square

Site Code: C314130

Program: Brownfield Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 35 Catharine Street

City:Poughkeepsie Zip: 12601

County:Dutchess

Latitude: 41.703861111

Longitude: -73.924555556

Site Type:

Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.

Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie, NY, 12601

Current Owner Name: Crannell Square Limited Partnership

Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place, NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site is approximately 0.85 miles east of the Hudson River. **Site Features:** The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. **Current Zoning and Land Use:** The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. **Past Use of the Site:** The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. **Site Geology and Hydrogeology:** Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

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

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic

benzo(a)anthracene

benzo(a)pyrene

benzo(b)fluoranthene

benzo(k)fluoranthene

carbon tetrachloride

chloroform
chrysene
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
lead
mercury
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each.

The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m³) of tetrachloroethylene (PCE), 0.67 ug/m³ of trichloroethene (TCE), and 0.51 ug/m³ of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

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Site Record

Document Repository

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

Administrative Information

Site Name: Wallace Campus

Site Code: C314134

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 319, 325, 327-329 & 331 Main Street

City:Poughkeepsie Zip: 12601

County:Dutchess

Latitude: 41.703661111

Longitude: -73.925775

Site Type:

Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC

Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie, NY, 12601

Current Owner Name: IIC Properties Inc.

Current Owner(s) Address: 14 Catherine Street
Poughkeepsie, NY, 12601

Current Owner Name: Wallace Campus Manager LLC

Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria, NY, 11103

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. **Site Features:** The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. **Current Zoning and Land Use:** The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones. The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots. **Past Use of the Site:** The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities, and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. **Site Geology and Hydrogeology:** State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

acetone

benzo(a)anthracene

benzo(a)pyrene

benzo(b)fluoranthene

benzo(k)fluoranthene

chrysene
copper
indeno(1,2,3-cd)pyrene
lead
manganese
mercury
methylene chloride
nickel
perfluorooctane sulfonic acid
perfluorooctanoic acid
sodium
zinc

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil, typical of historic fill. Soil - A total of 29 soil samples were collected during the remedial investigation from 19 borings extending 20 feet below ground surface (bgs). Bedrock was encountered at depths ranging from 41 to 62 feet bgs according to a 2020 geotechnical report. Several constituents were identified at concentrations that exceed their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: Acetone 0.065 parts per million (ppm) vs USCO of 0.05 ppm, methylene chloride 0.051 vs USCO of 0.05 ppm, benzo(a)anthracene 5.96 ppm vs USCO of 1 ppm, benzo(a)pyrene 5.15 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 3.62 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.24 ppm vs USCO of 1 ppm, chrysene 6.67 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.964 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.72 ppm vs USCO of 0.5 ppm, copper 330 ppm vs USCO of 50 ppm, lead 1,530 ppm vs USCO of 63 ppm, manganese 1,670 ppm vs USCO of 1,600, mercury 3.33 ppm vs USCO of 0.18 ppm, nickel 33.8 ppm vs USCO of 30 ppm, zinc 960 ppm vs USCO of 109 ppm. There was a minimal USCO exceedance for manganese and thus manganese is not a contaminant of concern at this site. Acetone and methylene chloride were detected at a concentration above USCO in one sample. However, acetone and methylene chloride are common laboratory artifacts, and they are not considered contaminants of concern at this site. Pesticides, cyanide, and PCBs and 1,4-dioxane were non-detect in all soil samples. PFOA, PFOS, and other PFAS compounds were detected in on-site soils but were all below their unrestricted use guidance values and thus are not considered contaminants of concern for this site. Soil contamination is not expected to migrate off-site. Groundwater - A total of 3 groundwater wells were installed in overburden groundwater and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane. The metals

manganese and sodium were detected in at least one groundwater sample in exceedance of groundwater standards. However, these metals are naturally occurring and/or typically related to road salt application and are therefore not considered contaminants of concern at this site. VOCs, SVOCs, PCBs, pesticides, cyanide, and 1,4-dioxane were non-detect or below standards. While lead was detected in groundwater (unfiltered sample) in the 2013 Phase 2 investigation, it was not detected in filtered or unfiltered groundwater samples during the Remedial Investigation and is therefore not considered a contaminant of concern in groundwater. For per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in the most upgradient monitoring well at concentrations of 30.2 and 10.8 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Perfluorobutanesulfonic acid (PFBS) was detected in the same well at 1,600 ppt exceeding the 100 ppt screening level. These data indicate that the site is not a source of PFAS to groundwater. PFAS was not detected in other wells on the site, though over time, the PFAS-contaminated groundwater flowing onto the site has the potential of migrating off-site. Soil Vapor - A total of 4 sub-slab soil vapor and 4 co-located indoor air samples and 2 additional soil vapor samples were collected from locations throughout the site. Low levels of the chlorinated solvents 1,1,1-trichloroethane with a maximum detection of 0.475 micrograms per cubic meter (ug/m³), tetrachloroethene with a maximum detection of 0.542 ug/m³, carbon tetrachloride with a maximum detection of 0.61 ug/m³, and vinyl chloride with a maximum detection of 0.877 ug/m³ were detected in on-site soil vapor and/or indoor air. Based on the 2006 Guidance for Evaluating Soil Vapor Intrusion in NYS, with updates, no further action is needed to address potential exposures via soil vapor intrusion in all cases. Off-site migration of soil vapor contamination is not a concern.

Site Health Assessment

People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

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Figure 1: Proximity of 269 Church St (left) to 271 Church Street (right).



Figure 2: Existing driveway and fence encroachment of 275 Church Street. See survey for further details.



Figure 3: Aerial imagery of existing conditions, proximity of 269 Church (left) to 271 Church, and driveway encroachment.



Figure 4: Aerial imagery of existing structures surrounding 271 Church Street.



**CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MARCH 10, 2026
AREA VARIANCE ANALYSIS**

Project Description: **271 CHURCH STREET: AREA VARIANCES**
Application for area variances relative to the proposed development of the property at 271 Church Street, including subdivision and site plan review for two lots of record with an existing two family dwelling on one and construction of a four-family dwelling on the newly created flag lot, requiring variances of Section 19-6.2(11)(a) to allow two parking spaces where four are required, Section 19-2.3(3)(d) to allow a 10 foot rear yard setback where 15 is required Section 19-2.3(3)(a) to allow a front yard setback of 8.6' where 20 feet is required, Section 19-2.3(2)(f) to allow a side yard of zero feet for a driveway/parking area where 10 feet is required, Section 19-6.2(1)(c) to allow a 10 foot access/drive aisle where 15 feet is required, and Section 19-2.3(2)(c) to allow 75% lot coverage where a maximum of 70% is permitted. Owner/Applicant: 271 Church Street, LLC; Consultant: KARC Planning Consultants; Grid #6161-23-259941; Zoning District: RNC; File #ZBA2026-005

Review Dates: 3/2/26

Public Hearings: 3/10/26

SEQRA Unlisted, Coordinated. Planning Board is Lead Agency. No determination has yet been made. Until the Planning Board makes a declaration, the ZBA may take no action.

Staff: Judith Knauss, Deputy Zoning Administrator

DEFINITION OF "AREA VARIANCE:"

Authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

INSTRUCTIONS TO THE ZONING BOARD OF APPEALS:

The Board of Appeals, in the granting of area variances, shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and health, safety and welfare of the community. The Board of Appeals shall have authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the Zoning Ordinance and shall be imposed for purpose of minimizing any adverse impact such variance may have on a neighborhood or community. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance(s) is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following criteria:

CRITERIA FOR GRANTING AN AREA VARIANCE

i) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances? It is up to the Board to determine if the change produced will be undesirable or a detriment, but this will be the only flag lot in the block, resulting in a multiple dwelling that is essentially in the backyard of several properties containing one- and two-family dwellings. In this block of Church Street, there are 18 two family dwellings, 8 single family dwellings, two 3 family dwellings and only one four family dwelling and one rooming house (nonconforming).

ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)? There are various possibilities for development of the parcel that would not require variances, including: conversion of the existing building to four (4) units with or without construction of an addition; demolition of the existing building and construction of an entirely new residential building with four units; and, reduction in the number of units in the new building to two or three.

iii) Are the requested variances substantial? It could be said that any variances are substantial where none are necessary.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? The granting of the variances might have an adverse effect or impact on the physical or environmental conditions in the neighborhood. First, the creation of a flag lot combined with variances of both front and rear yard set-back requirements will result in less than 20 feet between the two structures where the code contemplates a 35-foot separation, and also resulting in a multiple dwelling in the rear yard of one and two family dwellings without the required width and set-backs for driveways and parking areas.

v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.) The difficulty in complying with the requirements of the zoning code is entirely self-created as the applicant could proposed compliant development and provides no information justifying the need for variances.

Recommendations:

It is recommended that the Board open the public hearing.

Motion:

Second:

Carried:

Public Comment(s) to be received:

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It is recommended that the Board close the public hearing, or adjourn it if additional information is deemed necessary.

Motion:

Second:

Carried:

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request that the City Staff to draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.