

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

Common Council Chambers
Tuesday, April 14, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. March 10, 2026 Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. THE FOLLOWING APPLICATIONS ARE ADJOURNED:
271 CHURCH STREET: AREA VARIANCES
10 GRAND STREET: AREA VARIANCE
488 MAIN STREET: AREA VARIANCE
16 PERSHING AVENUE: AREA VARIANCES
185 SMITH STREET: AREA VARIANCES

IV. PUBLIC HEARINGS & DELIBERATIONS

1. **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-family 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

2. 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

3. 43 SOUTH CLINTON STREET: AREA VARIANCE (Type 2 Action)

Application for an area variance relative to the proposed placement of a fence on the property line at 43 South Clinton Street, where Section 19-6.8(2) of the Zoning Code requires a 5-foot set-back to any wall containing a legal window to allow a 3.2 foot set-back to 45 South Clinton Street. Owner/Applicant: Dazell & Lorraine Greene; Grid #6161-22-221881; Zoning District: RNC; File #ZBA2026-006

4. “59” TAYLOR AVENUE: AREA VARIANCE (Type 2 Action)

Application for an area variance for driveway width relative to the proposed construction of a two-family dwelling on the vacant lot at “59” Taylor Avenue, where Section 19-2.2(4)(e) of the Zoning Code requires a driveway of 15 feet in width, to allow a 9-foot wide driveway. Owner/Applicant: Mark Runza; Grid #6162-54-131426; Zoning District: RNB; File #ZBA2026-007

V. ADJOURNMENT

1. Meeting adjourned to May 12, 2026



The City of Poughkeepsie New York

Zoning Board of Appeals Meeting Minutes

Tuesday, March 10, 2026

6:00 PM

Common Council Chambers

- 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

Members Present: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman

Staff:

Rebecca Valk, Corporation Counsel
Andrew Wilson, Assistant Corporation Counsel
Judith Knauss, Deputy Zoning Administrator
Lori Garcia, Board Administrative Assistant

III. APPROVAL OF MEETING MINUTES

1. Approval of February 10, 2026 meeting minutes

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

Minutes of March 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

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

A motion to Adjourn the public hearings and application review was made by Chair Parker and seconded by Member Phillips.

Minutes of March 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

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

Presenting: Steve Barnabe, Massarelli Architecture & Planning, LLC

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

Minutes of March 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

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 # 6061-60-974481 and 982453; File #:ZBA2026-002

Presenting: Kelley Libolt, KARC Planning Consultants, Inc.
Jozlyn Young, KARC Planning Consultants, Inc.

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

Minutes of March 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 Phillips.

CCM Minutes of March 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. 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

Presenting: Kelley Libolt, KARC Planning Consultants, Inc.
Jozlyn Young, KARC Planning Consultants, Inc.

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

Minutes of March 10, 2026 - VOICE VOTE

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

Minutes of March 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**

VII. ADJOURNMENT

1. Adjourn meeting to April 14, 2026

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

CCM Minutes of March 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

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.



**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: 20 Lexington Ave., Poughkeepsie, NY

ZONING DISTRICT: Residential Neighborhood C (RNC)

OWNER INFORMATION:

Name: Jordan Bell

Address: 20 Lexington Ave.

Poughkeepsie, NY 12601

Phone: _____

Email: _____

APPLICANT INFORMATION:

Name: Jason Lichwick Architecture PLLC

Address: 387 Hooker Avenue, Suite 5

Poughkeepsie, NY 12603

Phone: 845- 284-6344

Email: _____

CONSULTANT INFORMATION:

Name: Jason Lichwick Architecture

Address: 387 Hooker Ave.

Poughkeepsie, NY 12603

Phone: 845- 284-6344

Email: _____

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: August 28, 2025

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 20 Lexington Ave., Poughkeepsie

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
<u>19-2.3(2)(a)</u>	<u>Requires 5000 sf of lot area be provided for a 3-family dwelling</u>	<u>Existing lot is 3920.4 sf. Requesting variance of 1079.6 sf.</u>
<u>19-2.3(2)</u>	<u>Prohibits front yard parking</u>	<u>Requesting to allow "front" yard parking at the rear of the house</u>
<u>19-2.3(4)(a)</u>	<u>Max. height of building is 2.5 stories/ 35 ft.</u>	<u>Requesting 3rd story (this will exist w/in the existing attic space height remains unchanged)</u>
<u>19-2.3(2)(h)</u>	<u>Max. driveway width of 15 ft.</u>	<u>Existing driveway is 17'-1" Requesting variance of 2'-1"</u>
<u>19-6.2(1)(11)</u>	<u>Requires 4 off-street parking spaces provided (incl. 1 accessible space)</u>	<u>Requesting 2 off-street parking spaces & no accessible parking space</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: _____
AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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



SIGNATURE OF APPLICANT

9/22/2025

DATE

Jason Lichtwick

Print Name



September 22, 2025

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

Re: 20 Lexington Avenue – Legalize an Existing Three-Family Dwelling

Dear Mr. Parker,

The applicant would like to convert a 2-family dwelling to a 3-family dwelling thereby legalizing the existing third floor unit. 3-Family dwelling units are an accepted use in this zoning district. The area variance requests are for Lot Area, “Front” yard Parking, Building Height, Driveway Width and Off-Street Parking. Please see our responses (**in bold**) to the Area Variance Justification Questions.

1. Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. If not, please explain why.
The granting of listed variances will not produce an undesirable change in the character of the neighborhood or be a detriment to the nearby properties because the building, use and occupancy will not change. The purpose of these requests is to legalize a pre-existing condition and to address non-conforming conditions due to recent changes to the zoning code.
2. Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternative to the variance, if any have been explored (for example, alternative designs, purchasing contiguous properties, etc.). Why is the variance necessary? **The benefit cannot be achieved by some other method. It is unfeasible for the applicant to purchase neighboring properties nor is it possible to change the existing footprint of the building to accommodate the requested variances.**
3. Is/are the requested area variance(s) substantial? Explain why they are not substantial.
The requested area variances are not substantial as they are created by pre-existing conditions. To address the parking variance, there is considerable on-street parking available on Quaker Ln., the “front” on to which the rear of the house faces. The conversion of the house from 2.5 stories to 3 stories is not substantial as it does not change the height or the roofline of the building.
4. Will the variance(s) have an adverse effect on or impact on the physical or environmental conditions in the neighborhood or district? Why not? **The requested area variances are not substantial and will not create additional hardship in the neighborhood. On-street parking is widely available and the building will remain unchanged. Otherwise, all requested variances are pre-existing, non-conforming conditions.**



5. Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property. Explain. **The need for the variances is not self-created. With the exception of the height of the building, the requested variances are due to pre-existing, non-conforming conditions. The building height will remain unchanged, and the half story will be designated as a full story to provide for the additional dwelling unit.**

Thank you for your time and consideration in this matter.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'J. Lichwick'.

Jason Lichwick
NYSRA Lic. No. 038612

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

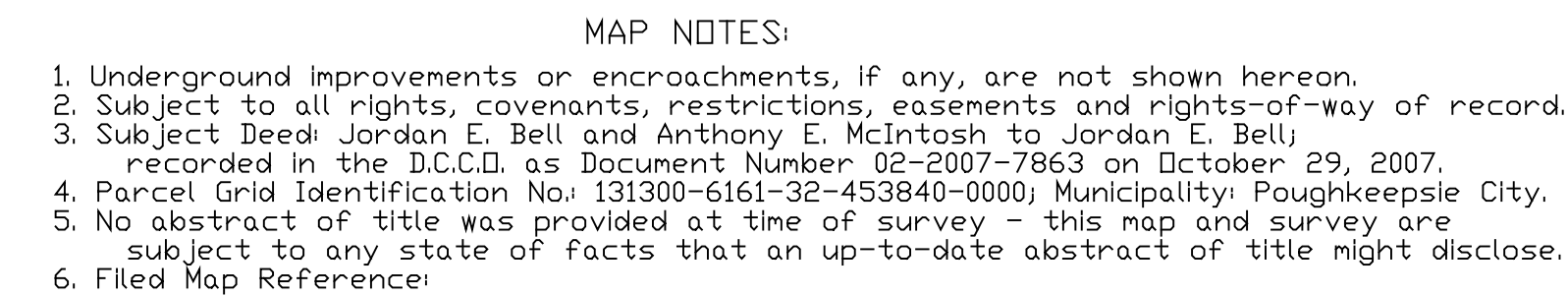
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Bell Residence			
Project Location (describe, and attach a location map): 20 Lexington Avenue, Poughkeepsie, NY 12603			
Brief Description of Proposed Action: The Owner of the property wants to legalize an existing three story,three-unit multifamily structure.			
Name of Applicant or Sponsor: Jason Lichwick Architecture PLLC		Telephone: 845-284-6344	
		E-Mail: jason@JLArchitectureNY.com	
Address: 387 Hooker Avenue, Suite 5			
City/PO: Poughkeepsie		State: New York	Zip Code: 1263
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 ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Poughkeepsie Zoning Board of Appeals			YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.091 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.091 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

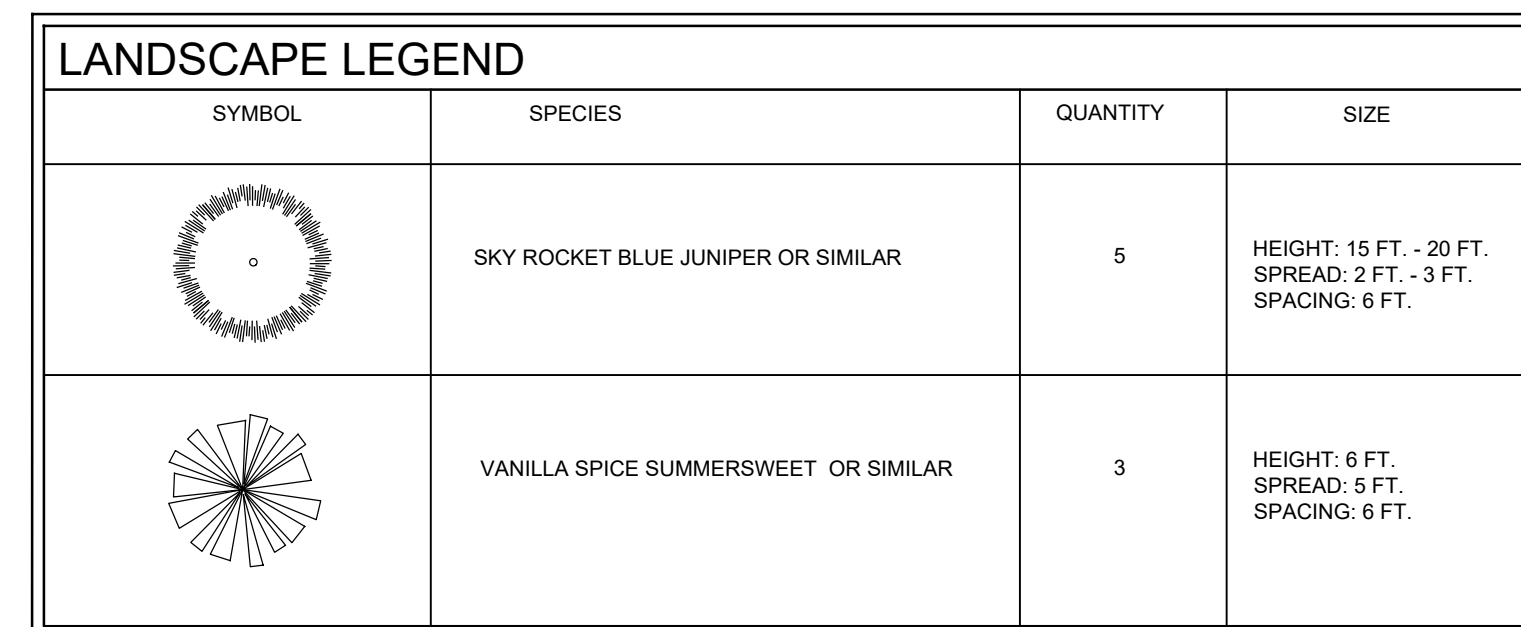
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed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


 capped iron rod set
 iron rod or pipe found
 property line
 road boundary (right-of-way)
 record information
 now or formerly (reputed owner)
 document no. (D.C.C.D.)
 (lien (book) and page (D.C.C.D.)
 Dutchess Co. tax map parcel no.
 subdivision lot no. (see map note no. 6)
 utility pole & overhead wires



1 Existing Site Plan
SP-1 Scale: 1" = 10'-0"

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A
PROPERTY SURVEY PREPARED BY JAMES SHERIDAN, LS
NYS LIC. # 49721 FOR JORDAN E. BELL DATED: APRIL 23, 2025



2 Site Location Map
SP-1 Scale: N.T.S.

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12605
P: 845.284.6344
jason@lichwick.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NOTE: DO NOT SCALE



Site Plan for 20 Lexington Ave.

Jordan Bell
S.B.L.: 6161-32-453840
P.O. Box 3568
Poughkeepsie, NY 12603

For Zoning Board of Appeals Review

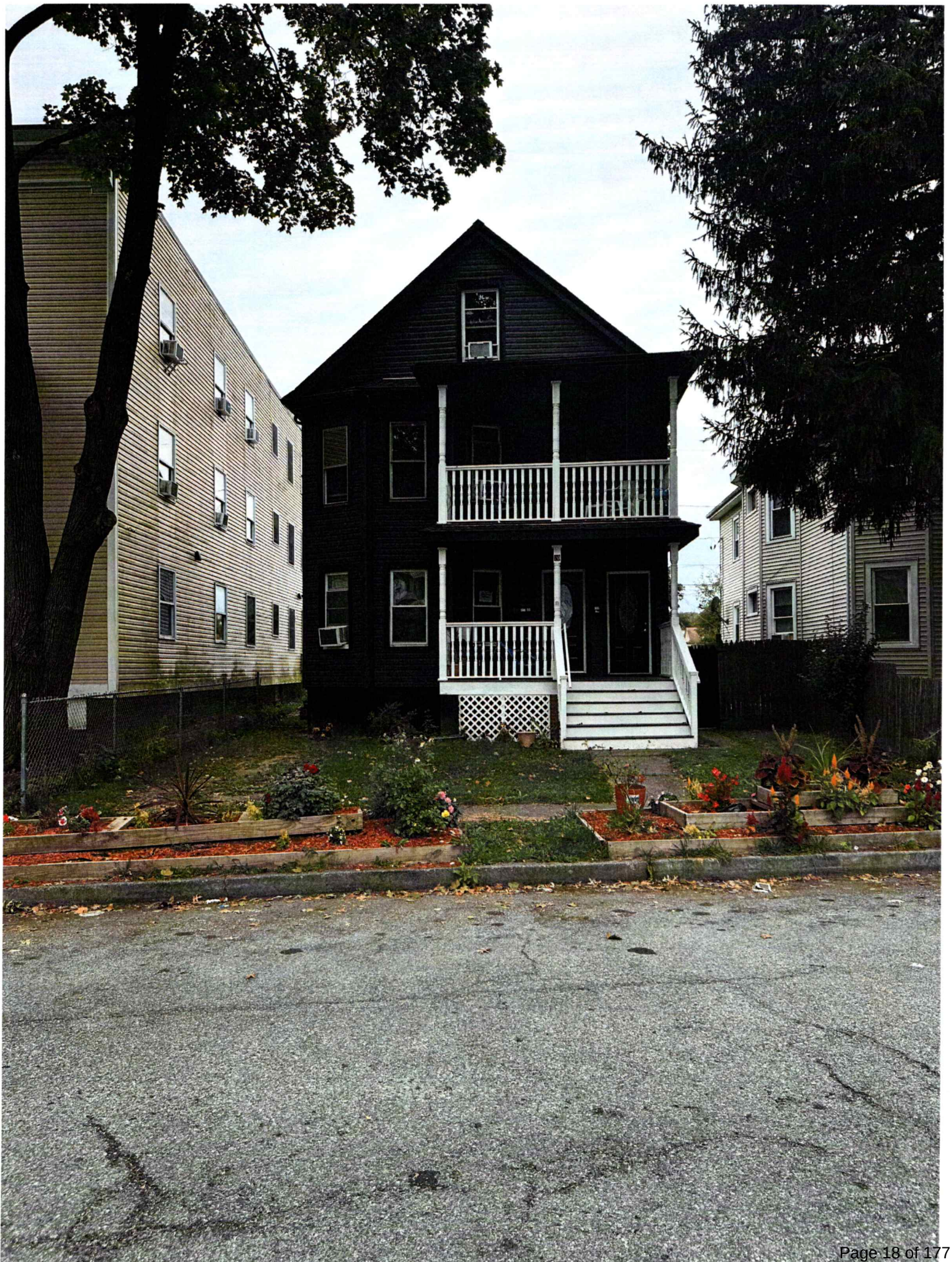
Date: 09.22.2025

Revisions:
1: 1.27.2026

Drawn By: HP

SP-1

1 of 1





January 26, 2026

Dear City of Poughkeepsie Zoning Board Members,

I, Jordan Bell, want to thank the Zoning Board for the opportunity to speak in person on January 13, 2026, to express my desire to alter my home at 20 Lexington Ave. from a 2-family to a 3-family residence. I also thank Judith Knauss for taking the time to meet with Jason Lichwick, my architect, and me to better help us understand some of the neighborhood's zoning history and the Zoning Board's concerns.

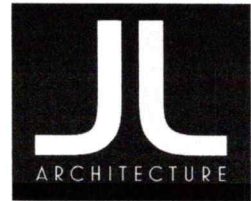
I am writing to the Zoning Board to share some financial issues that contribute to my desire to convert my home to a 3-family residence. After meeting with the Zoning Board and Judith Knauss in January and reflecting more deeply on my current financial status, I have spoken with my mother (who lives on the second floor) and have decided to charge her \$1,500 per month in rent. Thus, I now collect \$3,000 per month in rent from my first- and second-floor tenants. Even with the increased rental income, I am still paying over \$2,000 a month in household expenses. While I did not purchase my home with the intentions of making a profit, I do expect to offset some of my cost-of-living expenses through collecting rental income. I will face extreme financial difficulties if I am unsuccessful in obtaining the Zoning Board's permission to make my home a 3-family house, due, in part, to the rapidly increasing costs of rent in Poughkeepsie that I will incur by moving out of my home of 20 years to a different apartment, in addition to paying my current household expenses. I want to close by thanking the board for considering my financial situation when making their decision about 20 Lexington Ave.

Sincerely,

Jordan Bell

Jordan Bell

Mortgage A	\$3204.73
Mortgage B	\$128.10
Central Hudson	\$655.58
Estimated Monthly Upkeep and Repairs	\$500
Water and Sewer Bill	84.99
Garbage Removal	102.76
Appliance Replacement	\$110.00
Yard Maintenance and Snow Removal	\$150.00
Spectrum Internet	\$101.54
Average Monthly Expenses	\$5037.70



January 27, 2026

Scott Parker, Zoning Board Chair
City of Poughkeepsie - Zoning Board of Appeals
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Re: 20 Lexington St.

Dear Mr. Parker,

The property at 20 Lexington Street is currently under review by Zoning Board of Appeals to change its designation from 2-unit housing to 3-unit housing. Our client is seeking a variance for Lot Area. The required Lot Area in the RNC District is 5,000 sq. ft. for 3-unit housing. The Lot Area at 20 Lexington Street is 3,980 sq. ft. and therefore needs a variance of 1,020 sq. ft. Below are three other multi-unit properties located on Lexington Street which do not meet the Lot Area requirement.

26 Lexington Street (3-unit Housing)
Lot = 0.08 Acres (3,485 sq. ft.)
5,000 sq. ft. required
1,515 sq. ft. under the required Lot Area

9 Lexington Street (3-unit Housing)
Lot = 0.09 Acres (3,920 sq. ft.)
5,000 sq. ft. required
1,080 sq. ft. under the required Lot Area

22 Lexington Street (6-unit Housing)
Lot = 0.12 Acres (5,227 sq. ft.)
6,000 sq. ft. required
773 sq. ft. under the required Lot Area

We hope the Zoning Board of Appeals recognizes that there is a precedent for allowing multi-unit housing which does not meet the district's Lot Area requirements on Lexington Street and will grant our client the required variance.

Thank you for your time and consideration in this matter.

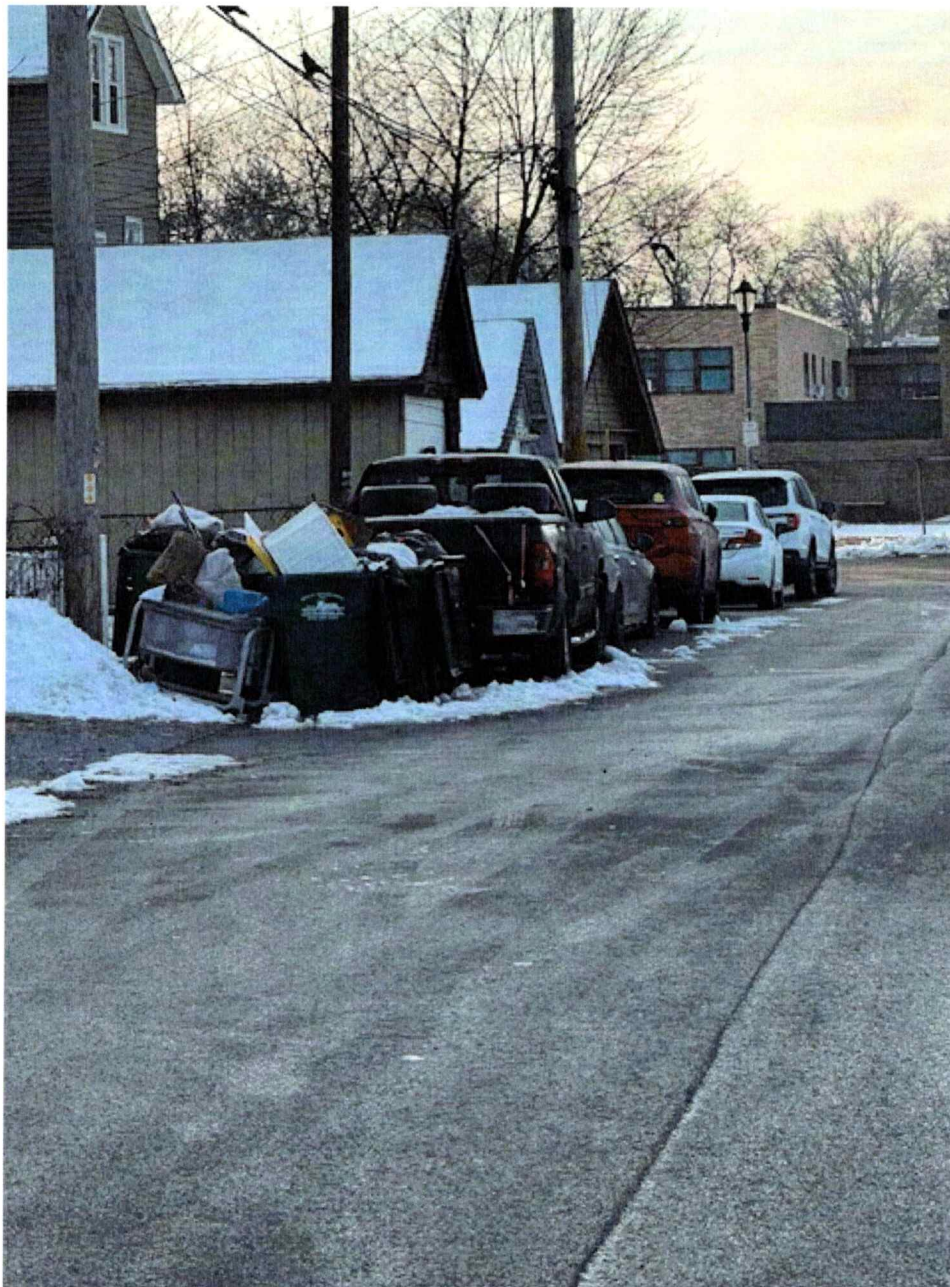
Very truly yours,

Jason Lichwick
NYSRA Lic. No. 038612

Jason Lichwick

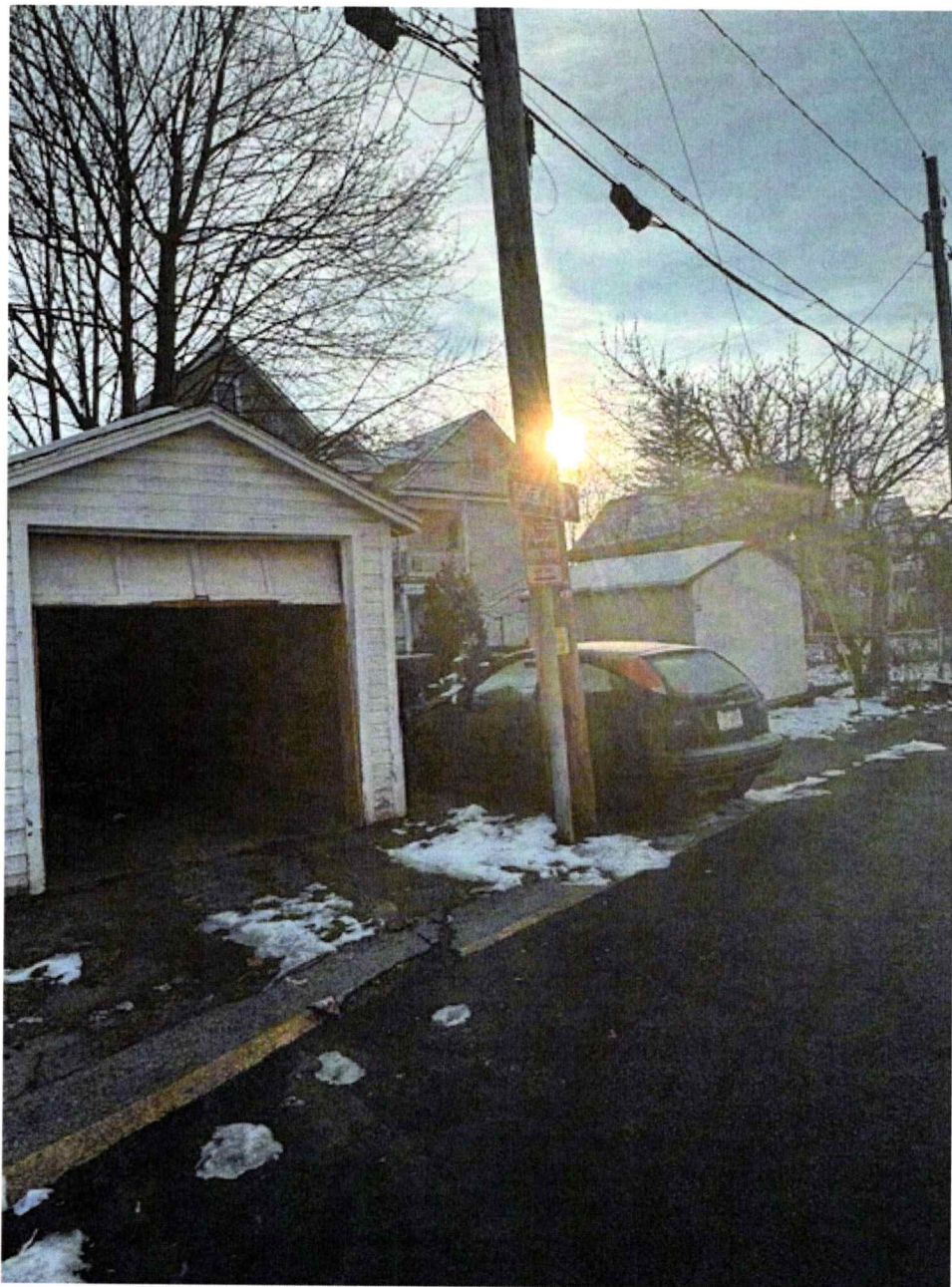
From: Jason Lichwick
Sent: Monday, February 2, 2026 10:51 AM
To: Jason Lichwick
Subject: FW: Photos



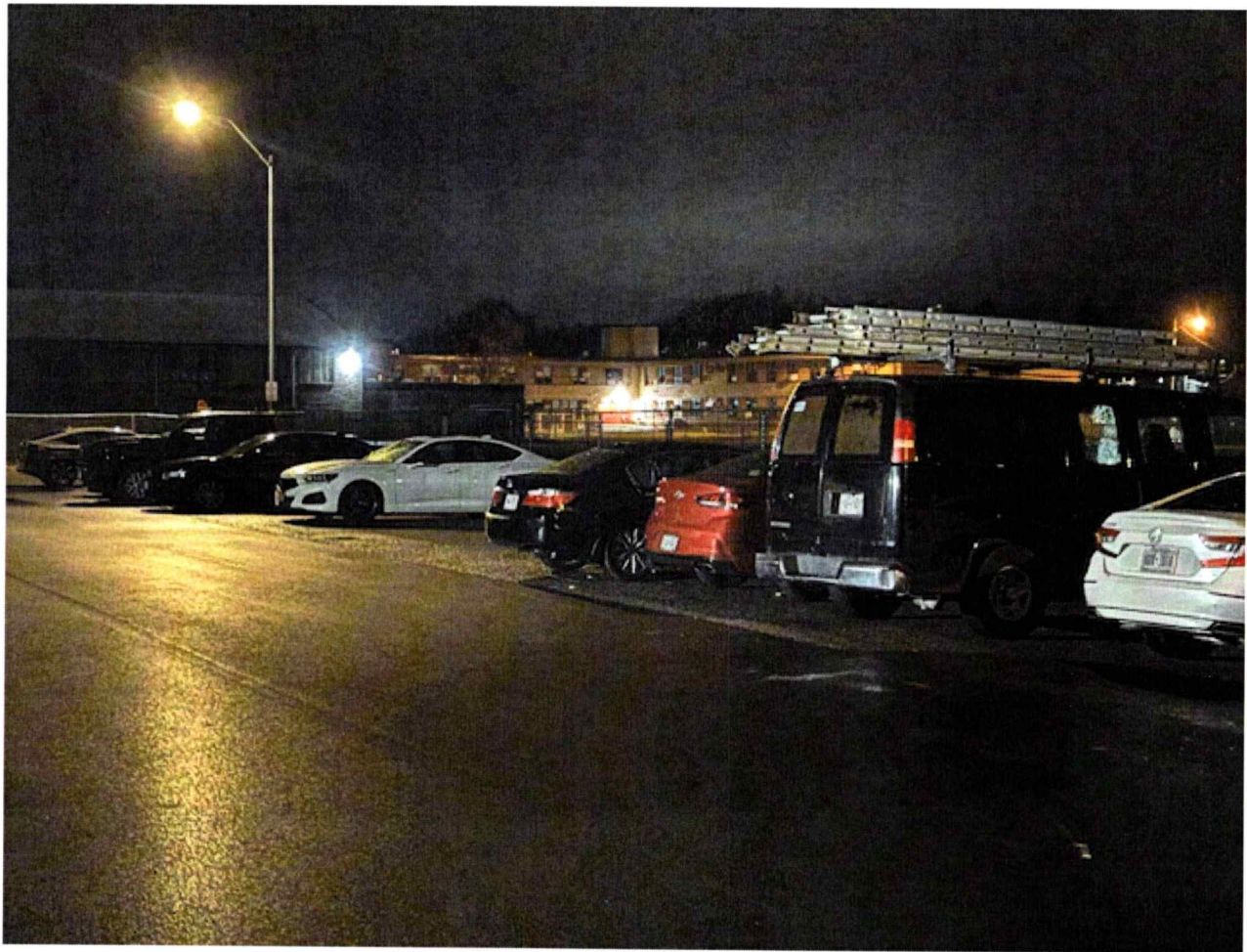


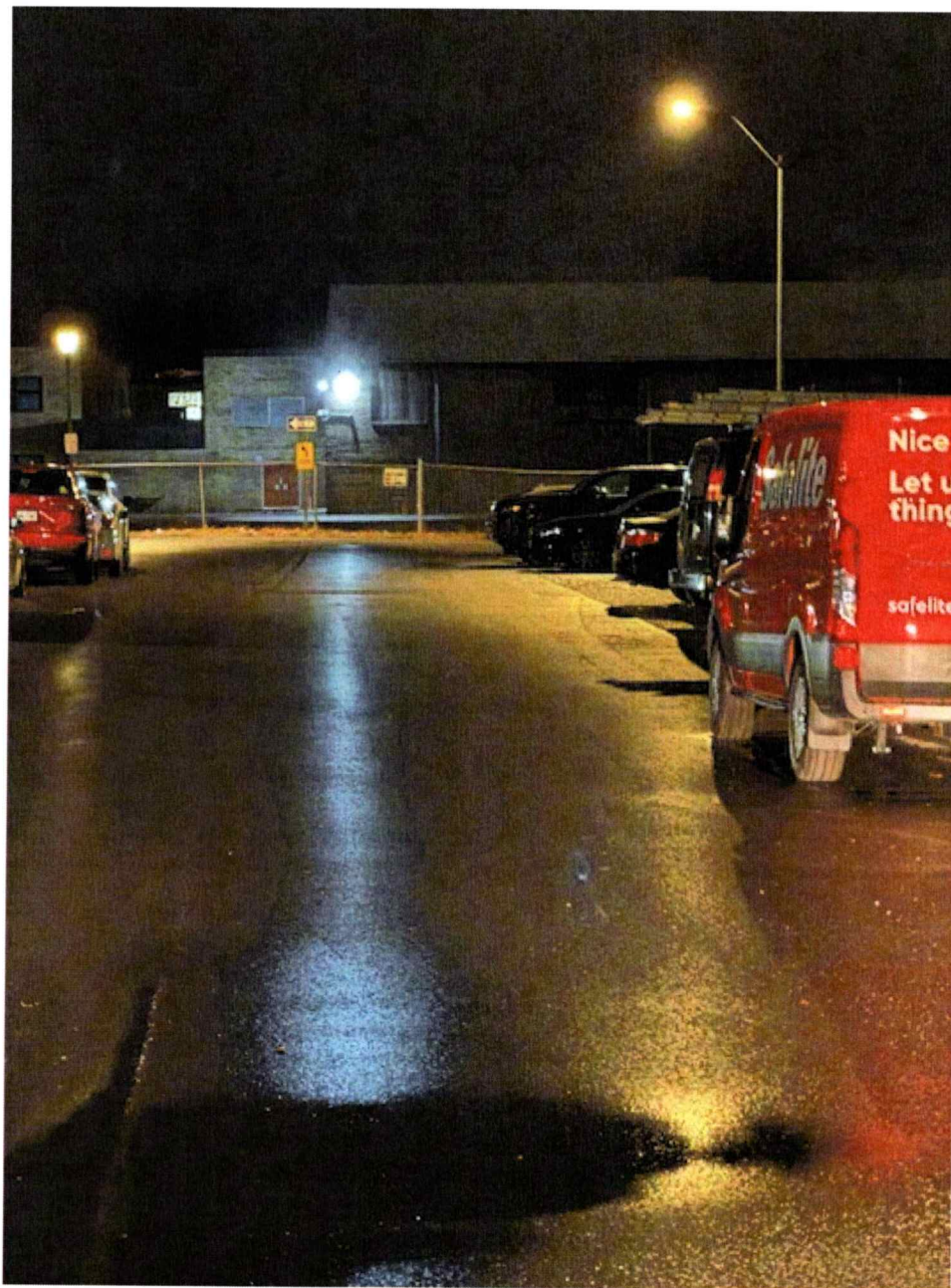


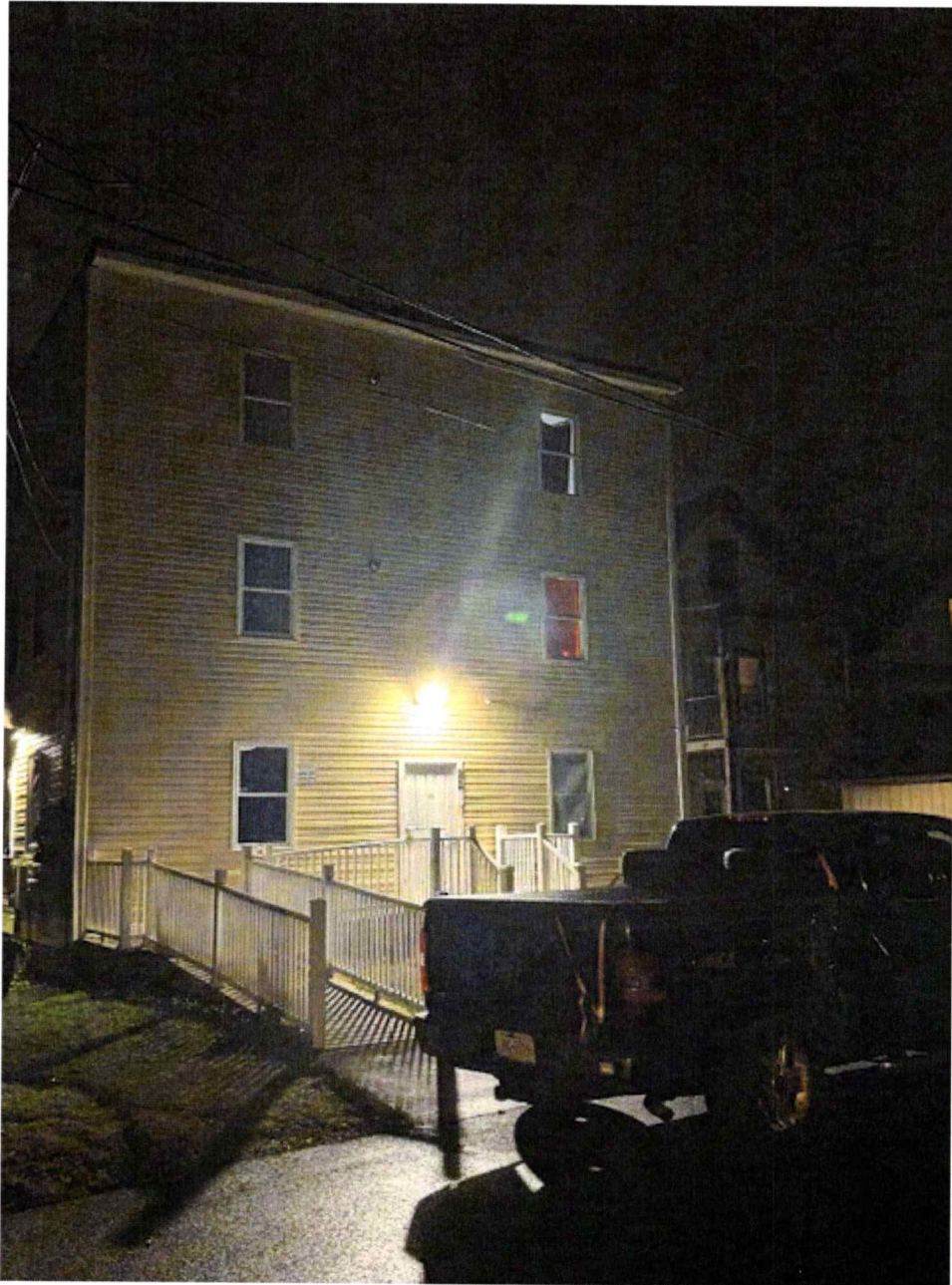




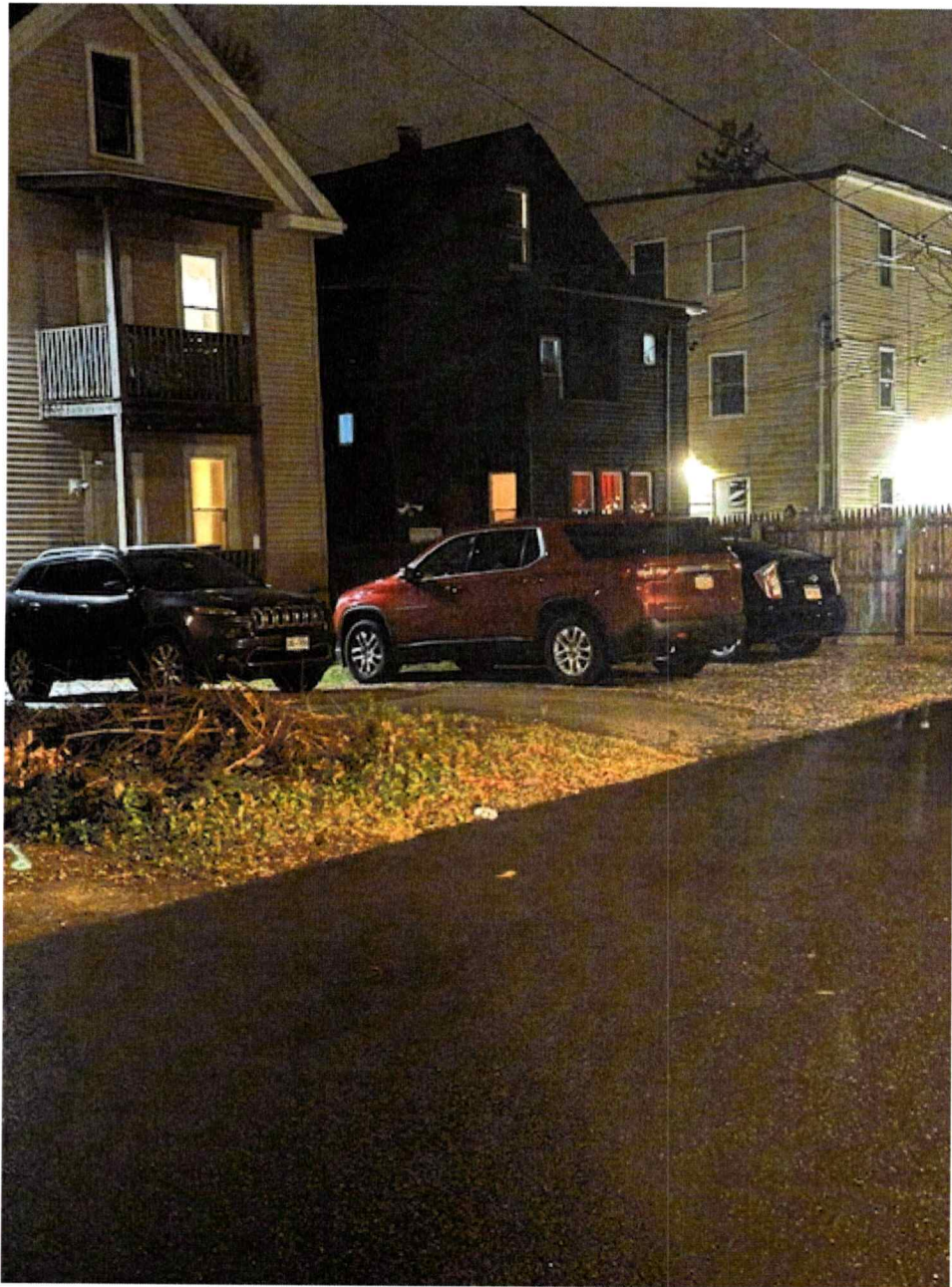


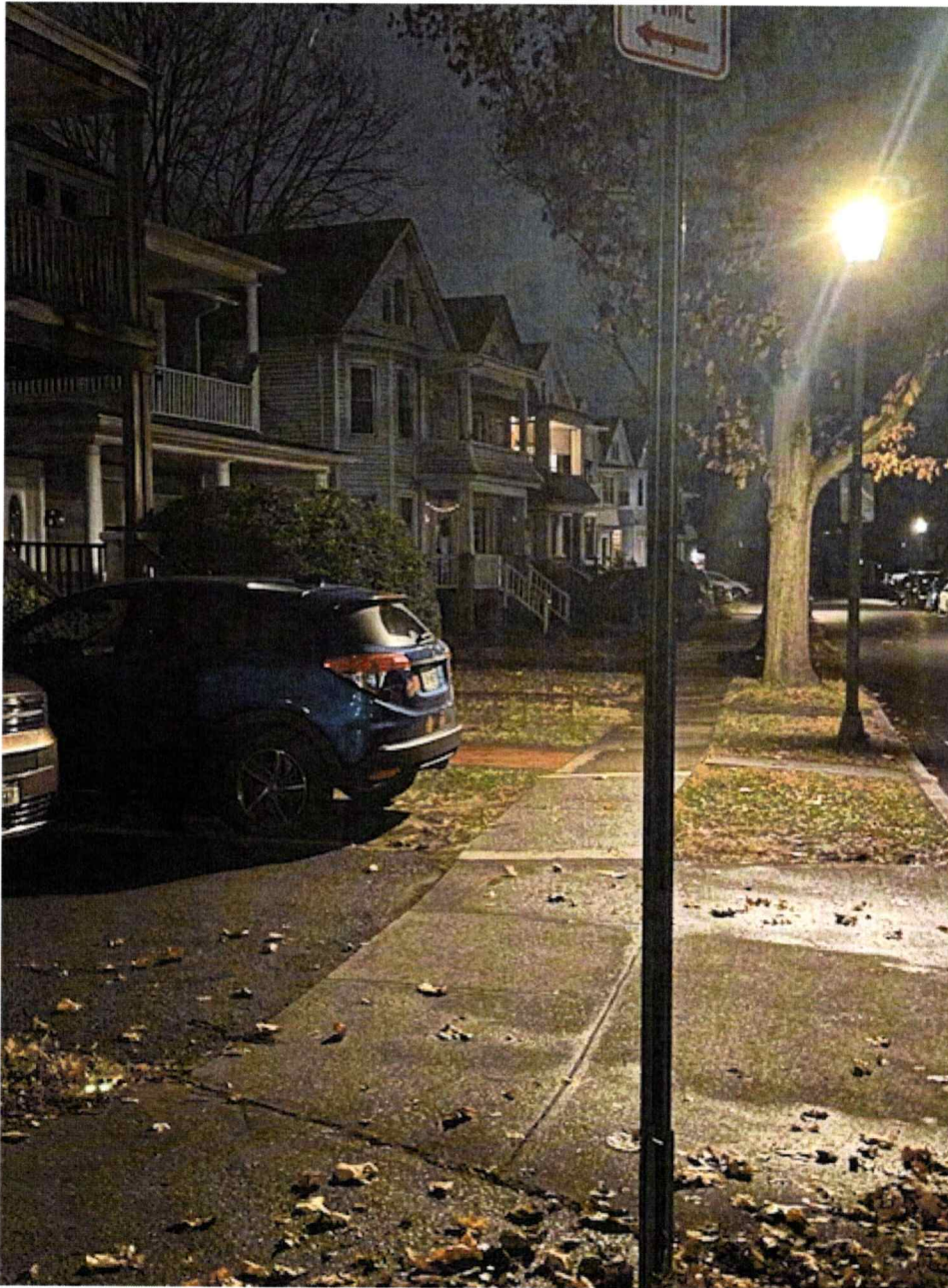


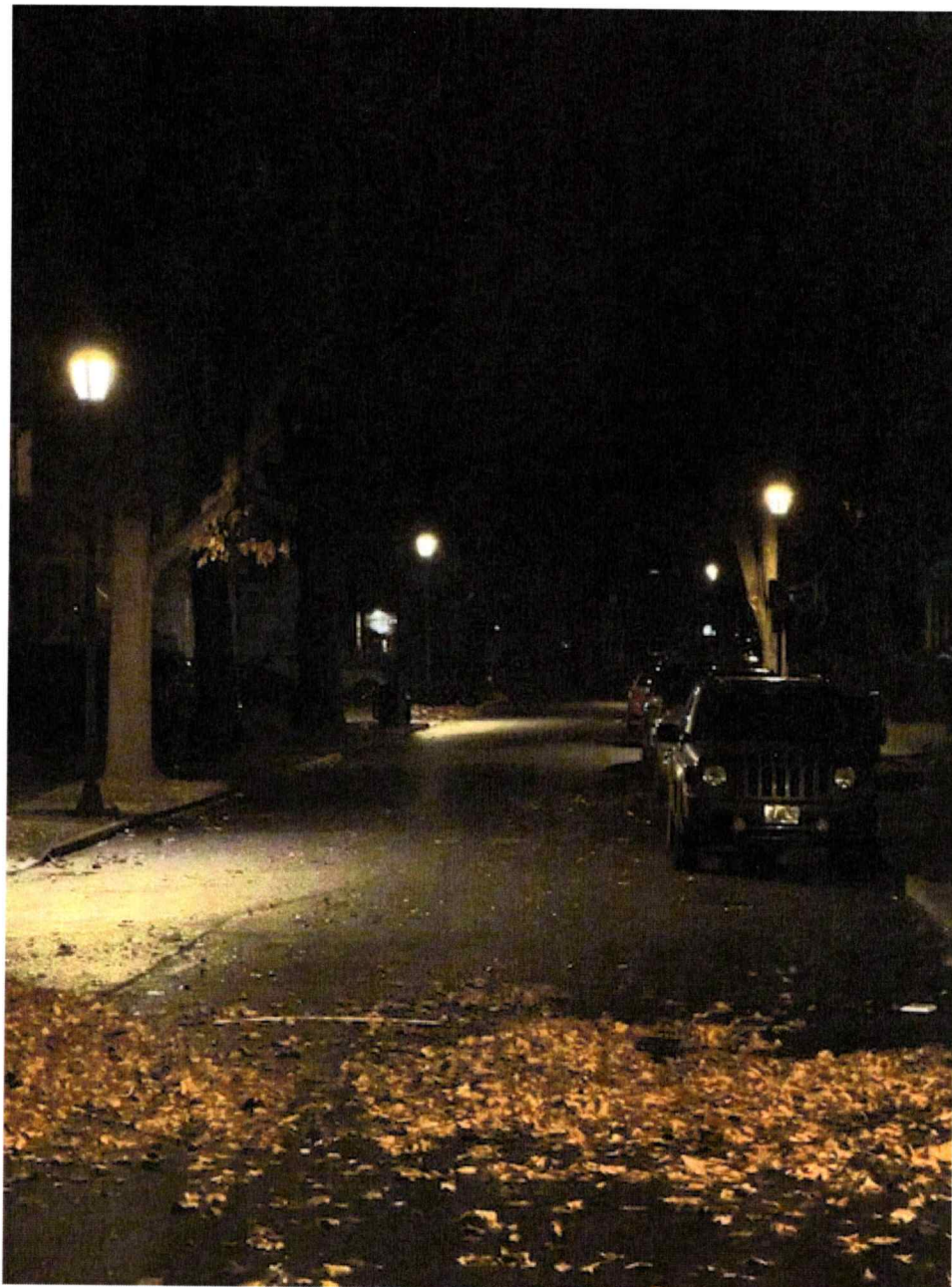


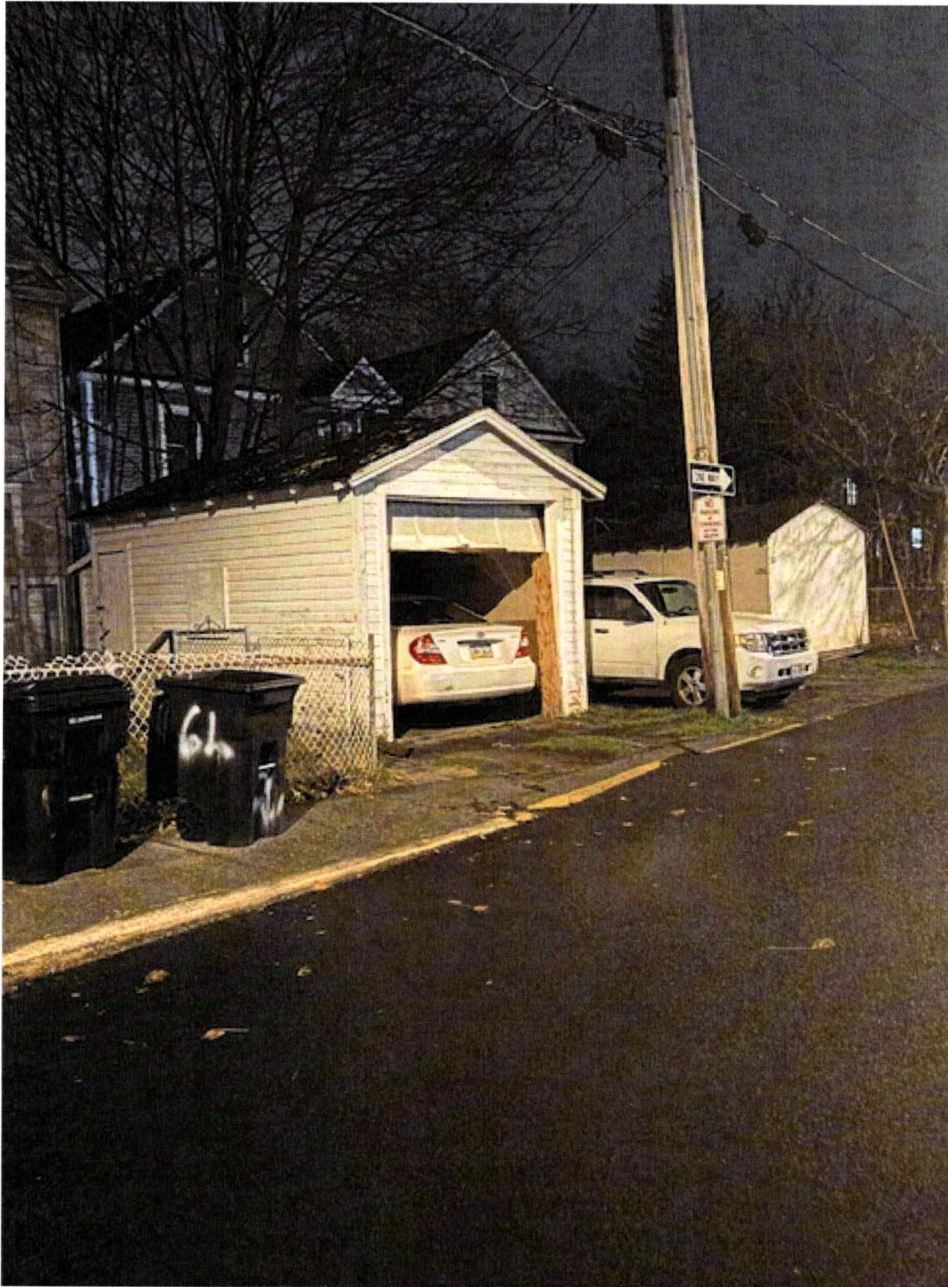


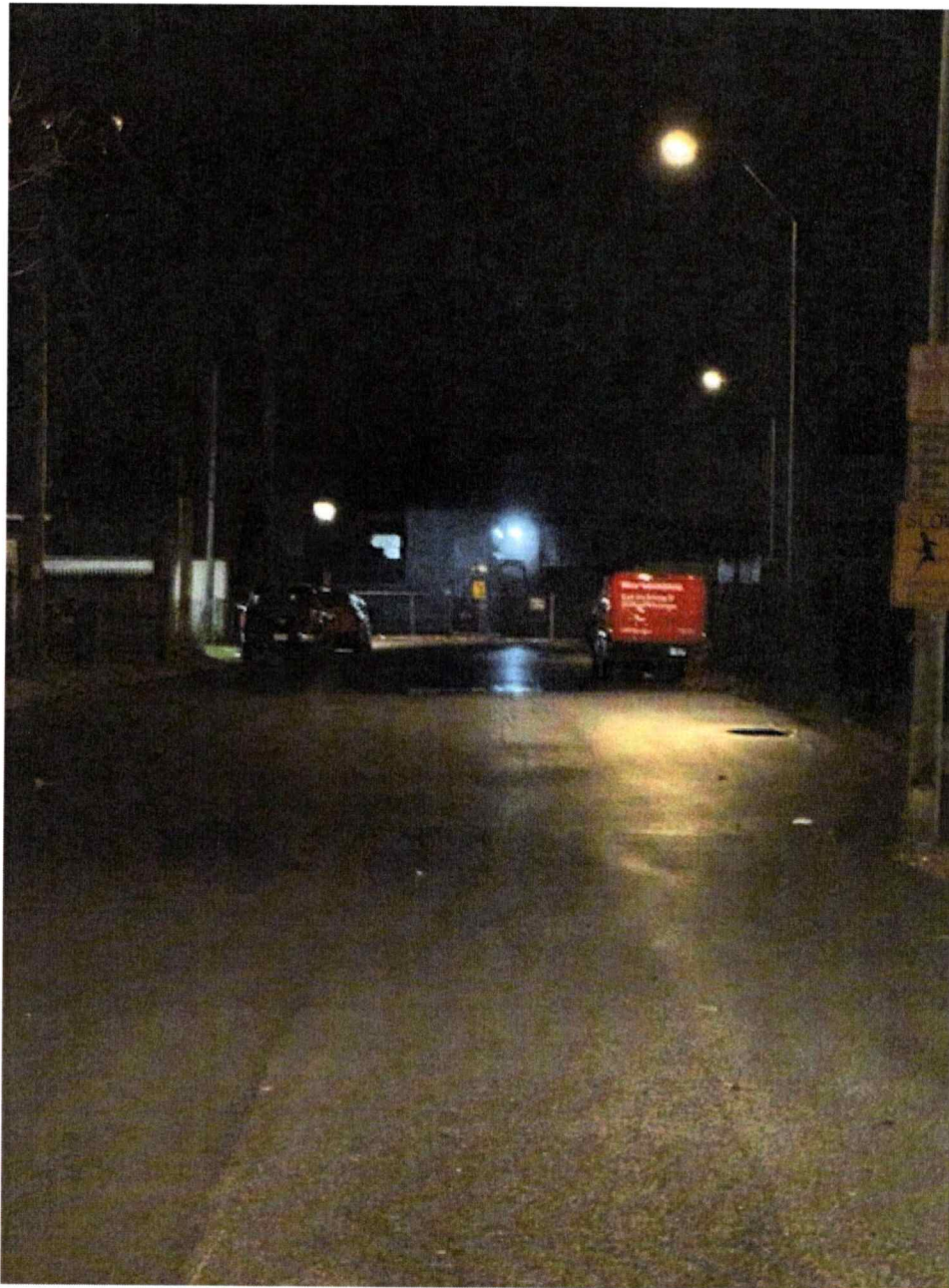












CRITERIA FOR GRANTING AN AREA VARIANCE

i) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances? The granting of the variances could produce an undesirable change in the character of the neighborhood or be detrimental to nearby properties by increasing density beyond what is permitted in an area that is already relatively densely populated. While the applicant asserts that the variances are needed to legalize a “pre-existing condition” and to address “non-conforming conditions due to recent changes to the zoning code,” the facts are:

- 1) The pre-existing condition is an illegal conversion of the attic to a dwelling unit. The records of the Building Department include an inspection report dated January 12, 1978, clearly stating the use was as a two-story, two-family building with an attic from which debris needed to be cleared.
- 2) The recent zoning change did **not** create the need for variances. Even though the new zoning code decreased **all** the requirements of the code considerably, this property still cannot comply: the previous code required 14,000 sf of lot area, 15’ side yard setbacks and 6 parking spaces.

There are 25 properties with frontage on Lexington Avenue/Quaker Lane. The breakdown is as follows: 2 public schools, 2 single-family dwellings 16 two-family dwellings (including this property), 3 three-family dwellings, six family dwelling and 1 vacant lot. 70 percent of the properties in the neighborhood are 2 family dwellings. The bulk of the street frontage is made up of public-school property. Multiple (3 or 4 unit) dwellings make up only 12% of those properties. Therefore, the character of the neighborhood is therefore primarily two-family dwellings.

2/2/26 UPDATE: The applicant has provided additional information, including an analysis of the lot area of the three 3-family dwellings to indicate that they are also non-compliant. It is true that these properties are non-compliant, and that this conversion would result in a similar degree of noncompliance.

However, the issue is not that the conversion would be in keeping with other noncompliant properties *which existed prior to the adoption of the current Zoning Code*. The issue is what impact this conversion would have on the other 15 2-family dwellings. The Board must be careful in granting any variances, weighing the criteria of the zoning code against the merits of the application. If the Board grants these variances, what happens if other owners of two-family dwellings in the neighborhood seek to convert their buildings? In this instance, since most of the 23 residential lots are roughly the same size, the Board must take extreme care in granting the lot area and parking variances so as not to establish a precedent for future variance requests to the detriment of the neighborhood.

ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

The applicant can remove the illegal third floor unit and return the property to its original use as a two-family dwelling. No variances would then be required. Alternatively, the third floor could be also be utilized in conjunction with the second-floor unit. It is important to note that simply because a use is permitted in a particular zoning district does not mean that an owner is entitled to that use.

2/2/26 UPDATE: The applicant has provided some financial information. It is up to the ZBA to determine if this information is sufficient to justify the variance. Are there other possible alternatives? The second and third floor units could be combined, and the rent paid by the applicant’s mother could be considered her share of the overall rent, which would still alleviate the financial burden.

iii) Are the requested variances substantial? Regardless of the applicant's claim that the variances are not substantial, they are. The lot area variance is more than 21% of the requirement, and the parking variance is for 50% of the requirement. Additionally, while the driveway width may not seem substantial (a little more than 2 feet), but given the nature of the neighborhood, it could be considered substantial. 20 Lexington Avenue is horseshoe-shaped, with Quaker Lane turning into Lexington Avenue at the curve. Fronting Quaker Lane is Smith Elementary School, which presents parking and traffic considerations.

2/2/26 UPDATE: The applicant has provided additional information, including an analysis of the lot area of the three 3-family dwellings to indicate that they are also non-compliant. It is true that these properties are non-compliant, and that this conversion would result in a similar degree of noncompliance. However, the fact that there are noncompliant properties in the neighborhood does not mean that the variances requested are not substantial. The lot area and parking space variance are both substantial.

The variances that would not appear substantial are "front yard parking," which is unavoidable given the fact that all of the lots on the west side of Lexington are "through lots" with two front yards, Quaker Lane being more of a functional rear yard, and height, as there are no plans to increase the height of the building, although the classification would change from a two-story building with attic to a three-story building.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The proposed variances could have an adverse effect or impact on the physical or environmental conditions in the neighborhood. Though the applicant states that on-street parking is widely available, this would not appear to be the case. Particularly during the day on weekdays, due to the presence of Smith Elementary School, on-street parking is at a premium and traffic is heavy. Increased parking required for conversion, plus the width of the driveway, could create hazards. Also, from an environmental aesthetic perspective, the applicant appears to be proposing no improvements to the parking area, which is visually unappealing. It is a requirement of the new zoning code that special consideration be given to appearance when a project is visible from a public school or park.

v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.) The difficulty in complying with the provisions of the Zoning Code is entirely self-created. To say that they are due to pre-existing, non-conforming conditions is misleading in the extreme. The applicant purchased the property in or around 2006. The City records contain no indication that this building has ever been considered a three-family dwelling. In addition to the inspection report from 1978 mentioned above, a municipal report at the time of the applicant's purchase clearly characterized the use of the property as a two story, two-family dwelling. The property is listed on the tax rolls as a two-family dwelling. Still further, the building was characterized by the applicant himself on successive building permit applications over the years as a two-family dwelling. (#080618 issued on 8/26/08; 20-1293 issued on 9/22/20; 20-1820 issued on 12/18/20; 22-1941 issued on 12/1/22; 23-0864, issued on 6/1/23, and #2401940, issued on 1/2/25). Plans prepared by a Licensed Engineer provided in conjunction with one of these permits were developed under the requirements of the 2020 Residential Code of New York State, applicable only to one- and two-family dwellings. It is interesting to note that the fees for building permits for one- and two-family dwellings are slightly lower than those for multiple dwellings. It should also be noted that the illegal use of the attic was discovered on or about 12/27/24, when there was a fire in the building. At that time, the responded Deputy Building Inspector issued a notice of violation directing that the use of the illegal attic apartment cease immediately, and that within 30 days a permit be obtained to remove all interior finishes, plumbing and electrical (with the exception of one light and one receptable), or to legalize the use (if possible).

2/2/26 UPDATE: Nothing in the revised materials controverts the self-created nature of the hardship, including the financial information.

Recommendations:

It is recommended that the Board open the public hearing.

Motion:

Second:

Carried:

Public Comment(s) to be received:

*

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

Motion:

Second:

Carried:

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



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

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

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

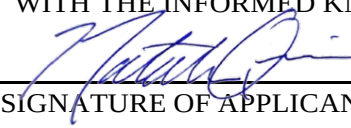
1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant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



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,

A handwritten signature in black ink, appearing to read "Ryan Arket", is written over a horizontal line.

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



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.



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,

A handwritten signature in blue ink, appearing to read "Natalie Quinn", written over a horizontal line.

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)	<u>93</u> parking spaces required for the use	83 spaces	<u>10</u> 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

March 27, 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, the applicant is requesting the following variances for the construction of a 74-unit multi-family residential structure.

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'

As discussed in prior meetings with the Board, and consistent with recommendations from Dutchess County Planning, the Applicant has initiated conversations with the City to evaluate the potential incorporation of on-street parking within the existing excess right-of-way along South Avenue. This concept is intended to supplement the project's off-street parking supply while also contributing to traffic calming, improved pedestrian safety, and a more defined streetscape. Preliminary layout

concepts prepared by LRC indicate that it may be feasible to accommodate parallel on-street parking on both sides of South Avenue and two 12-foot travel lanes, although after preliminary discussions with City Departments, angled parking facing the Cemetery is likely preferred due to the configuration of South Ave and that there is no turn around point, besides the Cemetery entrance, to access any parking spaces along the northbound lane. Crosswalks will also be proposed for access to the 287 & 307 South Ave development. We are working with our engineer to draft a new concept showing angled parking, but it should be noted that these drawings will continue to be amended per conversations with City Staff.

In addition, there is a relevant precedent established through the development of North Point located by Cosimo's Restaurant (110 Delafield St), where the applicant was granted relief from the full parking requirement. In that case, 200 parking spaces were required, and a variance was granted for 16 spaces, with a total of 184 spaces ultimately provided. Importantly, that total of 184 spaces included newly created on-street parking spaces within the public right-of-way, which were proposed and built-out by the applicant as part of the overall project.

Based on this precedent, the Applicant for the development at 287 & 307 South Avenue proposes a similar framework, wherein the 83 on-site parking spaces would be supplemented by additional on-street spaces within the City right-of-way that are designed and built by the Applicant. These spaces would contribute toward meeting the project's overall parking demand. Based on preliminary sketches prepared by LRC, it appears feasible that the total number of parking spaces provided, including both on-site and on-street spaces, could meet or potentially exceed the minimum requirement. As such, the need for the requested variance of 10 parking spaces may be reduced or eliminated.

We respectfully request placement on the April 14, 2026 Zoning Board of Appeals meeting agenda to discuss this application. Now that the project has received a Negative Declaration regarding SEQRA, we ask that the Board consider the balance of the variances while we continue meeting with City Departments to address the proposed on-street parking. If an approval from the ZBA is required for parking, we will return accordingly. 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 March 27, 2026
2. On-Street Parking Concept prepared by LRC
3. North Point (110 Delafield) ZBA Resolution & Approved Site Plan

Thank you.

Sincerely,



Natalie Quinn, Agent for Applicant

X:\JOBS\Jobs 2025\25-3364 - Ryan Meehan - 287-307 South Ave.-PK South Ave. LLC\DWG\SP25336401.dwg 12/16/2025 9:26 AM 30mm

EASEMENTS:

EXISTING NYSDOT 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 WITH 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.

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 NYSDOT DRAINAGE EASEMENT

GENERAL NOTES

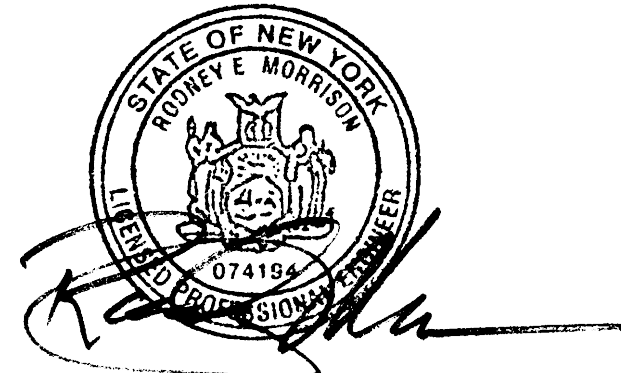
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF PoughKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE 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 "Utility 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 UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
- 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

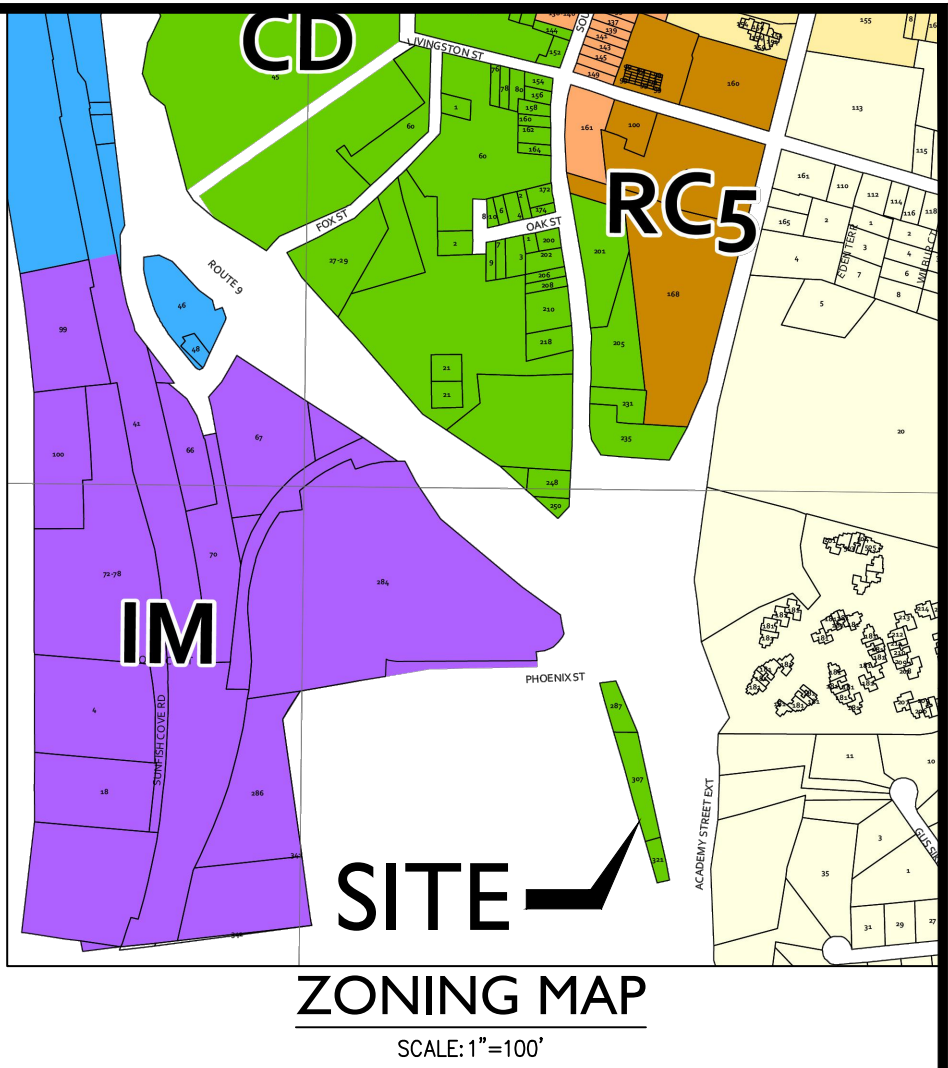
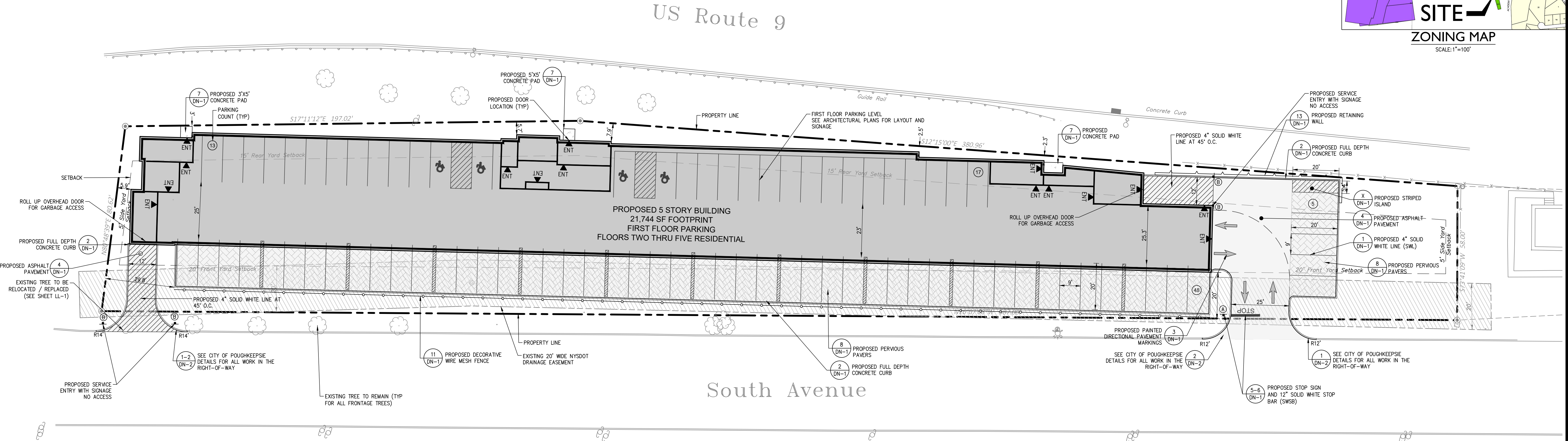
NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

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

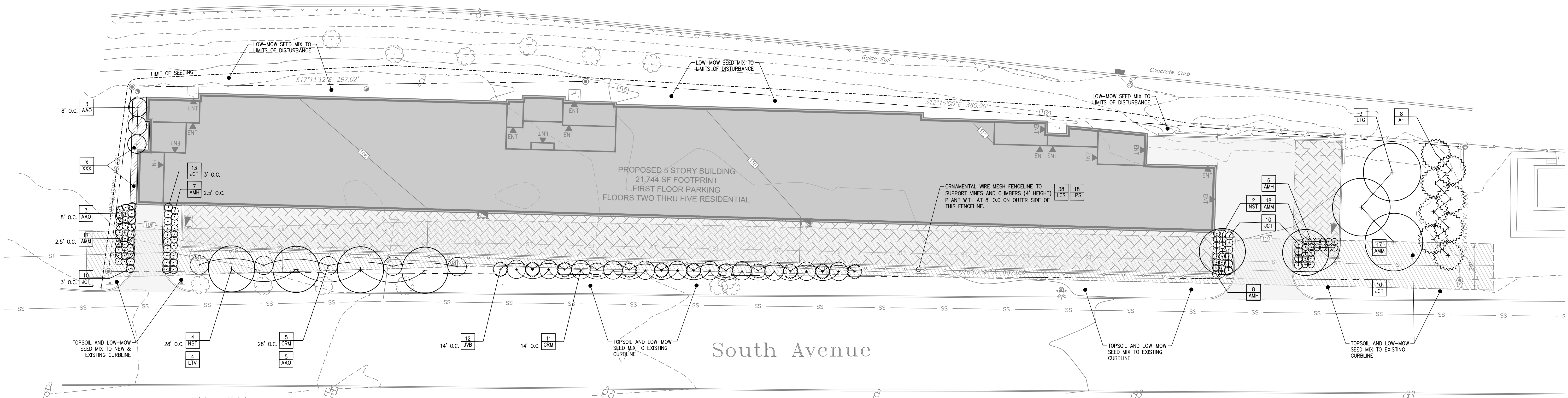
(*) DENOTES VARIANCE REQUIRED



		SITE PLAN	
- Civil Engineering - Land Surveying - Landscape Architecture - Land Planning - Laser Scanning & BIM - Subsurface Utility Engineering		PROPOSED RESIDENTIAL	
Laureiro 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		287-307 SOUTH AVE. CITY OF PoughKEEPSIE, DUTCHESS COUNTY, NEW YORK	
Design/Calcs	LRC	CAD File	SP25336401.dwg
Drawn	SMC	Project No.	25-3364
Checked	KFC	Date	2025-12-22
Approved	LRC	Scale	1"=20'
Revisions		Sheet No.	SP-1



US Route 9

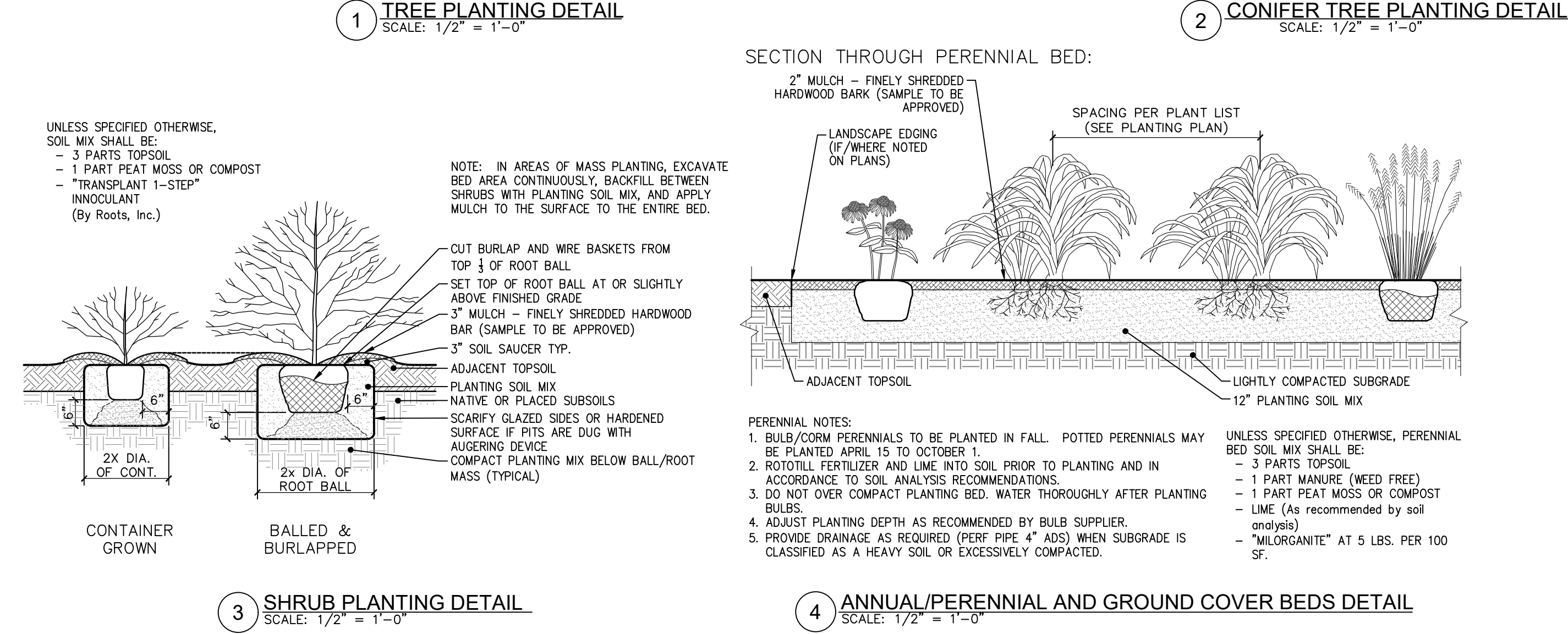
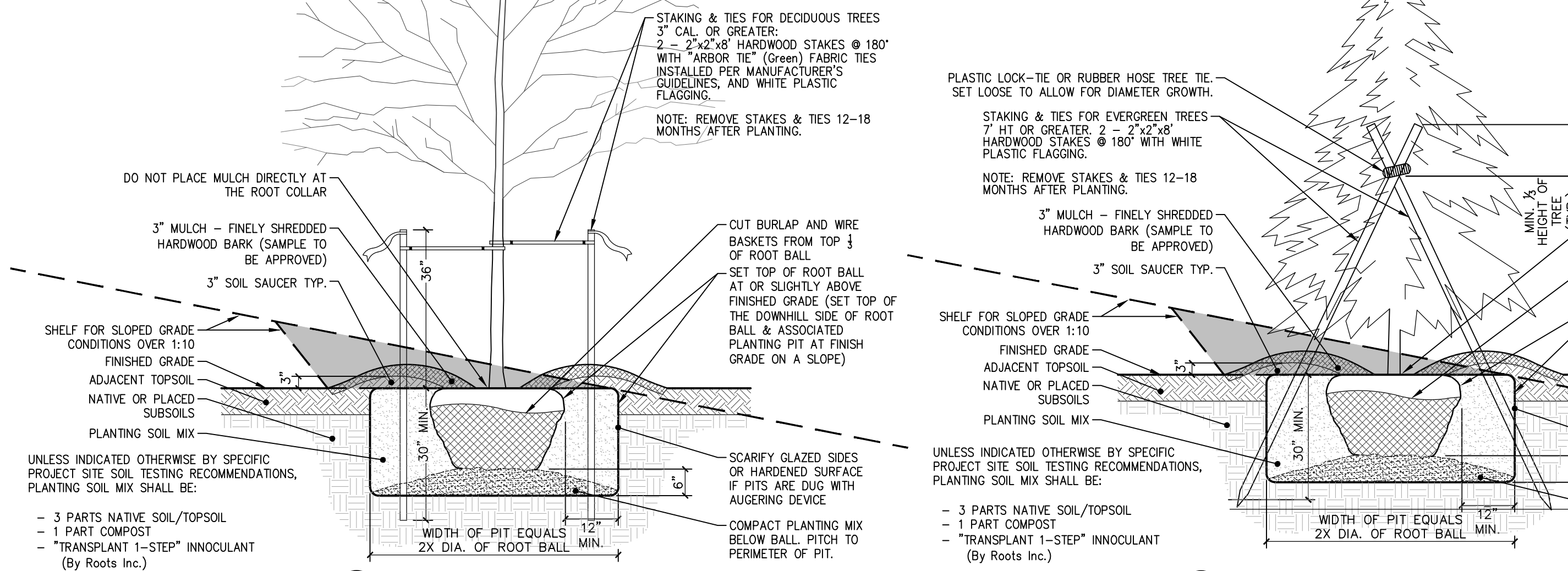


NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

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.

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.

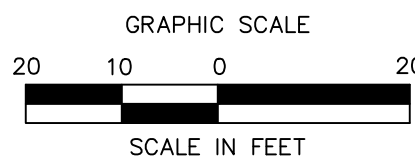
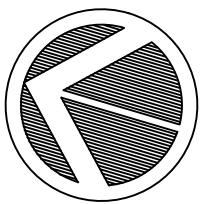


PLANTING NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PLANTING SOIL MIXTURE FOR NATIVE TREES AND SHRUBS:
 - 1 PART COMPOST
 - 3 PARTS TOPSOIL/NATIVE ON-SITE SOILS
 - PROVIDE OTHER SOIL AMENDMENTS AS RECOMMENDED BY SOIL TESTING FOR SPECIFIC PLANT TYPES BEING INSTALLED.
 - MYCORRHIZAL INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
 - USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
 - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
 - MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR ESTABLISHMENT OF WOODY AND PERENNIAL PLANTINGS FOR TWO YEARS FORM ACCEPTANCE OF PLANTING BY OWNER. IRRIGATION OR OTHER WATERING SHALL ALSO BE PROVIDED FOR SEEDED GRASSES AND WILDFLOWER AREAS TO SUPPORT GERMINATION AND ESTABLISHMENT FOR ONE YEAR FROM INITIAL SEEDING.

PLANT LIST:

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	INSTALLED SIZE	MATURE SIZE (WxH)	COMMENTS
AF	8	ABIES FRASERI	FRASER FIR	B&B	7-8' ht.	30-50' ht.	
AAO	6	AMELANCHIER ALNIFOLIA 'OBERLISK'	STANDING OVATION SERVICEBERRY	B&B	6-7' ht.	7'x15' ht.	Clump Form
JVB	12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	B&B	5-6' ht.	6-7'x15' ht.	
LTG	3	LIRIODENDRON TULIPIFERA 'GLEN GOLD'	GLEN GOLD TULIP TREE	B&B	3-3.5' cal.	25x40-60'	
NST	6	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	B&B	2.5-3' cal.	20'x40' ht.	
AMH	-	ARONIA MELANOCARPA 'CONCANNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3-5'x2-3'	2' o.c.; Red-Or Fall
AMM	-	ARONIA MELANOCARPA 'CONCANNAM165'	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 HONEYSUCKLE (PW)	CONT.	#1	10-15' ht.	Yellows; Plant at 8' o.c.



LRC

Engineering & Surveying

• Civil Engineering

• Land Surveying

• Landscape Architecture

• Land Planning

• Laser Scanning & BIM

• Subsurface Utility Engineering

Lourcio NY, P.C.

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(860) 635-2877
www.lccosult.com

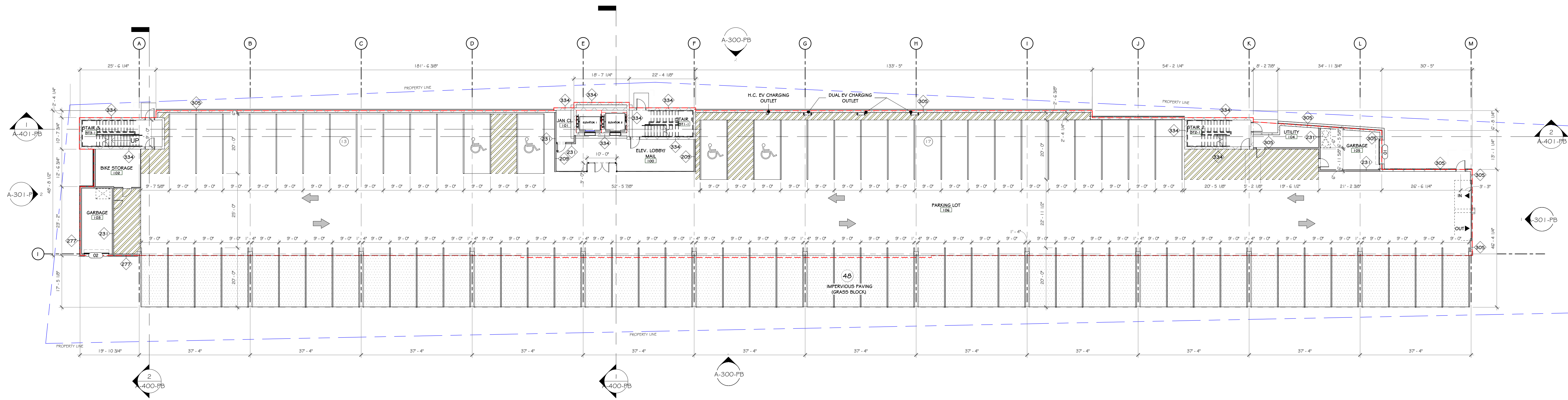
LANDSCAPE PLAN

PROPOSED RESIDENTIAL

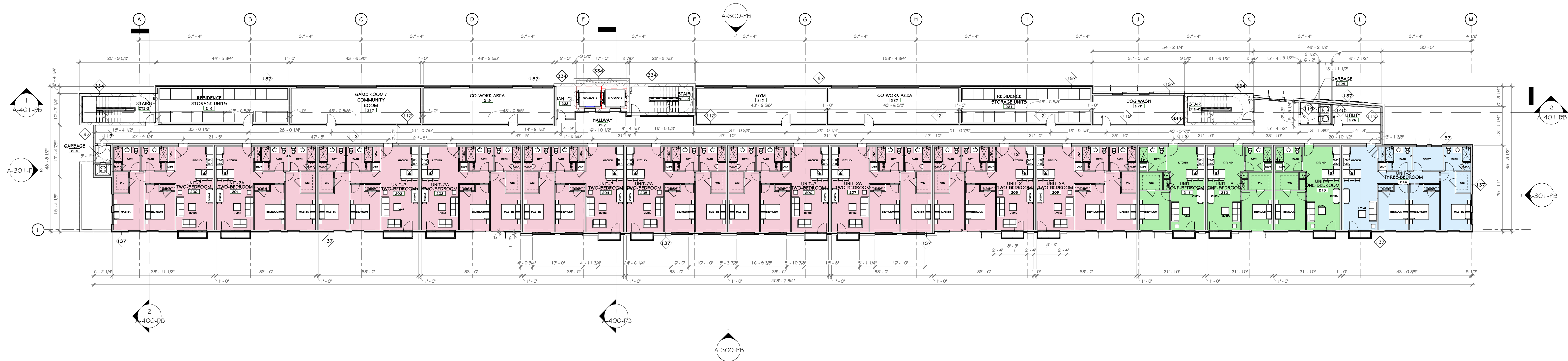
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Colors	LRC	CAD File	LL25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

LL-1



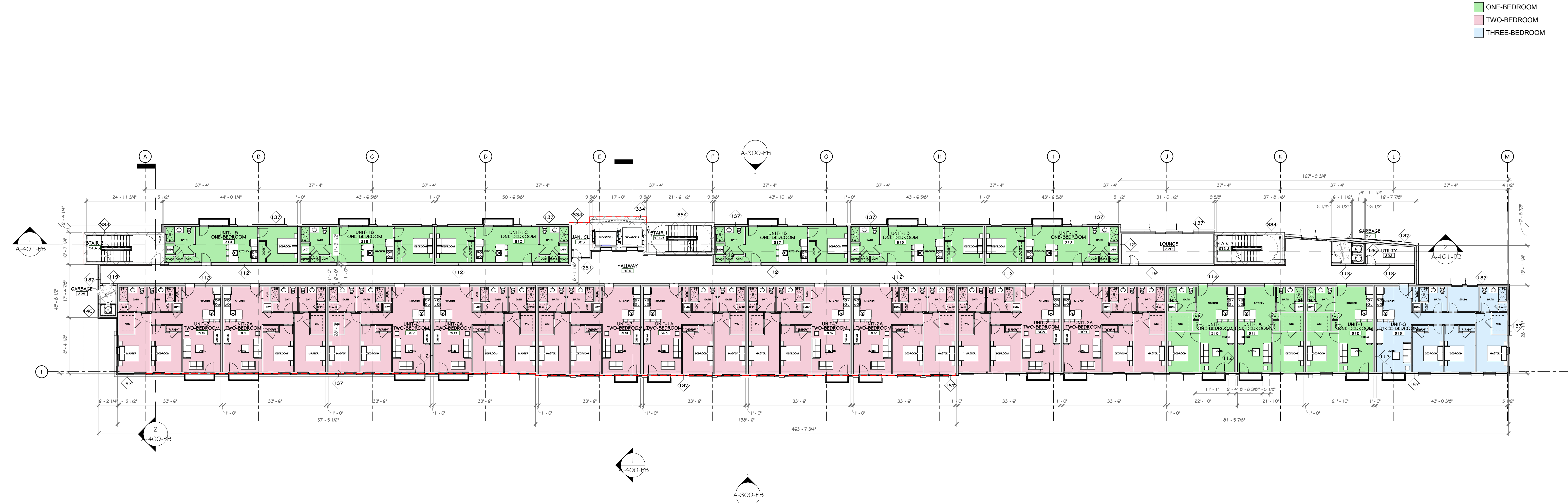
1 FIRST FLOOR PARKING PLAN - PB
1/16" = 1'-0"



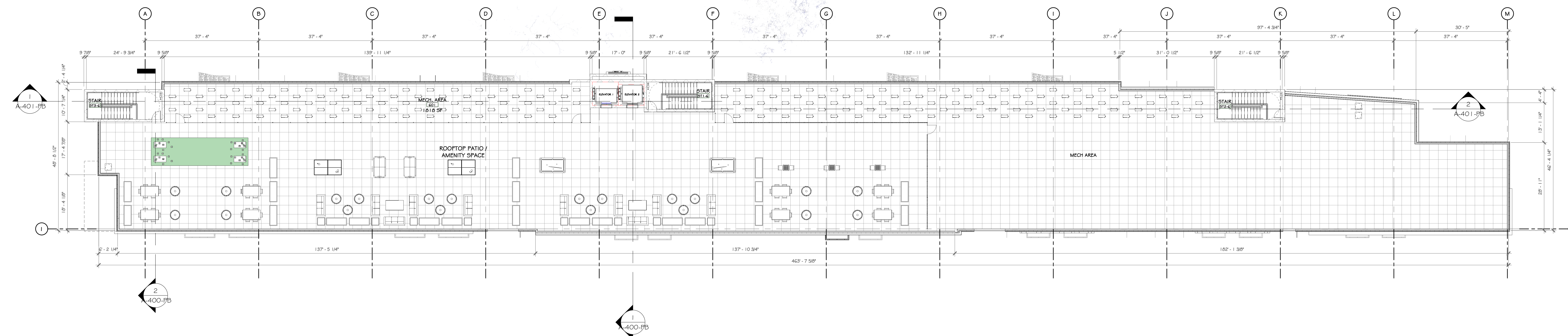
2 SECOND FLOOR PLAN - PB
1/16" = 1'-0"

CONSTRUCTION NOTES

REVISIONS:		
NUM.	DATE	DESCRIPTION
100% CONSTRUCTION DOCUMENTS		
PROJECT		
NORTH		
KEY PLAN		
ADG ARCHITECTS		
25 WALKILL AVE • MONTGOMERY • NY 12549 O. 845.294.2724 F. 888.305.6442 WWW.ADGARCHITECT.COM 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 NOTED Drawing Number: A-200-PB		



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

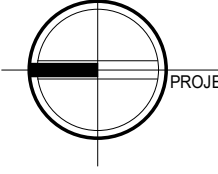


2 ROOF PLAN - PB
1/16" = 1'-0"

CONSTRUCTION NOTES

REVISIONS:		
NUM.	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

PROJECT	
	
NORTH	
KEY PLAN	
WORK AREA	

ADG ARCHITECTS
25 WALKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

Project: 287& 307 DEVELOPMENT
309 South Avenue, Poughkeepsie, New York 12601

Drawing: TYP. THIRD TO FIFTH FLOOR & ROOF PLAN

Project: 25123 Date: 12/11/25
Drawn: Author Scale: AS NOTED
Drawing Number:

A-201-PB

Schematic Block Study Concept



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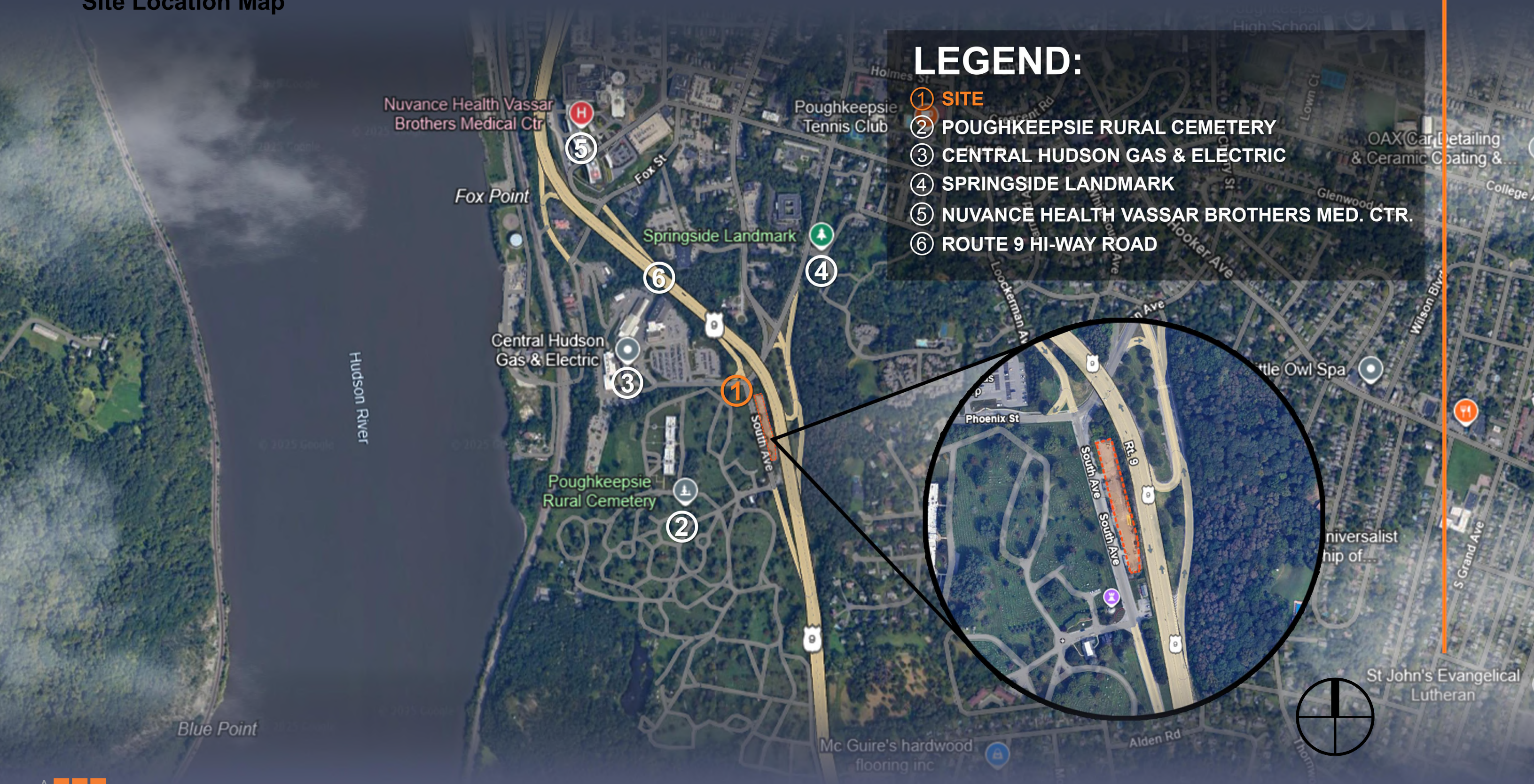
Rendering

- 20 South Avenue West Facade Streetscape Rendering
- 21 South Avenue & Route 9 South Facade Streetscape Rendering
- 22 Material and Color Palette
- 23 West Dusk Rendering
- 24 West Daylight Rendering
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- 29 Southeast Dusk Rendering
- 30 Southeast Daylight Rendering
- 31 Northeast Dusk Rendering
- 32 Northeast Daylight Rendering
- 33 East Balcony View Rendering
- 34 Back Cover

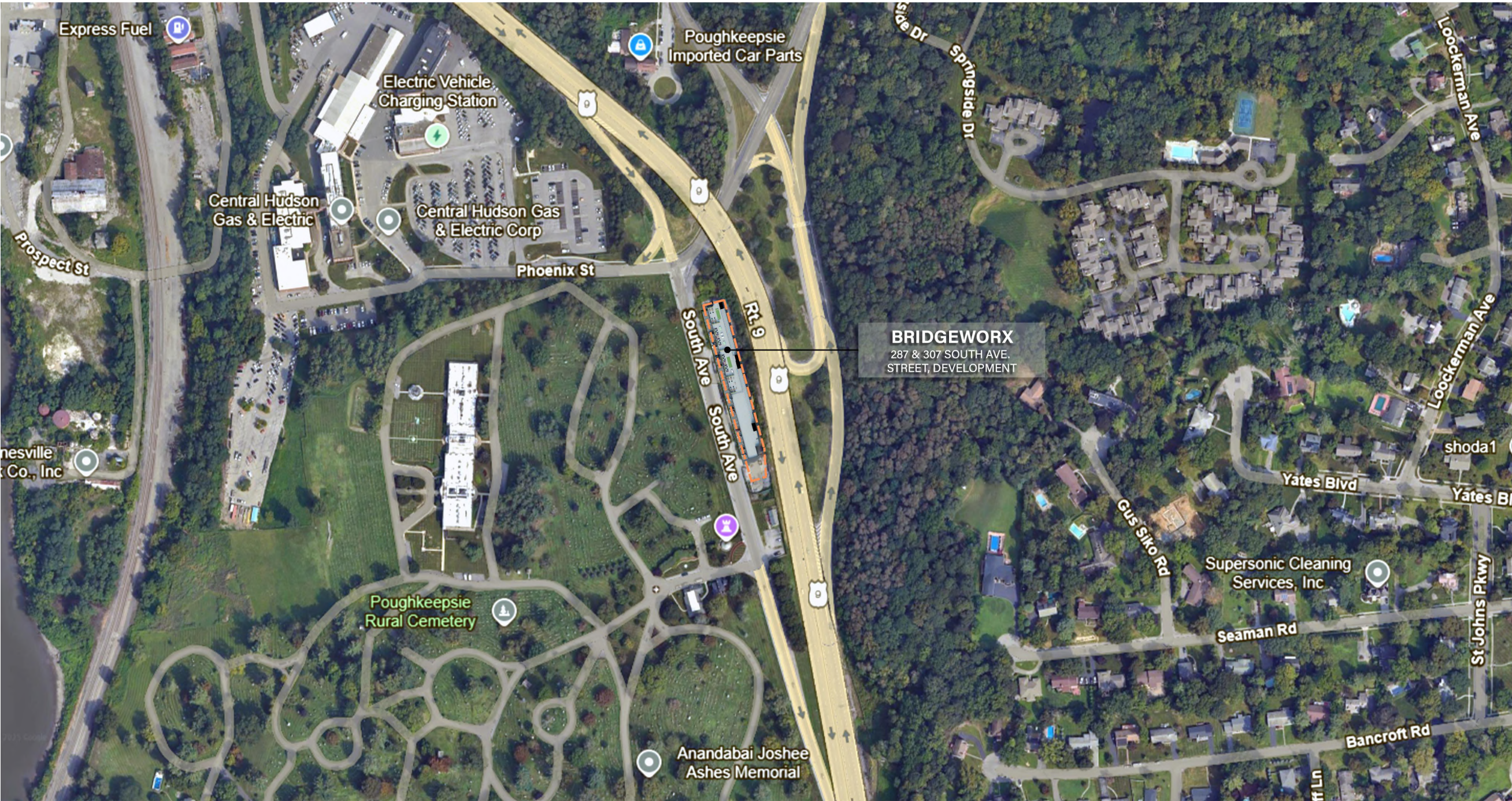
Executive Summary

- 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

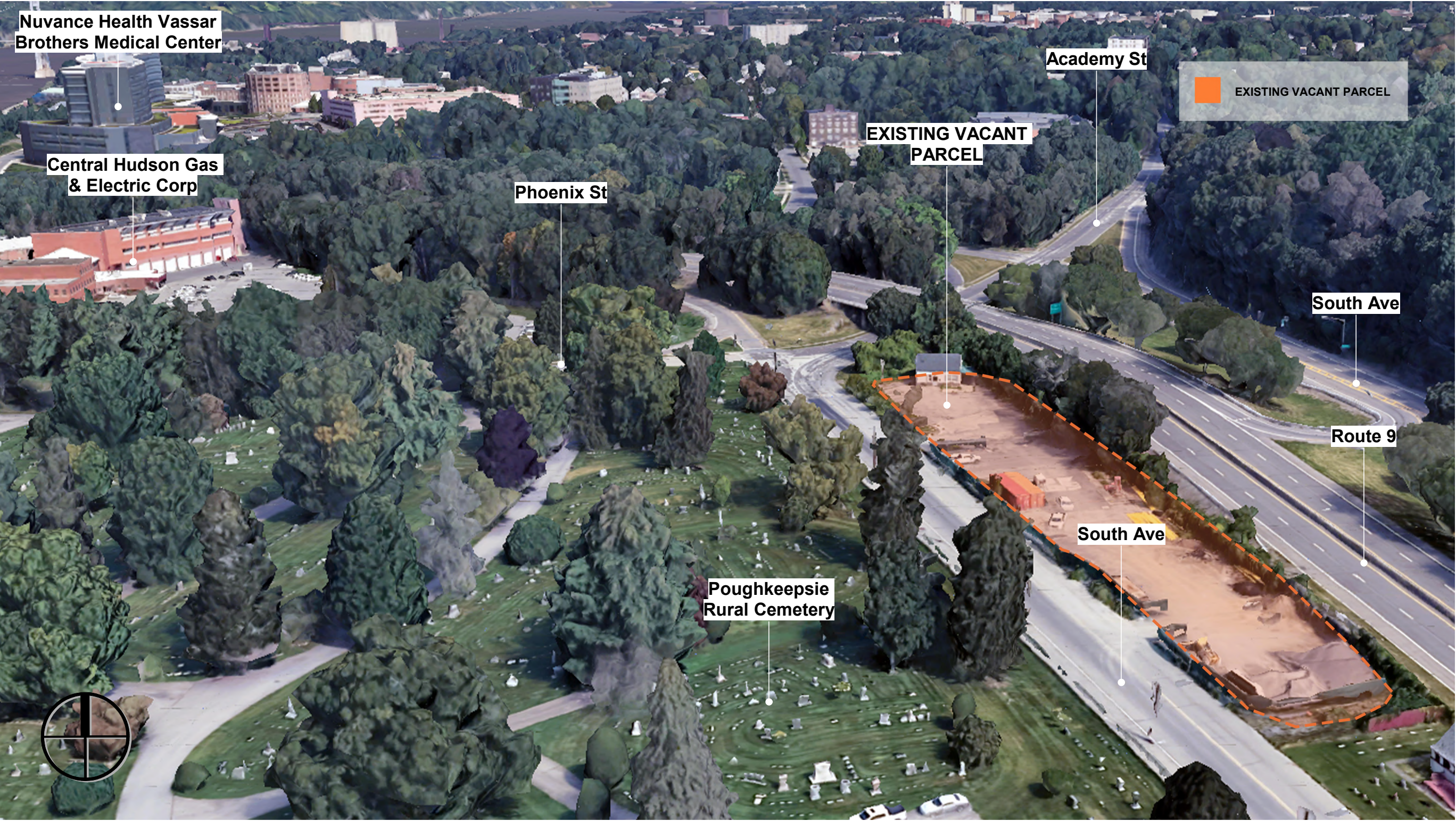
Site Location Map



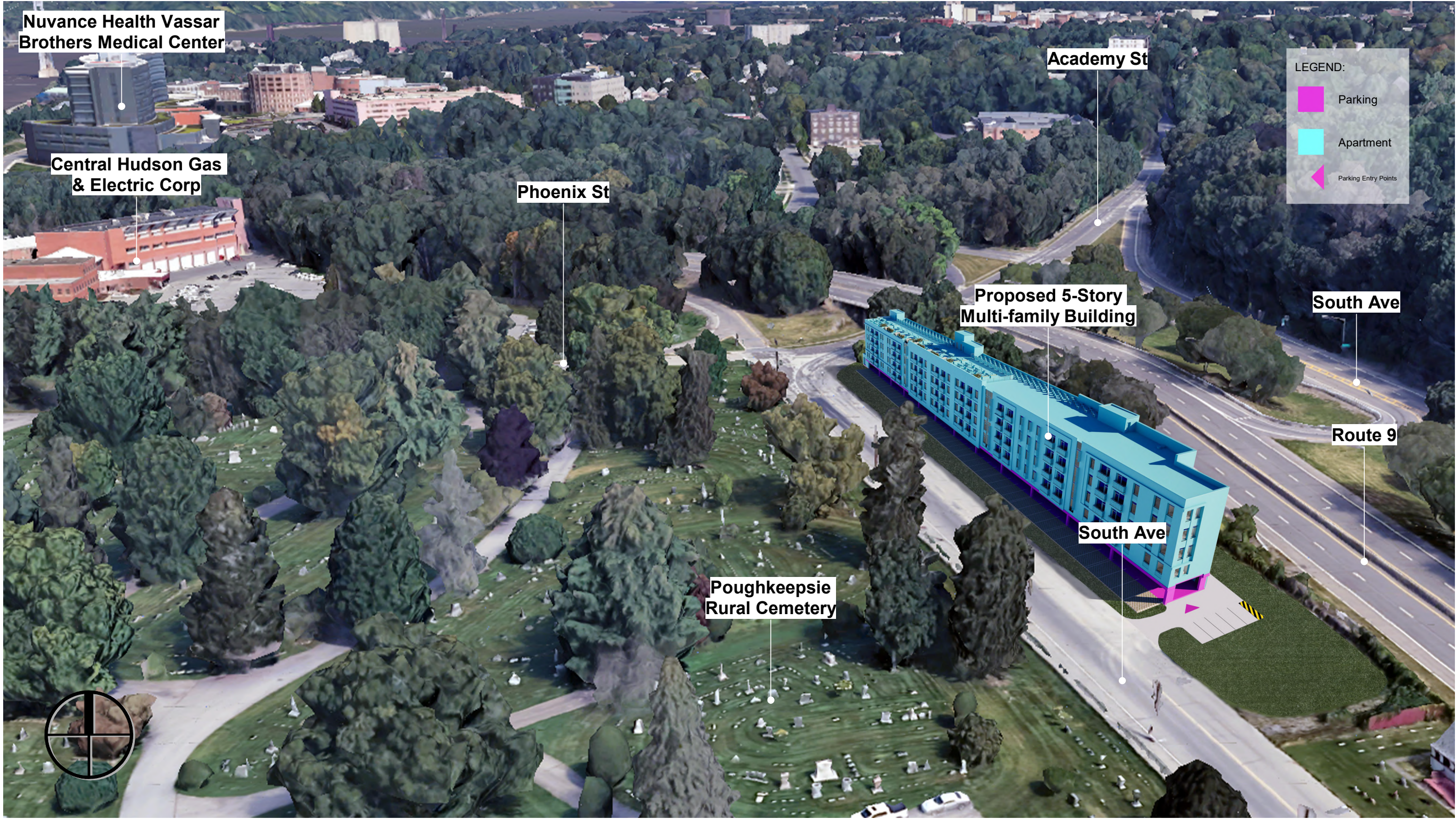
Site Plan Location



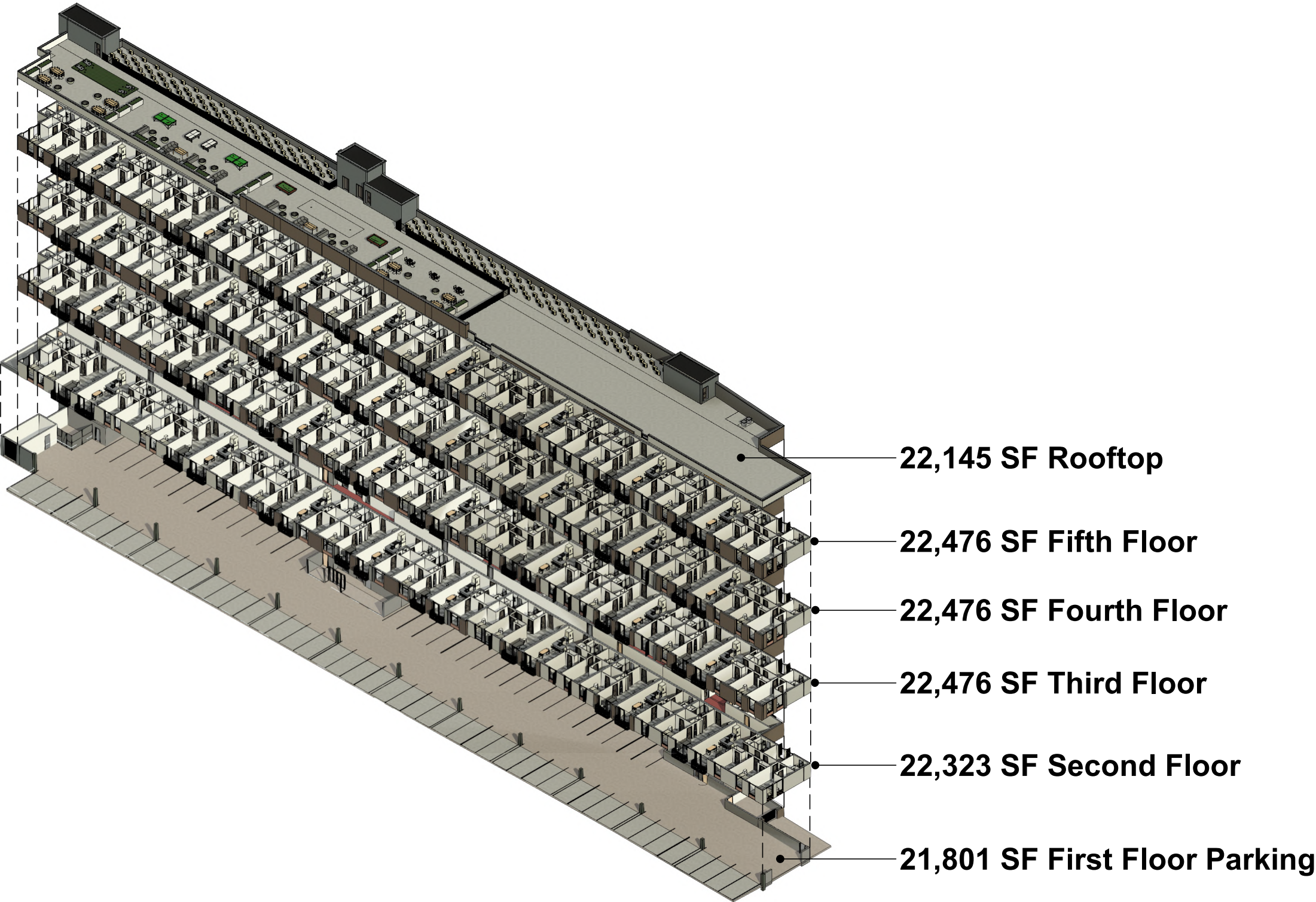
Existing Massing



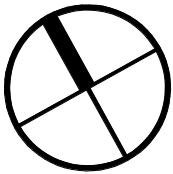
SW Site Axonometric



Exploded Building Axonometric Floor Plan



City Aerial View



Building Matrix Chart

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		

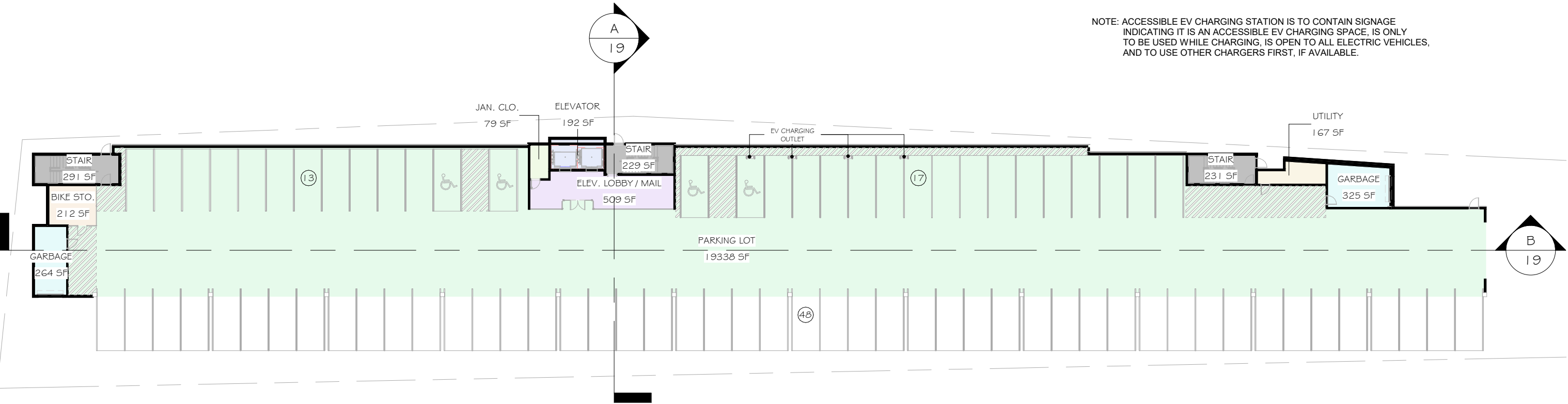
Area Tabulation								
Floor Level	Unit Count	Residential Gross SF	Balcony	Patio	Commercial Gross SF	Amenities	Ancillary Spaces	Total SF
Ground FL Parking						212	2,290	2,502
Second FL	16	13,540	292			3,865	4,661	22,358
Third FL	22	17,035	455			360	4,661	22,511
Fourth FL	22	17,035	455			360	4,661	22,511
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

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

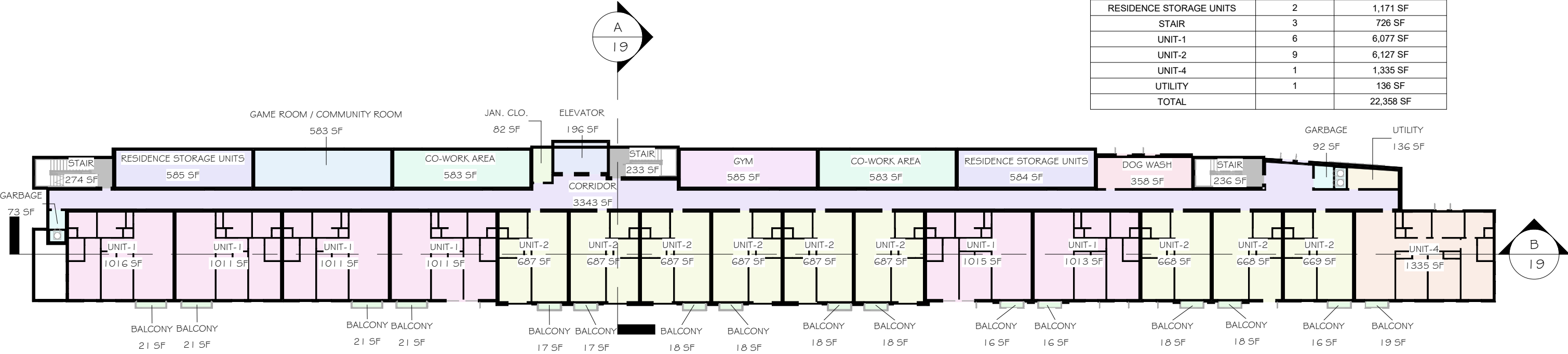
NOTE: ACCESSIBLE EV CHARGING STATION IS TO CONTAIN SIGNAGE INDICATING IT IS AN ACCESSIBLE EV CHARGING SPACE, IS ONLY TO BE USED WHILE CHARGING, IS OPEN TO ALL ELECTRIC VEHICLES, AND TO USE OTHER CHARGERS FIRST, IF AVAILABLE.



Second Floor Schematic Plan

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

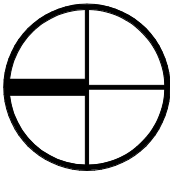
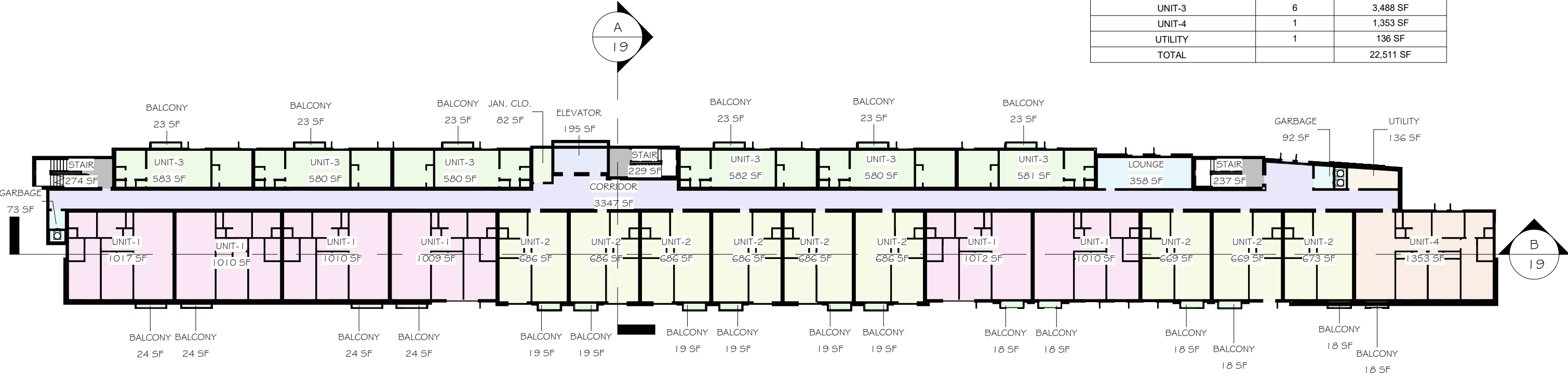
SECOND FLOOR MATRIX		
USE	QTY (2ND FLOOR)	SQUARE FOOTAGE
BALCONY	16	292 SF
CO-WORK AREA	2	1,166 SF
CORRIDOR	1	3,360 SF
DOG WASH	1	360 SF
ELEVATOR	1	192 SF
GAME ROOM / COMMUNITY ROOM	1	583 SF
GARBAGE	2	165 SF
GYM	1	585 SF
JAN. CLO.	1	82 SF
RESIDENCE STORAGE UNITS	2	1,171 SF
STAIR	3	726 SF
UNIT-1	6	6,077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

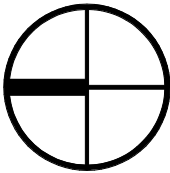
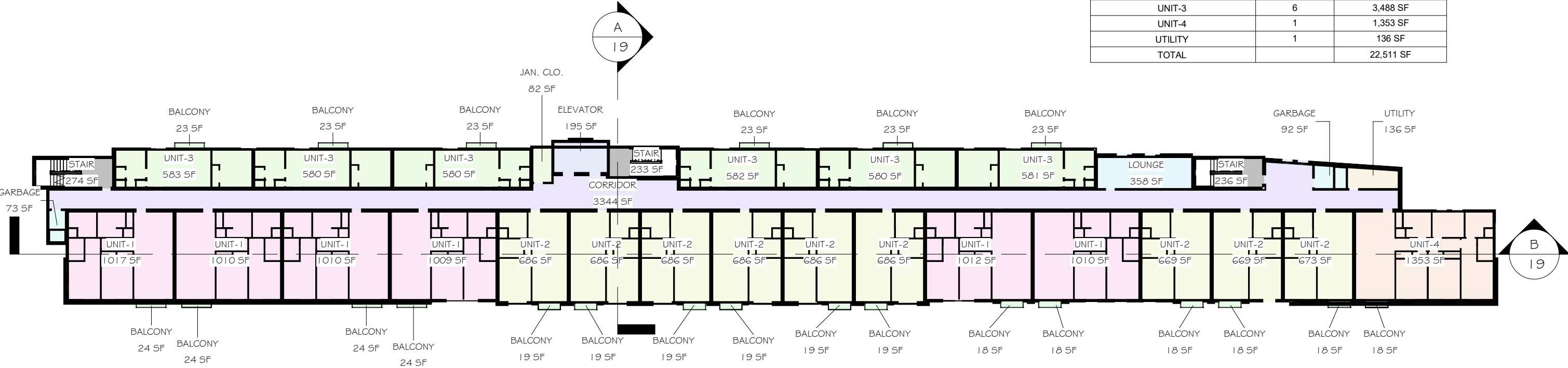
THIRD FLOOR MATRIX		
USE	QTY (3RD FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF



Fourth Floor Schematic Plan

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

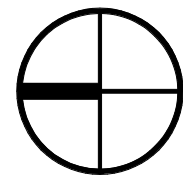
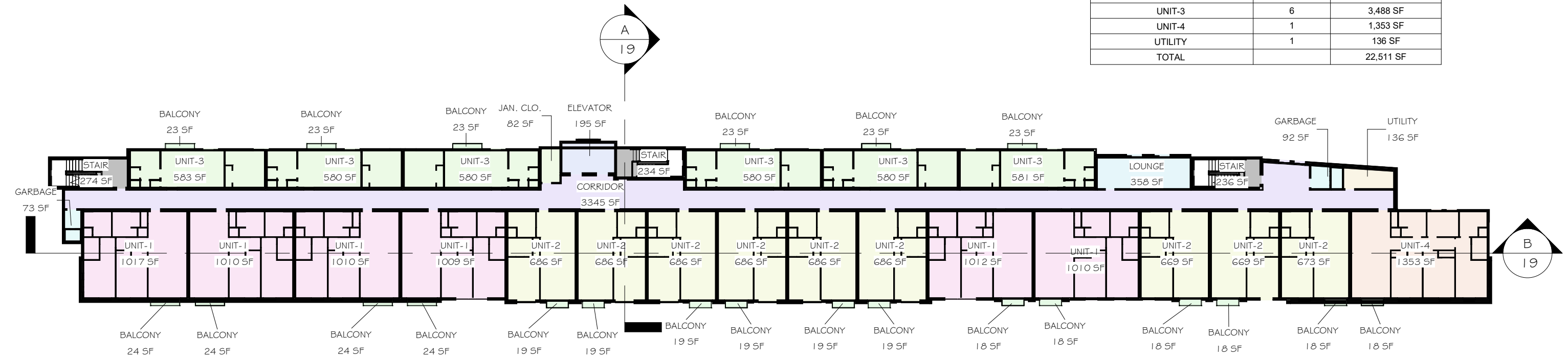
FOURTH FLOOR MATRIX		
USE	QTY (4TH FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF



Fifth Floor Schematic Plan

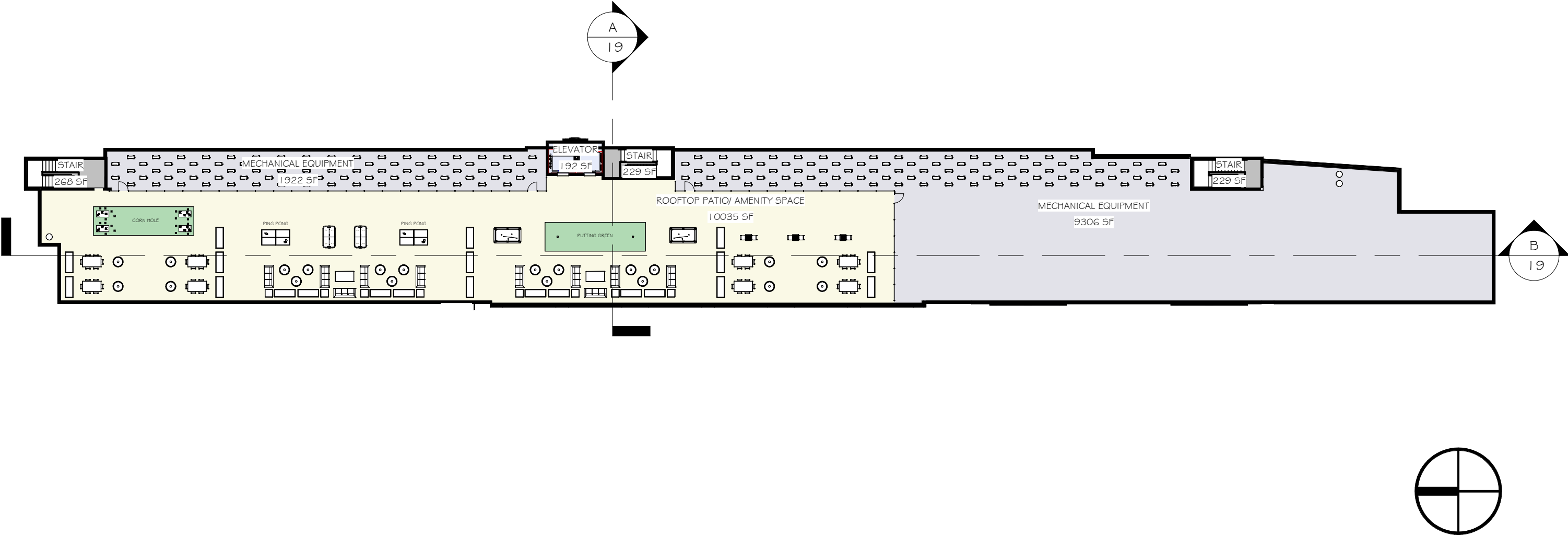
LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

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

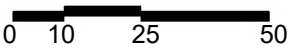
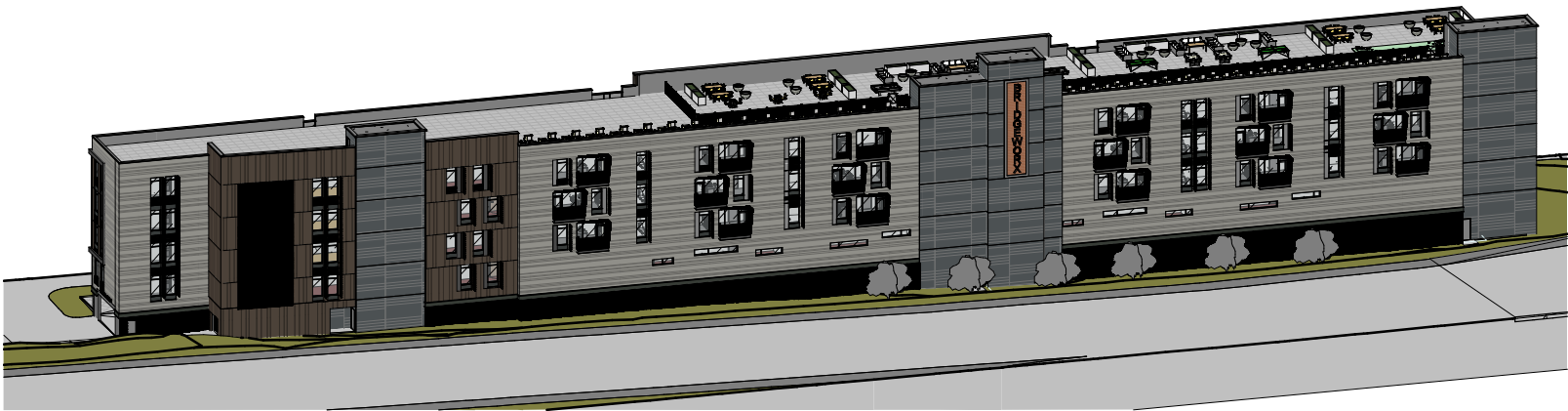


Rooftop Floor Schematic Plan

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



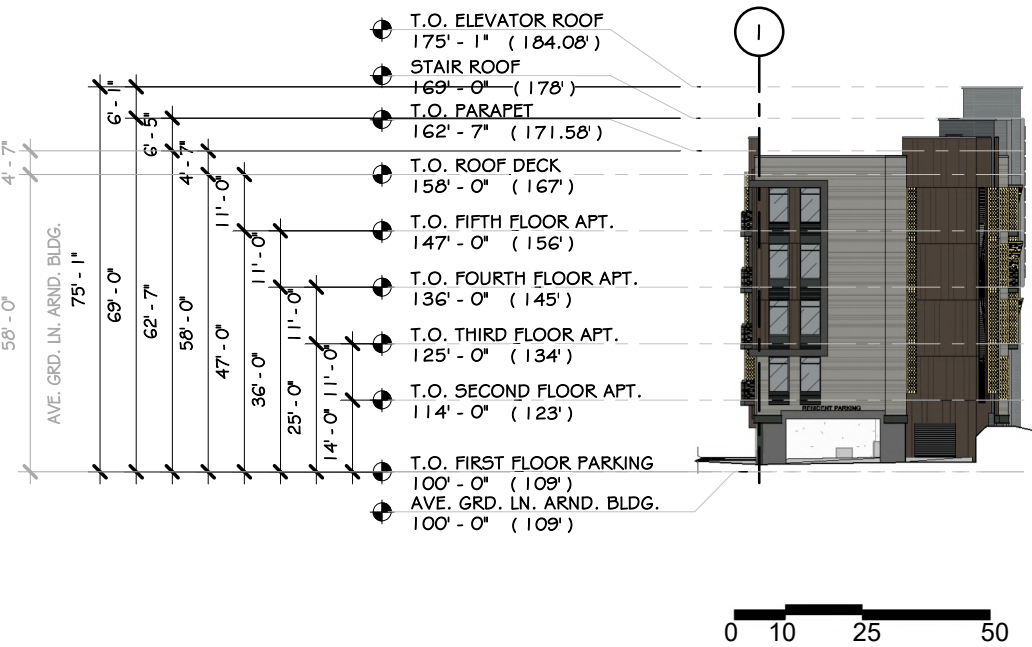
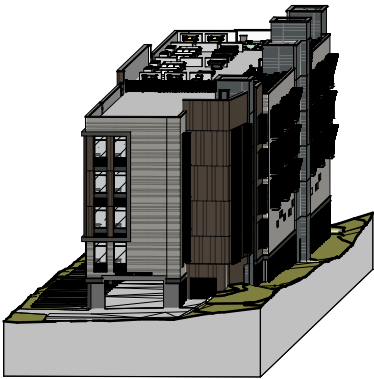
East Elevation



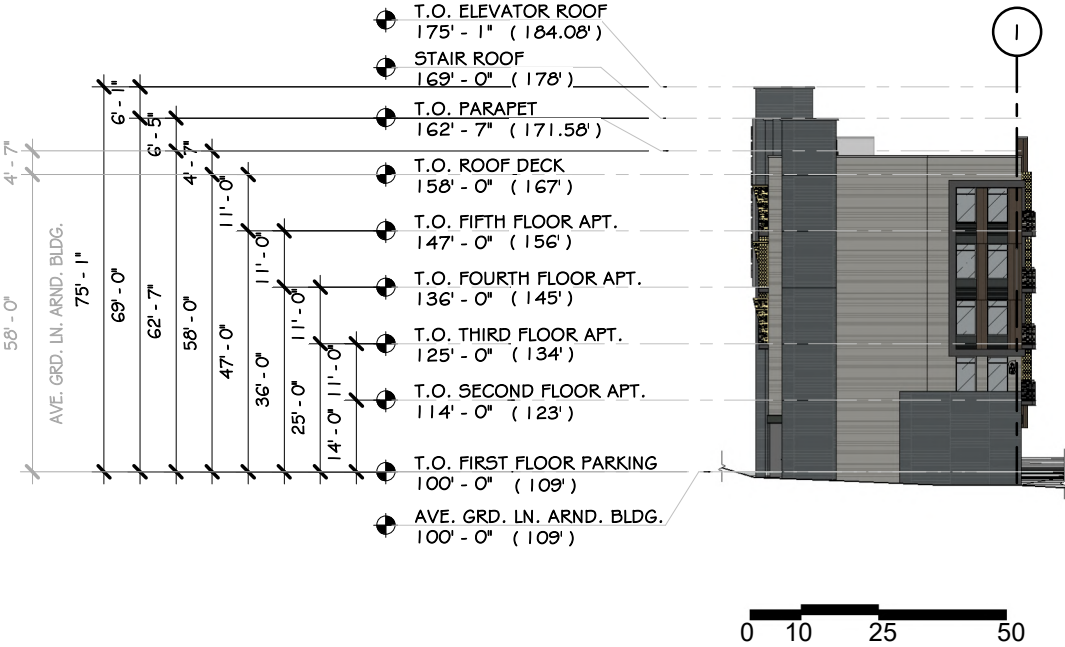
West Elevation



South & North Elevation

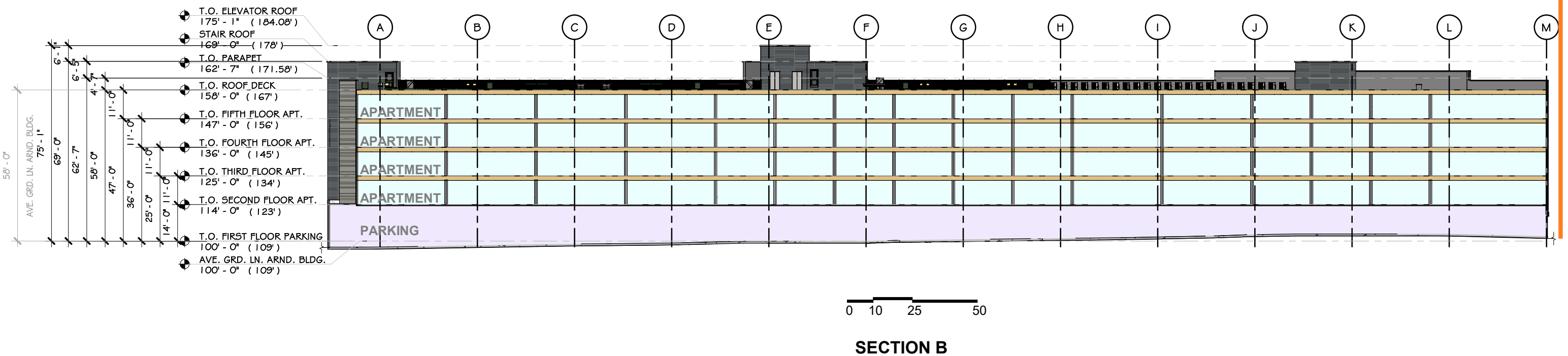
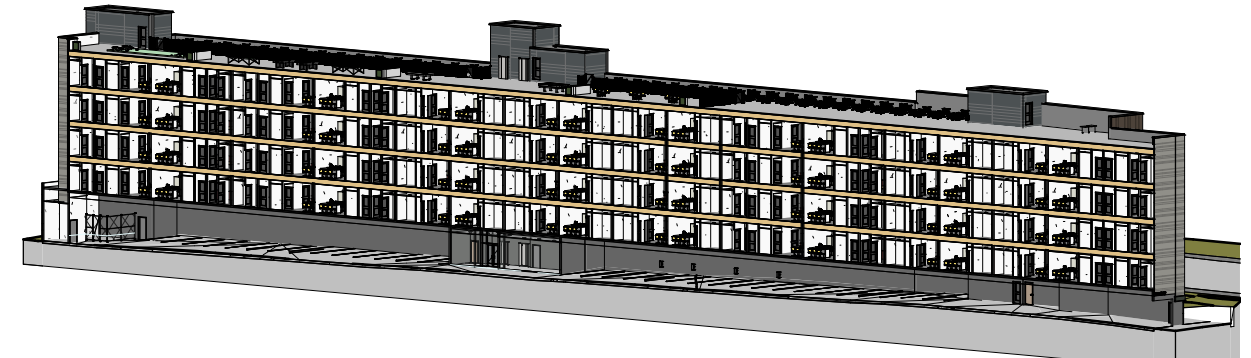
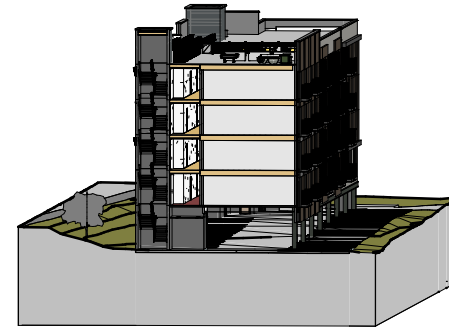
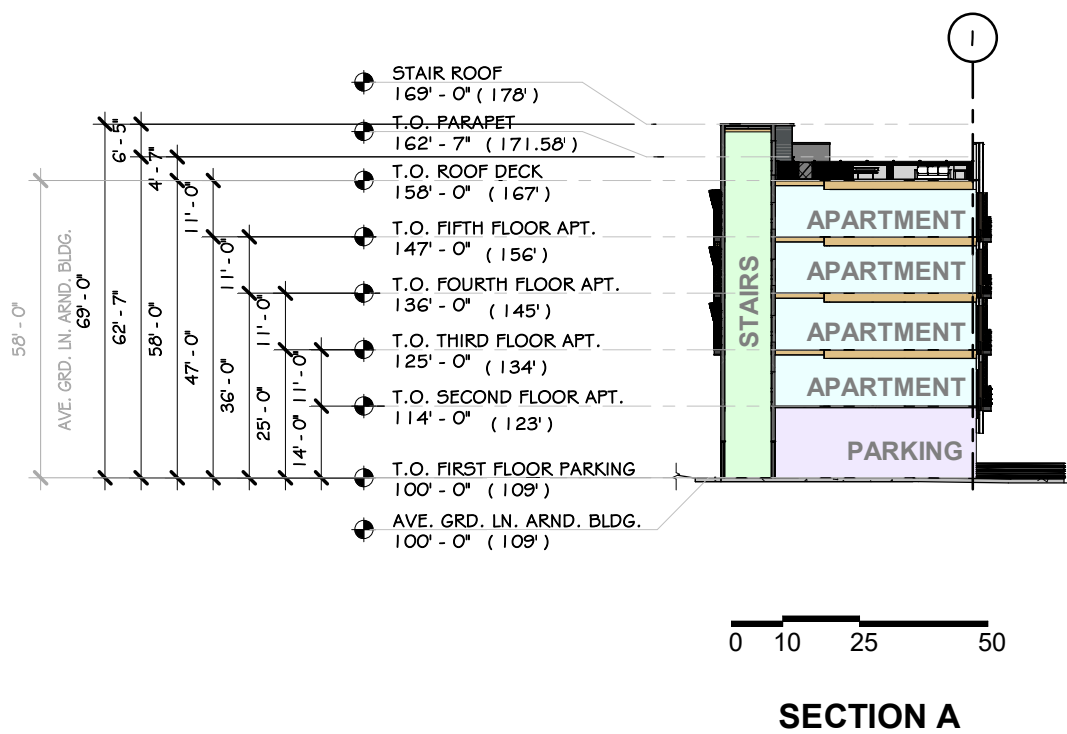


SOUTH ELEVATION



NORTH ELEVATION

Section A & B



South Avenue West Facade Streetscape Rendering



South Avenue & Route 9 South Facade Streetscape Rendering



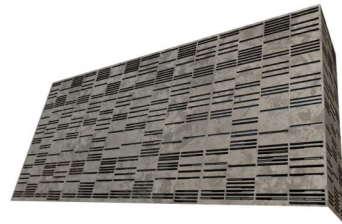
Material and Color Palette



North/ South Fenestration
Black Anodized Aluminum



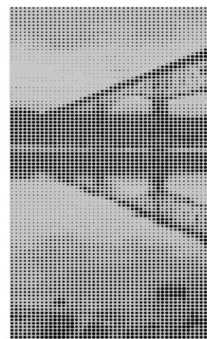
Residential Windows
Black: UPVC, or Equal



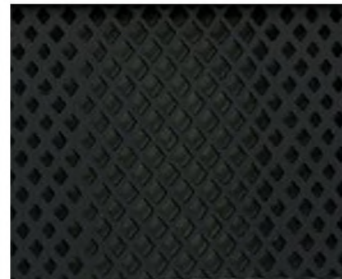
Exterior Railings
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Silver Fox 2108-50



First Floor Glazing
Low Reflectance
Solar Ban 65, or Equal



Architectural Perforated Aluminum Mural
Arkura Panels
Graphic Perf Solutions



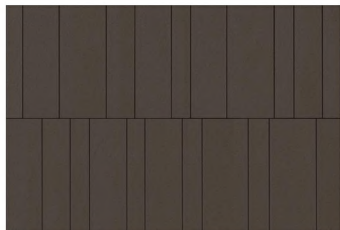
Parking Screening
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM French Beret 1610



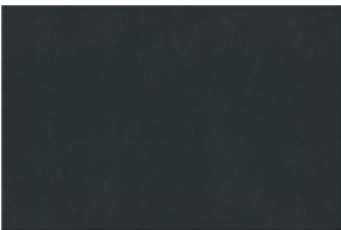
Exterior Facade:
Material: Painted Concrete
Color: Midnight Dream 2129-10



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



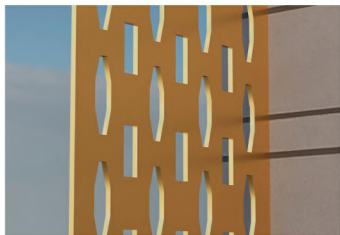
Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Brown Sugar 2112-20



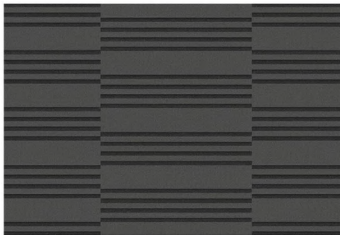
Infill Panel @ Windows:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Black Panther 2125-10 (LT 85)



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



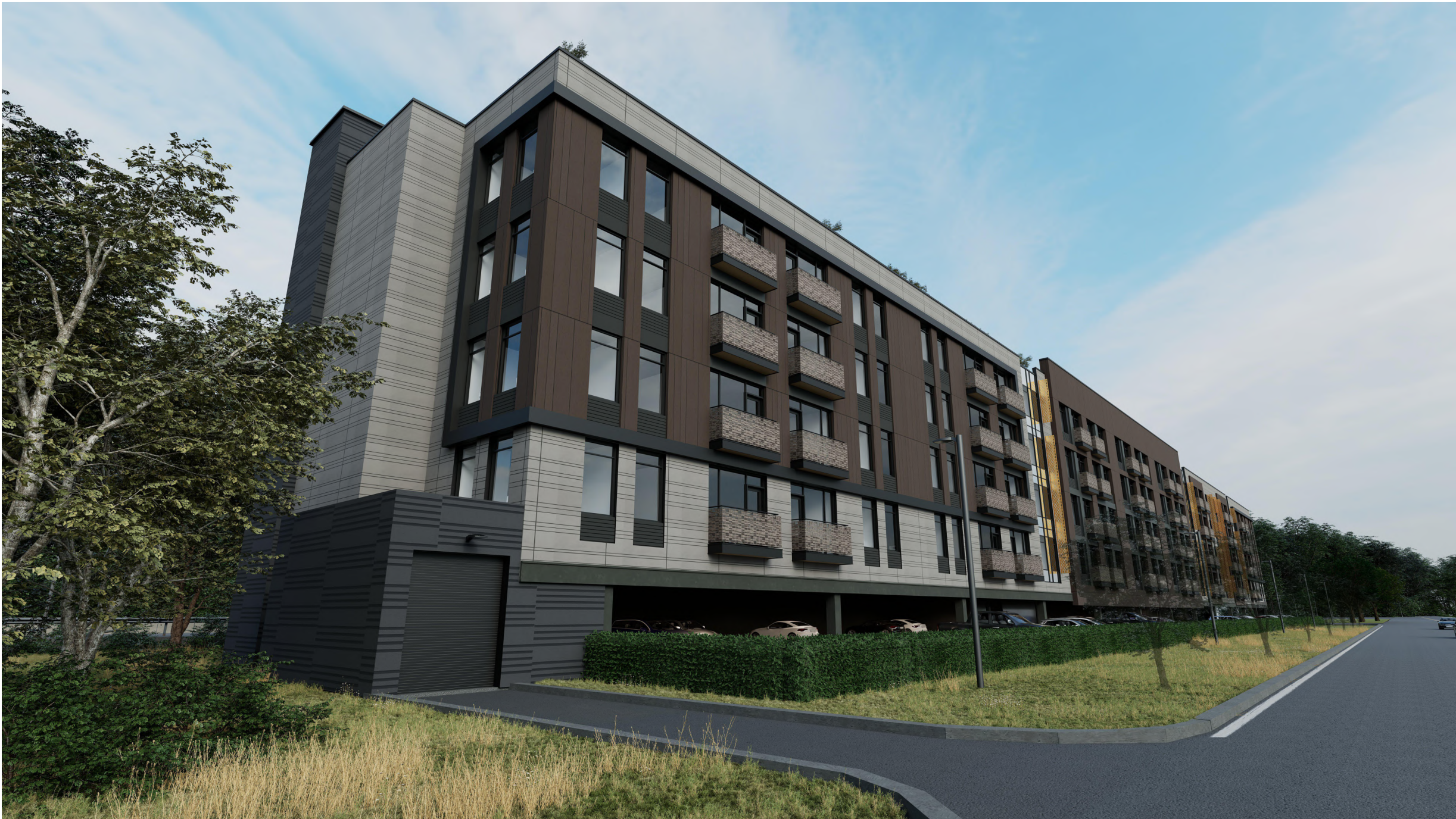
Southwest Daylight Rendering



Northwest Dusk Rendering



Northwest Daylight Rendering



Southeast Dusk Rendering



Southeast Daylight Rendering



Northeast Dusk Rendering



Northeast Daylight Rendering



East Balcony View Rendering



BRIDGEWORX

WWW.ADGARCHITECT.COM

COPY

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of, the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

No potential impacts were identified regarding geological features, surface water, ground water, flooding, air, plants and animals, agricultural resources, Critical Environmental Areas, transportation, energy, noise, odor and light, human health, or consistency with community character from a review of the project applicant's Full Environmental Assessment Form part 1.

Regarding impacts on land, construction is anticipated to take place from 18 to 24 months. No excavation is anticipated as part of this action. Site work will occur only during those times permitted by the City of Poughkeepsie Noise Ordinance. A small impact is anticipated.

Regarding to impacts to historic and archeological resources, the location of the location is 'substantially contiguous' to the Poughkeepsie Rural Cemetery which has been determined by the Commissioner of the NYS office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. No action is planned at the Poughkeepsie Rural Cemetery itself. As per the SHPO comment letter addressed to the applicant dated November 5, 2025, potential impacts to historic architectural resources may be minimized by a "vegetative screening buffer" along Old South Road/ South Avenue and a construction protection plan for historic resources. A small impact to historic resources is anticipated.

Regarding impact to Plants and Animals, the United States Office of the Interior records no critical habitats within the project area as per their letter to the applicant dated 1/27/2026. No impacts to plant or animal habitats are anticipated.

Regarding consistency with community plans, the action requires area variances from the local zoning code regarding setbacks, lot coverage, open space, front yard parking, number of parking spaces and landscaping. Due to the scale of the development and its isolation from the rest of the city, potential impacts from the required variances will be localized to the site and its immediate vicinity. The use itself is permitted by the zoning code, and all other dimensional requirements of the zoning code have been met, including height and frontage. Due to the limited nature of the requested variances and their extremely localized impacts the Planning Board finds that the potential impacts to consistency with community plans is small.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Planning Board _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 287-307 South Avenue

Name of Lead Agency: Planning Board

Name of Responsible Officer in Lead Agency: Anne Saylor

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: 

Date: 3/25/26

Signature of Preparer (if different from Responsible Officer): 

Date: 3/25/26

For Further Information:

Contact Person: Tyler Maegerle

Address: 62 Civic Center Plaza, Poughkeepsie NY, 12601

Telephone Number: 845 451 4041

E-mail: tmaegerle@cityofpoughkeepsie.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



CITY OF POUGHKEEPSIE ZONING BOARD OF APPEALS

February 16, 2018

CNN Spruce, LLC
1089 Little Britain Road
New Windsor, NY 12553

RE: Decision of the ZBA regarding the request for area variances for a proposed multi-story commercial office building and a multi-story residential building located at 110 Delafield Street.
File No. ZBA 2018-004

To CNN Spruce, LLC:

At the City of Poughkeepsie Zoning Board of Appeals meeting held on February 13th, 2018, the Board held a public hearing, reviewed, deliberated and took action on your area variance application for 110 Delafield Street. The area variances are in regards to the proposed multi-story commercial office building in a C-1 zoning district and a proposed multi-story residential building located in both a C-1 and R-4 zoning district. The Applicant requested relief from the following section of the zoning ordinance:

1. Front Yard setback (R-4): Section 19-3.15(4)(f) requires a front yard setback of 20 feet in the R-4 zone. The area variance requested would permit a front yard setback of 0 feet; therefore, the variance requested is for 20 feet.
2. Front Yard setback (C-1): Section 19-3.22(4)(e)(a) requires a front yard setback of 15 feet in the C-1 zone. The area variance requested would permit a front yard setback of 0 feet; therefore, the variance requested is for 15 feet.
3. Side Yard setback (R-4): Section 19-3.15(4)(e)(2) requires a side yard setback of 22 feet or half the height of the structure closest to the property line. The area variance requested would permit a side setback of 12 feet; therefore, the variance requested is for 10 feet.
4. Maximum height (C-1): Section 19-3.22(4)(f) requires a maximum height of 3 store or 40 feet. The area variance requested would permit a height of 44 feet; therefore, the variance requested is for 4 feet.
5. Maximum height (R-4): Section 19-3.15(4)(g) requires a maximum height of 3 store or 40 feet. The area variance requested would permit a height of 44 feet; therefore, the variance requested is for 4 feet.
6. Useable Open Space: Section 19-3.15(4)(i) requires a maximum useable open space of 6,300 SF, dependent upon the type of residential units proposed. The development is proposing no open space; therefore, the applicant is requesting a variance of 6,300 SF.
7. Off-street parking: Section 19-4.3(6) requires 200. The development is proposing 184 spaces, the applicant is requesting a variance of 16 spaces.
8. Side Yard setback: Section 19-3.22(4)(e)(2)(b) requires a side yard setback of 22 feet. The area variance requested would permit a side setback of 16 feet; therefore, the variance requested is for 6 feet.
9. Maximum improved floor space: Section 19-3.22(2)(b)(7) requires a maximum improved floor space of 8,000 SF. The proposed structure would have an interior floor space of 12,483 SF; therefore, the applicant is requesting a variance of 4,483 SF.

CNN Spruce, LLC
February 16, 2018

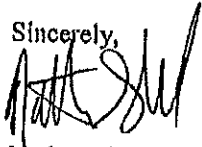
The area variances were approved as shown on the plan provided by LRC Group that was officially received by the City of Poughkeepsie Department of Building, Planning & Development on January 23rd, 2018.

Following the opportunity for public comments, the Board voted to grant the area variance application submitted by CNN Spruce, LLC for 110 Delafield Street in the C-1 and the R-4 zoning district.

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

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

Sincerely,

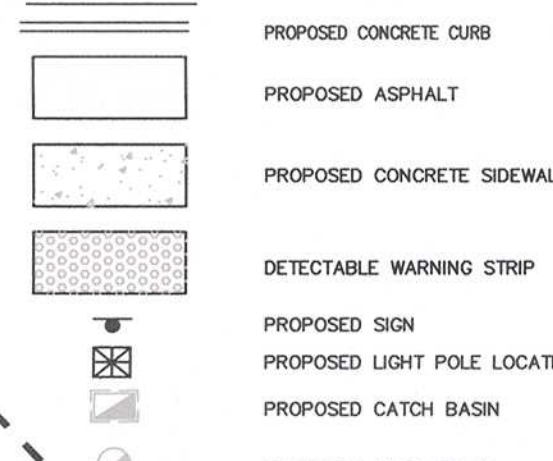
A handwritten signature in black ink, appearing to read 'Nathan Shook', written over the word 'Sincerely,'.

Nathan Shook, Esq., Chairman
Zoning Board of Appeals



SEE TRAFFIC PLANS FOR DETAILS ON ON-STREET PARKING

LEGEND



SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	1
B	NO PARKING ANYTIME	4
C	NO PARKING ANYTIME	2
D	NO PARKING ANYTIME	1

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

1. SIGNS

SIGN LEGEND No.

SUMMARY CHART

ZONING INFORMATION			
PARCEL SIZE	3.364 ACRES TOTAL		
TAX MAP IDENTIFICATION	6062-02-891514 = 1.583 ACRES-BH-HIGHWAY BUSINESS- TOWN		
ZONING DISTRICT	6062-02-891514 = 1.321 ACRES- C1- NEIGHBORHOOD COMMERCIAL- CITY		
	6062-02-891514 = 0.082 ACRES- R-4 MEDIUM HIGH DENSITY RES- CITY		
	6062-02-891514 = 0.133 ACRES- R-4 MEDIUM HIGH DENSITY RES- CITY		
	6062-02-891514 = 0.117 ACRES- R-4 MEDIUM HIGH DENSITY RES- CITY		
	6062-02-891491 = 0.053 ACRES- R-4 MEDIUM HIGH DENSITY RES- CITY		
	6062-02-891491 = 0.075 ACRES- R-4 MEDIUM HIGH DENSITY RES- CITY		
PROPOSED USE	MIXED RESIDENTIAL AND COMMERCIAL		
PARKING SUMMARY	TOWN	CITY	
STALL SIZE	9'x18'	9'x20'	
ASIDES	28FT (2 WAY)	24FT (2 WAY)	
PARKING	136.6 (130) SPACES	158 SPACES DRIVE / 25 OFFSITE	
ADA PARKING	5 REQUIRED (ENTIRE SITE)	8 PROVIDED (ENTIRE SITE)	
TOTAL PARKING	200 SPACES REQUIRED	184 SPACES PROVIDED	

Proposed Building A: Located in C-1 Zone

Provision	Required for C-1	Provided for C-1	Variance Granted
Minimum Lot Area	-	68,768 sq. ft.	-
Minimum Lot Width	-	43.1'	-
Minimum Lot Frontage	40'	428.18'	-
Front Yard Setback	10'	48.9'	-
Side Yard Setback	(21.7') 22'	16'	6.0'
Rear Yard Setback	25'	29.7'	-
Maximum Building Height	3 Stories or 40'	34' 9 1/4"	-
Maximum Lot Coverage	80%	17%	-
Usable Open Space	8,000 SF	12,915 SF	4,915 SF
Interior Floor Space	-	-	-

VARIANCE GRANTED 2018.02.13

Notes:

- Minimum required side and rear yards shall be the same as the R-3 District (Section 19-3.14(4)) except for multifamily dwellings with three (3) or more dwelling units, which yards shall be computed as follows:
 - The distance from the structure to the property line shall be one half (1/2) times the height of the structure closest to the property line or fifteen (15) feet, whichever is greater.
 - The distance between buildings on one (1) site shall be two-thirds (2/3) of the height of the taller building or twenty-five (25) feet, whichever is greater.
- Side yard. No side yard is required, except, if provided, it must be at least six (6) feet, if a corner lot, the side yard must be fifteen (15) feet. If the lot adjoins an R-1 through R-4 Residence District, the side yard must be equivalent to the requirement of said residential district, and in no case shall the yard be less than fifteen (15) feet.

Proposed Building B: Located in Both R-4 and C-1 Zones

Provision	Required for C-1	Provided for C-1	Variance Granted
Minimum Lot Area	45,000 SF*	68,768 sq. ft.	-
Minimum Lot Width	30'	43.1'	-
Minimum Lot Frontage	a	428.18'	-
Front Yard Setback**	10'	0'	20'
Within the R-4 Zone	15'	0'	15'
Side Yard Setback*	(21.7') 22'	12'	10'
Rear Yard Setback*	21.7'	45.1'	-
Maximum Building Height**	3 Stories or 40'	44'	4'
Within the C-1 Zone	3 Stories or 40'	44'	4'
Maximum Lot Coverage	40%	17%	-
Usable Open Space (ordinarily 3 bedroom unit)	6,300 SF	0 SF	6,300 SF

VARIANCE GRANTED 2018.02.13

*Minimum required lot area calculation:
1. 2,200 SF each one-bedroom x 9 = 19,800
2. 2,800 SF each two-bedroom x 9 = 25,200
45,000 SF

**Building B is located in both the R-4 and C-1 Zones

Notes:

- Minimum required side and rear yards shall be the same as the R-3 District (Section 19-3.14(4)) except for multifamily dwellings with three (3) or more dwelling units, which yards shall be computed as follows:
 - The distance from the structure to the property line shall be one half (1/2) times the height of the structure closest to the property line or fifteen (15) feet, whichever is greater.
 - The distance between buildings on one (1) site shall be two-thirds (2/3) of the height of the taller building or twenty-five (25) feet, whichever is greater.
- Side yard. No side yard is required, except, if provided, it must be at least six (6) feet, if a corner lot, the side yard must be fifteen (15) feet. If the lot adjoins an R-1 through R-4 Residence District, the side yard must be equivalent to the requirement of said residential district, and in no case shall the yard be less than fifteen (15) feet.

Existing Commercial Building: City Portion Located in C-1 Zone

Provision	Required for C-1	Provided for C-1	Variance Granted
Minimum Lot Area	-	N/A	-
Minimum Lot Width	-	29.7'	-
Minimum Lot Frontage	40'	320.04'	-
Front Yard Setback	10'	43'	-
Side Yard Setback	(21.7') 22'	14'	8'
Rear Yard Setback	25'	13'	12'
Maximum Building Height	3 Stories or 40'	24.0'	-
Maximum Lot Coverage	80%	11%	-
Usable Open Space	-	6,800 SF	-
Maximum Improved Interior Floor Space	8,000 SF	12,977 SF	4,977 SF

VARIANCE GRANTED 2018.02.13

*90.7' lot width within the City with a total of 255.70' for the overall parcel.

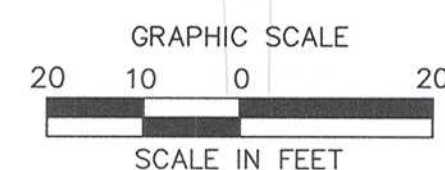
*No changes to grading around existing building

*Within the overall project area

NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL WORK PERMITS FROM GOVERNING AGENCIES, TO INCLUDE BUT NOT LIMITING TO, CITY OF Poughkeepsie DPW, CENTRAL HUDSON GAS AND ELECTRIC AND NYSDOT. ANY WORK WITHIN NYSDOT ROW MUST BE APPROVED BY NYSDOT AND BUILT TO NYSDOT DESIGN STANDARDS.
- NO EXTERIOR STORAGE EXCEPT AS SHOWN.
- TOWN SITE PLAN APPROVAL IS CONDITIONAL TO APPROVAL BY CITY PLANNING BOARD.

DELAFIELD STREET (BIT.)



REVISED PER COMMENTS		Revisions:
#	Date	
1.	10/31/17	
2.	11/6/18	
3.	12/01/18	RESPONSE TO CITY / TOWN COMMENTS
4.	12/11/18	RESPONSE TO CITY / TOWN COMMENTS



Land Planning
Civil Engineering
Environmental Services
Land Surveying
Landscape Architecture

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
Fax: 845.243.2877
www.lrcgroup.com

100 West Street, Suite 5
Poughkeepsie, NY 12601
Tel: 845.243.2877
www.lrcgroup.com

Land Resource Consultants, Inc.
LRC Engineering and Surveying, D.P.C.
LRC Environmental Services, Inc.
LRC Engineering and Surveying, L.L.C.

SITE PLAN

NORTH POINT CENTRE
CITY / TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY,
NEW YORK

Designed	KFC	CAD File	SP17202001	Sheet No.
Drawn	SMC	Project No.	17-2020	SP-1
Checked	KFC	Date	10/10/17	
Approved	REM	Scale	1"=320'	

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

B. Government Approvals

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

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

i. Coastal Resources.

ii. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?

☒ Yes ☐ No

iii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?

☐ Yes ☒ No

iv. Is the project site within a Coastal Erosion Hazard Area?

☐ Yes ☒ No

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

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

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? CD - <u>Campus Development</u>	☒ Yes ☐ No
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? If Yes,	☐ Yes ☒ No
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? <u>City of Poughkeepsie</u>	
b. What police or other public protection forces serve the project site? <u>City of Poughkeepsie</u>	
c. Which fire protection and emergency medical services serve the project site? <u>City of Poughkeepsie</u>	
d. What parks serve the project site? <u>The site is 0.3 mi. from Springside Landmark and Preserve, a 20-acre historic designated landscape which offers public access to walking trails year round. The site is also directly adjacent to Poughkeepsie Rural Cemetery, a 165-acre site of gently rolling hills, tranquil waters and stately trees creating a park-like sanctuary with self-guided walking tours.</u>	
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)? <u>Multi-family residential</u>	
b. a. Total acreage of the site of the proposed action? _____ <u>0.998</u> acres b. Total acreage to be physically disturbed? _____ <u>0.97</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ <u>0.998</u> 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: _____ <u>18-24</u> 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	_____	_____	_____	82 units
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ 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: _____ 12,540 gallons/day

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

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

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

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

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

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

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

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

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

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

Sanitary wastewater

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

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

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 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 Action will not disturb more than 1 acre. ☐ Yes ☐ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, 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) _____	☐ Yes ☒ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No Per the NYS FEAR Workbook, the proposed unit count does not exceed the 100-unit threshold to be considered a substantial increase in traffic. If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☒ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>6:30am - 9:00pm per City Code</u> • Saturday: <u>6:30am - 9:00pm per City Code</u> • Sunday: <u>6:30am - 9:00pm per City Code</u> • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>6:30am - 9:00pm per City Code</u> • Saturday: <u>6:30am - 9:00pm per City Code</u> • Sunday: <u>6:30am - 9:00pm per City Code</u> • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Noise will exceed ambient noise levels during the construction period only and only during hours permitted under City Code. _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Parking lot/structured parking lighting _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
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? If Yes, i. Identify Facilities: Vassar Brothers Medical Center _____ _____	☒ Yes ☐ No
e. Does the project site contain an existing dam? 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: _____ _____	☐ Yes ☒ No
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? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	☐ Yes ☒ No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☒ No
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? 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 – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ 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? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____																	
E.2. Natural Resources On or Near Project Site APPENDIX C - SOILS MAP																	
a. What is the average depth to bedrock on the project site? _____ >6.7 feet																	
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1 %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Udorthents (Ud)</td> <td style="width: 40%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Udorthents (Ud)	100 %	_____	_____ %	_____	_____ %										
Udorthents (Ud)	100 %																
_____	_____ %																
_____	_____ %																
d. What is the average depth to the water table on the project site? Average: _____ 3 - 6 feet																	
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☒ Well Drained:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site										
☒ Well Drained:	100 % of site																
☐ Moderately Well Drained:	_____ % of site																
☐ Poorly Drained	_____ % of site																
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☒ 0-10%:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	100 % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site										
☒ 0-10%:	100 % of site																
☐ 10-15%:	_____ % of site																
☐ 15% or greater:	_____ % of site																
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____																	
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☒ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☒ No	ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☒ No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☒ No																
• Streams:	Name _____	Classification _____															
• Lakes or Ponds:	Name _____	Classification _____															
• Wetlands:	Name _____	Approximate Size _____															
• Wetland No. (if regulated by DEC)	_____																
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____															
i. Name of aquifer: _____																	

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Squirrels</td> <td style="width: 33%; border-bottom: 1px solid black;">Rabbits</td> <td style="width: 33%; border-bottom: 1px solid black;">Deer</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Chipmunks</td> <td style="border-bottom: 1px solid black;">Birds</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>			Squirrels	Rabbits	Deer	Chipmunks	Birds	
Squirrels	Rabbits	Deer						
Chipmunks	Birds							
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: - Currently: _____ acres - Following completion of project as proposed: _____ acres - Gain or loss (indicate + or -): _____ acres								
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No APPENDIX D - OFFICIAL SPECIES LIST If Yes: i. Species and listing (endangered or threatened): _____ Bald Eagle, Shortnose Sturgeon, Atlantic Sturgeon								
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____								
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____								
E.3. Designated Public Resources On or Near Project Site								
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____								
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____								
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____								
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____								

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: <u>Poughkeepsie Rural Cemetery</u> iii. Brief description of attributes on which listing is based: _____	
APPENDIX E - SHPO COMMENT LETTER	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No If Yes: i. Identify resource: <u>Walkway Over the Hudson</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park</u> iii. Distance between project and resource: _____ ~1.6 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

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

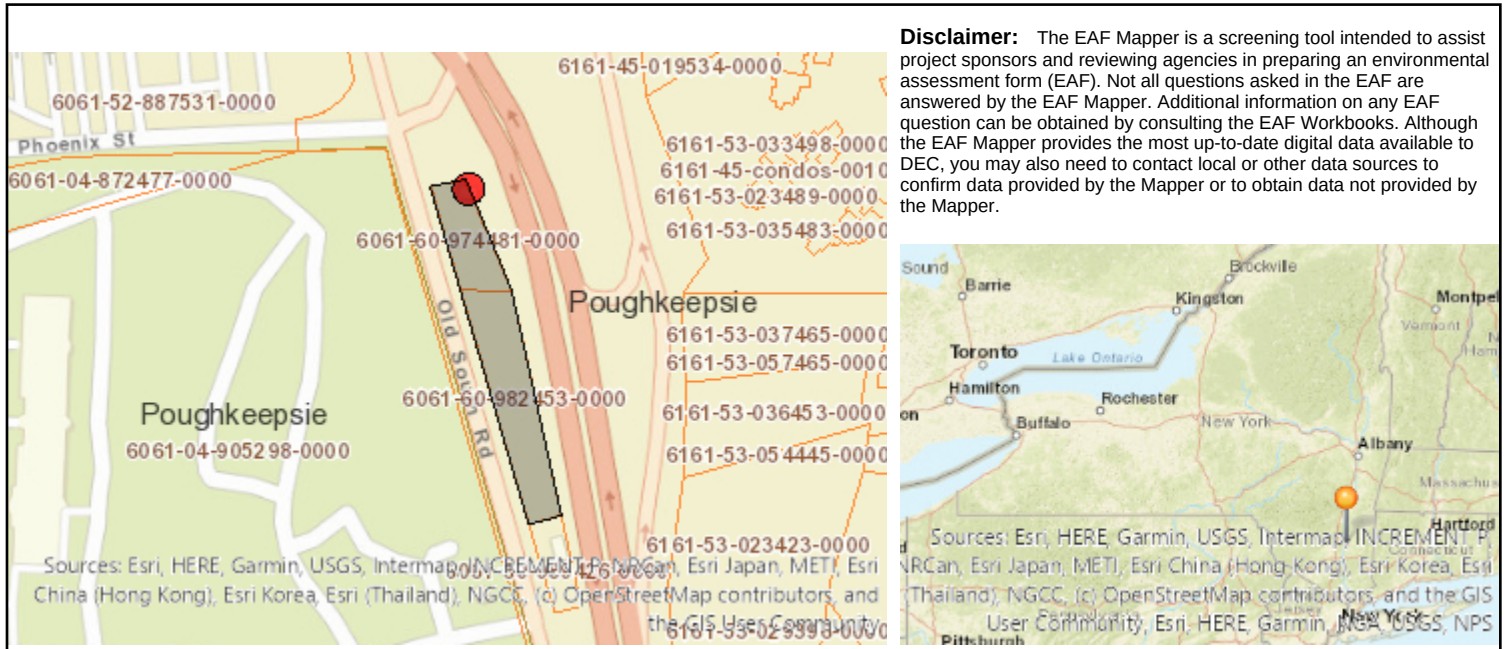
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

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

Signature  Title Agent for Applicant



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 Address162 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 Address162 Rinaldi Blvd
Poughkeepsie, NY 12601

Parcel Details

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

Assessment Information (Current)

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

Last Sale / Transfer

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

Site Information

Site 1

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

Commercial Rental Information

Site 1, Use 1

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

Special District Information

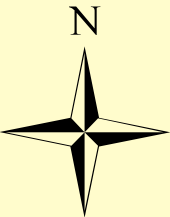
Special District: GP000

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

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

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

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

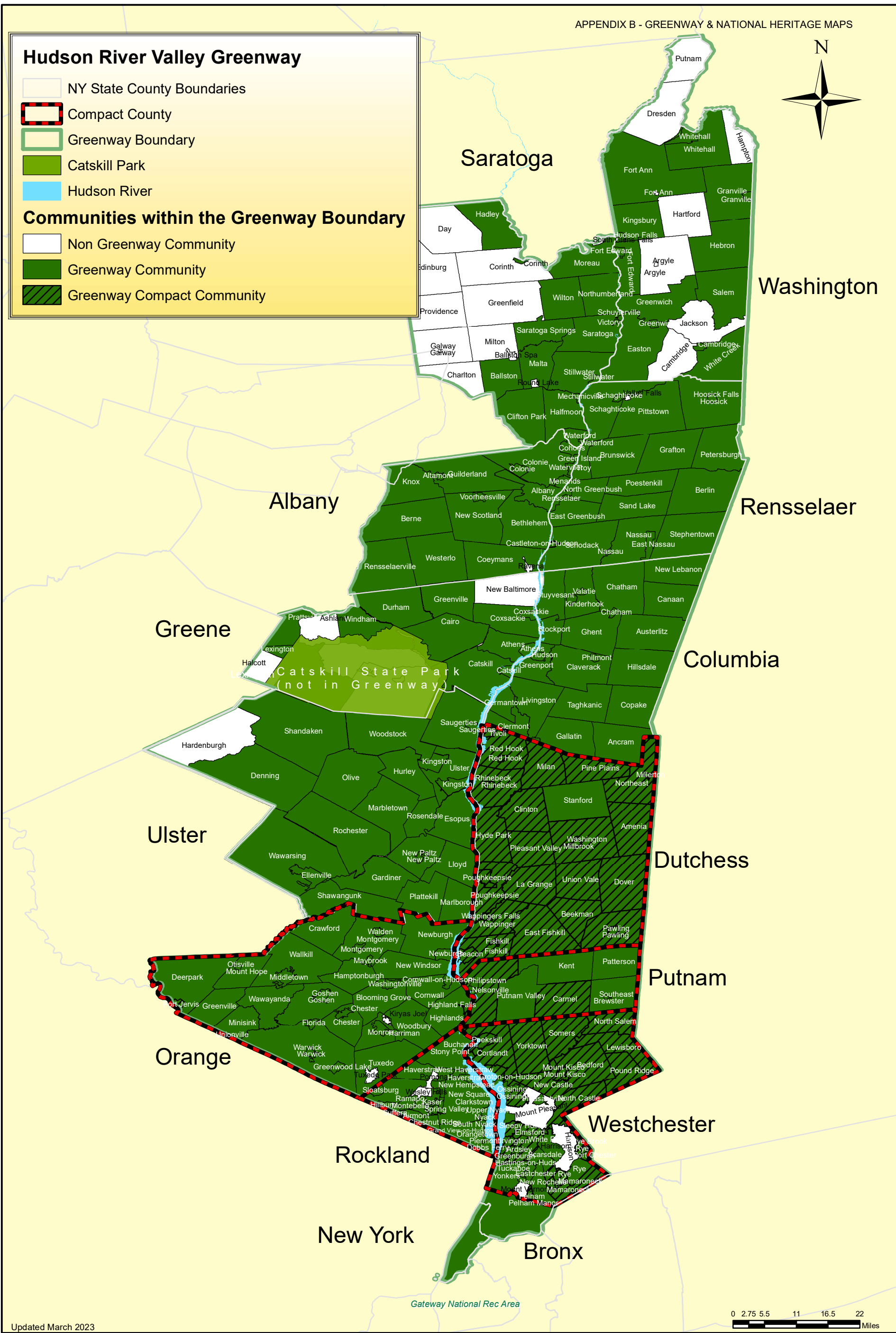


Hudson River Valley Greenway

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

Communities within the Greenway Boundary

- Non Greenway Community
- Greenway Community
- Greenway Compact Community



Updated March 2023

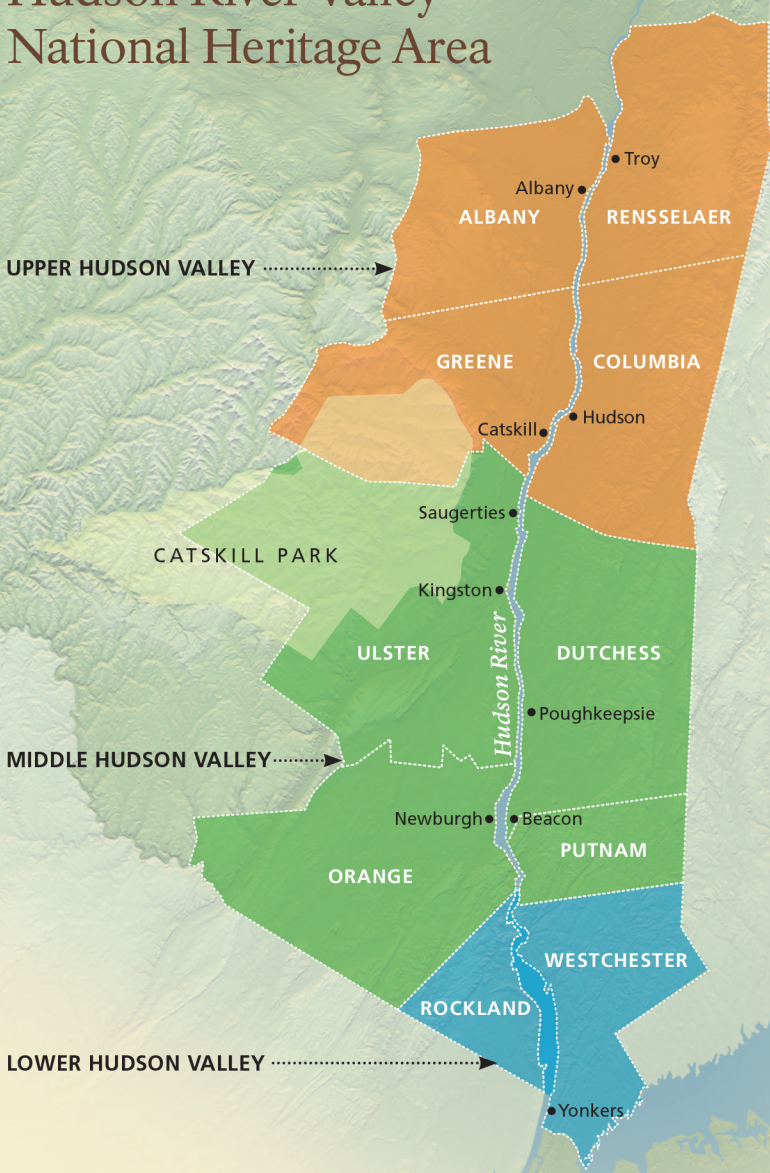


NEW YORK
STATE OF
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Hudson River Valley Greenway

Hudson River Valley National Heritage Area

APPENDIX B - GREENWAY & NATIONAL HERITAGE MAPS





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

APPENDIX C - SOILS MAP

Custom Soil Resource Report for Dutchess County, New York



Preface

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

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

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

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

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

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

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

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

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Ud—Udorthents, smoothed.....	13
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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



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



**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: 43 S Clinton Street

ZONING DISTRICT: IH1 Homestead

OWNER INFORMATION:

Name: Dazell & Lorraine Green
Address: 43 S Clinton St
Poughkeepsie, NY 12601
Phone: (914) 489-4470
Email:

APPLICANT INFORMATION:

Name: Dazell Green
Address: 43 S Clinton St
Poughkeepsie, NY 12601
Phone: (914) 489-4470
Email:

CONSULTANT INFORMATION:

Name: _____
Address: _____

Phone: _____
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

Date of decision/determination/violation: November 25, 2025

Please note that a copy of the communication must be attached with this application.
Revised 12/24; Previous Editions Obsolete

PROPERTY ADDRESS: 43 S Clinton St, Poughkeepsie

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-6.8(2)	Fence 5' away from neighboring building	3.2' away

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.

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: 43 S Clinton St, Poughkeepsie

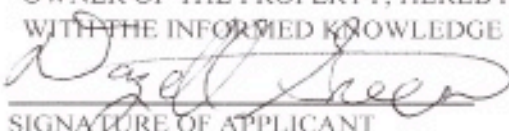
LIST OF REQUIRED ATTACHMENTS

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

07/07/2026
DATE

Dazell Green
Print Name



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

February 10th, 2026

Nancy Fay, Superior Fence & Rail of the Hudson Valley

RE: 43 South Clinton Street
ID: 090030
Application # BP-25-1876

To whom it may concern,

The Building Department has received your revised plans for the permit # BP-25-1876 for a fence located at 43 South Clinton Street which contains a single-family dwelling.

Please be advised that the property at 43 South Clinton Street is located in an area of the City zoned Residential Neighborhood C district (RNC).

Please note that Area Variance(s) will be required to be granted by the Zoning Board of Appeals for the proposed alterations which are as follows:

1. **Section 19-6.8(2)** states that no fence shall be permitted nearer than 5' to any wall or an adjoining building that contains legal windows. **The existing vinyl fence which was installed without a building permit is located 3'2" from the neighboring wall of 45 South Clinton Street.**

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within thirty (60) days of the date of denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator

Purpose of the Variance Request

This variance is requested to maintain essential privacy and secure access to our detached two-car garage. Due to unique conditions of our property, compliance with the standard 5-foot setback would eliminate functional garage access and fail to address ongoing safety concerns.

Reason for the Variance

- 1) Safety and Security - Our property has experienced persistent unauthorized foot traffic, including trespass by individuals cutting through the yard and leaving personal items such as bicycles and carts. A fence placed at the standard setback would not deter this activity. The proposed fence and gate are necessary to restore safety, privacy, and security.
- 2) Garage Access - Relocating the fence to meet the 5-foot setback would prevent one garage door from opening fully, making one parking space unusable. This would eliminate required access to the existing legal structure.

Impact on Neighborhood Character

The proposed fence will not negatively impact neighborhood character. It will be a typical residential fence, improving curb appeal, clearly defining the property line, and reducing trespass-related debris. These improvements will benefit nearby properties and enhance overall neighborhood order and safety.

Feasible Alternatives

No feasible alternative exists.

The home (built 1846) and detached garage (built 1900) sit on a small 0.17-acre lot typical of the period and not suited to modern setback standards.

Not installing a fence is not viable due to ongoing security issues, and shifting the fence to the required setback would block garage access. Therefore, the variance is the only practical means to ensure both security and functional use of the property.

Substantiality of the Variance

The variance is not substantial relative to the hardship it resolves.

The lot's narrow dimensions and the fixed location of the existing garage restrict available options. The requested encroachment is minimal and necessary to maintain daily use of the garage and address ongoing safety concerns.

Environmental or Physical Impacts

No adverse environmental or physical impacts will result.

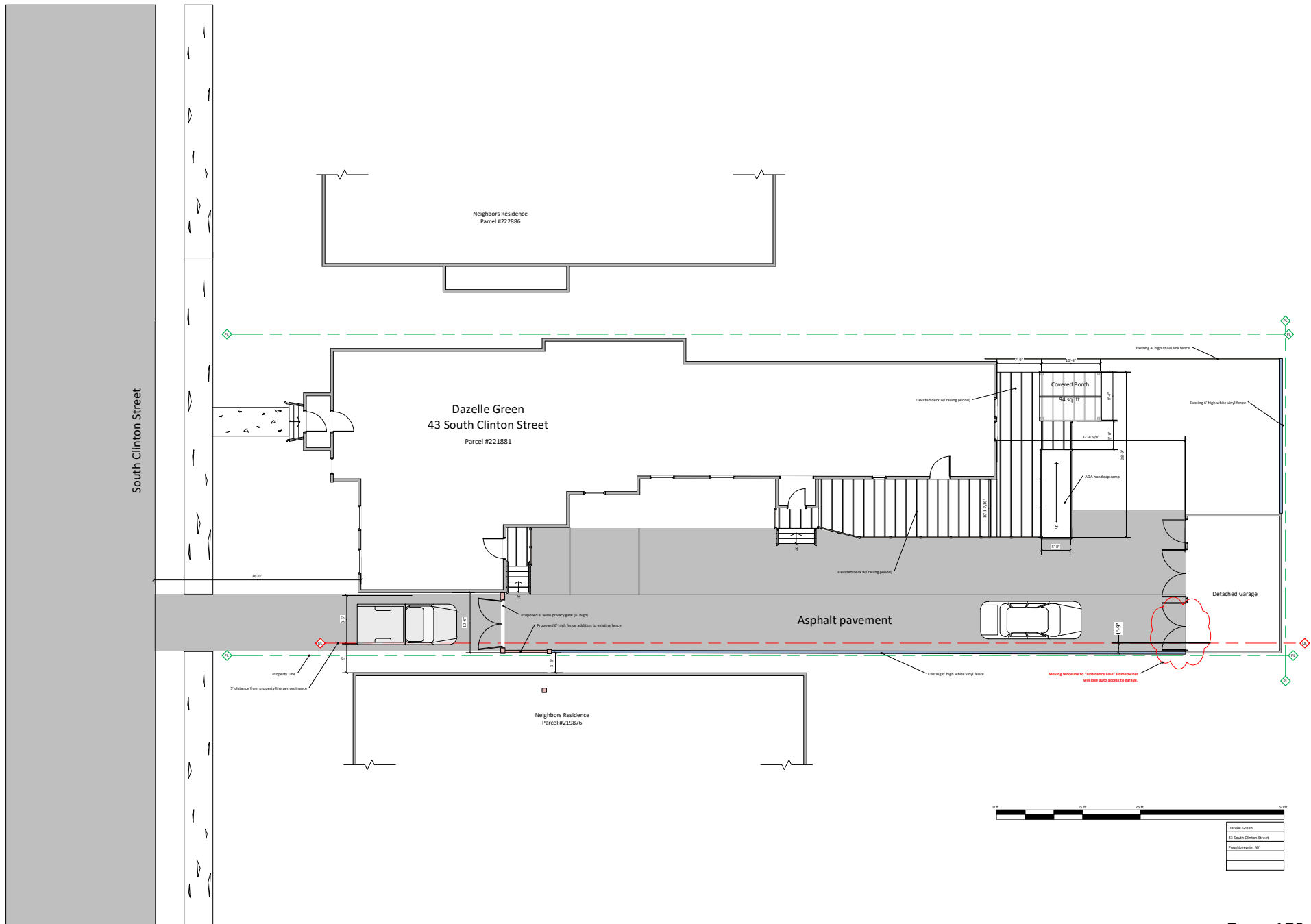
The fence will be a standard residential structure and will not affect drainage, utilities, or natural features. By preventing unauthorized activity and the accumulation of debris, it will help maintain a cleaner, safer environment on and around the property.

Whether the Difficulty Is Self-Created

The need for the variance is not self-created. It arises from:

- The pre-existing small lot size (0.17 acres) that predates modern zoning requirements.
- The established placement of the detached garage.
- Ongoing, externally caused trespass and security concerns.

The request is driven by the physical constraints of the lot and the need for safe, functional access—not by voluntary design choices.



Site Pictures - Dazell Green

Front of House



Driveway



Existing Fence - space between fence and neighbor 37-½"



Existing Fence #2 - goes to existing garage



Handicap Entrance - behind house



From back corner of property - picture towards driveway





**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
AREA VARIANCE(S) REVIEW ANALYSIS
MEETING OF APRIL 14, 2026**

Project **43 SOUTH CLINTON STREET: AREA VARIANCE**
Description: **Application for an area variance relative to the proposed placement of a fence on the property line at 43 South Clinton Street, where Section 19-6.8(2) of the Zoning Code requires a 5 foot set-back to any wall containing a legal window to allow at 3.2 foot set-back to 45 South Clinton Street. Owner/Applicant: Dazell & Lorraine Greene; Grid #6161-22-221881; Zoning District: RNC; File #ZBA2026-006**

Review Dates: April 6, 2026

Public Hearings: April 14, 2026

SEQRA Type 2 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?

The granting of the variance might in unlikely to produce an undesirable change in the character of the neighborhood. It might be a detriment to the adjacent property at 45 South Clinton Street, as the fence will be only 3.2 feet from a wall containing windows.

ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

It is not clear whether there are other possible ways in which the applicant could secure the property from trespassers.

iii) Are the requested variances substantial?

On its face the variance is not substantial, from 5 feet to 3.2 feet, although it depends on whether the fence in question blocks sunlight or in any other way interferes with windows in the adjoining building.

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 variance might in unlikely to have an adverse impact on the environmental conditions in the neighborhood. It might have an adverse effect on the adjacent property at 45 South Clinton Street, as the fence will be only 3.2 feet from a wall containing windows.

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 would not appear to be self-created.

Recommendations:

It is recommended that the Board open the public hearing.

Motion:

Second:

Carried:

Public Comment(s) to be received:

*

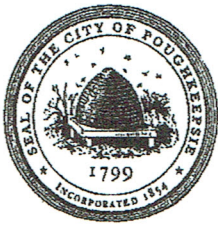
It is recommended that the Board close the public hearing, or adjourn it if additional information is deemed necessary.

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: 59 Taylor Avenue
ZONING DISTRICT: RNB

OWNER INFORMATION:

Name: Mark Runza
Address: 51 Taylor Avenue
Poughkeepsie, N.Y. 12601
Phone: (845) 392-8803
Email: markrunza@yahoo.com

APPLICANT INFORMATION:

Name: Mark Runza
Address: _____

Phone: _____
Email: _____

CONSULTANT INFORMATION:

Name: Paul Tirums, P.E.
Address: 16 Friendship Lane
Poughkeepsie, N.Y. 12601
Phone: (914) 490-3269
Email: ptirums@yahoo.com

SUBJECT OF APPEAL

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

Name and title of agent: _____

Date of decision/determination/violation: _____

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 59 Taylor Avenue

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
<u>19-2.2</u>	<u>15' wide driveway</u>	<u>9' wide driveway</u>
<u> </u>	<u> </u>	<u> </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: 59 Taylor Avenue

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

DATE

MARK RUNZA
Print Name

Paul Tirums, P.E. Consultant Engineer

16 Friendship Lane
Poughkeepsie, N.Y. 12601

Cell (914) 490-3269

March 12, 2026

The City of Poughkeepsie Building, Planning & Zoning Department
ATTN: Ms. Judith Knauss, Deputy Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, N.Y. 12601

Project: Runza – ZBA Variance Requests for Driveway Width

Mr. Mark Runza
59 Taylor Avenue
Poughkeepsie, N.Y. 12601

RE: ZBA Variance Transmittal

Dear Judith,

This transmittal is for the City's review of the application package that is being submitted to the Zoning Board of Appeals for the applicant Mr. Mark Runza's property located at 59 Taylor Avenue for the proposed (2) – Family House. Mr. Runza is proposing to construct a (2) story, (2) family house with a full unfinished basement.

He is requesting approval from the City of Poughkeepsie ZBA for (1) sections of the Zoning Code regarding to the driveway width requirements. Included in this submission are copies of the following:

- ZBA Area Variance Application
- Variance Justification narrative
- Zoning Review Letter from Mr. Joseph O'Brien
- Site Plan Sheet
- Site/Building Photos
- \$350.00 Check for Application Fee

Please place us on the April Zoning Board of Appeals Meeting. If there are any questions please contact me.

Sincerely,

Paul Tirums, P.E.

Variance Request Justification

59 Taylor Avenue

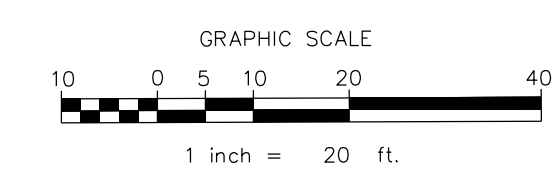
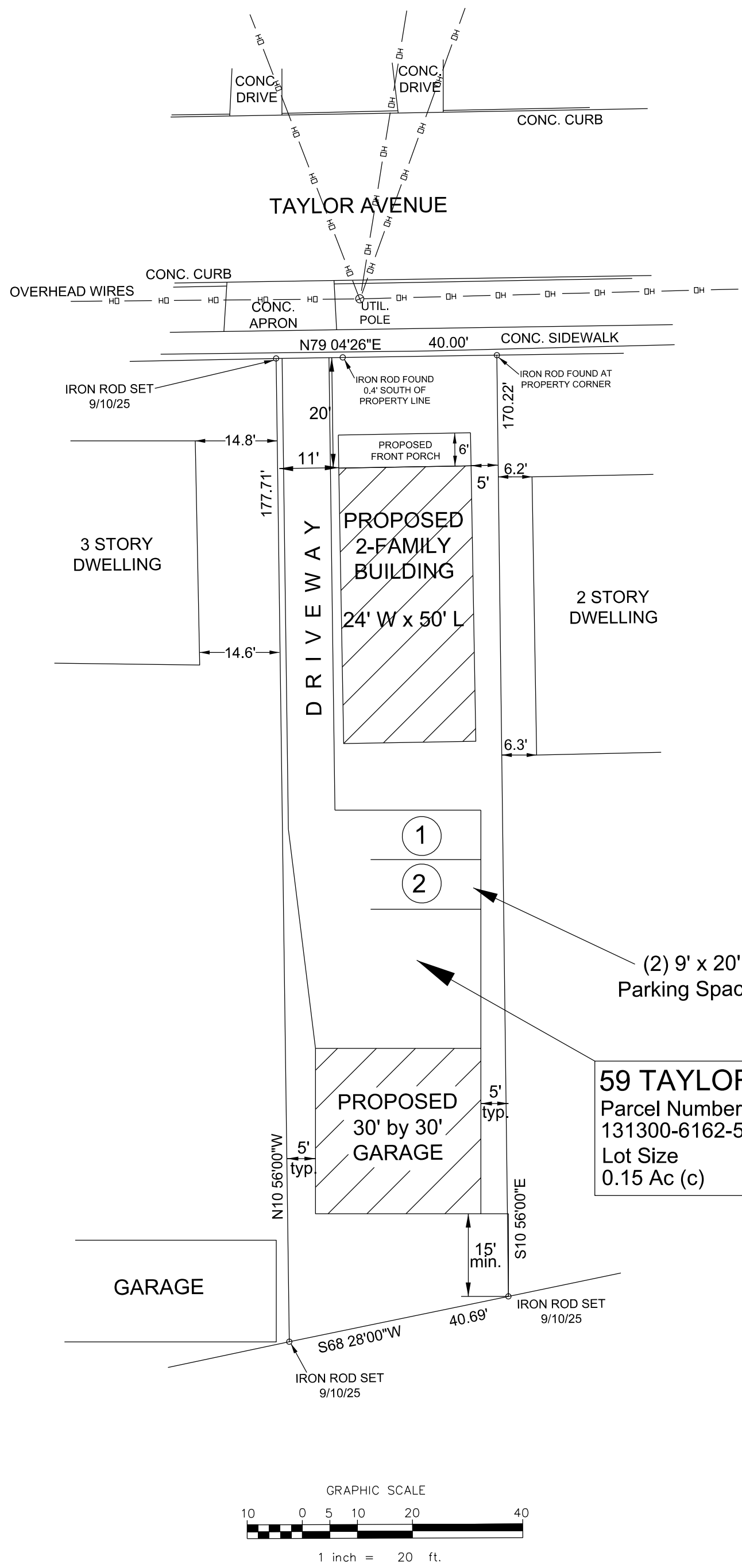
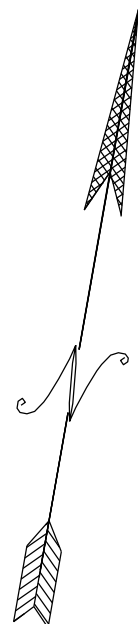
1). *Granting the variance request will not produce an undesirable change in the neighborhood.* There will be no undesirable change to the neighborhood by granting the variance request since the multi-family house is a common use on Taylor Avenue and the existing driveways do not measure 15' in width as the current code requires. The 9' wide proposed driveway width is very typical when we reviewed and measured the neighboring properties.

2). *Could the benefit be achieved by some other method feasibly, for the applicant to pursue, other than an area variance? Why is the variance necessary?* The benefit could not be achieved by another feasible method. To meet the 15 foot driveway width the proposed house would have to be only 20' in width, in this scenario with the side setback requirement the 15' wide driveway would have to be constructed the entire width from the house foundation to the property line.

3). *Is the requested variances substantial?* The variance request from 15' down to 9' is not substantial as there will be minimal car travel for a 2-family house and the 9' width is typical for the houses along Taylor Avenue.

4). *The variances will not have an adverse effect on the physical or environmental conditions of the neighborhood.* The 9' wide variance width will not have an adverse effect on the neighborhood conditions as the reduced width fits within the character of the Taylor Avenue neighborhood.

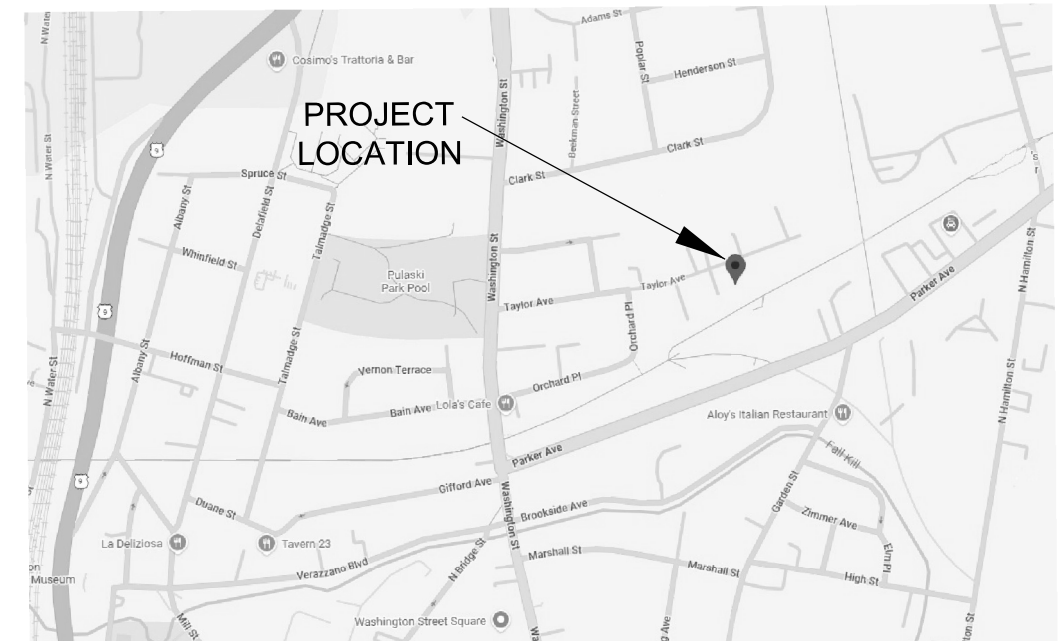
5). *Is the need for the area variances the result of self-created difficulties on your part, or unique to the property?* The need for the variance is not self-created, the property width at 59 Taylor Avenue is only 40' in width and along with the side setback requirements a 15' wide driveway isn't really feasible.



Boundary Survey by:
LANC & TULLY,
Engineering and Surveying, P.C.
JERRY WOODS, PLS
Licensed Land Surveyor
NY License No. 50866
September 16, 2025
P.O. Box 687, Route 207
Goshen, NY 10924
(845) 294-3700

OWNER INFORMATION:

Mr. Mark Runza
51 Taylor Avenue
Poughkeepsie, N.Y. 12601
(845) 392-8803



LOCATION MAP

LOT COVERAGE:
LOT AREA = 6,962 SF
ACTUAL COVERED AREA = (24'x56') + (11'x12') + (2x9'x20') + (30'x30')
= 3,924 SF
ACTUAL LOT COVERAGE = 3,924/6,962 = 56.4%

FRONT OFFSET/SETBACK			
ADDRESS	REQUIRED	ACTUAL	
		HOUSE	FRONT PORCH
55 TAYLOR AVE.	20 FT	17.5 FT	12.1 FT
57 TAYLOR AVE.	20 FT	15.5 FT	9.5 FT
59 TAYLOR AVENUE	20 FT	20 FT	14 FT
61 TAYLOR AVE.	20 FT	23.5 FT	17.9 FT
63 TAYLOR AVE.	20 FT	23.5 FT	17.5 FT

Average house setback of (4) adjacent homes = 20.0 feet
Average front porch setback of (4) adjacent homes = 14.33 feet

BULK REGULATIONS (RNB)		
	REQUIRED	PROVIDED
AREA	4,000 SF	6,962 SF
WIDTH	30 FT	40 FT
FRONT OFFSET	20 FT	14 FT
REAR OFFSET	15 FT	15 FT
SIDE OFFSET	5 FT	5 FT
BLDG HEIGHT	35 FT	28 FT
LOT COVERAGE	60 % max.	56.4 %

SITE PLAN

"NEW" HOUSE AND GARAGE STRUCTURES

PREPARED FOR

MR. MARK RUNZA

59 TAYLOR AVENUE

CITY OF POUGHKEEPSIE

COUNTY OF DUTCHESS, N.Y.

BY: PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, NY 12601

SCALE : 1" = 20'

DATE: 03/16/2026

PAGE 1 OF 1

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 59 Taylor Avenue - New construction of a (2) - Family Residential House			
Project Location (describe, and attach a location map): 59 Taylor Avenue, City of Poughkeepsie, Dutchess County, NY			
Brief Description of Proposed Action: Currently the property at 59 Taylor Avenue is an 0.15 acre vacant lot. The owner is proposing to build a new 2-Family, 2-story, residential home. A 30' x 30' Accessory Garage structure is also planned for the rear of the lot.			
Name of Applicant or Sponsor: Mark Runza		Telephone: (845) 392-8803 E-Mail: markrunza@yahoo.com	
Address: 51 Taylor Avenue			
City/PO: City of Poughkeepsie		State: New York	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval from the City of Poughkeepsie			YES ☒
3. a. Total acreage of the site of the proposed action? 0.15 acres b. Total acreage to be physically disturbed? 0.084 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.15 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☒ Parkland			

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

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





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

March 23rd, 2026

Mark Runza

Re: Taylor Avenue (131426)

ID: 438040

Zoning Review Request PD-2026-004

Dear Applicant,

The Development Department is in receipt of your zoning review request related to the property at Taylor Avenue (131426) and the proposed construction of a two-family dwelling on the current vacant lot.

This property is located within the Residential Neighborhood B district (RNB) which does permit two-family dwellings per code Section 19-5.5 of the Zoning Code.

Based on the provided plot plan, some deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals.

1. Section 19-2.2(4)(e) states that from the entrance of the building to the public sidewalk is required. **No sidewalk is proposed.**
2. Section 19-6.2(1)(c) states that access shall consist of at least one fifteen-foot drive aisle. **The proposed driveway is 9' wide and the aisle width behind parking spot #2 is 12' wide.**

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

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

Joseph D. O'Brien

Deputy Zoning Administrator

Office - 845-451-4273

jobrien@cityofpoughkeepsie.com



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
59 TAYLOR AVENUE VARIANCE REVIEW
MEETING OF APRIL 14, 2026**

Project

Description:

59 TAYLOR AVENUE AREA VARIANCE

Application for an area variance for driveway width relative to the proposed construction of a two-family dwelling on the vacant lot at "59" Taylor Avenue, where Section 19-2.2(4)(e) of the Zoning Code requires a driveway of 15 feet in width, to allow a 9 foot wide driveway. Owner/Applicant: Mark Runza; Grid #6162-54-131426; Zoning District: RNB; File #ZBA2026-007

Review Dates: April 6, 2026

Public Hearings: April 14, 2026

SEQRA TYPE 2 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?

The variance for driveway width will not produce an undesirable change in the character of the neighborhood.

ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

The lot is relatively narrow and if a 15 foot wide driveway were to be installed, the result would be an unappealing narrow dwelling.

iii) Are the requested variances substantial?

The variance requested is not substantial and is similar to other variances for driveway width granted by the Board.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The variance will not have an adverse effect or impact on the physical conditions of the neighborhood.

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 is not self-created, given the relative narrowness of the lot.

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: