



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

Common Council Chambers
Tuesday, June 9, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of May 12, 2026 Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1.
 - 271 Church Street (area variances)
 - 10 Grand Street (area variances)
 - 208 North Hamilton Street (area variances)
 - 210 North Hamilton Street (area variances)
 - 287-307 South Avenue (area variances)

IV. REVIEW OF RESOLUTIONS

1. **27 SOUTH CLINTON STREET: AREA VARIANCES** Application for area variances relative to the proposed construction of a 4-unit multiple dwelling on the vacant lot at 27 South Clinton Street (formerly the site of a single family dwelling) from Section 19-6.2(1)(f) requiring parking spaces to be a minimum of 20 feet in length to allow 18; 19-6(2)1)(f) requiring an aisle

between rows of parking 22 feet wide to allow a 21 wide aisle; Section 19-2.3(2)(g) requiring a rear-yard set-back for parking of 5 feet to allow 3 feet; and Section 19-2.3(3)(a) 3.13.1(2) requiring a front yard of 20 feet or of the Zoning Ordinance. Application for area variances of: Section 19-3.13.1(4)(a)(3) which requires 10,000 square feet of lot area to allow 8712 square feet; Section 19-3.13.1(4)(d)(2), which requires a front yard of 12 feet (that is within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total) to allow 6 feet. Owner/Applicant: 27 South Clinton Street, LLC/Quincy William; Consultant: Ciro Interrante; Zoning District: RNC; Grid #6161-22-237923; File #2023-035.2026

2.

27-29 FOX STREET: AREA VARIANCE Application for area variance relative to the proposed installation of a wall sign on the building at 29 Fox Street, where Section 19-6.4(8)(i)(1) requires that the bottom of a wall sign be a maximum of 12 feet above the sidewalk to allow the bottom of the sign to be 48.25 feet above grade, Section 19-6.4(8)(i)(2) limits wall signs to allow a height of 3 feet to allow 3'7", Section 19-6.4(8)(i)(2) provides that wall signs not extend above the bottom sill of windows on the second story to allow a sign to be between the top of the fourth floor windows and the roof line, and Section 19-6.4(8)(i)(2) limits wall signs to a maximum of 60 square feet to allow 62.2 square feet. Owner: 578 Tarrytown Road LLC 12561; Applicant/Consultant: GNS Group, Ltd/Nancy Forrest; Grid #6061-44-875641; Zoning District: Campus Development (CD); File #ZBA2026-008

3.

20 LEXINGTON AVENUE: AREA VARIANCE Application for area variance relative to the proposed conversion of the two family dwelling at 20 Lexington Avenue to a three-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)9 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

V. PUBLIC HEARINGS & DELIBERATIONS

1. 16 PERSHING AVENUE: AREA VARIANCES

Application for Area Variances relative to the expansion of an existing non-conforming auto-body shop requiring a variance of Section 19-3.2(3)(a) allowing for a maximum primary street setback of 15 feet, to allow for a proposed setback of 106 feet, Section 19-3.2(3)(a) requiring a minimum build-to-frontage of 60%, to allow for a build-to-frontage of 0%, Section 19-3.2(4)(c) requiring that the minimum allowable height of a building shall be either 2 stories or 29 feet to allow the height of the addition to be one story, 24 feet tall, Section 19-3.2(4)(f), to allow a maximum ground story height of 24 feet where a maximum of 14 feet is permitted, Section 19-3.2(4)(h) requiring a minimum ground story transparency of 50%, to allow 29% transparency on the ground story, Section 19-7.1(1)(a) which prohibits a nonconforming use to be enlarged, altered, extended, reconstructed or restored, placed on a different portion of the lot, and further specifically prohibits any increase the external evidence of the nonconforming use, to allow an expansion that will extend increase the external evidence of such use, Section 19-3.2(2)(f) requiring that parking location and access have a minimum side yard set-back of 10 feet, to allow new pavement providing access to the building and parking to be located on the property line, and Section 19-3.2(2)(h) allowing for a maximum driveway width of 20 feet, to allow for a driveway width of 26 feet. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning; Zoning District: MU-5; Grid # 6161-24-427984; File #ZBA2025-023

2. 185 SMITH STREET: AREA VARIANCES

Application for area variances relative to the proposed construction of additions to the existing automotive repair facility at 185 Smith Street, including reconfiguration of the parking areas and ingress/egress and interior circulation to the site. Requiring a variance of Section 19-2.3(2)(d) requiring that parking be setback a minimum of 5 feet behind the front of the primary structure, to allow for 3 parking spaces within 5 feet of the front of the primary structure, Section 19-2.3(4)(b) requiring that the entrance shall face the primary street to allow the entrance to face the northern property line, Section 19-6.2(4)(b) requiring that parking areas containing three or more spaces facing a street or property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line, to allow for deficient landscaping along the southern, northern and eastern property lines, Section 19-6.2(11)(c) requiring 42 parking spaces to allow for 30 parking spaces, Section 19-6.5(3)(a)(1) requiring that an area equal to at least 7 percent of the surface area occupied by vehicle parking spaces, inclusive of driving aisles and driveways necessary for access to and circulation among those spaces, shall be landscaped, to allow for no landscaping within the parking lot; Section 19-6.2(1)(c) requires access shall consist of at least one fifteen-

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

VI. ADJOURNMENT

1. Meeting adjourned to July 14, 2026



The City of Poughkeepsie New York

Zoning Board of Appeals Meeting Minutes

Tuesday, May 12, 2026

6:00 PM

Common Council Chambers

I. ROLL CALL

1. ROLL CALL

Present: Scott Parker, Jessica Vinall, Sam Finnerman, Thomas Klug,
James Patterson, Miles Shadman; Absent: Justin Phillips

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF APRIL 14, 2026 MINUTES

On a motion by Scott Parker, seconded by James Patterson, the minutes
from the April 14, 2026 meeting were approved.

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. ADJOURNED APPLICATIONS/PUBLIC HEARINGS TO JUNE 9, 2026

1. 271 CHURCH STREET
2. 10 GRAND STREET
3. 208 NORTH HAMILTON STREET
4. 210 NORTH HAMILTON STREET
5. 16 PERSHING AVENUE
6. 185 SMITH STREET
7. 287-307 SOUTH AVENUE

On a motion by Scott Parker, seconded by Thomas Klug, all listed
applications were adjourned to June 9, 2026 (or later).

IV. REVIEW OF RESOLUTIONS

1. REVIEW OF RESOLUTIONS

1. NO RESOLUTIONS TO REVIEW

V. PUBLIC HEARINGS & DELIBERATIONS

1. **27 SOUTH CLINTON STREET:** Application for area variances relative to the proposed construction of a 4-unit multiple dwelling on the vacant lot at 27 South Clinton Street (formerly the site of a single family dwelling) from Section 19-6.2(1)(f) requiring parking spaces to be a minimum of 20 feet in length to allow 18; 19-6(2)1)(f) requiring an aisle between rows of parking 22 feet wide to allow a 21 wide aisle; Section 19-2.3(2)(g) requiring a rear-yard set-back for parking of 5 feet to allow 3 feet; and Section 19-2.3(3)(a) 3.13.1(2) requiring a front yard of that is either 20 feet or within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total), to allow 6 feet. Owner/Applicant: 27 South Clinton Street, LLC/Quincy William; Consultant: Ciro Interrante; Zoning District: RNC; Grid #6161-22-237923; File #2023-035.2026

On a motion by Scott Parker, seconded by James Patterson, the public hearing for 27 South Clinton Street was opened. Public comment was heard. On a motion by Scott Parker, seconded by Thomas Klug, the public hearing was closed. The board directed staff to prepare a resolution for the June 9, 2026 meeting.

2. **20 LEXINGTON AVENUE:** 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(9) 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

On a motion by Scott Parker, seconded by James Patterson, the public hearing for 20 Lexington Avenue was opened. There was no public comment. On a motion by Scott Parker, seconded by James Patterson, the

public hearing was closed. Following deliberations, the Board directed Staff to prepare a resolution with conditions for consideration at the June 9, 2026 meeting.

3. **488 MAIN STREET:** Application for an area variance relative to the proposed construction of a mixed use building containing ground floor commercial space fronting Main Street with 61 dwelling units, accessory parking and an accessory playground with access from Cannon Street, requiring a variance of Section 19-6.2(11) of the Zoning Code to allow 64 off-street parking spaces where 94 parking spaces are required, a deficit of 30 spaces. Owner/Applicant: Hudson River Housing, Inc; Consultant: CPL, Architecture, Engineering, Planning (Andrew Learn); Grid #6161-23-290979; Zoning District: MU5; File #ZBA2025-037

On a motion by Scott Parker, seconded by Miles Shadman, the public hearing was opened. There was no public comment. On a motion by Scott Parker, seconded by Miles Shadman, the public hearing was closed. The Board deliberated and, on a motion by Scott Parker, seconded by Thomas Klug, unanimously voted to grant the revised variances.

4. **27-29 FOX STREET:** Application for area variance relative to the proposed installation of a wall sign on the building at 29 Fox Street, where Section 19-6.4(8)(i)(1) requires that the bottom of a wall sign be a maximum of 12 feet above the sidewalk to allow the bottom of the sign to be 48.25 feet above grade and Section 19-6.4(8)(i)(2) which provides that wall signs not extend above the bottom sill of windows on the second story to allow a sign to be between the top of the fourth floor windows and the roofline. Owner: 578 Tarrytown Road LLC 12561; Applicant/Consultant: GNS Group, Ltd/Nancy Forrest; Grid #6061-44-875641; Zoning District: Campus Development (CD); File #ZBA2026-008

Scott Parker recused himself from the discussion due to a disclosed conflict of interest. On a motion by Jessica Vinall, seconded by Thomas Klug, the public hearing was opened. There was no public comment. On a motion by Jessica Vinall, seconded by James Patterson, the public hearing was closed.

VI. ADJOURNMENT

On a motion by Scott Parker, the members present voted unanimously to adjourn the meeting to June 9, 2026, at approximately 7:05pm.

1. MEETING ADJOURNED TO JUNE 9, 2026



**THE CITY OF POUGHKEEPSIE
ZONING BOARD
27 SOUTH CLINTON STREET
DRAFT RESOLUTION**

In the matter of the appeal of Quincy Williams, on behalf of 27 South Clinton, LLC, regarding the property at 27 South Clinton Street, Grid #6161-22-237923, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 9th day of June 2026, at 6:00pm, in the Common Council Chambers, 62 Civic Center Plaza, Poughkeepsie, NY:

Present

Scott Parker, Chair

Jessica Vinall, Co-Chair

Sam Finnerman

Thomas Klug

James Patterson

Justin Phillips

Miles Shadman

WHEREAS, the Zoning Board of Appeals has received an application for area variances from Quincy Williams relative to the proposed construction of a four-family dwelling on the property at 27 South Clinton Street, requesting variances of the following sections of the zoning code: 19-6.2(1)(f) requiring parking spaces a minimum of 20 feet in length to allow 18; 19-6(2)1)(f) requiring an aisle 22 feet wide between rows of parking to allow 21; Section 19-2.3(2)(g) requiring a 5 foot rear-yard set-back for parking areas to allow 3; and Section 19-2.3(3)(a) 3.13.1(2) requiring a front yard of 10 feet to allow 6; and,

WHEREAS, the application was submitted by Quincy Williams with supporting materials including a site plan prepared by Ciro Interrante Architect PC, revised on 5/4/2026; and,

WHEREAS, a public hearing was held on May 12, 2026; and,

WHEREAS, the project was classified as an unlisted action for the purposes of SEQRA and the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii) and has determined that there will be no significant adverse environmental impacts and therefore, a draft environmental impact statement will not be prepared; and;

NOW THEREFORE BE IT RESOLVED THAT the City of Poughkeepsie Zoning Board of Appeals hereby finds that a consideration of the five factors for area variances weigh in favor of the applicant and grants variances of Sections 19-6.2(1)(f), 19-6(2)1)(f), 19-2.3(2)(g) and 19-2.3(3)(a) 3.13.1(2) of the Zoning Code, as follows:

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

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting area variance: the variances will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties but could be said to enhance and stabilize the neighborhood;

(2) whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than area variances: the property in question is bound on two sides by fully developed parcels, and on the third side by a three-lane arterial highway. There is no contiguous land for purchase to offset the need for variances;

(3) whether the requested area variances are substantial: the variances requested are not necessarily substantial: the parking space dimensions are adequate for most vehicles, as is the width of the aisle between the rows. The parking lot setback variance of two feet is not substantial, as the three feet provided is landscaped as required and the screening function will therefore be performed. The front yard set-back requirement of 10 feet is based on the four properties on either side of the property, and it is noted that the body of the house is setback ten feet: it is the porch, which is a required feature, that is set closer;

(4) whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: For those reasons already enumerated herein, the granting of the variances is unlikely to have an adverse impact on the environmental conditions in the neighborhood. Additionally, as a Type II action under SEQRA, it is deemed by definition not to have a significant impact on the environment;

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board but shall not necessarily preclude the granting of the area variance. The need for variances could be said to be self-created, in that a single, two or three-family dwelling might be constructed with fewer if any variances.

The variances are granted subject to the following conditions:

Motion:

Second:

Carried:

Scott Parker, Chairman
Zoning Board of Appeals

Date

Project:

Date:

27 S. CLINTON STREET
Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project: _____

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

<p><u>ZONING BOARD OF APPEALS</u> Name of Lead Agency</p> <p><u>SCOTT PARKER</u> Print or Type Name of Responsible Officer in Lead Agency</p> <p>_____ Signature of Responsible Officer in Lead Agency</p>	<p>_____ Date</p> <p><u>CHAIR PERSON</u> Title of Responsible Officer</p> <p><u>JUDITH KNAUSS DEPUTY ZONING ADMINISTRATOR</u> Signature of Preparer (if different from Responsible Officer)</p>
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PRINT FORM

Project:

Date:

27-29 FOX STREET
Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<u>ZONING BOARD OF APPEALS</u> <small>Name of Lead Agency</small>	 <small>Date</small>
<u>JESSICA VINALL</u> <small>Print or Type Name of Responsible Officer in Lead Agency</small>	<u>CO-CHAIR</u> <small>Title of Responsible Officer</small>
 <small>Signature of Responsible Officer in Lead Agency</small>	<u>JUDITH KNAUSS DEPUTY ZONING ADMINISTRATOR</u> <small>Signature of Preparer (if different from Responsible Officer)</small>

PRINT FORM



**THE CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
20 LEXINGTON AVENUE
DRAFT RESOLUTION**

In the matter of the appeal of Jason Lichwick Architecture PLLC, on behalf of Jordan Bell, regarding the property at 20 Lexington Avenue, Grid # 6161-32-453840, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 12th day of May 2026, at 6:00pm, in the Common Council Chambers, 62 Civic Center Plaza, Poughkeepsie, NY:

Present

Scott Parker, Chair

James Patterson

Jessica Vinall, Co-Chair

Justin Phillips

Sam Finnerman

Miles Shadman

Thomas Klug

WHEREAS, the Zoning Board of Appeals has received an application for area variances from relative to the proposed conversion of the two family dwelling at 20 Lexington Avenue to a three-family dwelling to legal an illegally constructed third unit, 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(3)(g) 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; and,

WHEREAS, the application was submitted by Jason Lichwick Architecture PLLC with supporting materials including a site plan prepared by Jason Lichwick, revised on 1.27.2026; and,

WHEREAS, a public hearing was held on October 14, 2025, December 9, 2025, February 10, 2026, April 14, 2026 and May 12, 2026; and,

WHEREAS, the project is classified as a Type II action for the purposes of SEQRA requiring no further action; and,

NOW THEREFORE BE IT RESOLVED THAT the City of Poughkeepsie Zoning Board of Appeals hereby finds that a consideration of the five factors for area variances weigh in favor of the applicant and grants variances of Section 19-2.1(2)(d) and Section 19-6.2(1)(a) of the Zoning Code, as follows:

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

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting area variances. Some of the variances would not necessarily be detrimental to the neighborhood. For example, on a practical level, “front yard” parking is already taking place on nearly all lots on the west side of Lexington, fronting on Quaker Lane. While the appearance of the parking area could be improved, it is an existing condition. and has not been a detriment to the neighborhood. Additionally, the height of the building will not change.

However, the lot area variance to permit an additional dwelling unit could lead to an undesirable increase in density and establish a precedent for future variances in this zoning district which the ZBA is permitted to consider when considering the request. The character of the neighborhood is overwhelmingly two-family homes with only four (4) of the twenty-four properties on the street having greater density:

- 4 Lexington Avenue – 2 family
- 6 Lexington Avenue – 2 family
- 8 Lexington Avenue – 2 family
- 9 Lexington Avenue – 3 family
- 10 Lexington Avenue – 2 family
- 11 Lexington Avenue – 1 family
- 12 Lexington Avenue - vacant
- 14 Lexington Avenue – 2 family
- 15 Lexington Avenue – 2 family
- 16 Lexington Avenue – 1 family
- 17 Lexington Avenue – 2 family
- 18 Lexington Avenue – 2 family
- 19 Lexington Avenue – 2 family
- 20 Lexington Avenue – 2 family before construction of illegal 3rd unit at issue.
- 21 Lexington Avenue – 2 family
- 22 Lexington Avenue – 6 units
- 23 Lexington Avenue – 2 family
- 24 Lexington Avenue – 2 family
- 25 Lexington Avenue – 3 family
- 26 Lexington Avenue – 3 family
- 27 Lexington Avenue – 2 family
- 28 Lexington Avenue – 2 family
- 29 Lexington Avenue – 2 family

9 Lexington and 26 Lexington were converted into 3 family dwellings under the prior zoning ordinance. 22 Lexington and 26 Lexington both pre-date the City’s adoption of zoning and are lawful nonconforming uses.

(2) whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than area variances: the building could be returned to its original use as a two-family dwelling which would require no variances. The second-floor unit could be expanded to include the attic area as additional habitable space which would require no variances. and allow for the applicant to have additional bedrooms. The applicant requests a separate dwelling

unit because he doesn't want to live in the same unit as his mother, testifying that it would be "going backwards" in life. However, the applicant and/or his mother could live in the first-floor apartment currently occupied by tenants, allowing the applicant to live separately from his mother.

(3) whether the requested area variances are substantial: the variances relative to parking and height are not substantial. However, the lot area variance could be said to be substantial and to convert from 2.5 to 3 stories is substantial as it permits an additional dwelling unit. The City of Poughkeepsie adopted a new zoning code in November 2024 that allows for greater density generally throughout the City than previously permitted, and this applicant now seeks even more density.

(4) whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The applicant has demonstrated that the variances, if granted, will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The area of pavement will not be increased, meaning the site drainage will not be affected, and neither will the appearance of the area change. The ZBA further notes that this is considered a Type 2 Action pursuant to SEQRA and therefore not found to significantly impact the environment.

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board but shall not necessarily preclude the granting of the area variance. The hardship in complying is self-created, as the building was purchased as a legal two-family dwelling and was converted to a three-family dwelling without permits or approvals. As set forth in subsection (2) above, the applicant has many alternatives to the lot area variance.

During deliberations, the Zoning Board of Appeals considered the testimony of the owner that at least two of the units would be occupied by family: himself as owner-occupant in the attic unit and his mother in the second-floor apartment. While the justification for the variance is questionable, an argument could be made that to the extent the property has two units occupied by the applicant and his family, the building would function more like a two-family dwelling than a traditional three-family dwelling. Therefore, the approval of the third dwelling unit is approved for this owner and for a certain period of time.

For as long as both the owner's mother and the owner both reside at the property. The owner is obligated to immediately (within 48 hours) notify the City if either he or his mother is no longer residing in the unit for any reason. The kitchen facilities in the third floor unit must be removed no later than one (1) month from that notification.

The Owner acknowledges that the ZBA has provided a courtesy to him solely based upon his representations that his family moved in as they needed his assistance and that without his consent to this condition, the ZBA would deny the variance application. The owner shall annually file a statement of residents, their relation to the owner, along with copies of the leases by May 31st of each year to the Commissioner of Development with reference to this resolution. Failure to comply with any annual filing will be a violation resulting in the nullification of this variance.

Further, failure to comply with the obligations to remove the third-floor unit in compliance with the terms set forth above is a violation of this variance that the City may enforce by legal action. The Owner shall execute a restrictive covenant to be recorded in the chain of title

with the Dutchess County Clerk's Office providing notice to a future purchaser that the third apartment is only permitted for this owner, does not run with the land, and is only valid for the time period that both the owner and his mother reside on the property. The Certificate of Occupancy issued for the third unit shall also make note of this approval and the restrictions imposed.

Motion:
Second:
Carried:

Scott Parker, Chairman
Zoning Board of Appeals

Date

Conditions Acknowledged and Consented to by Jordan Bell, Owner:

JORDAN BELL, Owner



**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: 16 Pershing Avenue

ZONING DISTRICT: MIXED USE5-(MU5) FORMER C-2, C-3

OWNER INFORMATION:

Name: AJ AUTOBODY LLC

Address: 16 Pershing Avenue

Poughkeepsie, N.Y. 12601

Phone: 845 764 8394

Email: INFO@DUTCHESSAUTOBODYCOLLISION.COM

APPLICANT INFORMATION:

Name: DEVANAND JAIKARRAN

Address: 16 Pershing Avenue

Poughkeepsie, N.Y. 12601

Phone: 917 416 7591

Email: INFO@DUTCHESSAUTOBODYCOLLISION.COM

CONSULTANT INFORMATION:

Name: STUDIO 90 DESIGN & PLANNING

Address: 4 FAIRWAY DRIVE

PAWLING, NEW YORK 12564

Phone: 845 239 1456

Email: studio90@msn.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: Joseph D. O'Brien, Deputy Zoning Administrator

Date of decision/determination/violation: July 18, 2025

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 16 Pershing 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>SEE ATTACHED AREA VARIANCES REQUESTED</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: 16 Pershing 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):

Zoning Board of Appeals Application, Variances requested.

Revised Site Plan, Landscape Plan, Pictures,

Existing Floor Plan, Exterior Elevations ,

Proposed Floor Plan

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

Print Name

16 Pershing Avenue
City Of Poughkeepsie, N.Y.

TAX ID: 6151-24-427963
Zoning District: MU5

Project: One Story Addition to Existing Building

AREA VARIANCES REQUESTED

1) Section 19-3.2(3)(a) States that the maximum allowable primary street setback shall be 15'.

The existing and proposed is 106'. Requested: 91' variance

2) Section 19-3.2(3)(a) States that the maximum allowable build to frontage shall be 60%.

Proposed 0%. Requested: 60% variance

3) Section 19-3.2(4)(c) States that the minimum allowable height of a building shall be either two stories or 29'.

Proposed one story. Requested: one story 24'.

4) Section 19-3.2(4)(f) States that the ground story of a building shall be 14' shall be either two stories or 29'.

Proposed one story 24'. Requested: 10'.

5) Section 19-3.2(4)(h) States that the minimum ground story transparency shall be 50%

Proposed 24%. Requested: 26%

6) Section 19-6.2(11)(c) States that 28 Parking Spaces are required.

Proposed 28 spaces. Requested: 3 spaces

7) Section 19-7.1(1)(a) and Section 19-7.1(3) states that a nonconforming use shall not be enlarged, altered, extended, reconstructed or restored, nor shall it be placed on a different portion of the lot, nor shall any external evidence of such use be increased by any means whatsoever: the addition and expansion/reconfiguration of the parking area and access/egress enlarges, extends and increases the external evidence of the nonconforming use.

An addition of 1,899 S.F. is requested. Less than 25% of Existing



May 11, 2026

Mr. Scott Parker, ZBA Chairman
City of Poughkeepsie Zoning Board
62 Civic Center Plaza, Second Floor
Poughkeepsie, NY 12601

RE: 16 Pershing Avenue
Poughkeepsie, NY 12601
TAX ID: 6161-24-427963
Zoning District: Mixed Use 5 (MU5) Former: Commercial C-2, C-3

Proposed One Story Addition to Existing Building
Area Variance Request Justification: (answers in bold)

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

The granting of the variance will not change the character of the neighborhood

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 variance necessary?

The variance is necessary because existing Building is not conforming, it was built in 2017.

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

Under the new 2024 Zoning Code, the area variances are not substantial. The existing building is a one Story, 24' in height Structure. The proposed addition is less than 25% of the existing building.

4. Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The variance(s) will not have an adverse effect on the physical and/or environmental conditions in the neighborhood or district because the proposed design matches the existing structure and fits within the neighboring properties. The off street parking area is and will be Landscaped screening Pershing Avenue. New flowering trees will be planted as well.

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

The need for area variances is not self-created. The existing building was built in 2017. before changes to City Zoning Code were made. The existing property use, Automobile Repair Shop, was granted an area variance by the Zoning Board of Appeals on March 12, 2024 for exterior Alteration and Addition to South East.

Respectfully Yours

Kenneth L. Kaefer R.A.

CITY OF POUGHKEEPSIE, NEW YORK	
DEPARTMENT HEAD APPROVALS	
Zoning Chair Person	Date:
Planning Board Site Plan Approval	Date:
Department Of Public Works and Engineering	Date:
Fire Chief:	Date:
Police Chief:	Date:
Building Inspector:	Date:

OWNER/APPLICANT CERTIFICATION.
THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS' CONTENTS HEREBY CONSENT TO ALL TERMS CONDITIONS AS STATED HEREON.. HE/SHE IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.

OWNER _____ Date: _____

- PROPERTY NOTES**
- THERE ARE NO WAIVERS REQUESTED.
 - THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
 - APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.
 - THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.
 - NO DAMAGE TO PERSHING AVENUE ENTRANCE AND SIDEWALK.
 - THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.
 - THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE. THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.
 - STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH 'CULTEC' STORMWATER MANAGEMENT SYSTEM.

DRAWINGS NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, OBSERVATION, AND INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

- NOTES:**
- ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROTECTED DURING EXCAVATION AND CONSTRUCTION.
 - PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

NOTE:
EVERGREENS TO BE:
3' HIGH MINIMUM.
3' WIDE MINIMUM.
3' MINIMUM FROM PROPERTY LINE



GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

OCCUPANCY H
CONSTRUCTION TYPE V

ZONING DATA

CITY OF POUGHKEEPSIE N.Y., OCTOBER 2024 ZONING AND USE REGULATIONS

PARCEL NUMBER: 6161-24-427963 YEAR BUILT: 2017

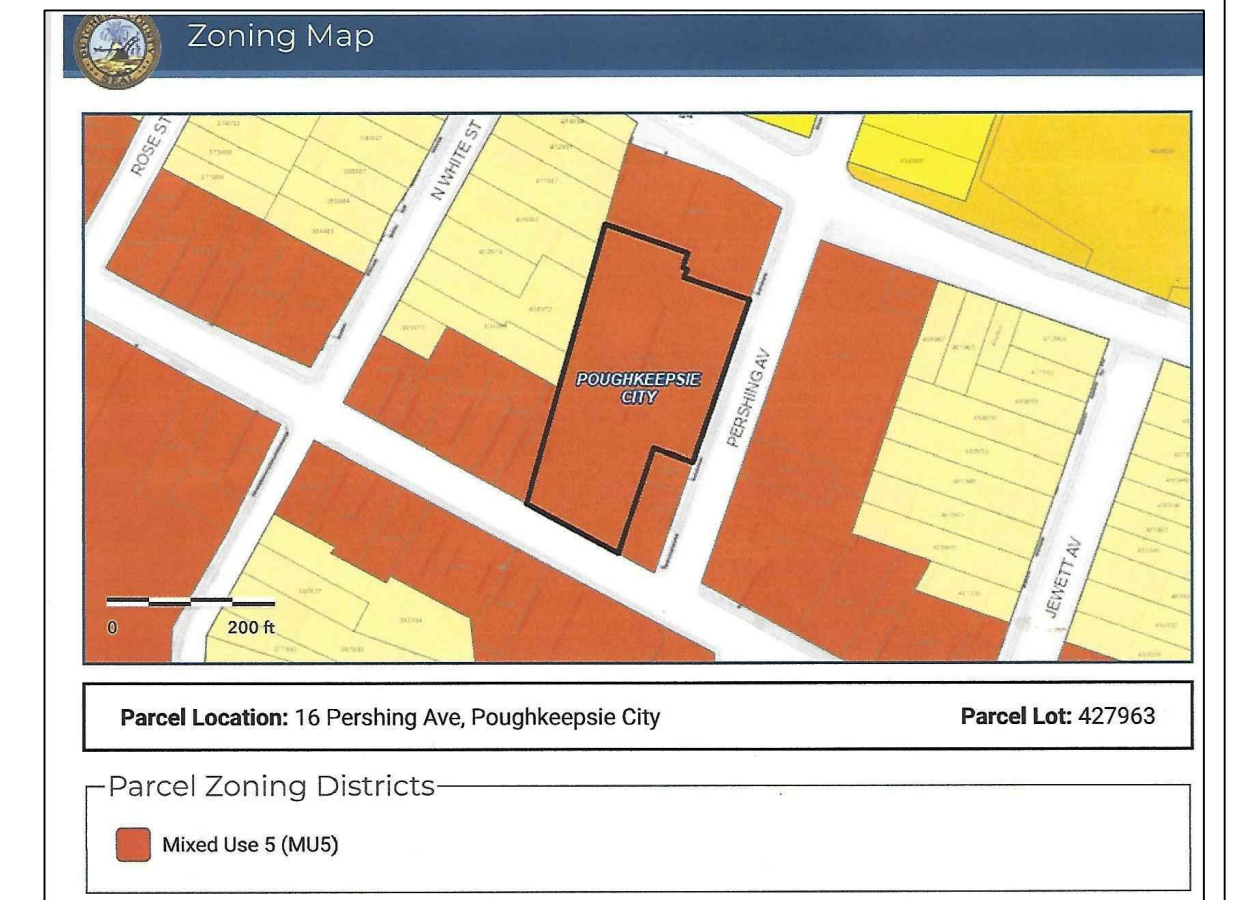
ZONING DISTRICT: MIXED USE5-(MU5) DISTRICT

USE: AUTO REPAIR SHOP

LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 1.30 Acres	± 1.30 Acres
LOT WIDTH	N/A	206.76'	206.76'
LOT COVERAGE	80%	± 49.8%	± 57%

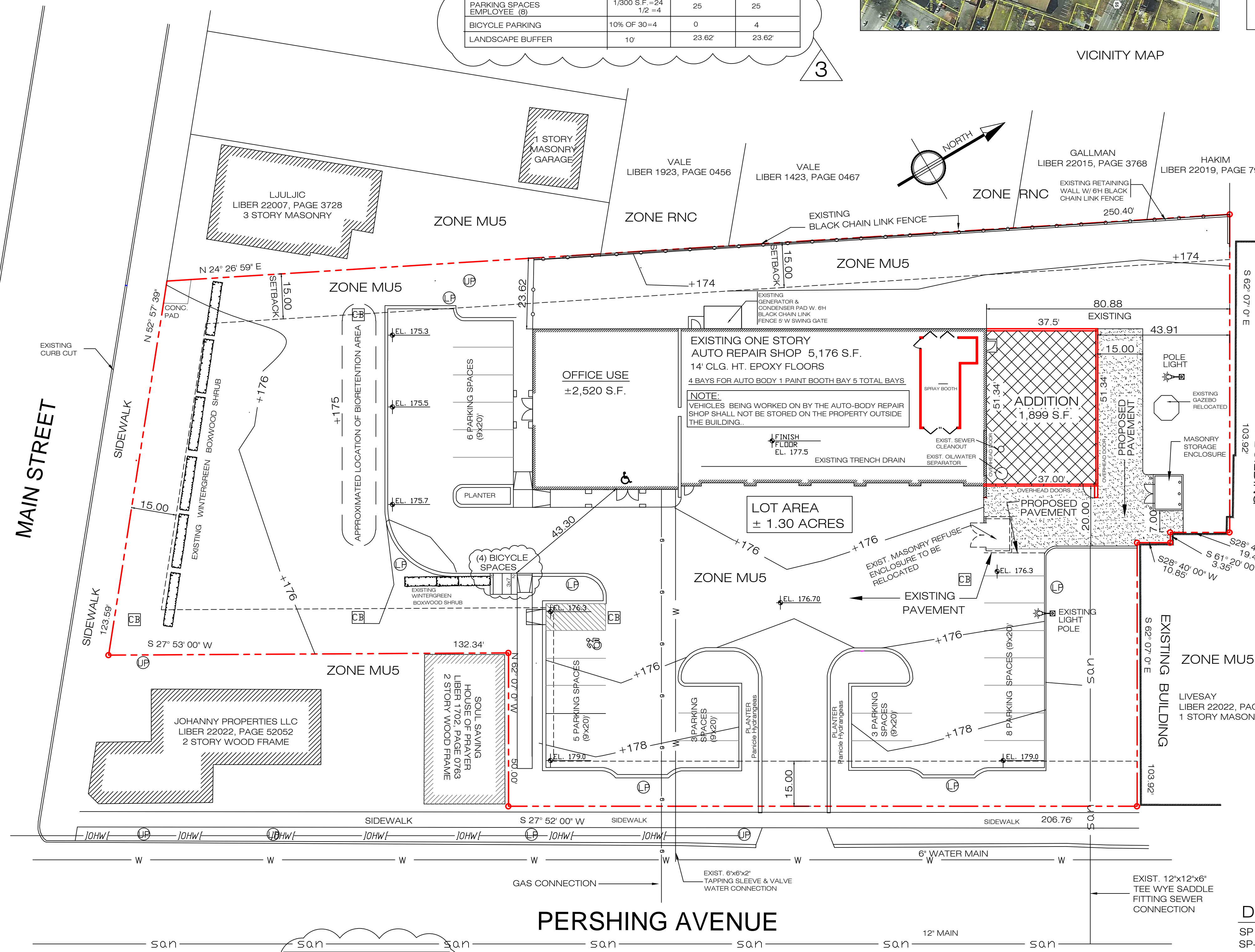
BUILDING PLACEMENT

	REQUIRED	EXISTING	PROPOSED
PRIMARY BUILDING PLACEMENT	0/15'	100.3'	100.3'
PRIMARY STREET SETBACK	0/15'	± 123'	± 123'
SECONDARY STREET SETBACK	0'	80.88'	43.91'
SIDE SETBACK (Min.)	0'	80.88'	43.91'
REAR SETBACK (Min.)	15'	23.62'	23.62'
HEIGHT (Max.)	3 STORY/42'	ONE STORY/19.67'	ONE STORY/19.67'
PARKING SPACES EMPLOYEE (E)	1/300 S.F.=24	25	25
BICYCLE PARKING	10% OF 30+4	0	4
LANDSCAPE BUFFER	10'	23.62'	23.62'



VICINITY MAP

16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6161-24-427963
ZONING DISTRICT: MIXED USE 5 (MU5)
YEAR BUILT: 2017
OWNER : AJ AUTOBODY LLC
PROJECT: PROPOSED ADDITION



- LEGEND**
- PROPERTY LINE
 - PROPOSED ADDITION
 - SETBACK LINE
 - AREA OF PROPOSED WORK
 - UTILITY POLE
 - CATCH BASIN
 - ROOF LEADER
 - LIGHT POLE
 - HYDRANT
 - GAS
 - WATER
 - SEWER
 - EXISTING TREES
 - EXISTING SHRUBS
 - PROPOSED TREE: Eastern Service Berry, Pink Magnolia, Bloomerang Lilac
 - POROUS PAVEMENT
 - ASPHALT PAVEMENT
 - PROPOSED LIGHT POLE

NO.	REVISION	DATE:
NO. 4	A-1 WEST OMITTED OPENING A-2 REVISED NORTH SOUTH LABELS 3-2-2025	
NO. 3	REVISED ADDITION (REDUCED) 3-2-2025	
NO. 2	ZONING REVIEW COMMENTS 8-18-2025	
NO. 1	ZONING REVIEW COMMENTS 4-9-2025	

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL: 845-239-1456
Email: studio90@stn.com

KENNETH L. KAFFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E. CONSULTING ENGINEER

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BUILDING SQUARE FOOTAGE

EXISTING:	
OFFICE SPACE:	2,520 S.F.
REPAIR SHOP:	5,176 S.F.
TOTAL:	7,700 S.F.
25% 7700x.25=1,925 S.F.	
ALLOWED:	9,625 S.F.
PROPOSED: 51.34x37=1,899 S.F.	
7,700+1,899= 9,599 S.F.	
TOTAL:	9,599 S.F. < 25%

PERSHING AVENUE

PLOT PLAN
SCALE: 1"=20'

NOT A SURVEY.
SITE INFORMATION
TAKEN FROM SURVEY BY
STEVEN J. GREEN, PLS
DATED NOVEMBER 6, 2023

- DRAWING LIST**
- SP PLOT PLAN
 - SP-1 LANDSCAPING PLAN
 - A-1 EXISTING FLOOR PLAN
 - A-2 EXTERIOR ELEVATIONS
 - A-3 PROPOSED FLOOR PLAN

PROGRESS PRINT

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

PROJECT: PROPOSED ONE STORY ADDITION PLOT PLAN.

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N. Y. 12601

DATE:	7-19-2025
JOB NO.:	25-14
SCALE:	1"=20'
DWG. NO.:	SP

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROTECTED DURING EXCAVATION AND CONSTRUCTION.
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NOTE:

EVERGREENS TO BE 3' HIGH MINIMUM. 3' WIDE MINIMUM. 3' MINIMUM FROM PROPERTY LINE



Pink Magnolia, Lily Tree
Magnolia Soulangeana

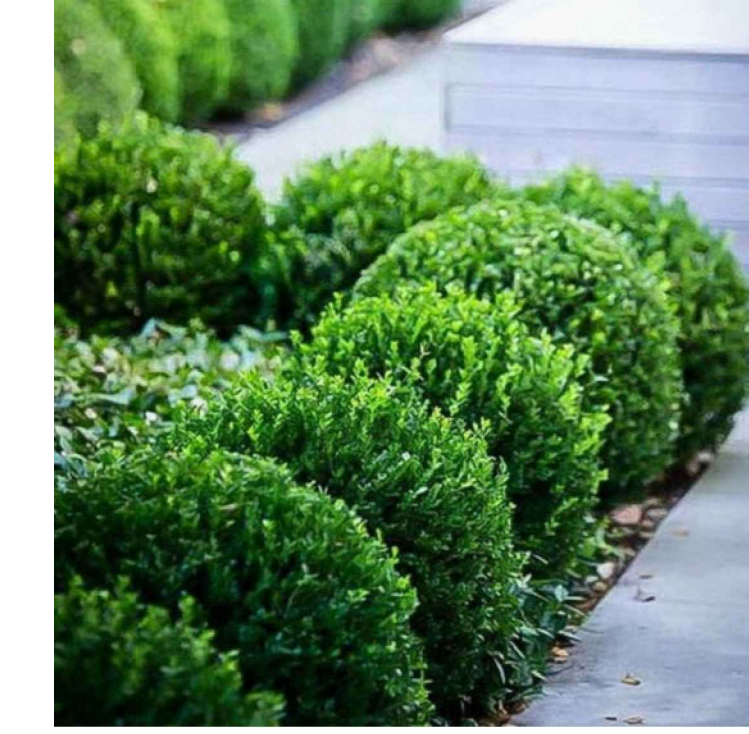


BLOOMERANG LILAC
Syringa Vulgaris Lilac Tree



Amelanchier Canadensis
Eastern Serviceberry

WINTERGREEN BOXWOOD SHRUB



BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE



Eastern Service Berry
 Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

TREE LEGEND

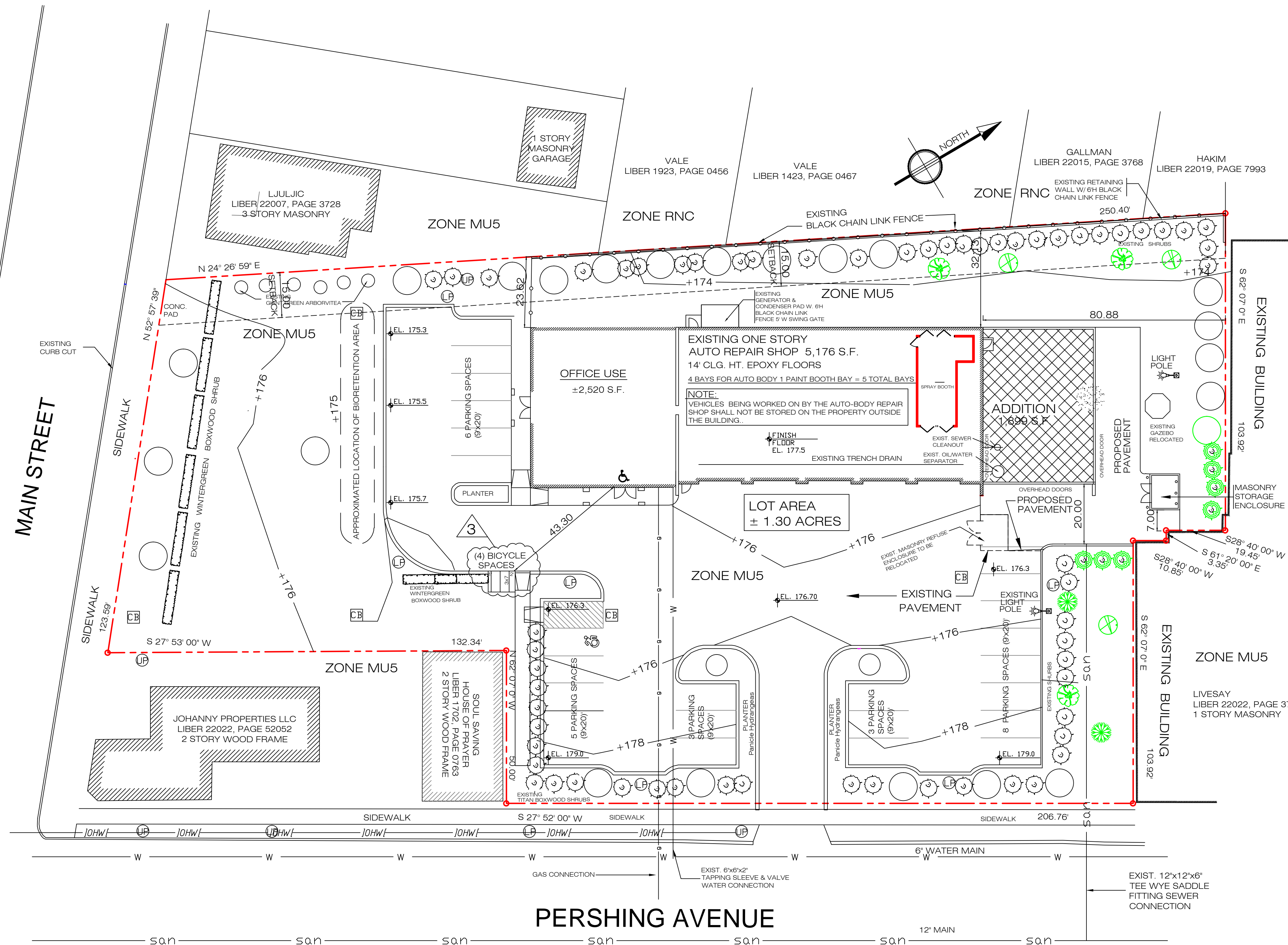
PROPOSED TREES		
NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	3
Bloomerang Lilac	4" Dia	3
Pink Magnolia	6" Dia	2

GENERAL LANDSCAPING

1. ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
2. AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
3. OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
4. MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
5. RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
6. THERE IS TO BE NO SOD.
7. TRASH TO BE ENCLOSED AT REAR.
8. APPLY ROCK OVER 6 MIL PLOY WHERE WATER IS CHANNLED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNLED.

LEGEND

- PROPERTY LINE
- PROPOSED ADDITION
- SETBACK LINE
- AREA OF PROPOSED WORK
- UTILITY POLE
- CATCH BASIN
- ROOF LEADER
- LIGHT POLE
- HYDRANT
- GAS
- WATER
- SEWER
- EXISTING TREES
- EXISTING SHRUBS
- PROPOSED TREE
- Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE



DRAWINGS NOTE:

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LANDSCAPING PLAN
SCALE: 1"=20'

PROGRESS PRINT

NOTE: ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NO.	REVISION	DATE
NO. 4	REVISED NORTH, SOUTH LABELS 3-2-2025	
NO. 3	REVISED ADDITION (REDUCED) 3-2-2025	
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STUDIO 90 DESIGN & PLANNING
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KENNETH L. KAFFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER



PROJECT: PROPOSED ONE STORY ADDITION LANDSCAPING PLAN

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 7-19-2025
JOB NO.: 25-14
SCALE: 1"=20'
DWG. NO.: SP-1

GENERAL NOTES

Contractor shall visit the site and verify all existing conditions and dimensions before construction is to begin. Do not scale drawings, use written dimensions.
 Contractor shall provide all labor, materials, and equipment required to complete all work, as shown on drawings necessary for a complete job. All material and workmanship shall be of good quality.
 Contractor shall obtain all necessary permits, licenses, and inspections necessary to complete the work. Contractor shall obtain Certificate of Occupancy.

GENERAL CODE INFORMATION

APPLICABLE CODES:
 CITY OF Poughkeepsie Code
 UNIFORM BUILDING AND FIRE CODE
 2020 NEW YORK STATE BUILDING AND FIRE CODE
 2020 INTERNATIONAL BUILDING CODE
 2020 INTERNATIONAL MECHANICAL
 2020 INTERNATIONAL FIRE CODE
 2020 NATIONAL ELECTRICAL CODE
 2020 NEW YORK STATE FUEL AND GAS CODE
 NFPA 33
 OSHA 126
 2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

Engineer/Designer have not been retained by owner to provide periodic job inspections and administration. It is the owner's and contractor's responsibility to ensure that the work is properly done.

Contractor shall notify the Engineer/Designer before demolition if any discrepancies exist which could alter the work.

Materials shall be installed according to the manufacturer's specifications. All work shall comply with applicable sections of the state and local codes and the generally accepted standards as listed in the state building code. New stucco finish and brick work shall match existing.

Foundation Excavate all earth, boulders, loose and soft rock to the lines and depth indicated on the drawings. All footings to bear on solid, undisturbed earth. Excavate for all utilities as required.

Foundation wall shall be dampproof with 2 coats of asphalt waterproofing over 1/2" cement parge (block wall) or cement wash (poured wall). Provide 4" perforated pipe footing drain laid in 12" stone with layer of salt hay over. Drain to outflow above ground or drywell as per Village Code.

Footings shall bear on solid undisturbed earth. Design of footings is based on 3500 psi soil. If soil bearing conditions are questionable, contractor shall consult engineer for footing design. Sloped footings shall be 1:2 max. slope. All footings bearing from rock to soil shall be reinforced with four(4)#4 re-bars. Dowel and pin all footings bearing on rock with slope greater than 7:12. All footings shall be 3/6" minimum below finish grade.

Finish grading shall be established to provide surface drainage in all directions away from building and excavated areas.

STRUCTURAL STEEL

pipe columns shall be of standard weight pipe unless noted otherwise.
 A-36 Steel Design/compact sections ex. wide flange beams):
 Bending F_b = 24,000 psi
 Shear E_v = 14,500 psi
 Mod. Of Elasticity E = 29,000,000 psi

All steel plates shall conform to ASTM specifications A-36 for structural steel. All bolt holes to be properly drilled. Torched holes are not acceptable. See details.

The design, installation, workmanship, technique and inspection for welding and bolting shall be in accordance with AISC Load and Resistance Factor Design Specification for Structural Steel Buildings.

CONCRETE & MASONRY

CONCRETE shall be 1:2:3 mix with just enough water to make it workable. All concrete work shall conform to ACI 318 design and specifications as required by code. Concrete shall be a minimum of 3500 psi in strength. All Reinforcing bars for concrete work shall conform to A.S.T.M. A615 Grade 60.

CONCRETE FLOORS shall have a smooth, dense steel trowel finish, suitable to receive composition flooring. Provide 6-mil polyethylene vapor barrier under all concrete slabs. Garage slab shall be reinforced with 6x6 10/10 welded wire mesh. Concrete shall be 4000 psi in strength. Pitch garage floor for drainage.

POURED CONCRETE FOUNDATIONS shall comply with the latest edition of American Concrete Institute Specification and shall be plumb, straight, level, and true. Forms to be properly constructed to hold concrete. Provide two (2) #5 re-bars located at top and bottom of wall.

MASONRY: Concrete block shall be load bearing, laid level, plumb, and straight. Provide galvanized ties at 16" o.c horizontal and vertical. All to be well tooled.

LUMBER All framing lumber to be stress graded Douglas Fir No.2 or better (865 psi).

FRAMING Framing shall be erected plumb, level and true, securely nailed. Joist, studs, and rafters shall be doubled over all openings. All flush headers shall be connected with galvanized metal joist hangers. All flush beam connections shall have heavy duty joist hangers. Double frame under all partitions parallel to framing. Sizes of joist and sheathing are shown on the plans. Provide solid blocking under all posts. Sill plates shall all be pressure treated with metal shield and sill sealer.

GLULAM BEAM: Shall be No. 1 Douglas Fir (minimum Fb=2200psi)

LAMINATED VENEER BEAM: Shall be GP-Lam by Georgia Pacific or equal minimum fb. 2850 install as per manufacturer's specifications.

WINDOWS Shall be 'ANDERSEN' Perma-shield TEMPERED or equal. Size and type shown on plans.

ALL FASTENERS USED WITH PRESSURE TREATED WOOD SHALL BE ACQ COMPATIBLE.
ELECTRIC WORK SHALL BE DONE A LICENSED ELECTRICIAN.

DEMOLITION NOTES:

CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND OR PERFORM ALL DEMOLITION WORK IN A PROFESSIONAL MANNER IN ACCORDANCE WITH REGULATIONS OF THE BUILDING CONSTRUCTION CODE OF NEW YORK STATE, N.F.P.A. DEMOLITION OPERATIONS CODE, "GOOD GENERAL PRACTICES" MANUAL.
 ALL DEMOLITION WORK SHALL BE DONE IN CONFORMANCE WITH CITY OF Poughkeepsie REGULATIONS.
 CONTRACTOR SHALL OBTAIN ALL PERMITS, AND UTILITY CUT-OFF, BEFORE TO BEGIN ANY WORK.
 CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL LEAD PAINT, ASBESTOS AND ANY OTHER MATERIAL IN A SAFE, LAWFUL WORKMAN MANNER. ALL REMOVAL WORK SHALL CONFORM TO LOCAL, STATE AND FEDERAL LAWS.
 NO FIRE SHALL BE ALLOWED ON SITE.

2020 UNIFORM BUILDING CODE

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

DESIGN DATA ZONE 5									
VALUES REQUIRED BY CODE									
FENESTRATION	SKYLIGHT	SHGC	CEILING	WOOD WALL	MASS WALL	FLOOR	BASMT. WALL	SLAB R-VALUE DEPTH	CRAWL SPACE WALL R-VALUE
U-Factor	U-Factor		R-VALUE	R-VALUE	R-VALUE	R-VALUE	R-VALUE		
0.30	0.55	NR	49	20 OR 13+5	13/17	30	15/19	10/2'	15/19
VALUES PROVIDED									
	NA	NR	NA	21	21	NA	NA	NA	NA

- A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- C. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "15/19" MEANS R-15 ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH "15/19" SHALL BE R-13 CAVITY INSULATION OF THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME.
- D. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
- E. ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.
- F. THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
- G. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

NOTE:

INSTALL EXPANDING FOAM SEALANT AT ALL GAPS OF RIGID INSULATION. CONTINUOUS BEAD OF SEALANT AT CEILINGS AND FLOOR GAPS.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA ZONE 5

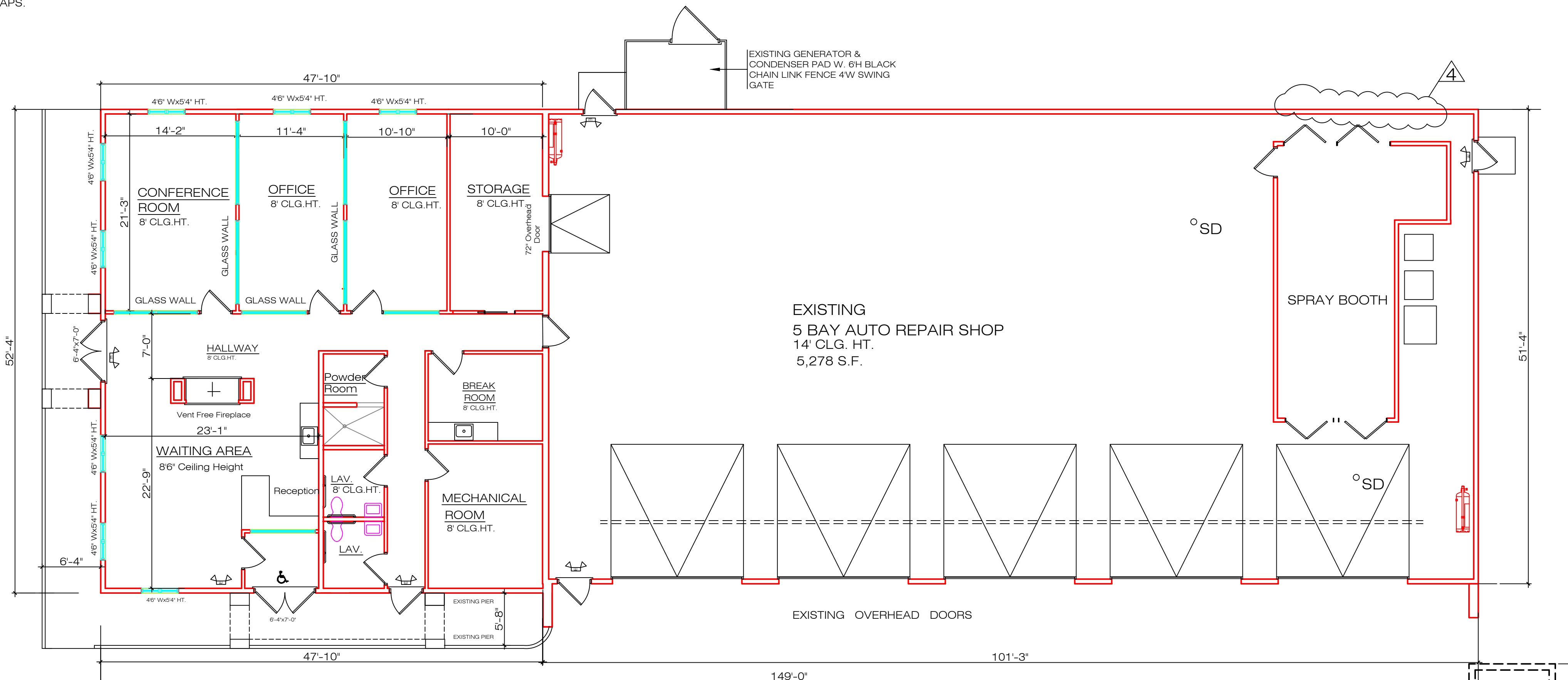
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS ZONE
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
40	90-110 MPH	B	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	72	YES	FIRM

NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

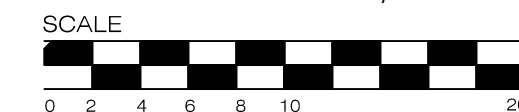
LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SMOKE DETECTOR
- EMERGENCY EXIT
- FIRE EXTINGUISHER



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



SQUARE FOOTAGE

OFFICE SPACE: 2,520 S.F.
 REPAIR SHOP: 5,178 S.F.
 TOTAL: 7,698 S.F.

EXISTING 9'-4"x12'-0" STORAGE TO BE RELOCATED

PROGRESS PRINT

NOTE:
 ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NO. 4	A-1 WEST ELEVATION OMITTED OPENING A-2 REVISED NORTH, SOUTH LABELS 3-2-2025
NO. 3	REVISION ADDITION 3-9-2025
NO. 2	REVISION OF EXISTING CONDITIONS 5-9-2025
NO. 1	OCTOBER 2024 ZONING CODE REVISION 1-2-2025
REVISION	DATE:

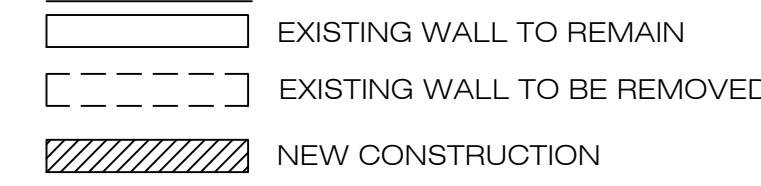
STUDIO 90 DESIGN & PLANNING
 90 BOULEVARD NORTH SALEM, NEW YORK 10560
 TEL: 845.239.1456
 Email: studio90@gmail.com
 KENNETH L. KAEFER, R.A.
 ALFREDO DI PIETRO, DESIGNER
 PETER MARCHETTI, P.E., CONSULTING ENGINEER



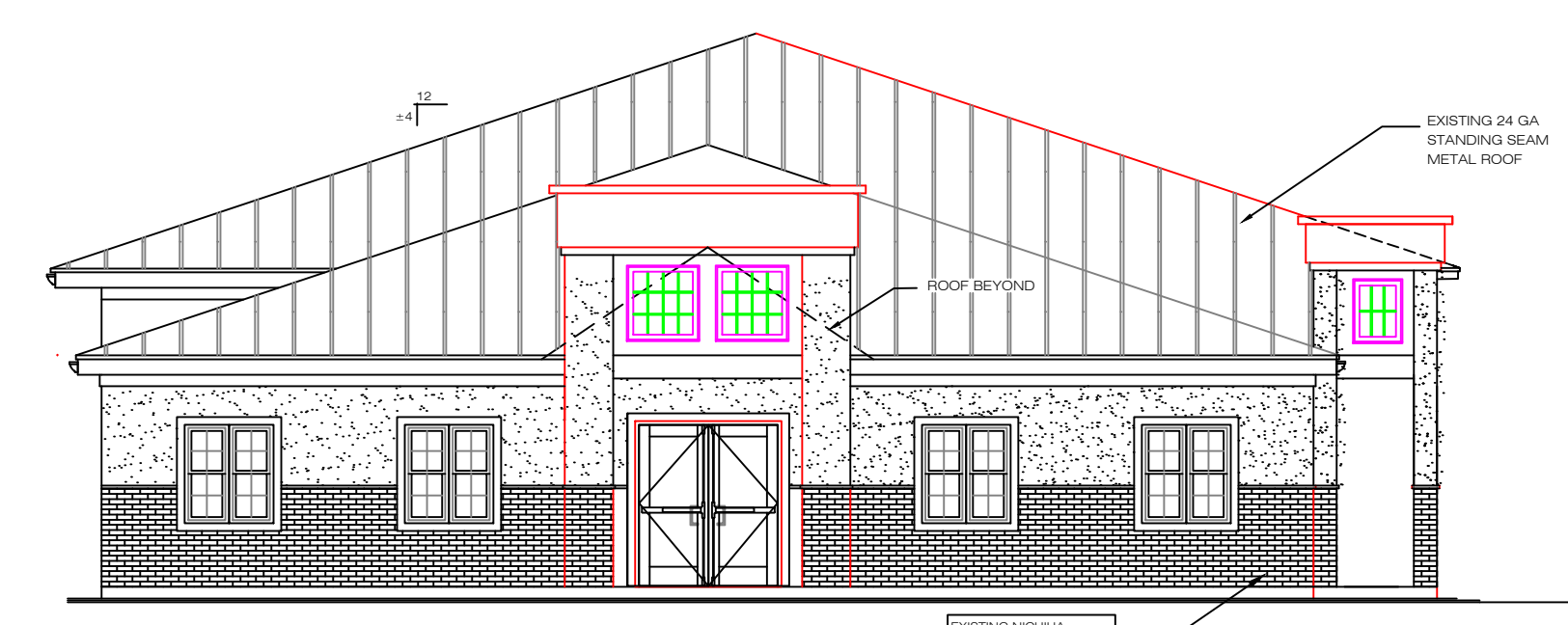
PROJECT: PROPOSED ONE STORY ADDITION
 EXTERIOR ELEVATIONS
AJ AUTOBODY LLC
 16 PERSHING AVENUE
 Poughkeepsie, N.Y. 12601

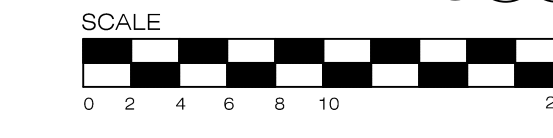
DATE: 7-19-2025
JOB NO. 25-14
SCALE: 1/8" = 1'-0"
DWG. NO.: A 1

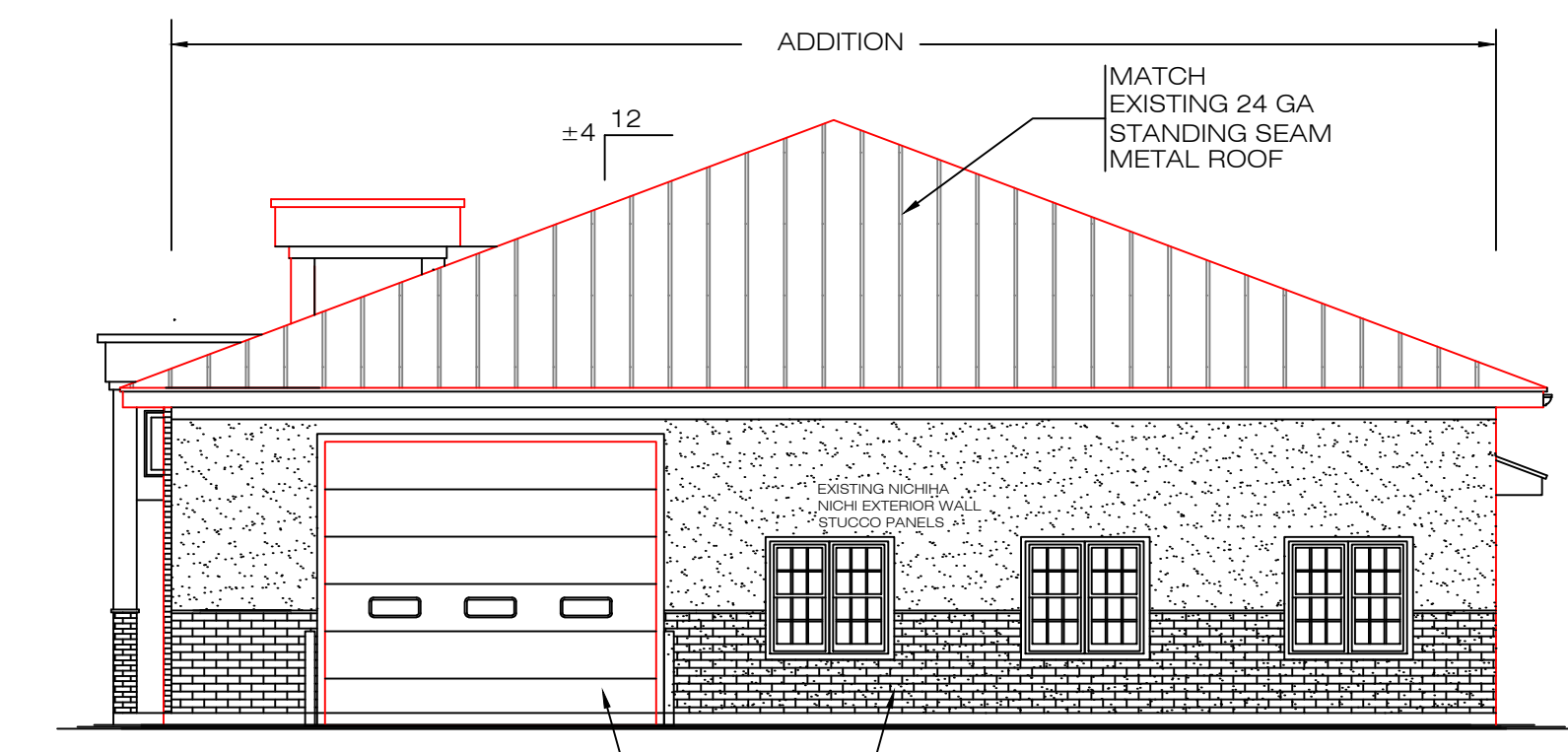
NOTE:
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LEGEND

 ——— EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL TO BE REMOVED
 ▨ NEW CONSTRUCTION

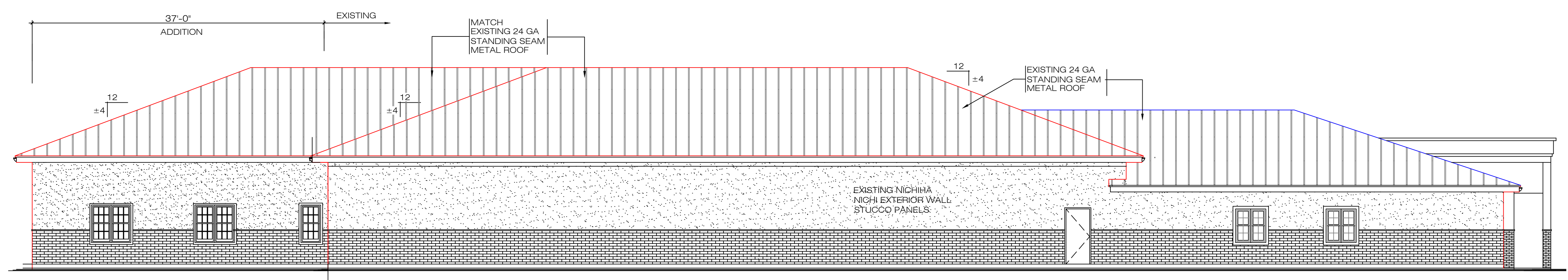
NOTE:
 EXTERIOR FINISHES BRICK, STUCCO. TRIM WORK TO MATCH EXISTING IN STYLE AND COLOR

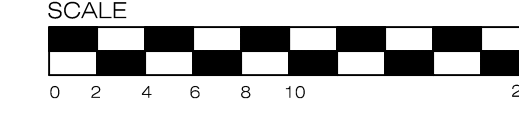


EXISTING SOUTH ELEVATION (RIGHT)
 SCALE: 1/8" = 1'-0"


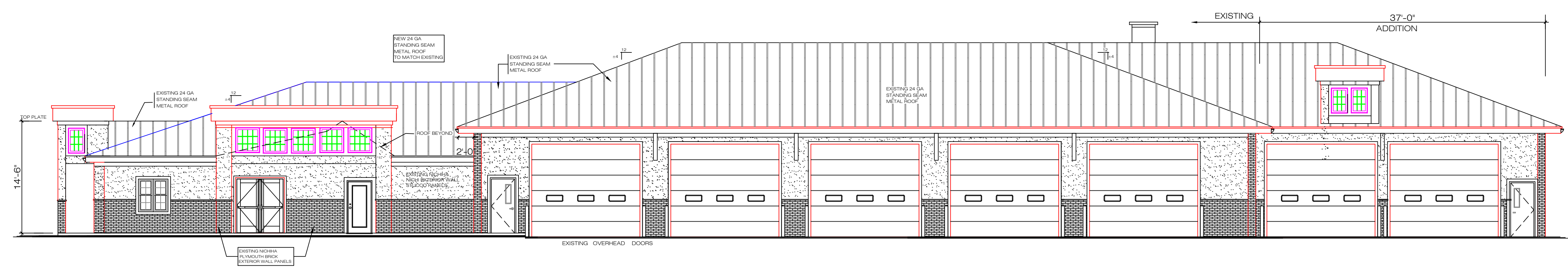


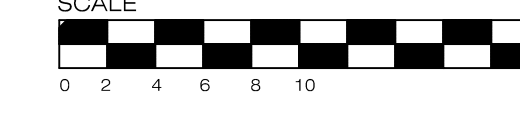
NORTH ELEVATION (RIGHT)
 SCALE: 1/8" = 1'-0"




WEST ELEVATION (REAR)
 SCALE: 1/8" = 1'-0"


NOTE:
 EXTERIOR FINISHES BRICK, STUCCO. TRIM WORK TO MATCH EXISTING IN STYLE AND COLOR



EAST ELEVATION (FRONT)
 SCALE: 1/8" = 1'-0"


NO. 4	A-1 WEST OMITTED OPENING A-2 REVISED NORTH, SOUTH LABELS 3-2-2025
NO. 3	REVISION ADDITION 3-9-2025
NO. 2	REVISION OF EXISTING CONDITIONS 5-9-2025
NO. 1	OCTOBER 2024 ZONING CODE REVISION 1-2-2025
REVISION	DATE

STUDIO 90 DESIGN & PLANNING
 PO BOX 651 NORTH SALEM, NEW YORK 10560
 TEL: 845 239 1456
 Email: studio90@msn.com
 KENNETH L. KAEPER, R.A.
 ALFREDO DI PIETRO, DESIGNER
 PETER MARCHETTI, P. E., CONSULTING ENGINEER



PROJECT PROPOSED
 ONE STORY ADDITION
 EXTERIOR ELEVATIONS
 AJ AUTOBODY LLC
 16 PERSHING AVENUE
 POUGHKEEPSIE, N.Y. 12601

DATE:	7-19-2025
JOB NO.:	25-14
SCALE:	1/8"=1'-0"
DWG. NO.:	A-2

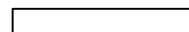
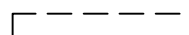




PROGRESS PRINT

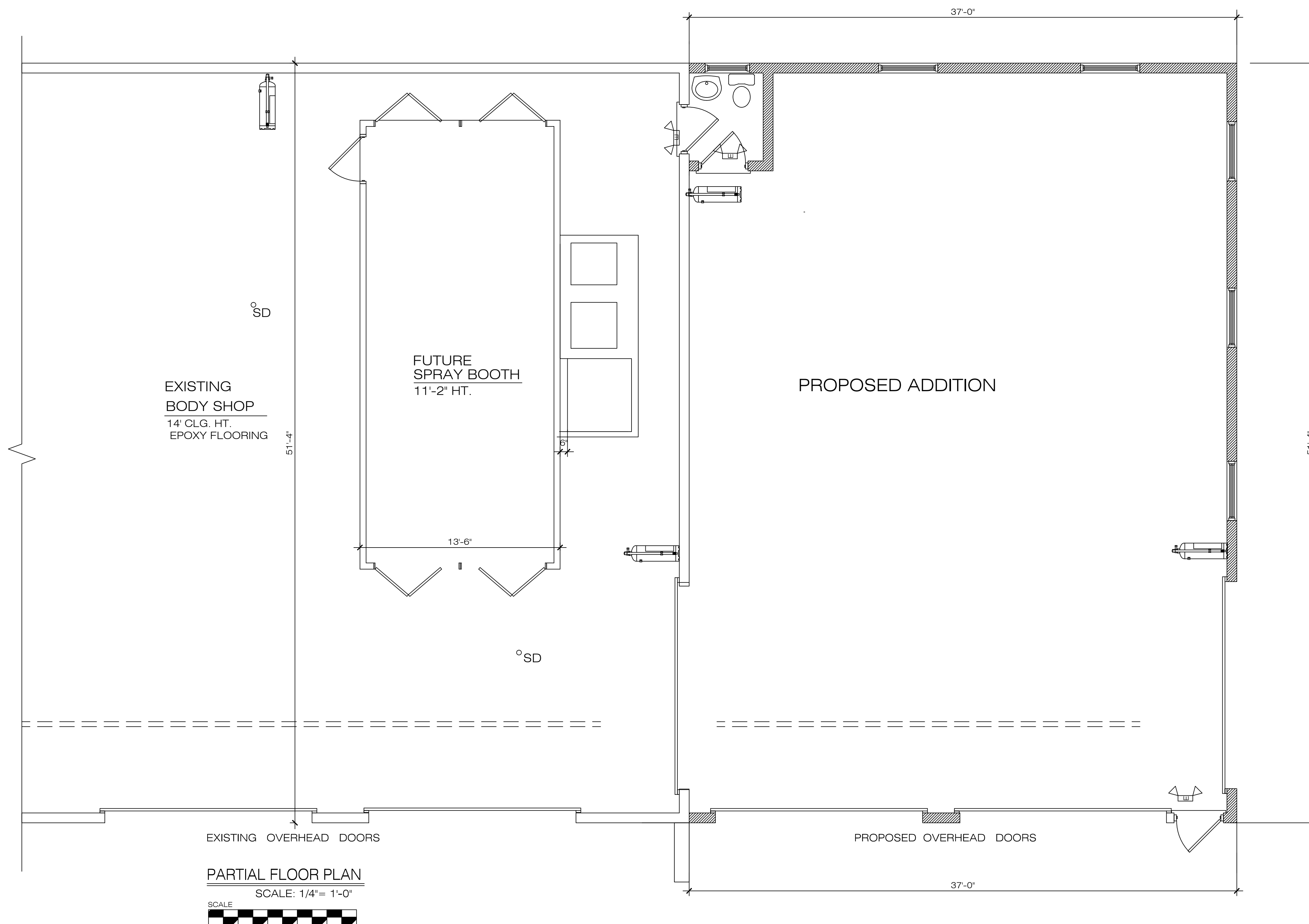
NOTE:
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NOTE:

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LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW CONSTRUCTION
-  SMOKE DETECTOR
-  EMERGENCY EXIT
-  FIRE EXTINGUISHER



PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION	DATE
NO. 4	A-1 WEST ELEVATION OMITTED OPENING A-2 REVISED NORTH, SOUTH LABELS. 3-2-2026
NO. 3	REVISION ADDITION 3-9-2026
NO. 2	REVISION OF EXISTING CONDITIONS 5-9-2025
NO. 1	8-20-2024 ZONING BOARD REVIEW COMMENTS

STUDIO 90 DESIGN & PLANNING
70 BOX 63, NORTH SALEM, NEW YORK 10560
TEL: 845 239 1456
Email: studio90@stn.com

KENNETH L. KAFFER, P.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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PROJECT: PROPOSED ONE STORY ADDITION
PROPOSED PLAN
DEVANAND JAIKARRAN
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

PROGRESS PRINT

NOTE:
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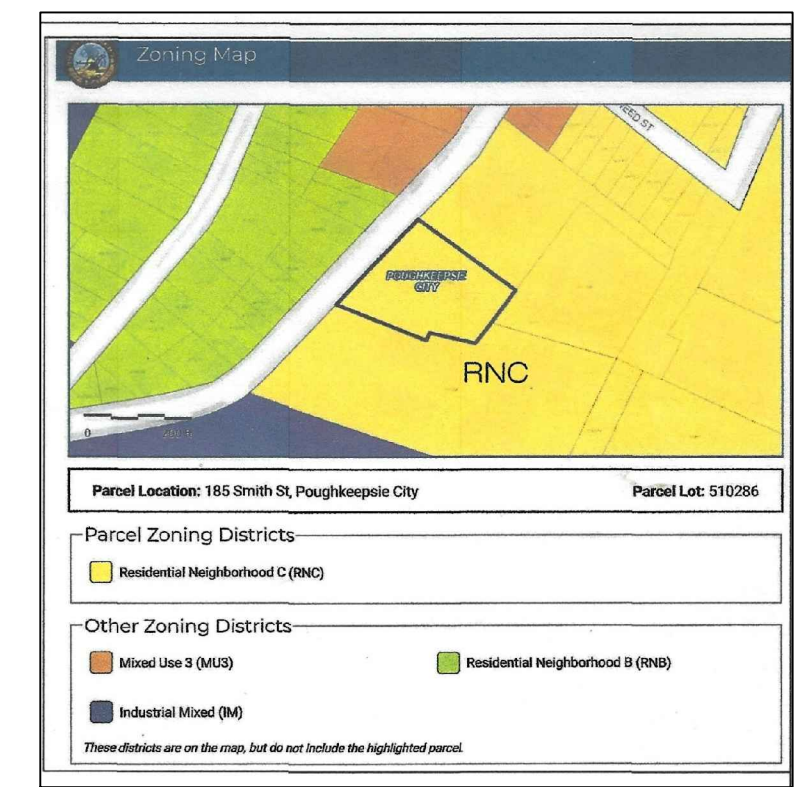
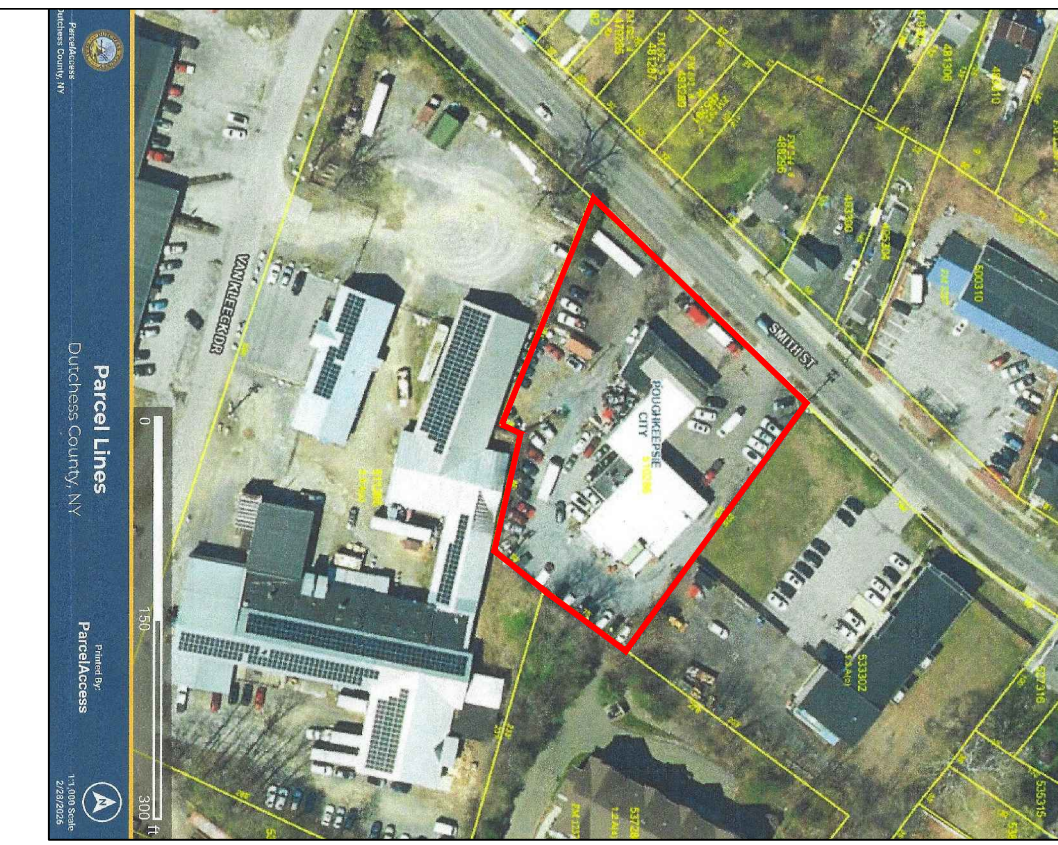
DATE: 7-24-2025
JOB NO. 25-14
SCALE: 1/4" = 1'-0"
DWG. NO.: A-3

ZONING DATA

CITY OF POUGHKEEPSIE N.Y. OCTOBER 2024 ZONING AND USE REGULATIONS			
PARCEL NUMBER: 6162-65-510286		YEAR BUILT: 1960	
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD C 5 (RNC) (FORMER R&D)			
USE: AUTO REPAIR SHOP			
LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 0.97 Acres	± 0.97 Acres
LOT WIDTH	25'	± 170'	± 170'
LOT COVERAGE	70%	± 53.3%	± 55%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT			
PRIMARY STREET SETBACK	20'	34.20'	34.20'
SECONDARY STREET SETBACK	10'	N/A	N/A
SIDE SETBACK (Min.)	5'	19.7'	19.7'
REAR SETBACK (Min.)	15'	57.60'	46.65'
HEIGHT (Max.)	2.5/35'	ONE STORY/±16'	ONE STORY/±22'
PARKING SPACES EMPLOYEE (E)	1/300 S.F.=25 1/2=4	25	32
BICYCLE PARKING	10% OF 32=4	0	4
ENTRANCE	FRONT	FRONT	SIDE
USABLE SPACE	10% ± 1,750 S.F.		± 3,310 S.F.

PROPERTY NOTES

1. THERE ARE NO WAIVERS REQUESTED.
2. THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.
4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.
5. NO DAMAGE TO PERSHING AVENUE ENTRANCE AND SIDEWALK.
6. THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.
7. THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE. THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.
8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH 'CULTEC' STORMWATER MANAGEMENT SYSTEM.



185 SMITH STREET
 POUGHKEEPSIE, N.Y. 12601
 PARCEL TAX ID.: 6162-65-510286
 ZONING DISTRICT: Residential Neighborhood C 5
 YEAR BUILT: 1960
 OWNER : RICKY AUTO BODY INC.
 LOT AREA: ± 0.97 ACRES
 PROJECT: PROPOSED ONE STORY ADDITION
 INTERIOR ALTERATIONS & RENOVATIONS

CITY OF POUGHKEEPSIE, NEW YORK	
DEPARTMENT HEAD APPROVALS	
Zoning Chair Person	Date:
Planning Board Site Plan Approval	Date:
Department Of Public Works and Engineering	Date:
Fire Chief:	Date:
Police Chief:	Date:
Building Inspector:	Date:
OWNER/APPLICANT CERTIFICATION.	
THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS HEREBY CONSENT TO ALL TERMS CONDITIONS AS STATED HEREON.. HE/SHE IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.	
OWNER	Date:

CITY PLANNING BOARD

CITY OF POUGHKEEPSIE, NEW YORK
 SITE PLAN APPROVAL

FILE NO.: _____

PROJECT NAME: _____

PROJECT LOCATION: _____

APPLICANT: _____

OFFICIALLY APPROVED AT PLANNING BOARD MEETING HELD THE _____ DAY OF _____ 2026

PLANNING CHAIR: _____

DESIGNEE: _____

DATE SIGNED: _____

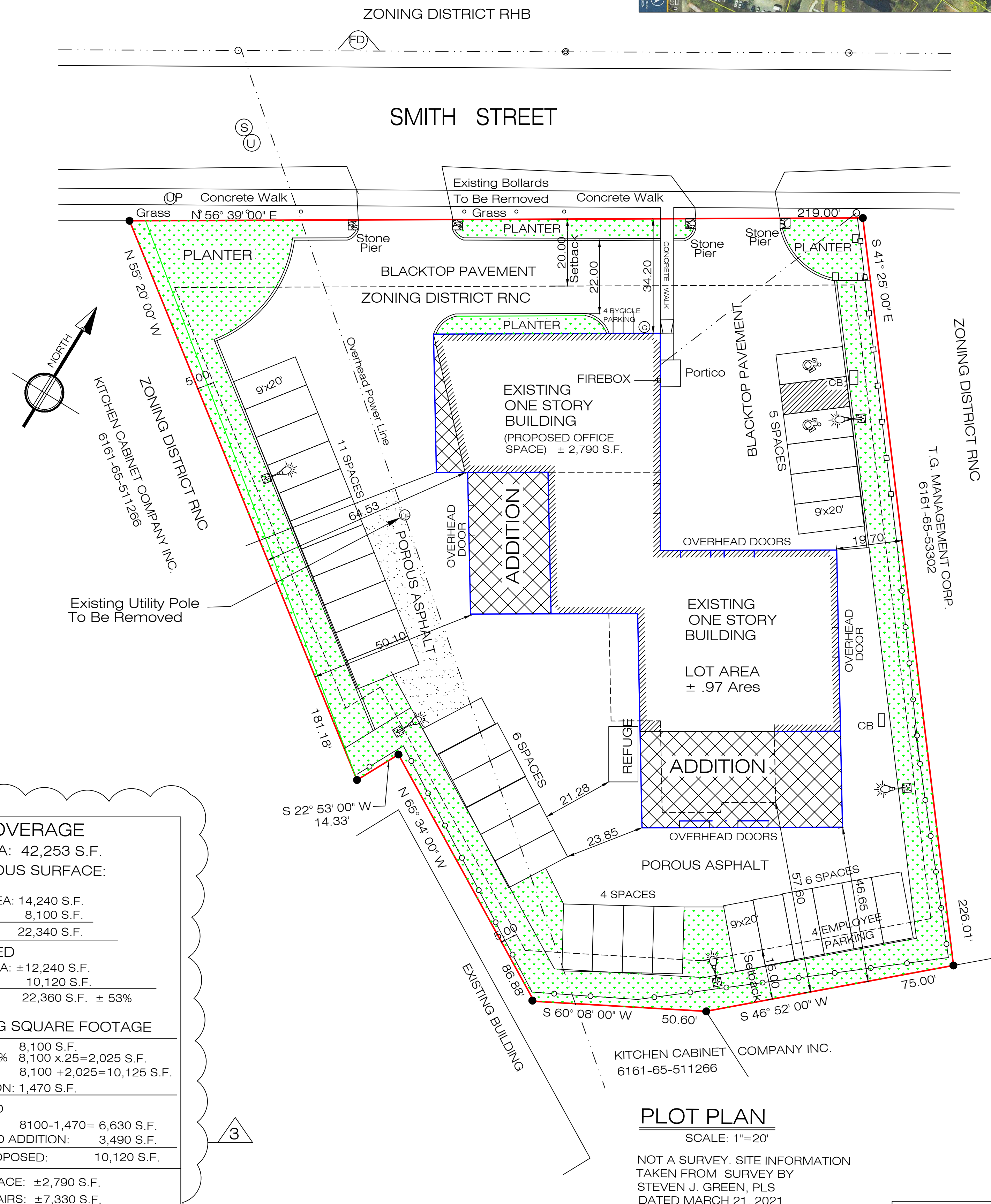
CONDITIONS: _____

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROTECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

LOT COVERAGE

LOT AREA:	42,253 S.F.
IMPERVIOUS SURFACE:	
EXISTING PAVED AREA:	14,240 S.F.
BUILDING:	8,100 S.F.
TOTAL:	22,340 S.F.
PROPOSED PAVED AREA:	±12,240 S.F.
BUILDING:	10,120 S.F.
TOTAL:	22,360 S.F. ± 53%
BUILDING SQUARE FOOTAGE	
EXISTING:	8,100 S.F.
25% 8,100 x .25=	2,025 S.F.
ALLOWED:	8,100 + 2,025=10,125 S.F.
DEMOLITION:	1,470 S.F.
PROPOSED EXISTING:	8100-1,470= 6,630 S.F.
PROPOSED ADDITION:	3,490 S.F.
TOTAL PROPOSED:	10,120 S.F.
OFFICE SPACE:	±2,790 S.F.
AUTO REPAIRS:	±7,330 S.F.



PLOT PLAN

SCALE: 1"=20'
 NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED MARCH 21, 2021

LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING BUILDING
	PROPOSED ADDITION
	UTILITY POLE
	CATCH BASIN
	ROOF LEADER
	LIGHT POLE
	FYRE HYDRANT
	GAS
	WATER
	SEWER
	POROUS PAVEMENT
	PROPOSED LIGHT POLE
	WOOD FENCE
	CHAIN LINK FENCE

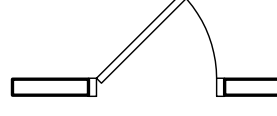
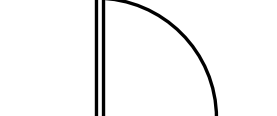
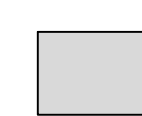
STUDIO 90 DESIGN & PLANNING
 4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
 TEL: 845-239-1456
 Email: studio90@msn.com
 KENNETH L. KAFFER, R.A.
 ALFREDO DI PIETRO, DESIGNER
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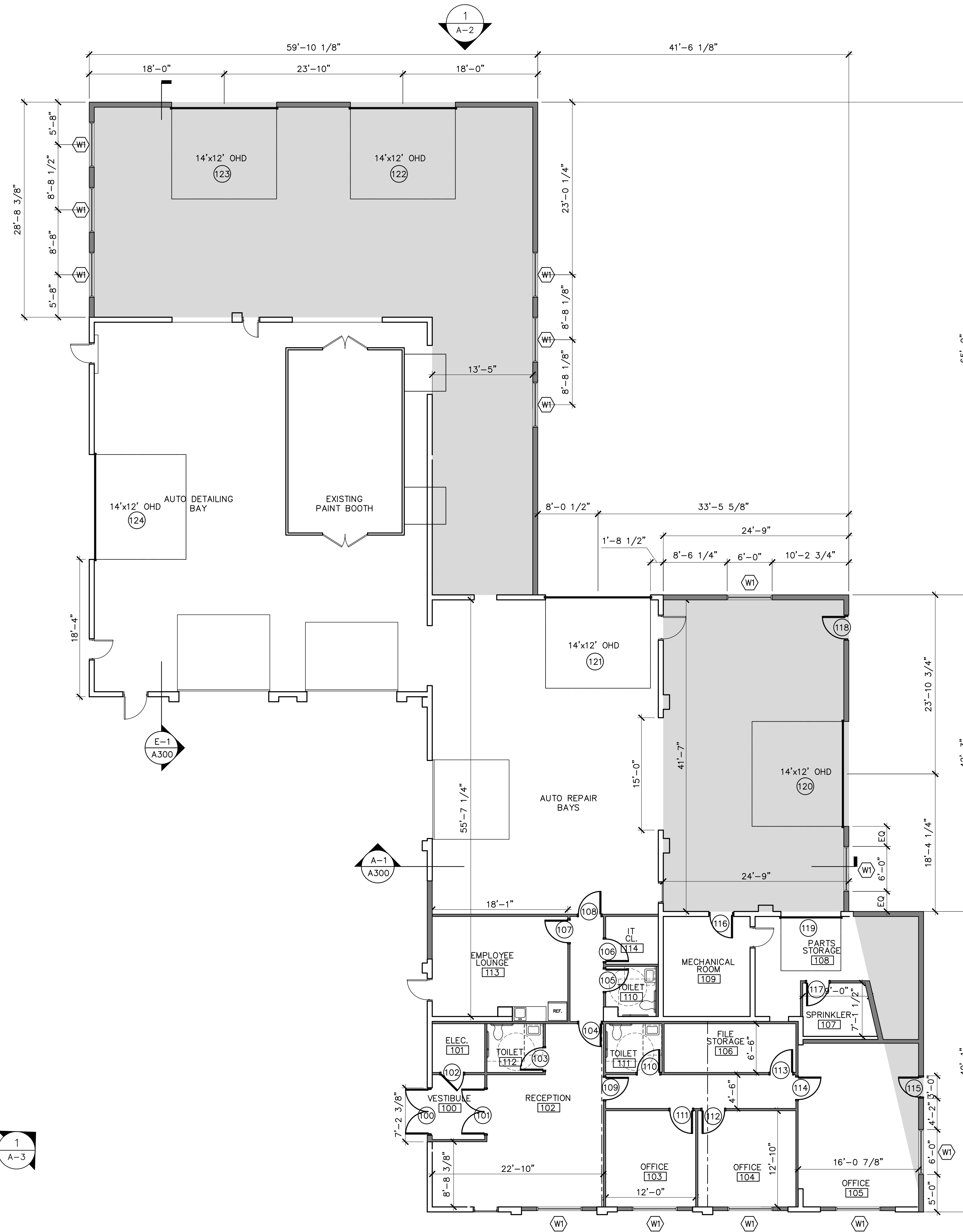
STATE OF NEW YORK
 OFFICE OF THE CLERK OF THE SUPREME COURT
 COUNTY OF POUGHKEEPSIE

PROJECT: PROPOSED INTERIOR ALTERATIONS
 PROPOSED ONE STORY ADDITION
 SITE PLAN
 VINCE'S AUTO BODY WORKS
 185 SMITH STREET
 POUGHKEEPSIE, N.Y. 12601

DATE: 5-8-2025
 JOB NO. 25-18
 SCALE: 1"=20'
 DWG. NO.: SP



- LEGEND:**
-  EXISTING WALL / DOOR TO REMAIN
 -  NEW CONSTRUCTION
 -  AREA OF ADDITION (3,489 SF)



A-1 PROPOSED PLAN

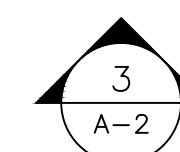
185 SMITH ST | POUGHKEEPSIE, NY

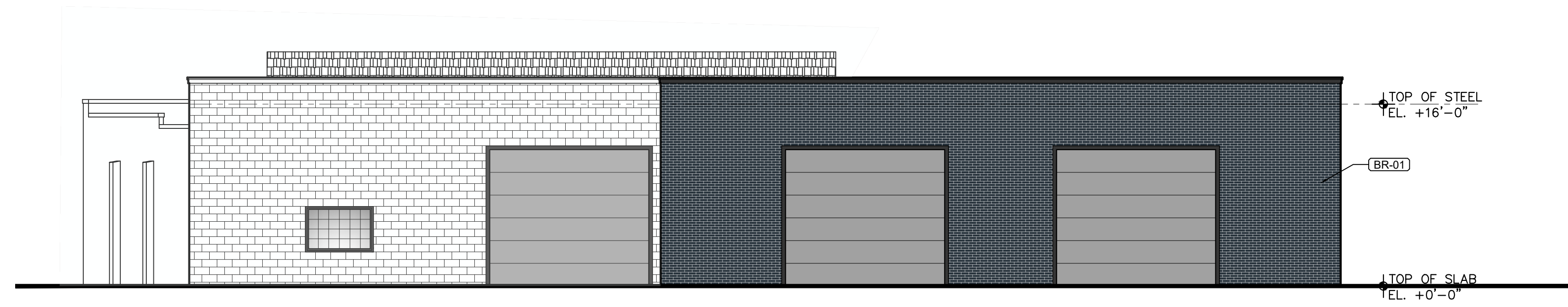
VINCE'S AUTOBODY LMV PROJ. 22131

MARCH 9, 2026



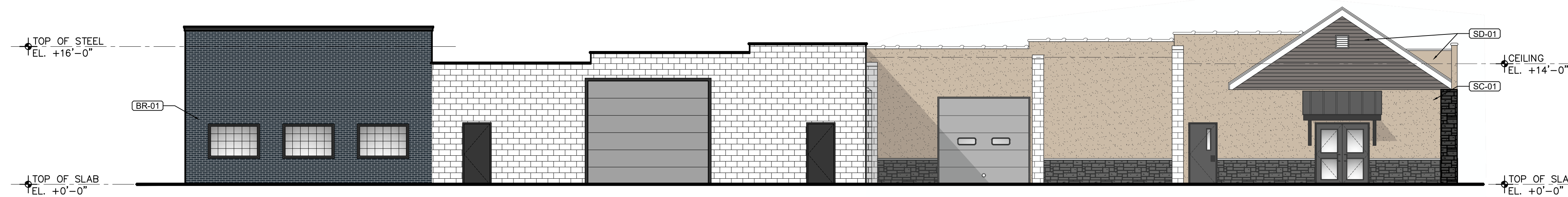
1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





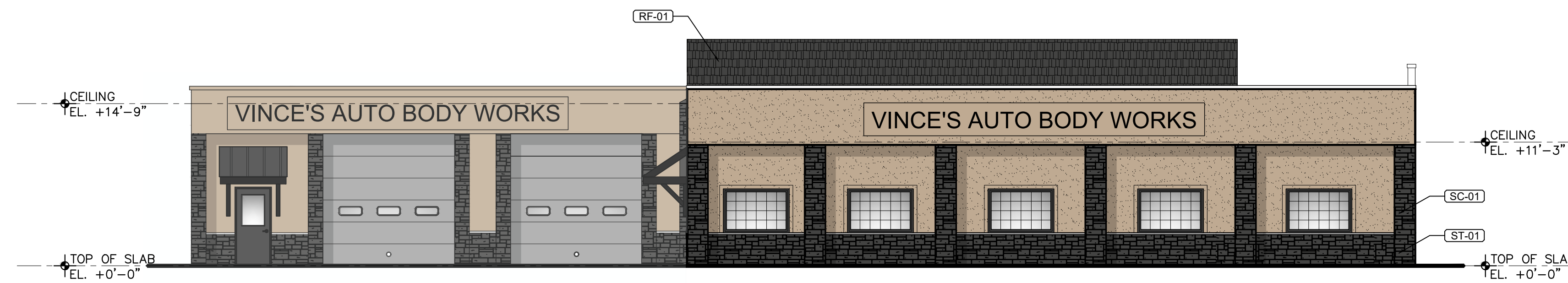
1 SOUTH (REAR) ELEVATION

SCALE: 1/4" = 1'-0"



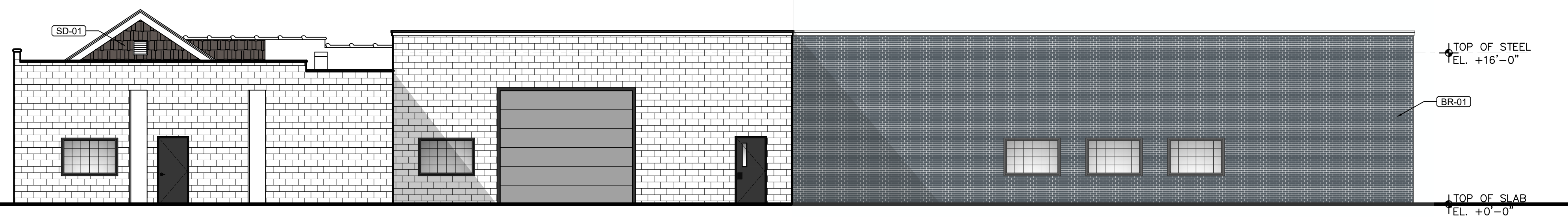
2 EAST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



3 NORTH (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"

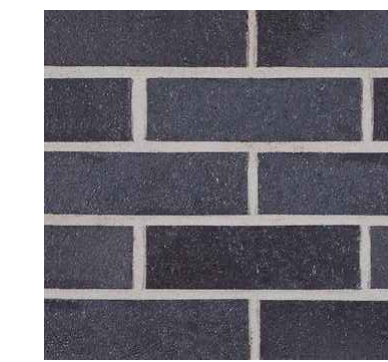


4 WEST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



RF-01 ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES
OR EQUIVALENT, COLOR: CHARCOAL



BR-01 EXTERIOR FACADE
BELDEN OR EQUIVALENT
COLOR: BACK DIAMOND VELOUR



ST-01 EXTERIOR FACADE
ART OF STONE COUNTRY-LEDGESTONE
COLOR: BLACK RUNDLE, CULTURED
STONE



SD-01 EXTERIOR FACADE
WESTLAKE- ROYAL SIDING
ESTATE-COLORSCAPES DARK
VINYL SIDING & SHAKES
COLOR: URBAN BRONZE



SC-01 EXTERIOR FACADE
LAHABRA OR EQUIVALENT
COLOR: MOROCCAN SAND -P-1210 BASE 200

A-2 EXTERIOR ELEVATIONS

185 SMITH ST | POUGHKEEPSIE, NY

VINCE'S AUTOBODY LMV PROJ. 22131

MARCH 9, 2026





1 EXTERIOR RENDERING

SCALE: N.T.S.



2 EXTERIOR RENDERING

SCALE: N.T.S.

A-3 EXTERIOR RENDERINGS

185 SMITH ST | POUGHKEEPSIE, NY

VINCE'S AUTOBODY LMV PROJ. 22131

MARCH 9, 2026





Pink Magnolia, Lily Tree
Magnolia Soulangeana



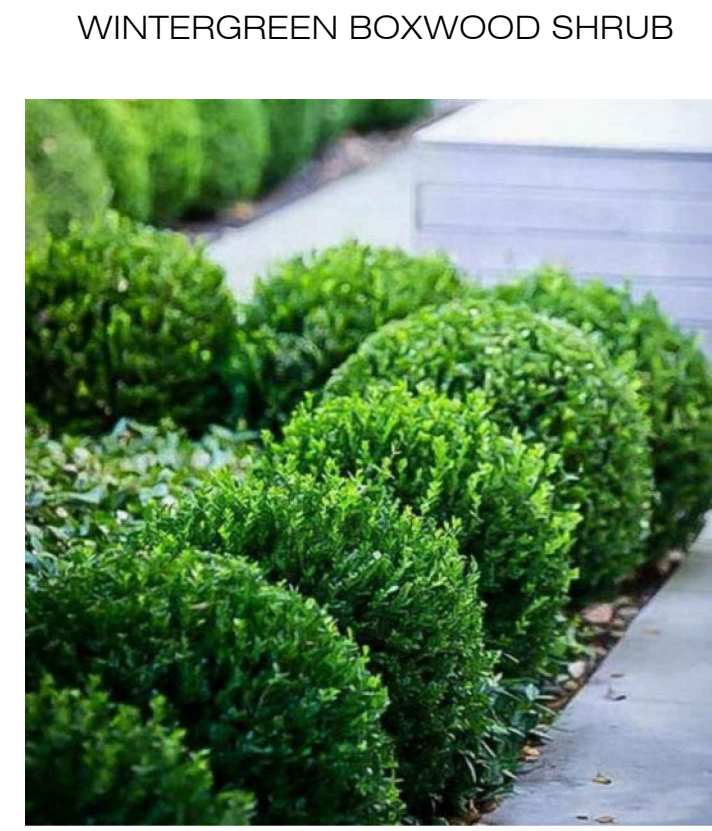
Pink Dogwood Cornus Florida Fubra
Flowering Hardy Fall



Siliquastrun Canadensis
Eastern Redbud



Amelanchier Canadensis
Eastern Serviceberry



WINTERGREEN BOXWOOD SHRUB
BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE



Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

TREE LEGEND

PROPOSED TREES		
NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	4
Eastern Redbud	6" Dia.	2
Pink Dogwood	4" Dia.	2
Pink Magnolia	6" Dia.	6

GENERAL LANDSCAPING

1. ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
2. AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
3. OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
4. MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
5. RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
6. THERE IS TO BE NO SOD.
7. TRASH TO BE ENCLOSED AT REAR.
8. APPLY ROCK OVER 6 MIL PLY WHERE WATER IS CHANNELLED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELLED.

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- UTILITY POLE
- CATCH BASIN
- ROOF LEADER
- LIGHT POLE
- FYRE HYDRANT
- GAS
- WATER
- SEWER
- POROUS PAVEMENT
- PROPOSED LIGHT POLE
- WOOD FENCE
- CHAIN LINK FENCE

NOTES:

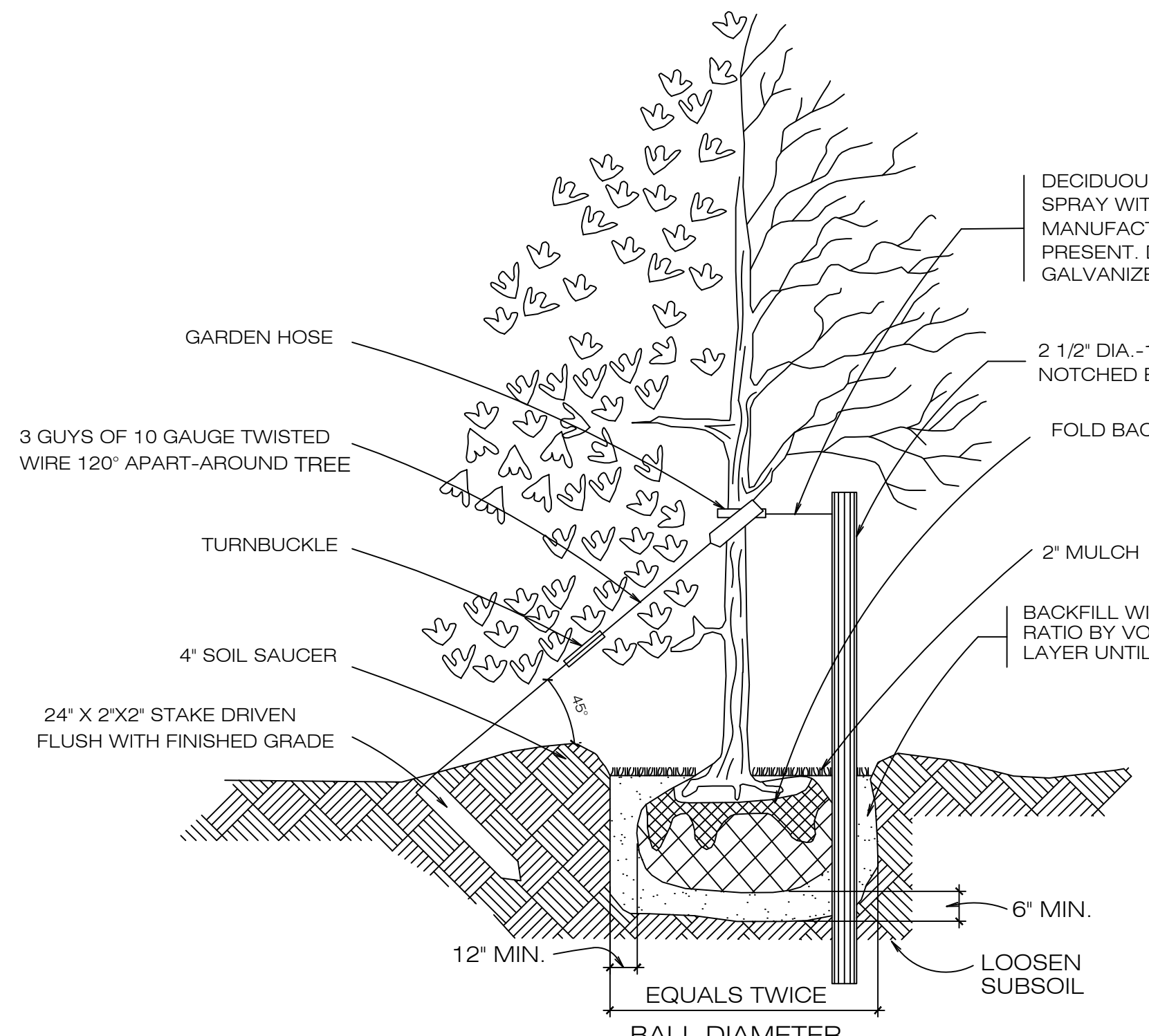
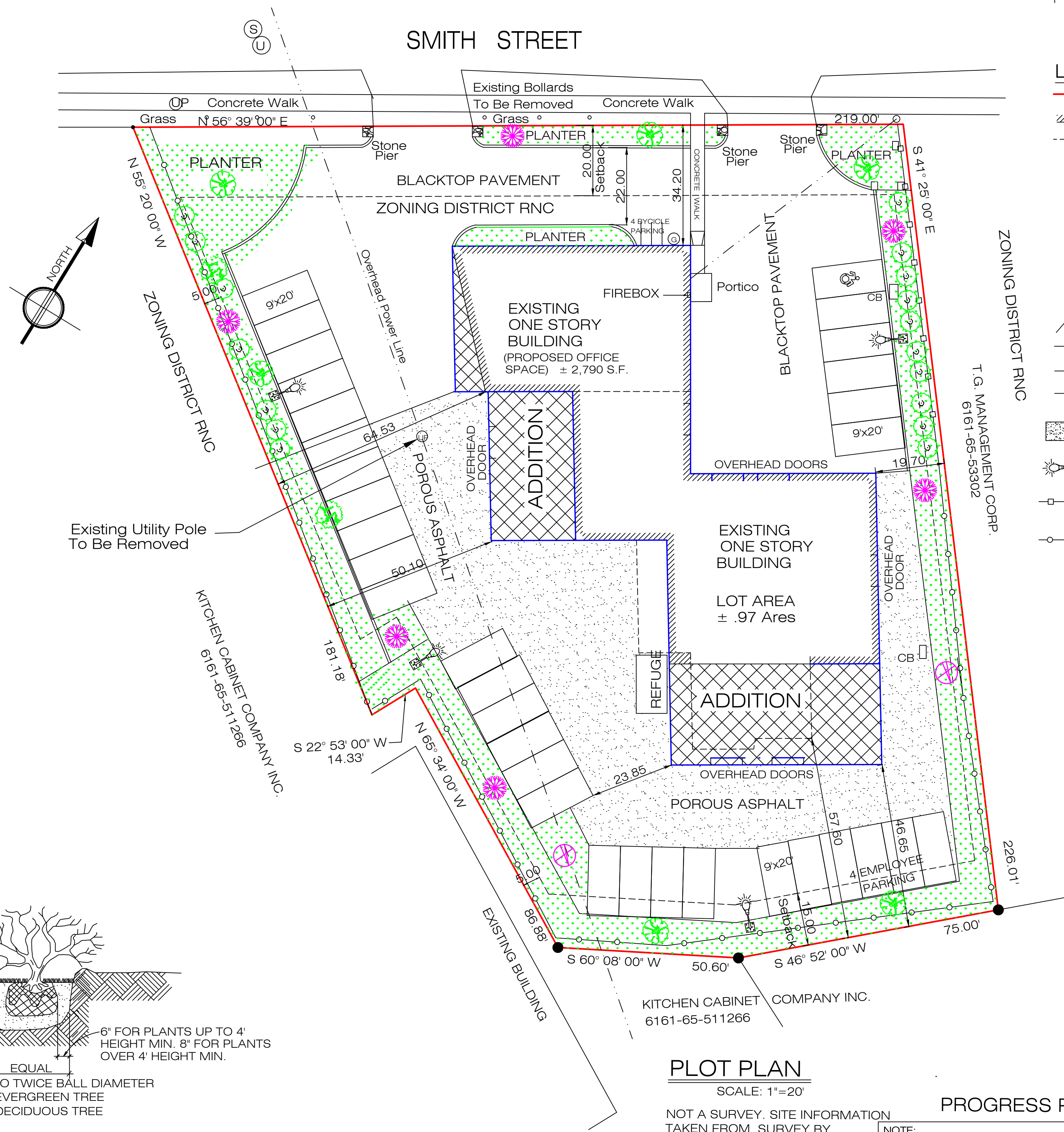
1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROTECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

NOTE:

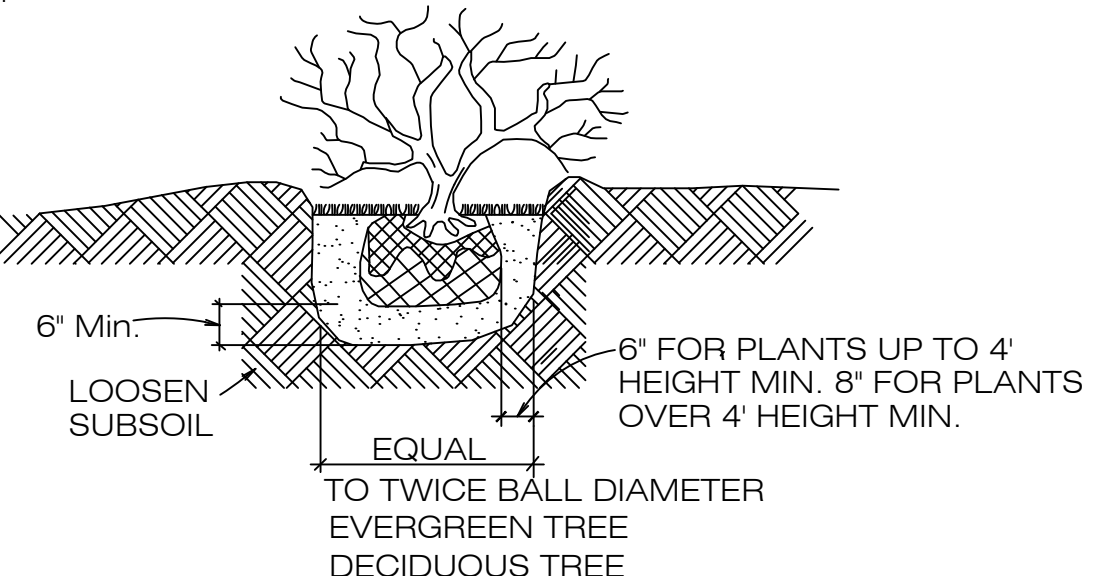
EVERGREENS TO BE 3' HIGH MINIMUM, 3" WIDE MINIMUM, 3' MINIMUM FROM PROPERTY LINE

SEDIMENT AND EROSION CONTROL NOTES:

1. LOCATIONS SHOWN FOR EROSION CONTROL ARE APPROXIMATE.
2. A SEDIMENT BARRIER SHALL BE ERECTED AROUND THE DOWN SLOPE PERIMETER OF ALL CONSTRUCTION ACTIVITIES.
3. CUT AND/OR FILL SLOPES OF GREATER THAN 2 ON 1 REMAINING IN ROUGH GRADE SHALL BE MULCHED AND SEEDED.
4. THE AMOUNT OF NATURAL VEGETATIONS SHALL BE MINIMIZED.
5. ALL STOCKPILES LEFT FOR MORE THAN ONE MONTH SHALL BE RINGED WITH SEDIMENT BARRIERS.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE PLACED IN AN APPROVED SITE, A SUFFICIENT DISTANCE FROM ALL CONTROLLED ENVIRONMENTS.
7. EMERGENCY EROSION CONTROL MEASURES OF SILT FENCE, MULCH AND OR HAY BALES SHALL BE STOCKPILED ON SITE FOR USE IN STABILIZING DISTURBED AREAS IN ADVANCE OF SEVERE WEATHER CONDITIONS.
8. UPON FINAL GRADING THE OPEN SOIL HORIZONS SHALL BE IMMEDIATELY PLACED IN SEED.
9. CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBLE BARRICADE TAPE, SNOW FENCE OR PLASTIC NETTING.
10. TREES IN CLOSE PROXIMITY TO CONSTRUCTION ARE TO BE PROTECTED WITH SNOW FENCE OR A COMPATIBLE BARRIER PLACED AT DRIFLINE.
11. UTILITY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILLING.
12. PROVIDE A STABILIZED PAD OF 1 1/2" STONE AT THE CONSTRUCTION AREA.
13. INSTALL EROSION CONTROL MEASURES ALONG GRADING AND ANY OTHER ACTIVITY AND SHALL CONFORM TO TOWN OF HARRISON REGULATIONS.
14. ALL WORK SHALL COMPLY WITH: CURRENT EDITION OF "N.Y.S. AND DUTCHESS COUNTY BEST MANAGEMENT PRACTICE MANUAL FOR EROSION AND SEDIMENT CONTROL," NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AND ANY OTHER CODES AS APPLICABLE.



PLANTING DETAILS



PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED MARCH 21, 2021

NOTE: ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

PROGRESS PRINT

NO. 3	REVISED ADDITION (REDUCTION) 3-2-2025
NO. 2	ZONING REVIEW COMMENTS 5-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 1564
TEL: 945 239 1466
Email: studio90@stn.com

KENNETH L. KAEPFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

VINCE'S AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-8-2025
JOB NO. 25-18
SCALE: 1"=20'
DWG. NO.: SP-1



WOOD FENCE



CHAIN LINK FENCE



NORTH -FRONT



185 SMITH STREET



NORTH-WEST



NORTH-EAST



SMITH STREET WEST



SMITH STREET EAST

NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 12664
TEL: 845 238 1456
Email: studio90@stg.com

KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

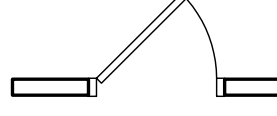


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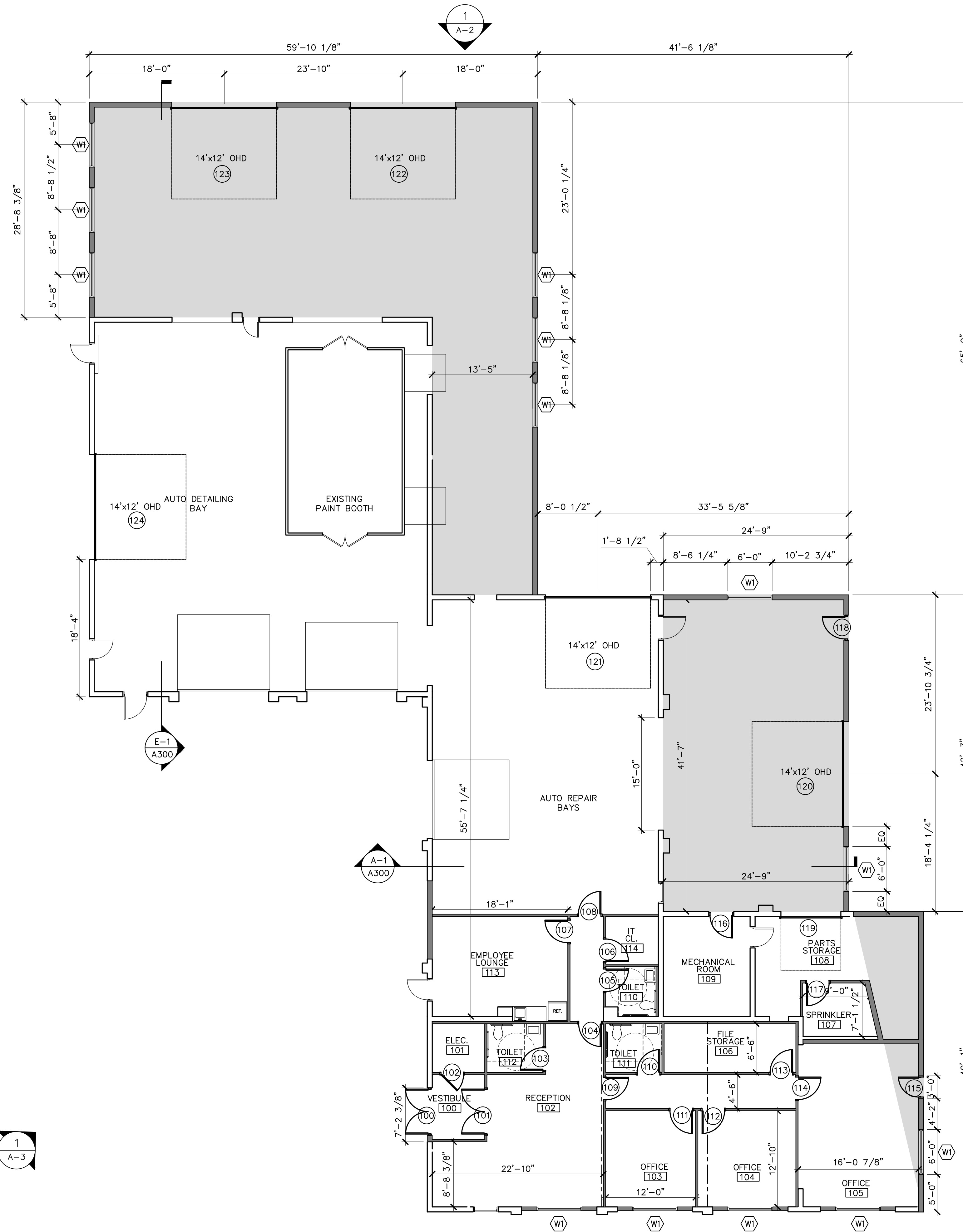


PROJECT: INTERIOR ALTERATIONS,
PROPOSED ONE STORY ADDITION
PICTURES

VINCE'S AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE:	5-9-2025
JOB NO.:	25-18
SCALE:	NONE
DWG. NO.:	PICTURES

- LEGEND:**
-  EXISTING WALL / DOOR TO REMAIN
 -  NEW CONSTRUCTION
 -  AREA OF ADDITION (3,489 SF)



A-1 PROPOSED PLAN

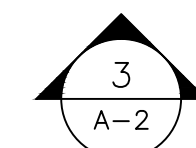
185 SMITH ST | POUGHKEEPSIE, NY

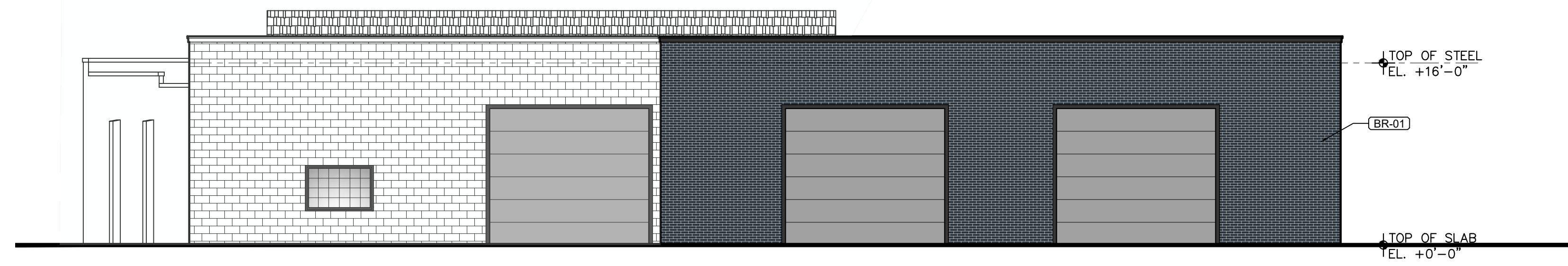
VINCE'S AUTOBODY LMV PROJ. 22131

MARCH 9, 2026



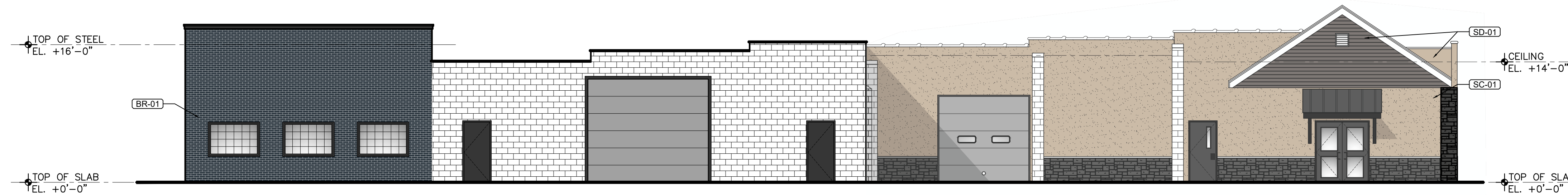
1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





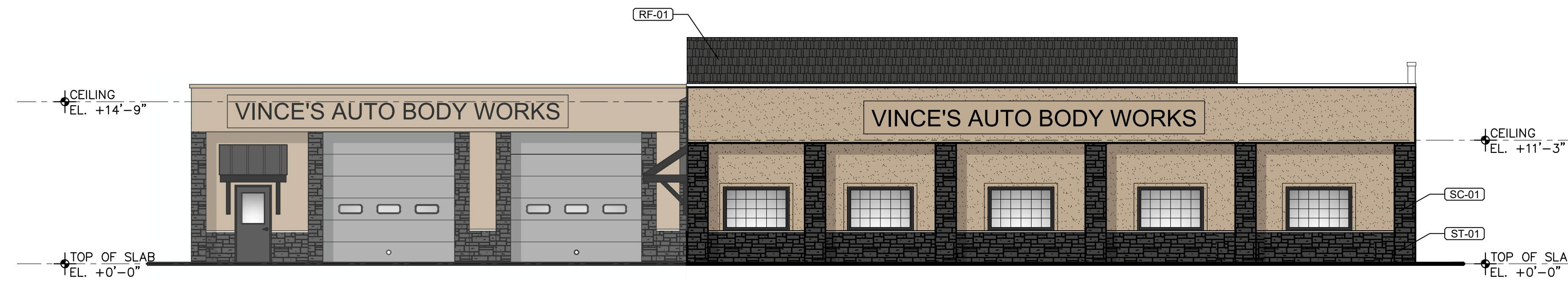
1 SOUTH (REAR) ELEVATION

SCALE: 1/4" = 1'-0"



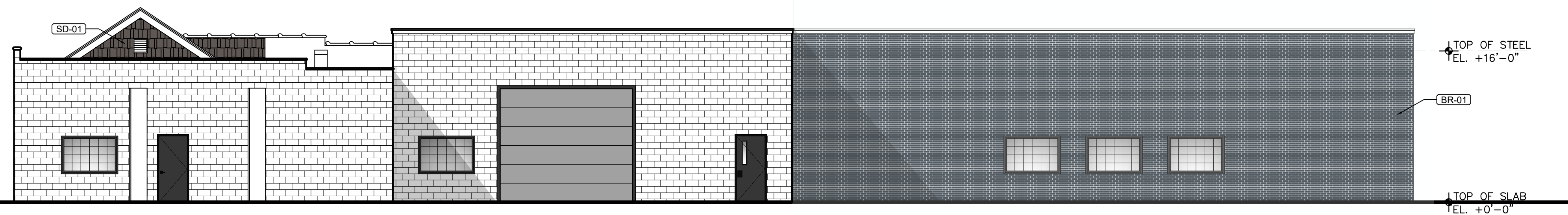
2 EAST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



3 NORTH (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"



4 WEST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



RF-01 ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES
OR EQUIVALENT, COLOR: CHARCOAL



BR-01 EXTERIOR FACADE
BELDEN OR EQUIVALENT
COLOR: BACK DIAMOND VELOUR



ST-01 EXTERIOR FACADE
ART OF STONE COUNTRY-LEDGESTONE
COLOR: BLACK RUNDLE, CULTURED
STONE



SD-01 EXTERIOR FACADE
WESTLAKE- ROYAL SIDING
ESTATE-COLORSCAPES DARK
VINYL SIDING & SHAKES
COLOR: URBAN BRONZE



SC-01 EXTERIOR FACADE
LAHABRA OR EQUIVALENT
COLOR: MOROCCAN SAND -P-1210 BASE 200

A-2 EXTERIOR ELEVATIONS

185 SMITH ST | POUGHKEEPSIE, NY

VINCE'S AUTOBODY LMV PROJ. 22131

MARCH 9, 2026





1 EXTERIOR RENDERING

SCALE: N.T.S.



2 EXTERIOR RENDERING

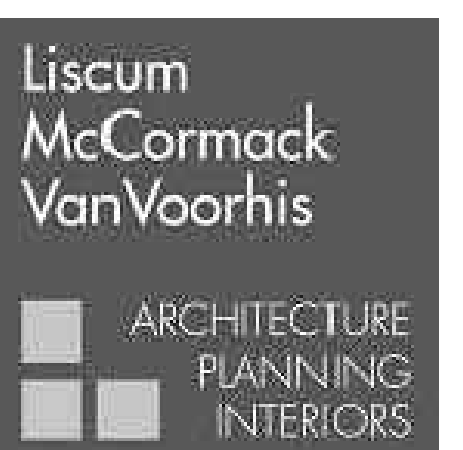
SCALE: N.T.S.

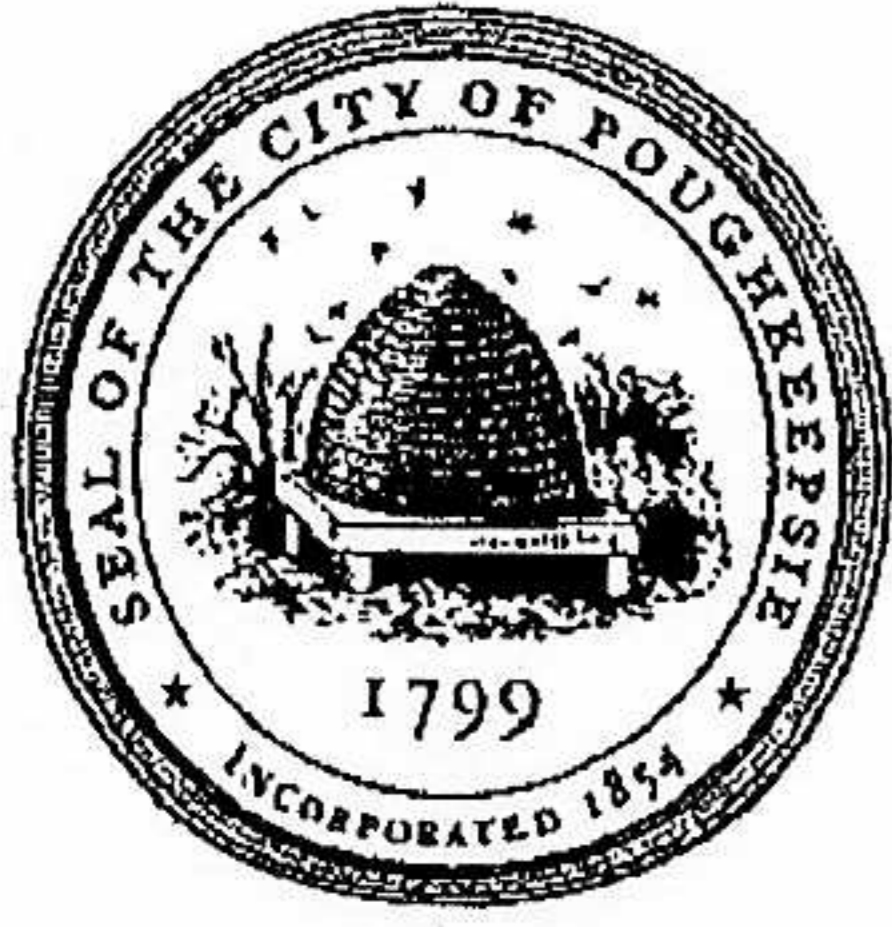
A-3 EXTERIOR RENDERINGS

185 SMITH ST | POUGHKEEPSIE, NY

VINCE'S AUTOBODY LMV PROJ. 22131

MARCH 9, 2026





**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: 185 SMITH STREET

ZONING DISTRICT: Residential Neighborhood C (RNC) Formerly R&D

OWNER INFORMATION:

Name: RICKY AUTO BODY INC

Address: 185 SMITH STREET

Poughkeepsie, N.Y. 12601

Phone: 845 454 3220

Email: INFO@VINCESAUROBODYWORKS.COM

APPLICANT INFORMATION:

Name: DEVANAND JAIKARRAN

Address: 185 SMITH STREET

Poughkeepsie, N.Y. 12601

Phone: 917 416 7591

Email: INFO@VINCESAUROBODYWORKS.COM

CONSULTANT INFORMATION:

Name: STUDIO 90 DESIGN & PLANNING

Address: 4 FAIRWAY DRIVE

PAWLING, NEW YORK 12564

Phone: 845 239 1456

Email: studio90@msn.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: Joseph D. O'Brien, Deputy Zoning Administrator

Date of decision/determination/violation: July 18, 2025

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 185 SMITH STREET

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
<u>Section 19-2.3(4)(b)</u>	<u>States that entrance shall be facing the primary street</u>	<u>Entrance to be at North Side</u>
<u>Section-6.5(3)(a)(1)</u>	<u>States that 7% Planting shall be provided. Shrubs planting at Property line</u>	<u>12% landscaping provided requesting partial shrubs planting</u>
<u>Section 19-7.1(1)(a) and Section 19-7.1(3)</u>	<u>States that a nonconforming use shall not be enlarged, altered, extended, reconstructed, etc...</u>	<u>Requesting the building to be altered, enlarged by less than 25% of the existing.</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: 185 SMITH STREET

LIST OF REQUIRED ATTACHMENTS

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

Zoning Board of Appeals Application,

Revised Site Plan, Landscape Plan, Pictures,

Proposed Floor Plan, Elevations. Rendering.

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.

Devanand J. Jayaram
SIGNATURE OF APPLICANT

3/14/2026
DATE

Devanand Jayaram
Print Name

ZONING DATA			
CITY OF Poughkeepsie N.Y. OCTOBER 2024 ZONING AND USE REGULATIONS	PARCEL NUMBER	9181-65-510288	YEAR BUILT: 1960
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD C-3 (RND) (FORMER ROAD)	USE: AUTO REPAIR SHOP		
LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (M ²)	N/A	± 0.97 Acres	± 0.97 Acres
LOT WIDTH	28'	± 170'	± 170'
LOT COVERAGE	70%	± 53.3%	± 55%
BUILDING PLACEMENT			
FRONT SETBACK (M ²)	20'	34.20'	34.20'
FRONT STREET SETBACK	10'	N/A	N/A
SECONDARY STREET SETBACK	5'	19.7'	19.7'
REAR SETBACK (M ²)	15'	57.60'	48.60'
HEIGHT (MAX)	25.00'	ONE STORY/14'	ONE STORY/22'
PAVING SPACES	1000 S.F. ±	25	32
FRONT YARD (CYE @)	10% OF 35'-4	0	4
BI-CYCLE PARKING	FRONT	FRONT	FRONT
USABLE SPACE	± 1750 S.F.		± 3310 S.F.

- PROPERTY NOTES**
1. THERE ARE NO WARNERS REQUESTED.
 2. THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
 3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.
 4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.
 5. NO DAMAGE TO PERSHING AVENUE ENTRANCE AND SIDEWALK.
 6. THERE ARE NO NEW PROPOSED GRADE CHANGES. EXISTING GRADE IS TO REMAIN.
 7. THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE. THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.
 8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH COLLECTED STORMWATER MANAGEMENT SYSTEM.

CITY OF Poughkeepsie, NEW YORK	
DEPARTMENT HEAD APPROVALS	
Zoning Chair Person	Date:
Planning Board Site Plan Approval	Date:
Department of Public Works and Engineering	Date:
Fire Chief	Date:
Police Chief	Date:
Building Inspector	Date:

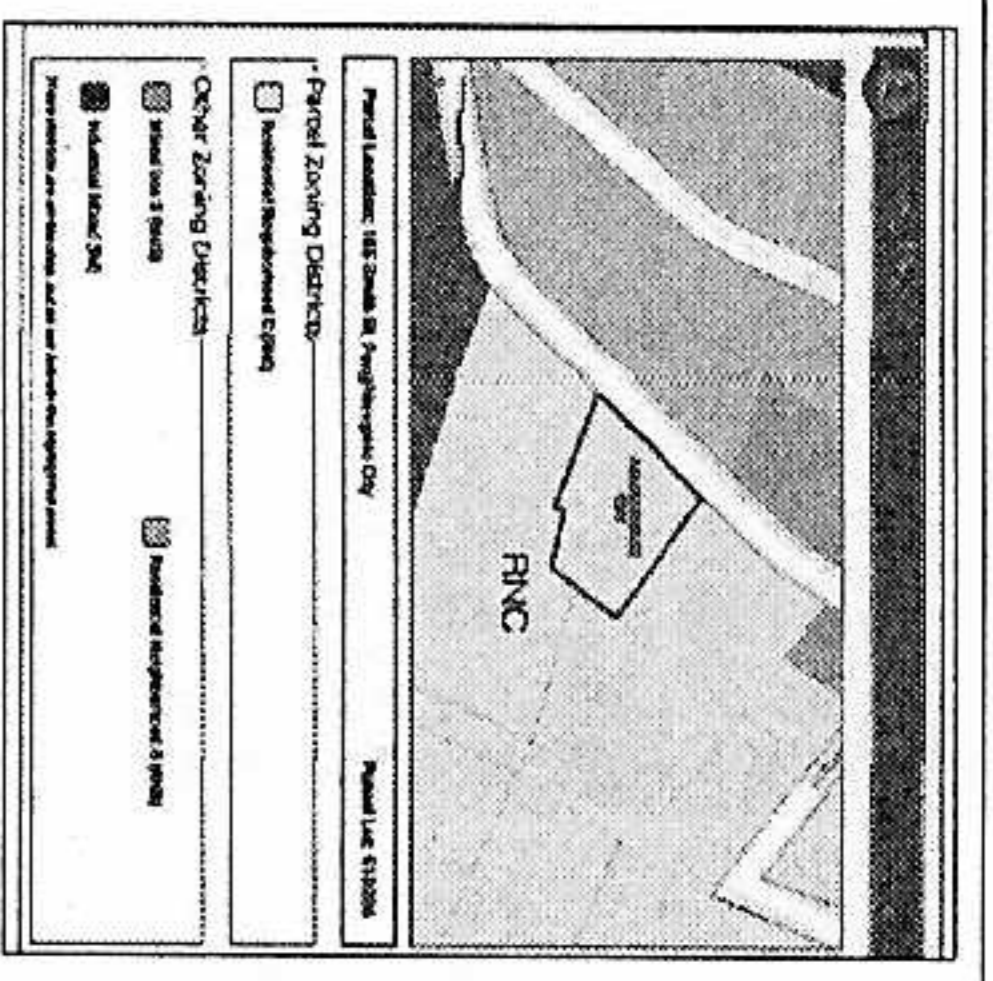
OWNER/APPLICANT CERTIFICATION:
 THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREIN. HEREIN IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.
 OWNER: _____ Date: _____

CITY PLANNING BOARD

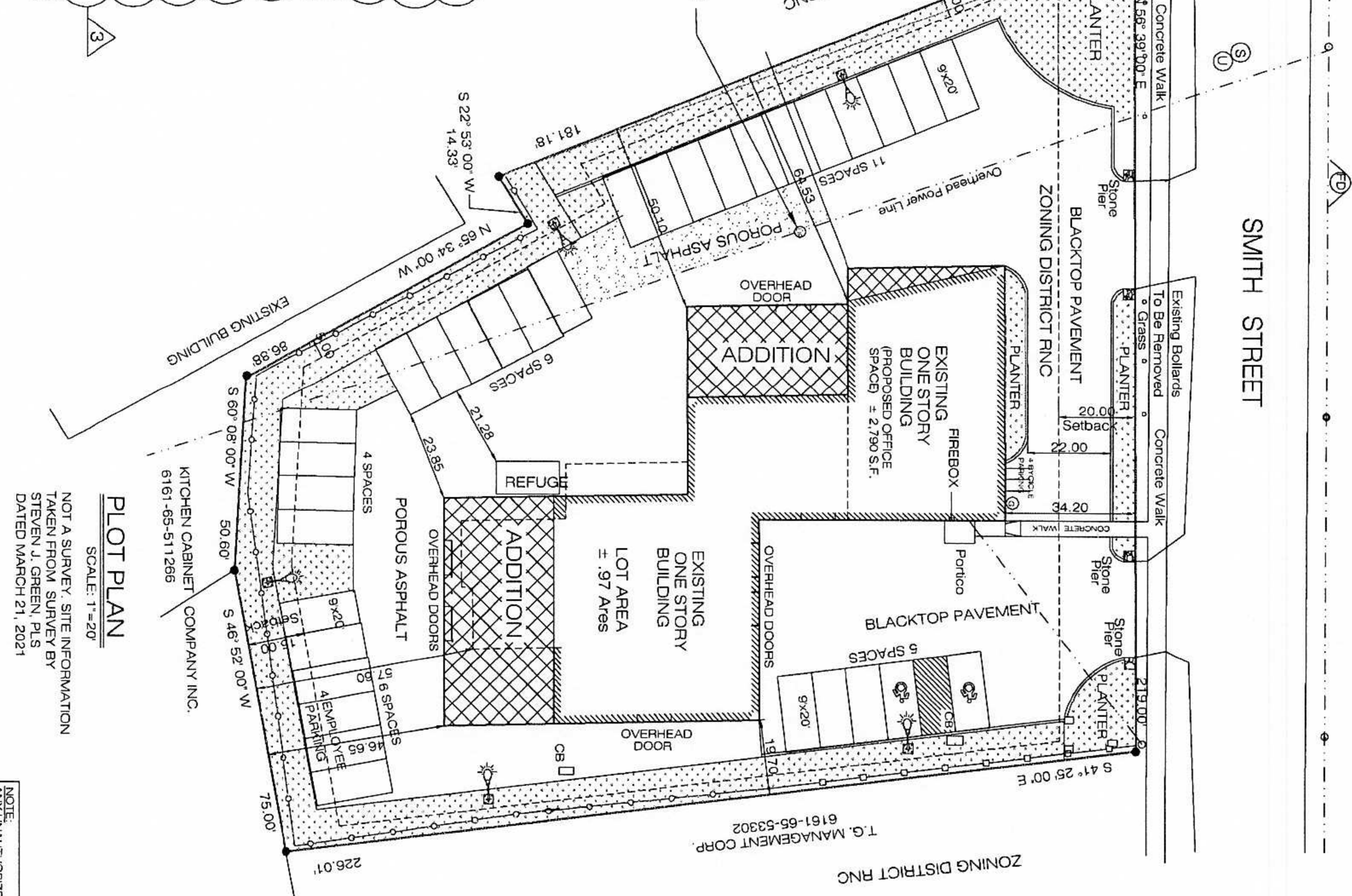
CITY OF Poughkeepsie, NEW YORK
 SITE PLAN APPROVAL
 FILE NO.: _____
 PROJECT NAME: _____
 PROJECT LOCATION: _____
 APPLICANT: _____
 OFFICIAL Y APPROVED AT PLANNING BOARD MEETING HELD THE DAY OF _____ 2026
 PLANNING CHAIR: _____
 DESIGNER: _____
 DATE SIGNED: _____
 CONDITIONS: _____



- NOTES:**
1. ALL CONNECTIONS: SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROTECTED DURING EXCAVATION AND CONSTRUCTION.
 2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TIES TO BE OBTAINED SHALL BE PROTECTED BY A SNOW FENCE CONSTRUCTION FENCE OR EQUIVALENT. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OF STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.



LOT COVERAGE	
LOT AREA:	42,253 S.F.
IMPERVIOUS SURFACE:	
EXISTING	PAVED AREA: 14,240 S.F.
ALLOWED:	8,100 S.F.
DEMOLITION:	1,470 S.F.
PROPOSED	TOTAL: 22,340 S.F.
PAVED AREA:	± 12,240 S.F.
BUILDING:	± 10,120 S.F.
TOTAL:	± 22,360 S.F. = 53%
BUILDING SQUARE FOOTAGE	
EXISTING:	8,100 S.F.
ALLOWED:	8,100 x 25 = 2,025 S.F.
DEMOLITION:	1,470 S.F.
PROPOSED	TOTAL: 8,630 S.F.
EXISTING:	3,490 S.F.
PROPOSED ADDITION:	10,120 S.F.
OFFICE SPACE:	± 2,790 S.F.
AUTO REPAIRS:	± 7,330 S.F.



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- UTILITY POLE
- CATCH BASIN
- ROOF LEADER
- LIGHT POLE
- FIRE HYDRANT
- GAS
- WATER
- SEWER
- POROUS PAVEMENT
- PROPOSED LIGHT POLE
- WOOD FENCE
- CHAIN LINK FENCE

PROGRESS PRINT

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

PROJECT: PROPOSED INTERIOR ALTERATIONS PROPOSED ONE STORY ADDITION SITE PLAN

VINCE'S AUTO BODY WORKS
 185 SMITH STREET
 Poughkeepsie, N.Y. 12601

DATE: 5-8-2024
 JOB NO: 25-18
 SCALE: 1"=20'
 DWG. NO.: SP

STUDIO 90 DESIGN & PLANNING
 4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
 TEL: 845 239 1456
 Email: studio90@msn.com

KENNETH L. KAEFER, R.A.
 ALFREDO DI PIETRO, DESIGNER
 PETER MARCHETTI, P.E., CONSULTING ENGINEER

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185 SMITH STREET

POUGHKEEPSIE, N.Y. 12601
 PARCEL TAX ID.: 6162-65-510288
 ZONING DISTRICT: Residential Neighborhood C-3 (RND)
 YEAR BUILT: 1960
 OWNER: ROCKY AUTO BODY INC.
 LOT AREA: ± 0.97 ACRES
 PROJECT: PROPOSED ONE STORY ADDITION INTERIOR ALTERATIONS & RENOVATIONS

185 Smith Street
Poughkeepsie, N.Y.

TAX ID: 6162-65-510286
Zoning District: RNC

Project: Interior Renovations and Alterations,
One Story Addition to Existing Building

Variance Requested.

1) Section 19-2.3(4)(b) States that the entrance shall be facing the primary street.

Requested: Entrance to be at Northern Side.

2) Section 19-6.5(3)(a)(1) States that 7% landscaping shall be provided. Shrubs at property line island of 80 Square feet. 12% landscaping provided, Islands and trees provided as well.

Requesting: Partial Shrubs planting at South, West, and North Side.

Existing large trees at Property Line along those sides.

3) Section 19-7.1(1)(a) and Section 19-7.1(3) States that a non conforming use shall not be enlarged, altered, extended, reconstructed, etc....

Requested: Building to be altered and enlarged (addition).



May 11, 2026

Mr. Scott Parker, ZBA Chairman
City of Poughkeepsie Zoning Board
62 Civic Center Plaza, Second Floor
Poughkeepsie, NY 12601

Re: 185 Smith Street,
Poughkeepsie, NY 12601
TAX ID: 6162-65-510286
Zoning District: RNC Former R&D

Proposed One Story Addition to Existing Building
Area Variance Request Justification: (answers in bold)

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 of the variance will not change the character of the neighborhood nor alter the physical and/or environmental conditions in the neighborhood, the proposed design fits within the neighboring properties buildings. The off street parking area, along Smith Street, will be screened with shrubs and flowering trees. The existing overhead doors at North facing the Residential District, will be replaced with large windows improving the esthetics of the building. The proposed addition is mostly on the South Side and West, Rear, of the property.

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 variance necessary?

The variance is necessary because existing Building is not conforming. It was built in 1960

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

Under the new 2024 Zoning Code, the area variances are not substantial. The existing building is a one Story, 22 feet in height Structure. The proposed addition will be the same in height and is less the 25 per cent of the existing. Landscaping will be provided.

4. Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The variance(s) will not have an adverse effect on the physical and/or environmental conditions in the neighborhood or district because the proposed design fits within the neighboring properties low height buildings.

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

The need for area variances is not self-created. The existing building was built in 1960. before changes to City Zoning Code were made.

Kenneth L. Kaefer, R.A.