

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

Common Council Chambers
Wednesday, July 15, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of minutes from June 9, 2026

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 10 GRAND STREET
2. 287-307 SOUTH AVENUE

IV. REVIEW OF RESOLUTIONS

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, and Section 19-3.2(2)(f) requiring that parking and access aisles have a minimum side yard setback of 10 feet, to allow new pavement providing access to the building, parking and dumpster enclosure to be located 5 feet from the property line. 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 33 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 two ten-foot wide drive aisles/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
3. **210 NORTH HAMILTON STREET AREA VARIANCE** Application for area variance relative to the proposed conversion of the existing two family dwelling at 210 N Hamilton to a three-family dwelling building, necessitating a variance of Section 19-6.2(1)(f) of the Zoning Code to allow parking spaces to be 18 feet deep where 20 feet is required. Owner: Najwa LLC/Christine Holdings LLC; Applicant/Consultant: Jason Lichwick, Architecture PLLC; Zoning District: W-G; Tax Map Parcel 6162-55-268444;

4. **208 NORTH HAMILTON STREET AREA VARIANCE** Applications for area variance relative to the proposed construction/conversion of the building at 208 N Hamilton to a six-unit multiple dwelling necessitating a variance of Section 19-6.2(1)(f) of the Zoning Code to allow parking spaces to be 18 feet deep where 20 feet is required. Owner: Najwa LLC/Christine Holdings LLC; Applicant/Consultant: Jason Lichwick, Architecture PLLC; Zoning District: W-G; Tax Map Parcel #6162-55-267439; ZBA2026-003
5. **271 CHURCH STREET/142, 144 AND 146 CANNON STREET AREA VARIANCES** Application for area variances relative to the proposed development of the property at 271 Church Street, including subdivision and lot reconfiguration resulting in four lots of record becoming five lots of record, four with existing buildings and one new flag lot to be developed as a four-family dwelling with off-street parking, requiring variances of Section 19-2.3(2)(f) of the Zoning Code to allow a zero set-back on the east property line where the driveway abuts the adjoining property, and a 2.6 foot set-back along the west property line where the parking area faces the adjoining property, while 10 feet is required; and Section 19-6.2(1)(c) to allow a 10-foot wide driveway where a 15-foot wide driveway is required. Owner/Applicant: 271 Church Street, LLC; Consultant: KARC Planning Consultants; Grid #6161-23-259941; Zoning District: RNC; File #ZBA2026-005
6. **15 CLARK STREET: AREA VARIANCE** Application for area variances relative to the installation of ductless heat pumps on the property at 15 Clark Street, requiring a variance of Section 19-2.1(3)(f) of the Zoning Code, which prohibits accessory uses in secondary front yard, to allow one of the units to be located within the secondary front yard on Beekman Street. Owner: Mark Fernau; Applicant/Consultant: Rycor HVAC/Lindsay Loson; Grid #6162-53-058495; Zoning District: RNA; File #ZBA2026-011
7. **18 WORRALL AVENUE AREA VARIANCE:** Application for area variance to allow a six-foot-high fence to enclose the front yard of the property where a maximum height of three feet is permitted, requiring a variance of Section 19-6.5(5)(c) of the Zoning Code. Owner/Applicant: Andres Bernal; Zoning District: RNB; Tax Map Parcel #6161-33-569818; ZBA2026-012
8. **287 & 307 SOUTH AVENUE** Application for area variances relative to the proposed construction of a multifamily residential building on the properties at 287 and 307 South Avenue. The site plan has been revised to require

variances of the following sections of the zoning code: Section 19-4.3(c)(2), requiring a minimum secondary street setback of 20 feet to allow an eastern setback of 2 feet, Section 19-4.3(3)(e) which restricts lot coverage to 50% to allow 53.53%, Section 19-6.2(1)(a) which prohibits off-street parking in a front yard to allow parking in the front yard and Section 19-6.2(4)(b), which requires planting area 3 feet in width between parking areas and property lines to allow planting areas less than 3 feet in width for 123 feet of frontage. Owner/Applicant: PK South Avenue LLC; Consultant: KARC Planning Consultants/Natalie Quinn; Zoning District: CD (Campus Development); Grid # 6061-60-974481 and 982453; File #:ZBA2026-002

VI. ADJOURNMENT

1. ADJOURN MEETING TO AUGUST 11, 2026



The City of Poughkeepsie New York

Zoning Board of Appeals Meeting Minutes

Tuesday, June 9, 2026

6:00 PM

Common Council Chambers

I. ROLL CALL

Present

ZBA Members: Scott Parker (recused for 29 Fox Street), Jessica Vinall, Sam Finnerman, Thomas Klug, James Patterson, Justin Phillips, Miles Shadman

Staff Members: Andrew Wilson, Assistant Corporation Counsel; Judith Knauss, Deputy Zoning Administrator

II. APPROVAL OF MEETING MINUTES

1. Approval of May 12, 2026 Minutes

The minutes were approved unanimously on a motion by James Patterson, seconded by Justin Phillips.

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

On a motion by Scott Parker, seconded by Tom Klug, the public hearings for all of the listed applications were opened and then adjourned to July 15.

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; 19-6/21)(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

On a motion by Scott Parker, seconded by Justin Phillips, the resolution to grant the variances passed unanimously.

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

Scott Parker recused himself from the discussion and vote.

On a motion by Jessica Vinall, seconded by James Patterson, the motion carried unanimously among those voting.

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

On a motion by Scott Parker, seconded by James Patterson, the variances were granted unanimously with conditions drafted by Counsel.

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: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Zoning District: MU-5; Grid # 6161-24-427984; File #ZBA2025-023

Devanand and Vldya Jaikarran presented the application.

On a motion by Scott Parker, seconded by Tom Klug, the public hearing was opened. No one spoke.

On a motion by Scott Parker, seconded by Justin Phillips, the public

hearing was adjourned to July 15, 20215.

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

Devanand and Vidya Jaikarran presented the application.

On a motion by Scott Parker, seconded by Thom Klug, the public hearing was open. No one spoke.

On a motion by Scott Parker, second by Thomas Klug, the public hearing was adjourned to July 15, 2026.

VI. ADJOURNMENT

1. Meeting adjourned to July 15, 2026

On a motion by Scott Parker, seconded by Tom Klug, the meeting was adjourned to Wednesday, July 15, 2j026.

[MIN_ SIGNATURES]



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

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

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

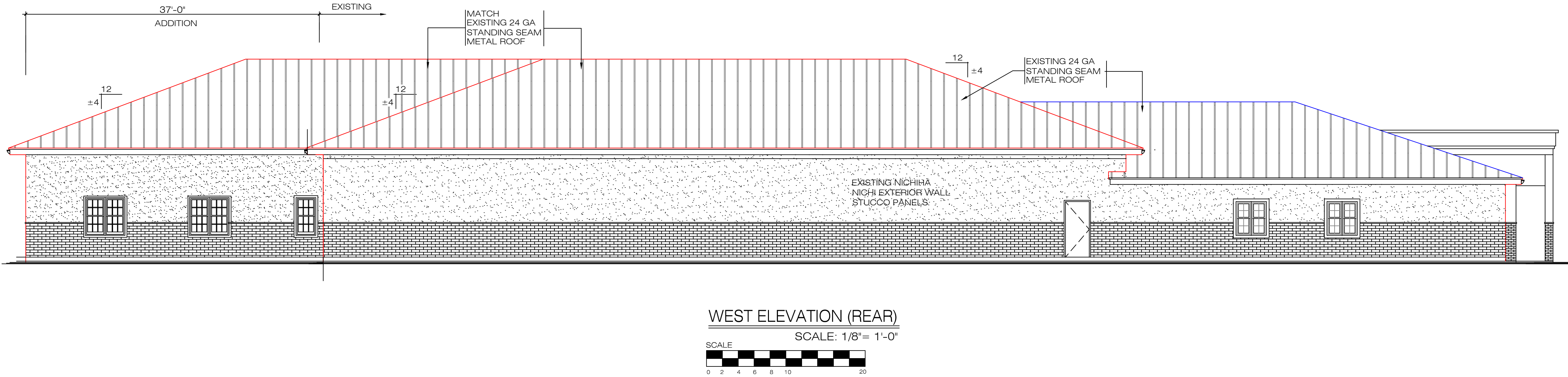
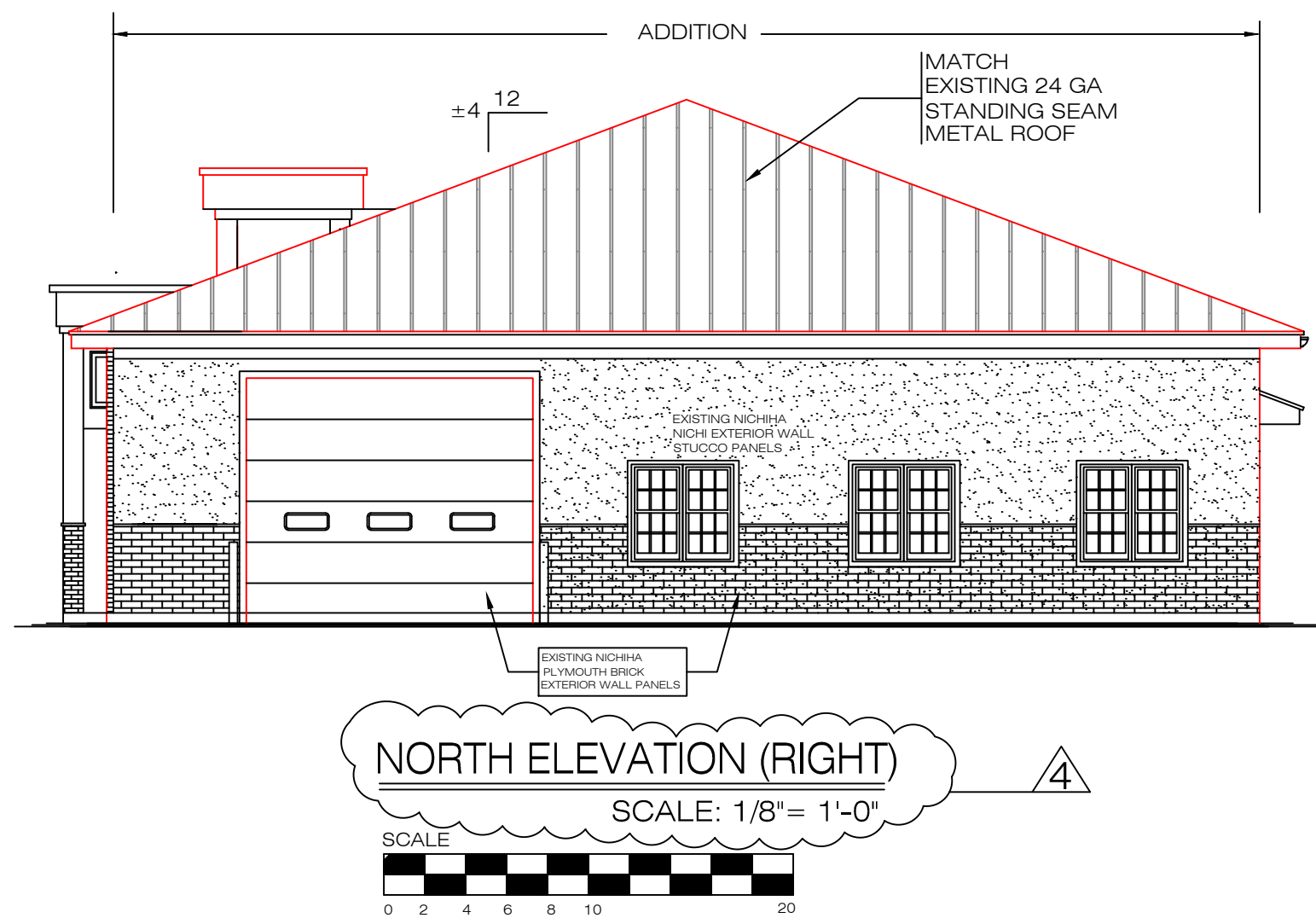
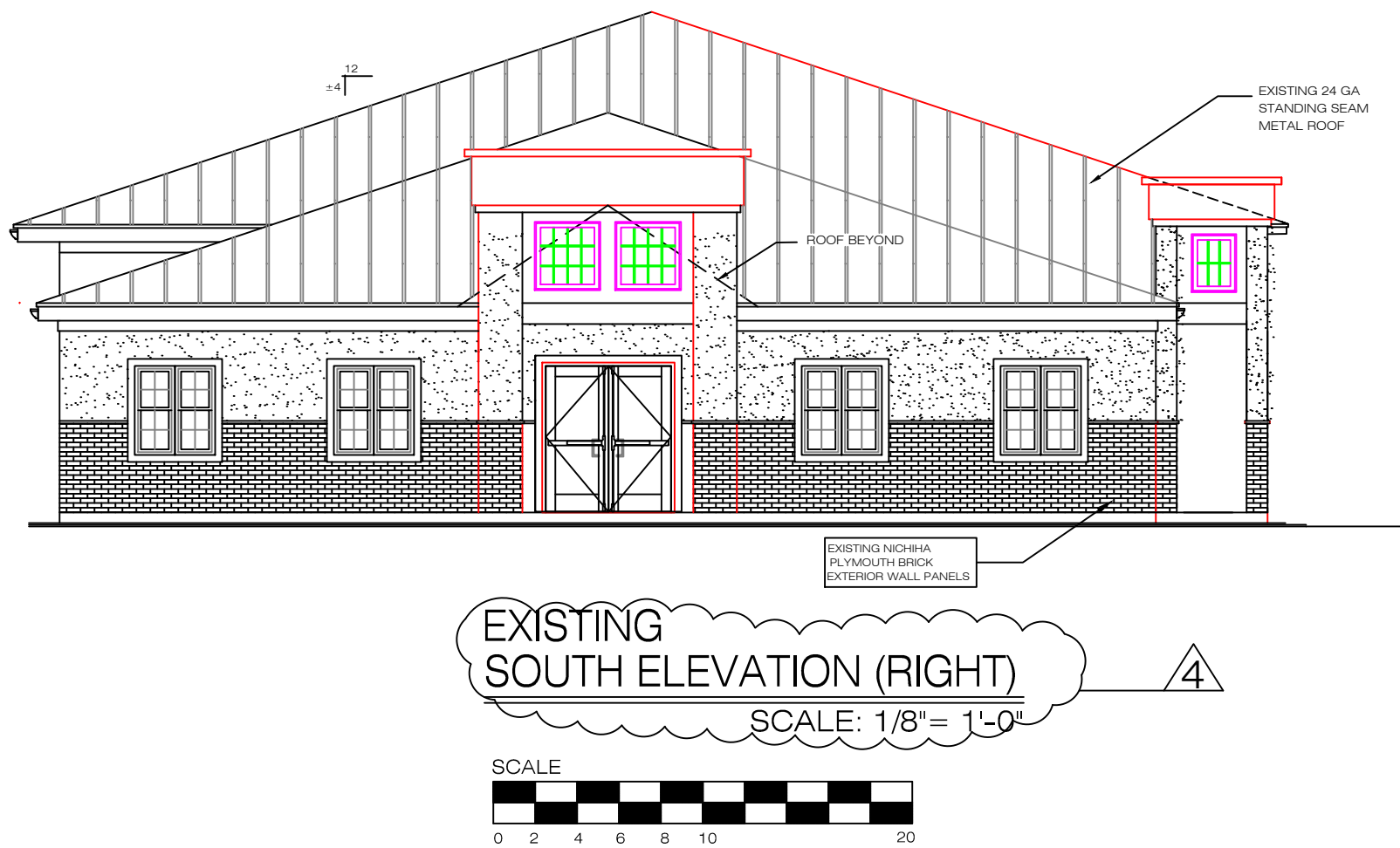
Kenneth L. Kaefer R.A.

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.

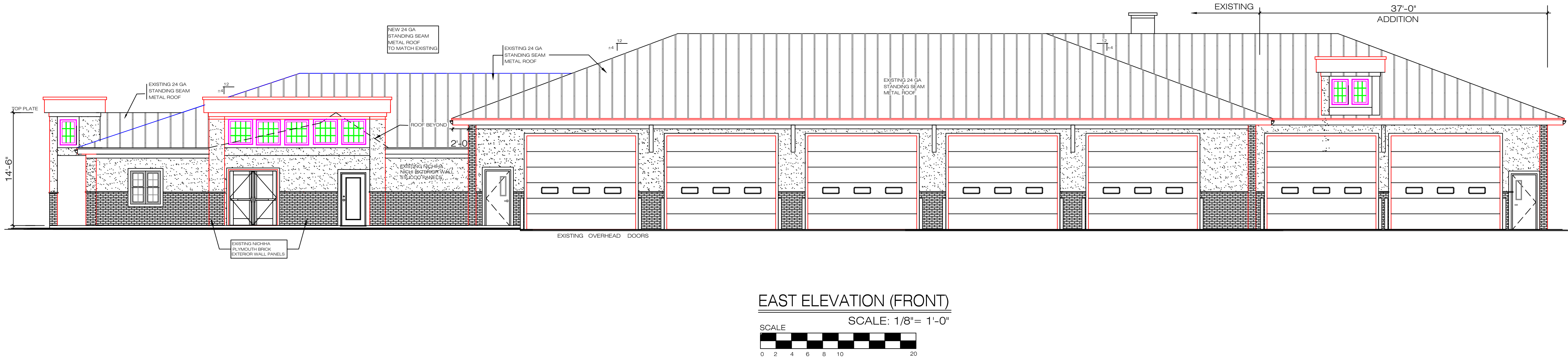
LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW CONSTRUCTION

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



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



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 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 653 NORTH SALEM, NEW YORK 10560
TEL: 845 239 1456
Email: studio90@men.com

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

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REGISTERED ARCHITECT
KENNETH L. KAEPER
STATE OF NEW YORK
12419

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

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

1.THERE ARE NO WAIVERS REQUESTED.

2.THERE ARE NO EXISTING OR PROPOSED 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.

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:

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



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

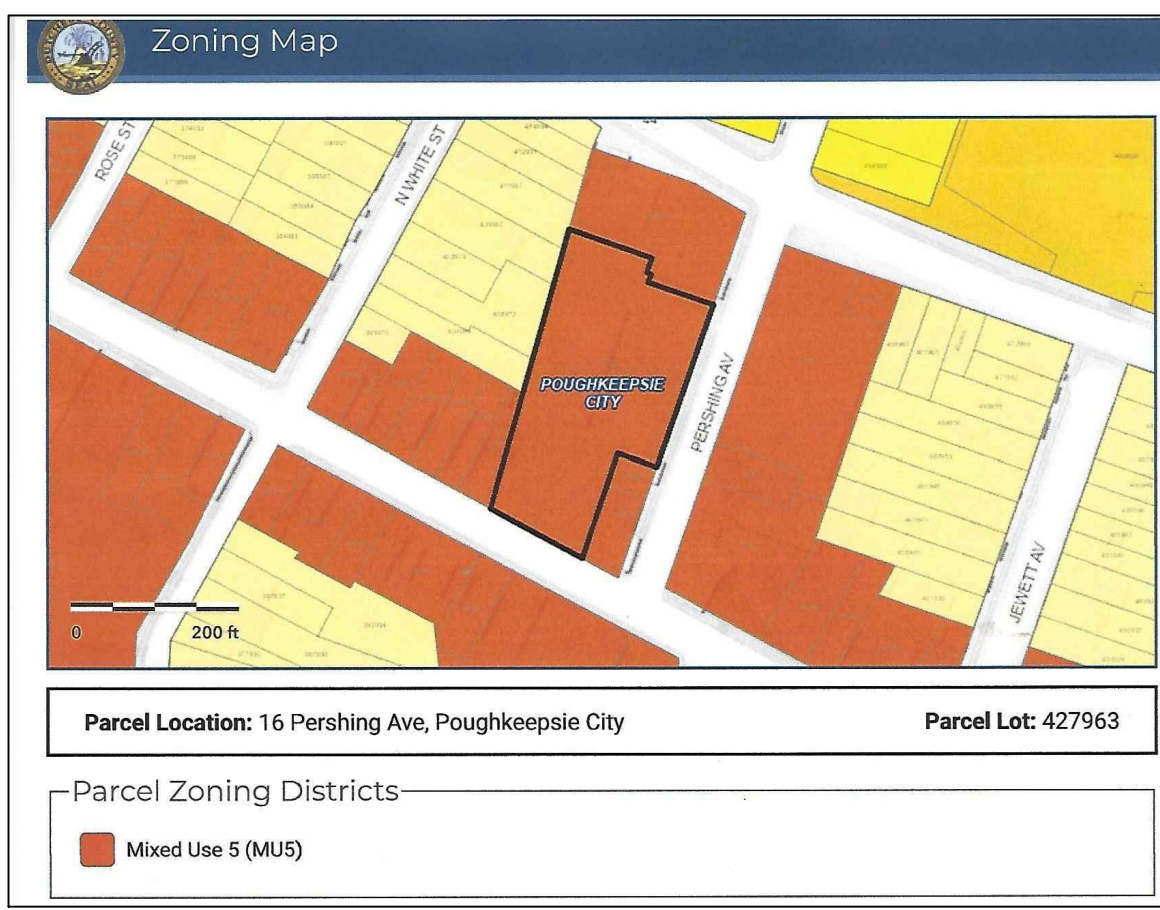
ZONING DISTRICT: MIXED USE5-(MU5) DISTRICT

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

PRIMARY BUILDING PLACEMENT	0/15'	100.3'	100.3'
PRIMARY STREET SETBACK	0/15'	± 123'	± 123'
SECONDARY STREET SETBACK			
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 (B)	1/300 S.F.=24 1/2 =4	25	25
BICYCLE PARKING	10% OF 30=4	0	4
LANDSCAPE BUFFER	10'	23.62'	23.62'
BUILDING SQUARE FOOTAGE		9,625 S.F.	7,701 S.F. 9,601 S.F.



16 PERSHING AVENUE

POUGHKEEPSIE, N.Y. 12601

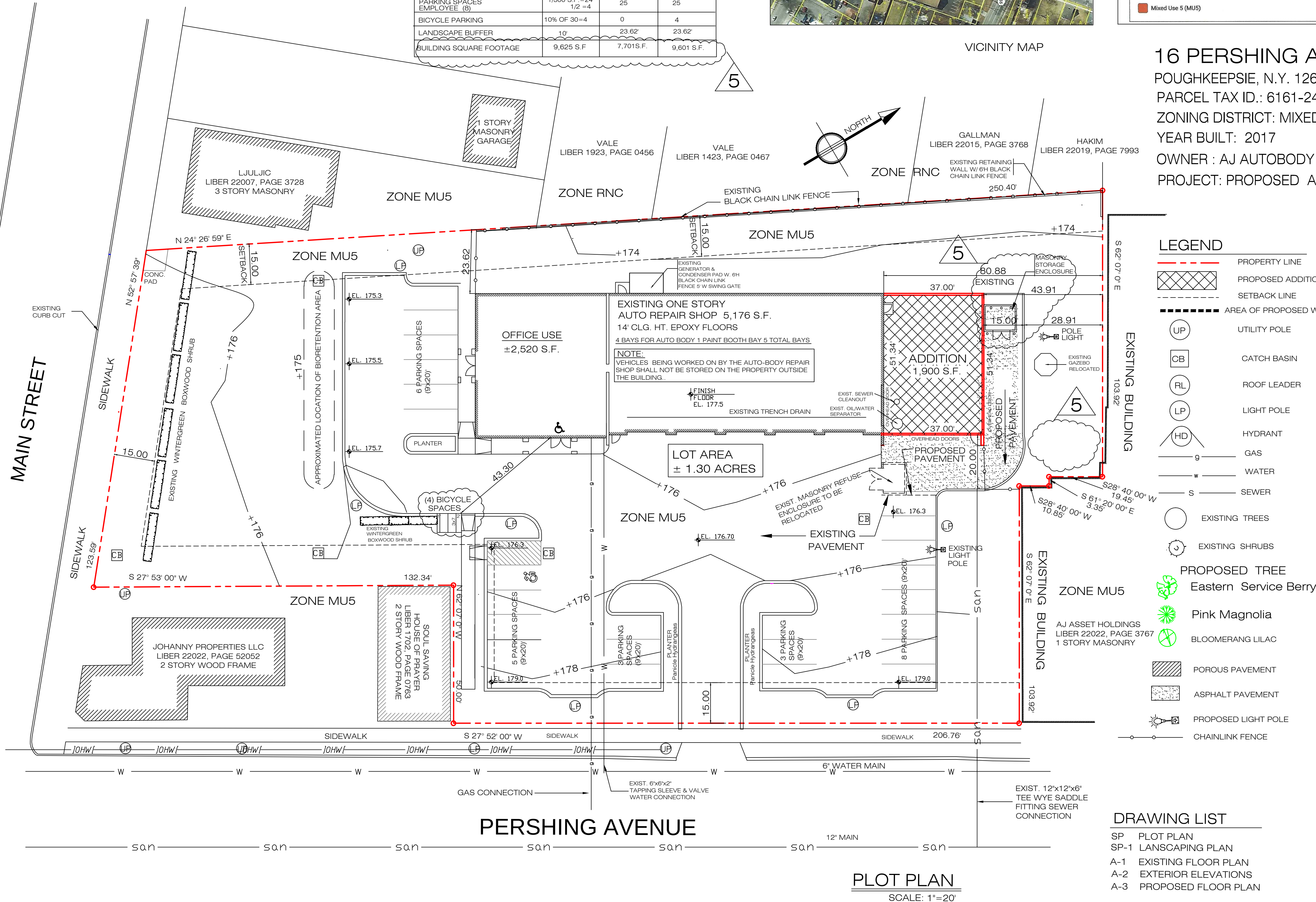
PARCEL TAX ID.: 6161-24-427963

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

CHAINLINK FENCE

DRAWING LIST

SP PLOT PLAN

SP-1 LANDSCAPING PLAN

A-1 EXISTING FLOOR PLAN

A-2 EXTERIOR ELEVATIONS

A-3 PROPOSED FLOOR PLAN

PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY.

SITE INFORMATION

TAKEN FROM SURVEY BY

STEVEN J. GREEN, PLS

DATED NOVEMBER 6, 2023

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. 5

DEVELOPMENT
DEPARTMENT
COMMENTS
6-15-2026

NO. 4

A-1 WEST OMITTED
OPENING
A-2 REVISED NORTH
SOUTH LABELS
3-4-2026

NO. 3

REVISED ADDITION
(REDUCED)
3-2-2026

NO. 2

ZONING REVIEW
COMMENTS
8-18-2025

NO. 1

ZONING REVIEW
COMMENTS
4-9-2025

REVISION

DATE:

STUDIO 90 DESIGN & PLANNING

4 FAIRWAY DRIVE, PAVLING, N. Y. 12564

TEL: 845.239.1456

Email: studio90@msn.com

KENNETH L. KAFFER, R.A.

ALFREDO DI PIETRO, DESIGNER

PETER MARCHETTI, P.E. CONSULTING ENGINEER

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PROJECT: PROPOSED
ONE STORY ADDITION
PLOT PLAN,

DATE: 7-19-2025

JOB NO. 25-14

SCALE: 1"=20'

DWG. NO.: SP

PROJECT: PROPOSED
ONE STORY ADDITION
PLOT PLAN,

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.
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



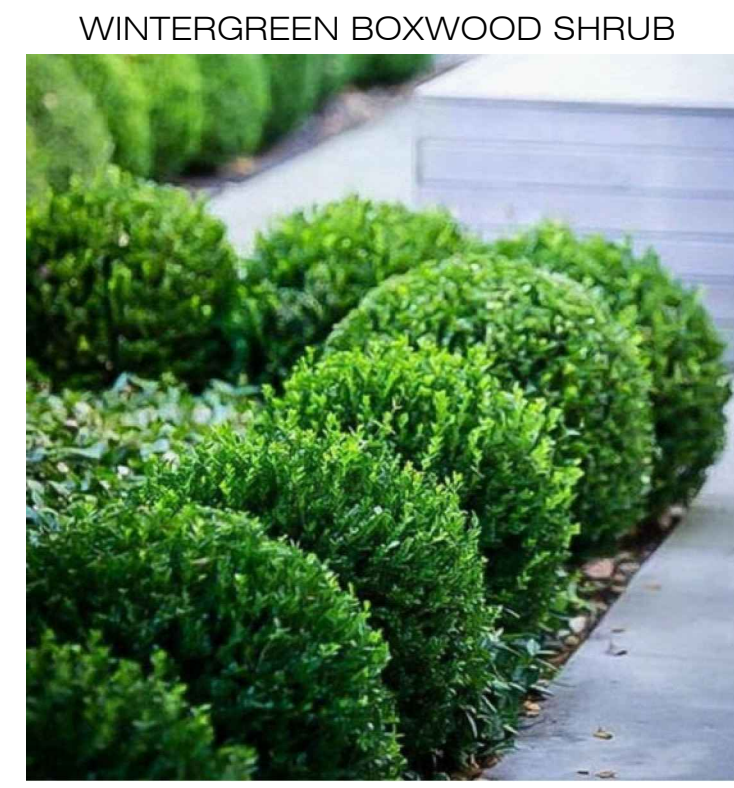
Pink Magnolia, Lily Tree
Magnolia Soulangeana



BLOOMERANG LILAC
Syringa Vulgaris Lilac Tree



Amelanchier Canadensis
Eastern Serviceberry



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.	3
Blumerang Lilac	4" Dia	3
Pink Magnolia	6" Dia	2

GENERAL LANDSCAPING

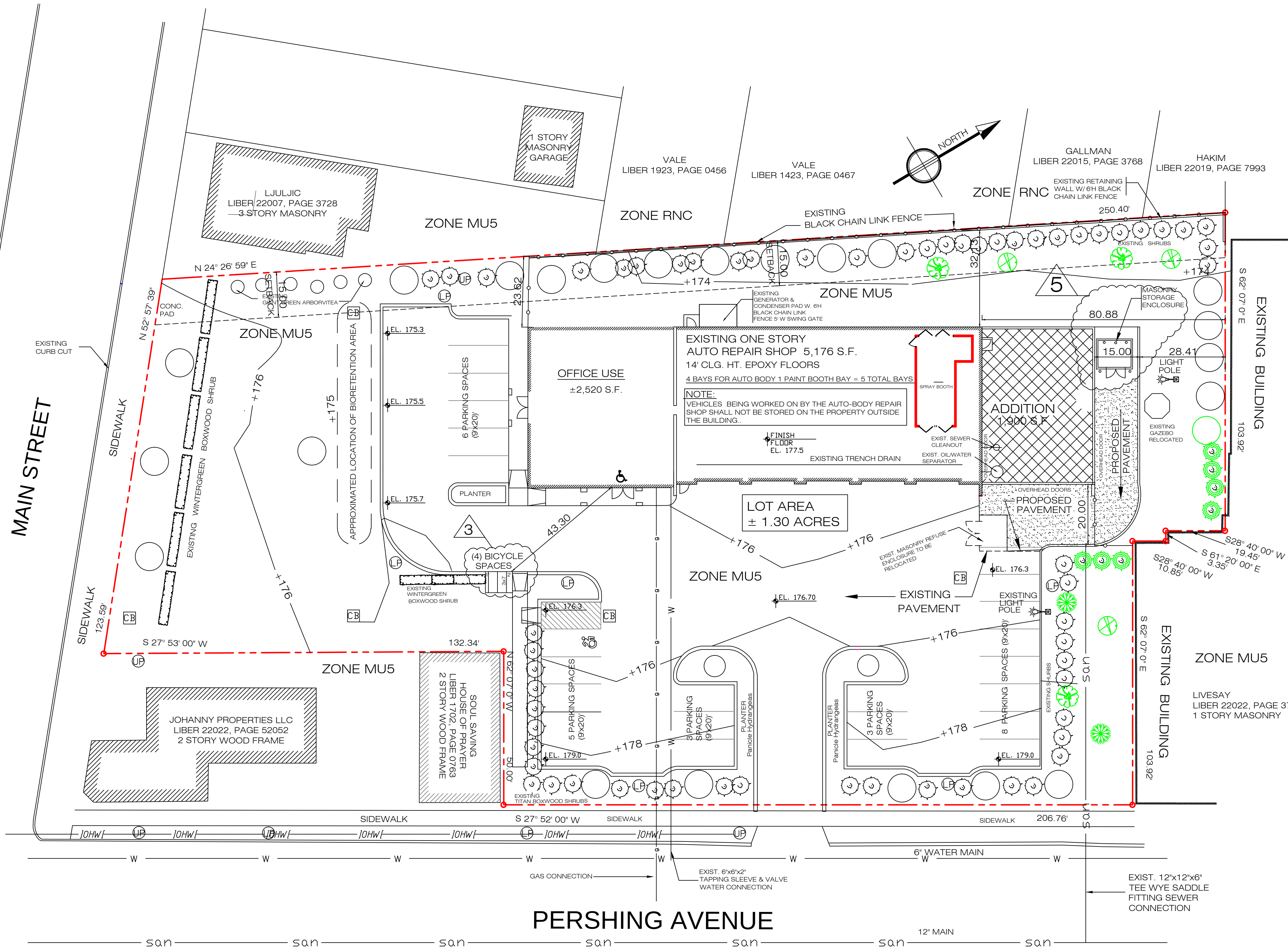
- ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
- AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
- OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL-SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
- MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES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

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
- CHAINLINK FENCE

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.



PROGRESS PRINT

LANDSCAPING PLAN

SCALE: 1"=20'

NOTE:
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NO.	REVISION	DATE
NO. 5	DEVELOPMENT DEPARTMENT COMMENTS	6-15-2026
NO. 4	REVISED NORTH, SOUTH LABELS	3-2-2026
NO. 3	REVISED ADDITION (REDUCED)	3-2-2026
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@msn.com
KENNETH L. KAFFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E. CONSULTING ENGINEER
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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

PROPERTY NOTES

1. THERE ARE NO WAIVERS REQUESTED.
2. THERE ARE NO EXISTING OR PROPOSED ASEMENTS, 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.

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:

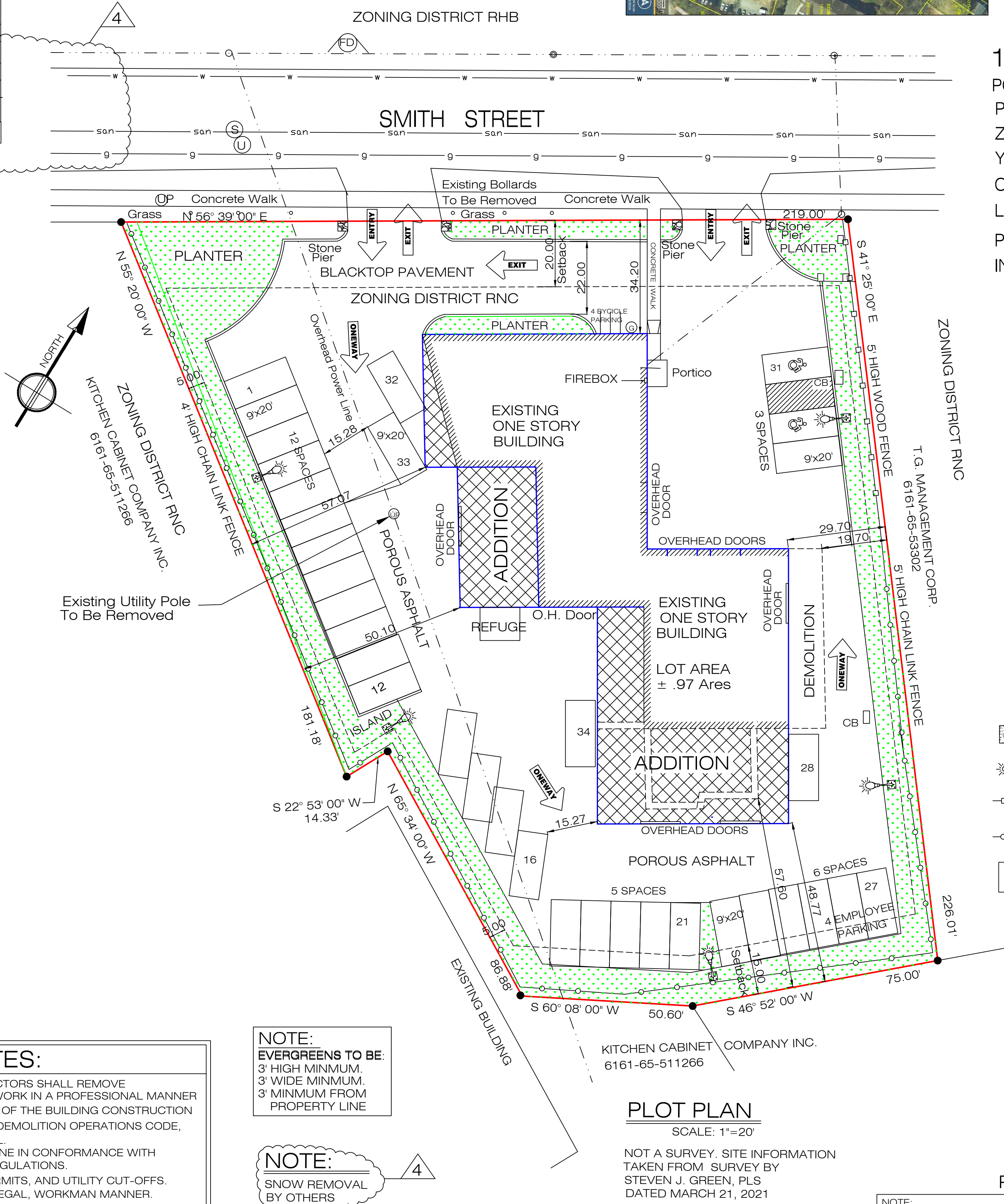


NOTES:

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.

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.)	25.00'	ONE STORY PLUS ONE STORY ROOF	ONE STORY PLUS ONE STORY ROOF
PARKING SPACES EMPLOYEE (E)	1,300 S.F. 1/2 = 4	25	34
BICYCLE PARKING	10% OF 32=4	0	4
ENTRANCE	FRONT	FRONT	SIDE
USABLE SPACE	10% ± 1,750 S.F.		± 13% ± 3,310 S.F.
BUILDING SQUARE FOOTAGE	10,125 S.F.	8,100 S.F.	10,110 S.F.



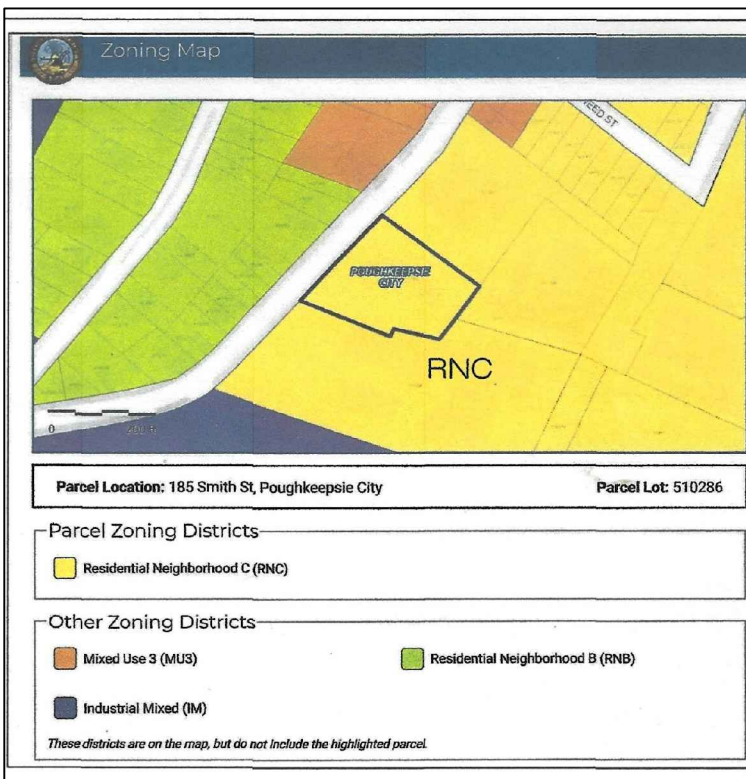
PLOT PLAN

SCALE: 1"=20'

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

PROGRESS PRINT

NOTE:
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IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE
EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.



185 SMITH STREET

POUGHKEEPSIE, N.Y. 12601

PARCEL TAX ID.: 6162-65-510286

ZONING DISTRICT: Residential Neighborhood C

YEAR BUILT: 1960

OWNER : RICKY AUTO BODY INC.

LOT AREA: ± 0.97 ACRES

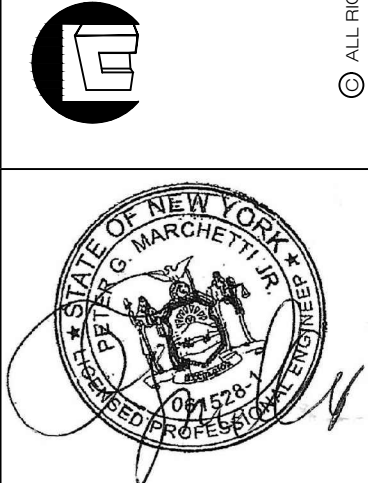
PROJECT: PROPOSED ONE STORY ADDITION
INTERIOR ALTERATIONS & RENOVATIONS

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
- PARKING SPACE

NO. 4	DEVELOPMENT DEPARTMENT COMMENTS 6-15-2026
NO. 3	REVISED ADDITION (REDUCTION) 3-2-2026
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE:

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
PETER MARCHETTI, P.E. CONSULTING ENGINEER
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PROJECT: PROPOSED
INTERIOR ALTERATIONS
PROPOSED ONE STORY ADDITION
SITE PLAN
RICKY AUTO BODY INC.
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

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

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING, PRUNING, MULCHING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.

3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE 4. ALL SHRUBS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK WILLOW.

4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.

5. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES SEE LIGHTING PLANS FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROPRIATE EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

6. LANDSCAPE PLANTING POTS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM MAIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR EXPECTATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SAND LOAM FREE FROM STAKES AND RUBBISH. 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL. HARDWARE TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING DETAILS AS SPECIFIED.

7. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE 1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.

8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS: 1 PART PEAT MOSS, 3 PARTS TOPSOIL, FERTILIZER/LIVE (APPLY AS RECOMMENDED BY SOIL ANALYSIS), WYCHORZA INOCULANT/T-TRANSPLANT 1 STEP" AS MANUFACTURED OR ROOTS, INC OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS

9. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

10. LAWN SEEDING MIXTURE (LOW-VOW): 15% KENTUCKY BLUEGRASS (POA PREATENESS-SINGLE VARIETY); 15% PERENNIAL RYEGRASS (LOUM PERENNE); 30% CREEPING AND FESCUE (FESTUCA RUBRA); 25% CHEWINGS FESCUE (FESTUCA RUBRA JAMESTOWN); 15% HARD FESCUE. SEEDING RATE: 4.5 LBS PER 1000 SF ADD 10% TO QUANTITY IF HYPERSEEDED). SEEDING DATES: AUGUST 15- OCTOBER 1 AND APRIL 15-JUNE 15, UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

11. ALL SLOPES GREATER THAN 30% RECEIVING A GRASS SEEDING SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDDED WITH THE LAWN SEEDING MIXTURE.



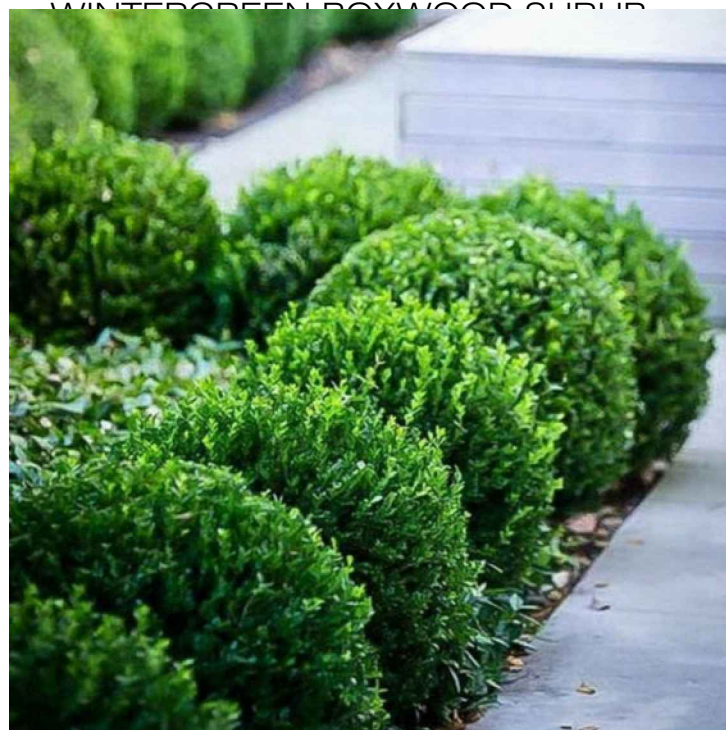
Weeping Cherry Tree
Prunus X 'Snofozam'



Pink Magnolia, Lily Tree
Magnolia Soulangeana



Pink Dogwood
Cornus Florida
Flowering Hardy Fall



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



Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

TREE LEGEND

PROPOSED TREES			
NAME	SIZE	QUANTITY	
Weeping Cherry Tree	4" Dia.	5	
Pink Dogwood	4" Dia	2	
Pink Magnolia	6" Dia	6	

GENERAL LANDSCAPING

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

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

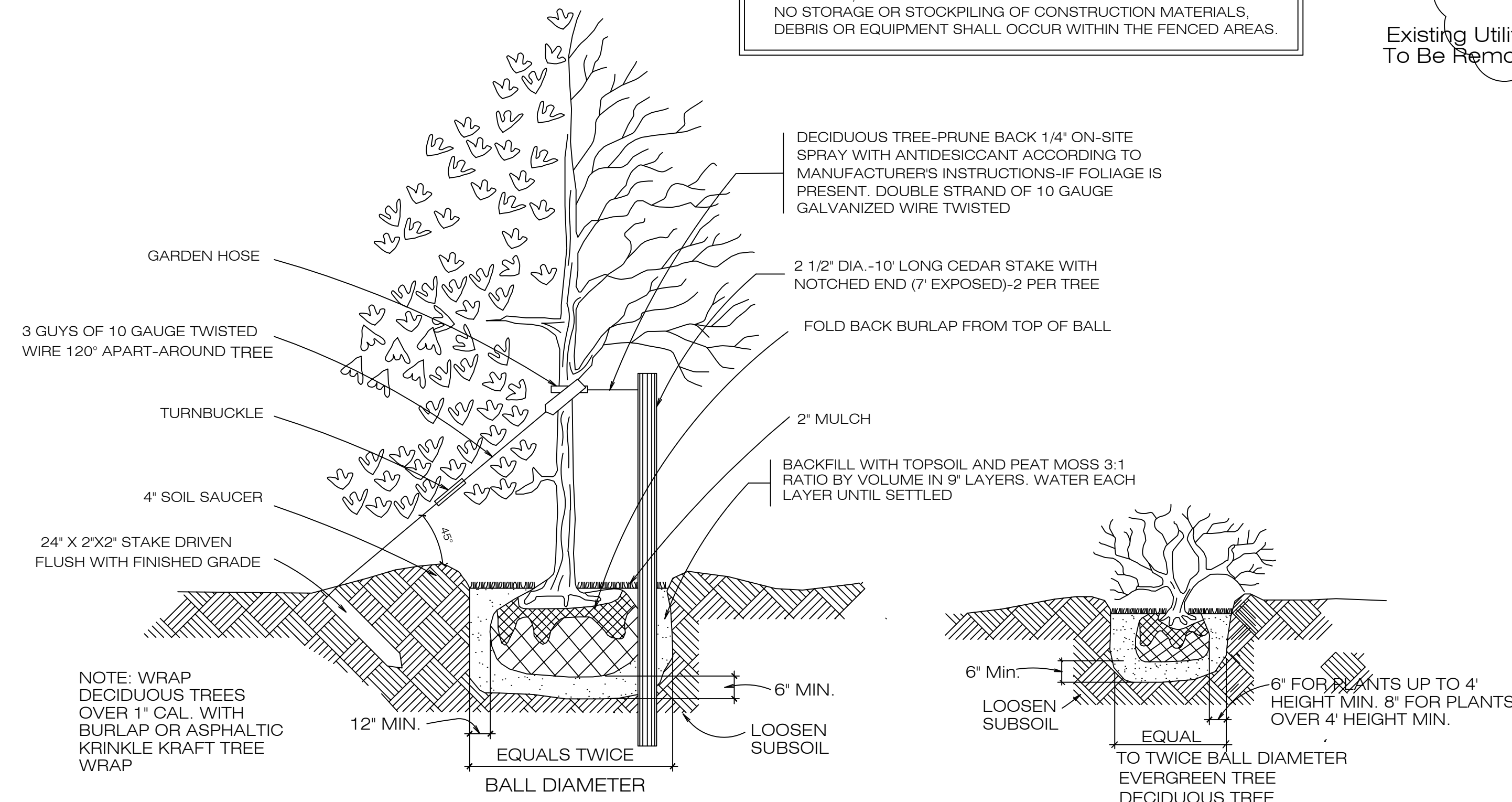
ENGLISH IVY
CLIMBING COVER FOR
CHAIN LINK FENCE

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

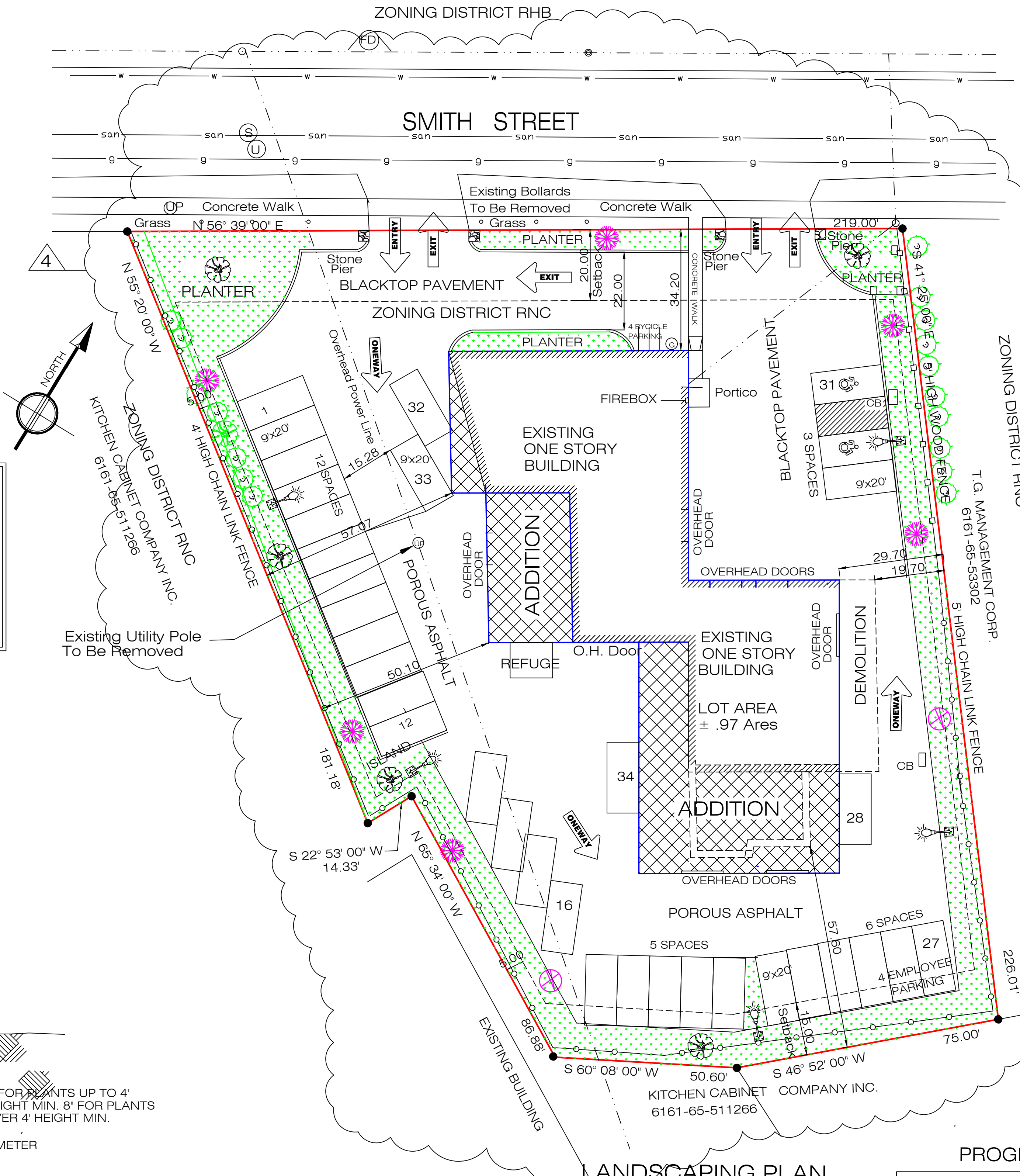
STONE PIERS SHALL AND FOOTINGS SHALL BE WITH IN PROPERTY LINE

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.



PLANTING DETAILS



LANDSCAPING PLAN

SCALE: 1"=20'

PROGRESS PRINT

NOTE:
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STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 1564
TEL: 845 239 1455
Email: studio90@stn.com

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

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PROJECT: PROPOSED INTERIOR ALTERATIONS
PROPOSED ONE STORY ADDITION
LANDSCAPING PLAN

RICKY AUTO BODY INC.
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-8-2025

JOB NO. 25-18

SCALE: 1"=20'

DWG. NO.: SP-1



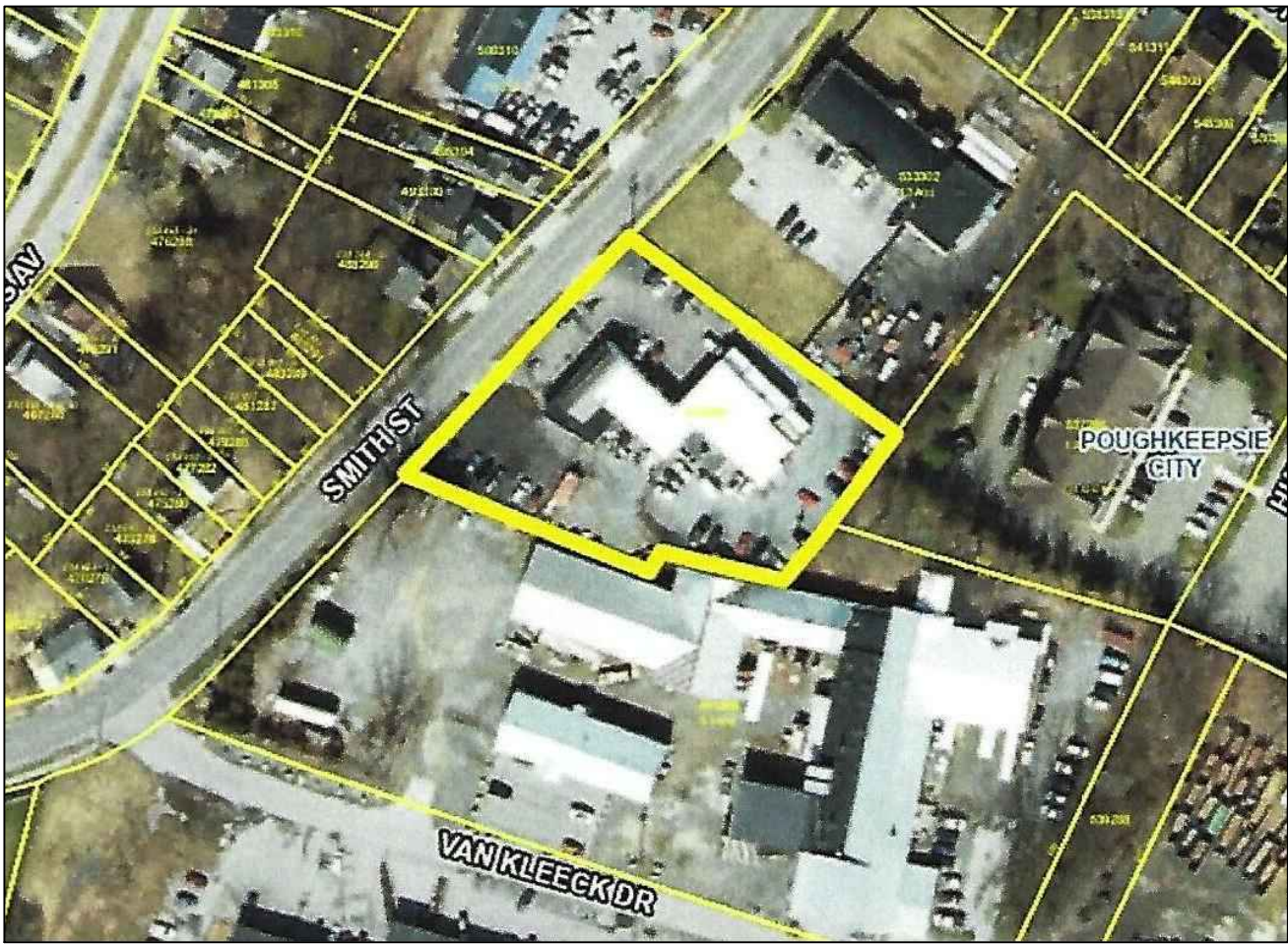
WOOD FENCE



CHAIN LINK FENCE



NORTH -FRONT



185 SMITH STREET



NORTH-WEST



NORTH-EAST



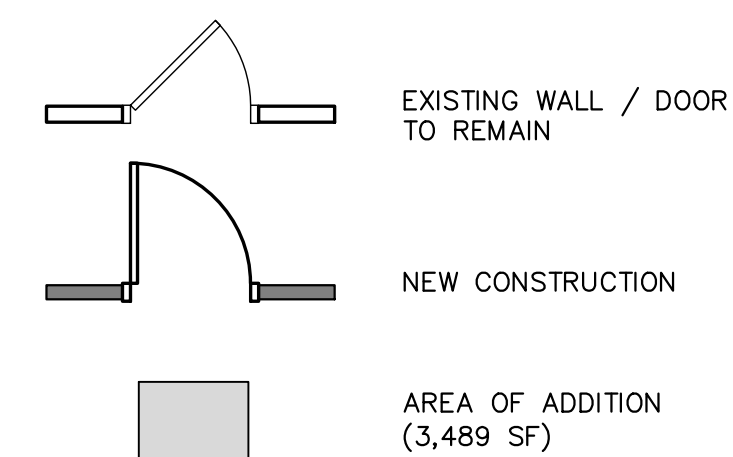
SMITH STREET WEST



SMITH STREET EAST

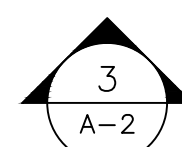
NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE:
STUDIO 90 DESIGN & PLANNING 4 FAIRWAY DRIVE, PAWLING, NEW YORK 12664 TEL: 845 238 1456 Email: studio90nyc.com  KENNETH L. KAUFER, R.A. ALFREDO DI PIETRO, DESIGNER PETER MARCHETTI, P.E., CONSULTING ENGINEER © ALL RIGHTS RESERVED, INCLUDING REPRODUCTION IN ANY FORM.	
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:

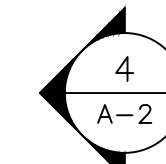
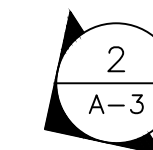
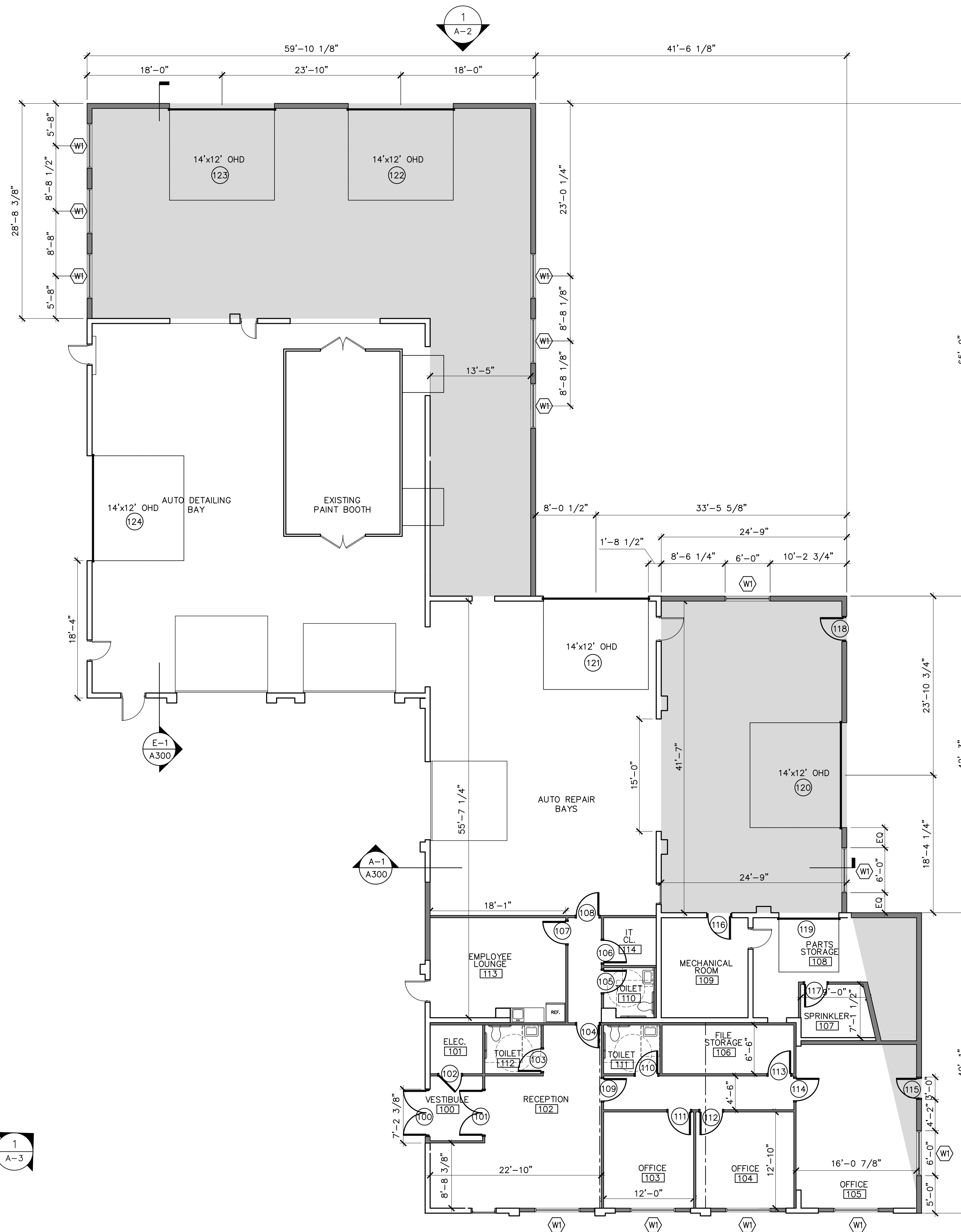


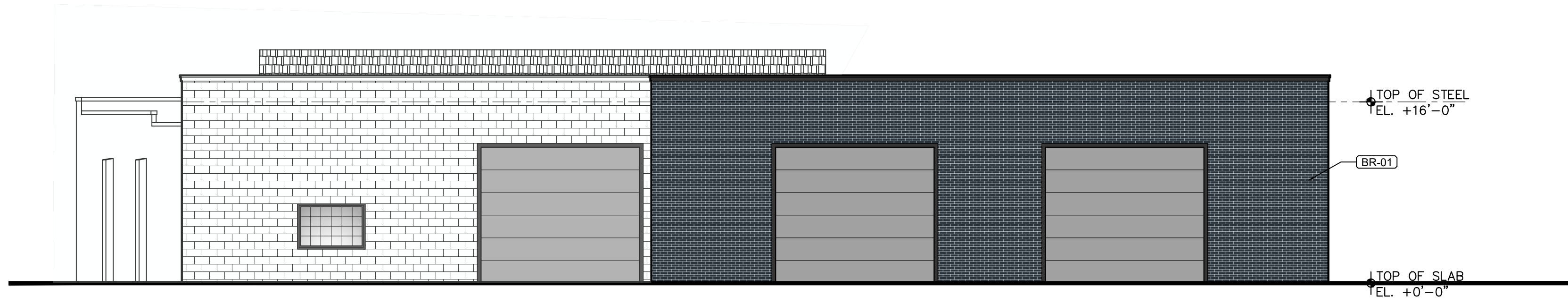
1 PROPOSED FLOOR PLAN

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



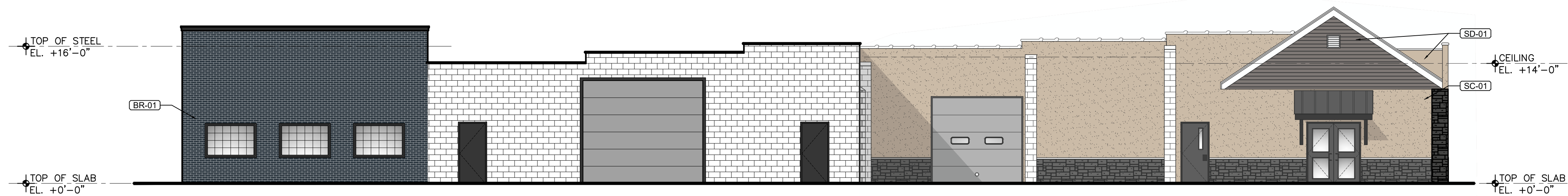
A-1 PROPOSED PLAN
185 SMITH ST | POUGHKEEPSIE, NY
VINCE'S AUTOBODY LMV PROJ. 22131
MARCH 9, 2026





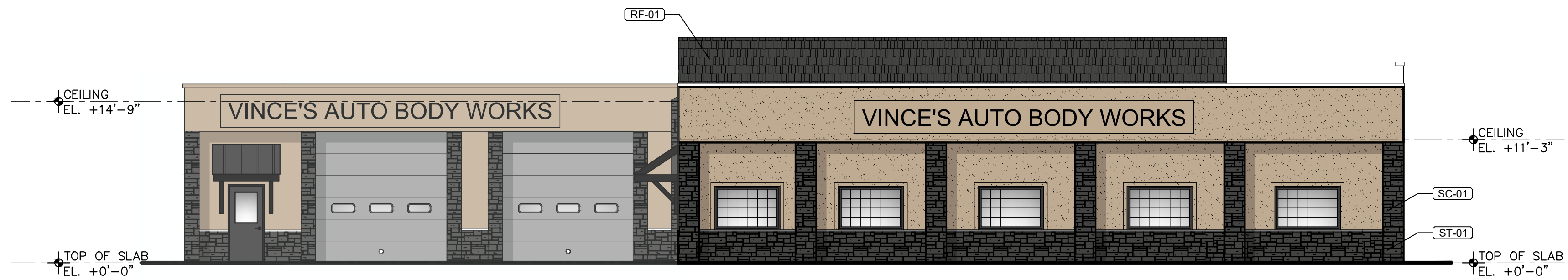
1 SOUTH (REAR) ELEVATION

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



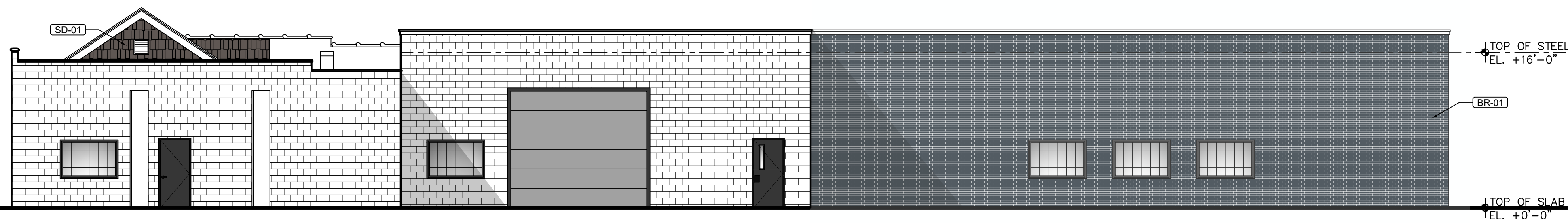
2 EAST (SIDE) ELEVATION

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

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 palnting at Property line</u>	<u>12% landscaping provided requesting partial shrubs planting</u>
<u>Section19-7.1(1)(a)</u> <u>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 REOUEST 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	6161-65-510286	YEAR BUILT	1960
ZONING DISTRICT	RESIDENTIAL NEIGHBORHOOD C3 RNC	FORMER ROAD	
USE	AUTO REPAIR SHOP		
LOT AREA AND COVERAGE			
LOT AREA (sq. ft.)	REQUIRED	EXISTING	PROPOSED
14,240	N/A	± 0.97 Acres	± 0.97 Acres
LOT WIDTH	25'	± 170'	± 170'
LOT COVERAGE	70%	± 53.3%	± 55%
BUILDING PLACEMENT			
FRONT SETBACK (ft.)	20'	34.20'	34.20'
REAR SETBACK (ft.)	10'	N/A	N/A
SIDE SETBACK (ft.)	5'	19.7'	19.7'
REAR SETBACK (ft.)	15'	57.60'	48.60'
HEIGHT (ft.)	25.00'	One Story/16'	One Story/12'
STORY COUNT	1	25	32
STORY COUNT (ft.)	10.00'	0	4
ENTRANCE	FRONT	FRONT	FRONT
USABLE SPACE	± 1,750 S.F.	± 1,750 S.F.	± 3,310 S.F.

CITY OF Poughkeepsie, New York
DEPARTMENT HEAD APPROVALS

Zoning Chair Person	Date:
Planning Board	Date:
Site Plan Approval	Date:
Department of Public Works and Engineering	Date:
Fire Chief	Date:
Police Chief	Date:
Building Inspector	Date:

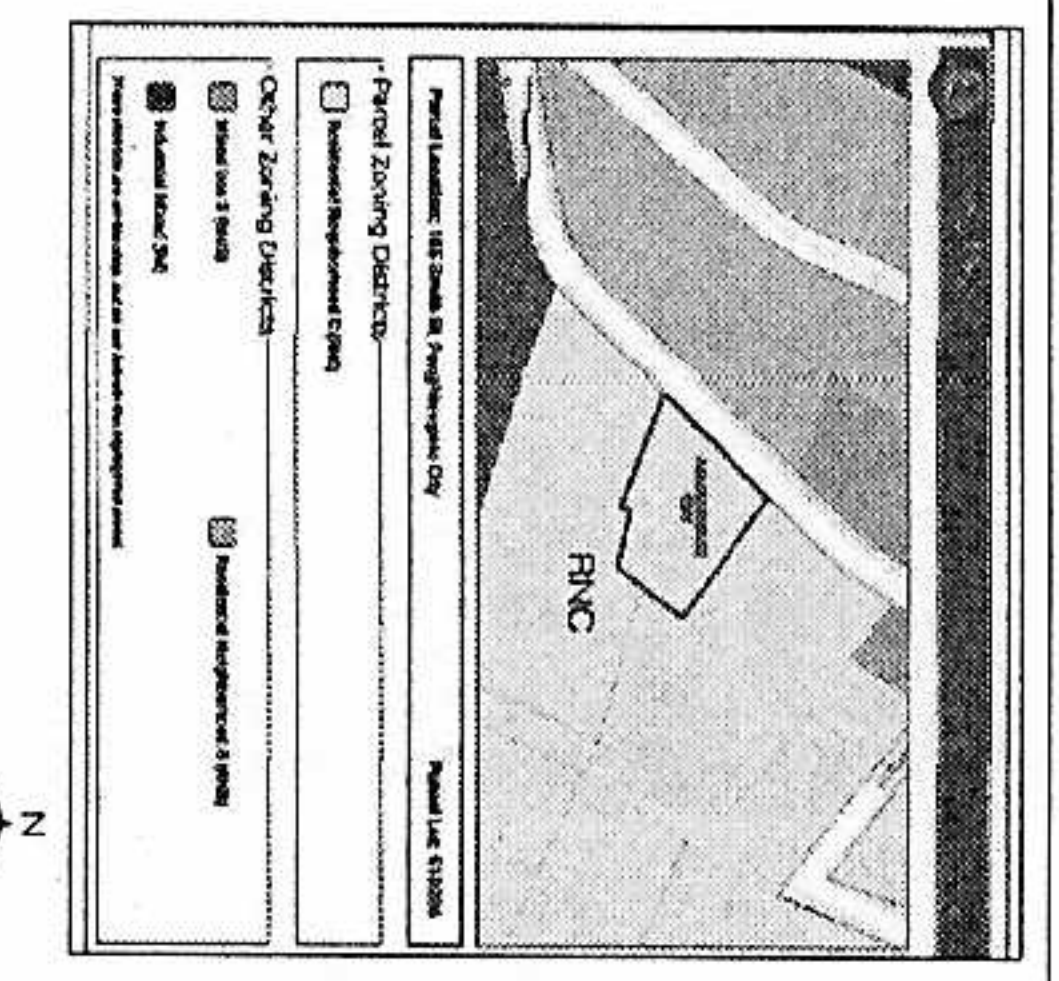
OWNER/APPLICANT CERTIFICATION
THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS. HEREIN IS FINANCIALY CAPABLE OF COMPLETING THIS PROJECT.
OWNER: _____ Date: _____

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:	
DESIGNER:	
DATE SIGNED:	
CONDITIONS:	

PROPERTY NOTES

1. THERE ARE NO WATERS 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 FINANCIALY 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 C3 RNC
YEAR BUILT: 1960
OWNER: ROCKY AUTO BODY INC.
LOT AREA: ± 0.97 ACRES
PROJECT: PROPOSED ONE STORY ADDITION
INTERIOR ALTERATIONS & RENOVATIONS

LEGEND

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

LOT COVERAGE	
LOT AREA: 42,253 S.F.	
IMPERVIOUS SURFACE:	
EXISTING	14,240 S.F.
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: 8,100 + 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

PROGRESS PRINT

NOTE: ANY 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.



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
© ALL RIGHTS RESERVED. INCLUDING REPRODUCTION IN ANY FORM.

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



- 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 REMOVED SHALL BE PROTECTED BY FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUIVALENT. FENCE WILL BE PLACED AT DUMP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCE SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

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.

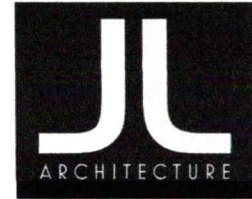
4. Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

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.



November 24, 2025

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

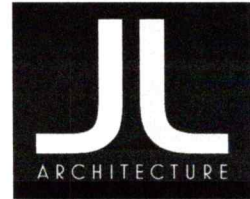
Re: 210 N. Hamilton St. - Proposed Conversion of Existing Two-Family Dwelling to Three-Family Dwelling

Dear Mr. Parker,

The area variance request is for Section 19-6.2(4)(b) that states that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street or property line. We are proposing a three-foot-high wood privacy fence along the rear property line in lieu of a planting strip.

Please see our responses (**in bold**) to the Area Variance Justification Questions.

1. Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. If not, please explain why.
No. We are proposing a natural wood stockade fence in lieu of a landscaping strip. The fence will provide privacy all year and a more opaque buffer. Additionally, as per the zoning code of the Gateway-Walkway district, if a fence is proposed it must be a natural wood fence.
2. Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternative to the variance, if any have been explored (for example, alternative designs, purchasing contiguous properties, etc.). Why is the variance necessary? **Yes. We could seek a variance to make the parking spaces 9'x18' in lieu of the required 9'x20'. The reduction in the length of the parking spaces would allow for the design of a 3-foot landscape strip.**
3. Is/are the requested area variance(s) substantial? Explain why they are not substantial.
No. We are proposing a 3-foot tall natural wood stockade fence as a buffer between the parking and adjacent property at the rear in lieu of a landscape strip.
4. Will the variance(s) have an adverse effect on or impact on the physical or environmental conditions in the neighborhood or district? Why not? **No. The installation of a natural wood fence is permitted by the zoning code. As per the zoning code of the Gateway-Walkway district, if a fence is proposed it must be a natural wood fence.**



5. Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property. Explain. **The need for the area variance is a result of having the ability to meet and provide the off-street parking requirements. Due to the limited space available at the rear of the property, we would require a variance either for the 3-foot landscape strip or a reduction in the length of the parking spaces required.**

Thank you for your time and consideration in this matter.

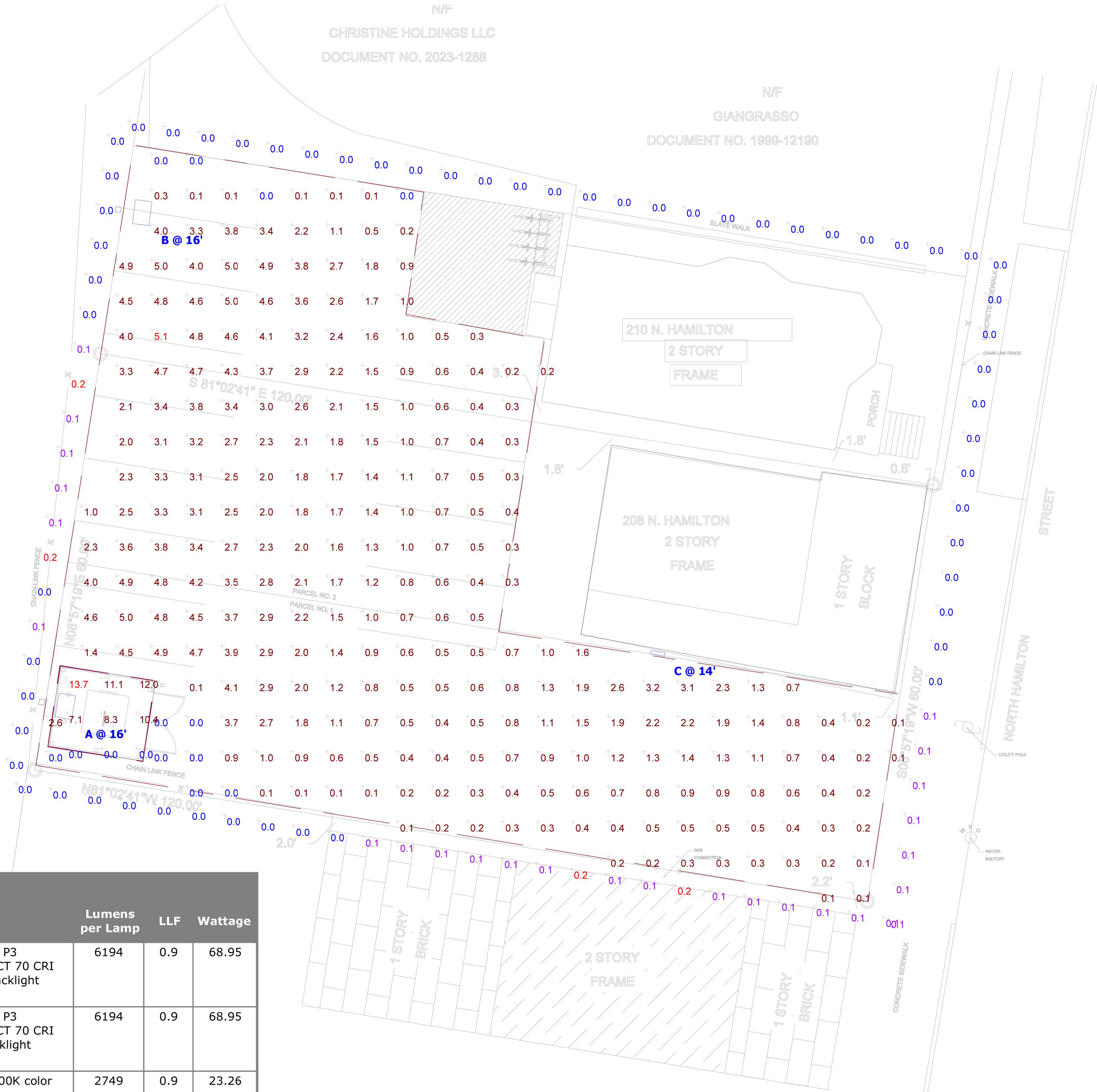
Sincerely yours,

Jason Lichwick
NYSRA Lic. No. 038612

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Dumpster	+	7.0 fc	13.7 fc	0.0 fc	N/A	N/A
Parking	+	1.6 fc	5.1 fc	0.0 fc	N/A	N/A
Prop Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A	1	DSX0 LED P3 30K 70CRI RCCO	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	6194	0.9	68.95
	B	1	DSX0 LED P3 30K 70CRI LCCO	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	6194	0.9	68.95
	C	1	WPX1 LED P2 30K Mvolt	WPX1 LED wallpack 3000lm 3000K color temperature 120-277 Volts	2749	0.9	23.26

1
S-2 Proposed Site Lighting Plan
Scale: N.T.S.



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE



210 N. Hamilton St. - Three Family Conversion

Christine Holdings LLC
S.B.L. 6162-55-268444
210 N. Hamilton Street
Poughkeepsie, NY 12601

For Zoning Board of Appeals Review

Date: 11.24.2025

Revisions:

Drawn By: JL

S-2







**THE CITY OF POUGHKEEPSIE
NEW YORK**

ZONING BOARD OF APPEALS
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4263 Fax: (845) 451-4006

FEE: \$350
CODE: A2112

ID#: _____

IPS# _____

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 210 N. Hamilton Street

ZONING DISTRICT: Walkway-Gateway (W-G)

OWNER INFORMATION:

Name: Christine Holdings LLC

Address: 17 Degarmo Road

Poughkeepsie, NY 12603

Phone: 845-309-9122

Email: nalh7382@my.msmc.edu

APPLICANT INFORMATION:

Name: Jason Lichwick Architecture PLLC

Address: 387 Hooker Avenue, Suite 5

Poughkeepsie, NY 12603

Phone: 845-284-6344

Email: jason@JLArchitectureNY.com

CONSULTANT INFORMATION:

Name: Same as Applicant

Address: _____

Phone: _____

Email: _____

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: November 20, 2025

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

PROPERTY ADDRESS: 210 N. Hamilton Street

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.

VARIANCE REQUEST JUSTIFICATION

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.**

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

ZONING BOARD OF APPEALS AREA VARIANCE
APPLICATION

PROPERTY ADDRESS: _____
AREA VARIANCE REQUESTS

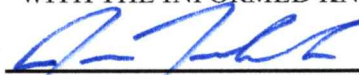
LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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



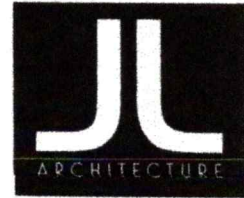
SIGNATURE OF APPLICANT

11.24.2025

DATE

Jason Lichwick, RA

Print Name



January 20, 2026

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

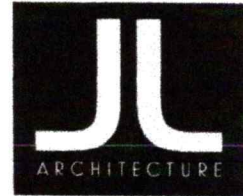
Re: 208 N. Hamilton St. - Proposed Adaptive Re-Use Conversion of Existing Mixed-Use Building to Six Unit Multifamily Dwelling

Dear Mr. Parker,

The area variance request is for Section 19-6.2(4)(b) that states that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street or property line. We are proposing a three-foot-high wood privacy fence along the rear property line in lieu of a planting strip.

Please see our responses (**in bold**) to the Area Variance Justification Questions.

1. Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. If not, please explain why.
No. We are proposing a natural wood stockade fence in lieu of a landscaping strip. The fence will provide privacy all year and a more opaque buffer. Additionally, as per the zoning code of the Gateway-Walkway district, if a fence is proposed it must be a natural wood fence.
2. Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternative to the variance, if any have been explored (for example, alternative designs, purchasing contiguous properties, etc.). Why is the variance necessary? **Yes. We could seek a variance to make the parking spaces 9'x18' in lieu of the required 9'x20'. The reduction in the length of the parking spaces would allow for the design of a 3-foot landscape strip.**
3. Is/are the requested area variance(s) substantial? Explain why they are not substantial.
No. We are proposing a 3-foot tall natural wood stockade fence as a buffer between the parking and adjacent property at the rear in lieu of a landscape strip.
4. Will the variance(s) have an adverse effect on or impact on the physical or environmental conditions in the neighborhood or district? Why not? **No. The installation of a natural wood fence is permitted by the zoning code. As per the zoning code of the Gateway-Walkway district, if a fence is proposed it must be a natural wood fence.**



5. Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property. Explain. **The need for the area variance is a result of having the ability to meet and provide the off-street parking requirements. Due to the limited space available at the rear of the property, we would require a variance either for the 3-foot landscape strip or a reduction in the length of the parking spaces required.**

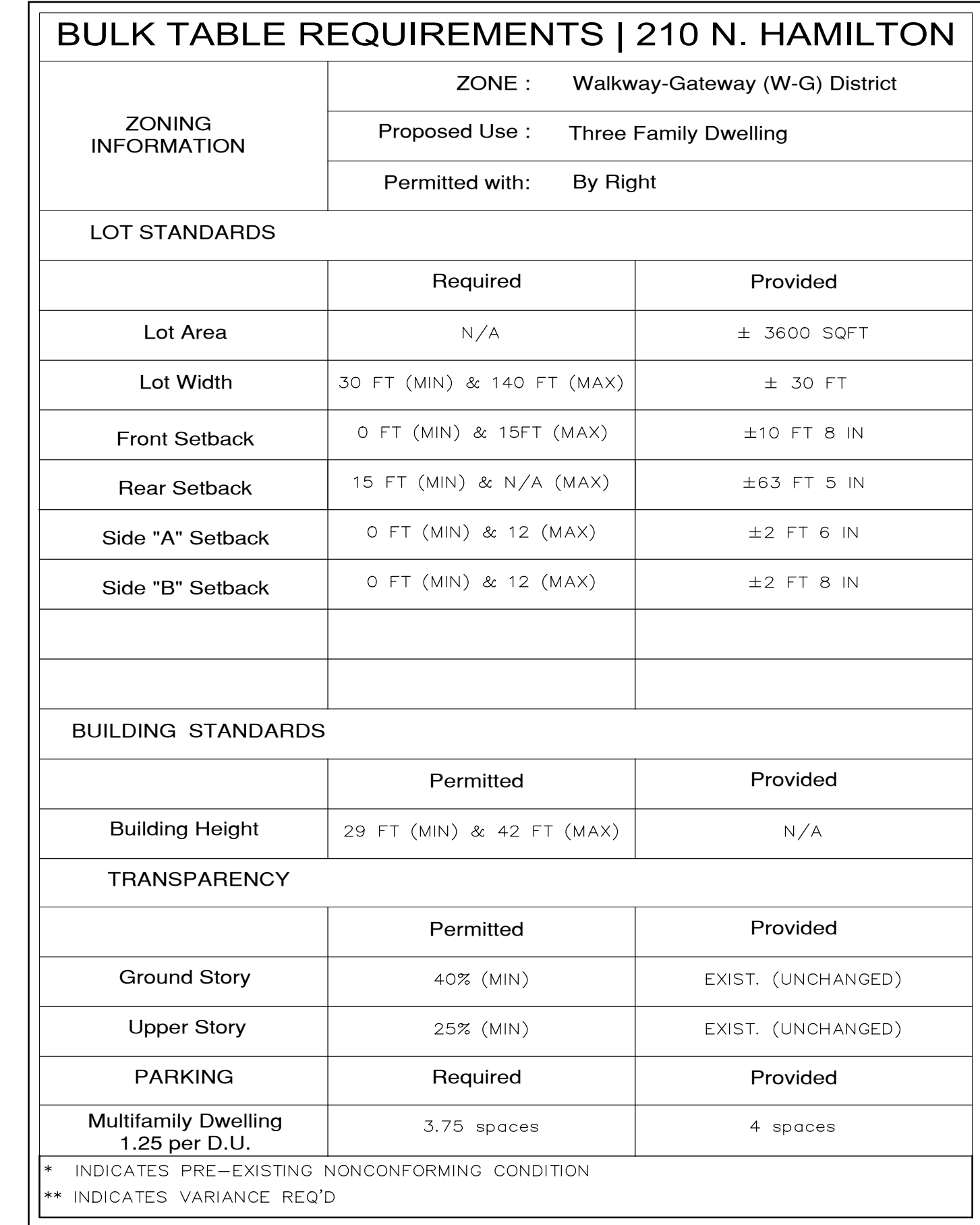
Thank you for your time and consideration in this matter.

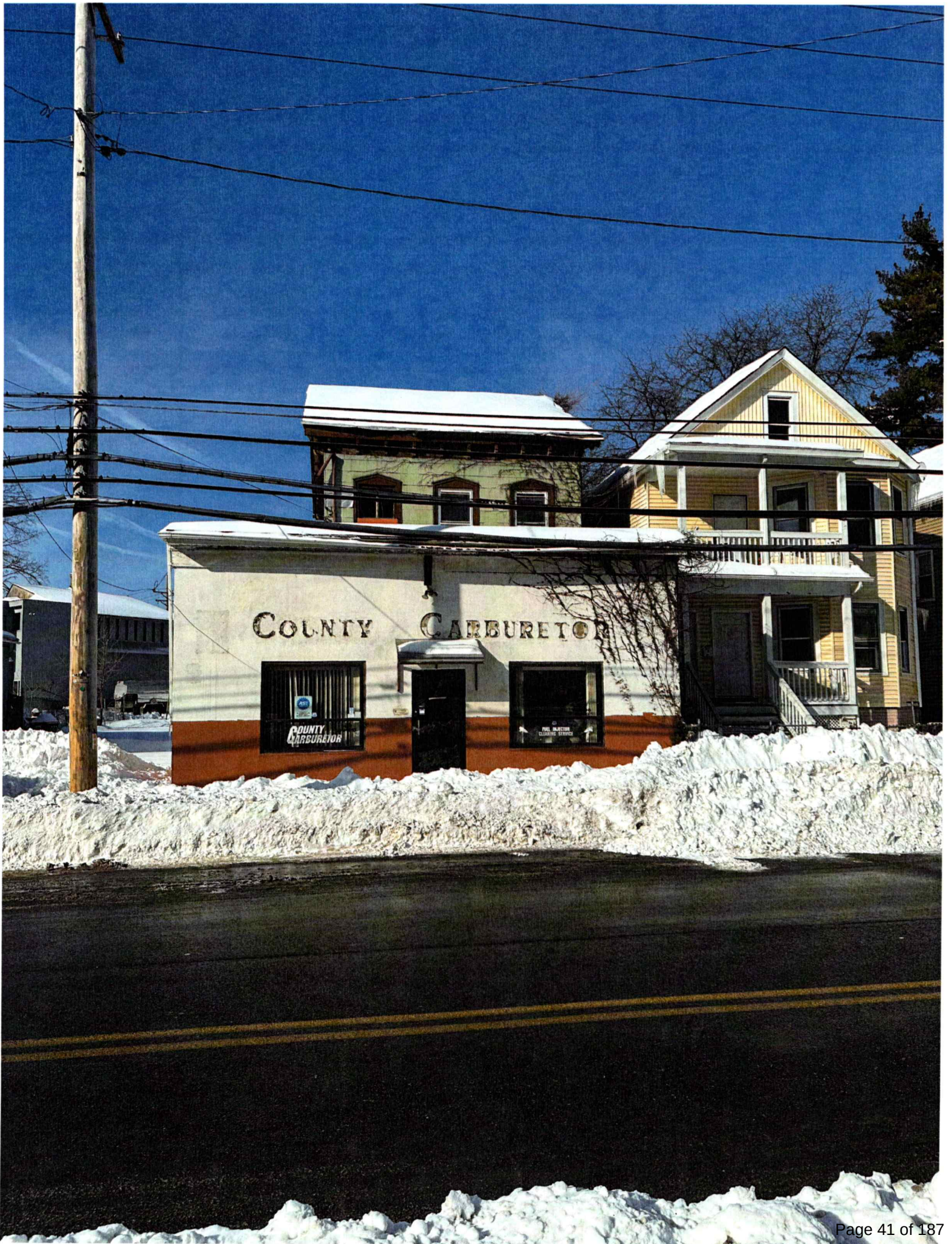
Sincerely yours,

Jason Lichwick
NYSRA Lic. No. 038612



BULK TABLE REQUIREMENTS 208 N. HAMILTON		
ZONING INFORMATION	ZONE :	Walkway-Gateway (W-G) District
	Proposed Use :	Six Family - New Construction
	Permitted with:	By Right
LOT STANDARDS		
	Required	Provided
Lot Area	N/A	± 7200 SQFT
Lot Width	30 FT (MIN) & 140 FT (MAX)	± 60 FT
Front Setback	0 FT (MIN) & 15FT (MAX)	±8 IN
Rear Setback	15 FT (MIN) & N/A (MAX)	±73 FT 9 IN
Side "A" Setback	0 FT (MIN) & 12 (MAX)	±1 FT 9 IN
Side "B" Setback	0 FT (MIN) & 12 (MAX)	±29 FT
BUILDING STANDARDS		
	Permitted	Provided
Building Height	29 FT (MIN) & 42 FT (MAX)	
TRANSPARENCY		
	Permitted	Provided
Ground Story	40% (MIN)	
Upper Story	25% (MIN)	
PARKING	Required	Provided
Multifamily Dwelling 1.25 per D.U.	7.5 spaces	9 spaces
* INDICATES PRE-EXISTING NONCONFORMING CONDITION		
** INDICATES VARIANCE REQ'D		







**THE CITY OF POUGHKEEPSIE
NEW YORK**

ZONING BOARD OF APPEALS
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4263 Fax: (845) 451-4006

FEE: \$350
CODE: A2112

ID#: _____

IPS# _____

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 208 N. Hamilton Street

ZONING DISTRICT: Walkway-Gateway (W-G)

OWNER INFORMATION:

Name: Najwa LLC

Address: 17 Degarmo Road

Poughkeepsie, NY 12603

Phone: 845-309-9122

Email: nalh7382@my.msmc.edu

APPLICANT INFORMATION:

Name: Jason Lichwick Architecture PLLC

Address: 387 Hooker Avenue, Suite 5

Poughkeepsie, NY 12603

Phone: 845-284-6344

Email: jason@JLArchitectureNY.com

CONSULTANT INFORMATION:

Name: Same as Applicant

Address: _____

Phone: _____

Email: _____

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: November 20, 2025

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

PROPERTY ADDRESS: 208 N. Hamilton Street

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-4.2(4)(b)3-foot	3-foot planting area between parking area and adjacent rear property.	No Landscaping. Wood privacy fence proposed

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

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

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?
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Page 43 of 187

ZONING BOARD OF APPEALS AREA VARIANCE
APPLICATION

PROPERTY ADDRESS: _____
AREA VARIANCE REQUESTS

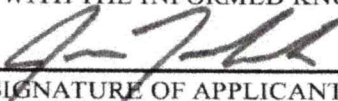
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WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.



SIGNATURE OF APPLICANT

01.20.2026

DATE

Jason Lichwick, RA

Print Name

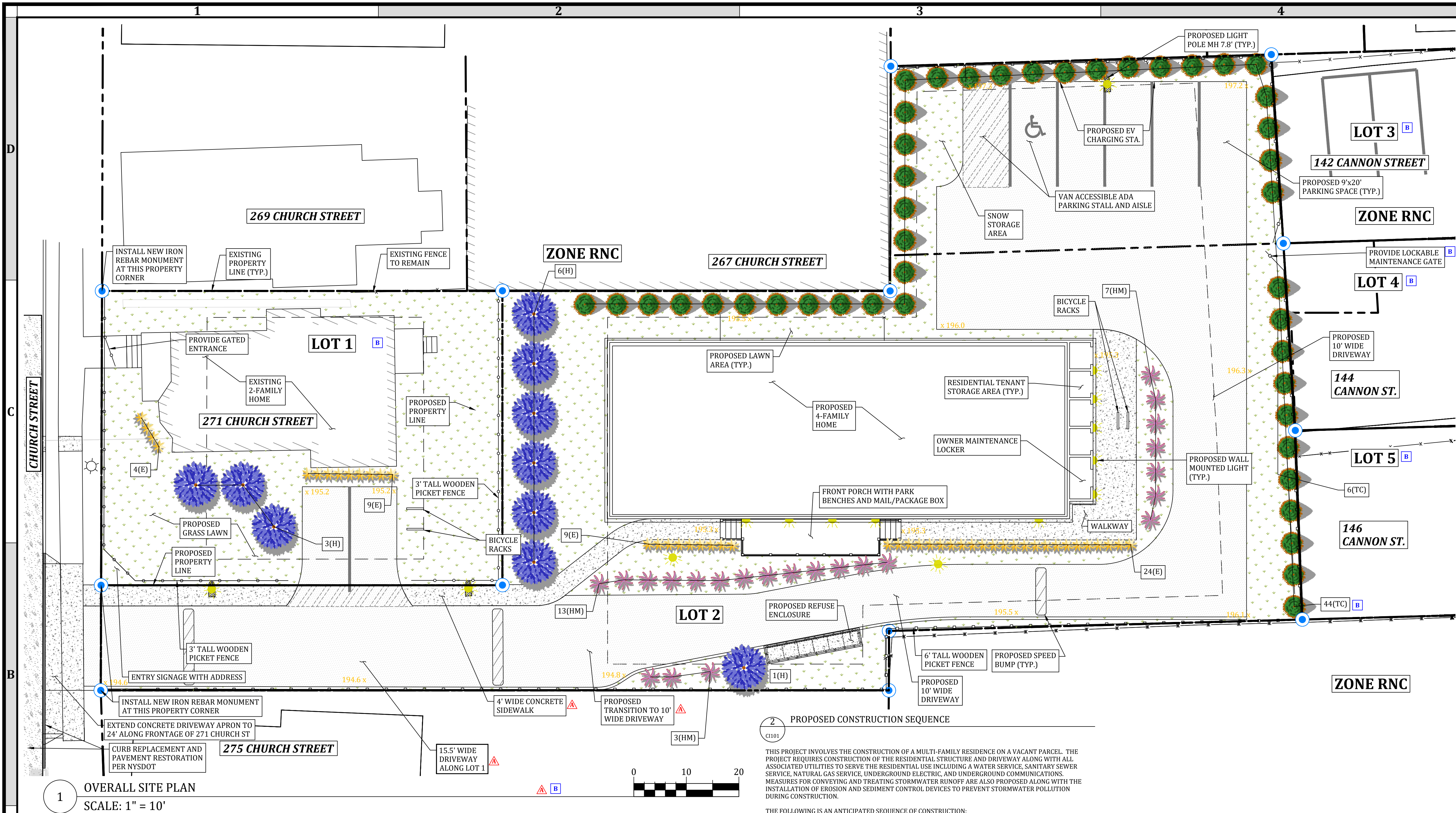
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THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TEED ENGINEERING, PLLC, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



PLANTING SCHEDULE				
LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TC	44	TAXUS CUSPIDATA 'CAPTITATA'	UPRIGHT JAPANESE YEW	10' TALL
H	10	HYDRANGEA	HORTENSIA	3 GAL.
E	46	ECHINACEA	CONEFLOWER	1 GAL.
HM	23	HEMEROCALLIS MINOR	DWARF YELLOW DAYLILLY	1 GAL.

SPECIAL STORAGE NOTE
THERE SHALL BE NO STORAGE OF HIGHLY COMBUSTIBLE OR HAZARDOUS MATERIALS IN THE RESIDENTIAL TENANT STORAGE AREAS.

SPECIAL EMERGENCY ACCESS NOTE
A KNOX BOX SHALL BE PROVIDED FOR EMERGENCY ACCESS TO EACH UNIT (EITHER MASTER KEY OR 4 SEPARATE KEYS).

LIGHTING SCHEDULE						
LOC.	QUANTITY	MANUFACTURER	MODEL NUMBER	HEIGHT	LLF	TOTAL WATTS
POLE MOUNT	5	FAYMART LIGHTING®	F91003-PL-BK	7.8'	-	180
WALL MOUNT	10	MINKA LAVERY®	TRESCOTT OUTDOOR WALL SCONCE	8'	-	60
NOTES: - ADDITIONAL REQUIRED EQUIPMENT: (3) E26 MEDIUM BASE BULBS & POLE BASE EACH. INSTALL ALL LIGHTING PER MANUFACTURER REQUIREMENTS. EACH BULB 60-WATTS - ALL LIGHT FIXTURES SHALL BE SET AT A TEMPERATURE OF 3,000K OR LESS.						

OFF-STREET PARKING REQUIREMENTS	
DECEIPTION	VEHICLE PARKING SPACES
MINIMUM REQUIRED	1.25 SPACES/DWELLING = 5
EXISTING (LOT 1 & 2)	2
PROPOSED LOT 1	2*
PROPOSED LOT 2	5
EXISTING (LOT 3)	0
PROPOSED LOT 3	2
*4 REQUIRED. SEEKING WAIVER FOR TWO SPACES ON HAMMERSLY MUNICIPAL LOT	

2 PROPOSED CONSTRUCTION SEQUENCE

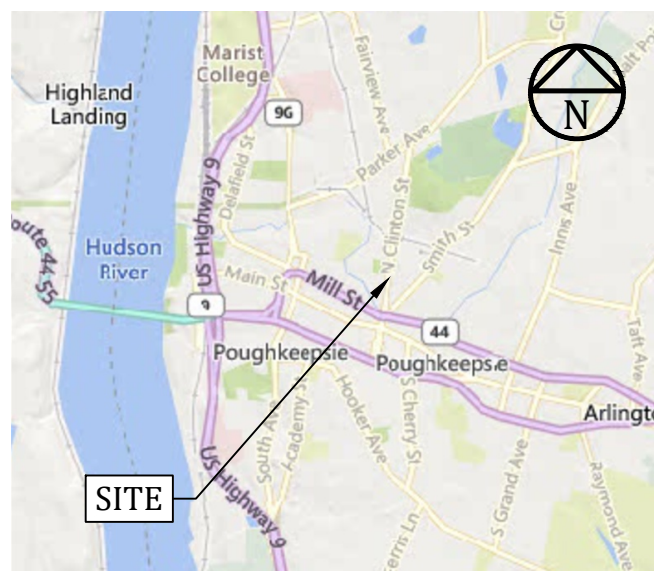
CI101

THIS PROJECT INVOLVES THE CONSTRUCTION OF A MULTI-FAMILY RESIDENCE ON A VACANT PARCEL. THE PROJECT REQUIRES CONSTRUCTION OF THE RESIDENTIAL STRUCTURE AND DRIVEWAY ALONG WITH ALL ASSOCIATED UTILITIES TO SERVE THE RESIDENTIAL USE INCLUDING A WATER SERVICE, SANITARY SEWER SERVICE, NATURAL GAS SERVICE, UNDERGROUND ELECTRIC, AND UNDERGROUND COMMUNICATIONS. MEASURES FOR CONVEYING AND TREATING STORMWATER RUNOFF ARE ALSO PROPOSED ALONG WITH THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES TO PREVENT STORMWATER POLLUTION DURING CONSTRUCTION.

THE FOLLOWING IS AN ANTICIPATED SEQUENCE OF CONSTRUCTION:

- OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF Poughkeepsie.
- CONDUCT A PRE-CONSTRUCTION MEETING
- FILE NECESSARY PAPERWORK FOR OBTAINING PERMITS FOR ALL PROPOSED ACTIVITIES REQUIRING PERMITS.
- DELINEATE PROPOSED ON-SITE AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
- INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS:
 - STABILIZED CONSTRUCTION ENTRANCE
 - SILT FENCE
- ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
- CLEARING AND GRUBBING OF THE SITE INCLUDING ANY REQUIRED TREE REMOVAL.
- STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES.
- PROVIDE ROUGH GRADING AND EARTHWORK
- STABILIZE ALL DISTURBED AREAS.
- CONSTRUCT FOOTINGS AND FOUNDATION FOR RESIDENCE AND BACKFILL AS NECESSARY.
- OBTAIN FOUNDATION SURVEY
- PROCEED WITH FRAMING OF THE RESIDENTIAL STRUCTURE.
- PROCEED WITH DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY IN ORDER TO INSTALL ALL UNDERGROUND UTILITIES INCLUDING THE WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, ELECTRIC SERVICE, COMMUNICATION SERVICE AND PERMANENT STORMWATER CONVEYANCE INFRASTRUCTURE.
- PROCEED WITH ADDITIONAL DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E. REMOVAL OF CURBING, OLD DRIVEWAY APRON, AND CONCRETE SIDEWALK) AND NOTIFY ENGINEER/MUNICIPALITY/UTILITY COMPANIES FOR INSPECTION OF INSTALLED UNDERGROUND UTILITIES.
- PROCEED WITH RESTORATION OF ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
- FINALIZE CONSTRUCTION INCLUDING HARDSCAPING (I.E. PAVEMENT, PATIOS, WALKWAYS) AND LANDSCAPING (I.E. SHRUBS, PLANTS AND PERMANENT GRASS COVER).
- FINALIZE SITE STABILIZATION INCLUDING THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES (I.E. CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION) AND REMOVE ORANGE CONSTRUCTION FENCING.
- REQUEST CERTIFICATE OF OCCUPANCY.

APPROVAL BLOCK
CHURCH STREET, LLC 271 CHURCH STREET Poughkeepsie, NY 12601
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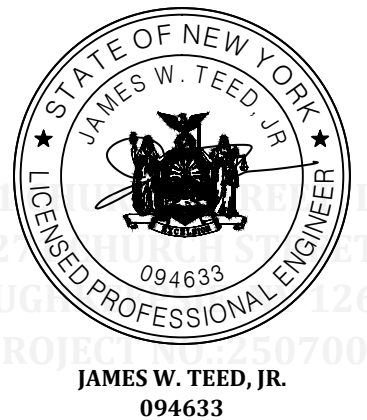
6 LOCATION MAP
1" = 500'

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026



SCAN HERE

PROFESSIONAL CERTIFICATION:



WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, TITLE VII, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

TEED
ENGINEERING
CIVIL DESIGN PROFESSIONAL

TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
B	3	03/18/2026 ENG. REV. LTR	06/17/2026
A	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:
SITE PLAN

PROJECT NAME AND ADDRESS:
**271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601**

TAX MAP ID: 131300-6161-23-259941-0000

SCALE: 1" = 10'	PROJECT NO.: 2507002
SHEET NO.: 2 OF 12	SHEET ID.: CI101

SURVEY NOTES

1. Copyright Johnson Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

DEED REFERENCE

Liber 1979, Page 188
Hudson River Housing, Inc.
to
Hudson River Housing, Inc.
May 7, 1996

Doc. #02 2022 1134
FLF II Properties Inc.
to
239 All Angels LLC
March 18, 2022

Doc. #02 2025 52704
Hudson River Housing Inc.
to
271 Church Street LLC
August 12, 2025

City of Poughkeepsie, Dutchess County, New York
6161-23-259941
6161-23-258952
6161-23-263953
6161-23-266952

DATE OF SURVEY

Field Completion: April 13, 2026

CERTIFICATIONS

271 Church Street LLC

AREAS

6161-23-259941
17,148 Square Feet
0.394 Acres

6161-23-258952
6,721 Square Feet
0.154 Acres

6161-23-263953
3,762 Square Feet
0.086 Acres

6161-23-266952
3,985 Square Feet
0.091 Acres

JOHNSON
SURVEYING

BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

Copyright 2014

rev.	date	description



CHURCH ST

MAP OF A SURVEY
PREPARED FOR
271 CHURCH STREET LLC

CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	MULTIPLE
address	MULTIPLE
date	4/13/26
drawn	BJ
scale	1"=20'
checked	BJ
project no.	25-030.01
project name	CHURCH ST
sheet	1 OF 1

From: [Tyler Maegerle](#)
To: [Natalie Quinn](#); [Jozlyn Young](#)
Cc: [Judith Knauss](#)
Subject: FW: Hammersley
Date: Wednesday, April 15, 2026 2:00:10 PM
Attachments: [City Parking Lots Map - 2022 Update PLAN SIDE B.pdf](#)

Hello,

Having received no new submission for 271 Church for the April planning board meeting may we consider the application adjourned for the April 28th meeting?

Regarding the waiver discussion in March, the nearest City parking lot is 291 Church but my records show its at capacity (labeled 287 Church on the attached but 291 on parcel access). The Hammersley Ave lot is nearer than the 124 Cannon lot and would meet the parking waiver distance requirement.

Best,
Tyler Maegerle
City of Poughkeepsie
Planner
845-451-4041

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

From: Joseph Lopez <jlopez@cityofpoughkeepsie.gov>
Sent: Wednesday, April 15, 2026 1:54 PM
To: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.gov>
Subject: Re: Hammersley

Hey,

Currently we only have 3 active permits right now.

Joseph Lopez
Sr. Parking Enforcement Officer
City of Poughkeepsie Parking Division
62 Civic Center Plaza

Poughkeepsie, NY 12601

From: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.gov>

Sent: Wednesday, April 15, 2026 1:51 PM

To: Joseph Lopez <jlopez@cityofpoughkeepsie.gov>

Subject: Hammersley

Hello,

How many permits have been given out for the Hammersley Ave lot? We've got an ask for a parking waiver for a project in the area. Last update I got from Dan there were 7 permits.

Thanks,

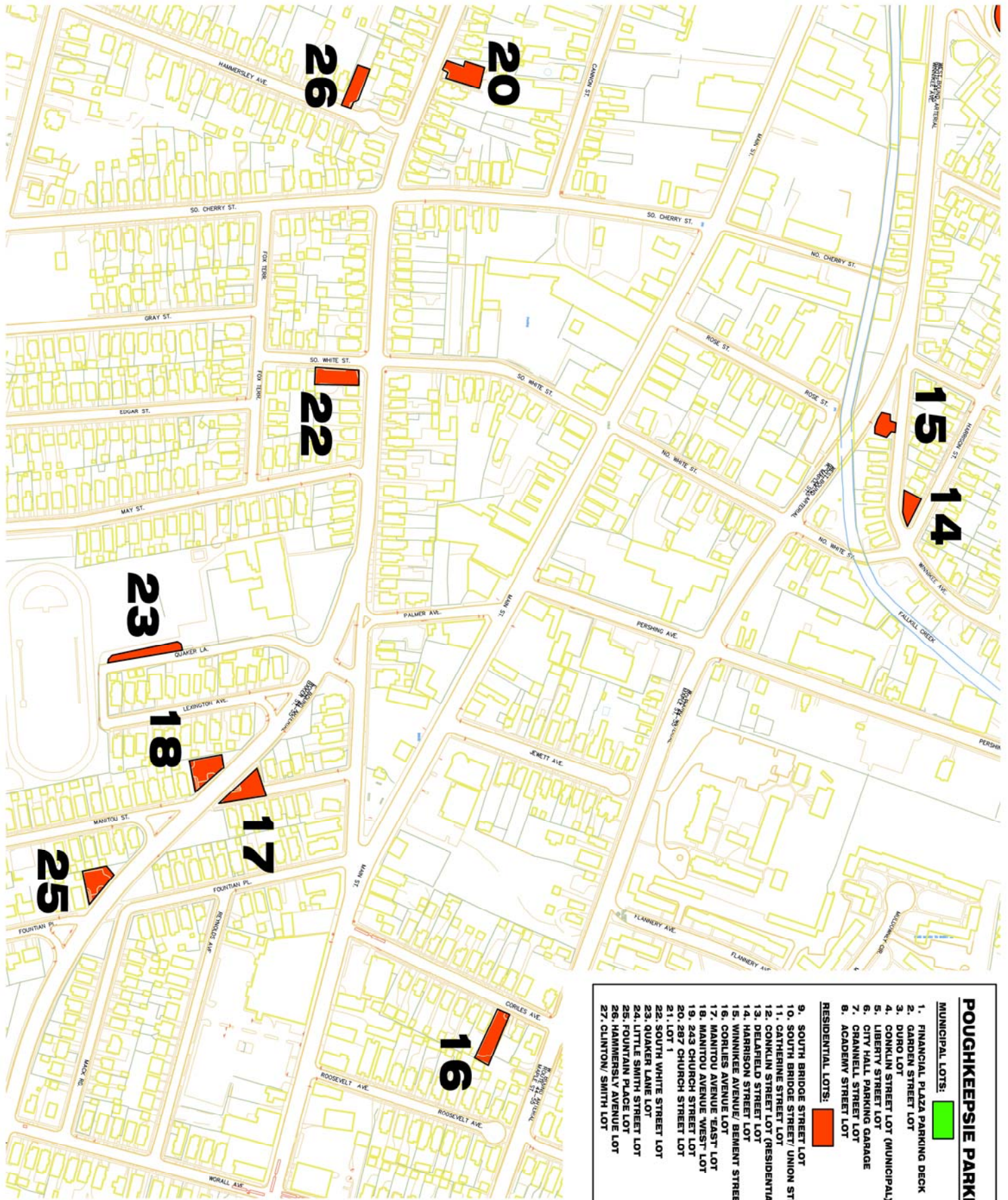
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City of Poughkeepsie

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**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# _____

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AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 271 Church Street

ZONING DISTRICT: RNC

OWNER INFORMATION:

Name: 271 Church Street LLC

Address: 299 Windsor Highway

New Windsor, NY 12553

Phone: c/o 845-874-7166

Email: c/o natalie@karcpc.com

APPLICANT INFORMATION:

Name: Same as owner

Address: _____

Phone: _____

Email: _____

CONSULTANT INFORMATION:

Name: KARC Planning Consultants, Inc.

Address: PO Box 924

Poughkeepsie, NY 12602

Phone: 845-874-7166

Email: natalie@karcpc.com

SUBJECT OF APPEAL

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

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

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

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

Revised 12/24: Previous Editions Obsolete

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
See attached cover letter		

VARIANCE REQUEST JUSTIFICATION

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 271 Church Street

LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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



SIGNATURE OF APPLICANT

February 10, 2026
DATE

Natalie Quinn, agent for applicant
Print Name



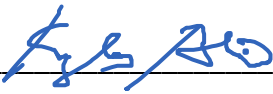
PLANNING CONSULTANTS, INC.

December 15, 2025

To whom it may concern:

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

Sincerely,



Kaylas Bhiri

Jozlyn Young

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

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Natalie:

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

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

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

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

(845) 451-4010

jknauss@cityofpoughkeepsie.gov

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

June 17, 2026

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

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

Dear Chair Parker:

The applicant is seeking to subdivide 271 Church Street (Lot #259941) into two lots, both to house residential structures. Lot 1 (271 Church) will retain the existing two-family residential building. Lot 2 (proposed 273 Church) will be developed with a permitted four-family residential building. The property is located in the Residential Neighborhood C (RNC) District and is approximately 0.39 acres.

The applicant previously submitted an Area Variance application dated February 10, 2026 based on a determination dated February 6, 2026 by Deputy Zoning Administrator Judith Knauss, noting six (6) zoning deficiencies. In the period since the Zoning Board's last review of this project, the Applicant has adjusted the development strategy to include minor lot line adjustments between the newly proposed Lot 2 and three adjacent properties that abut the rear of the property and front on Cannon Street. These three properties are Lot 3 - 142 Cannon Street (Tax ID #258952), Lot 4 - 144 Cannon Street (Tax ID #263953), and Lot 5 - 146 Cannon Street (Tax ID #266952).

The proposed lot line adjustments square off the shared property line between Lots 2-5 and increase the lot area of Lot 2 to 15,273 sq. ft. Importantly, the proposed lot line adjustments allows the site plan for Lot 1 and Lot 2 to be developed in a way that eliminates four of the six zoning deficiencies noted by the Deputy Zoning Administrator's February 6, 2026 letter while maintaining lot area compliance on the three Cannon Street lots. **Previously requested variances that have been eliminated include:**

Code Section	Requirement	Proposed / Explanation
19-6.2(11)(a)	LOT 1: 4 parking spaces required	2 new formalized parking spaces are proposed on Lot 1. A waiver for 2 additional spaces is being sought from the Planning Board due to the project's location within 600 feet of a municipal parking facility
19-2.3(3)(d)	LOT 1: Rear yard setback shall be a minimum of 15'	A 15' rear yard setback is now proposed as shown on Sheet CI101
19-2.3(3)(a)	LOT 2: Front yard setback of 20' required for a flag lot in the RNC district	A 20' front yard setback is now proposed as shown on Sheet CI101
19-2.3(2)(c)	LOT 2: Maximum lot coverage of 70%	The proposed lot coverage has been reduced from 75% to 69%

The applicant therefore respectfully submits this revised Area Variance application for the remaining two area variances, as listed below.

Revised Table of Requested Variances

Variance #	Code Section	Requirement	Proposed	Requested Variance
1	19-2.3(2)(f)	LOT 2: Side yard setbacks for driveways/parking areas shall be a minimum of 10'	2.6' (parking along west property line) 0' (driveway along east property line)	8.4' 10'
2	19-6.2(1)(c)	LOT 2: Access shall consist of at least one fifteen-foot drive aisle for parking areas with fewer than 20 spaces.	10' drive aisle	5'

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

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

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

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

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

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

Strict compliance with the 10-foot side yard setback on both the east and west sides of the property would significantly reduce the buildable area and compromise the ability to provide required on-site parking, safe vehicular circulation, and emergency access. Similarly, widening the drive aisle to 15 feet would either eliminate required landscaping areas or necessitate additional and more substantial variances.

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

3. Is the requested area variance substantial?

While some of the requested variances are numerically substantial, they are not substantial when evaluated in context. The driveway-related variances are typical of flag lot development and are driven by the need to safely accommodate access and circulation within a constrained site. The requested 8.4-foot side-yard variance in the parking area is mitigated by the proposed 6-foot picket fence and Japanese yews which provide substantial screening and privacy for both lots.

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

The requested variances will not result in adverse physical or environmental impacts. The site plan provides defined circulation and emergency access consistent with Fire Department considerations. Additionally, stormwater runoff from impervious surfaces will be managed through connection to municipal stormwater infrastructure. The site also includes landscaping and organized open areas to soften paved surfaces and improve overall site function. Potential adverse physical impacts along the property's side yards are minimized to the greatest extent possible by the proposed fencing and landscape plantings.

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

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

While the need for the variances arises in part from the applicant's proposed subdivision, the underlying hardship is rooted in the site's physical constraints and the evolution of zoning and safety regulations. In the time since this project's last appearance before the ZBA in March, the applicant has gone through great lengths to work closely with surrounding property owners to facilitate the rear lot line adjustments that allow for the elimination of 4 of the 6 previously required variances.

As described in the justifications above, the requested side yard and driveway width variances will not cause an undesirable change in the character of the neighborhood, are not substantial when viewed within the context of the overall site, and produce no adverse physical or environmental impacts. Overall, the potential detriment to the neighborhood as a result of these requested minor variances is far outweighed by the benefits to the application.

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

Enclosed please find the following:

1. Cover Letter and Updated Justification prepared by KARC, dated June 17, 2026
2. Site Plan and Preliminary Subdivision plat Map prepared by Teed Engineering, dated June 17, 2026
3. Survey of Existing Property Conditions prepared by Johnson Surveying, dated April 13, 2026
4. Email Correspondence with the City of Poughkeepsie Regarding Hammersley Lot, dated April 15, 2026

Thank you.

Sincerely,



Natalie Quinn, Agent for Applicant

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.

We do not believe that the variance will produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. It does not create a visual distraction or fail to blend with the existing character of the nearby residences, and it should have zero impact on the property value of the neighboring residences.

The condenser and associated cable hide have a small visual “footprint” when viewed from Beekman Street. The unit is quiet when in operation, is located 70 to 75 feet (25 paces) from Beekman Street, and in spring through autumn is partly obscured by leaves from a tree located in the “secondary front yard”. There are no garage doors or interior access doors located on the west wall of 15 Clark, and if this yard were not located on a street corner it would clearly be considered to be a side yard. Beekman Street is a short dead end and has very minimal vehicle traffic consisting of package delivery trucks and local resident vehicles.

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

The variance is necessary because the location of the condenser is the location that is most logical from an engineering perspective. We do not feel that the benefit could be achieved feasibly by some other method than the area variance. The condenser is located in the most logical location, from an engineering perspective and in terms of minimizing the amount of cable hide needed.

The two mini split units that it services are located on the interior just a few feet from the condenser location, thus minimizing the linear footage of unsightly cable hides that might detract from the ambiance of the neighborhood. To move the condenser to the rear (north) wall of 15 Clark would be technically challenging because the wall is taken up by an interior access door, an oven vent, a porch with an obsolete staircase under it. To the east of those obstructions there is an egress window and then farther to the east the other two condensers have already been installed, leaving essentially no easily accessible installation locations on the rear wall. Also, having to run the cable hides all the way to the eastern part of the north wall would result in considerably more unsightly plastic cable hide being visible from Beekman Street. In short, alternative designs to move the condenser to the rear wall have been explored and are not feasible and would involve a fair amount of labor and expense even if they could be technically achieved.

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

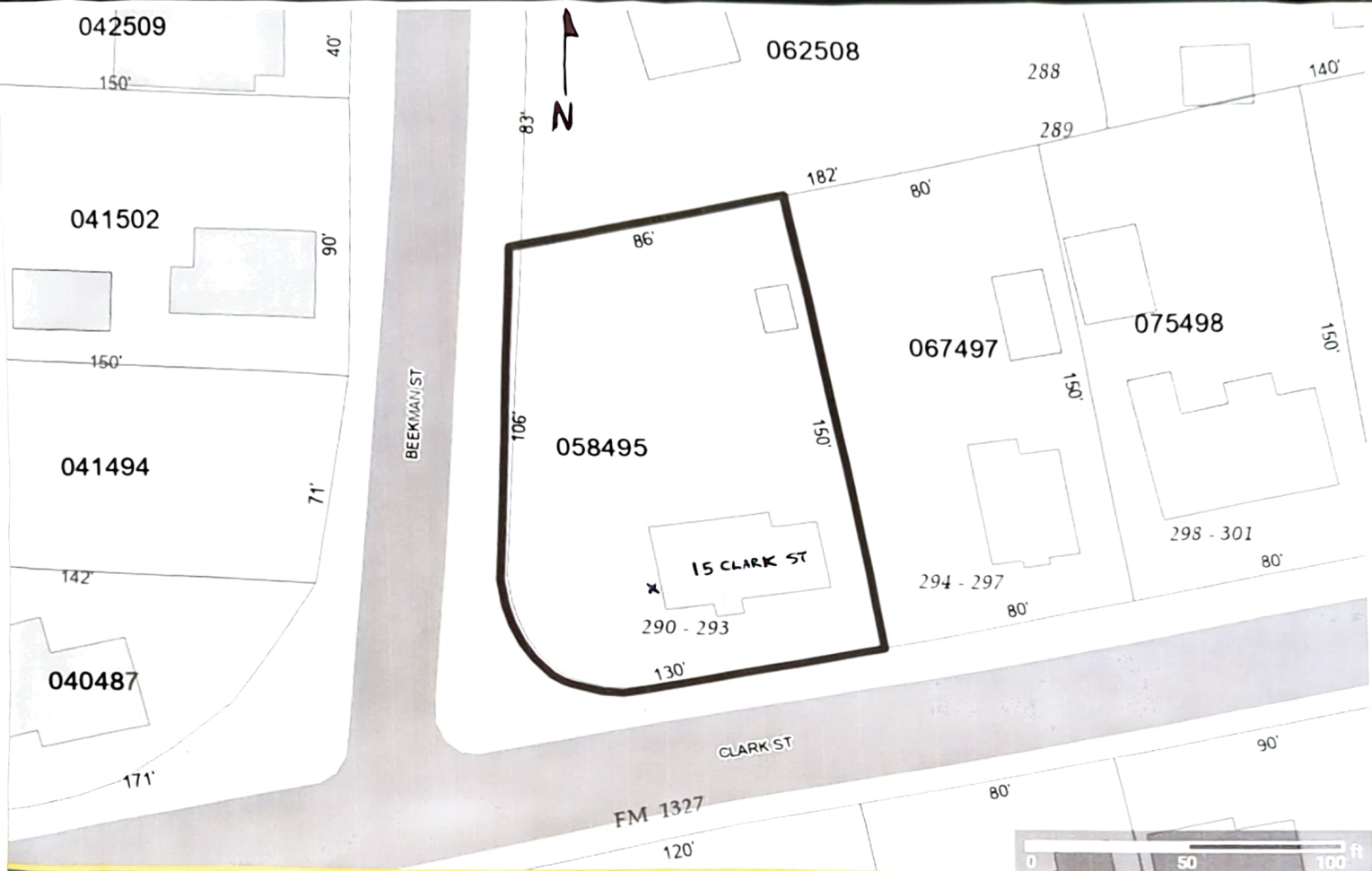
The requested variance is not substantial. The work is already complete, the unit is small and does not take up very much of the west wall area or clash visually with the bricks of the house wall, and it is located well away from the street.

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

As partly explained in the reply to question 1, we do not feel that the unit in its location on the west wall will have an adverse impact on the physical or environmental conditions in the neighborhood or district. It is small in size, is located well away from the street, and is partially obscured for much of the year. It runs quietly and would not be any quieter if located on the rear wall. The only environmental waste product is drain-water runoff of condensation from a small tube, and that is minimal and is limited to the immediate area of the condenser. The unit does not affect visibility sight lines when viewed from any other residence (it does not extend beyond the perimeter of the west wall), and the nearest house (northwest corner of Clark and Beekman) has a 6-foot vinyl fence between that residence and the condenser location.

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

The need for the variance was self-created in the sense that the permit stipulated that the unit could not be located on a secondary front yard, but the need for the variance, i.e., for the unit to be located on a secondary front yard, is unique to the property in the sense that the locations of the interior mini splits and the configuration of the various components that make up the rear wall are such that the only feasible engineering solution is to have the condenser located in its present position. Also, for this property the distance of the house from the street and the lack of access to the residence from the west wall make the western yard much more typical of what would normally be considered a side yard.



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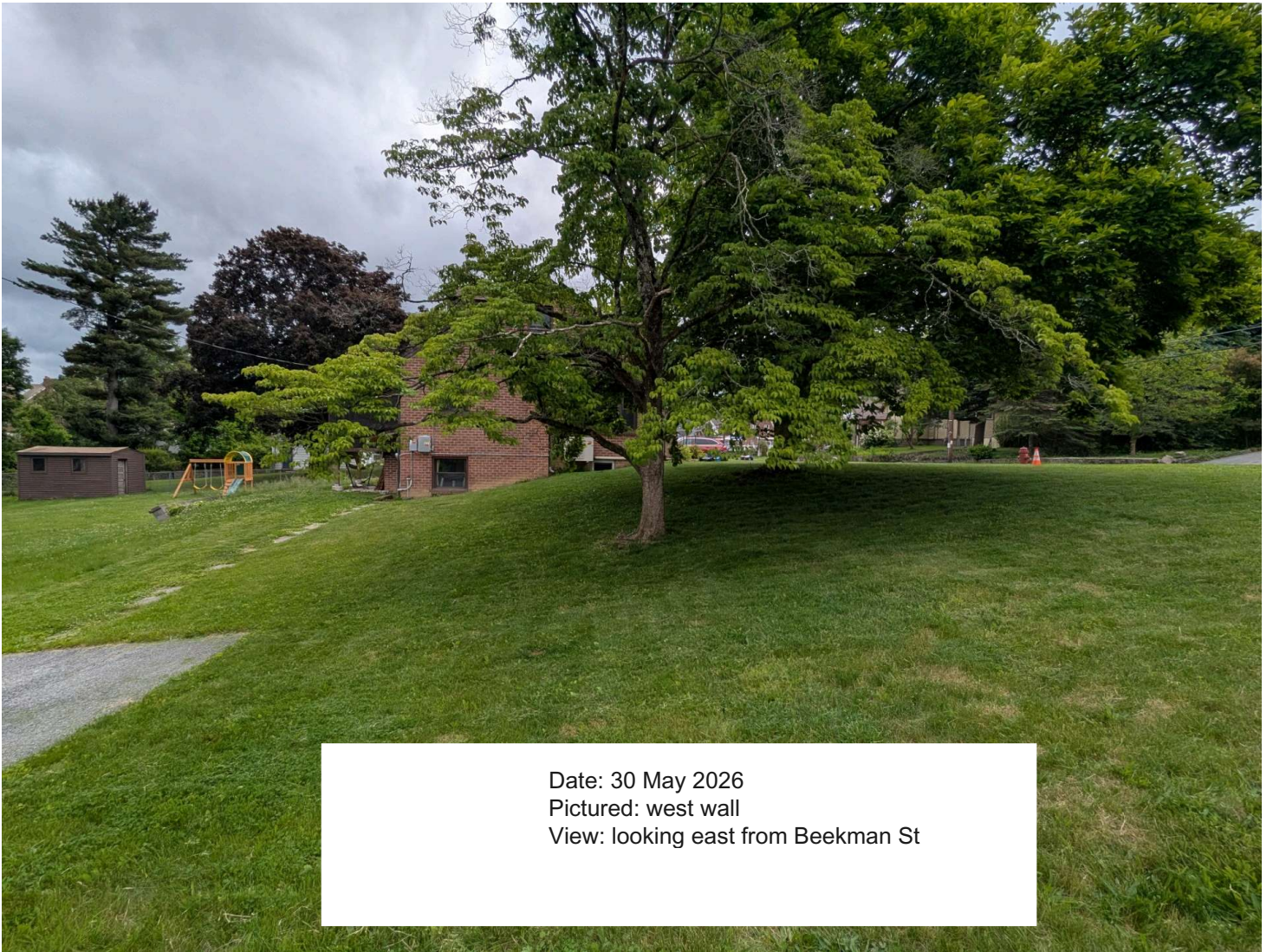
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~ 70' from Beekman St



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View: looking south



Date: 30 May 2026
Pictured: west and north walls
View: looking southeast



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View: looking east from Beekman St



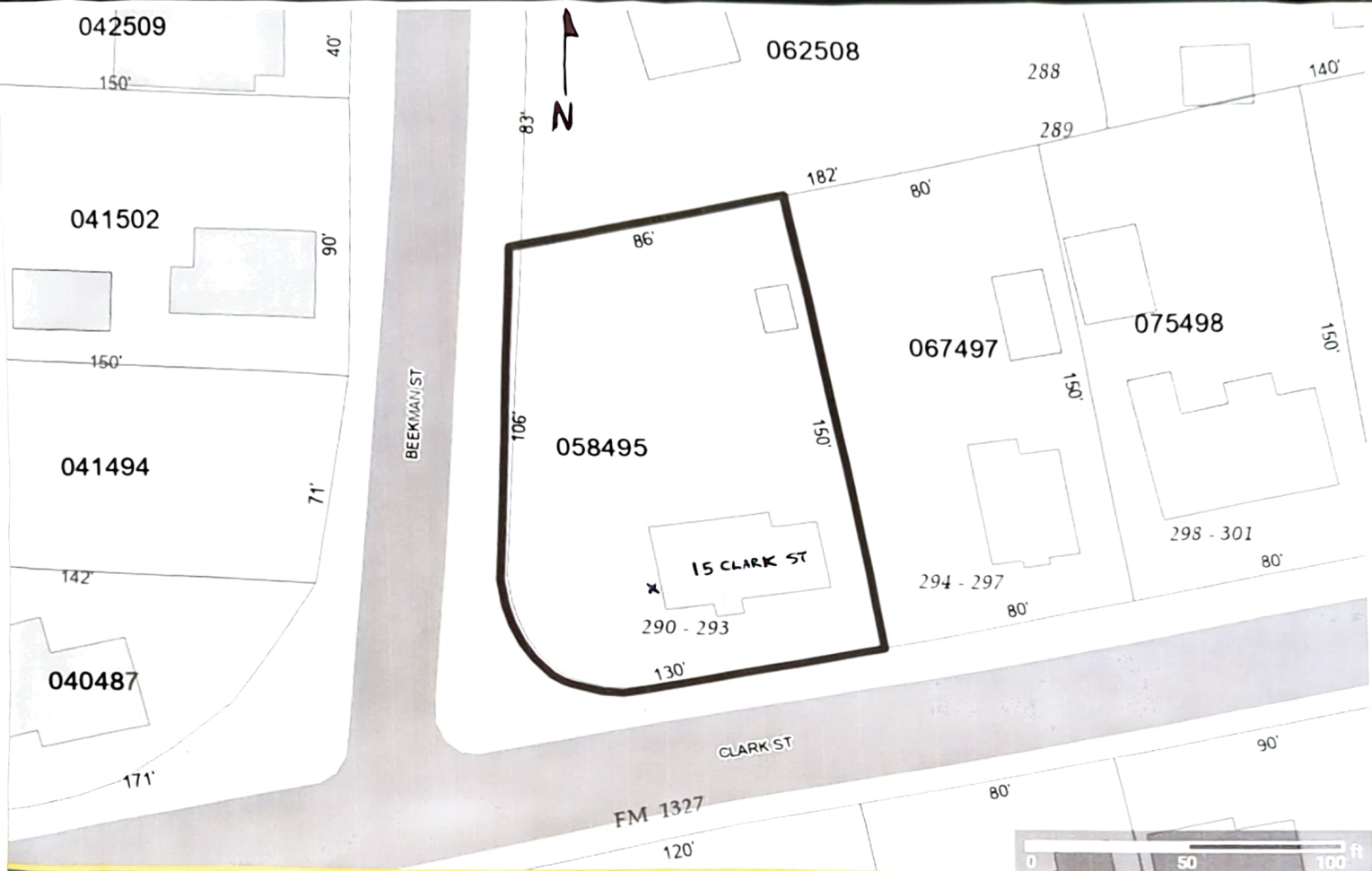
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View: looking northeast from corner of Beekman and Clark

Mark Fernau
15 Clark Street
Poughkeepsie NY 12601





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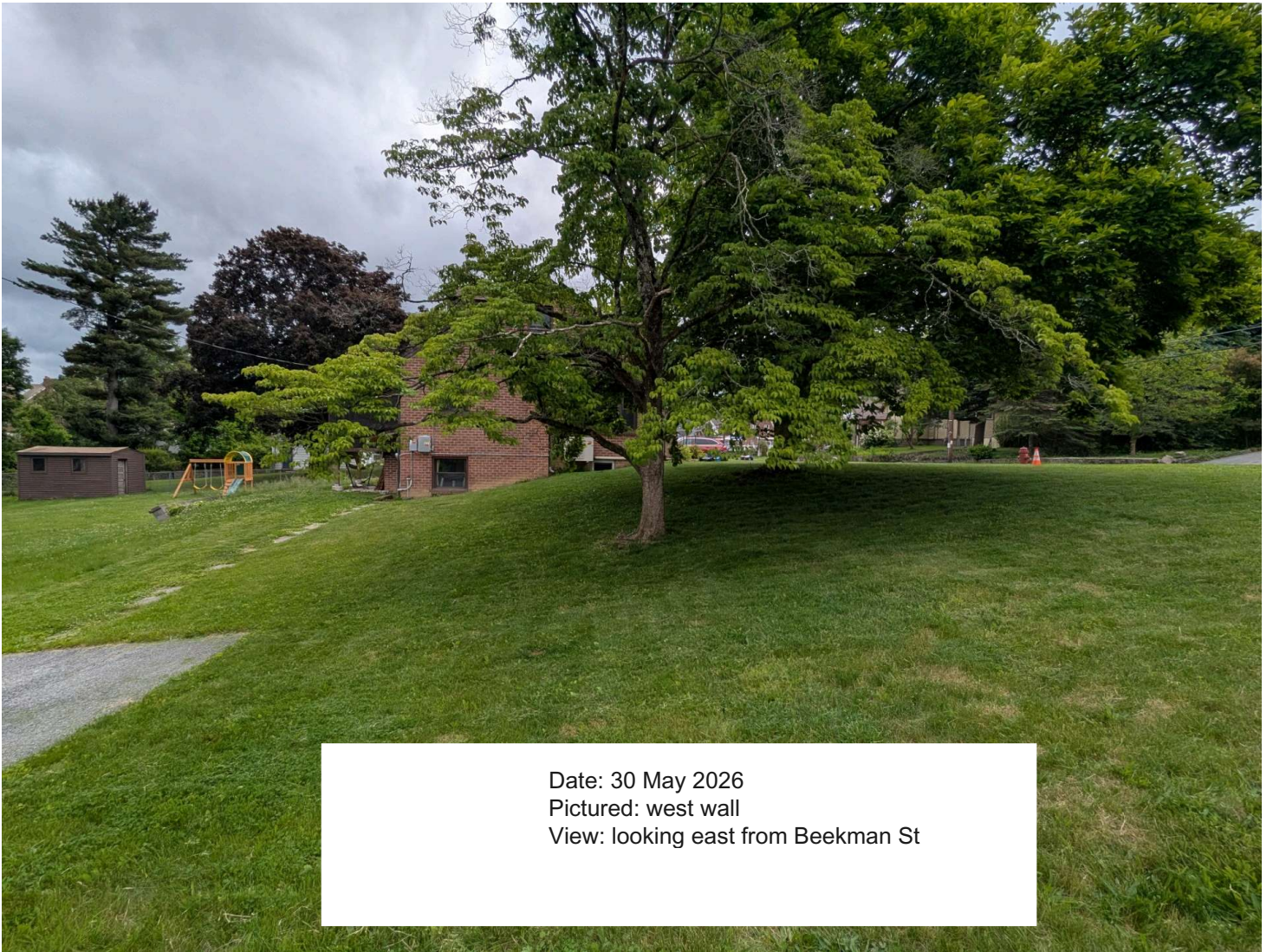
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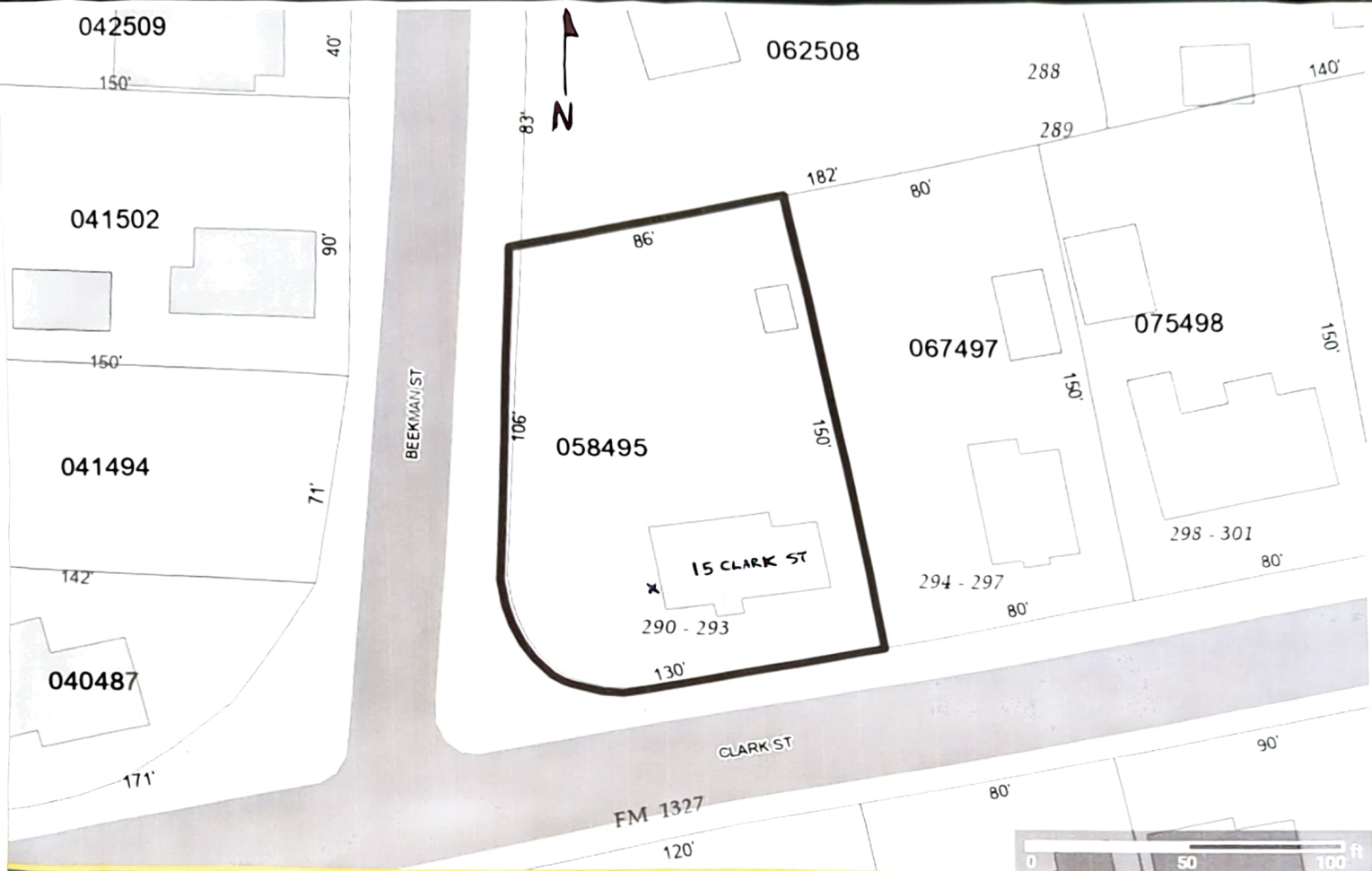
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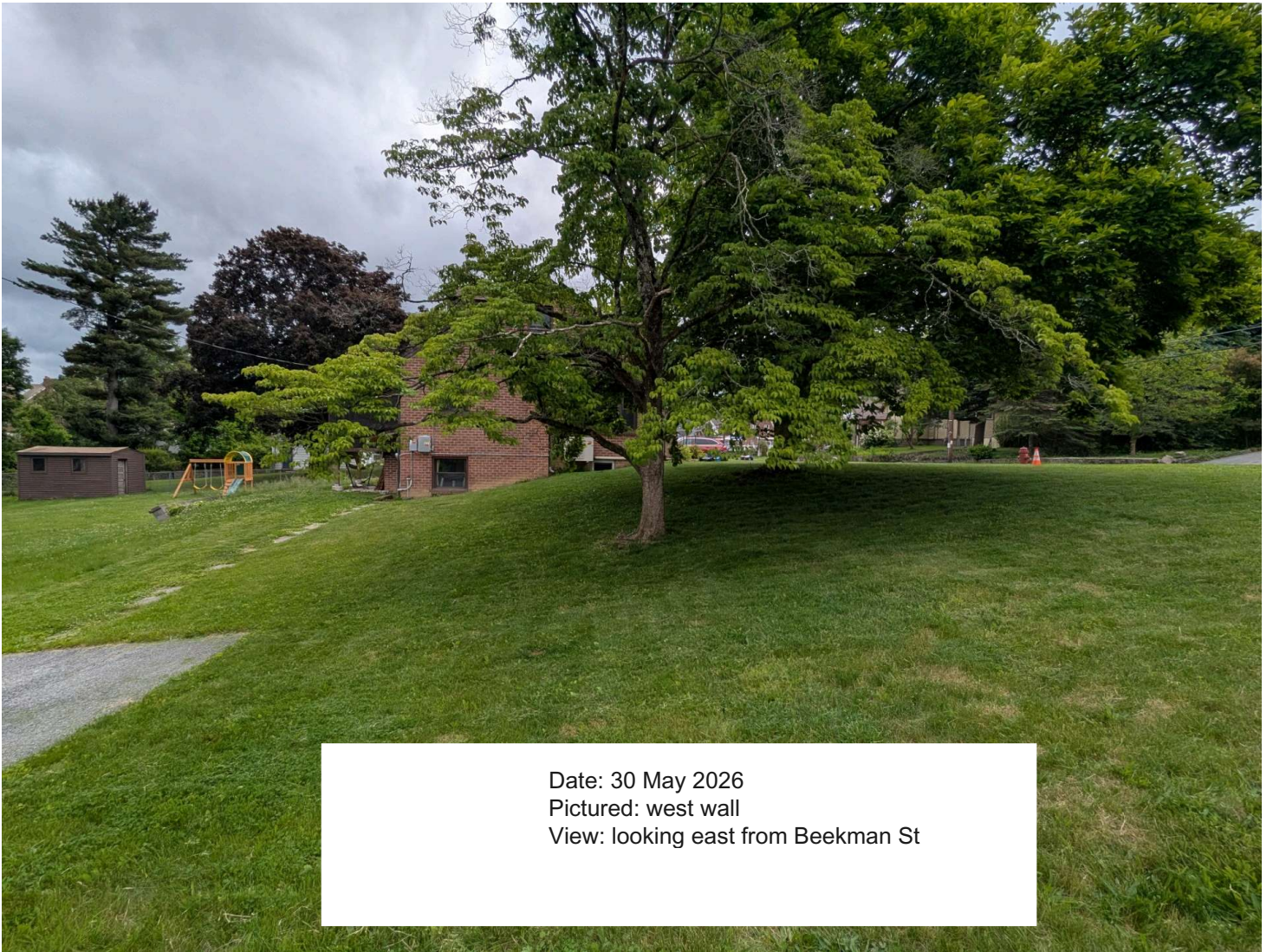
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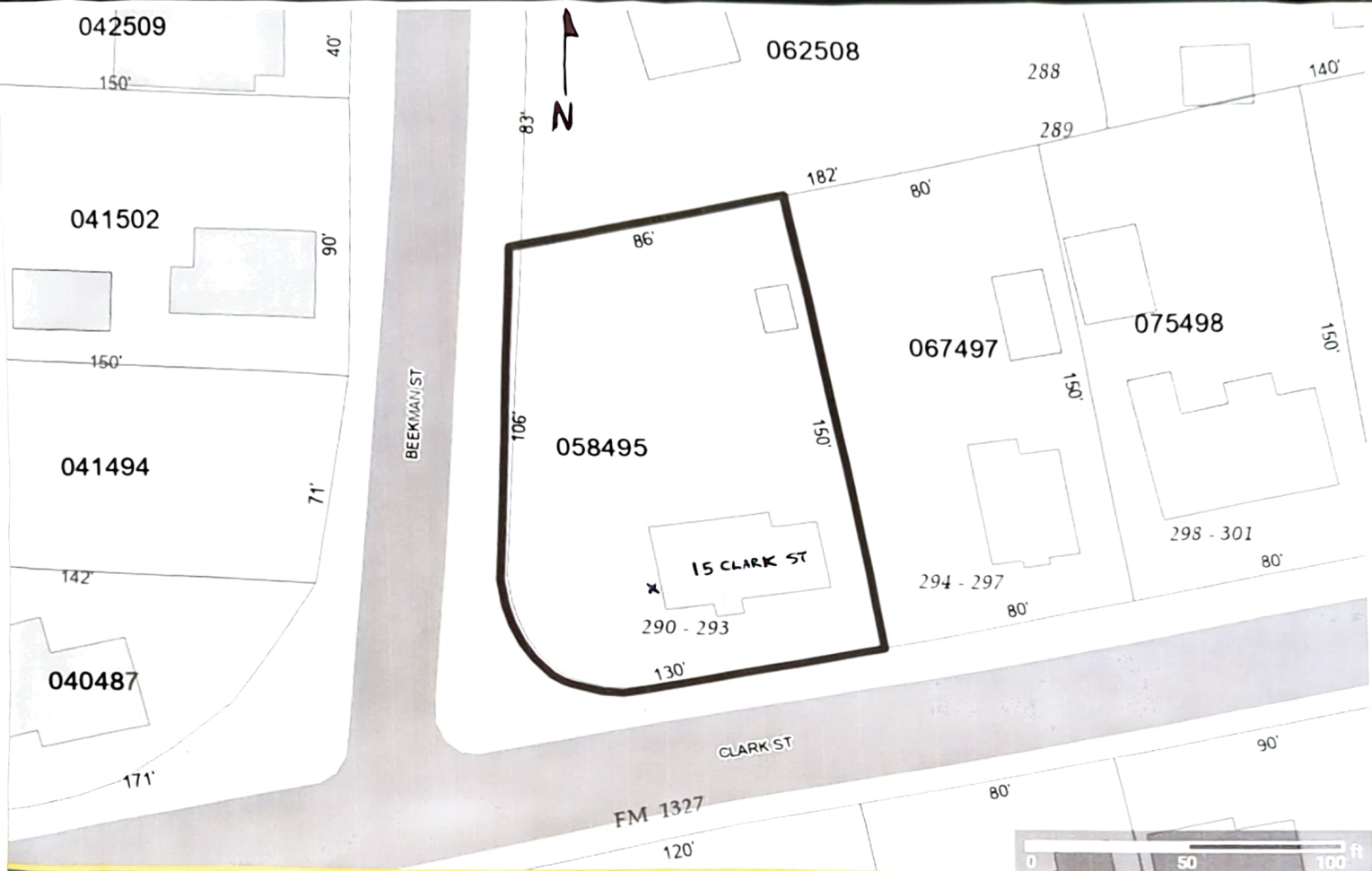
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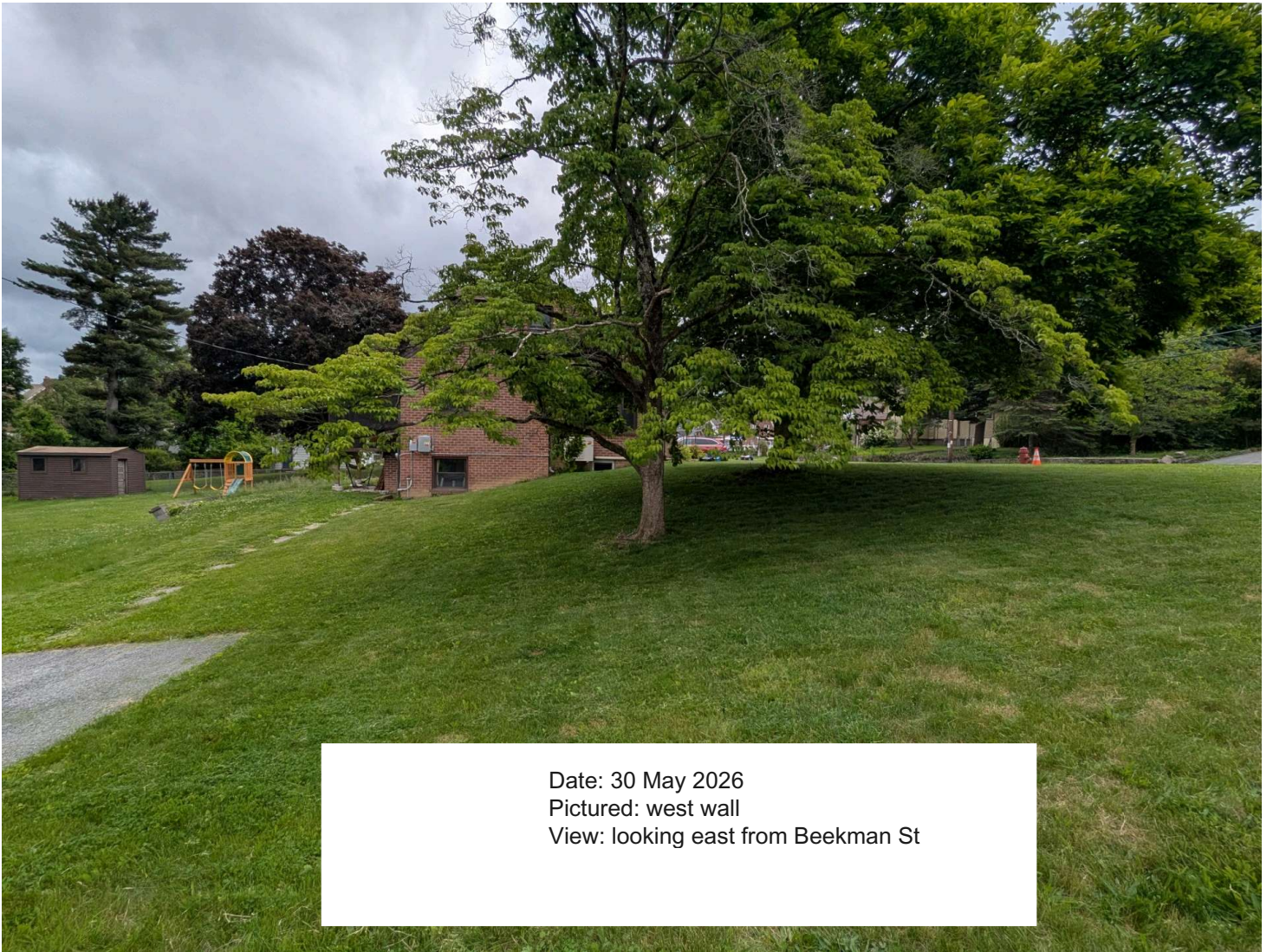
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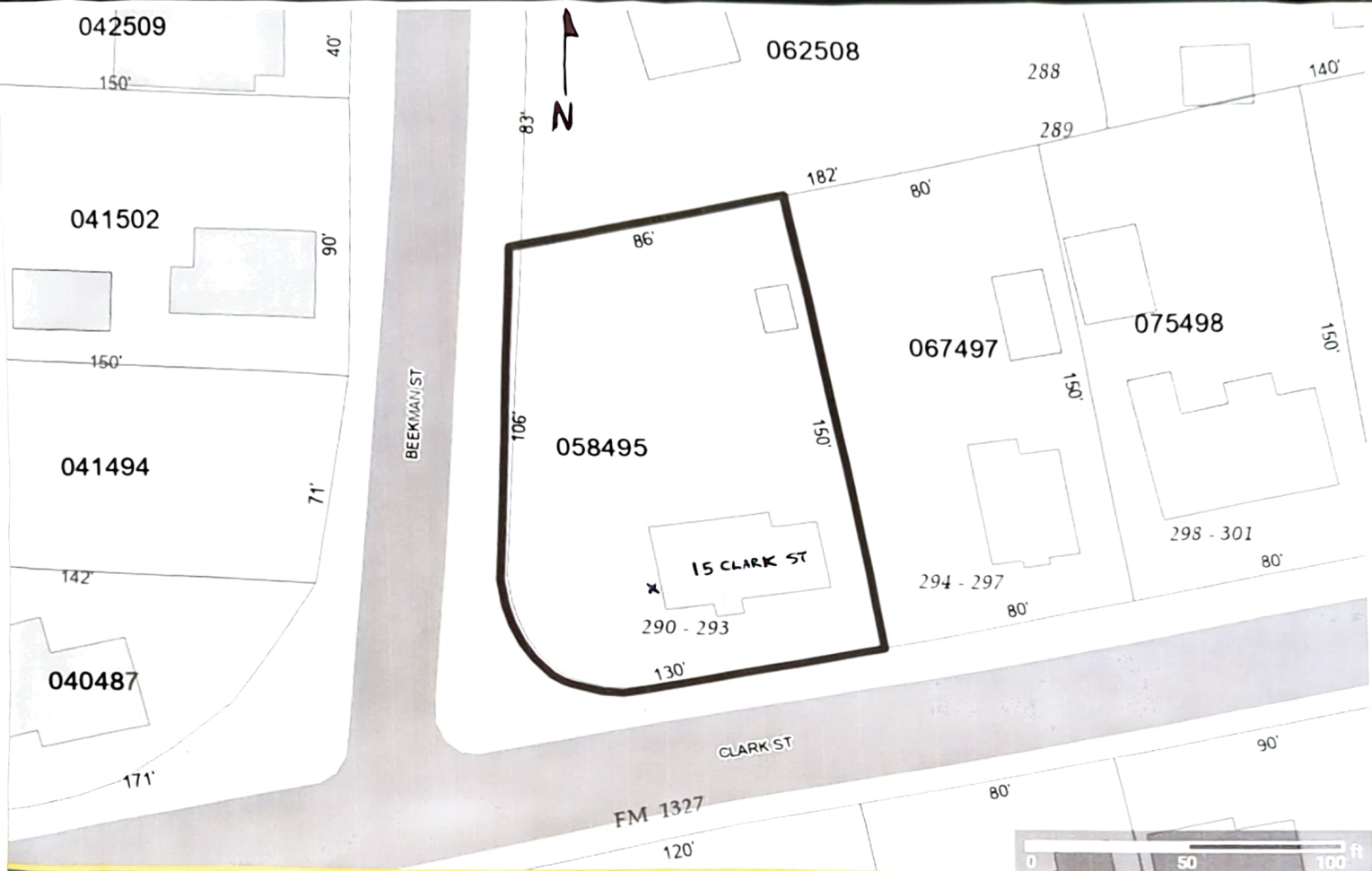
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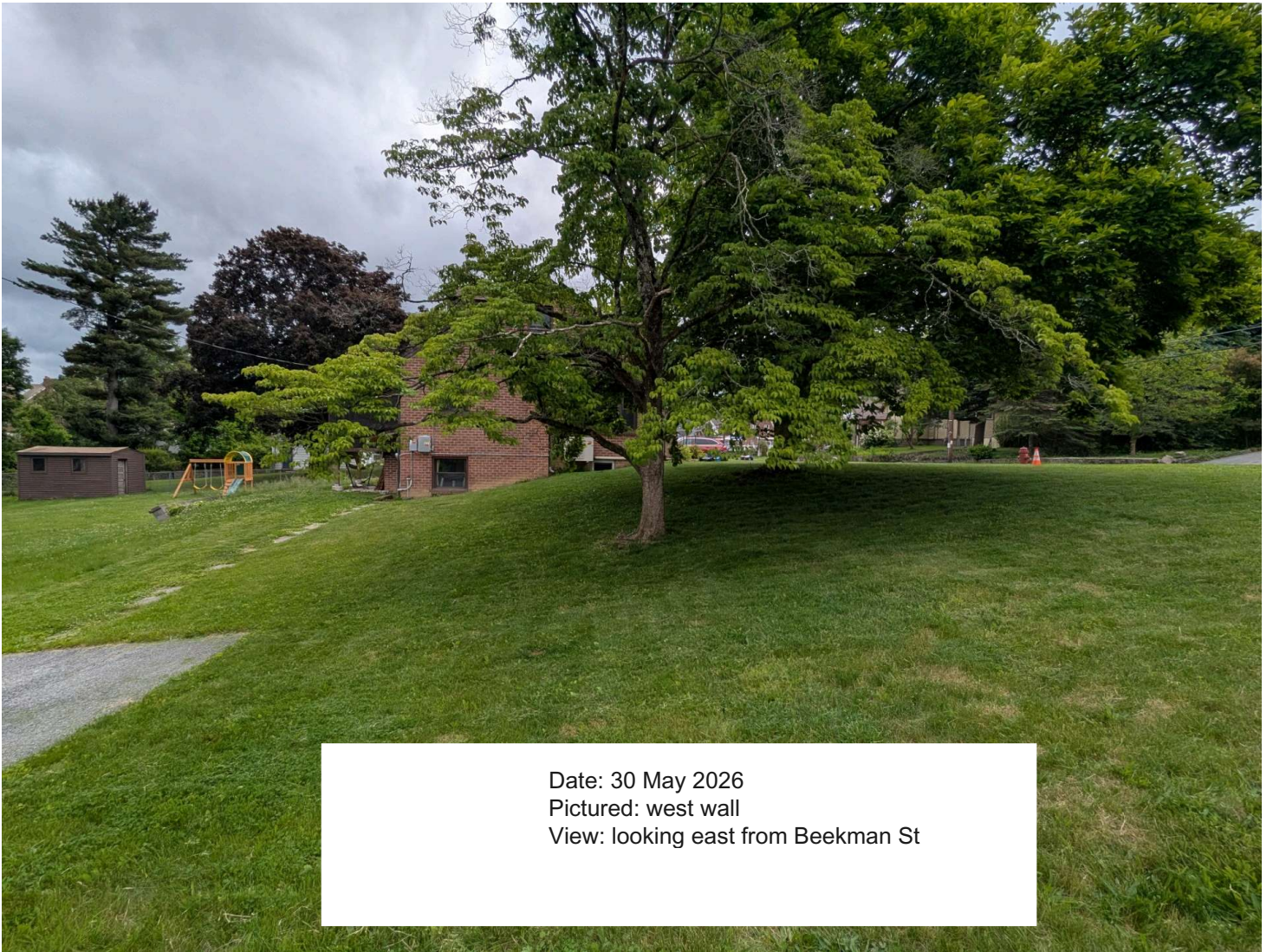
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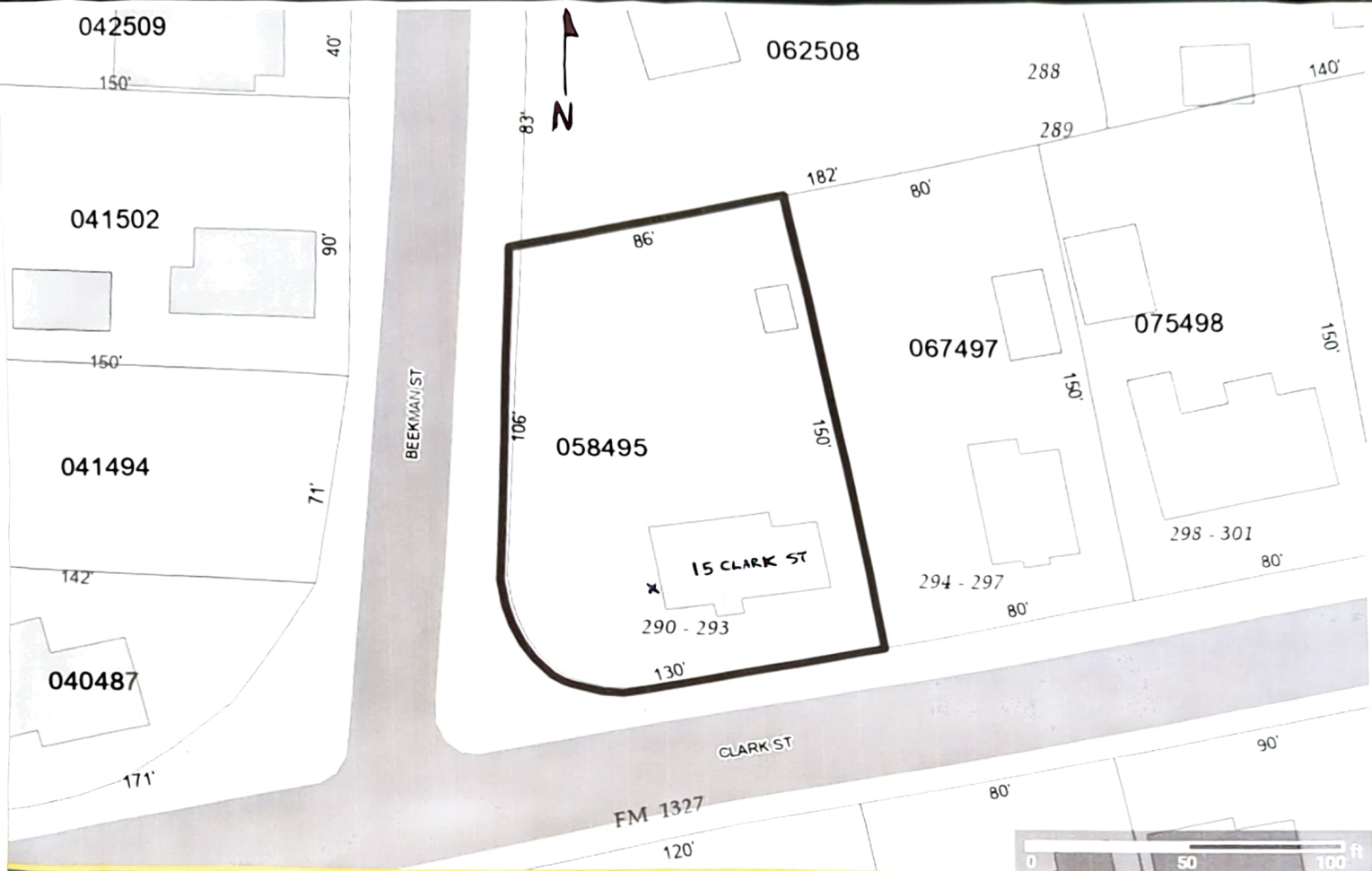
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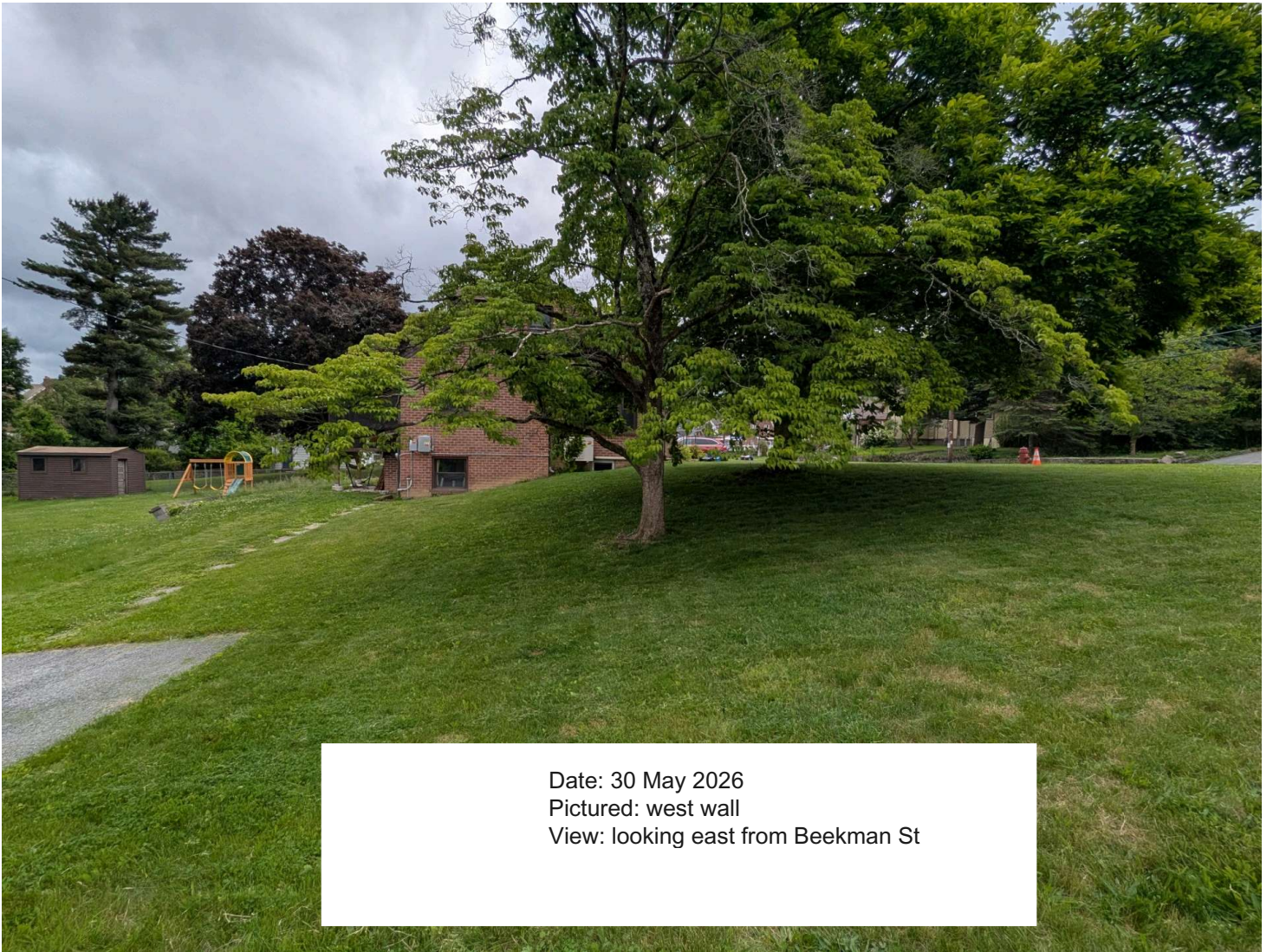
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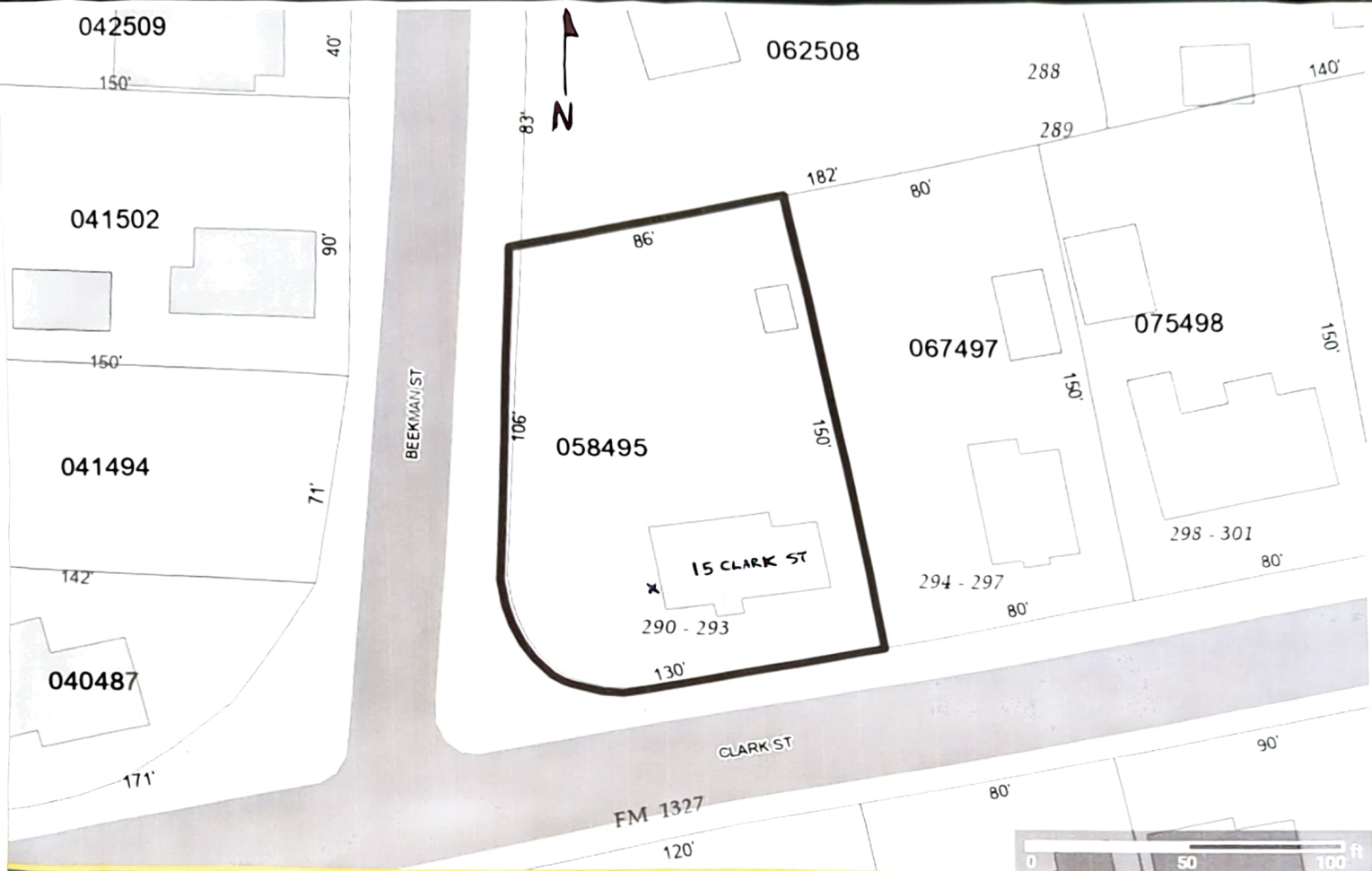
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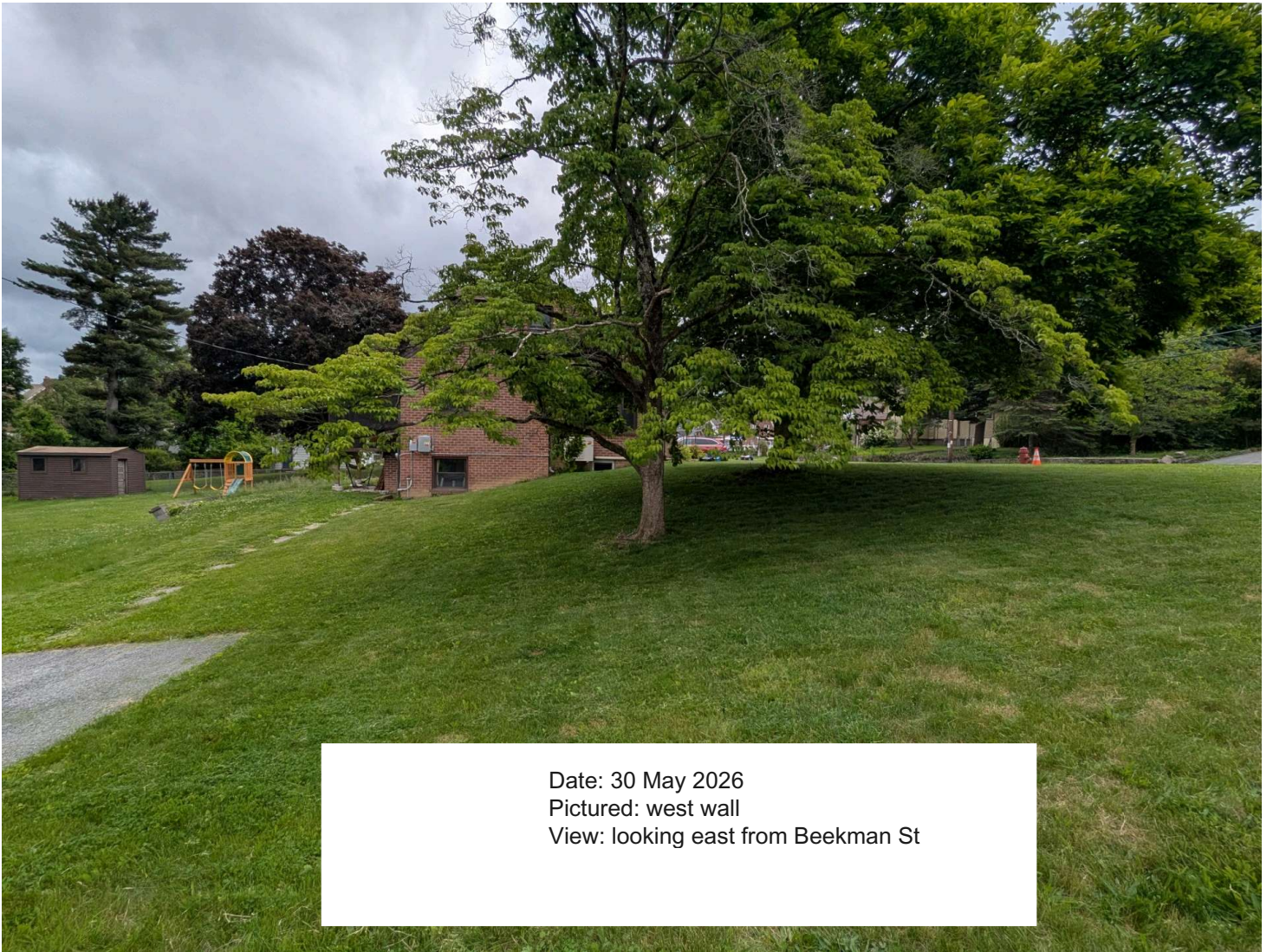
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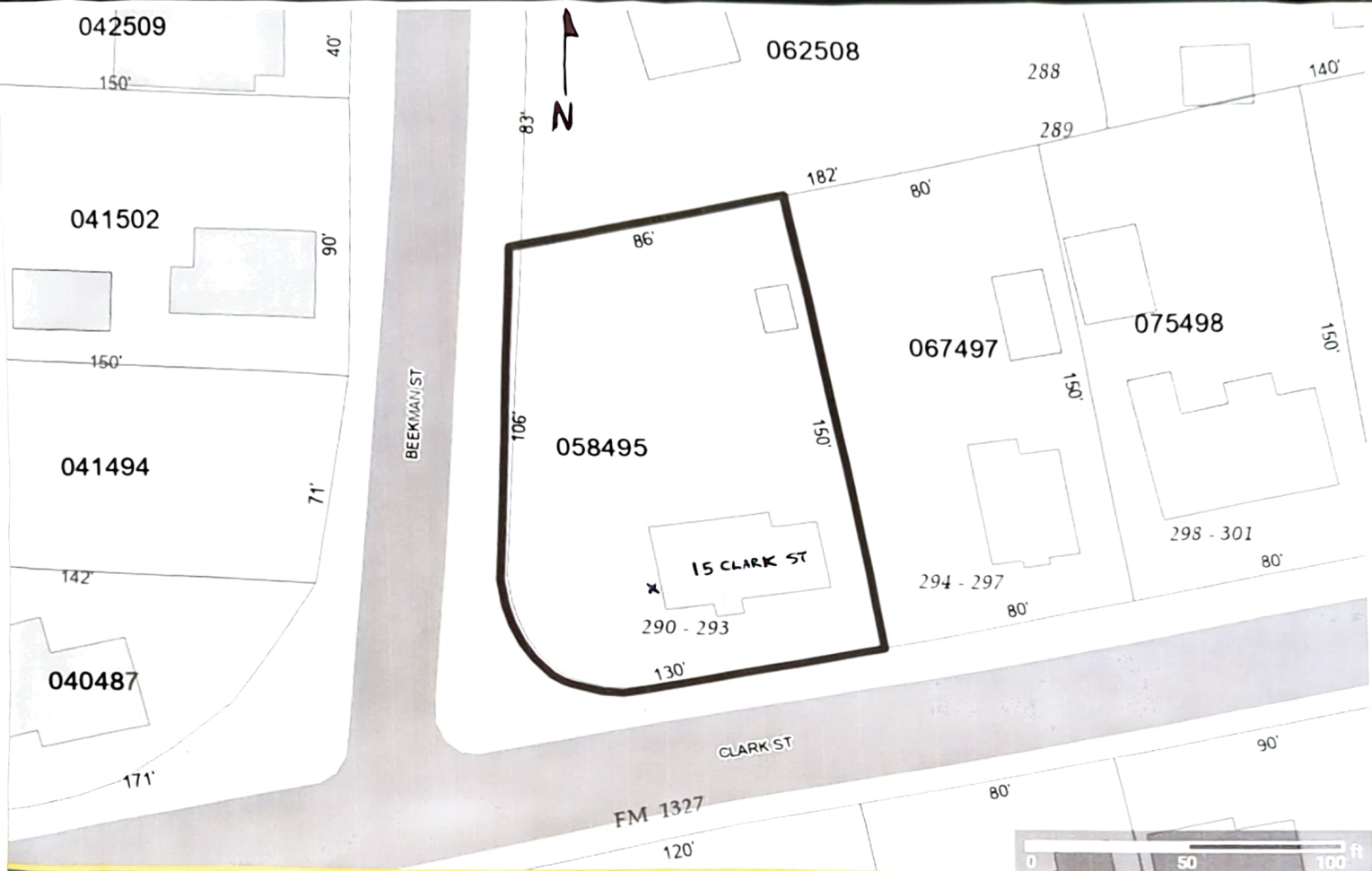
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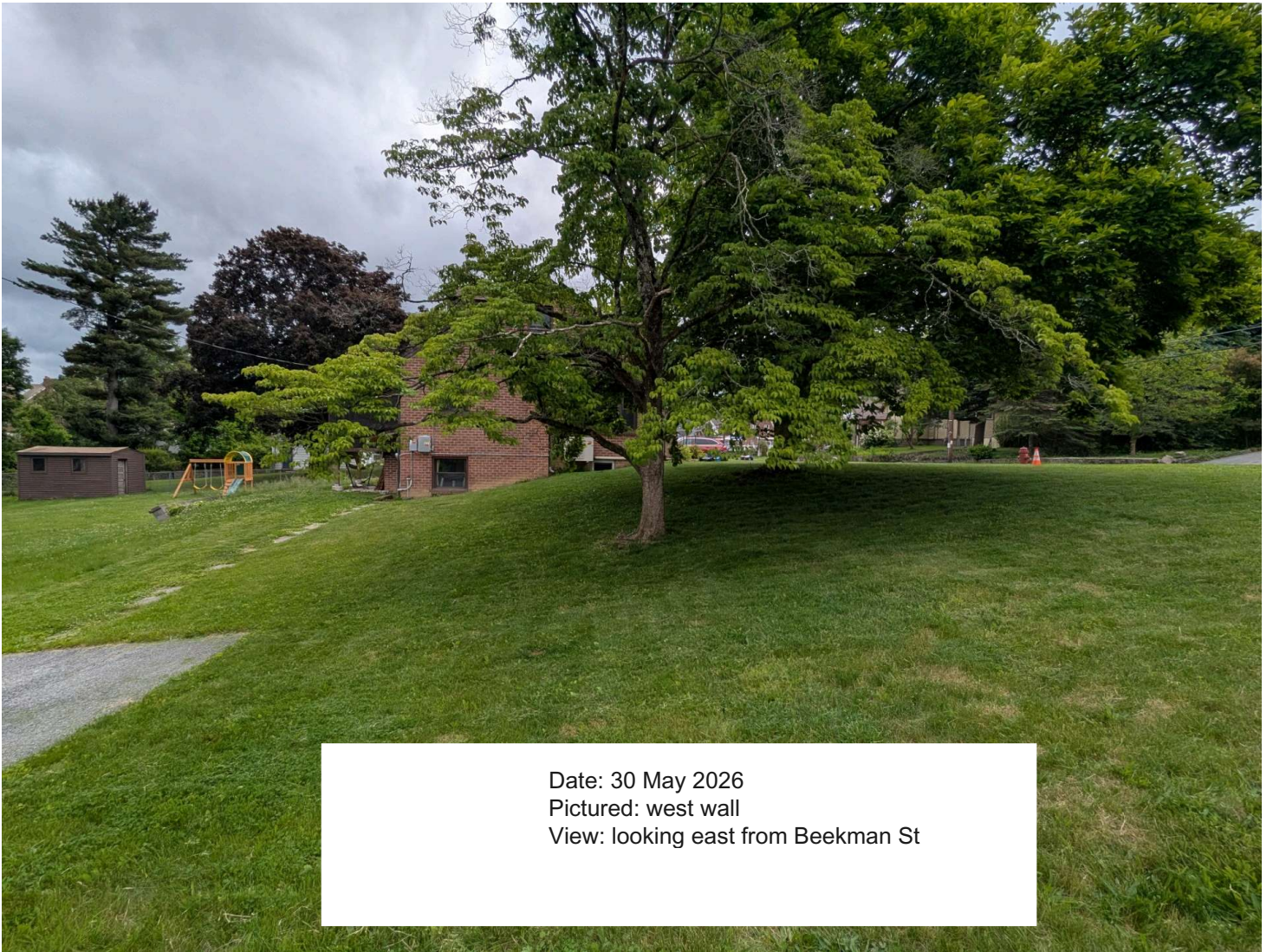
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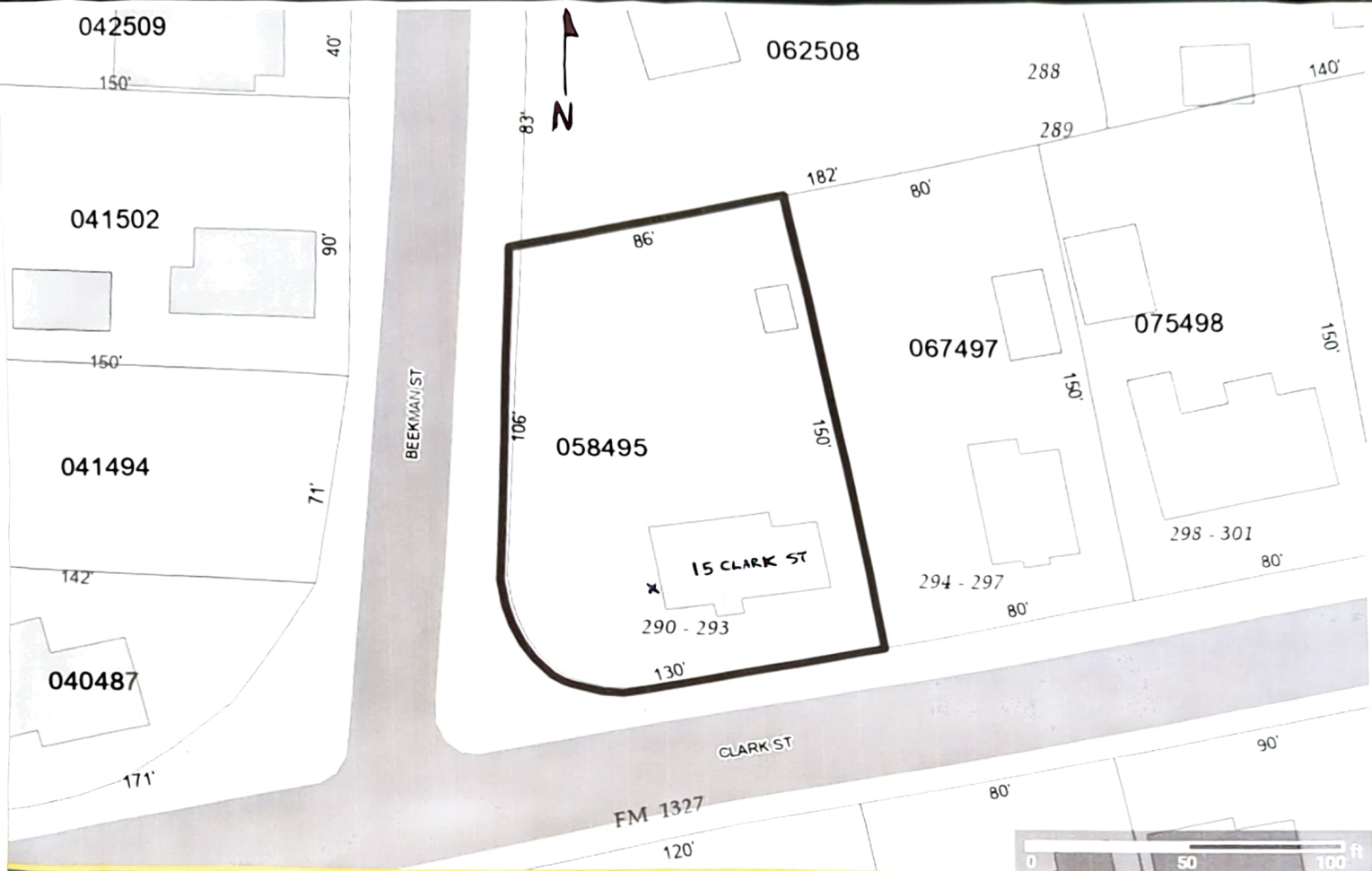
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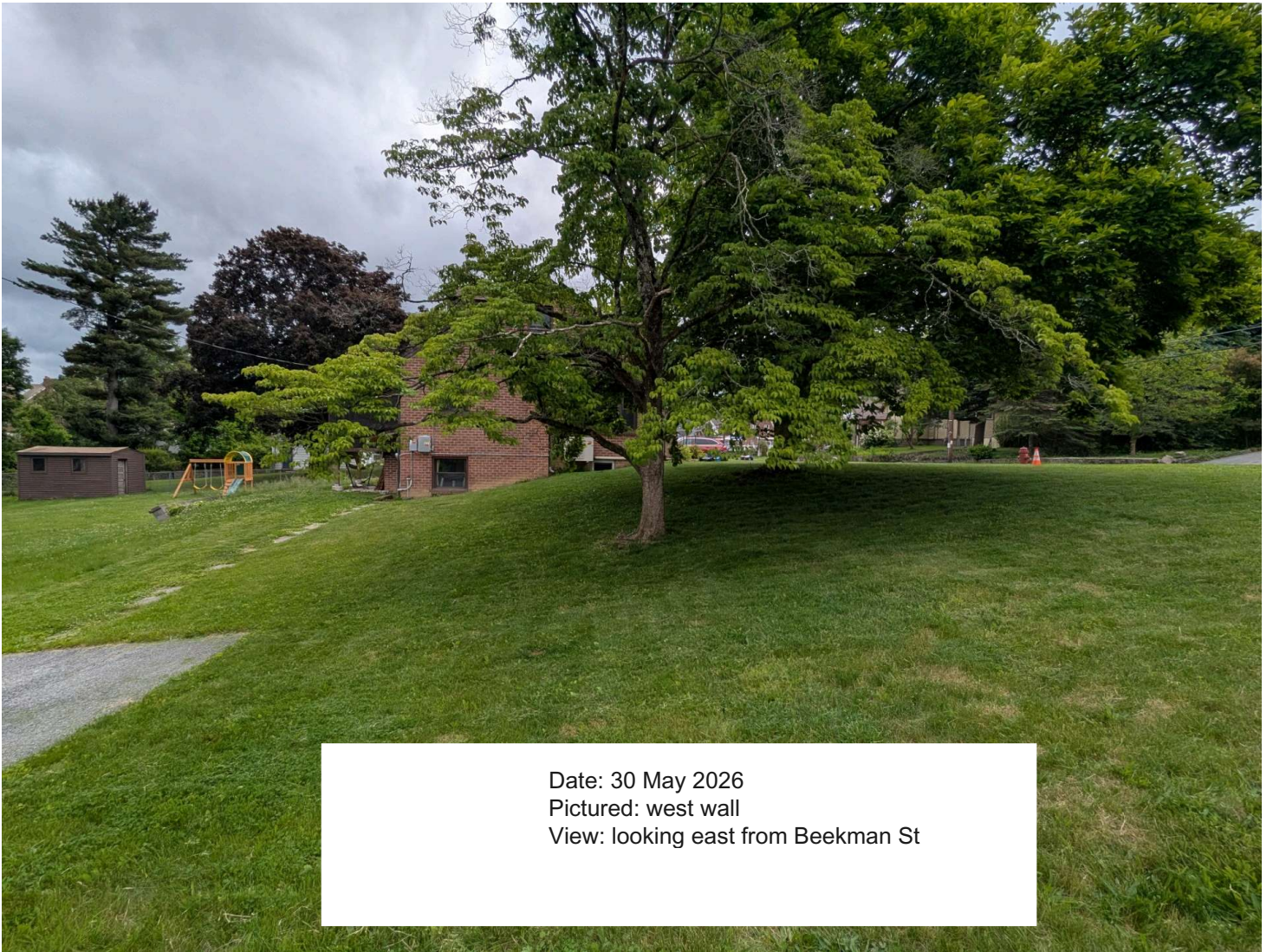
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**THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006**

FEE: \$350
CODE: A2112

ID#: 26A-2026-011

IPS# 080020

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 15 Clark Street, Poughkeepsie, NY 12601

ZONING DISTRICT: _____

OWNER INFORMATION:

Name: Mark Fernau

Address: 15 Clark Street, Poughkeepsie, NY 12601

Phone: (978) 660-5211

Email: mefster9@gmail.com

APPLICANT INFORMATION:

Name: Rycor HVAC - Lindsay Loson

Address: 135 N Chestnut Street, New Paltz, NY 12561

Phone: (315) 335-8730

Email: permitflow@rycorhvac.com

CONSULTANT INFORMATION:

Name: _____

Address: _____

Phone: _____

Email: _____

SUBJECT OF APPEAL

RECEIVED

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: Lindsay Loson - Permit coordinator

Date of decision/determination/violation: April 23, 2026

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 15 Clark Street, Poughkeepsie, NY 12601

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-2.1(3)(f)	States the accessory structures	One of the exterior
	are not permitted within the	condensers was installed
	secondary street yard.	within the western
		secondary street yard
		facing Beekman Street.

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.

MAY - 1 2026

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.**

RECEIVED

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: 15 Clark Street, Poughkeepsie, NY 12601
AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

SIGNATURE AND VERIFICATION

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

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

Lindsay Loson
SIGNATURE OF APPLICANT

04 / 24 / 2026

DATE

Lindsay Loson

Print Name

MAY - 1 2026

RECEIVED



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 23rd, 2026

Rycor HVAC

RE: 15 Clark Street
ID: 080020
Application # BP-25-2108

To whom it may concern,

The Building Department has inspected the work completed for the permit # BP-25-1876 to install ductless heat pumps located at 15 Clark Street which contains a single-family dwelling.

Please be advised that the property at 15 Clark Street is located in an area of the City zoned Residential Neighborhood A district (RNA).

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

1. **Section 19-2.1(3)(f)** states that accessory structures are not permitted within the secondary street yard. **One of the exterior condensers was installed within the western secondary street yard facing Beekman Street.**

Therefore, any request for a Certificate of Compliance to close BP-25-1876 is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within thirty (60) days of the date of denial.

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

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator

CC: Mark Fernau

MAY - 1 2026

RECEIVED

16ft long fence
6ft high with a
6ft long gate.



18



40ft long fence
6ft high with a
4ft gate .

48ft long fence 6 ft high

Mack Rd

Worrall Ave

27

I hope this message finds you well. I'm writing to respectfully request consideration for allowing the installation of a 6-foot fence on our property.

Our home is located on a particularly busy street, near a high-traffic intersection. Because of this, maintaining a sense of privacy and safety in our outdoor space is especially important to us—especially as our two children reside at the home and regularly use the yard. A 6-foot fence would provide a reasonable level of seclusion without encroaching on neighboring properties or impacting the overall character of the area. It would also reduce the need for less visually appealing alternatives, such as overgrown hedges or temporary privacy barriers.

Additionally, this fence height would significantly improve safety for our household. With two children at home, a taller fence helps prevent accidental wandering into the street or nearby properties and creates a more secure place for them to play. It also serves as a deterrent to wildlife or loose animals, offering peace of mind without creating an overly imposing structure. Many safety recommendations suggest a fence height of 5 to 6 feet for effective containment.

Finally, given our proximity to constant traffic, a 6-foot fence would provide a noticeable noise reduction. Even a modest noise reduction can greatly improve the comfort and livability of our outdoor space, contributing to a quieter, more enjoyable environment for our family.

We are committed to ensuring that any fence installed is well-maintained and in keeping with the neighborhood's appearance. We appreciate your time and consideration of our request, and we would be happy to discuss any concerns or provide additional information if needed.

Thank you for your attention to this matter.

Sincerely

ANDRES BERNAL & FRANCISCO GALVAN











**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#: 505080

IPS# ZBA-2026-02

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: 18 Worrall Ave Poughkeepsie NY 12601

ZONING DISTRICT: _____

OWNER INFORMATION:

Name: Andres Bernal

Address: 18 Worrall Ave Poughkeepsie NY 12601

Phone: 845 392 3484

Email: leveshock 2015@gmail.com

APPLICANT INFORMATION:

Name: _____

Address: _____

Phone: _____

Email: _____

CONSULTANT INFORMATION:

Name: _____

Address: _____

Phone: _____

Email: _____

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: April 13th 2026

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 18 Worrall Ave

LIST OF REQUIRED ATTACHMENTS

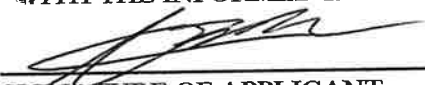
1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant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

I like to mention that we already
had a permit for what we asking for,
we were just not able to do so
and it expired I have attached a copy.

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

04/27/26
DATE

Andres Bernal
Print Name

I hope this message finds you well. I'm writing to respectfully request consideration for allowing the installation of a 6-foot fence on our property.

Our home is located on a particularly busy street, near a high-traffic intersection. Because of this, maintaining a sense of privacy and safety in our outdoor space is especially important to us—especially as our two children reside at the home and regularly use the yard. A 6-foot fence would provide a reasonable level of seclusion without encroaching on neighboring properties or impacting the overall character of the area. It would also reduce the need for less visually appealing alternatives, such as overgrown hedges or temporary privacy barriers.

Additionally, this fence height would significantly improve safety for our household. With two children at home, a taller fence helps prevent accidental wandering into the street or nearby properties and creates a more secure place for them to play. It also serves as a deterrent to wildlife or loose animals, offering peace of mind without creating an overly imposing structure. Many safety recommendations suggest a fence height of 5 to 6 feet for effective containment.

Finally, given our proximity to constant traffic, a 6-foot fence would provide a noticeable noise reduction. Even a modest noise reduction can greatly improve the comfort and livability of our outdoor space, contributing to a quieter, more enjoyable environment for our family.

We are committed to ensuring that any fence installed is well-maintained and in keeping with the neighborhood's appearance. We appreciate your time and consideration of our request, and we would be happy to discuss any concerns or provide additional information if needed.

Thank you for your attention to this matter.

Sincerely

ANDRES BERNAL & FRANCISCO GALVAN

Written Justification for Area Variance - Fence Height (18 Worrall Avenue)

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties

Granting the requested variance will not produce an undesirable change in the character of the neighborhood. The proposed 6-foot wood privacy fence will be consistent with residential fencing commonly found near school zones and high-traffic roadways. The property is located on a corner lot adjacent to a very busy arterial road and within walking distance of both a middle school and high school, resulting in significant pedestrian traffic.

A similar fence exists on a nearby corner property closer to the school, demonstrating that taller fences are already present in the immediate area and are not out of character with the neighborhood.

The fence will improve the appearance and safety of the property by clearly defining boundaries and reducing unsafe access to the yard.

2. Whether the benefit sought can be achieved by other feasible means

The applicant previously had a metal fence installed; however, it did not provide adequate privacy, noise reduction, or safety protection for the applicant's children, ages 3 and 5, who reside at the property. Less restrictive alternatives such as landscaping or a lower fence would not effectively address the ongoing issues of pedestrian intrusion, loss of privacy, and safety concerns associated with the property's location.

The property is situated on a corner lot near a busy arterial roadway, within walking distance of a middle school and high school, and adjacent to a school bus stop. Students and other pedestrians frequently walk across the yard, and adults have at times sat on the porch steps while waiting for buses. Due to these conditions, a 3-foot fence would not provide a meaningful barrier or level of protection for the applicant's young children while they are playing outdoors.

The property is also located approximately 200 feet from a major intersection where vehicle accidents occur regularly. Given the age of the applicant's children and the unique characteristics of the property, a 6-foot privacy fence is the most practical and effective means of creating a safe, secure, and private outdoor area for family use while also reducing noise from traffic and pedestrian activity.

3. Whether the requested variance is substantial

The applicant acknowledges that the requested variance from 3 feet to 6 feet is a substantial deviation. However, this request is directly tied to unique site conditions, including heavy pedestrian traffic from nearby schools, use of the property as a bus stop, and proximity to a major intersection approximately 200 feet away with documented accidents.

Given these conditions, the additional height is necessary to achieve basic residential privacy, safety, and security.

4. Whether the proposed variance will have an adverse effect on physical or environmental conditions

The proposed fence will not have any adverse environmental or physical impacts. It will be constructed entirely within the property boundaries and will not obstruct sidewalks, utilities, drainage, or sight lines for vehicles.

The fence will instead enhance safety by clearly separating pedestrian and residential space in an area with heavy foot traffic and vehicle activity.

5. Whether the alleged difficulty is self-created

The need for the variance is technically self-created in that the applicant seeks to install a fence exceeding the base zoning limit. However, under New York State law, a self-created hardship does not automatically preclude approval.

The request is reasonable given the unique circumstances of the property, including its corner lot location, proximity to schools, heavy pedestrian use of the property, and safety concerns related to a nearby high-accident intersection.

The benefits of increased safety, privacy, and security outweigh the limited deviation from the zoning standard.



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

April 13th, 2026

Andres Bernal

RE: 18 Worrall Avenue
ID: 505080
Application # BP-26-0427

To whom it may concern,

The Building Department has received your plans for the permit # BP-26-0427 for a fence located at 18 Worrall Avenue which contains a two-family dwelling.

Please be advised that the property at 18 Worrall Avenue is located in an area of the City zoned Residential Neighborhood B district (RNB).

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

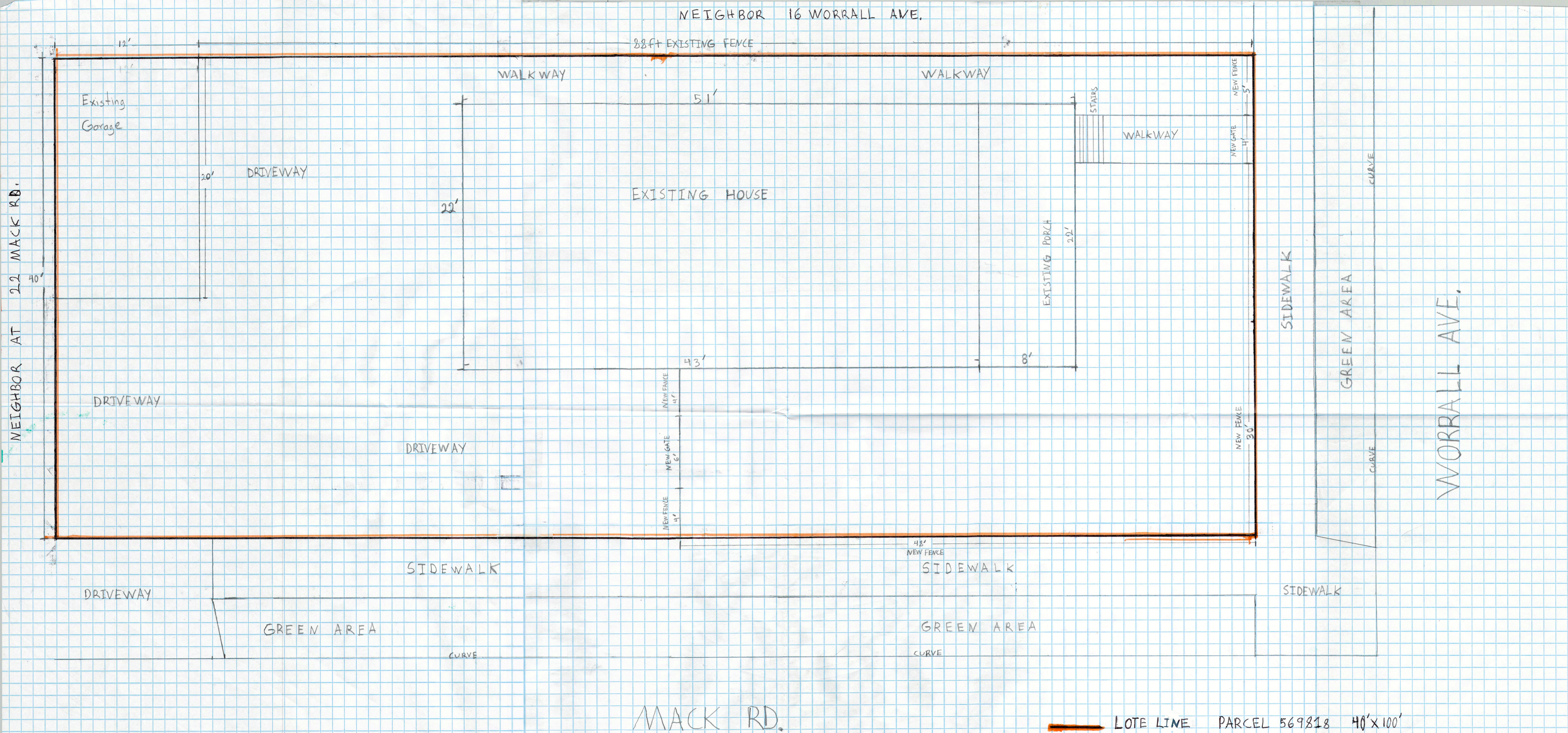
1. Section 19-6.5(5)(c) states that the maximum allowable fence height within a front yard shall be 3'. The proposed fencing located entirely in the front yards is 6' tall.

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

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

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator

NEIGHBOR 16 WORRALL AVE.



18 Worrall Proposed Fencing 6'H. Scale $\frac{1/4" = 1'-0"}{1}$

June 30, 2026

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

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

Dear Chair Parker:

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

Since the ZBA's April 14, 2026 review, the applicant has revised the proposed building massing and site layout to better address recommendations from the ZBA, reduce the number and extent of zoning variances required, and improve the project's overall compatibility with the surrounding neighborhood. The principle revisions are summarized below:

- **Building Footprint Reduction:** The former refuse enclosure and associated building projection on the north side of the building has been eliminated. This modification reduced the overall building footprint and site coverage, created additional space for onsite stormwater management, and eliminated the northern curb cut that was previously proposed for truck access to the northern refuse room.
- **Eliminated Curb Cut:** The north curb cut and driveway have been eliminated and replaced with landscaping. As a result, ingress and egress for residents and refuse pickup will take place at the southern curb cut further away from the South Ave and Academy Street intersection.
- **5th Story Reduction:** A portion of the 5th story has been removed. Modifications to the proposed building footprint and 5th story reduced the overall unit count from 74 units to 65 units. The reduction in dwelling units decreases parking demand and allows the project to meet the minimum parking requirements of the zoning code without the need for a parking variance or the construction of on-street parking.

- **Elimination of On-Street Parking:** As a result of the reduction in unit count, the parking requirement for the proposed project was reduced from 93 spaces to 82 spaces. The Applicant is now able to provide 82 off-street parking spaces, fully satisfying the code requirement and eliminating the need for a parking variance. Previously discussed on-street parking concepts are no longer included in the Site Plan.
- **Parking Layout Revisions:** The parking layout has been redesigned to break up larger parking fields and provide additional landscaped interruptions. Landscape islands containing planter boxes are proposed every twelve spaces within the parking lot in compliance with City Code. Per the request of the Fire Department, a 3-ft wide break with permeable pavers but without planter boxes was provided at the center break to allow emergency access to the elevator lobby and central staircase.

Revised Unit Count & Mix

As a result of the building and site design updates, the development now proposes a reduction from 74 units to 65 units. The unit mix has been adjusted as outlined in the table below:

Previous Proposal		Current Proposal	
Unit Type	Amount	Unit Type	Amount
One-Bed	30	One-Bed	25
Two-Bed	40	Two-Bed	36
Three-Bed	4	Three-Bed	4
Total	74	Total	65

Revised Table of Requested Variances

The revised plan eliminates the need for two variances including the requested 10 space parking variance to meet the previously required 93 spaces and the variance related to the continuous row of parking spaces without a landscaped island. The lot coverage variance request was reduced from 7.17% to 3.53%. The variances related to the location of front yard parking and the width of the front yard landscaped screening area are combined below as the justifications for each are closely aligned. The following variances remain necessary due to unique site constraints, as more fully described in the narrative below:

Variance	Code Section	Requirement	Proposed	Requested Variance
#1	19-4.3(3)(c)(2)	Min. secondary street setback of 20'	Eastern: 2'	Eastern: 18'
#2	19-4.3(3)(e)	Maximum lot coverage of 50%	53.53%	3.53%
#3	19-6.2(1)(a) 19-6.2(4)(b)	No parking located between the building and the front lot line. Planting area of 3' in width between parking area and property line	Front yard parking with landscape screening.	Front yard parking & Planting area width less than 3' for an extent of 123' of frontage

Given the significant updates to the building and site design and corresponding changes to the Applicant's requested variances, we are providing revised justifications for the four variances listed above.

SECONDARY STREET SETBACK & LOT COVERAGE (VARIANCES #1-2)

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

Granting relief from the 20-foot secondary street setback along the east portion of the lot and the requested 3.53% lot coverage variance will not produce an undesirable change in neighborhood character or result in a detriment to nearby properties. The proposed use and development intensity are permitted and anticipated within the zoning district.

The site is located in a context defined primarily by transportation infrastructure and large-scale, non-residential uses rather than a traditional residential streetscape. The east lot line fronts a vegetated Route 9 right-of-way, does not abut private developable parcels, and poses no risk of limiting visibility or negatively impacting neighborhood structures, privacy, or neighborhood scale. If the existing Route 9 right-of way, which has widths between 17ft and 33.5ft is taken into consideration, the proposed building sits a minimum of 20 ft from the street edge. Thus, in reality, the proposed building will appear to all passersby as meeting the required 20 ft secondary street setback from Route 9.



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

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

Due to the lot's unusual configuration, existing DOT easement, and extreme narrowness, strict compliance with the required secondary street setbacks along the Route 9 property line would severely constrain the buildable envelope and materially limit development of a permitted multifamily use within the CD District. Compliance with the 20-foot setback along the east lot line in light of the existing DOT easement would effectively eliminate a functional building footprint but for reducing the building width to 26 ft.

The applicant's proposed alternative layout and modest reduction in building size allow for the elimination of the secondary street setback variance along Academy Street and reduction of the building footprint closer to the 50% lot coverage requirement. The remaining setback variance along the property's eastern edge and the reduced lot coverage variance represent the minimum relief necessary to accommodate a functional building layout given the existing site constraints.

3. Is the requested area variance substantial?

The requested secondary street setback variance of approximately 18 feet may be considered substantial in numerical terms, but when viewed in context, the setback relief is attributable to the narrow configuration of the parcel and its frontage along a highway corridor rather than a traditional neighborhood street, and the overall development remains consistent with the permitted use, density, and development intensity of the CD District without creating off-site impacts.

The requested 3.53% variance for lot coverage is minor in numerical terms and is also a result of the parcel's narrow configuration. The applicant's architect and engineer have revised the building layout and design to be as close to the Code's required lot coverage percentage as possible while still providing adequate space and infrastructure for the building's interior. This variance represents the minimum relief necessary to achieve this goal.

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

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

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

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

PARKING LOCATION & SCREENING (VARIANCE #3)

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

Permitting limited parking between the building and the front lot line and granting relief from the required 3-foot planting buffer will not produce an undesirable change in neighborhood character. The parking that is technically located within the front yard is primarily situated beneath the building, with one row of parking extending beyond the building footprint. This condition results from an existing DOT easement that allows parking but prohibits building encroachment within the easement. Absent this constraint, the parking would be fully located beneath the structure.

The parking spaces will be screened from South Avenue through a combination of shrubs, trees, and vines on fencing. The fence shown on the site plan will comply with Section 19-6.5(5)(C) of the Zoning Code and will be reduced to a height of 3 feet. The existing parcel currently contains a large surface parking area with minimal landscaping. The proposed development replaces these conditions with structured parking beneath the building and enhanced perimeter landscaping, representing a clear improvement over existing site conditions.

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

Due to the narrow width and constrained configuration of the lot, there is no practical alternative location for the required parking without eliminating spaces entirely or compromising safe circulation and site functionality. Similarly, providing a uniform 3-foot planting buffer is not feasible due to these same site constraints. Accordingly, no feasible alternative exists that would eliminate the need for the requested parking location and screening variance.

3. Is the requested area variance substantial?

The relief requested – to allow parking between the building and the front lot line and a planting area less than 3ft for a length of 123ft – is proportional to the site conditions and does not exceed what is necessary to allow reasonable use of the property.

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

The proposed parking configuration will not result in adverse physical or environmental impacts. The site is currently almost entirely impervious, and the project will introduce landscaping, permeable surfaces, and formal stormwater management measures that improve environmental performance

compared to existing conditions. Overall, the proposed parking layout and landscaped screening will result in a net physical and environmental benefit.

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

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

We respectfully request placement on the July 15, 2026 Zoning Board of Appeals meeting agenda to discuss this application. Please let us know if any additional information or materials are required at this time.

Enclosed please find the following:

1. Cover Letter and Justification prepared by KARC, dated June 30, 2026
2. Site Plan prepared by LRC Engineering, dated June 30, 2026
3. Massing Study prepared by ADG, dated June 16, 2026

Thank you.

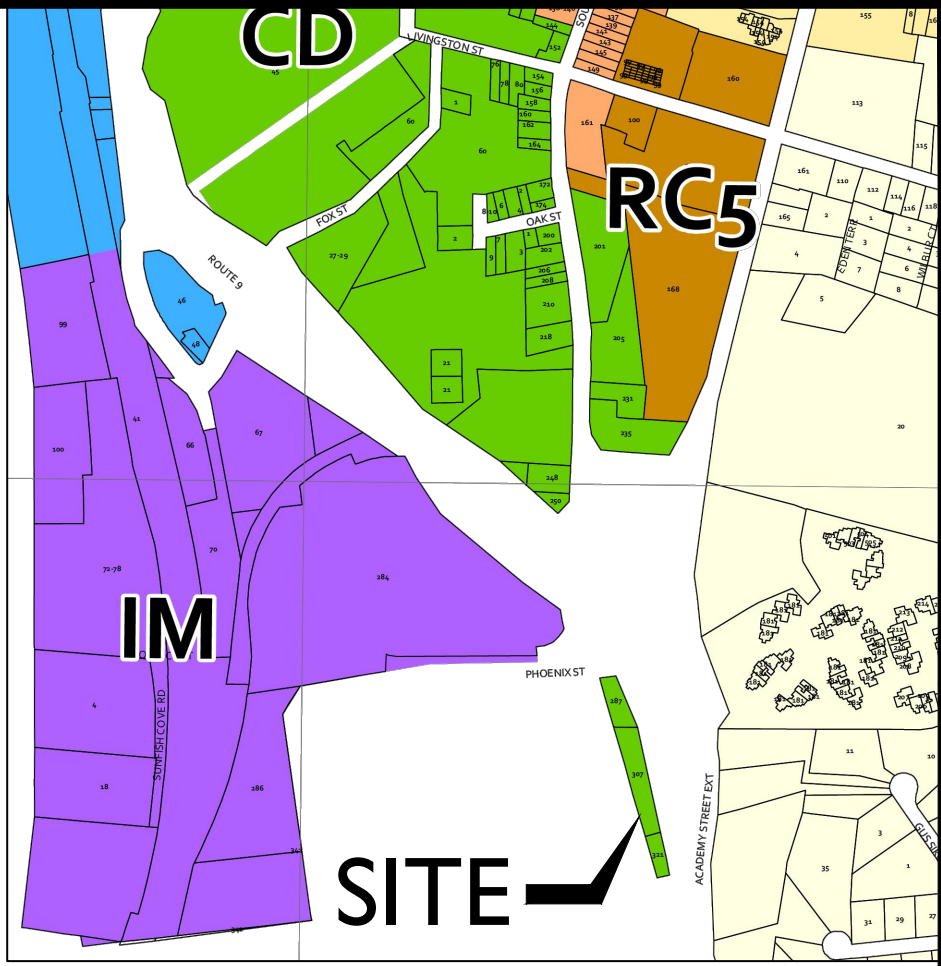
Sincerely,



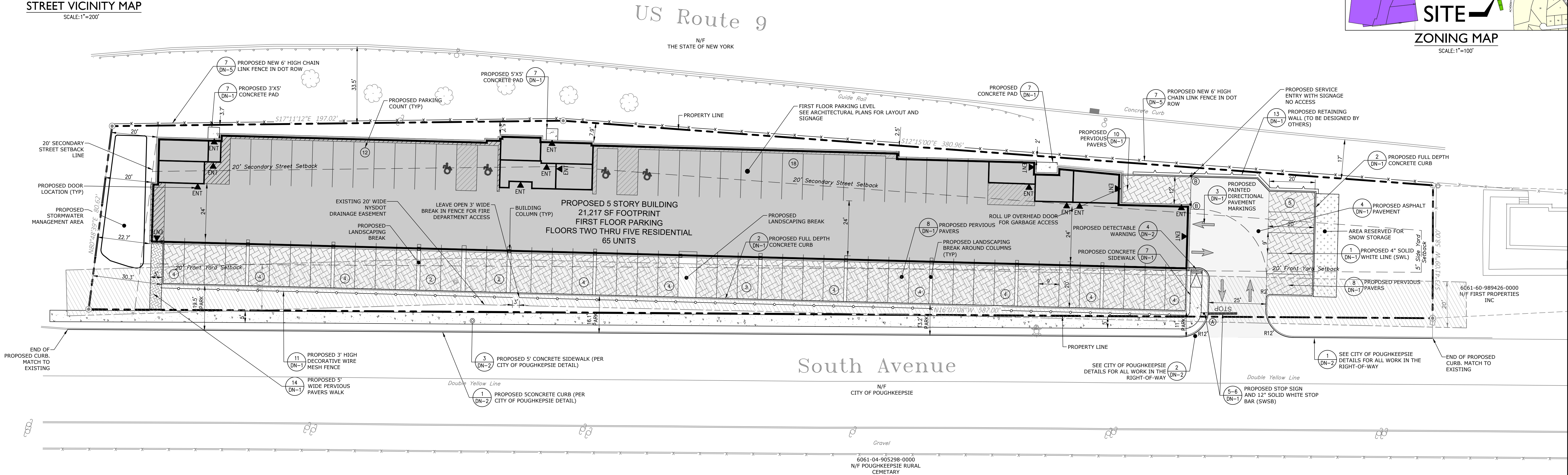
Natalie Quinn, Agent for Applicant



STREET VICINITY MAP
SCALE: 1"=200'



ZONING MAP
SCALE: 1"=100'



EASEMENTS:

EXISTING NYS DOT 20' WIDE DRAINAGE EASEMENT (LIBER 1109 PAGE 25)

NOTES:

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

SURVEY MAP REFERENCE

EXISTING CONDITIONS / TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR PK SOUTH AVE LLC" DATED JULY 22, 2025 BY BRENDAN JOHNSON, PLS# 50919

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS CONCRETE
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED BOLLARD
- PROPOSED DOOR LOCATION
- PROPOSED CONCRETE PAVERS
- EXISTING NYS DOT DRAINAGE EASEMENT
- PROPOSED SNOW STORAGE

GENERAL NOTES:

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

SIGN LEGEND

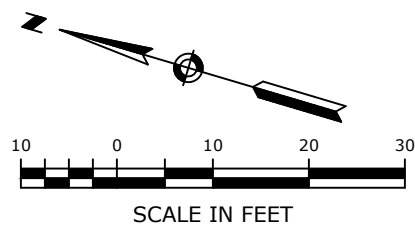
NO.	LEGEND	MUTCD SIGN DESIGNATION	QTY.
A		R1-1	1
B			2

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

ZONING SUMMARY CHART

ZONING INFORMATION		
TAX MAP IDENTIFICATION	131300-6061-60-974481 & 982453	
ZONING DISTRICT	CD - CAMPUS DEVELOPMENT	
PROPOSED USE	MULTIFAMILY RESIDENTIAL	
ZONING SUMMARY		
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	43,452 SF (0.99 ACRES)
MIN. FRONTAGE	50 FT	587 FT
MAX. LOT COVERAGE	50%	53.53% (*)
MIN. PRIMARY STREET SETBACK	20 FT	20 FT
MIN. SECONDARY STREET SETBACK	20 FT	2.0 FT (*)
MIN. SIDE YARD	5 FT	14.6 FT
MAX. HEIGHT	5 STORIES 68 FT	5 STORIES 58 FT
MAX. DENSITY	5+ UNITS	65 UNITS
REQUIRED PARKING	1.25/DWELLING + 82 SPACES	82 SPACES
REQUIRED BICYCLE PARKING	11 spaces	30 SPACES
REQUIRED OPEN SPACE	20%	24.90%
(*) DENOTES VARIANCE REQUIRED		

(*) DENOTES VARIANCE REQUIRED



SITE PLAN

PROPOSED MULTI FAMILY
DEVELOPMENT
287-307 SOUTH AVE.
CITY OF PoughKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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

SP-1

Schematic Block Study Concept



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- 09 Building Matrix Chart

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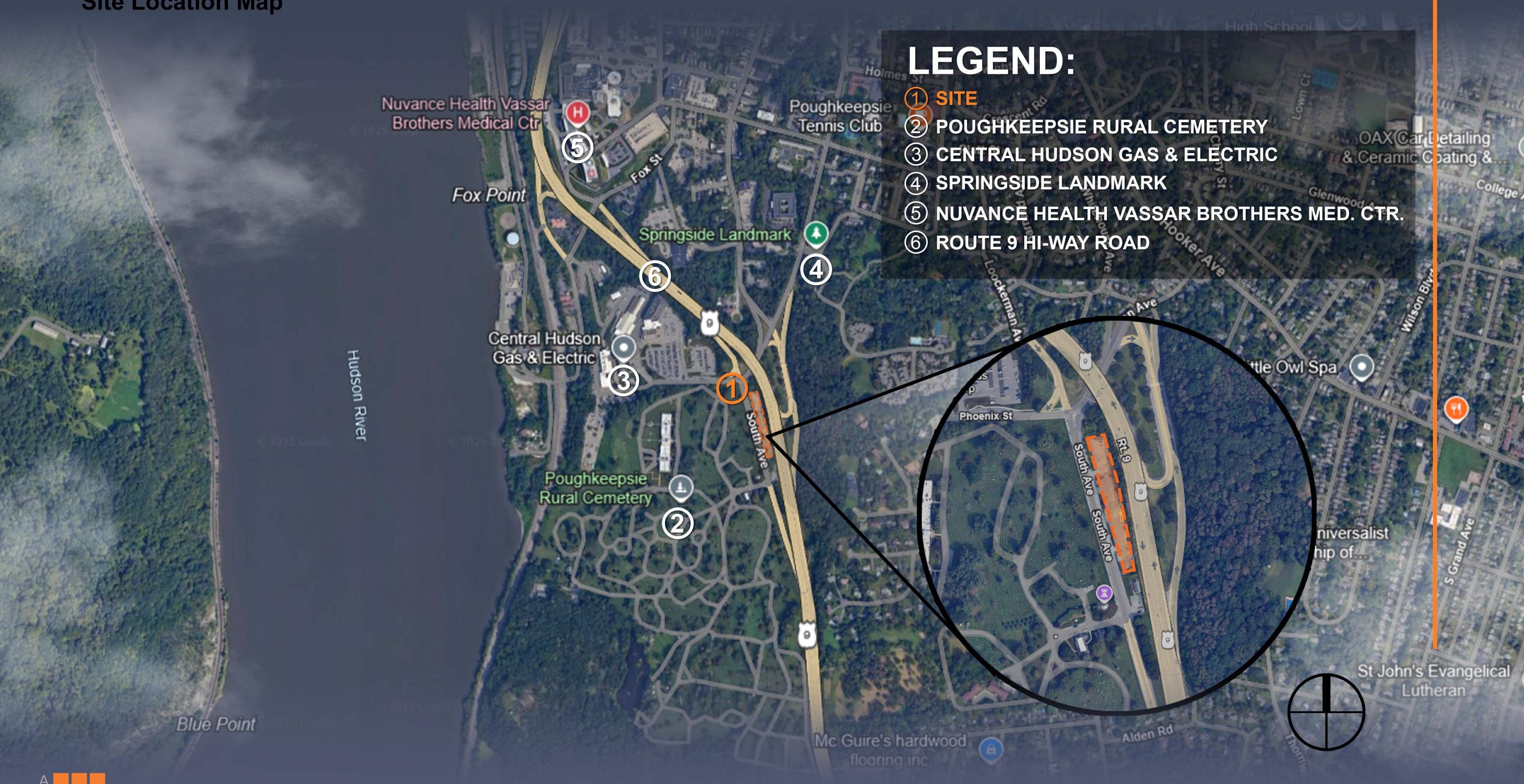
Rendering

- 20 South Avenue West Facade Streetscape Rendering
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- 24 West Daylight Rendering
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- 29 Southeast Dusk Rendering
- 30 Southeast Daylight Rendering
- 31 Northeast Dusk Rendering
- 32 Northeast Daylight Rendering
- 33 East Balcony View Rendering
- 34 Back Cover

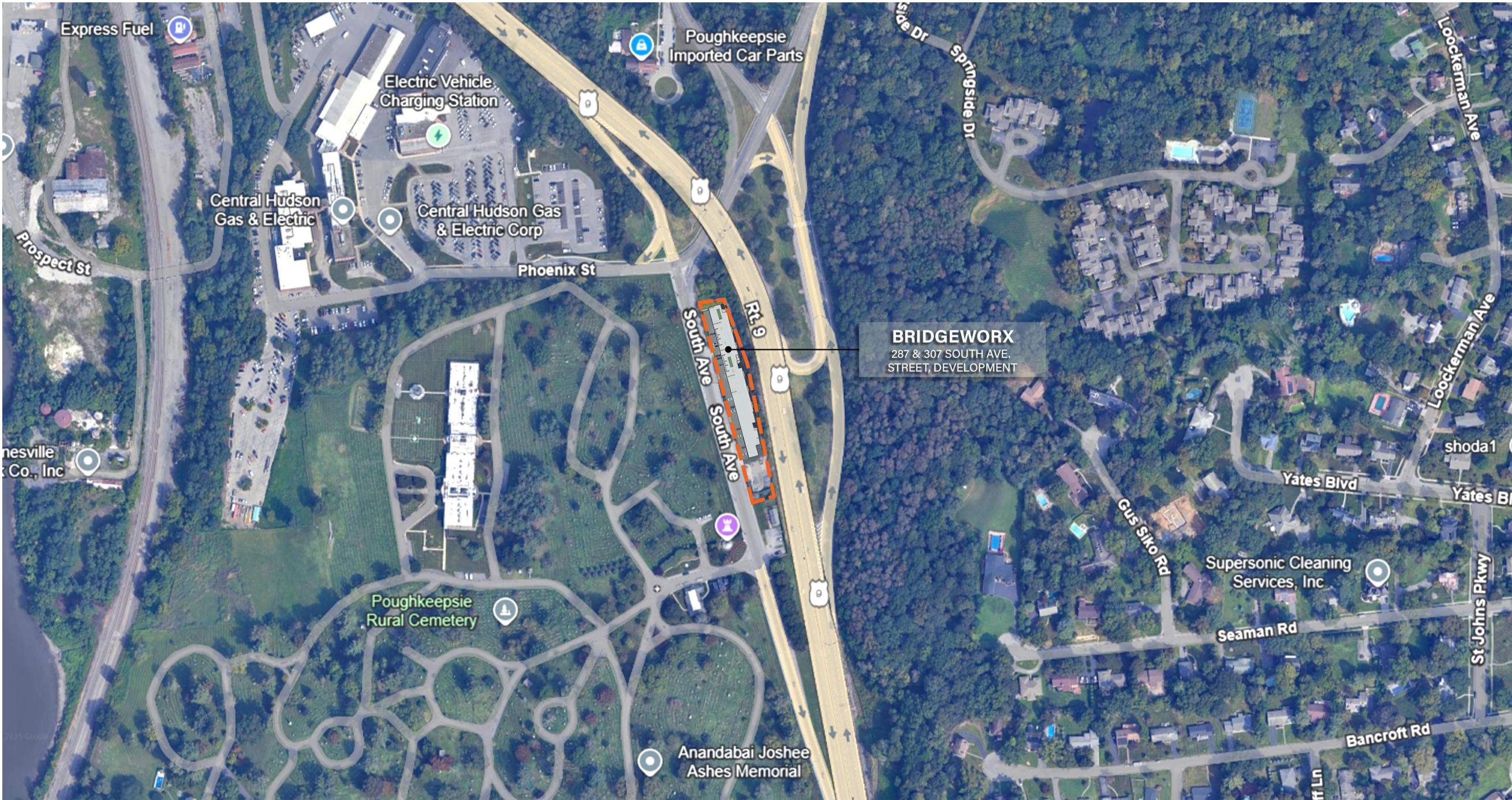
Executive Summary

- 65 Apartments:
 - o 25 - 1 Bedroom Apartments
 - o 36 - 2 Bedroom Apartments
 - o 4 - 3 Bedroom Apartments
- 82 Parkings:
 - o 30 - Indoor Parking Spaces
 - o 52 - Outdoor Parking Spaces
- Resident Amenities
 - o Bike Storage
 - o Residential Storage Units
 - o Co-Work Area
 - o Game Room / Community Room
 - o Gym
 - o Dog Wash
 - o Lounge
 - o Outdoor Patio
 - o Roof-top Patio

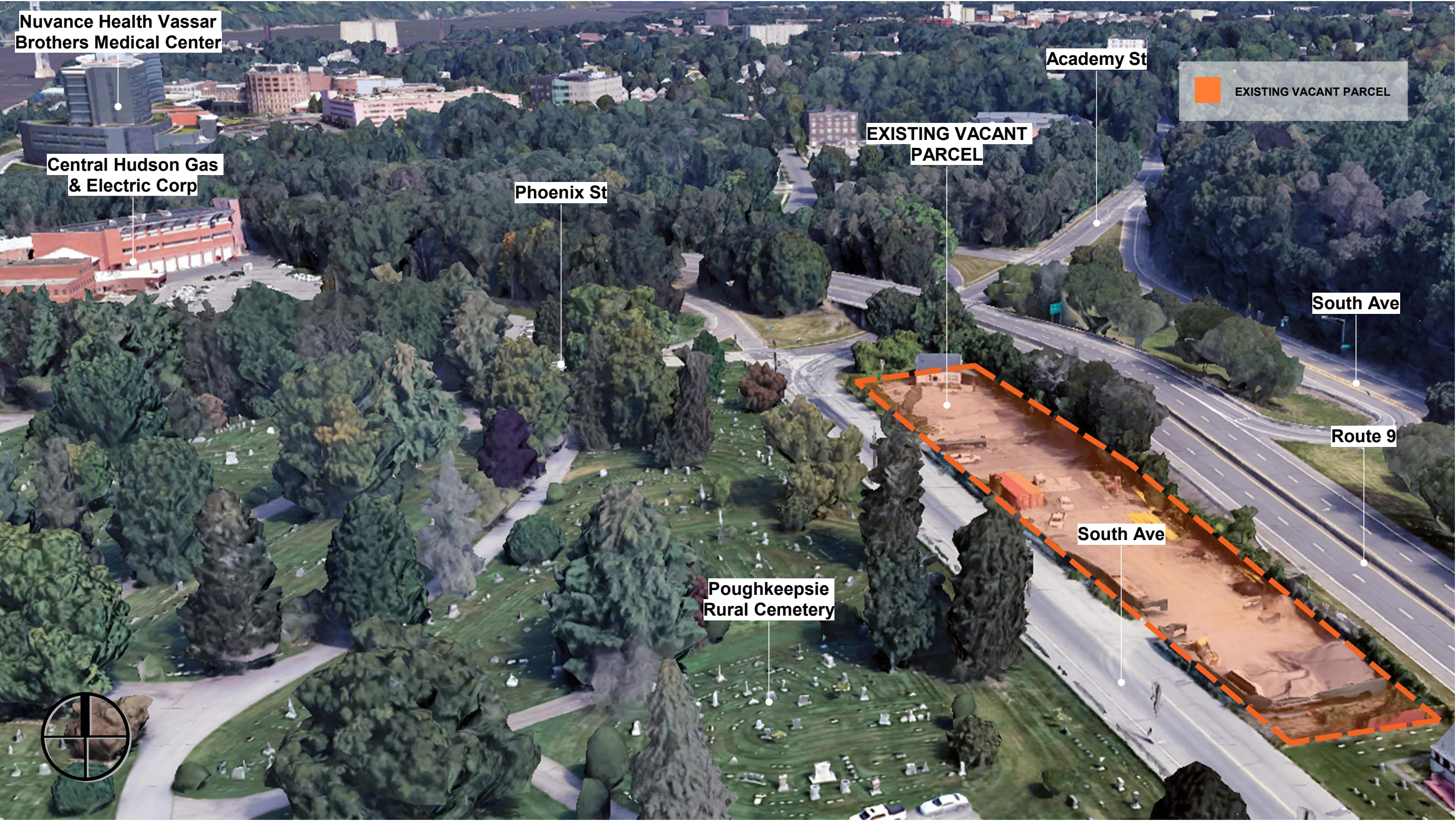
Site Location Map



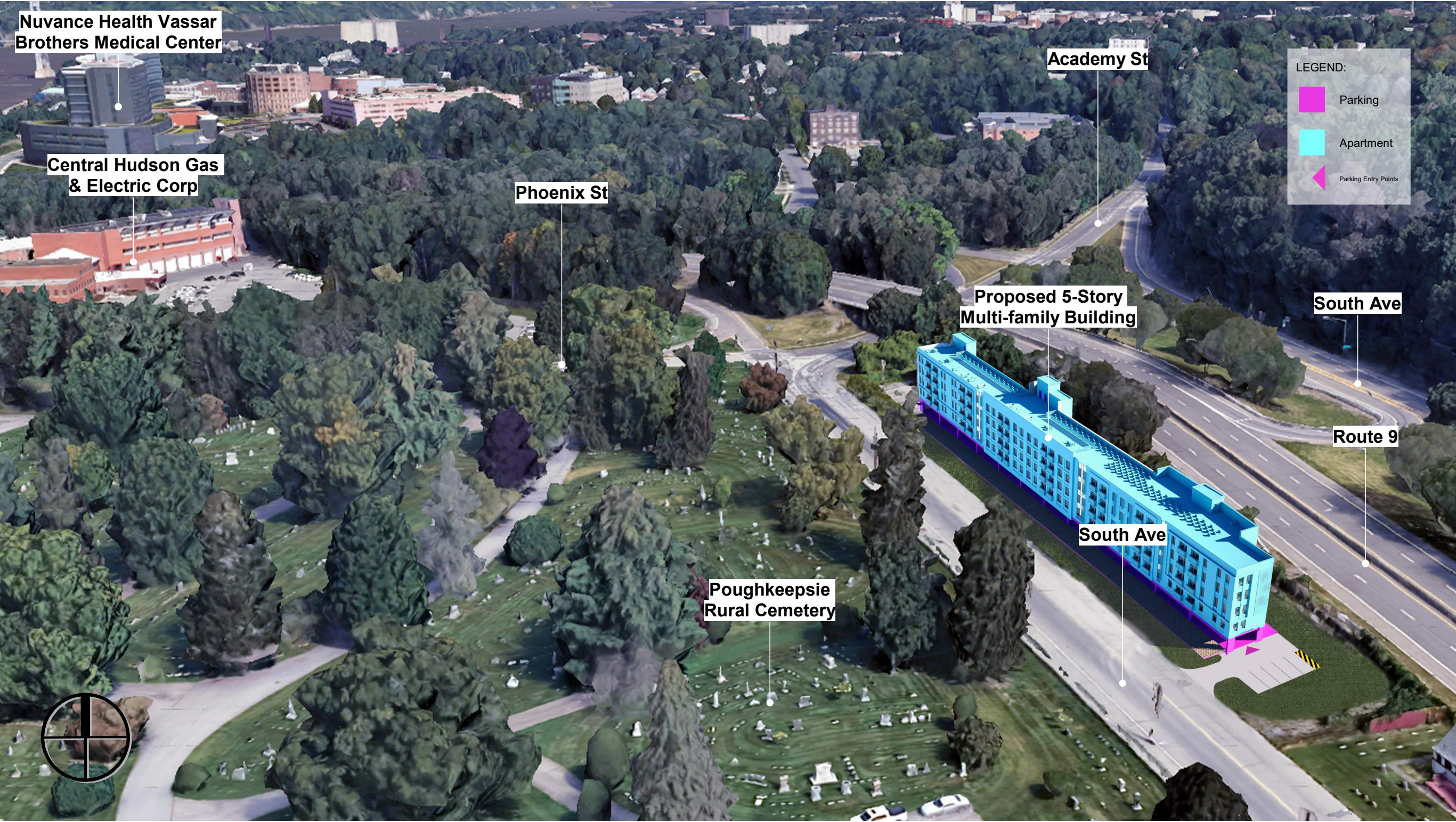
Site Plan Location



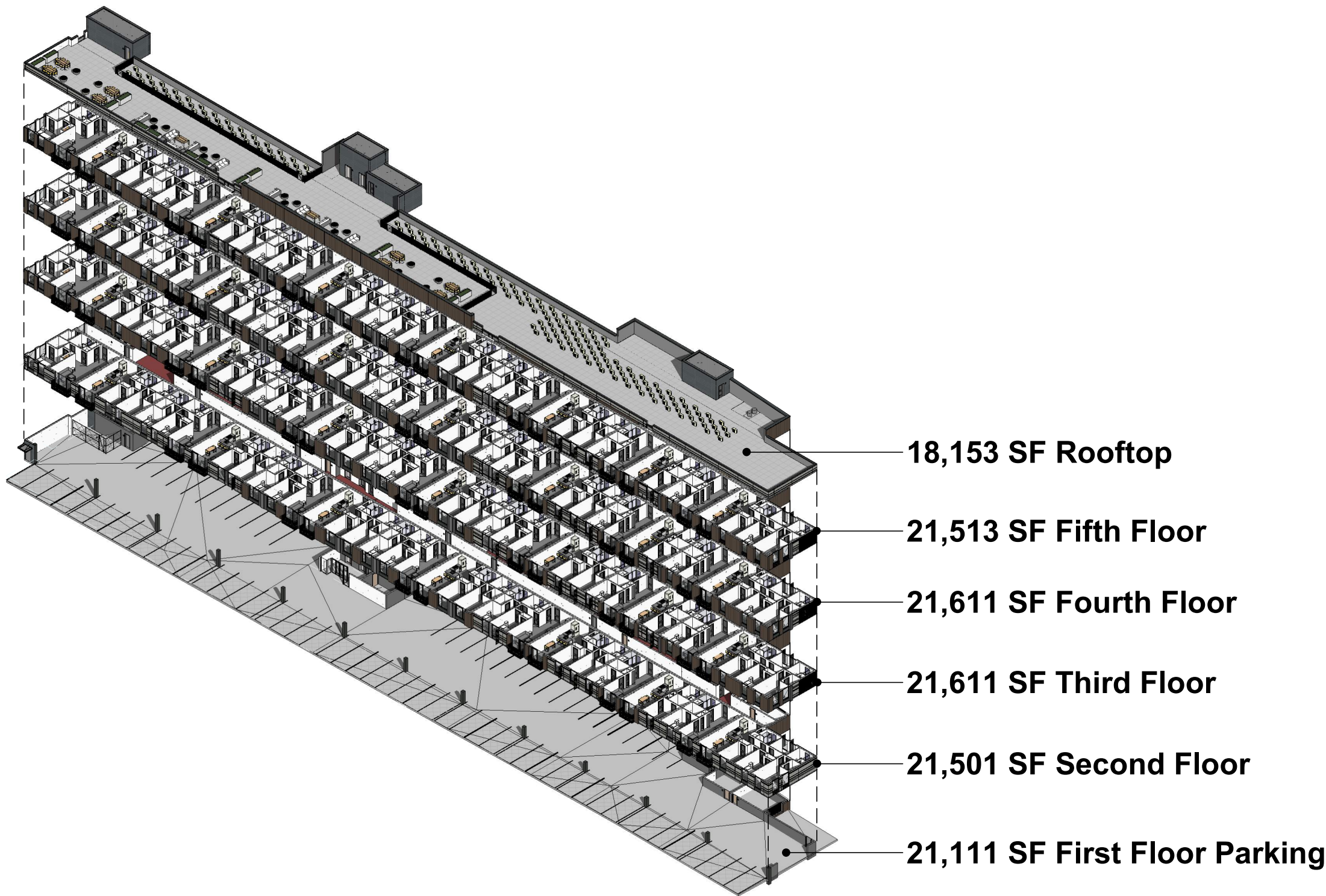
Existing Massing



SW Site Axonometric



Exploded Building Axonometric Floor Plan



City Aerial View



Building Matrix Chart

Parking Chart			
Floor Level	Parking	Handicap Parking	Total
First FL Parking	26	4	30
Outdoor	52	0	52
Total Unit Count	78	4	82
Total SF	19,034		

Area Tabulation								
Floor Level	Unit Count	Residential Gross SF	Balcony	Patio	Commercial Gross SF	Amenities	Ancillary Spaces	Total SF
Ground FL Parking						375	1,702	2,077
Second FL	14	13,183	272			3,597	4,449	21,501
Third FL	19	16,023	382			757	4,449	21,611
Fourth FL	18	16,023	382			757	4,449	21,611
Fifth FL	14	13,183	272	3,180		426	4,452	21,513
Total	66	58,412	1,308	3,180		5,912	19,501	88,313
Rooftop				7,727			10,426	18,153
Total (w/ Roof)	66	58,412	1,308	10,907		5,912	29,927	106,466

Unit Schedule					
Floor Level	Studio	One Bed	Two Bed	Three Bed	Total Per Floor
First FL					
Second FL		4	9	1	14
Third FL		9	9	1	19
Fourth FL		8	9	1	18
Fifth FL		4	9	1	14
Rooftop					
Total Unit Count		25	36	4	65
Unit Distribution (percentage of total)		39%	55%	6%	100%

First Floor Parking Schematic Plan

FIRST FL PARKING CHART

FLOOR LEVEL	PARKING NUMBER
FIRST FLOOR PARKING	30
OUTDOOR	52
TOTAL UNIT COUNT	82

FIRST FLOOR PARKING MATRIX

USE	QTY (1ST FLOOR)	SQUARE FOOTAGE
BIKE STORAGE	1	199 SF
ELEV. LOBBY	1	268 SF
ELEVATORS	2	191 SF
GARBAGE	1	296 SF
PACKAGE ROOM	1	176 SF
PARKING LOT	1	19,034 SF
STAIR	3	719 SF
UTILITY	1	228 SF
TOTAL		21,111 SF

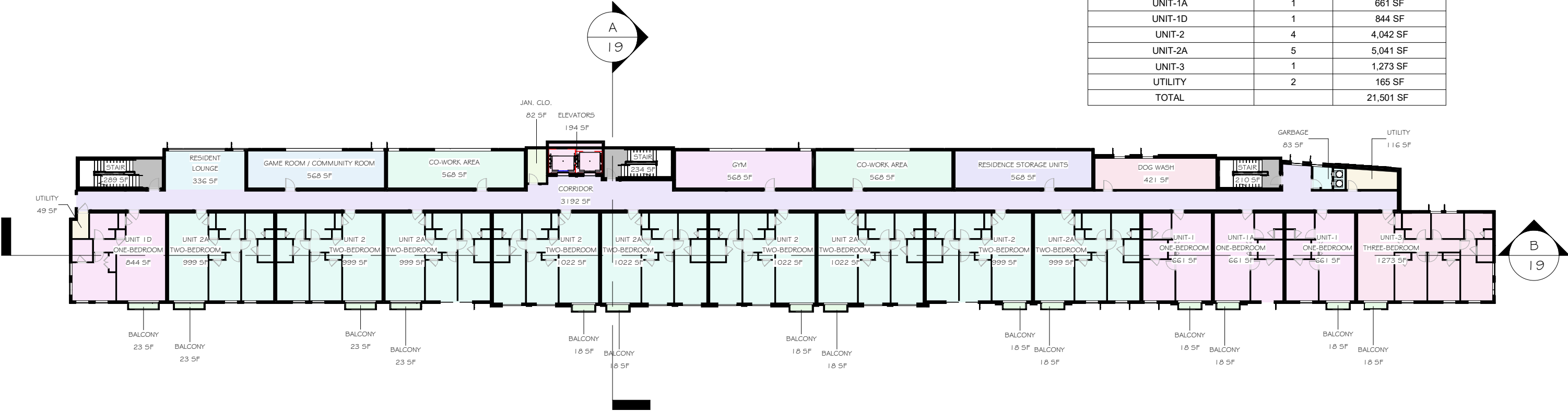
NOTE: ACCESSIBLE EV CHARGING STATION IS TO CONTAIN SIGNAGE INDICATING IT IS AN ACCESSIBLE EV CHARGING SPACE, IS ONLY TO BE USED WHILE CHARGING, IS OPEN TO ALL ELECTRIC VEHICLES, AND TO USE OTHER CHARGERS FIRST, IF AVAILABLE.



Second Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1D (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

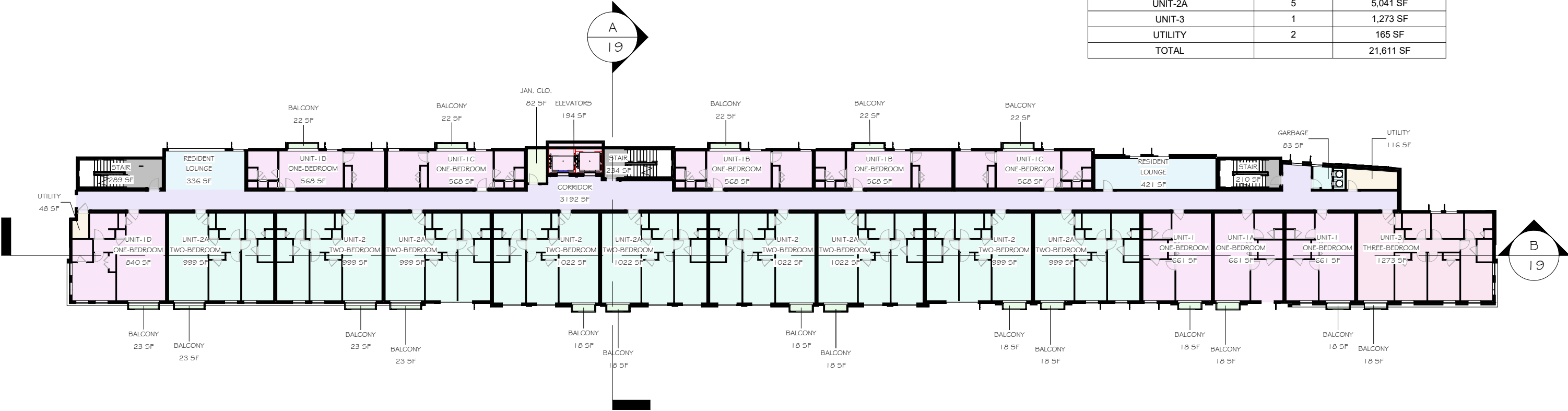
SECOND FLOOR MATRIX		
USE	QTY (2ND FLOOR)	SQUARE FOOTAGE
BALCONY	14	272 SF
CO-WORK AREA	2	1,136 SF
CORRIDOR	1	3,192 SF
DOG WASH	1	421 SF
ELEVATORS	2	194 SF
GAME ROOM / COMMUNITY ROOM	1	568 SF
GARBAGE	1	83 SF
GYM	1	568 SF
JAN. CLO.	1	82 SF
RESIDENT LOUNGE	1	336 SF
RESIDENCE STORAGE UNITS	1	568 SF
STAIR	3	733 SF
UNIT-1	2	1,322 SF
UNIT-1A	1	661 SF
UNIT-1D	1	844 SF
UNIT-2	4	4,042 SF
UNIT-2A	5	5,041 SF
UNIT-3	1	1,273 SF
UTILITY	2	165 SF
TOTAL		21,501 SF



Third Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 1D (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

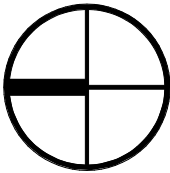
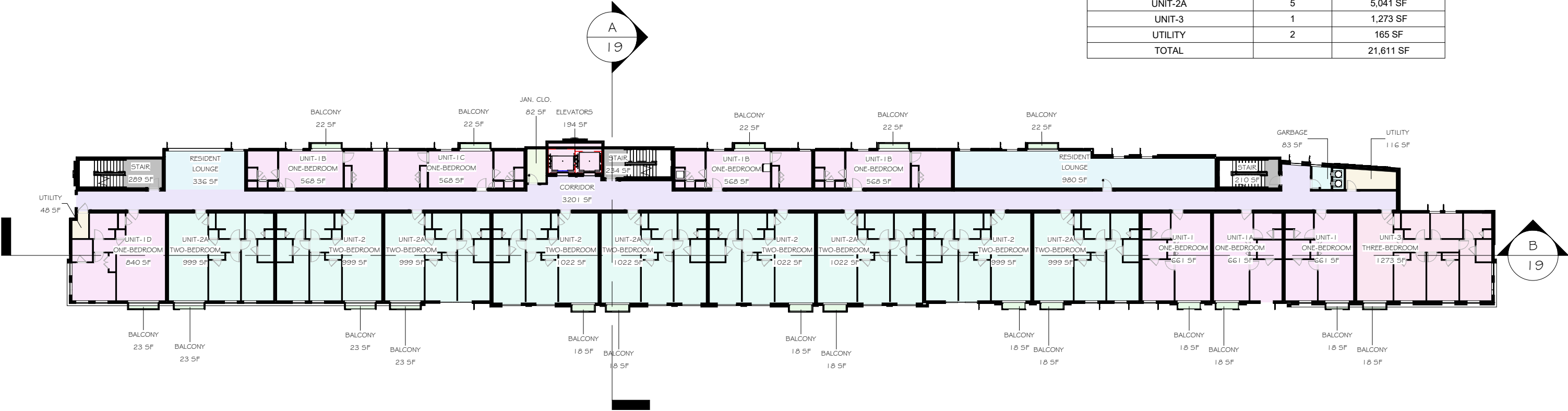
THIRD FLOOR MATRIX		
USE	QTY (3RD FLOOR)	SQUARE FOOTAGE
BALCONY	19	382 SF
CORRIDOR	1	3,192 SF
ELEVATORS	2	194 SF
GARBAGE	1	83 SF
JAN. CLO.	1	82 SF
RESIDENT LOUNGE	2	757 SF
STAIR	3	733 SF
UNIT-1	2	1,322 SF
UNIT-1A	1	661 SF
UNIT-1B	3	1,704 SF
UNIT-1C	2	1,136 SF
UNIT-1D	1	844 SF
UNIT-2	4	4,042 SF
UNIT-2A	5	5,041 SF
UNIT-3	1	1,273 SF
UTILITY	2	165 SF
TOTAL		21,611 SF



Fourth Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 1D (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

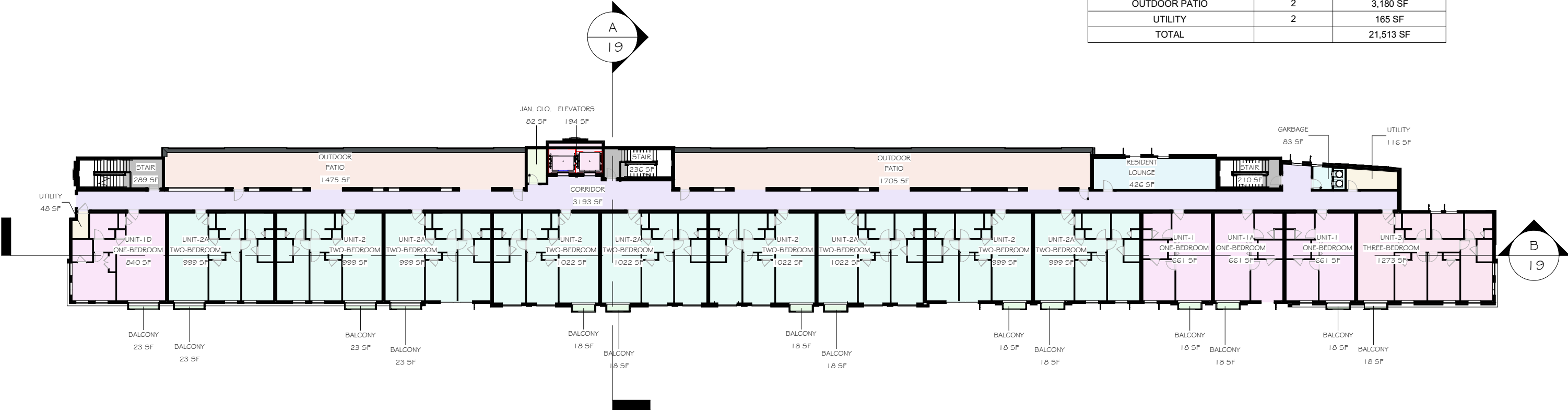
FOURTH FLOOR MATRIX		
USE	QTY (4TH FLOOR)	SQUARE FOOTAGE
BALCONY	19	382 SF
CORRIDOR	1	3,201 SF
ELEVATORS	2	194 SF
GARBAGE	1	83 SF
JAN. CLO.	1	82 SF
RESIDENT LOUNGE	2	1,316 SF
STAIR	3	733 SF
UNIT-1	2	1,322 SF
UNIT-1A	1	661 SF
UNIT-1B	3	1,704 SF
UNIT-1C	1	568 SF
UNIT-1D	1	844 SF
UNIT-2	4	4,042 SF
UNIT-2A	5	5,041 SF
UNIT-3	1	1,273 SF
UTILITY	2	165 SF
TOTAL		21,611 SF



Fifth Floor Schematic Plan

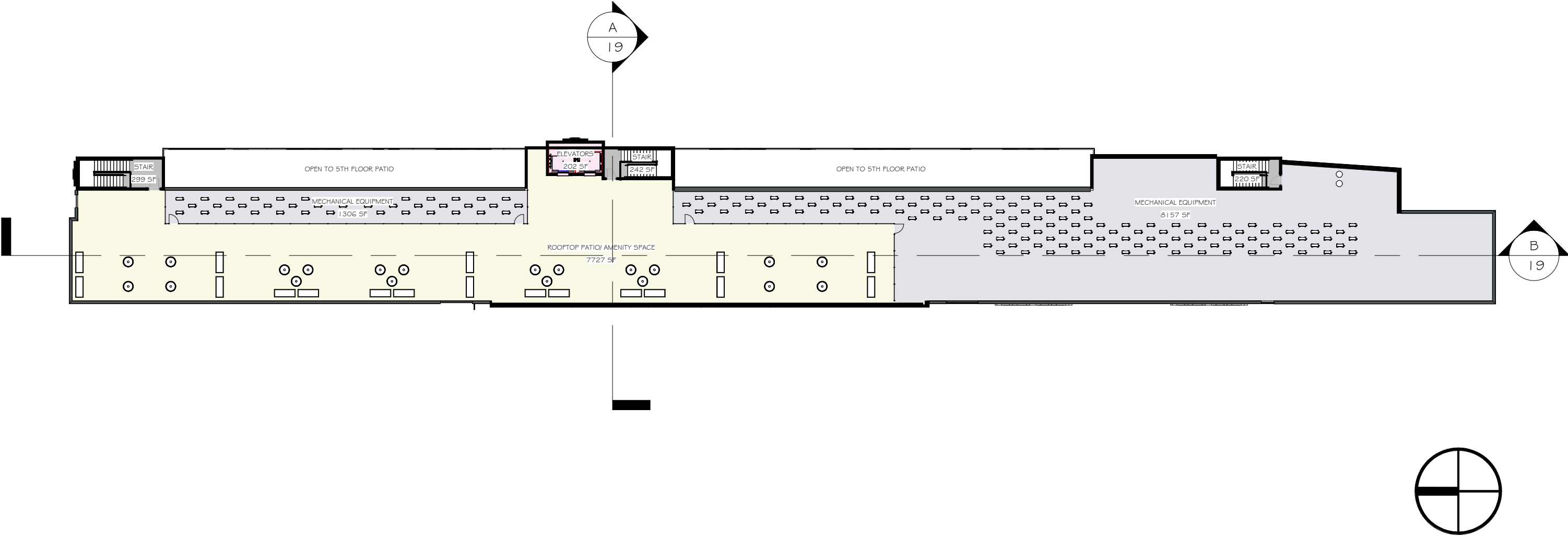
LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 1D (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

FIFTH FLOOR MATRIX		
USE	QTY (5TH FLOOR)	SQUARE FOOTAGE
BALCONY	14	272 SF
CORRIDOR	1	3,193 SF
ELEVATORS	2	194 SF
GARBAGE	1	83 SF
JAN. CLO.	1	82 SF
RESIDENT LOUNGE	1	426 SF
STAIR	3	735 SF
UNIT-1	2	1,322 SF
UNIT-1A	1	661 SF
UNIT-1D	1	844 SF
UNIT-2	5	4,042 SF
UNIT-2A	5	5,041 SF
UNIT-3	1	1,273 SF
OUTDOOR PATIO	2	3,180 SF
UTILITY	2	165 SF
TOTAL		21,513 SF



Rooftop Floor Schematic Plan

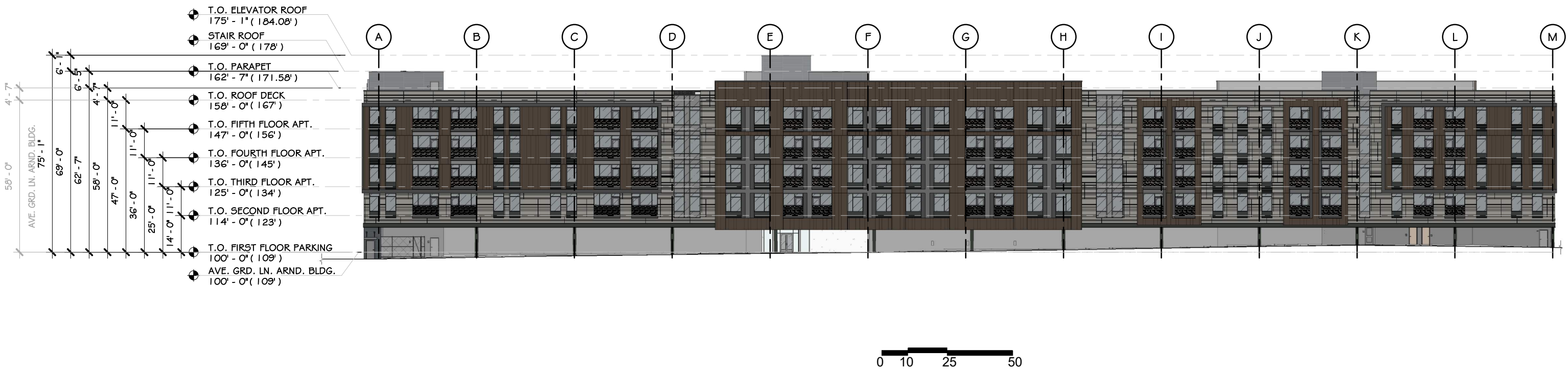
ROOFTOP MATRIX		
USE	QTY (ROOFTOP)	SQUARE FOOTAGE
ELEVATORS	2	202 SF
MECHANICAL EQUIPMENT	2	9,463 SF
ROOFTOP AMENITY SPACE	1	7,727 SF
STAIR	3	761 SF
TOTAL		18,153 SF



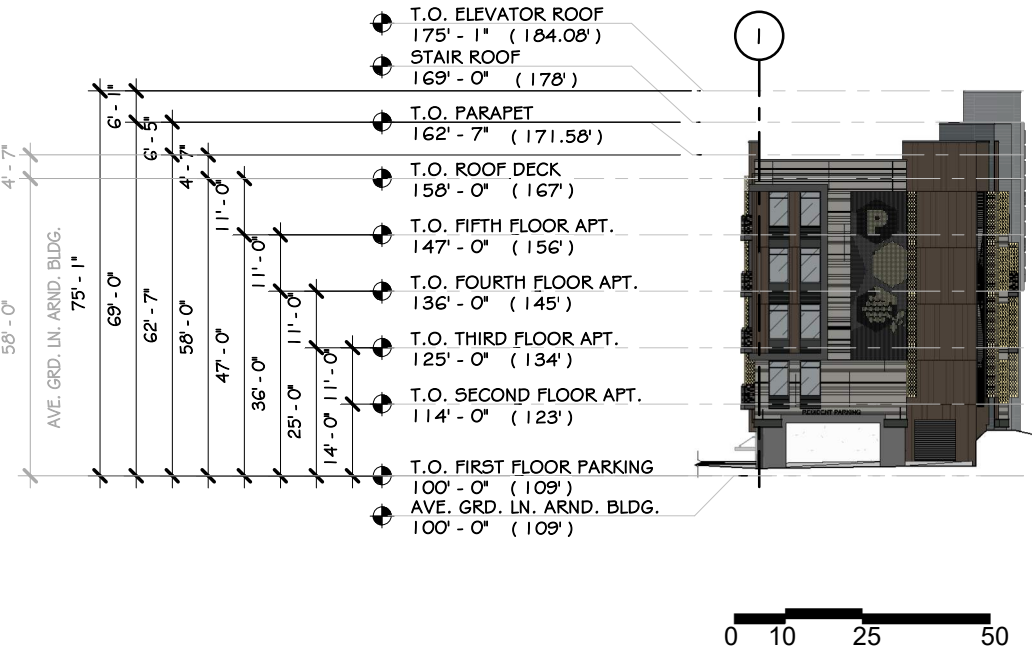
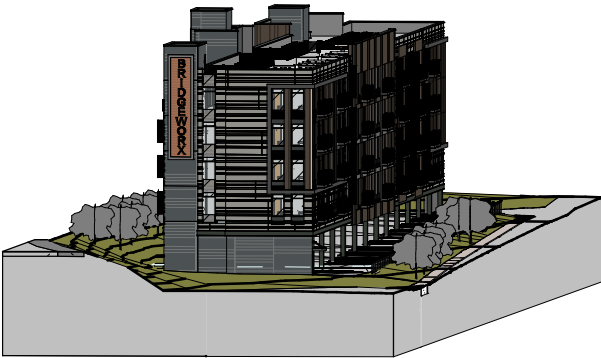
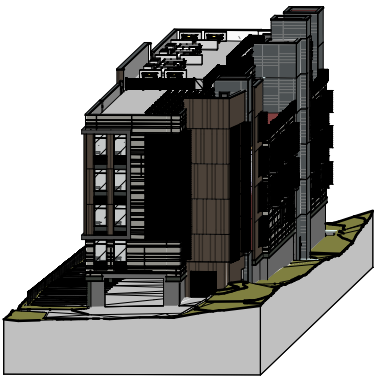
East Elevation



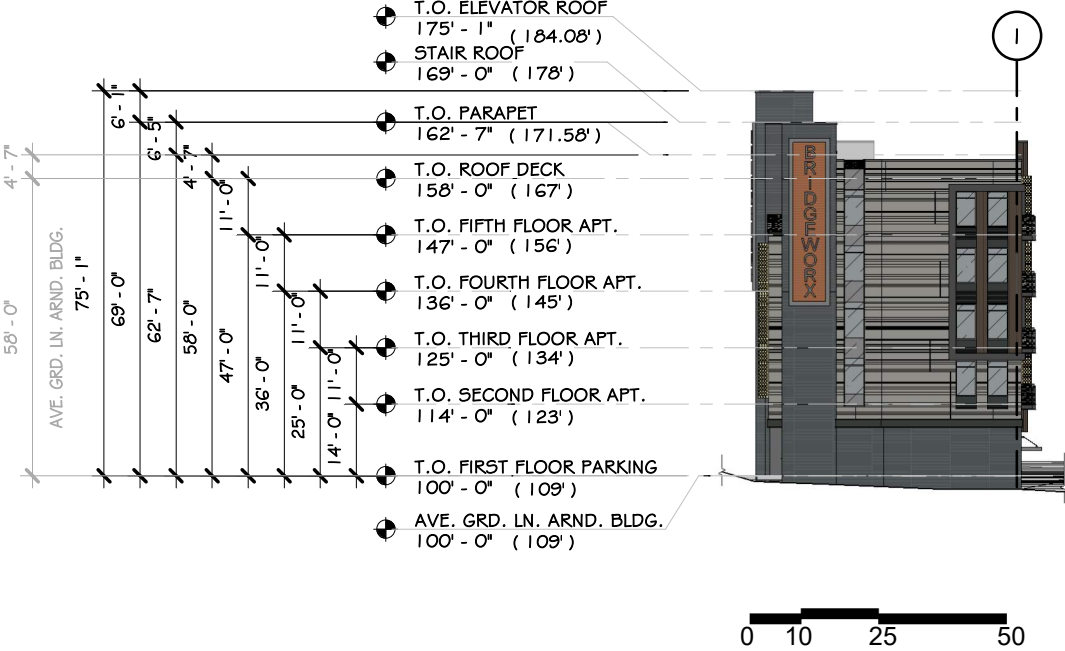
West Elevation



South & North Elevation

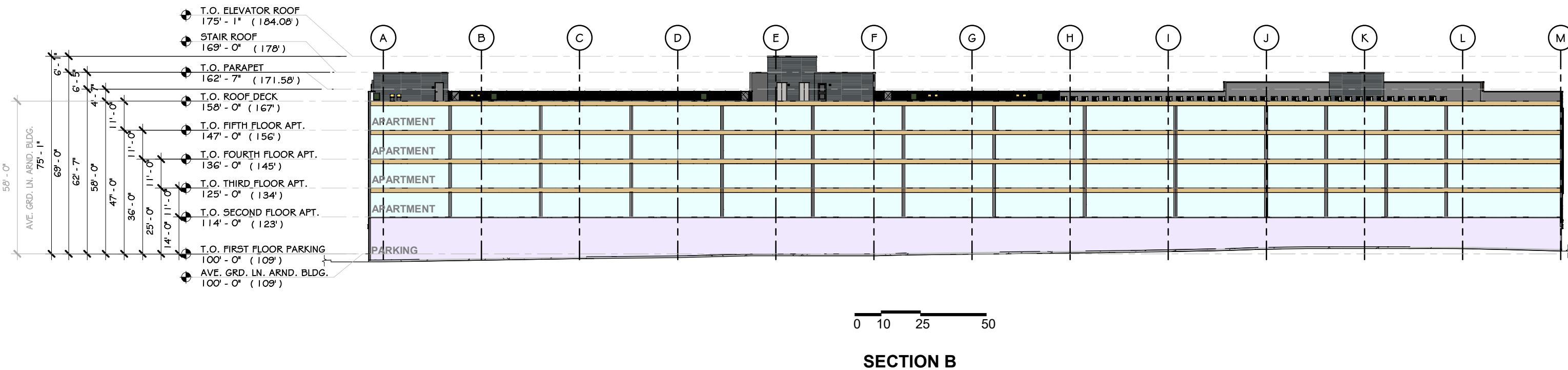
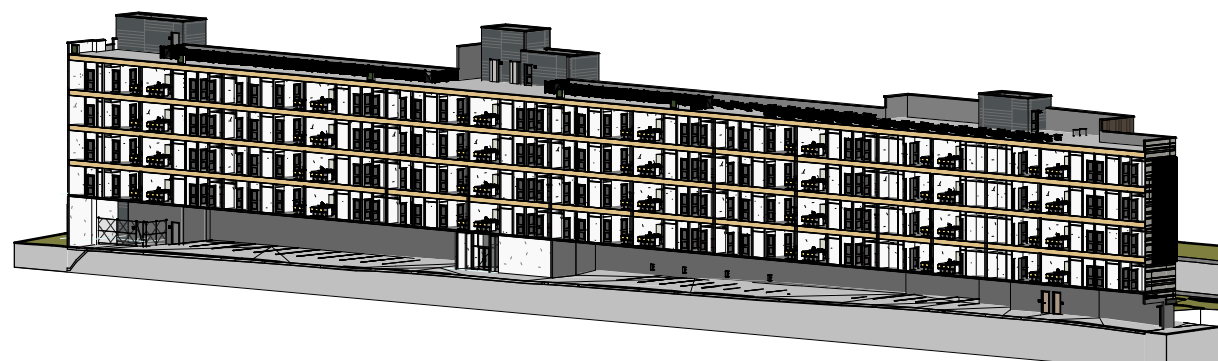
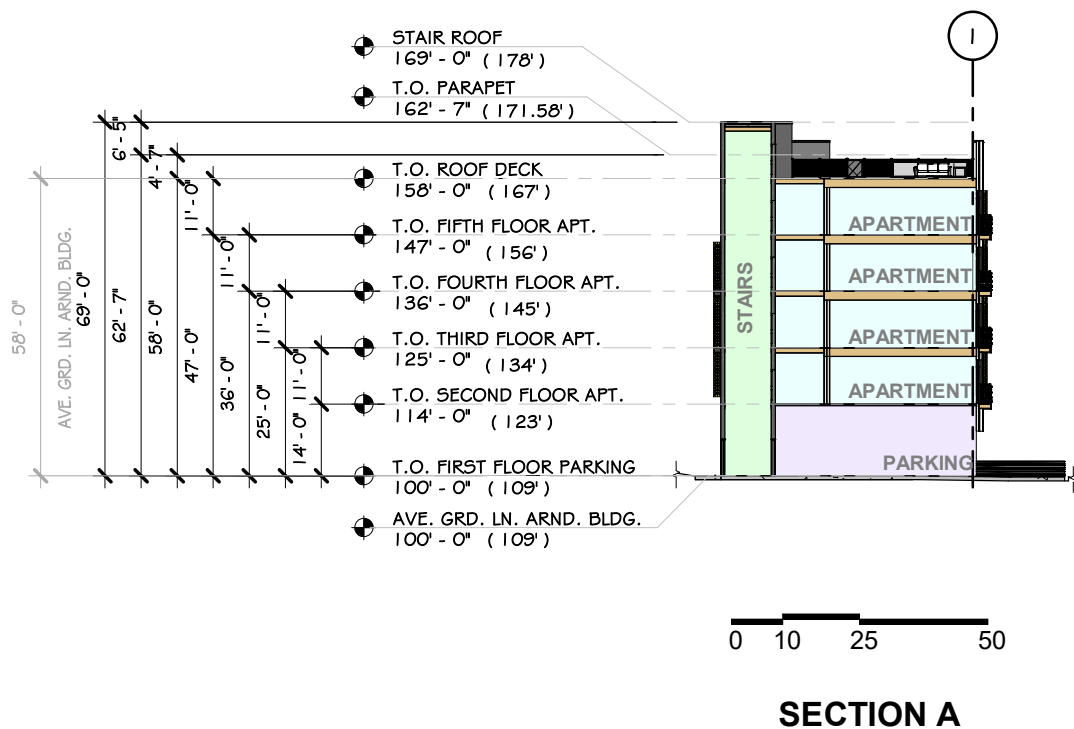


SOUTH ELEVATION



NORTH ELEVATION

Section A & B



South Avenue West Facade Streetscape Rendering



South Avenue & Route 9 South Facade Streetscape Rendering



Material and Color Palette



North/ South Fenestration
Black Anodized Aluminum



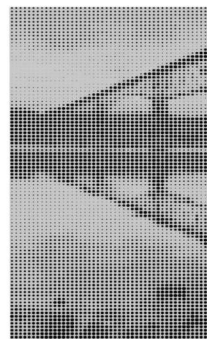
Residential Windows
Black: UPVC, or Equal



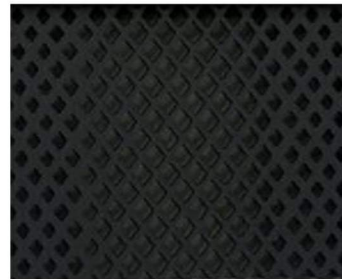
Exterior Railings
Manufacturer: BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Silver Fox 2108-50



First Floor Glazing
Low Reflectance
Solar Ban 65, or Equal



Architectural Perforated Aluminum Mural
Arktura Panels
Graphic Perf Solutions



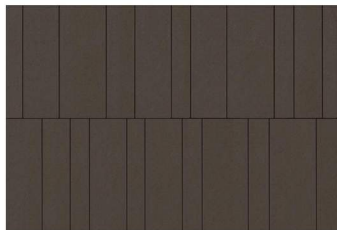
Parking Screening
Manufacturer: BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM French Beret 1610



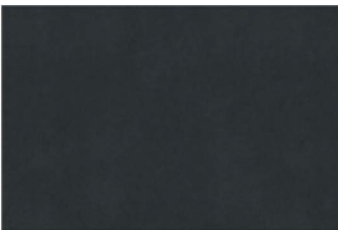
Exterior Facade:
Material: Painted Concrete
Color: French Beret 1610



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



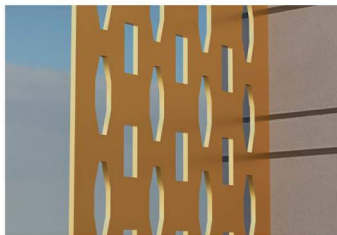
Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: Fairview Taupe HC-85



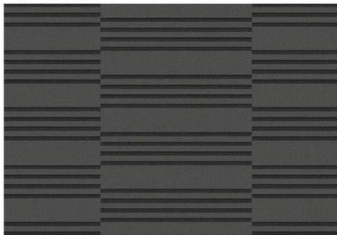
Infill Panel @ Windows:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: French Beret 1610



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



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



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

West Dusk Rendering



West Daylight Rendering



Southwest Dusk Rendering



Southwest Daylight Rendering



Northwest Dusk Rendering



Northwest Daylight Rendering



Southeast Dusk Rendering



Southeast Daylight Rendering



Northeast Dusk Rendering



Northeast Daylight Rendering



East Balcony View Rendering



BALCONY VIEW FROM UNIT-1C @ FIFTH FLOOR

BRIDGEWORX

WWW.ADGARCHITECT.COM



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

FEE: \$350
CODE: A2112

ID#: _____

IPS# _____

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

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 287 & 307 South Avenue

ZONING DISTRICT: CD

OWNER INFORMATION:

Name: PK South Ave LLC

Address: 162 Rinaldi Blvd

Poughkeepsie, NY 12601

Phone: c/o 845-874-7166

Email: _____

APPLICANT INFORMATION:

Name: Same as owner

Address: _____

Phone: _____

Email: _____

CONSULTANT INFORMATION:

Name: KARC Planning Consultants, Inc.

Address: PO Box 924

Poughkeepsie, NY 12602

Phone: 845-874-7166

Email: _____

SUBJECT OF APPEAL

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

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

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

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

Revised 12/24: Previous Editions Obsolete

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
See attached cover letter		

VARIANCE REQUEST JUSTIFICATION

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 287 & 307 South Ave

LIST OF REQUIRED ATTACHMENTS

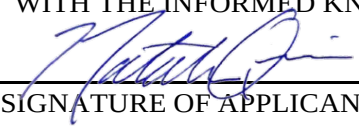
1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant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

Massing Study

SIGNATURE AND VERIFICATION

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

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



SIGNATURE OF APPLICANT

January 13, 2025

DATE

Natalie Quinn, agent for applicant

Print Name



PLANNING CONSULTANTS, INC.

October 21, 2025

To whom it may concern:

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

Sincerely,

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

Ryan Arket
PK South Ave LLC



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

October 22nd, 2025

Natalie Quinn, KARC Planning Consultants

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

Dear Applicant,

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

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

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

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



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

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

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

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

Joseph D. O'Brien

Deputy Zoning Administrator

Office - 845-451-4273

jobrien@cityofpoughkeepsie.com