

**City of Poughkeepsie  
Historic District and Landmarks Preservation Commission  
Meeting Agenda**

Virtual Meeting

Link: <https://attendee.gotowebinar.com/register/361129516825985293>

Thursday, January 13, 2022

7:00 PM

**I. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**1. 19 Garfield Place**

Applicant information:

Name: John Hambley & Christine Gasparich

Address: 19 Garfield Place, Poughkeepsie, NY 12601

Project classification: Landscaping & Replacement (Fence)

**2. 36 North Clover Street**

Applicant information:

Name: Pelton Partners LLC (contract vendee)

Address: 33 Arlington Avenue – Suite 8, Poughkeepsie, NY 12601

Project classification: New construction, exterior alteration, landscaping, repair or replacement, restoration, demolition

**II. COMMISSION BUSINESS**

1. Adopt meeting schedule for 2nd Thursday of each month.

2. New Business



**THE CITY OF POUGHKEEPSIE  
NEW YORK  
BUILDING DEPARTMENT  
62 CIVIC CENTER PLAZA, 2<sup>ND</sup> FLOOR  
POUGHKEEPSIE, NY 12601  
Phone: (845) 451-4007 Fax: (845) 451-4006**

Staff Use Only  
Application #  
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION  
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

**APPLICANT INFORMATION**

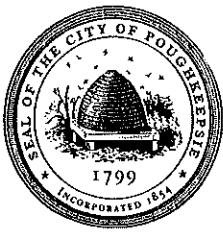
Project Address: 19 Garfield Pl Poughkeepsie, NY 12601  
Applicant Name: John Hambley and Christine Gasparich  
Applicant's Address: 19 Garfield Pl  
City: Poughkeepsie  
State/Zip: NY 12601  
Email: cgasparich@gmail.com  
Phone Number(s): 845-553-0429 / 845-853-6310

Property Owner (if not the applicant): \_\_\_\_\_  
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

**PROJECT CLASSIFICATION** (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☐ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☒ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: \_\_\_\_\_





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

**WORK DESCRIPTION** (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

We are replacing the entire fence surrounding our property (including very old chain link fencing and falling down picket fence) with a victorian style black matte aluminum 5ft fence with ball-capped posts and quad top finials. We will have a double driveway gate that will be motorized and is the width of the current driveway. Except for this gate being moved (it will now come off the south-west edge of the house) the new fence will go entirely on the existing fence line.

**REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION** (Please submit the following attachments in triplicate):

**Recent Color Photos:** Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

**Color chips, charts or color samples:** If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

**Material Samples/Manufacturer's Brochures:** Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

**Plot Plan:** A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

**Elevation drawings:** Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

**OWNER/APPLICANT SIGNATURE:**

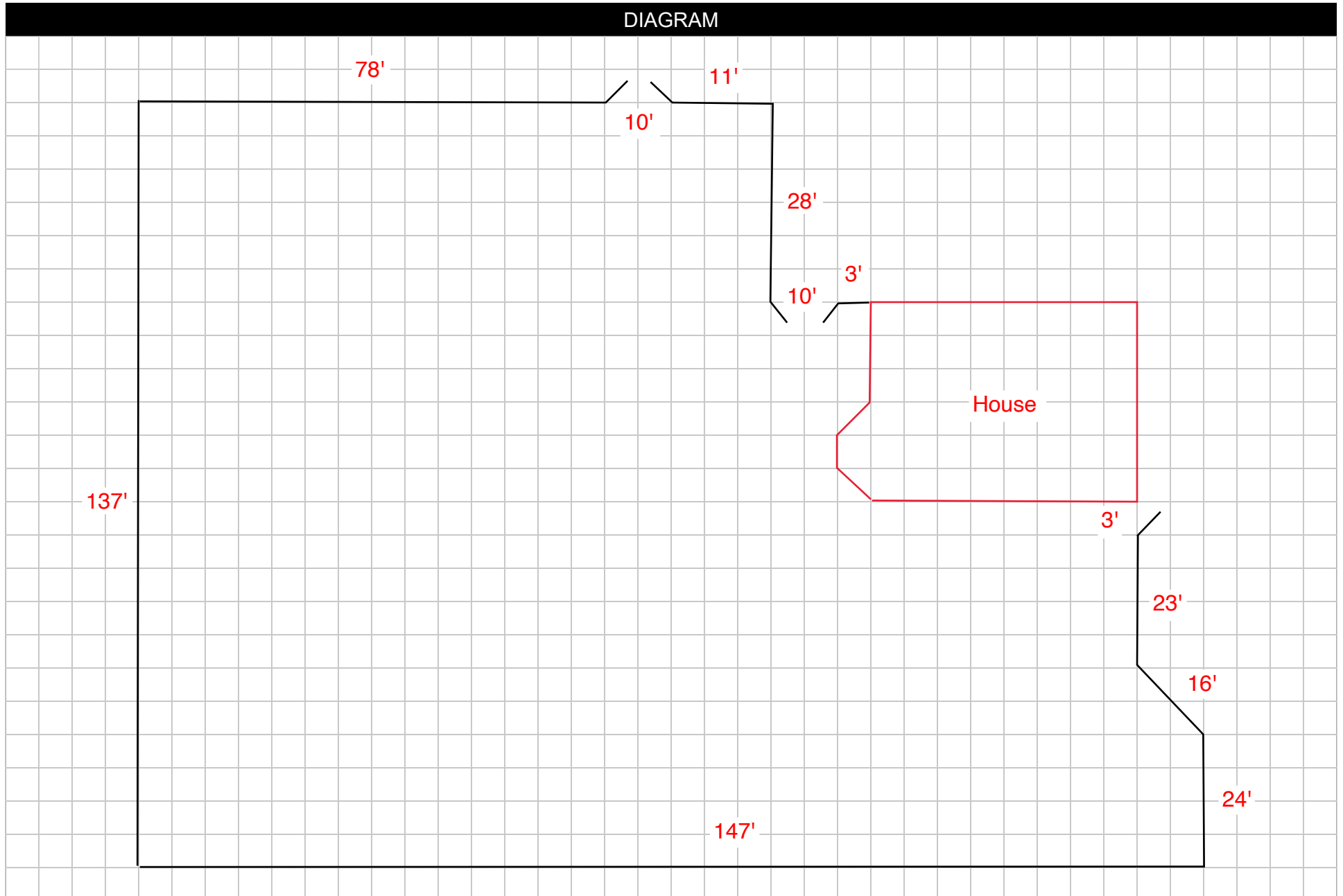
I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

*Christine Magarich*

Signature of Owner  
Date: 12/22/21

OR Signature of Agent/Applicant  
Date: \_\_\_\_\_

DIAGRAM







Page 2 of 2

























Gary E. Beck, Jr.  
Building Inspector

**THE CITY OF POUGHKEEPSIE  
NEW YORK**

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Staff Use Only  
Application #  
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION  
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

**APPLICANT INFORMATION**

Project Address: 36 North Clover Street

Applicant Name: Pelton Partners LLC (Contact Vender)

Applicant's Address: 33 Arlington Avenue - Suite 8

City: Poughkeepsie

State/Zip: New York 12603

Email: Tink@tinkarch.com

Phone  
Number(s): (845)473-0200

Property Owner (if not the applicant): City of Poughkeepsie  
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

**PROJECT CLASSIFICATION** (Check all boxes that apply to the proposed project):

- ☒ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☒ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☒ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☒ Repair or replacement
- ☒ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☒ Demolition
- ☐ Other: \_\_\_\_\_

**WORK DESCRIPTION** (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

*The Pelton Mount Carmel Development contains 41 dwelling units of various types; studio and 1 & 2 bedroom units. The dwelling units are to be located in five new 2-3 story residential buildings. 58 outdoor parking spaces and 12 garage spaces are to be provided. This accommodates a total*





Gary E. Beck, Jr.  
Building Inspector

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*of 70 vehicles. The original Pelton Manor will under go both exterior and interior rehabilitation. The interior shall be re-purposed for office use. A handicap ramp will be added to provide accessibility as well as a terrace off of the lower level for public and tenant use. Parking will be located within the center of the site to limit visibility from the surrounding neighborhoods/streets. Two of the new residential buildings will be located along Dongan Place. These will be designed with two commercial spaces located on the lower level facing Dongan Place. Also, these two building are designed to have porches from the lower level dwelling units to connect the units to the street similar to other buildings in the neighborhood. All new buildings a will be designed with characteristics inspired by the character and detailing of the Pelton Manor.*

**REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION** (Please submit the following attachments in triplicate):

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**Color chips, charts or color samples:** If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

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**Elevation drawings:** Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

**OWNER/APPLICANT SIGNATURE:**

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

\_\_\_\_\_  
Signature of Owner

Date: \_\_\_\_\_

OR

\_\_\_\_\_  
Signature of Agent/Applicant

Date: 2022





30 November 2021

Chairperson Gary Privratsky and  
Members of the City of Poughkeepsie  
Historic Landmark Preservation Commission  
62 Civic Center Plaza  
Poughkeepsie, New York 12601

**RE: Pelton Mount Carmel  
36 North Clover Street  
Revised Submission**

Dear Chairperson Privratsky and Members of Historic District Commission:

During the course of the litigation, which continues to pend between our organizations, a new approach to the design and function of the Pelton Mansion has been developed by Pelton Partners LLC in conversation with other interested parties. This letter is intended to cover an amended application which gives meaning to those conversations.

Instead of the proposed use described in the application previously denied by the Commission, Pelton Partners LLC now proposes to dynamically change that application by reducing the vertical footprint of that application, by eliminating the residential use of the Pelton Mansion, and by designing and developing the Pelton Mansion as a dynamic facility for the not-for-profit arts community within our city. The following is a brief description of the physical modifications contained in this amended application:

- a) Commercial uses shall be allowed within the lower level of the Fall Kill Building and the Dongan Building. This use shall occur on either side of the above Monumental Stair leading down to Dongan Place. With the addition of such commercial spaces, appropriate storefront glazing and entry systems and outdoor terraces shall be incorporated into the design of both of these two new premises.
- b) The residential units previously placed in the Manor shall be eliminated from the submitted project. The main and second floors shall be converted into space for use by an arts based not for profit that will incorporate public arts offerings during hours of operation that will be open to the public.
- c) The exterior of the Pelton Manor shall be rehabilitated as per the previously submitted architectural plans with the lone addition of an accessible route to reaching the first floor. Those modifications will be required so that the first floor of the Pelton Manor can be handicap accessible.



- d) Pelton Partners shall install a commemorative plaque or other mutually agreeable marker permanently on the site in close proximity to the Pelton Manor. The text of the marker shall be drafted by the HDLPC.

Of course, the promise of this amended application can only be had if the occupancy proposed by this amended application is financially possible. In that regard, we would offer you a brief outline of how that aspect of the proposed use will be put into place.

The Pelton Manor shall be reconfigured for use by a not-for-profit art organization(s) on both the main and second floors and built out by the Landlord as per agreed upon plans and specifications. It shall not include the basement or attic. Said organization shall be solicited by an RFP process in which Pelton Partners LLC shall have the final say. The space shall be rent free for the selected not for profit organization for the first two years with the base rent over the next 8 years to be as per the following rent schedule:

Year 3: \$ 4.00/sf  
Year 4: \$ 5.00/sf  
Year 5: \$ 6.00/sf  
Year 6: \$ 7.00/sf  
Year 7: \$ 8.00/sf  
Year 8: \$ 9.00/sf  
Year 9: \$10.00/sf  
Year 10:\$11.00/sf

Although the financial relationship between Pelton Partners LLC and the arts community would normally fall outside of the jurisdiction of the HDLPC, here, it is integral to the proposal now being made by Pelton Partners LLC because it is the promise of that use that is the basis for everything else in the amended application.

If the HDLPC were to issue a Certificate of Appropriateness for this amended application, Pelton Partners LLC would stipulate that its performance of its financial obligations described in this letter will be honored by it. Pelton Partners LLC would agree that the Certificate of Appropriateness would be conditioned upon the fulfillment of the vision portended by this application which is that the Pelton Mansion will not only serve residential and commercial uses within its approval but will provide a central home for the robust not-for-profit art community within our city.

The fundamental components of this submission have previously been approved by both the City of Poughkeepsie Planning Board and Zoning Board of Appeals in 2019 except for those specific items enumerated in this package. Within the Letter to Mr. Rollin, dated August 29, 2019, is Exhibit "A". This is a copy of the Planning Board Resolution Granting Amended Site Plan Approval detailing what was unanimously approved at their 20 August 2019 meeting. Please note that this document was previously submitted to you as part of our comprehensive application on 29 August 2021, and that this resolution is made part of this current package along with the drawings and documents previously submitted to you on this date that remain part of this undertaking. Also included with this letter is Exhibit "B", dated August 29, 2019 which explains the changes that had been made from the submission that was previously submitted to the HDLPC.

This package also includes the additional material submitted to you as per my letter dated 1 November 2019, to then Chairman Arthur Rollins, that referenced additional materials requested



at the 12 September 2019 HDLPC meeting. Please note, that as stated in this correspondence and submission, that detailed drawings for the dog park fence, pergola structure and signage for such will be submitted once the overall project has been approved.

Also included you'll find an updated "The Historic District and Landmark Preservation Commission Application" that reflects this revised submission. The new application, Exhibit "A" and the previous referenced submission are all made part of this updated submission, including project details and materials.

Also included, Exhibit "B" outlines the specific changes that have been made to the previously submitted effort and also lists the specific drawings that have been modified to delineate the work that is now to be completed. No other changes have been made other than what is referenced in this cover letter, the submitted Exhibit "B" and the new application to the commission.

As noted at the outset, this proposal is the result of many conversations had during the course of the litigation in which all parties sought to find a resolution of our differences without an imposed judicial resolution. This amended application is the product of those conversations.

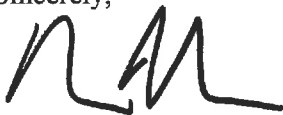
Nonetheless, this proposal contains several moving parts. The grant or denial of this amended application is the first step in which to put those moving pieces into place.

For instance, the commercial component of the amended application will require rezoning from the City of Poughkeepsie and the acquisition of some parking spaces by the City. Additionally, since the application previously denied by the Commission did not contain any of the physical and financial components that are now described in this amended application, funding sources, such as an application to the IDA, must now be explored. The determination as to whether or not a Certificate of Appropriateness will be issued by the Commission is the logical requisite to these inquiries being made. It will be an impetus to giving life to the vision described in this amended application.

Finally, my understanding from the lawyers is that the process for consideration of this amended application must be presented to the Court in order for us to proceed. I understand that a document, titled Stipulation of Process, will be submitted to the Court with the request that the Court adjourn all of its proceedings for 90 days to allow the Commission's timely consideration of this amended application. I am told by the lawyers that without the consent of the Court, with respect to this adjournment, we will not be able to proceed without the pressure of the possibility of a judicial determination of the matters before it while we attempt to resolve this new issue that has just been presented to the Commission. I am certain your lawyer will discuss this with you directly.

We look forward to meeting with you so we can publicly discuss the possibility of community presented by this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'STINKELMAN'.

Steven Tinkelman, AIA  
Managing Member



Att: Exhibit "B" – 5November2021  
Rollin Letter 29August2019  
Exhibit "A" – Planning Board Resolution Granting Amended Site Plan Approval.  
Exhibit "B" – Changes made to the new plan set.  
Rollin Letter 1November2019



Date: November 5, 2021

**Re: Project: Pelton Mount Carmel**  
**36 North Clover Street**  
**Re: Revised design of proposed development for HDLPC Approval**

Below is an outline of the revisions with associated explanations for such change from the previously submitted design to the HDLPC with the revision date of November 1, 2019. All revisions included within that drawing set and described with Exhibit B of the Submission Letter to Arthur Rollin & the Members of the HDLPC dated August 29, 2019, are to remain as part of the project. The current revisions are identified as 'Revision 1' and have been clouded on each of the respective sheets.

Sheet TS-01 – Cover Sheet:

1. Drawing Index
  - a. Eliminate Sheet PZ-01 – Charts & Tables.
  - b. Add Sheet PZ-26 - Photometric Plan & Schedule

Sheet PZ-3 – Site Development Plan:

1. Adjustments were made to the patios located on the east end of the Dongan Building and the west end of the Fall Kill Building to accommodate the proposed commercial spaces located on Lower Duplex Level 1.
2. A handicap ramp and additional sidewalk has been added to the north side of the Pelton Manor allowing for accessibility to the First Floor.
3. The Gross Square Foot Areas have been adjusted to comply with the reduction of the gross square foot area of the Dongan and Fall Kill Buildings with the elimination of the Upper Duplex Level 2.
4. The Building Gross Areas Chart has been relocated to this sheet and reflects the reduction in the Gross Building Areas.

Sheet PZ-04 – Site Section:

1. A handicap ramp and additional sidewalk has been added to the north side of the Pelton Manor allowing for accessibility to the First Floor.
2. The lower portion of the east elevation of the Dongan Building has been adjusted to accommodate changes associated with the provision of the commercial space on Lower Duplex Level One. This includes the elimination of a small window on this level.
3. The upper portion of the east elevation shows the reduction in the ridge height of the 'Tower' form and the adjustment in the configuration of the roof line.

Sheet PZ-08 – Preliminary Elevations – Pelton Manor:

1. Elevations 1, 2 & 4 have been modified to include the elevations of the proposed handicap ramp being proposed for the north side of the Pelton Manor.

Sheet PZ-08.1 – Material Callouts – Pelton Manor:

1. Elevations 1, 2 & 4 have been modified to include the elevations of the proposed handicap ramp being proposed for the north side of the Pelton Manor.



Sheet PZ-10 – Preliminary Elevations – Fall Kill:

1. On all elevations, the Upper Duplex Level 2 has been removed thus lowering the height of the building.
2. The ridgeline of the roof has been lowered to a height of 33'-9 3/8"
3. A "Tower" element has been created on the north and the south elevations of the building, reducing the width of this form. Refer to Elevations 1 & 4.
4. Elevation 3 – Fall Kill West Elevations
  - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial space. This includes changes the elimination of a window for the former residential unit.
5. Elevation 4 – Fall Kill North Elevation
  - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial space. This includes changes in the building materials and the window configuration in this area and the elimination of a door to the former residential unit.

Sheet PZ-12 – Preliminary Elevations - Dongan:

1. On all elevations, the Upper Duplex Level 2 has been removed, thus lowering the height of the building.
2. The ridgeline of the roof has been lowered to a ridge height of 33'-9 3/8"
3. A "Tower" element has been created on the north and the south elevations of the building, reducing the width of this form. Refer to Elevations 1 & 4.
4. Elevation 2 – Dongan East Elevations
  - b. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial space. This includes changes the elimination of a window for the former residential unit.
5. Elevation 4 – Dongan North Elevation
  - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial space. This includes changes in the building materials and the window configuration in this area and the elimination of a door to the former residential unit.

Sheet PZ-19 – Street Elevations:

1. Street View at Dongan Street
  - a. The changes that were outline for Sheet PZ-10 for the Fall Kill Building & PZ-12 for the Dongan Building have been incorporated into this street view.
2. Street View at Davies Place
  - a. The handicap ramp has been added to the Pelton Manor.
  - b. The elevation of the Dongan Building has been modified to reflect the reduction in the height of the building.

Sheet PZ-20 – Enlarged Monumental Stair Plan & Elevations:

1. Enlarged Monumental Stair Plan 1
  - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial spaces for both the Fall Kill & Dongan Buildings. This would include increasing the width of the patio to allow for outdoor seating.



2. Monumental Stair Section 2
  - a. The east elevation of the Dongan Building has been modified to reflect the reduction in height of the building, the new roof line as well as the elimination of the window on the Lower Duplex Level to accommodate the commercial use. Refer to Sheet PZ-12.
3. Building Section 4
  - a. The Upper Duplex Level 2 has been removed and the roof assembly has been lowered. Refer to Sheet PZ-12 for additional information.

Sheet PZ-21 – Enlarged Pelton Terrace & View Shed Plan & Section:

1. Add the HC ramp to the Enlarged Pelton Terrace/View Shed Plan.

Sheet PZ-23 – Dongan Place Patio Plan, Elevation and Sections:

1. Dongan Place Enlarged Patio Plan 1
  - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial spaces for both the Fall Kill & Dongan Buildings. This would include increasing the depth of the patio to allow for outdoor seating/use.
2. Dongan Place Enlarged Patio Elevation 2
  - a. The Lower Duplex Level 1 has been modified to accommodate the proposed commercial spaces for both the Fall Kill & Dongan Buildings. This includes changes in the building materials and the window configuration in these areas and the elimination of doors to the former residential units.

Sheet PZ-25 – Traffic Circulation & Signage Plan:

1. Adjustments were made to the patios located on the east end of the Dongan Building and the west end of the Fall Kill Building to accommodate the proposed commercial spaces located on Lower Duplex Level 1.
2. A Handicap Ramp and additional sidewalk has been added to the north side of the Pelton Manor allowing for accessibility to the First Floor.

Sheet PZ-26 – Photometric Plan:

1. Adjustments were made to the patios located on the east end of the Dongan Building and the west end of the Fall Kill Building to accommodate the proposed commercial spaces located on Lower Duplex Level 1.
2. A Handicap Ramp and additional sidewalk has been added to the north side of the Pelton Manor allowing for accessibility to the First Floor.





August 29, 2019

Chairperson Arthur T. Rollin and  
Members of the City of Poughkeepsie Historic District Landmark  
Preservation Commission  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

**RE: PELTON MOUNT CARMEL  
36 North Clover Street  
September 12, 2019 Meeting**

Dear Chairperson Rollin and Members of the Historic District Commission:

Pelton Partners is submitting a new application for a Certificate of Appropriateness for its project at 36 No. Clover Street. This new application includes a plan set with a last revision date of [FILL IN]. This plan set was granted amended site plan approval by the Planning Board on August 20, 2019. A copy of the Planning Board Resolution Granting Amended Site Plan Approval is annexed to this letter as **Exhibit "A"**.

I am requesting that this matter be placed on the September 12, 2019 Meeting Agenda and that you authorize staff to advertise for a Public Hearing for the evening of September 12, 2019.

The changes in the new plan set are set forth in **Exhibit "B"** to this letter. These changes have been made in an effort to address, to the extent feasible and reasonable, comments from your Commission as well as comments from other interested parties and the general public.

It is respectfully requested that the Commission grant approval for a Certificate of Appropriateness because the project as submitted satisfies all of the requirements for such a Certificate.

Sincerely,

Steven Tinkelman, AIA  
Managing Member



**RESOLUTION OF CONDITIONAL AMENDED SITE PLAN APPROVAL**

In the Matter of the Application of:

**36 NORTH CLOVER STREET – PELTON MANOR CARMEL**

**WHEREAS**, the Planning Board of the City of Poughkeepsie (the, "Planning Board") received an application dated June 25, 2019 for site plan approval from Pelton Partners, LLC (the, "Applicant"), contract vendee of a ±2.45 acre parcel of real property located at 36 North Clover Street, City of Poughkeepsie, County of Dutchess, New York, which bears tax map parcel identification number 6062-75-837228 (the, "Property"); and

**WHEREAS**, the Property is owned by the City of Poughkeepsie; and

**WHEREAS**, the Property is currently improved with Pelton Manor and is located in the Mill Street / North Clover Street Historic District; and

**WHEREAS**, the Property is in the Medium High Density "R-4" Residence Zoning District; and

**WHEREAS**, on July 23, 2018, the Planning Board granted conditional site plan approval for the restoration and repurposing of the Pelton Manor and the development of the Property into multifamily residences, which will result in the construction of forty-four (44) multifamily units (14-studios, 19 one-bedrooms, and 13 two-bedroom units) in six (6) buildings and sixty-seven (67) parking spaces (the "Project"); and

**WHEREAS**, pursuant to Section 19-6.1(3)(a) of the Zoning Code, the Applicant requested an extension of the Condition Site Plan Approval dated June 18, 2018; and

**WHEREAS**,; and

**THE ENVIRNOMENTAL REVIEW**



**WHEREAS**, the Common Council designated the Project a Type 1 Action pursuant to the New York State Environmental Quality Review Act (SEQRA) due to the fact that the Property was located in a historic district; and

**WHEREAS**, the Common Council was the Lead Agency for SEQRA purposes; and

**WHEREAS**, an expanded Full Environmental Assessment Form was prepared by The Chazen Companies and dated October 30, 2015 for review by the Common Council (the "2015 EAF"); and

**WHEREAS**, on December 22, 2015, by resolution, the Common Council accepted a Negative Declaration for the proposed project (negative declaration dated December 14, 2015), finding that the proposed action would not result in a significant adverse impact on the environment (the "Negative Declaration"); and

**WHEREAS**, the Negative Declaration was based on the Project being comprised of the following details, including but not limited to, a total of thirty-nine (39) multifamily dwelling units, seventy-two (72) parking spaces, 1.65 acres of disturbance, and 1.2 acres of impervious surface (the "Original Proposal"); and

**WHEREAS**, on October 26, 2015 Governor Cuomo signed Ch. 408 of the Laws of 2015 into law authorizing the City to sell the Property to a private entity for a public benefit and economic development; and

**WHEREAS**, the Applicant entered into a contract for sale with the City, dated January 4, 2016, for the purchase of the Property (the "Contract"); and

**WHEREAS**, the Contract is still valid as of the date of this Resolution; and



**WHEREAS**, the City received a letter dated December 7, 2015 from the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") that stated that "we have no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site. We are encouraged by plans to rehabilitate Hill House in a historically appropriate manner"; and

**THE ORIGINAL CONDITIONAL SITE PLAN APPROVAL**

**WHEREAS**, on August 30, 2017 the Applicant submitted its original application to the Planning Board for site plan which site plan was conditionally approved on July 23, 2018 (the, "Original Site Plan"); and

**WHEREAS**, this Original Site Plan application to the Planning Board included revisions not before the Common Council, including but not limited to forty-one (41) proposed multifamily dwelling units, seventy-two (72) parking spaces, 1.95 acres of area of disturbance, and 1.63 acres of impervious surfaces; and

**WHEREAS**, on October 5, 2017 Chazen Companies, Applicant's engineers, determined that the Original Site Plan was consistent with the 2015 EAF and the Negative Declaration and that an amended negative declaration was not required; and

**WHEREAS**, related to the Original Site Plan, pursuant to New York State General Municipal Law § 239-m, on November 16, 2017 the Dutchess County Department of Planning and Development issued a "local concern with comments" determination. On April 4, 2018, based on a review of the most recent project revisions, the Dutchess County Department of Planning and Development re-issued its determination for the Planning Board approving the project as a "matter of local concern" without further comments; and



**WHEREAS**, the Applicant proposed additional revisions to the Project on or around February 13, 2018, which included revised details including but not limited to forty-four (44) multifamily dwelling units, sixty-seven (67) parking spaces (where seventy (70) spaces are required), 2.08 acres of disturbance, and 1.5 acres of impervious surface (the "Project"); and

**WHEREAS**, The Chazen Companies, the Applicant's engineers, prepared an evaluation, dated March 22, 2018, of the consistency of the Project with the 2015 EAF and Negative Declaration concluding that the Project is "consistent with and within the thresholds of the 2015 FEAF and adopted [N]egative [D]eclaration, and that an amended negative declaration is not required, in accordance with 6 NYCRR Part 617 Section 617.7(e)(1)[]"; the evaluation was submitted to the City Planning Board and the City's engineer for review; and

**WHEREAS**, on May 1, 2018, the Planning Board's consulting firm, Clark Patterson Lee, after a thorough review of the changes to the Project advised the Planning Board that in comparing "project modifications against the original project and SEQRA determination, we feel that the changes are *de minimus* and do not rise to the level of requiring an amendment to the original Negative Declaration. Therefore, in our professional opinion, the determination remains valid and applicable[]"; and

**WHEREAS**, the Planning Board held public hearings on November 28, 2017, January 18, 2018, February 21, 2018 and April 17, 2018 on the Project and its related revisions, during which time all who wished to address the Planning Board were heard; and

**WHEREAS**, on April 11, 2018, the ZBA held a public hearing and granted four (4) area variances for the Project including two side yard setback variances (east and south), a lot area variance, and a parking variance; and



**WHEREAS**, on November 21, 2017, the City's architectural consultant, MASS Design Group, provided a report to the Planning Board reviewing the Site Plan Proposal to "assist the Planning Board in an effort to serve the long-term visions for the City[]"; and

**WHEREAS**, on April 24, 2018, MASS Design Group, provided an updated report to the Planning Board based on the most recent projects revisions, which comprise the Project; and

**WHEREAS**, on April 27, 2018 the Applicant submitted to the Planning Board a report from Tinkleman Architecture defining the compatibility of the Project in the district and neighborhood of the Pelton Manor (the "Tinkelman Report"); and

**WHEREAS**, the Tinkelman Report provided the Planning Board with an "in-depth analysis of the defining features of architectural compatibility within the Mill Street/North Clover Street Historic District, and the immediate neighborhood of the Pelton Manor" in accordance with City Zoning Code ("Zoning Code") § 19-6.1(e)(1)(b); and

**WHEREAS**, on May 7, 2018 Tinkleman Architecture submitted a letter to the Planning Board in response to MASS Design Group's letter dated April 24, 2018 (the "Tinkelman Memo") addressing MASS Design Group's comments and concerns; and

**WHEREAS**, on February 10, 2018, in response to the Planning Board's request for feedback, the City of Poughkeepsie Historic District and Landmark Preservation Commission ("HDLPC") issued comments for the Planning Board's review and consideration; and

**WHEREAS**, there has been substantial interest in the community in this Project, both positive and negative; and

**WHEREAS**, the Planning Board received, reviewed and considered several written comments from members of the public related to the Project in addition to those comments made at the relevant public hearings; and



**WHEREAS**, written comments were accepted by the Planning Board up until April 17, 2018; and

**WHEREAS**, the Planning Board considered the applications, supporting materials, Applicant comments, consultant comments and public comments, and held its own discussion during meetings held on September 19, 2017, October 17, 2017, November 28, 2017, January 18, 2018, February 21, 2018, March 20, 2018, and April 17, 2018; and

**WHEREAS**, the Planning Board considered the following materials received from the Applicant:

1. Letter from Tinkelman Architecture dated March 26, 2018.
2. Revised Planning Board site plan application dated March 26, 2018.
3. Revised Project Architectural Drawings — Dated 3/26/2018 — Issued to Planning Board:

|       |                                                      |
|-------|------------------------------------------------------|
| PZ-01 | Charts and Tables                                    |
| PZ-02 | Adjoining Property Owners                            |
| EC1   | Map of Existing Conditions                           |
| PZ-03 | Site Development Plan                                |
| PZ-04 | Site Section                                         |
| PZ-05 | Site Details                                         |
| PZ-06 | Site Details                                         |
| PZ-07 | Preliminary Floor Plans — Pelton Manor               |
| PZ-08 | Preliminary Elevations — Pelton Manor                |
| PZ-09 | Preliminary Floor Plans — Fall Kill                  |
| PZ-10 | Preliminary Elevations — Fall Kill                   |
| PZ-11 | Preliminary Floor Plans — Dongan                     |
| PZ-12 | Preliminary Elevations — Dongan                      |
| PZ-13 | Preliminary Floor Plans — River                      |
| PZ-14 | Preliminary Elevations — River                       |
| PZ-15 | Preliminary Floor Plans - Station                    |
| PZ-16 | Preliminary Elevations — Station                     |
| PZ-17 | Preliminary Floor Plans — Carriage House             |
| PZ-18 | Preliminary Elevations — Carriage House              |
| PZ-19 | Street Elevations                                    |
| PZ-20 | Enlarged Monumental Stair Plan & Elevations          |
| PZ-21 | Enlarged Pelton Terrace & View Shed Plan & Section   |
| PZ-22 | Front Entrance Sign                                  |
| PZ-23 | Dongan Place Patio Plan, Elevation & Section         |
| PZ-24 | Entrance Driveway Plan & Walkway Ramp Plan & Section |
| PZ-25 | Traffic Circulation Plan                             |



4. Revised Project Landscape Drawings - Dated 3/23/2018:

Existing Tree Inventory  
Landscape Plan  
Landscaping Plant Table  
Landscaping Plant Photos  
Landscaping Planting Specs and Notes

5. Revised Project Civil Drawings — Dated 3/27/2018:

|      |                         |
|------|-------------------------|
| SG-1 | Site Grading            |
| SD-1 | Site Drainage           |
| UT-1 | Site Utilities          |
| EC-1 | Erosion Control         |
| NS-1 | Notes Sheet             |
| DN-1 | Sanitary Details        |
| DN-2 | Water Details           |
| DN-3 | Stormwater Details      |
| DN-4 | Stormwater Details      |
| DN-5 | Erosion Control Details |

6. April 27, 2018 report from Tinkelman Architecture “Defining Compatibility in the District and neighborhood of the Pelton Manor”; and
7. “Site Development Plan Findings for Pelton Project for Property known as 36 North Clover Street”, prepared by the Applicant and dated April 30, 2018 including the following exhibits:
- a. Exhibit A – April 10, 2018 ZBA area variance determination;
  - b. Exhibit B – Negative Declaration adopted by the Common Council on December 22, 2015;
  - c. Exhibit C – Chazen SEQRA consistency analysis dated October 5, 2017; and
  - d. Exhibit D – Chazen SEQRA consistency analysis dated March 22, 2018.
8. May 7, 2018 correspondence from Tinkelman Architecture responding to comments from MASS Design Group; and
9. A 3-D Virtual Reality Simulation that depicted the Project as if it had been built, allowing the viewer to move around the constructed space and to experience the massing of the buildings, the pathways and proposed public space, among other aspects of the Project.

WHEREAS, after its extensive review, on July 23, 2018, the Planning Board granted Site Plan approval to the Applicant for the Project; and

**THE AMENDED SITE PLAN APPLICATION**



**WHEREAS**, the application seeking amended site plan approval proposes certain changes and additional improvements to be made to the Project, including, among other things, the relocation of the River building to increase open space around the Pelton Manor; the elimination of street level retaining walls which was replaced with street side covered entries and stairs; several retaining walls surrounding the monumental stair have been revised to reduce the overall massing; the parking lot and driveway have been moved to created more open space; benches, planters, and paved terraces have been eliminated in the viewing shed area; the Pelton Manor terrace has been modified by eliminating the western cantilevered seating area; the retaining wall at the Davies Place entrance has been modified and a dog park and additional access walks have been added (the, "Amended Project"); and

**WHEREAS**, the Original Site Plan as approved is incorporated herein and made a part hereof as fully set forth here, except for the proposed changes contained in the Amended Site Plan and together are collectively known as the "Amended Site Plan"); and

**WHEREAS**, along with its application dated June 25, 2019 the Applicant has submit the following documents is support of its application for Amended Site Plan:

1. Letter from Tinkelman Architecture dated June 25, 2019.
2. Letter from Tinkelman Architecture dated July 11,2019, revised July 12, 2019.
3. Revised Amended Project Architectural Drawings — Dated 3/26/2018 — Issued to Planning Board:

|         |                                        |
|---------|----------------------------------------|
| PZ-01   | Charts and Tables                      |
| PZ-02   | Adjoining Property Owners              |
| PZ-03   | Site Development Plan                  |
| PZ-04   | Site Section                           |
| PZ-05   | Site Details                           |
| PZ-06   | Site Details                           |
| PZ-07   | Preliminary Floor Plans — Pelton Manor |
| PZ-08   | Preliminary Elevations — Pelton Manor  |
| PZ-08.1 | Material Callouts- Pelton Manor        |
| PZ-10   | Preliminary Elevations — Fall Kill     |



|       |                                                      |
|-------|------------------------------------------------------|
| PZ-12 | Preliminary Elevations — Dongan                      |
| PZ-14 | Preliminary Elevations — River                       |
| PZ-16 | Preliminary Elevations — Station                     |
| PZ-18 | Preliminary Elevations — Carriage House              |
| PZ-19 | Street Elevations                                    |
| PZ-20 | Enlarged Monumental Stair Plan & Elevations          |
| PZ-21 | Enlarged Pelton Terrace & View Shed Plan & Section   |
| PZ-22 | Front Entrance Sign                                  |
| PZ-23 | Dongan Place Patio Plan, Elevation & Section         |
| PZ-24 | Entrance Driveway Plan & Walkway Ramp Plan & Section |
| PZ-25 | Traffic Circulation Plan                             |

4. Revised Amended Project Landscape Drawings - Dated 6/24/2019:
  - Existing Tree Inventory
  - Landscape Plan
  - Landscaping Plant Table
  - Landscaping Planting Specs and Notes
5. Revised Amended Project Material Spec Booklet consisting of specs M1- M18 and dated \_\_\_\_\_.
6. State Environmental Quality Review Comparison of Impacts- Concept Plan Reviewed for Negative Declaration Adopted 12-21-2015 vs Currently Proposed Amended Site Plan” prepared by The Chazen Companies dated June 25, 2019; and

**WHEREAS**, on July 16, 2019 at a regularly scheduled meeting of Planning Board, Applicant provide the Planning Board with an overview of the Amended Site Plan Application, and at that time the board determined that the application should proceed without the necessity of a public hearing and voted to refer the Amended Site Plan Application to the Planning Board’s engineering consultant Clark Patterson Lee for the purpose of determine whether or not the Amended Site Plan Application will affect the Negative Declaration issued pursuant to SEQRA; and

**WHEREAS**, the Amended Site Plan Application is deemed complete; and

**NOW, THEREFORE, BE IT RESOLVED** that the foregoing “whereas” provisions are incorporated by reference as if fully set forth herein; and



**BE IT FURTHER RESOLVED** that the Planning Board has reviewed all application materials related to the Amended Project and its most recent revisions and finds that the Amended Project is consistent with and within the thresholds of the 2015 EAF and adopted Negative Declaration and that an amended negative declaration is not required; this conclusion is supported by the Planning Board's consultant Clark Patterson Lee in a Memorandum dated August 18, 2019 which states:

*"Based on the information contained in the above documents and our own review of the project modifications against the original project (2015), the revised project (2018), this secondary revision (2019), the original 2105 SEQRA determination and subsequent reviews in 2018 and 2019, we feel that the changes are de minimis and do not rise to the level of requiring an amendment to the original Negative Declaration. We concur with the SEQRA comparison provided by the applicant and therefore, in our professional opinion, the original SEQRA determination remains valid and applicable."*

**BE IT FURTHER RESOLVED** that, pursuant to §19-6.1 of the Zoning Code, the Planning Board has considered the application in conjunction with the applicable requirements and design standards for the R-4 District in which the proposed Amended Project is to be located, and the nature, arrangement and appearance of all structures, improvements and uses which comprise the Amended Project, including their potential effect on adjacent properties, the Mill Street / North Clover Street Historic District, the historic nature of the Pelton Manor, architectural features and land uses, and has given due consideration to the effect of the Amended Project on the public health, safety and welfare; the comfort and convenience of the public in general, and the residents or users of the Amended Project and of the immediate neighborhood in particular, and makes the findings set forth below.

Specifically, the site plan application and supporting materials demonstrate the following:

- (a) The Amended Site Plan is in conformance with the relevant portions of the City Comprehensive Plan.*



The City's Comprehensive Plan (the "Comprehensive Plan") (November 1998) does not specifically provide recommendations for the Property. The Comprehensive Plan does recommend the creation of a downtown core surrounded by professional offices, neighborhood commercial uses and a mix of office and residential uses surrounding the linear Main Street corridor. See Comprehensive Plan § 6.2.1. The Common Council also made this same finding in the Negative Declaration.

Accordingly, the Amended Site Plan pending before the Planning Board is consistent with the Comprehensive Plan recommendation by including multi-family residential apartments within walking distance to the downtown core area, train station and surrounding professional offices and commercial uses.

***(b) The design of all structures is compatible with that of surrounding structures. Compatibility shall be determined by a review of proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the site.***

Zoning Code § 19-6.1(e)(1)(b) recites that compatibility shall be determined by a review of proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the site. The word compatible is defined in the Merriam-Webster Dictionary New Edition 2016 as "capable of existing together in harmony." Therefore, the Planning Board finds that compatibility does not require uniformity.

As noted above and demonstrated in the administrative record (the "Record"), on April 27, 2018 the Applicant submitted a report from Tinkelman Architecture entitled, "Defining Compatibility in the District and neighborhood of the Pelton Manor" (the "Compatibility Report").



In the Compatibility Report, the Applicant photographed and analyzed 125 buildings within the Mill Street/North Clover Street Historic District and forty-seven (47) additional nearby buildings within the neighborhood.

In accordance with the Compatibility Report, the Planning Board found that the Project height, scale and massing were consistent with the 2-4 story range in the Mill Street / North Clover Historic District (the "District"). In buildings on lots .30 acres or more, 70% of the buildings are 3.5-4 stories. New structures included in the Project flanking the existing three-story Pelton Manor building are two stories or lower in height. The Applicant has noted that this height was specifically designed to respect the existing Pelton Manor. The Planning Board further finds that the Amended Project only serves to improve on the height, scale and massing by reducing the height of a portion of the buildings and the softening of the massing of the monumental stairs.

In addition, the average building footprint coverage for sites greater than .30 acres in the District is 22%. The proposed building footprint on the Pelton site plan is 18.1%. Importantly, the buildings are sited to maximize open space for public gathering. Therefore, the Amended Project is compatible with other similar properties in the District.

We also find that 34% of the buildings within the district are non-brick veneer and have either vinyl or wood siding. The proposed building materials for the Amended Project are sterling grey and dark grey wood composite and are therefore consistent with those in the neighborhood. Color in the District consists of majority red at 44% and gray/white at 27%. Here, the Amended



Project color scheme is primarily tones of grey with some areas on the facade with red panels. Therefore, the Amended Project is compatible with the District and neighborhood.

On larger lots of .30 acres or more, 60% of the total structures have porches. The proposed buildings along the Amended Project's Dongan Place have terraces raised above the street level continuing the same fabric of those buildings found along Mill Street. The Amended Project incorporates street side covered entries and stairs meant to create a front porch space at the street level to continue the fabric of the adjacent neighboring traditional front porches. Therefore, the Amended Project is compatible with the District.

The Compatibility Report revealed that there is no consistent style or period of architecture that defines the Mill Street/North Clover Street Historic District or the surrounding neighborhood. However, we find that the large cornice with brackets is a reoccurring detail on both residential and commercial buildings. We also find that another common feature is the "frieze windows" along the upper entablature area. These common details/features are incorporated into the design of the new structures for the Amended Project. Therefore, the Amended Project is compatible with the District and surrounding neighborhood.

Based on the Record, we find that the following building design elements are implemented into the new structures for the Amended Project and are similar to those found on the existing Pelton Manor as well as nearby neighborhood structures within the District:

1. The Amended Project design uses different materials, colors of siding and



dimension of exposure establishes a lower base, a middle second section and an upper entablature and articulates the private entrances of the individual units promoting a townhouse look and feel to the massing from the street. The Amended Project shifts in planes and diversity of materials and colors are similar features found along Mill Street and in the neighborhood.

2. The Amended Project incorporates front porch/terrace space to encourage residents to engage with the exterior elements as well as promoting a connection to the neighborhood/community. The step back above the balcony levels reflects a two-story structure in the massing along the Dongan Place street level.
3. The Amended Project's large entablature and deep overhang with decorative brackets are respectful of the Italianate style and scale of the Pelton Manor albeit while being contemporary in form and material.
4. The Amended Project's proportions and arrangement of the windows at the top floors in the buildings are paired casements, tall and narrow, with transom windows above situated in the entablature to mimic the "frieze windows" in the entablature of the existing Pelton Manor; and
5. The Amended Project's main roof forms on the new buildings are the same low-pitched hip-style found on the Pelton Manor. The use of shallow pitched roof canopies over the entry doors and brise soleil above the windows relates to the



flat/low pitched roofs on the Pelton Manor porches and entrances.

Views of the Pelton Manor will be framed by careful placement of the Amended Project's new structures while exposing and engaging the public to the existing Pelton Manor. The new structures are situated on the Property in order to maintain the important west/northwest views of the Hudson River, the Mid-Hudson Bridge, the Walkway over the Hudson and Fall Kill Creek. Dwelling units along Dongan Place are built into the topography to situate the lower apartments adjacent to the street level to create an interactive street scape similar to that found in the surrounding neighborhood. Therefore, the new construction is secondary to the historic Pelton Manor and does not detract from the Property's historic significance.

The Amended Project's new architecture also relates to place in addition to style making it compatible with the District and surrounding neighborhood. There are four areas on the site which have been designed to promote active urban environments: the monumental stair between the northern most structures, the viewing shed area in the northwest corner of the site, the Pelton Manor terrace and viewing platform, and the Davies Place entrance and pathway up to the Pelton Manor. These areas are integrated into the fabric of the District and neighborhood and therefore compatible with the District.

Existing elements such as the rustic stone property retaining wall along the west and north sides and the entrances into the Property are preserved and maintained as existing elements and facilitate circulation through the site for residents and to the public.

Importantly, the Planning Board finds that the new buildings proposed by the Amended Project appropriately contrast with the Pelton Manor structure. The new buildings highlight the Manor's historic presence and detailing while being compatible in scale, proportion, shape and



detail. Prior to the current Amended Project design as approved herein, the previous design color schemes included the M4 Meteor Panel at more locations. The Applicant refined the design and the locations of this material to specifically be applied in areas facing the public spaces and to highlight the procession through the site at entrance locations. The balance of the color palette for the new structures is both muted and neutral, thus allowing the Pelton Manor to have a more dynamic presence with its lighter coloration.

In response to the HDLPC comments dated February 10, 2018, the Planning Board specifically notes that, the above Amended Project details demonstrate that the Amended Project's compatibility with the historic nature of the Mill Street / North Clover Historic District and the Pelton Manor. As demonstrated above, the Applicant reviewed several surrounding properties and considered both the historic nature of the district and the Pelton Manor in developing the Amended Project. Therefore, the Applicant has retained the historic relationship between the historic district and the Pelton Manor. The Amended Project also increases the distance between the River building and the Pelton Mansion to increase the "zone of respect" as recommended by the HDLPC.

In addition, certain public open spaces being provided by the Amended Project will enhance the use of the Property and allow City residents to enjoy the historic district and Pelton Manor vistas by facilitating a walkable community, which is not currently achieved. Specifically, the proposed landscaping and open spaces enhance the context and setting of the Pelton Manor consistent with the goals of a historic district.

Importantly, the Amended Project does not propose any demolition or alteration (other than renovation) of a historic structure. The Amended Project maintains the "gateway" vista of Pelton Manor for those traveling into the City by car or rail by framing the view of Pelton Manor. The Amended Project proposes additional multifamily structures around the Pelton Manor in a manner



that respects the historic structure and adds to its prominence in the historic district. The Planning Board finds that development of the Property with the proposed density is required for the Amended Project to proceed. The proposed density will facilitate a walkable community in the Mill Street / North Clover Historic district and the public access to the Property will allow for residents and visitors to enjoy the historic area and vistas.

The Planning Board received and considered a detailed presentation of the architecture and materials proposed by the Applicant on April 17, 2018 and again on June 16, 2019 with respect to the Amended Site Plan. The Applicant also provided actual samples of the materials proposed to be used.

In accordance with the above, the Planning Board finds that the design of all structures, including the proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the Property, is compatible with that of surrounding structures in the District.

***(c) All proposed traffic access ways are adequate but not excessive in number; in width, grade, alignment and visibility; not located too near street corners or other places of public assembly; and other similar safety considerations.***

The application demonstrates that the proposed traffic access ways are adequate. The proposed traffic access ways are not located too near street corners or other places of public assembly.

The traffic access ways have been designed in compliance with the City's requirements related to width, grade, alignment and visibility. The proposed access way is at a width of twenty-two (22) feet and therefore meets the City's minimum requirements. Further, the access way is relatively flat in its contour with an overall grade elevation change of less than 0.5% over 360 feet. The access way is aligned perpendicular to North Clover Street.



The Planning Board also finds that there is ample visibility and sight distance, both in the northerly and southerly directions where the access way connects to North Clover Street, retaining the existing curb cut. The existing curb cut is a safe distance from the nearest street corner. It is approximately 150 feet from the North Clover Street and Mill Street intersection and is not located near places of public assembly that would impact the use of this curb cut. The structures adjacent to the entrance way along North Clover Street are significantly set back from the street at twenty-five (25) feet to the north and thirty-three (33) feet to the south allowing for unobstructed views.

Importantly, the access driveway has been used for over 100 years by the previous occupants of the site including the Poughkeepsie Day nursery.

As noted in the Negative Declaration, a traffic assessment was prepared as part of the SEQRA review. This traffic study found, based upon observed traffic patterns and volumes on North Clover Street and the immediate area, that the expected Amended Project generated traffic would not have any significant impact on the local roadway system and that no mitigation due to the Amended Project generated traffic is warranted. Traffic generated by the proposed Amended Project is expected to be less than the traffic generated by the former day nursery facility.

Moreover, based on a review of the application, the Planning Board finds that the entrance driveway is designed with ample street lighting and a double-sided property sign located at the public way which will be illuminated during nighttime hours to assist in locating the entry to this development. The Amended Project sign has been located so as not to impact the visibility of the North Clover Street connection.



In accordance with the above, the Planning Board finds that there will be no negative traffic impact from the Amended Project and that the requirements of Section 19-6.1(e)(1)(c) are satisfied.

***(d) That adequate off-street parking and loading spaces are provided to prevent parking in public streets of vehicles of any persons connected with or visiting the use and that the interior circulation system is adequate to provide safe accessibility to all required off-street parking lots, loading bays and building services.***

The Amended Site Plan provides 67 off-street parking spaces where 70 are required by the Zoning Code. The Applicant has obtained an area variance for 3 parking spaces from the ZBA. Therefore, the proposed off-street parking is adequate. The Zoning Code does not require loading spaces in a residential district and the Amended Project appropriately provides none.

Accordingly, the Planning Board finds that an adequate number of off-street parking for vehicles and bicycle storage is proposed so that there will be no need for the use of parking on public streets adjacent to the Property.

Moreover, the property is located directly across from the Waterfront Transit-Oriented Development District (WTOD) as well as the Poughkeepsie train station. This district promotes walking in lieu of car travel. The WTOD district also allows a lower density parking requirement of 0.5 space per dwelling unit which is less than the requirements listed for the R-4 district. The property is also within walking distance of the downtown area, the County office buildings and Marist College. There is also a bus route and stop along Dongan Place to provide an alternative to car travel. Therefore, due to the Amended Project's facilitation of a walkable environment, the need for off-street parking is reduced.



The parking lot driveways and configuration have been established so that the interior circulation system is adequate to provide safe accessibility to all off-street parking spaces and building service facilities. The lot layout and travel lane width of 22'-0" meets all City requirements for the design of such facilities. The parking area has been arranged for movement and circulation of life safety and fire service equipment. The Amended Project has been reviewed and approved by Ronald Knapp, former City of Poughkeepsie Police Chief, and Mark Johnson, Chief of the City of Poughkeepsie Fire Department.

In accordance with the above, the Planning Board finds that, in satisfaction of Zoning Code § 19-6.1(e)(1)(d), the Amended Project provides an adequate number of off-street parking and loading spaces to prevent parking in public streets and that the interior circulation system is adequate to provide safe accessibility to all required off-street parking lots, loading bays and building services.

***(e) That all playground, parking and service areas are reasonably screened at all seasons of the year from the view of adjacent residential lots and streets and that the general landscaping of the site is such as to enhance the character of the city and is in character with that generally prevailing in the neighborhood.***

All parking and service areas of the Amended Project are located within the center of the Property. The Property, by reason of natural topography, sits at the top of a hill significantly higher than the street level along the northwestern edges. Therefore, the Planning Board finds that the parking and service areas are not visible from the surrounding City streets regardless of the season of the year.



Moreover, the Applicant has demonstrated that the site will be screened from adjacent residential lots by opaque fencing and/or landscaping along the southern and easterly property lines.

The Applicant has provided a comprehensive landscaping plan. Based on this comprehensive landscaping plan, the Planning Board finds that landscaping will enhance the character of the City and neighborhood as well as the Property. The landscaping plan includes new trees on the site as well as along the green area adjacent to the existing sidewalk on Dongan Place, along with considerable new plantings and ground covers to provide visual effect during the Spring through Fall season. There are approximately 2,700 plants and trees proposed to be planted.

In addition, the Planning Board finds that this landscaping plan will enhance the presence of the Pelton Manor by highlighting and framing the Pelton Manor. The Pelton Manor is not visible to the public at the present time except in winter due to the site being overgrown.

There are no playgrounds or equipment in the design requiring screening.

In accordance with the above, and in satisfaction of Zoning Code § 19 6.1(l)(e)(1)(e), the Planning Board finds that all playground, parking and service areas are reasonably screened at all seasons of the year from the view of adjacent residential lots and streets and that the general landscaping of the site is such as to enhance the character of the City and is in character with that generally prevailing in the neighborhood.

***(f) That all existing trees over eight inches in diameter, measured three feet above the base of the trunk, shall be retained to the maximum extent possible.***

The application demonstrates that all existing trees over 8" in diameter, measured 3' feet above the base of the trunk, are retained to the maximum extent possible. A detailed inventory of



existing trees on the Property was developed by the Applicant to establish tree species and conditions of the thirty-five (35) existing trees on the Property (12 of them will be retained). The Planning Board finds that most of the twenty-three (23) trees proposed to be removed are invasive species such as Norway Maples and a Tree of Heaven and are in poor condition or in a state of decline.

Existing mature non-invasive trees such as a Large Leaf Linden tree 26" in caliper located in the parking area and a Sugar Maple tree 28" in caliper located along Davies Place are in good condition, have reached legacy tree status and will remain.

The Planning Board further finds that a 24" caliper Kentucky Coffee tree, having some local significance within the community, will remain as part of the proposed landscaping plan. The westerly most structure was specifically located in order to allow this tree to remain intact.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(f), the Planning Board finds that, to the maximum extent possible, existing trees over eight inches in diameter, measured three feet above the base of the trunk, will be retained.

***(g) That all plazas and other paved areas intended for use by pedestrians use decorative pavements and plant materials so as to prevent the creation of vast expanses of pavement.***

The application demonstrates that all plazas and other paved areas intended for use by pedestrians use decorative pavements and plant materials so as to prevent the creation of vast expanses of pavement.

The parking area has been designed to include two (2) distinctive and separate areas for vehicular parking. The largest Linden tree found on the Property will be retained and is located in the center of the main parking field and will be surrounded by an 18' x 40' planting bed. This will greatly soften the center of the northern parking area.



The landscape parking islands have been designed to incorporate dropped curb inlets to allow for the passage of water into them thus reducing the number of curbs constructed.

Planting beds frame the central parking field and soften the paved area. In addition, the northern most row of parking spaces in the main parking area is subdivided with the placement of a small plaza constructed of stone pavers, landscaping and benches. This pedestrian element also acts as the formal entrance to the Amended Project's monumental staircase that connects the interior of the Amended Project site to Dongan Place.

The entire northern parking area, consisting of forty-one spaces, is broken into four distinct zones to reduce the expanse of paving. In addition, the entire perimeter of this area is framed with both lawn and landscaping.

In response to the HDLPC comments dated February 10, 2018, the Planning Board specifically notes that, the above Amended Project details demonstrate that the Amended Project's parking areas, access ramps and related lighting are unobtrusive to the maximum extent possible while still providing a safe environment for residents and pedestrians. Additionally the Amended Site Plan calls for shifting of the west end of the parking lot and driveway eastward 18' in order to increase the open space around the Pelton Manor and accommodate a set of porch stairs off the north side of the Pelton Manor.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(g), the Planning Board finds that decorative pavements and plant materials are utilized in all plazas and other paved areas intended for use by pedestrians use so as to prevent the creation of vast expanses of pavement.

***(h) That all outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare onto adjoining properties and streets.***



The application demonstrates that all outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare on to adjoining properties and streets.

The lighting of the parking area will be from fixtures that will not exceed sixteen (16) feet in height and have been placed to prevent light spillage on to neighboring properties. All other lighting fixtures are decorative in nature, being either waist high, low level bollards for creating illumination for safety along walkways or stairways, or are wall mounted for marking the entry of a given dwelling unit. These fixtures are also decorative in nature.

The lighting design, using best practices, has taken into account reducing the amount of light spillage on to adjacent properties by limiting foot candles to minimum requirements while maintaining levels adequate for safety, as well as using downward facing glare shields on the fixtures.

The Pelton Manor will be lit at night by up lighting the structure. With this up lighting technique, the selected fixtures provide the requisite light source that will not cause glare.

All proposed site lighting fixtures are located within the internal portion of the Property and thus reduce potential light spillage on adjacent properties.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(h), the Planning Board finds that all proposed outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare onto adjoining properties and streets.

***(i) That the drainage system and the internal water and sewer systems are adequate and that all connection to city systems are in accordance with city standards.***

The application demonstrates that the drainage system and the internal water and sewer systems are adequate and all connections to City systems are in accordance with City standards.



All work in constructing this Amended Project will be performed in accordance with all governing codes and City requirements. The Property is connected to municipal water and sewer service. The development will result in an increase of water usage and waste water generation over the former use of the Property as a day nursery.

Correspondence from the City Commissioner of Public Works dated October 26, 2015, and from Ed Steeprock, Project Manager of the City Water Plant Operations dated October 28, 2015, state that the City has sufficient capacity to provide water and sewer service to the proposed Amended Project.

The final drawings and plans will be reviewed and ultimately approved by the City Water and Sewer Departments. All civil design work by LRC Engineers will be certified to meet all governing regulations.

The Applicant has incorporated elements into the design to control and treat storm water runoff including the use of catch basins, storm-sewer piping, bioretention and porous pavement. Post development flow off the Property will not increase from pre-development conditions.

Water efficient plumbing fixtures and equipment will be incorporated into the design of the dwelling units thus reducing overall water usage and waste water generation. Water utility lines will be connected to a City water meter pit enabling the measuring and monitoring of water usage.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(i), the Planning Board finds that the proposed drainage system and the internal water and sewer systems are adequate and that all connection to City systems are in accordance with City standards.

***(j) That the site plan and building design accommodate the needs of the handicapped and are in conformance with the state standards for construction concerning the handicapped.***



The application demonstrates that the site plan and the building design will accommodate the needs of the handicapped and are in conformance with the New York State's Standards for Construction concerning the handicapped, as follows:

1. Four (4) accessible parking spaces have been provided throughout the Property together with requisite drop curbs to allow connection to the walkway system. The required number of accessible parking spaces is three (3) per the 2015 International Building Code. Detailing of such spaces will meet all governing codes.
2. Accessible pathways with 2% slope or less have been designed to allow for connection from the North Clover Street entrance of the site to all public facilities such as the community spaces and outdoor terrace, the gym, bicycle room, storage areas and dog wash station.
3. Accessible dwelling units are also provided as per the requirements in the 2015 International Building Code. Where one "Type A" unit is required, the Amended Project is providing two units. All apartments accessed at grade level are "Type B" units meeting the requirements and exceptions as elaborated in the Building Code.
4. Handicap access from North Clover Street will be provided with a new concrete sidewalk.
5. Mandated signage and site markings will be provided, as required by code.

In accordance with the above, and in satisfaction with Zoning Code § 19-6.1(e)(1)(j), the Planning Board finds that the Amended Project site plan and building design accommodate the needs of the handicapped and are in conformance with the state standards for construction concerning the handicapped.

***(k) That the site plan and building design maximize the conservation of energy.***

The application demonstrates that the Amended Project buildings will either meet or exceed the requirements as mandated in the 2015 International Energy Conservation Code. The Applicant has noted that quality windows, energy efficient HVAC equipment and a substantive insulated building envelope will be included in the final building construction



detailing and specifications. Further, energy star rated appliances and fixtures utilizing LED light bulbs will be incorporated into the dwelling units.

The parking area and access way configuration have been designed to minimize the required area to the extent practicable.

Two (2) electric car charging stations will be provided with the construction of the parking lot.

In accordance with the above, and in satisfaction with Zoning Code § 19-6.1(e)(1)(j), the Planning Board finds that the proposed site plan and building design maximize the conservation of energy.

**AND, BE IT FURTHER RESOLVED** that based on the foregoing findings, the Planning Board finds that the granting of site plan approval for the Amended Project is appropriate, but that the imposition of certain conditions and safeguards is required to further the expressed intent of Chapter 19 of the City Zoning Code, as follows:

1. **Public Access.** As depicted on site plan sheet PZ-03 and labeled "Viewing Shed Area," limited public access for passive activities such as walking areas and sitting benches on a portion of the Property shall be instituted and maintained on the Property as a part of the Amended Project. Such public access shall be subject to the following rules and regulations:
  - a. Access will be permitted from dawn to dusk, seven days a week for passive recreational use.
  - b. The consumption of alcoholic beverages and the use or consumption of controlled substances are prohibited.
  - c. Smoking is prohibited on the Property.
  - d. The public entering on the Property will be required to act in a lawful manner and to refrain from loud and annoying sound.
  - e. The public entering on the Property will be required to remove all trash created by their presence on the Property.
  - f. Amplified music or other amplified sounds are prohibited.
  - g. The use of skateboards and bicycles are prohibited.
  - h. Guns, knives and all other weapons are prohibited except by law enforcement officials.



- i. All activities which negatively interfere with the quiet enjoyment of the tenants are prohibited.
  - j. The public access space shall be ADA compliant.
  - k. The Rules and Regulations may be modified from time to time by the owner of the Property subject to the approval of the City Planning Department.
2. **Sewer and Water.** The applicant will provide language satisfactory to the City of Poughkeepsie Corporation Counsel for the deed restriction for operation and maintenance of the privately-owned storm sewer mitigation system, sanitary sewer and water utility.
3. **Sanitary Sewer Ownership.** The applicant will work out an arrangement with the City of Poughkeepsie Corporation Counsel and City Engineer, satisfactory to both, for the City to take ownership of the portion of the proposed sanitary sewer located within the Davies Place Right of Way between proposed Sanitary Manhole #7 and proposed Sanitary Manhole #8, a total of 88 LF, provided that the sanitary sewer is designed by a NYS Licensed Professional Engineer and built to City standards. All other sanitary sewer as part of the development would remain the owner's responsibility.
4. **Certificate of Occupancy.** No certificate of occupancy shall be issued until any and all outstanding fees owed to the City or its consultants have been paid and all proposed improvements shall have been completed in accordance with the approved Site Plan.
5. **Resolution Acknowledgement.** The Applicant shall sign a copy of this resolution and file it with the Planning Board for the purpose of indicating familiarity with the provisions of this resolution and acknowledging receipt of a copy thereof.

**AND BE IT FURTHER RESOLVED,** that Applicant's request of an extension is approved and incorporated herein to provide for an expiration date one (1) year from the date of this site plan approval.

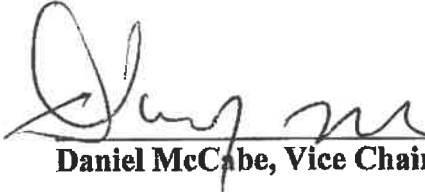
When the above conditions have been satisfied, three (3) sets of the above-referenced plans shall be submitted for endorsement by the Planning Board Chairman or his designee. One (1) set shall be returned to the Applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the City Engineer. The Applicant must return for approval from the Planning Board if any changes from the endorsed plans are subsequently desired.



The foregoing resolution was put to a vote. The following Planning Board members were present and voted as follows:

|                                |         |
|--------------------------------|---------|
| Robert Levine, Chair           | RECUSED |
| Daniel McCabe, Vice Chair      |         |
| Sakima A.G. Brown              |         |
| Robert Mallory                 |         |
| Patrick Moore                  |         |
| Anne Saylor                    |         |
| Marjorie Smith                 |         |
| Richard E. Mignault, Alternate |         |

**THIS RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL WAS DULY AUTHORIZED AT A REGULAR MEETING OF THE PLANNING BOARD HELD ON AUGUST 20, 2019, AND THEREAFTER DECLARED ADOPTED.**

|                     |                                                                                                                 |
|---------------------|-----------------------------------------------------------------------------------------------------------------|
| Date <u>8/20/19</u> | <br>Daniel McCabe, Vice Chair |
|---------------------|-----------------------------------------------------------------------------------------------------------------|

Further information may be obtained from:

THE CITY OF POUGHKEEPSIE PLANNING BOARD  
62 CIVIC CENTER PLAZA, 2ND FLOOR  
POUGHKEEPSIE, NY 12601  
Phone: (845) 451-4055  
Fax: (845) 451-4006

Received and Reviewed:

Signature of Applicant:   
Name (please print): STEVEN TINKELMAN  
Title: MEMBER







Date: August 29, 2019

**Re: Project: Pelton Mount Carmel**  
**36 North Clover Street**  
**Re: Revised design of proposed development for HDLPC Approval**

Below is an outline of the revisions with associated explanations for such change from the previous submitted design to the HDLPC.

1. The River building has been shifted north.
  - a. This design revision was done to increase the open space ("zone of respect") between the Pelton Manor and the River building.
2. The street level retaining walls along Dongan have been eliminated and street side covered entries and stairs have been incorporated into the design.
  - a. This design revision was done to create more of a "front porch" space at the street level to continue the fabric of the adjacent neighboring traditional front porches.
3. The retaining walls of the monumental stair between Dongan and Fall Kill has been revised to reduce the overall massing by creating terraced landscaped areas.
  - a. This design revision was done to reduce the amount of continuous vertical concrete retaining wall as well as introducing more landscaping in this area.
4. The west end of the parking lot and driveway has been brought in eastward 18' and the parking layout has been modified in this location.
  - a. This design revision was done to additionally increase the amount of open space around the Pelton Manor and to accommodate the porch stairs off the north side of the Pelton Manor.
5. The concrete benches, the planters, steps and paved terraces has been eliminated in the viewing shed area.
  - a. This design revision was done to simplify the view shed area to focus on a more traditional greenspace so as not to detract from the Pelton Manor.
6. The Pelton Manor terrace has been modified by eliminating the western cantilevered seating area and the shape to be rectangular.
  - a. This design revision was done to simplify the shape and to correlate to a more traditional Victorian terrace.
7. The shape of the retaining wall at the Davies Place entrance has been modified.
  - a. This design revision was done to simplify the shape.
8. The parking striping in front of the Pelton Manor has been modified.
  - a. This design revision was done to incorporate an additional parking space in the lot.
9. New dog park area in the northeast corner of property and access walks and stairs to such.
  - a. This design revision was done to incorporate an additional amenity to the Pelton residents as well as the neighborhood residents.

Sheet PZ-08 – Preliminary Elevations – Pelton Manor:

The design revisions outlined below to the Pelton Manor was done to not alter the current façade fenestration and to restore and maintain its current state of architectural detailing.

1. Eliminated the demo note to remove existing shutters and added new proposed shutters to match existing with the addition of hinges and hold back hardware. (Refer to material spec booklet)



2. Revised the windows in the covered porch to reflect maintaining the existing window openings and installing replacement windows.
3. Removed the second story porch on the North façade and added a new pair of double hung windows in existing modified door opening on the second floor.
4. Added a stair off the north porch on the first floor leading to grade.
5. The foundation piers for the porch column are painted brick masonry units, 16"x16" in size.
6. The previously proposed French doors with sidelights at the lower level community room has been eliminated and the existing double hung window is to be restored.
7. The exterior doors at the lower level has been revised to match the other six panel style exterior doors on other facades.

Sheet PZ-10 – Preliminary Elevations – Fall Kill:

1. Eliminated a portion of the upper floor dwelling units and reduced the height on the East side.
  - a. This design revision was done to reduce the majority of the building's height and its impact on the Dongan street side. The majority of the Fall Kill building is now lower than the adjacent building on the corner of Dongan and North Clover.
2. Eliminated the horizontal awning windows at the upper duplex level 1 and the lower duplex level 2.
  - a. This design revision was done to simplify the fenestration types.
3. Added the entry covered porches at the lower duplex level 1.
  - a. This design revision was done to create more of a "front porch" space at the street side to continue the fabric of the adjacent neighboring residence entry porches.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
  - a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
  - a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building's overhangs.
6. Removed vinyl siding material. (Revision reflected in material spec booklet)
  - a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
7. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
  - a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-12 – Preliminary Elevations - Dongan:

1. Eliminated a portion of the upper floor dwelling units and reduced the height on the West side.
  - a. This design revision was done to reduce the majority of the building's height and its impact on the Dongan street side.
2. Eliminated the horizontal awning windows at the upper duplex level 1 and the lower duplex level 2.
  - a. This design revision was done to simplify the fenestration types.



3. Added the entry covered porches at the lower duplex level 1.
  - a. This design revision was done to create more of a “front porch” space at the street side to continue the fabric of the adjacent neighboring residence entry porches.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
  - a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
  - a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building’s overhangs.
6. Removed vinyl siding material. (Revision reflected in material spec booklet)
  - a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
7. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
  - a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-14 – Preliminary Elevations - River:

1. Removed the exterior stair on the north side.
  - a. This design revision was done to eliminate the presence of the concrete retaining wall necessary to install the stairs to get to the lower level units. This was accomplished by moving the stair into the building.
2. Revised West elevation to reflect windows in studio units on lower level and the elimination of north exterior stair.
  - a. This design revision was done to accommodate the added unit on the lower level.
3. Revised North elevation to show the elimination of the north exterior stair.
  - a. This design revision was done to eliminate the presence of the concrete retaining wall necessary to install the stairs to get to the lower level units. This was accomplished by moving the stair into the building.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
  - a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
  - a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building’s overhangs.
6. Removed the brise solei on all facades.
  - a. This design revision was done per the request of the HDLPC to eliminate the presence of the metal brise solei.
7. Removed vinyl siding material. (Revision reflected in material spec booklet)
  - a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
8. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)



## EXHIBIT 'B'



- a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

### Sheet PZ-16 – Preliminary Elevations - Station:

1. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
  - a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
2. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
  - a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building's overhangs.
3. Removed the brise solei on all facades.
  - a. This design revision was done per the request of the HDLPC to eliminate the presence of the metal brise solei.
4. Removed vinyl siding material. (Revision reflected in material spec booklet)
  - a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
5. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
  - a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

### Sheet PZ-18 – Preliminary Elevations - Carriage House:

1. Revised elevations to reflect new design with additional units.
  - a. This design revision was done to compensate for the lost units in Fallkill and Dongan.

### Sheet PZ-26 – Photometric Plan:

1. The site parking light fixture has been changed and specifications for such will be presented at the meeting. Although the Photometric Plan has not been updated it is our intent to submit additional updated plans contingent on the board's approval.





November 1, 2019

Chairperson Arthur T. Rollin and  
Members of the City of Poughkeepsie Historic District Landmark  
Preservation Commission  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

**RE: PELTON MOUNT CARMEL  
36 North Clover Street  
November 14, 2019 Meeting**

Dear Chairperson Rollin and Members of the Historic District Commission:

Pelton Partners is submitting the following outlined below for their project at 36 No. Clover Street in addition to what was previously submitted. This submission includes drawings that were inadvertently omitted from the previously submitted set and information requested by the commission at the September 12<sup>th</sup> meeting.

As discussed at the last meeting it is our intentions to submit further detailed drawings on the dog park fence, pergola structure and signage for such once the overall concept has been approved. The front entry sign details were included in the last submission, details 1,2 & 3 on sheet PZ-22.

Drawings:

1. Exterior elevations of Pelton Manor with material callouts. Drawing PZ-08.1
2. Exterior elevations of Fall Kill building. Drawing PZ-10
3. Exterior elevations of Dongan building. Drawing PZ-12
4. Exterior elevations of Station building. Drawing PZ-16
5. Exterior elevations of Carriage House building. Drawing PZ-18

Additional information:

1. Drawing of Pelton Manor door and window details. Drawing PZ-8.2
2. The distance the River Building moved in the north direction is 13'-0".
3. The amount of open space between the Pelton Manor and River building gained by moving River building north is approximately 560 square feet.
4. Proposed Manor exterior door specification sheet.
5. Revised Title Sheet TS-01 to include the additional drawing PZ-8.2 in the drawing index.

I am requesting that this matter be placed on the November 14, 2019 Meeting Agenda and that you authorize staff to advertise for a Public Hearing for the evening of November 14, 2019.

It is respectfully requested that the Commission grant approval for a Certificate of Appropriateness because the project as submitted satisfies all of the requirements for such a Certificate.

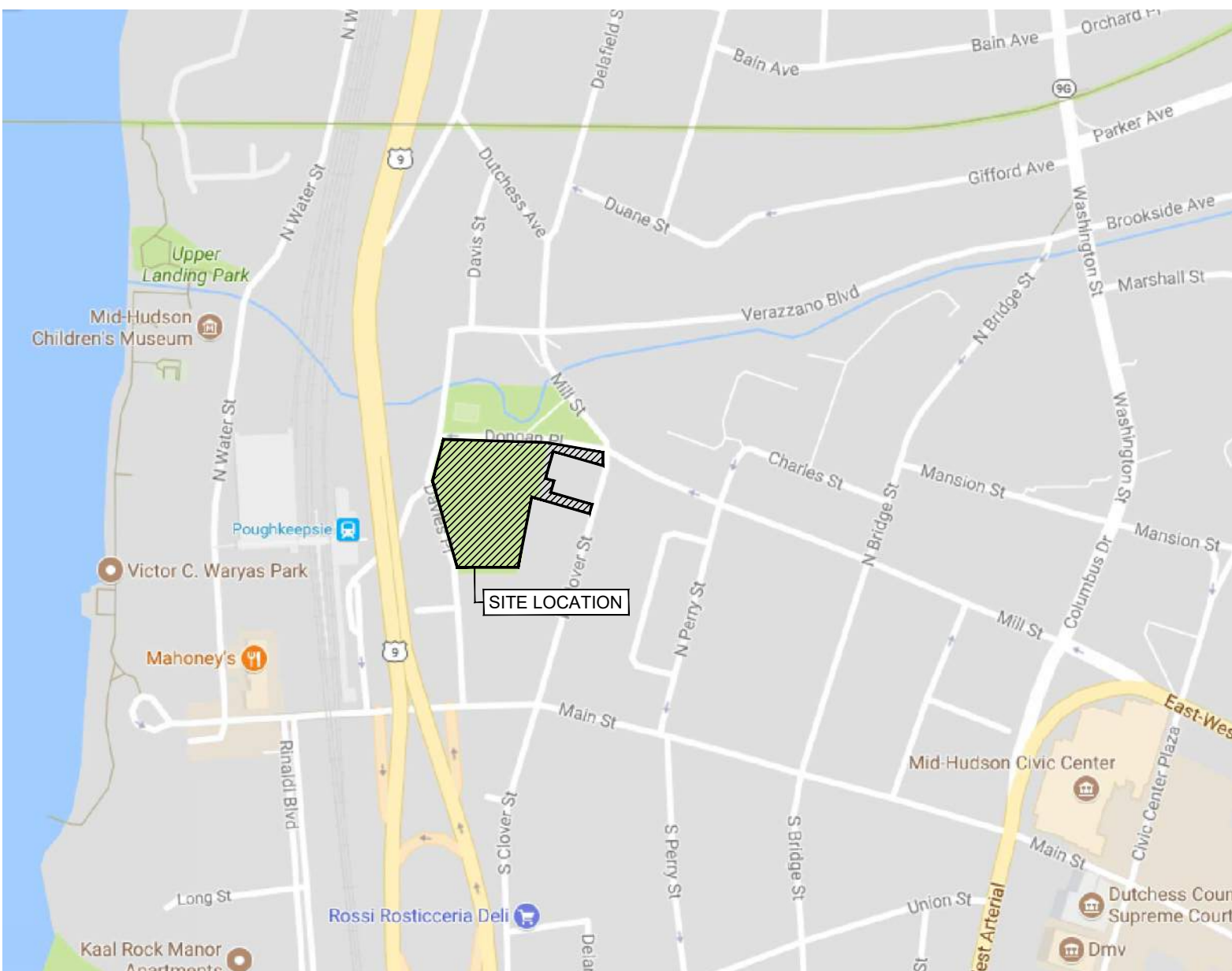
Sincerely,  
Steven Tinkelman, AIA



# Pelton Mount Carmel

## 36 NORTH CLOVER STREET

### POUGHKEEPSIE, DUTCHESS COUNTY NY



1 AREA LOCATION MAP  
NOT TO SCALE

PROPERTY OWNER  
(CONTRACT VENDEE):

**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, New York 12603

ARCHITECT / LAND PLANNER:

**Tinkelman Architecture PLLC**  
25 Van Wagner Road  
Poughkeepsie, New York 12603

LANDSCAPE ARCHITECT:

**The Michael Boice Collaboration**  
11 South Fowlerhouse Road  
Wappingers Falls, New York 12590

CIVIL ENGINEER:

**LRC Group**  
85 Civic Center Plaza, Suite 103  
Poughkeepsie, New York 12601

#### DRAWING INDEX

|                          |                                                        |
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| TS-01 - COVER SHEET      |                                                        |
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| PZ-03                    | SITE DEVELOPMENT PLAN                                  |
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| PZ-05                    | SITE DETAILS                                           |
| PZ-06                    | SITE DETAILS                                           |
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| PZ-21                    | ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION   |
| PZ-22                    | FRONT ENTRANCE SIGN                                    |
| PZ-23                    | DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS        |
| PZ-24                    | ENTRANCE DRIVEWAY PLAN AND WALKWAY RAMP PLAN & SECTION |
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| LANDSCAPING PLANT TABLE  |                                                        |
| LANDSCAPING PLANT PHOTOS |                                                        |

NOTE: ALL MATERIAL AND FINISH  
PRODUCTS/MANUFACTURERS MAY  
BE SUBSTITUTED WITH SIMILAR  
SELECTED BY ARCHITECT

|            |                          |
|------------|--------------------------|
| REVISIONS: | 2021 HDLPC SUBMISSION    |
| 11/23/2021 | ISSUED TO HDLPC          |
| 11/01/2019 | ISSUED TO HDLPC          |
| 8/29/2019  | ISSUED TO PLANNING BOARD |
| 6/25/2019  | ISSUED TO PLANNING BOARD |
| 6/4/2018   | ISSUED TO PLANNING BOARD |
| 3/26/2018  | ISSUED TO PLANNING BOARD |
| 11/9/2017  | ISSUED TO PLANNING BOARD |
| 10/5/2017  | ISSUED TO PLANNING BOARD |



CLIENT:  
**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

COVER SHEET

DRAWN BY:

J.O.

JOB NO.

Y1022

DATE

8/29/17

TS-01



| TABLE - ADJOINING PROPERTY OWNERS : |                                              |                                                                                                    |
|-------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------|
| PARCEL NUMBER:                      | PARCEL ADDRESS:                              | OWNERS ADDRESS:                                                                                    |
| 131300-6062-67-842251               | 48 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | CITY OF POUGHKEEPSIE<br>PO BOX 300<br>POUGHKEEPSIE, NY 12602                                       |
| 131300-6062-68-887266               | 135 MILL ST<br>POUGHKEEPSIE, NY 12601        | MICHAEL L. REED<br>135 MILL ST<br>POUGHKEEPSIE, NY 12601                                           |
| 131300-6062-67-873252               | 137 MILL ST<br>POUGHKEEPSIE, NY 12601        | MICHAEL L. REED<br>135 MILL ST<br>POUGHKEEPSIE, NY 12601                                           |
| 131300-6062-68-884258               | 139 MILL ST<br>POUGHKEEPSIE, NY 12601        | MICHAEL L. REED<br>135 MILL ST<br>POUGHKEEPSIE, NY 12601                                           |
| 131300-6062-76-881247               | 145 MILL ST<br>POUGHKEEPSIE, NY 12601        | STRIPPOLI HOLDINGS LLC<br>145 MILL ST<br>POUGHKEEPSIE, NY 12601                                    |
| 131300-6062-68-927260               | 21 CHARLES ST<br>POUGHKEEPSIE, NY 12601      | EASTMAN & BIXBY REDEV CO LLC<br>22 MONTGOMERY ST<br>POUGHKEEPSIE, NY 12601                         |
| 131300-6062-76-878231               | 144 MILL ST<br>POUGHKEEPSIE, NY 12601        | ANTONIO & MARIA MAZZARELLI<br>32 SCHOOLHOUSE LANE<br>POUGHKEEPSIE, NY 12603                        |
| 131300-6062-76-876226               | 39 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | ROBERT C. CIFONE<br>321 VINEYARD AVENUE<br>HIGHLAND, NY 12528                                      |
| 131300-6062-76-876222               | 37 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GIULIO & GIOVANNI MAZZARELLI TRUSTEE<br>32 SCHOOLHOUSE LANE<br>POUGHKEEPSIE, NY 12603              |
| 131300-6062-76-877219               | 35 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GIULIO & GIOVANNI MAZZARELLI TRUSTEE<br>32 SCHOOLHOUSE LANE<br>POUGHKEEPSIE, NY 12603              |
| 131300-6062-76-876214               | 31 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GIULIO & GIOVANNI MAZZARELLI TRUSTEE<br>32 SCHOOLHOUSE LANE<br>POUGHKEEPSIE, NY 12603              |
| 131300-6062-76-875209               | 29 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | ELEANOR M. LOMORIELLO<br>GRACE & TERESA MOSCHETTO<br>9 EAST ARNOLD ROAD<br>POUGHKEEPSIE, NY 12601  |
| 131300-6062-75-874205               | 27 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | JUDITH ALEYDA QUIJADA-GUERRA<br>27 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601                       |
| 131300-6062-75-861236               | 44 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GCAABB LLC<br>44 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601                                         |
| 131300-6062-75-860233               | 42 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GCAABB LLC<br>44 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601                                         |
| 131300-6062-75-859231               | 40 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | T J ASSOCIATES INC<br>PO BOX 5310<br>POUGHKEEPSIE, NY 12602                                        |
| 131300-6062-75-859227               | 38 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | PASQUALE & CONCETTA PROVENZANO<br>18 MT. CARMEL PL<br>POUGHKEEPSIE, NY 12601                       |
| 131300-6062-75-856219               | 32 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | WARREN & SHELLY JONES<br>20 MT. CARMEL PL<br>POUGHKEEPSIE, NY 12601                                |
| 131300-6062-75-854216               | 30 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | RALPH A VILLANO<br>30 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601                                    |
| 131300-6062-75-853212               | 28 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GUISEPPINA & CONSTANTINO TROCINO<br>MARTINA MILEA<br>585 SALT POINT TPKE<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-852209               | 26 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GUISEPPINA & CONSTANTINO TROCINO<br>MARTINA MILEA<br>585 SALT POINT TPKE<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-851200               | 18 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | CITY OF POUGHKEEPSIE<br>PO BOX 300<br>POUGHKEEPSIE, NY 12602                                       |
| 131300-6062-75-837201               | 18 DAVIS PL<br>POUGHKEEPSIE, NY 12601        | HOLY COMFORTER CHURCH<br>18 DAVIS PL<br>POUGHKEEPSIE, NY 12601                                     |
| 131300-6062-75-820200               | 19 DAVIS PL<br>POUGHKEEPSIE, NY 12601        | I.D.Z PROPERTIES INC<br>4 BRISTOL DR<br>PLEASANT VALLEY, NY 12569                                  |
| 131300-6062-75-819210               | DAVIS PL<br>POUGHKEEPSIE, NY 12601           | CITY OF POUGHKEEPSIE<br>PO BOX 300<br>POUGHKEEPSIE, NY 12602                                       |
| 131300-6061-27-794956               | 41 MAIN ST<br>POUGHKEEPSIE, NY 12601         | CONRAIL<br>580 WALNUT ST #9W<br>CINCINNATI, OH 45202                                               |



1 ADJOINING PROPERTY OWNERS MAP  
NOT TO SCALE



© TINKELMAN ARCHITECTURE PLLC, 2017

CLIENT:  
Pelton Partners LLC  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
Pelton Mount Carmel  
36 N. Clover St.  
Poughkeepsie, NY 12601

REVISIONS:  
8/29/2019 ISSUED TO HDLPC  
6/25/2019 ISSUED TO PLANNING BOARD  
3/26/2018 ISSUED TO PLANNING BOARD  
10/5/2017 ISSUED TO PLANNING BOARD

| ADJOINING<br>PROPERTY OWNERS |       |
|------------------------------|-------|
| DRAWN BY:<br>J.O.            | PZ-02 |
| JOB No.<br>Y1022             |       |
| DATE:<br>8/29/17             |       |



- GENERAL SITE PLAN NOTES:
1. SITE GRADING INFORMATION, REFER TO DWG. SG-1 BY LRC GROUP.
  2. SIDEWALK DETAILS, REFER TO DWG. PZ-06.
  3. HANDI-CAP PAVING MARKINGS, REFER TO DWG. PZ-06.
  4. STREET/PARKING SIGNS, REFER TO DWG. PZ-06.
  5. CURB DETAILS, REFER TO DWG. PZ-06.
  6. DUMPSTER ENCLOSURE DETAILS, REFER TO DWG. PZ-05.
  7. SITE STAIRS DETAIL, REFER TO DWG. PZ-05.
  8. PAVEMENT DETAILS, REFER TO DWG. PZ-05.

| BUILDING GROSS AREAS             |           |
|----------------------------------|-----------|
| FALLKILL GROSS AREA:             |           |
| LOWER DUPLEX - LEVEL 1           | 3,396 SF  |
| LOWER DUPLEX - LEVEL 2           | 3,324 SF  |
| UPPER DUPLEX - LEVEL 1           | 3,039 SF  |
| TOTAL GROSS AREA                 | 9,759 SF  |
| DONGAN GROSS AREA:               |           |
| LOWER DUPLEX & SIMPLEX - LEVEL 1 | 2,056 SF  |
| LOWER DUPLEX & SIMPLEX - LEVEL 2 | 3,101 SF  |
| UPPER DUPLEX - LEVEL 3           | 2,838 SF  |
| TOTAL GROSS AREA                 | 7,996 SF  |
| RIVER GROSS AREA:                |           |
| STUDIO - LEVEL 1                 | 1,658 SF  |
| LOWER DUPLEX - LEVEL 2           | 2,357 SF  |
| UPPER DUPLEX - LEVEL 3           | 2,357 SF  |
| TOTAL GROSS AREA                 | 6,372 SF  |
| PELTON MANOR GROSS AREA:         |           |
| LOWER LEVEL                      | 1,949 SF  |
| FIRST FLOOR                      | 2,338 SF  |
| SECOND FLOOR                     | 1,970 SF  |
| THIRD FLOOR                      | 1,699 SF  |
| TOTAL GROSS AREA                 | 7,956 SF  |
| STATION GROSS AREA:              |           |
| SIMPLEX - LEVEL 1                | 2,249 SF  |
| SIMPLEX - LEVEL 2                | 3,714 SF  |
| SIMPLEX - LEVEL 3                | 3,714 SF  |
| TOTAL GROSS AREA                 | 9,677 SF  |
| CARRIAGE HOUSE GROSS AREA:       |           |
| CARRIAGE HOUSE - LEVEL 1         | 4,247 SF  |
| CARRIAGE HOUSE - LEVEL 2         | 4,247 SF  |
| CARRIAGE HOUSE - LEVEL 3         | 787 SF    |
| TOTAL GROSS AREA                 | 9,281 SF  |
| BUILDING GROSS AREAS:            |           |
| FALLKILL                         | 9,759 SF  |
| DONGAN                           | 7,996 SF  |
| RIVER                            | 6,372 SF  |
| PELTON MANOR                     | 7,956 SF  |
| STATION                          | 9,677 SF  |
| CARRIAGE HOUSE                   | 9,281 SF  |
| GRAND TOTAL                      | 51,041 SF |



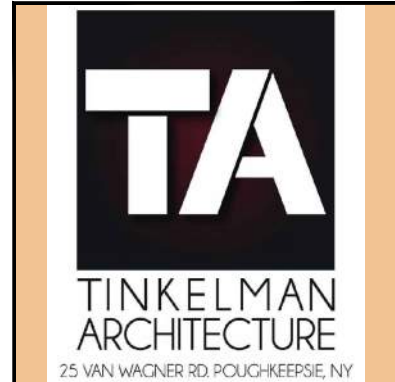
CLIENT:  
**Bottini Properties**  
18 Clinton Street  
Wappingers Falls, NY 12590

PROJECT NAME:  
**Pelton Mount Carmel**  
300 Westage Business Center Drive  
Fishkill, NY 12524

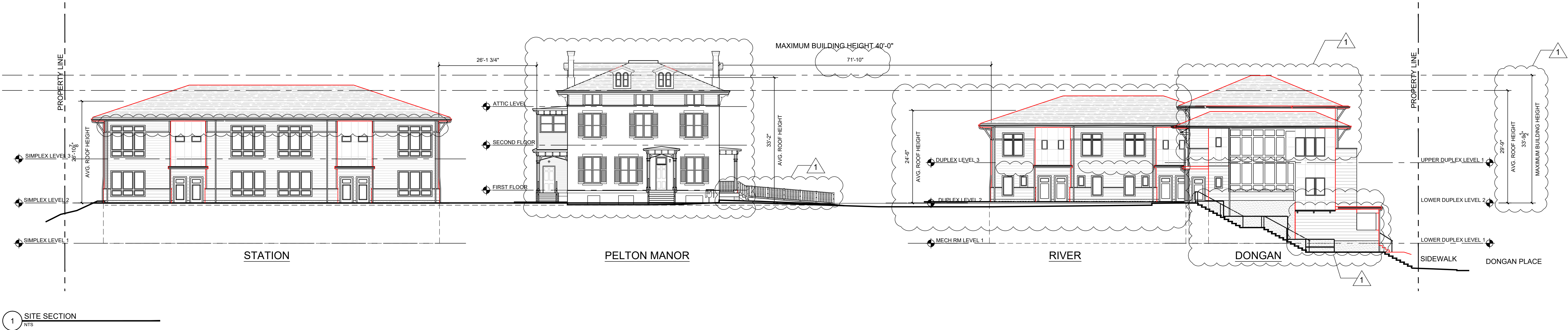
| SITE DEVELOPMENT PLAN |         |
|-----------------------|---------|
| DRAWN BY:             | J.O.    |
| JOB No.               | Y1022   |
| DATE                  | 8/29/17 |
| PZ-03                 |         |

- SITE DEVELOPMENT NOTES:
- 1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S GRADING & DRAINAGE PLAN, SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MORE INFORMATION & DETAILS.
  - 2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AREA OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALKS w/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
  - 3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE 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 AREA. REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
  - 4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.

| REVISIONS: |                          |
|------------|--------------------------|
| 11/5/2021  | 2021 HDLPC SUBMISSION    |
| 8/29/19    | ISSUED TO HDLPC          |
| 6/25/2019  | ISSUED TO PLANNING BOARD |
| 3/28/2019  | PRE-SUBMISSION - HDLPC   |
| 1/17/2018  | ISSUED TO HDLPC          |
| 8/1/2018   | ISSUED TO HDLPC          |
| 6/4/2018   | ISSUED TO PLANNING BOARD |
| 3/26/2018  | ISSUED TO PLANNING BOARD |
| 5/15/2018  | ISSUED TO PLANNING BOARD |
| 1/29/2018  | ISSUED TO SCENIC HUDSON  |
| 1/24/2018  | ISSUED TO HDLPC          |
| 11/9/2017  | ISSUED TO PLANNING BOARD |
| 10/5/2017  | ISSUED TO PLANNING BOARD |







1 SITE SECTION  
NTS

|            |                             |
|------------|-----------------------------|
| REVISIONS: |                             |
| 11/5/2021  | 2021 HDLPC SUBMISSION       |
| 8/29/2019  | ISSUED TO HDLPC             |
| 6/25/2019  | ISSUED TO PLANNING BOARD    |
| 3/28/2019  | PRE-SUBMISSION - HDLPC      |
| 11/03/2018 | ISSUED TO HDLPC             |
| 8/03/2018  | ISSUED TO HDLPC             |
| 3/26/2018  | ISSUED TO PLANNING BOARD    |
| 1/24/2017  | ISSUED TO HDLPC             |
| 12/18/2017 | PRESENTED TO PLANNING BOARD |
| 12/08/2017 | ISSUED TO MASS DESIGN       |
| 10/3/2017  | ISSUED TO PLANNING BOARD    |



TINKELMAN  
ARCHITECTURE  
25 VAN WAGNER RD. Poughkeepsie, NY

CLIENT:

**Pelton Partners LLC**

25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:

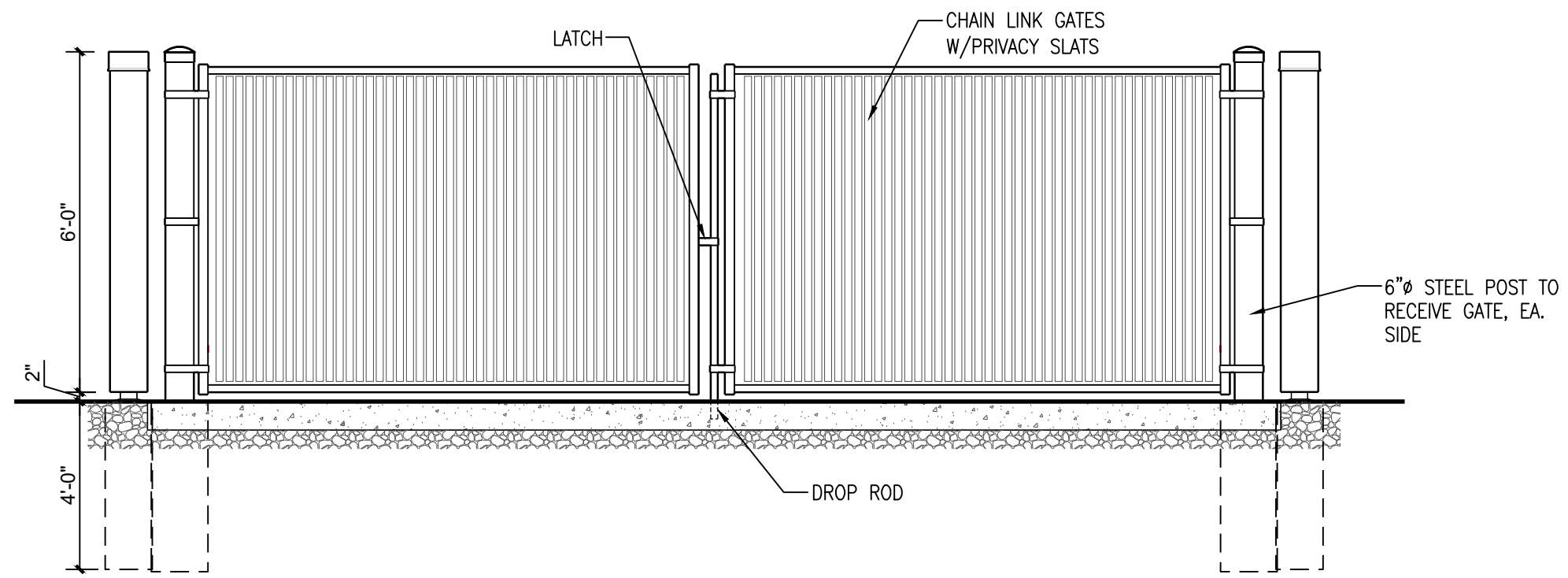
**Pelton Mount Carmel**

36 N. Clover St.  
Poughkeepsie, NY 12601

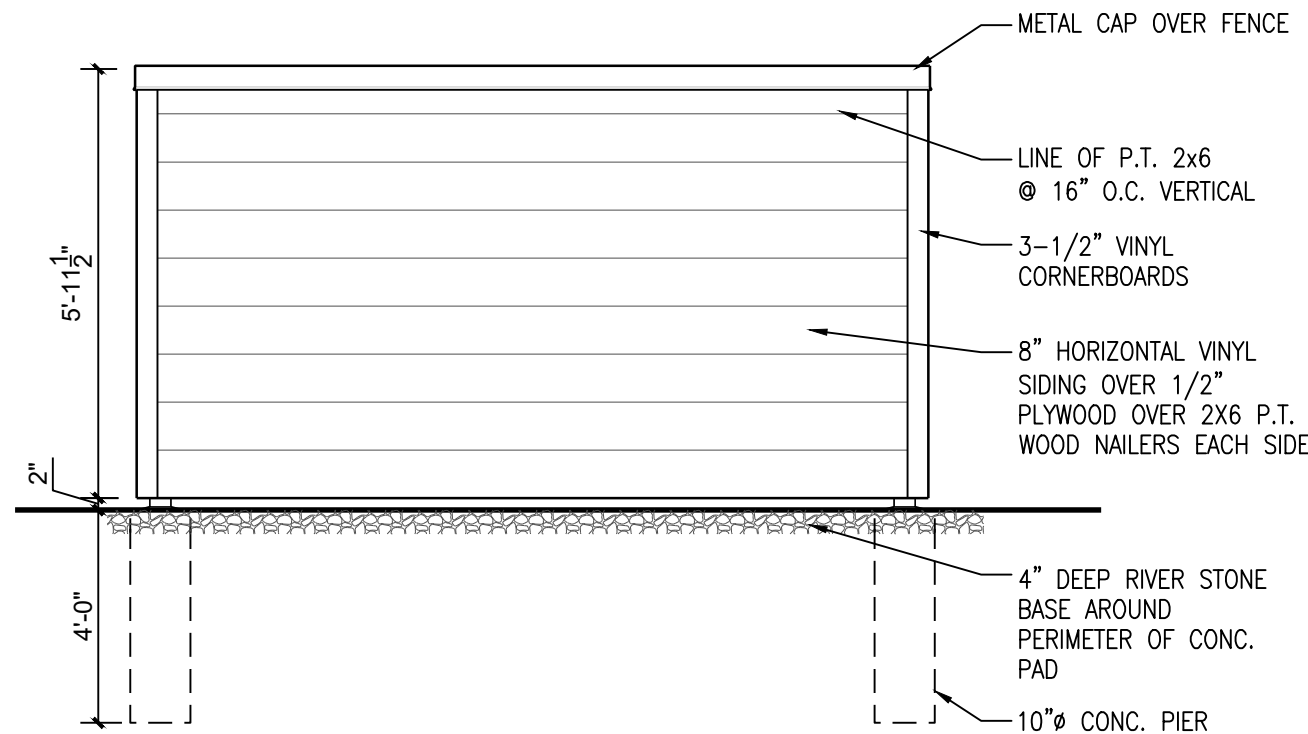
SITE SECTION

|                   |              |
|-------------------|--------------|
| DRAWN BY:<br>J.O. | <b>PZ-04</b> |
| JOB No.<br>Y1022  |              |
| DATE:<br>8/18/17  |              |

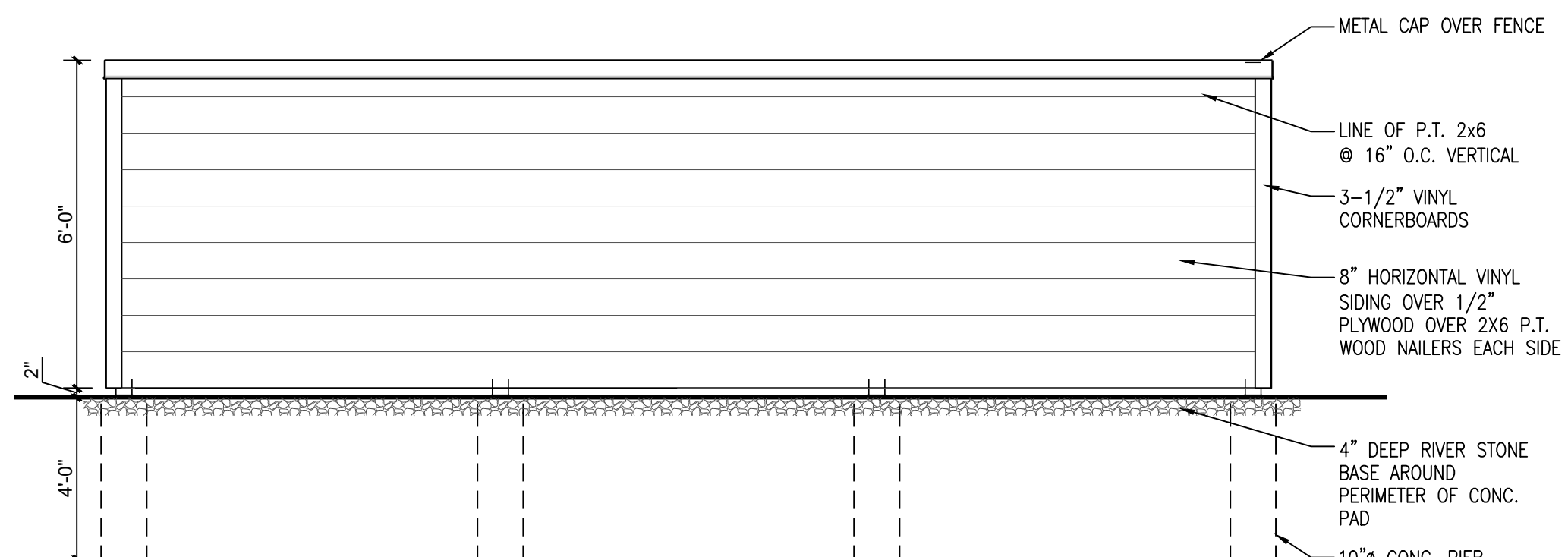




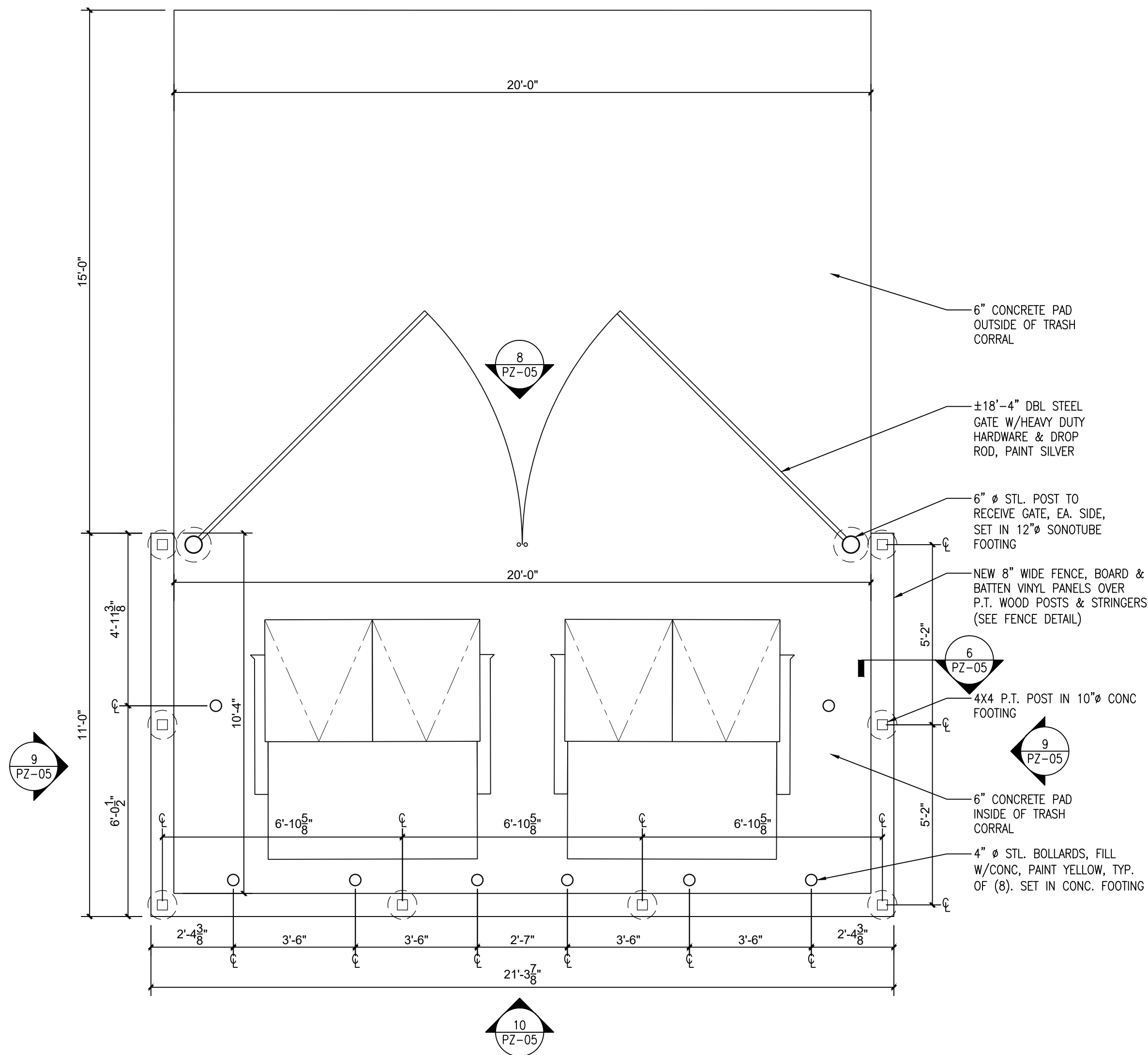
8 FRONT ELEVATION - DUMPSTER ENCLOSURE  
3/8" = 1'-0"



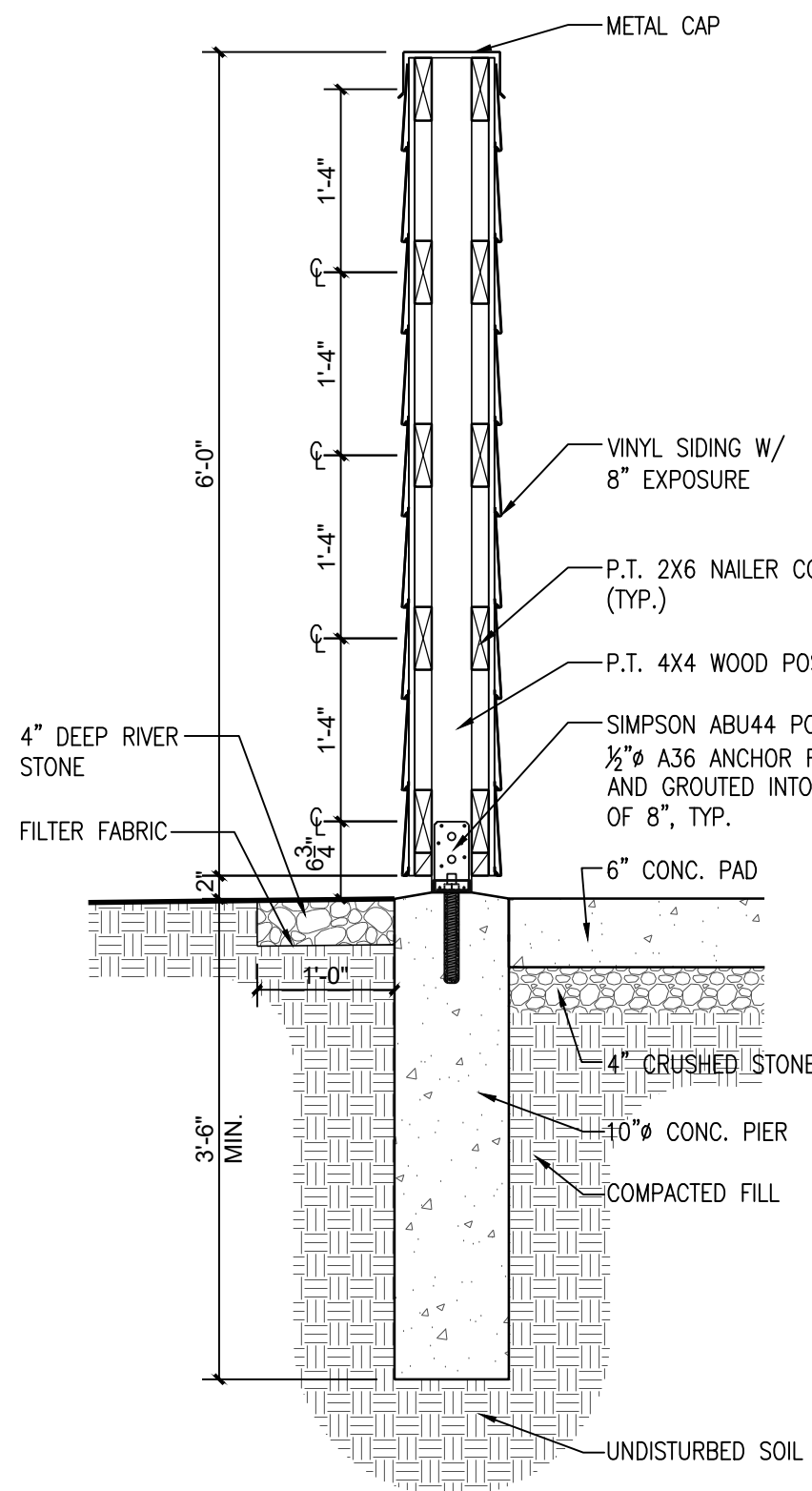
9 LEFT & RIGHT ELEVATIONS - DUMPSTER ENCLOSURE  
3/8" = 1'-0"



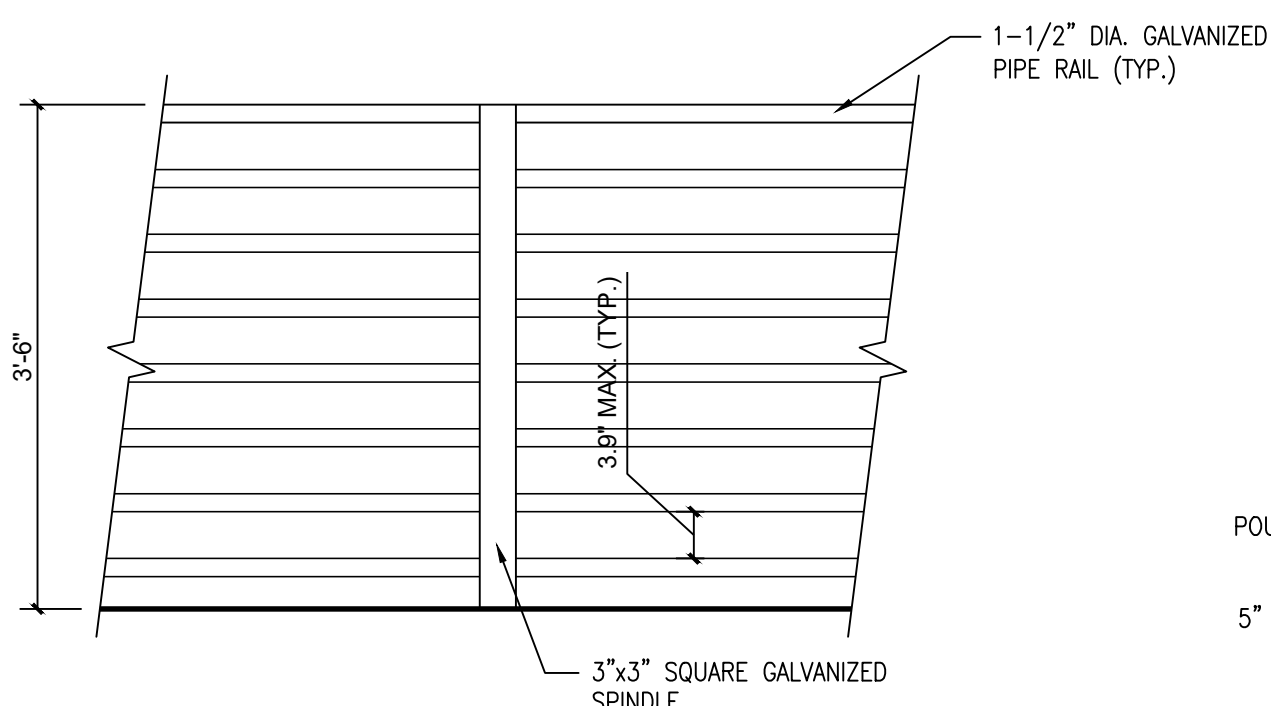
10 REAR ELEVATION - DUMPSTER ENCLOSURE  
3/8" = 1'-0"



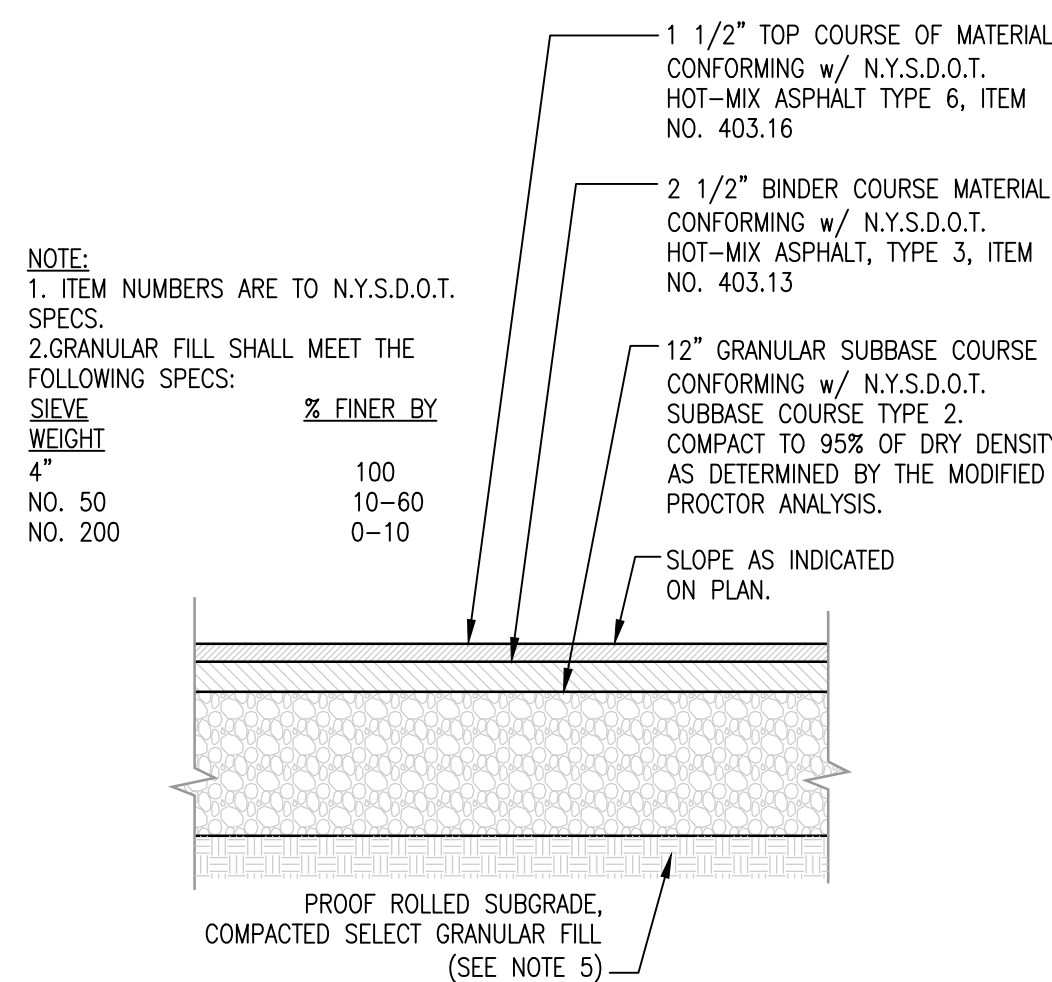
7 FLOOR PLAN - DUMPSTER ENCLOSURE  
3/4" = 1'-0"



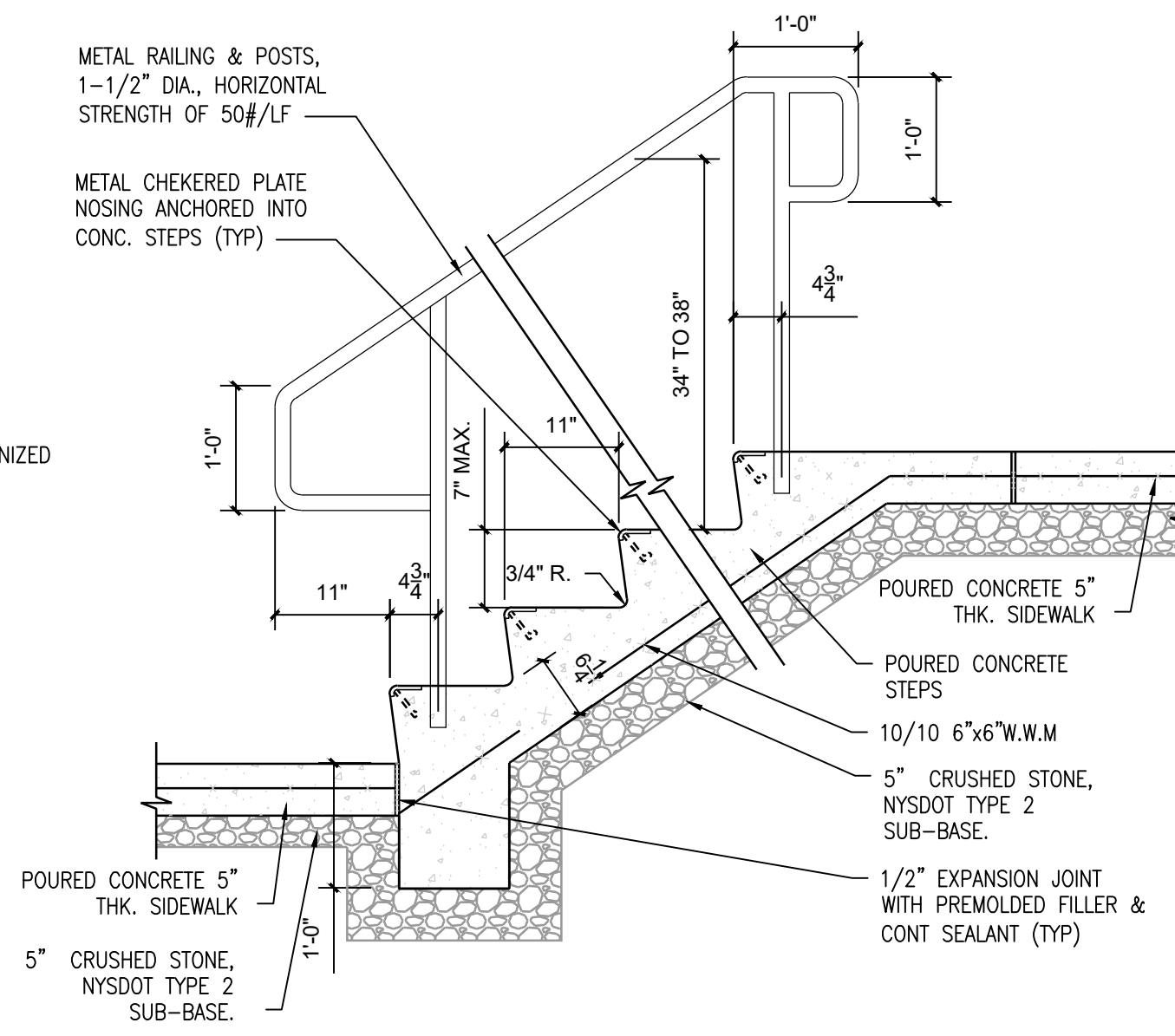
6 DUMPSTER - WALL SECTION  
3/4" = 1'-0"



11 TYPICAL GUARDRAIL DETAIL  
3/4" = 1'-0"

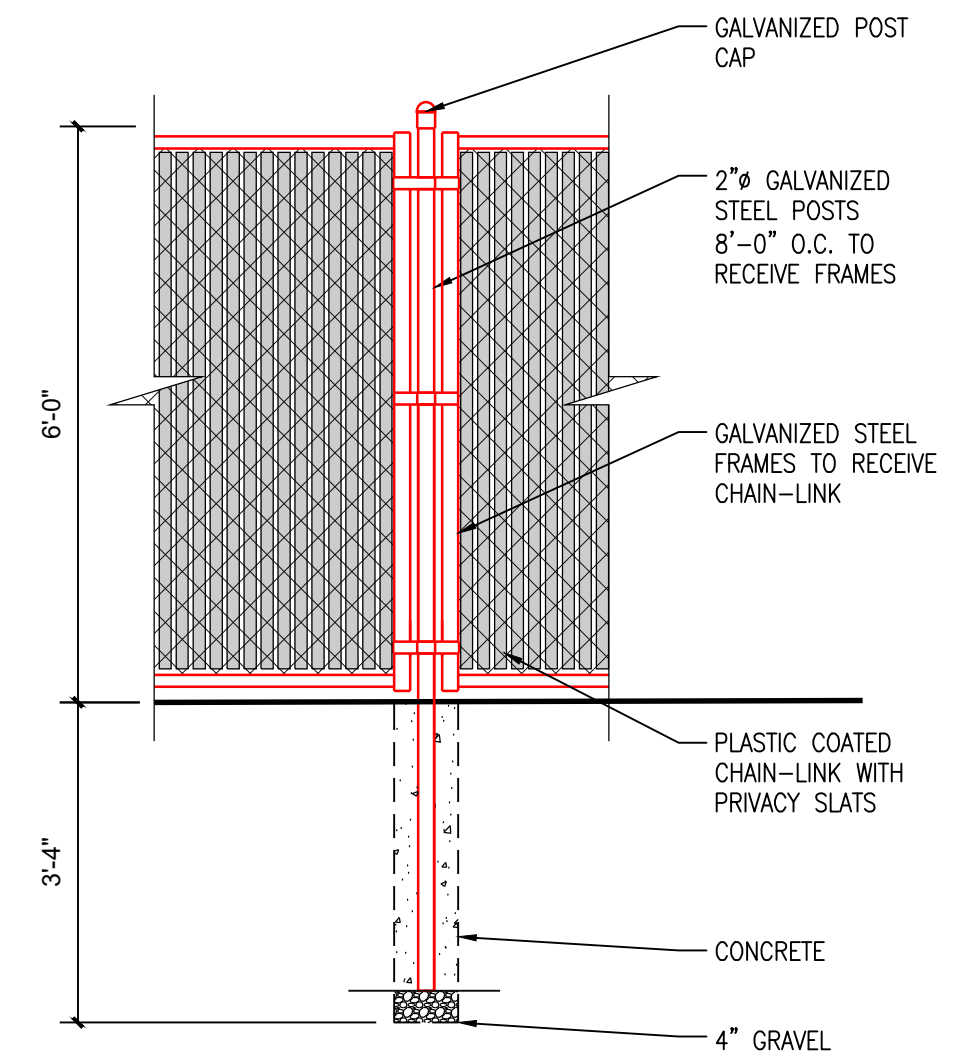


3 PAVEMENT SECTION DETAIL  
3/4" = 1'-0"

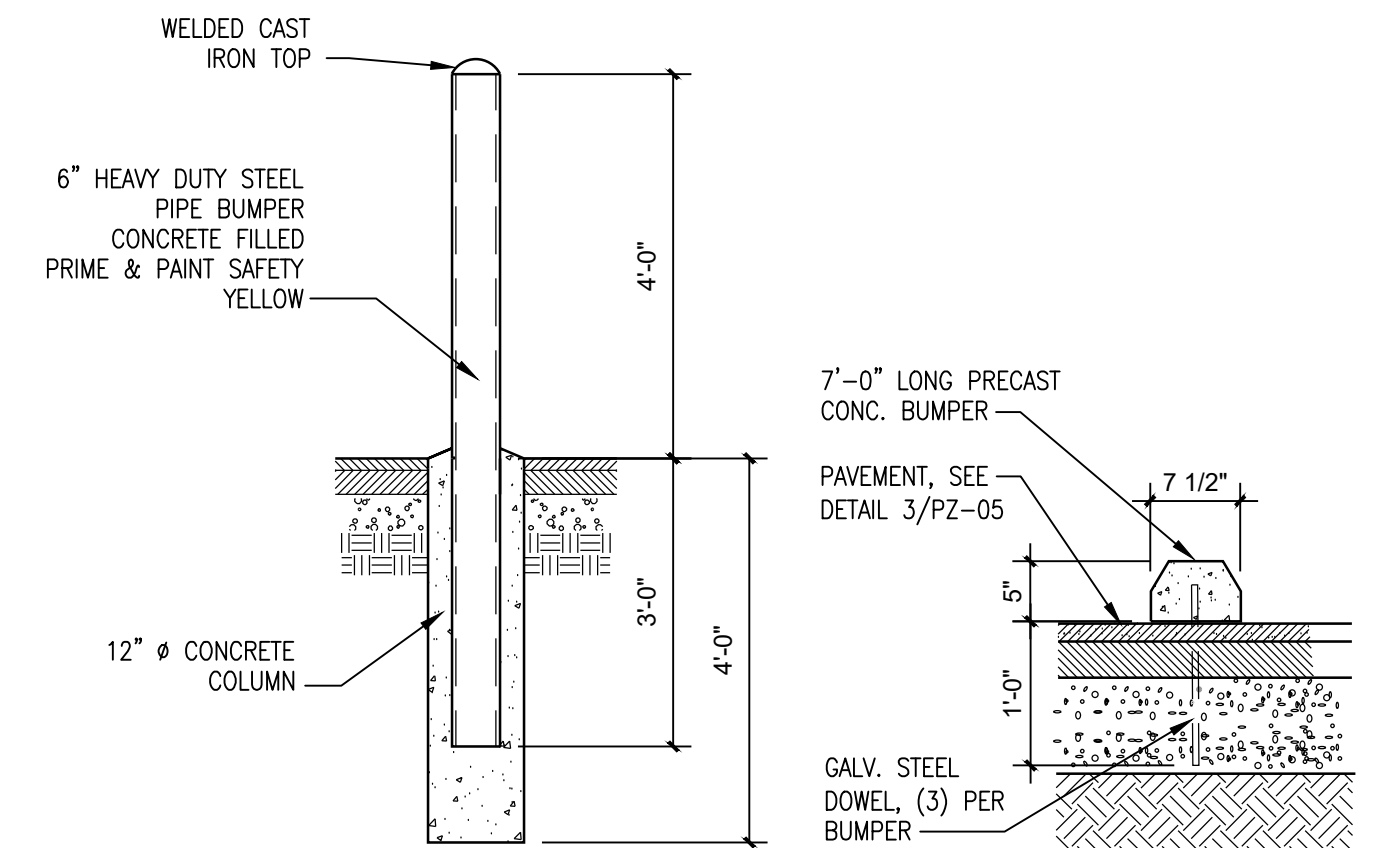


2 CONCRETE STAIR & RAILING DETAIL  
3/4" = 1'-0"

PAVING NOTES:  
1. MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE w/ THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, & ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.  
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND TYPE CALLED OUT IN THESE DRAWINGS.  
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM w/ SECTION 400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS & THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THESE CONTRACT SHALL BE SPECIFIED UNDER SECTION 40-HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.  
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM w/ SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.  
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE w/ SECTION 203-EXCAVATION & EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

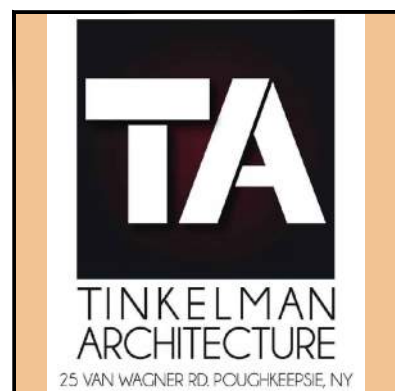


4 CHAINLINK FENCE DETAIL  
1/2" = 1'-0"



1 BOLLARD DETAIL  
1/2" = 1'-0"

5 WHEEL STOP ANCHORING DETAIL  
3/4" = 1'-0"



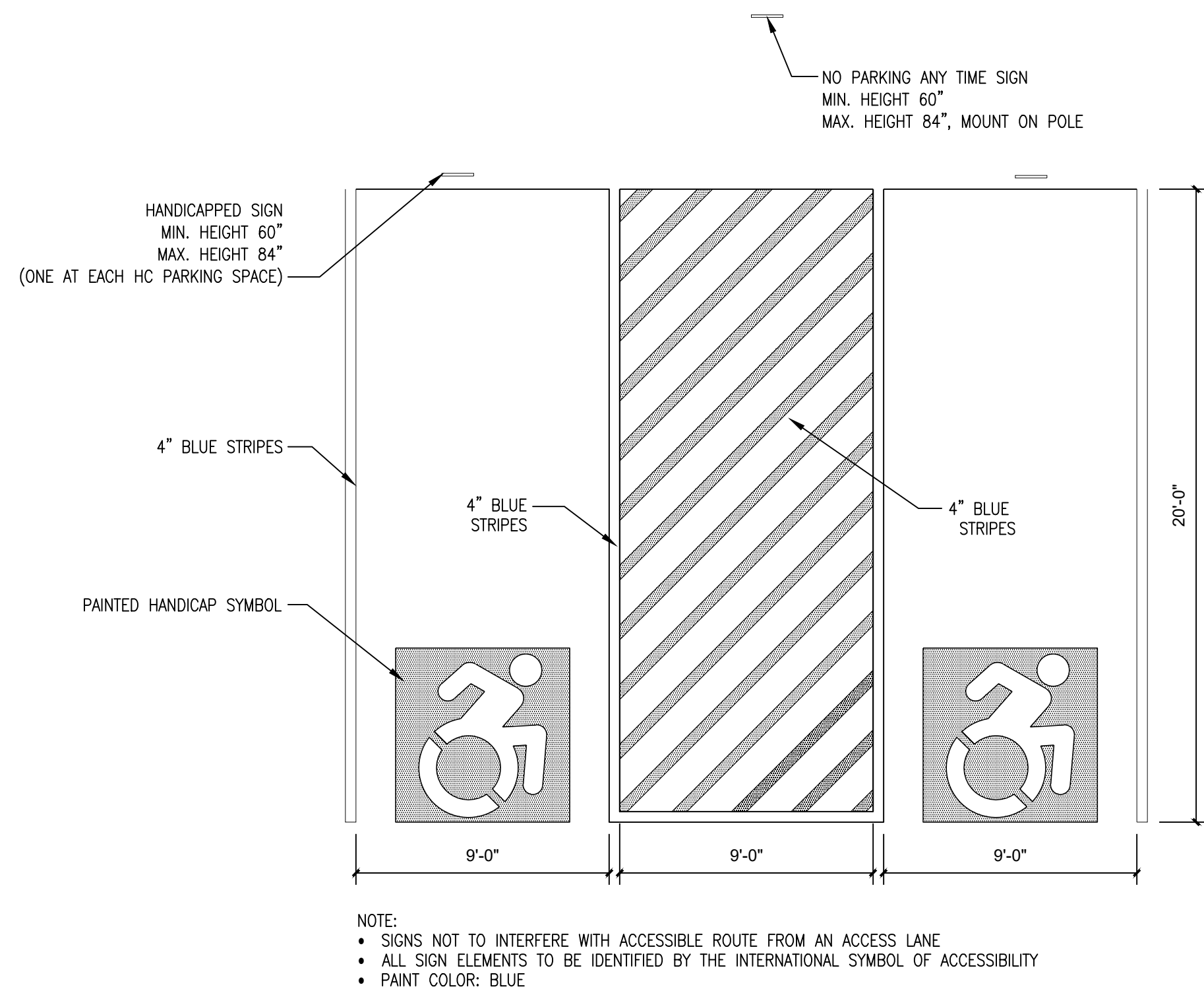
CLIENT:  
Pelton Partners LLC  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
Pelton Mount Carmel  
36 N. Clover St.  
Poughkeepsie, NY 12601

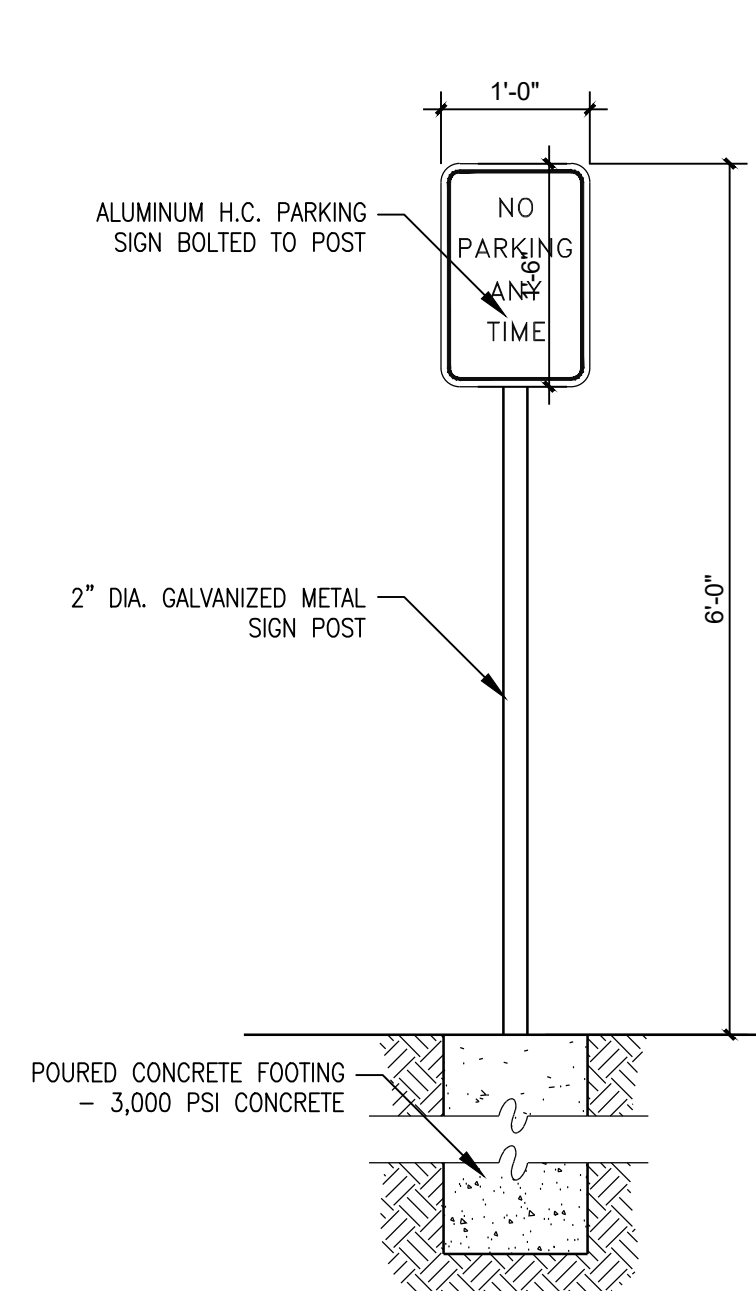
| SITE DETAILS      |       |
|-------------------|-------|
| DRAWN BY:<br>J.O. | PZ-05 |
| JOB No.<br>Y1022  |       |
| DATE:<br>8/23/17  |       |

REVISIONS:  
8/29/2019 ISSUED TO HDLPC  
6/25/2019 ISSUED TO PLANNING BOARD  
3/26/2018 ISSUED TO PLANNING BOARD  
10/5/2017 ISSUED TO PLANNING BOARD

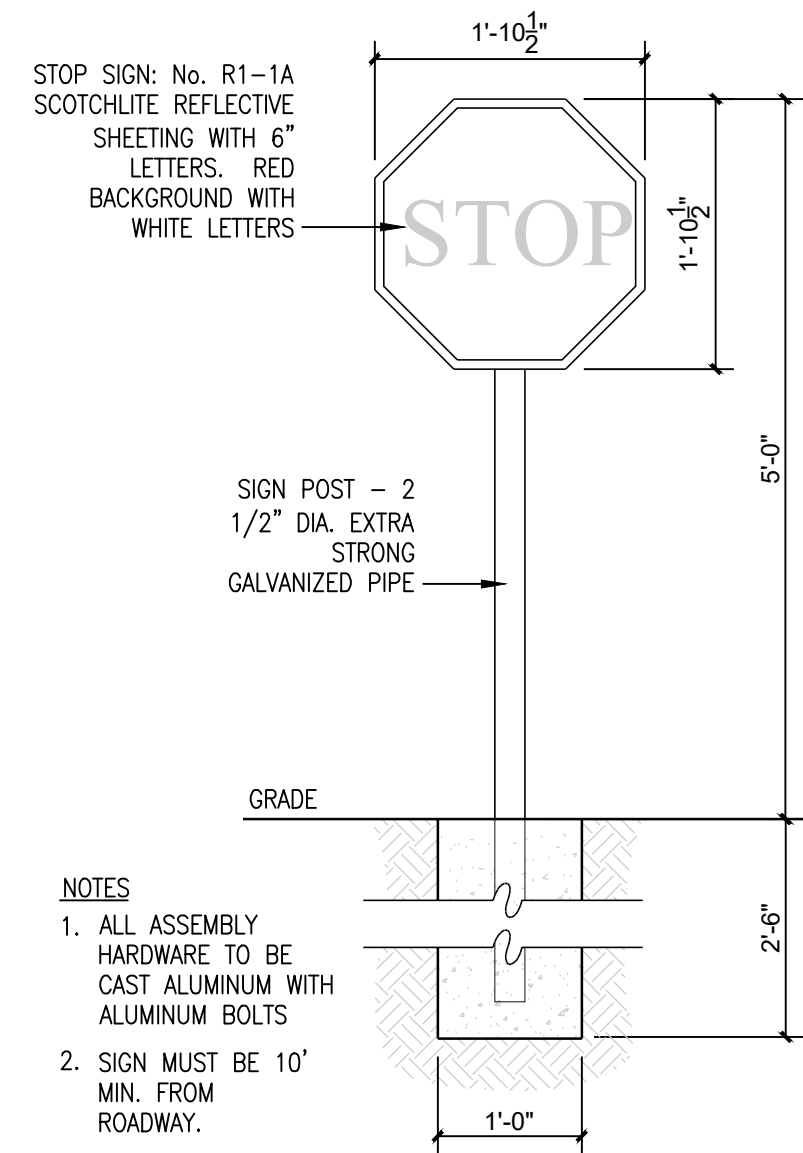




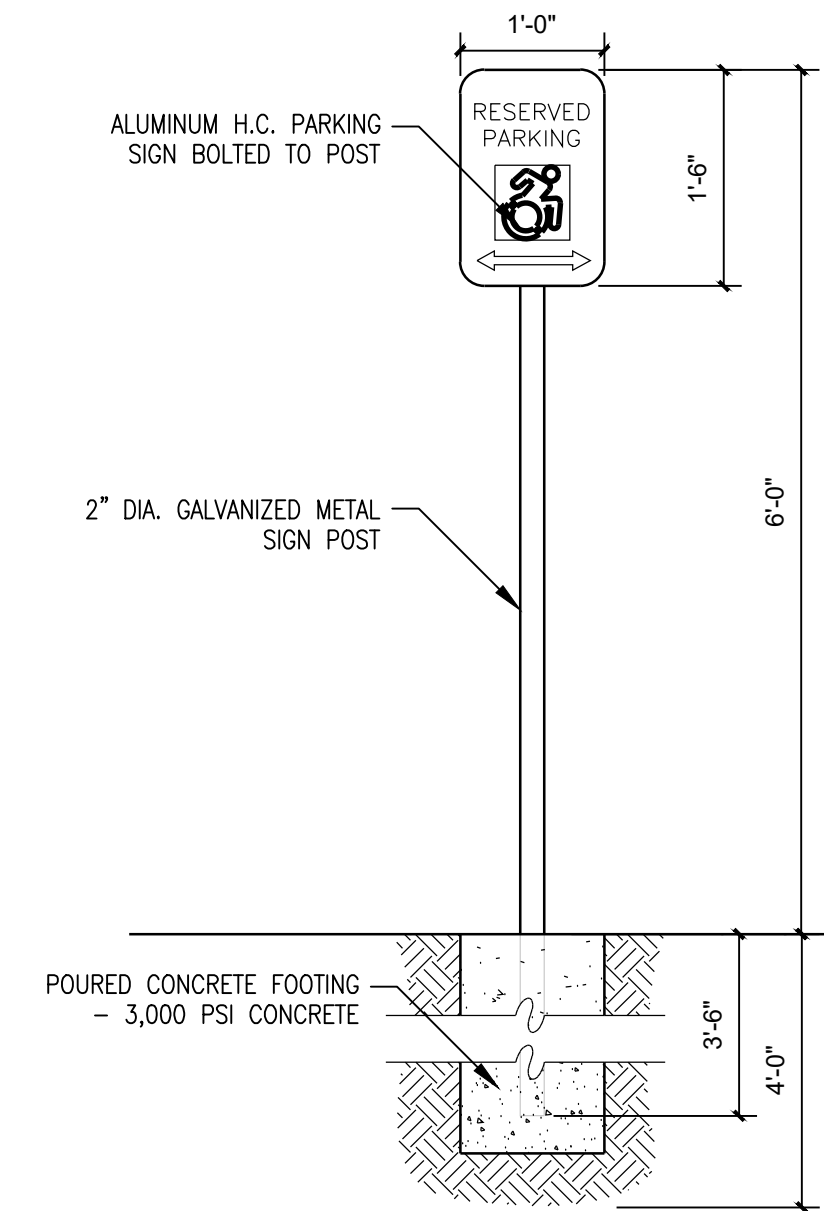
1 PAVING MARKINGS - HANDI-CAP PARKING STALLS  
1/4" = 1'-0"



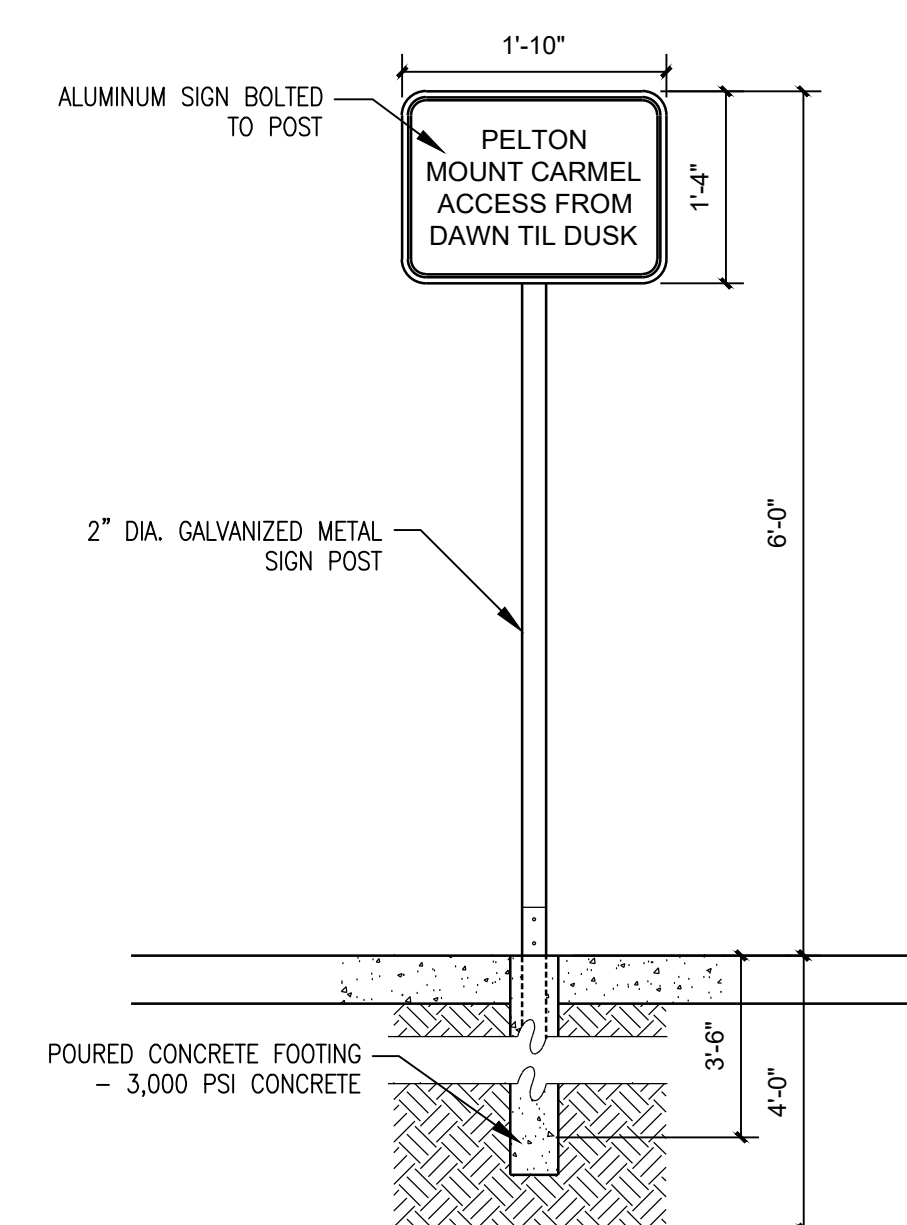
5 NO PARKING SIGN  
3/4" = 1'-0"



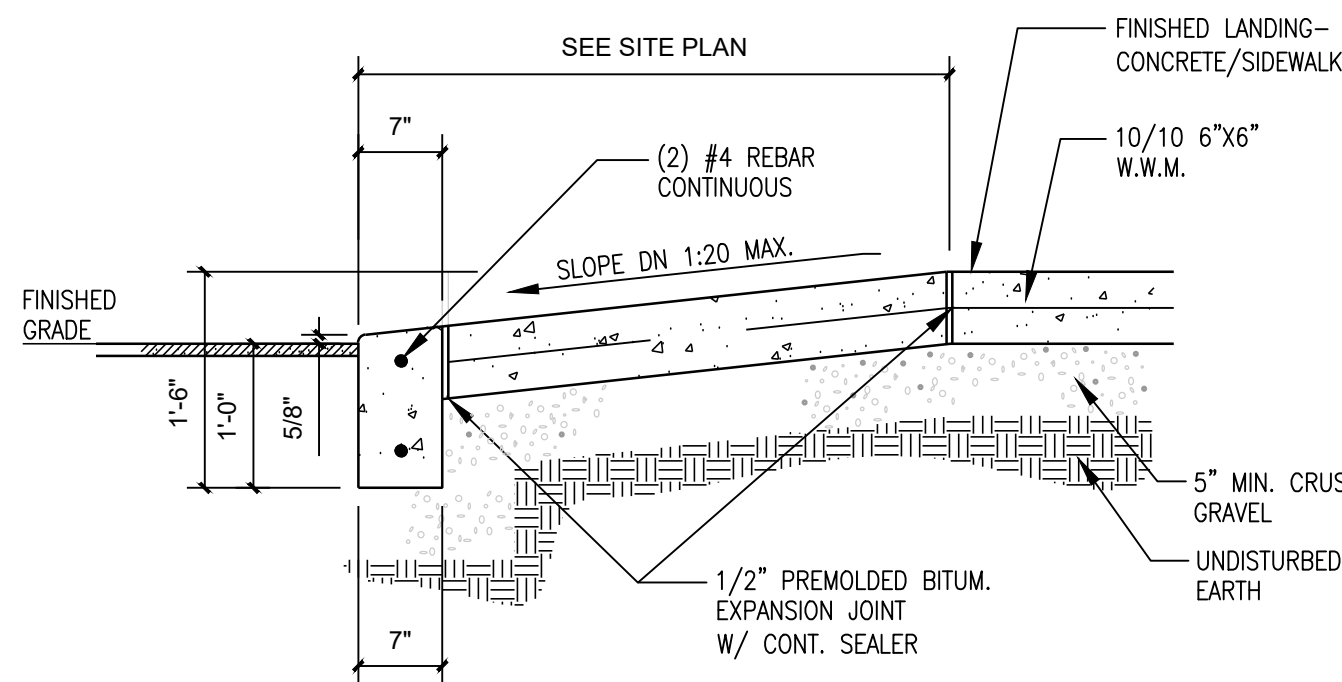
3 STOP SIGN DETAIL  
3/4" = 1'-0"



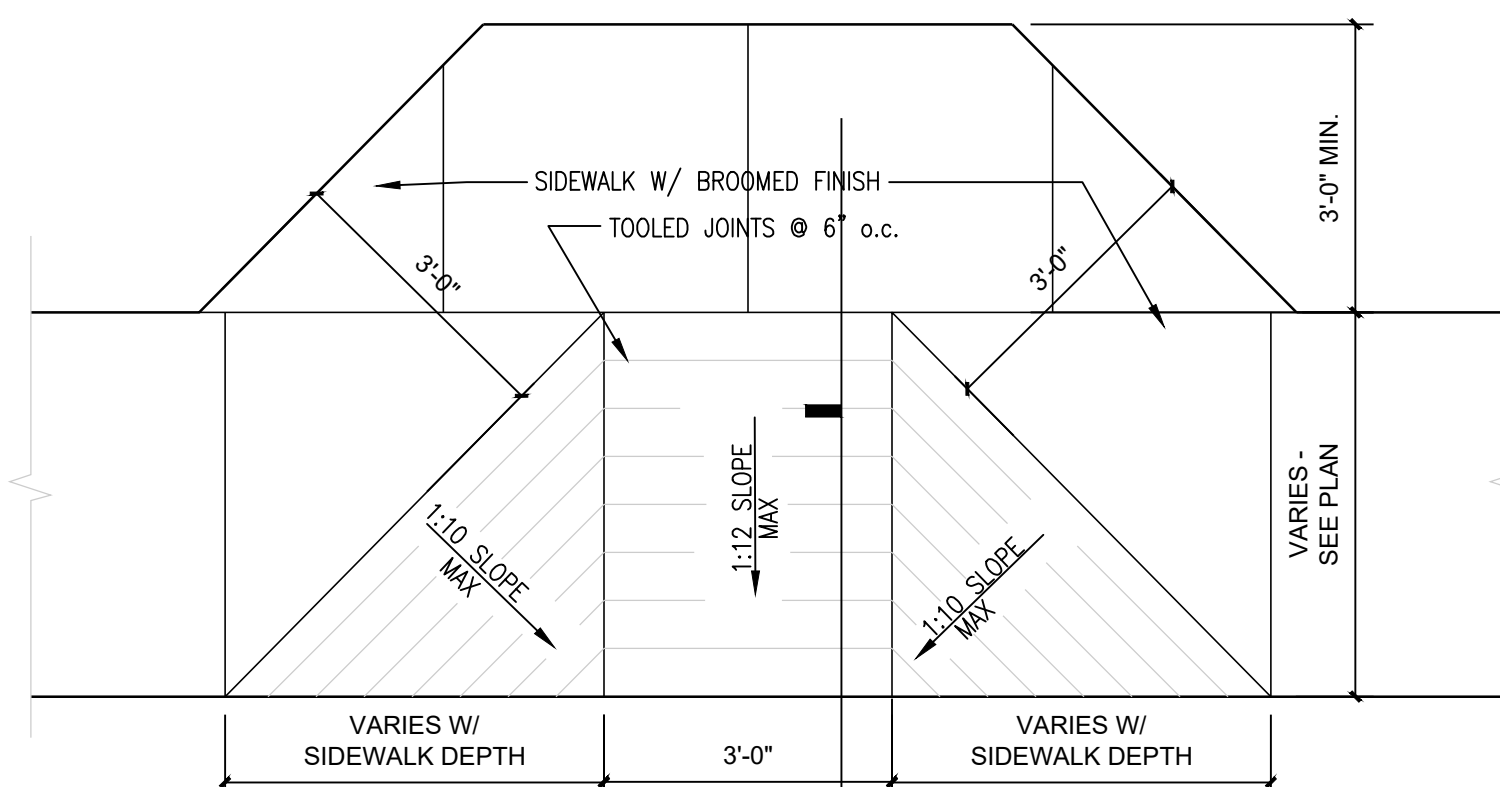
4 HC PARKING SIGN DETAIL  
3/4" = 1'-0"



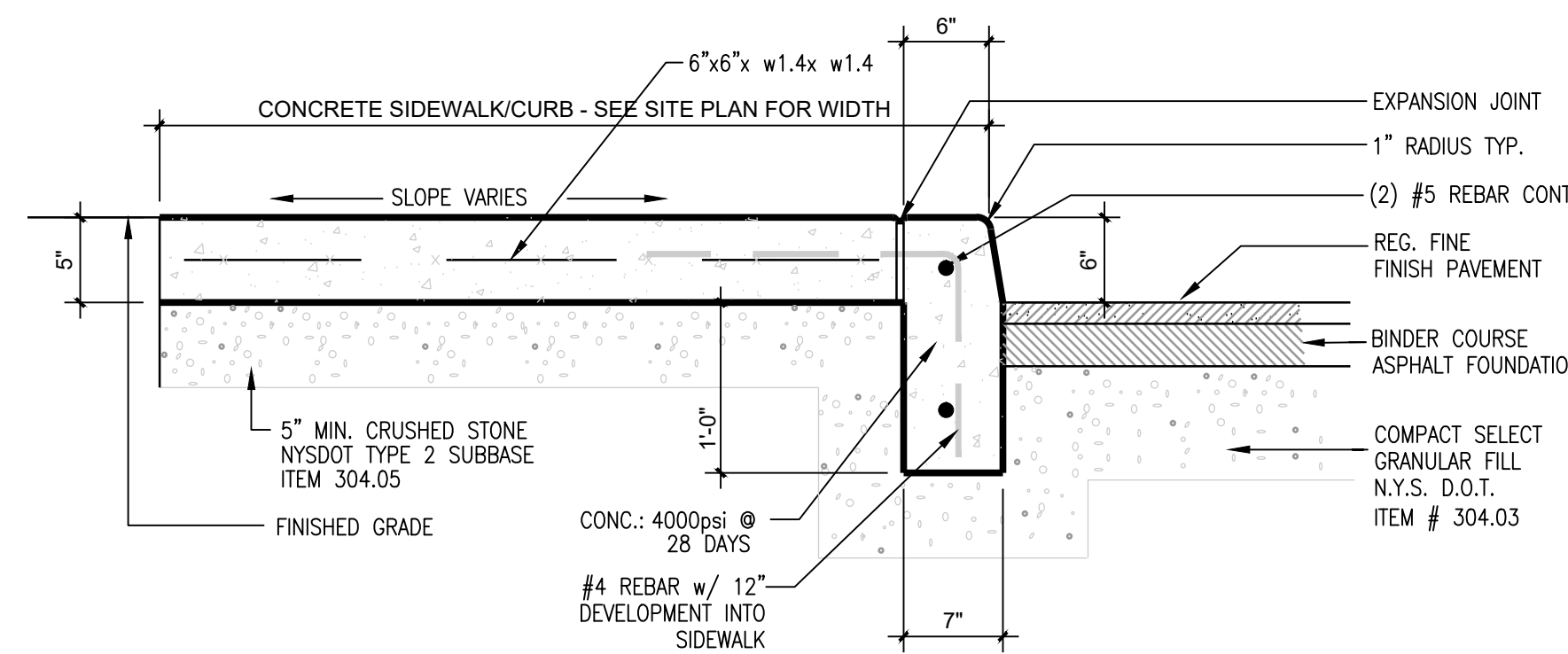
13 PUBLIC ACCESS SIGN DETAIL  
3/4" = 1'-0"



6 HANDI-CAP RAMP - SECTION  
3/4" = 1'-0"

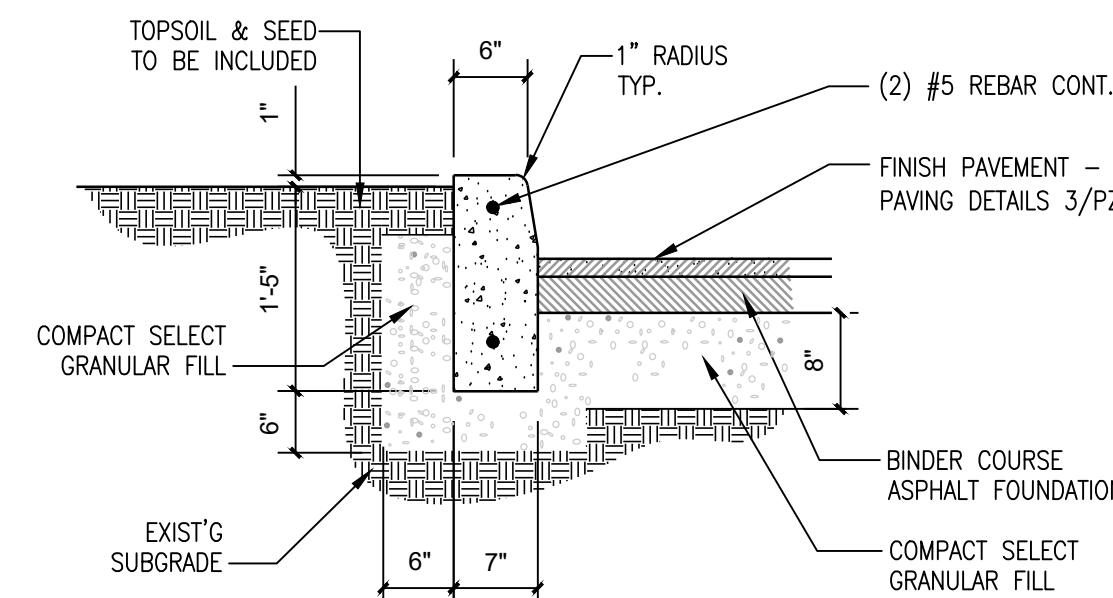


7 HANDI-CAP RAMP - PLAN  
1/2" = 1'-0"

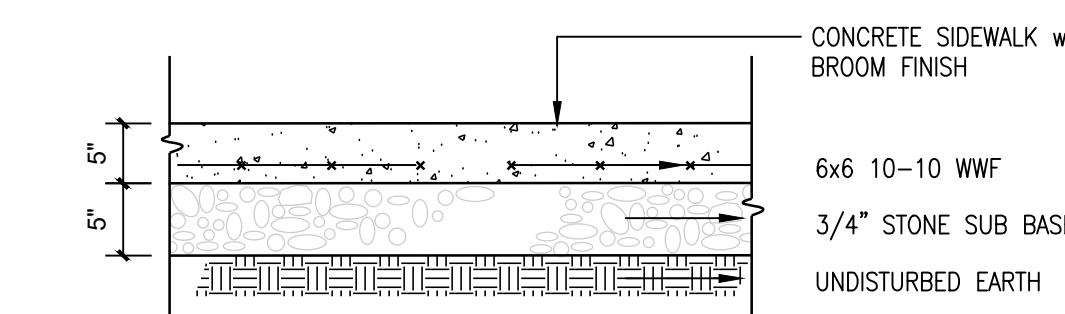


NOTE: 1) INSTALL SAW CUT CONTROL JOINTS @ 5'-0" o.c.  
2) EXPANSION JOINTS SHALL BE PLACED AT SIDEWALK INTERSECTIONS, CURBS, OR AT ANY PENETRATIONS THROUGH SIDEWALK.  
3) SURFACE SHALL BE BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL

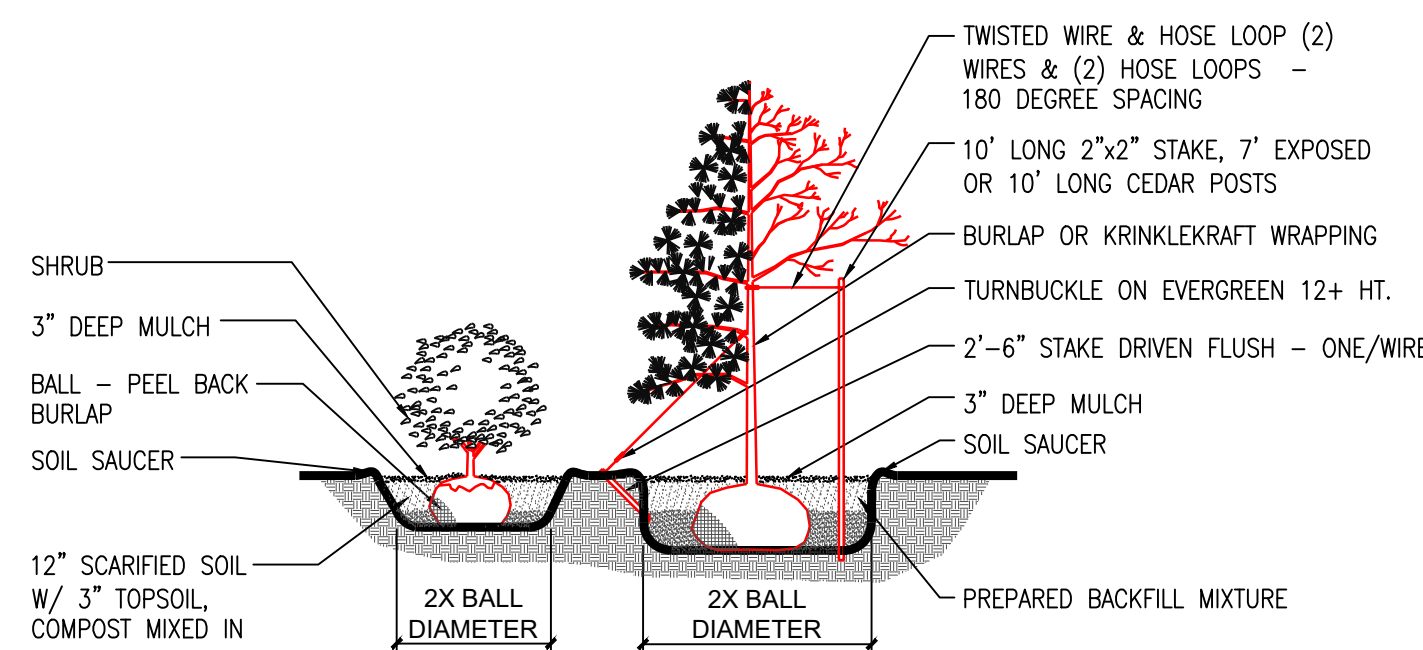
8 POURED CONCRETE SIDEWALK & CURB SECTION  
1" = 1'-0"



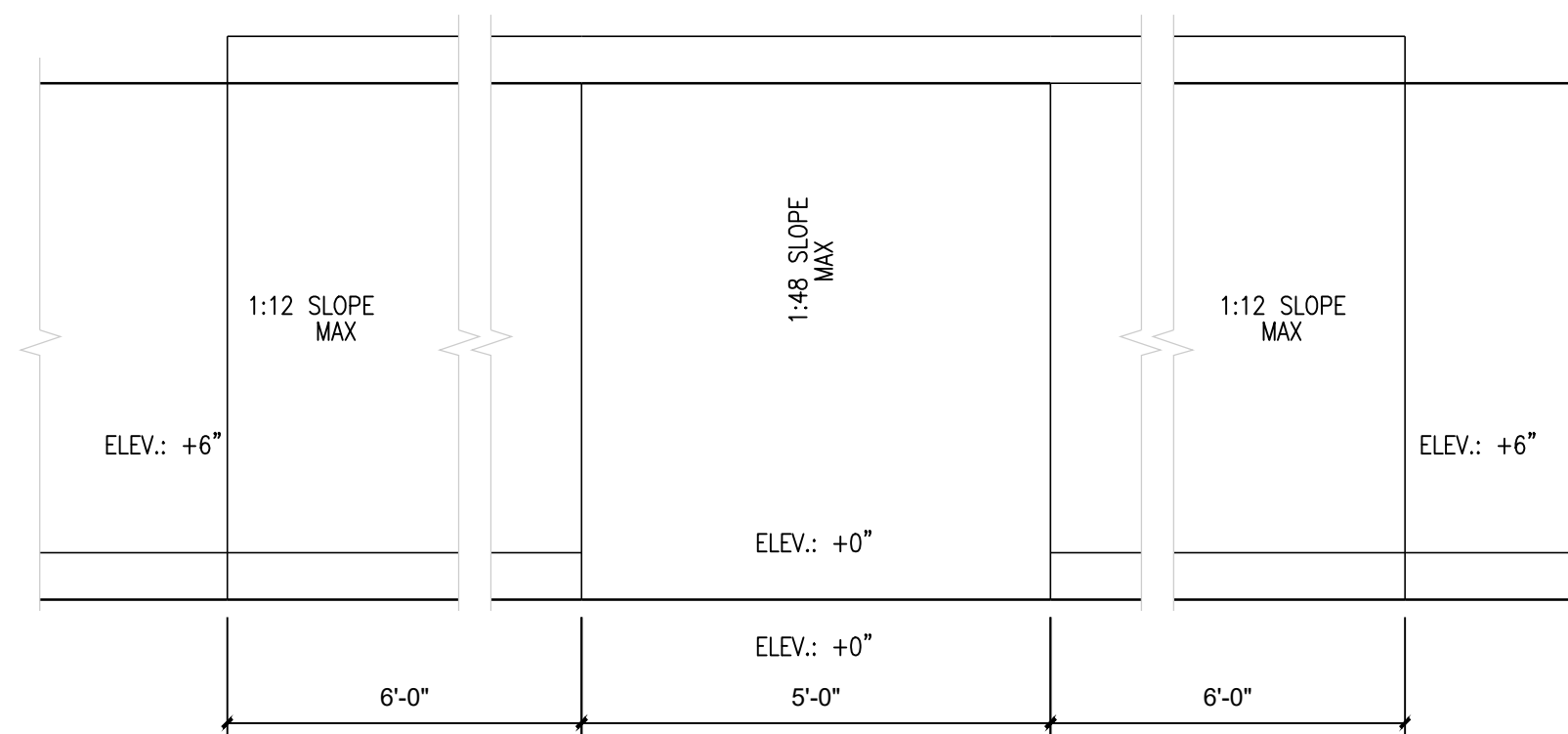
9 POURED CONCRETE CURB DETAIL  
3/4" = 1'-0"



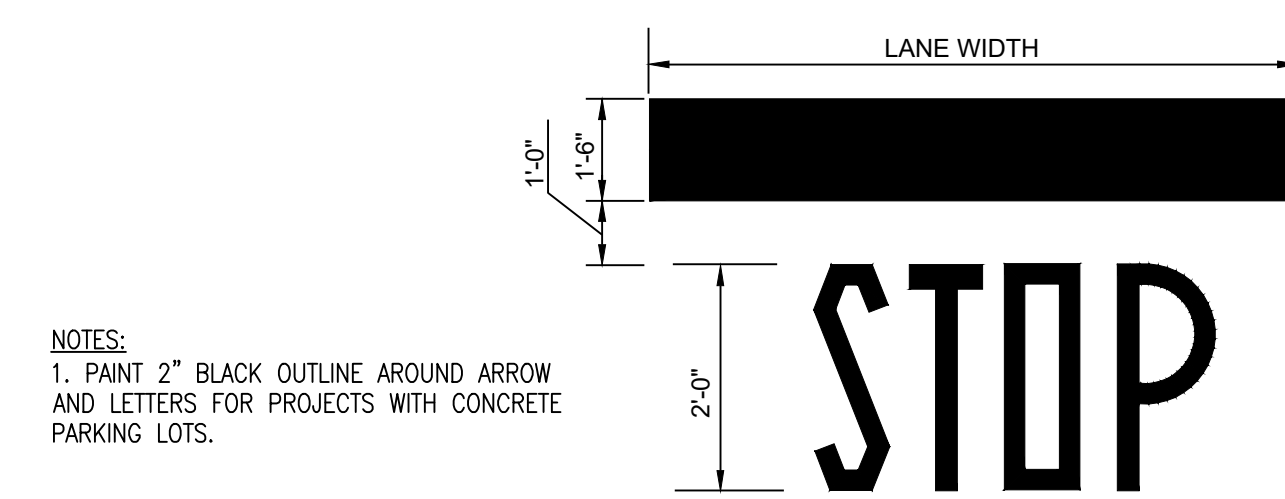
10 POURED CONCRETE SIDEWALK SECTION  
3/4" = 1'-0"



11 TREE & SHRUB PLANTING DETAILS  
NOT TO SCALE



12 HANDI-CAP RAMP - PLAN  
1/2" = 1'-0"



2 PAVING MARKINGS - DIRECTIONAL  
3/8" = 1'-0"

REVISIONS:  
8/29/2019 8/29/2019 3/26/2018 10/5/2017  
ISSUED TO HDLPC ISSUED TO PLANNING BOARD ISSUED TO PLANNING BOARD ISSUED TO PLANNING BOARD



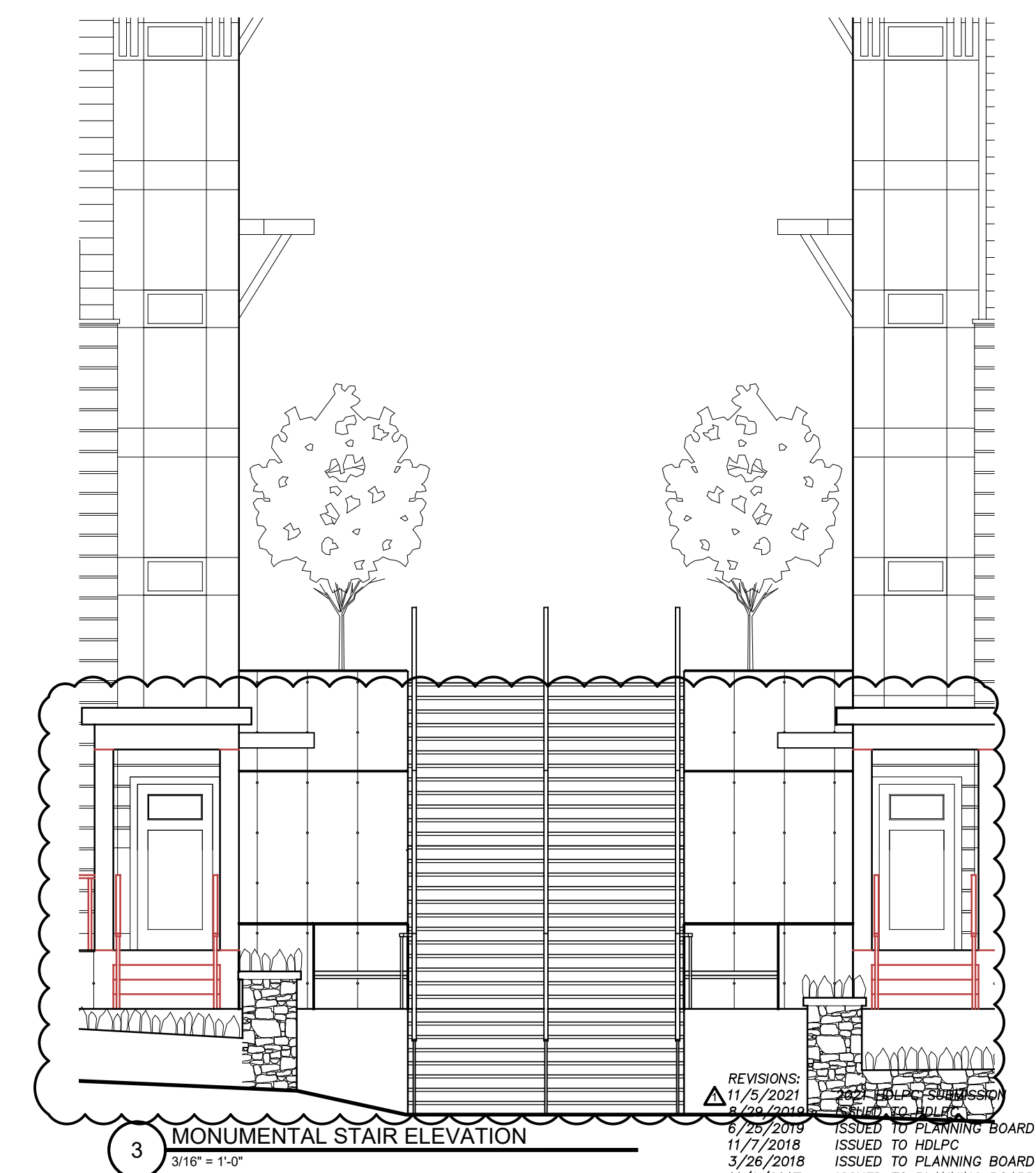
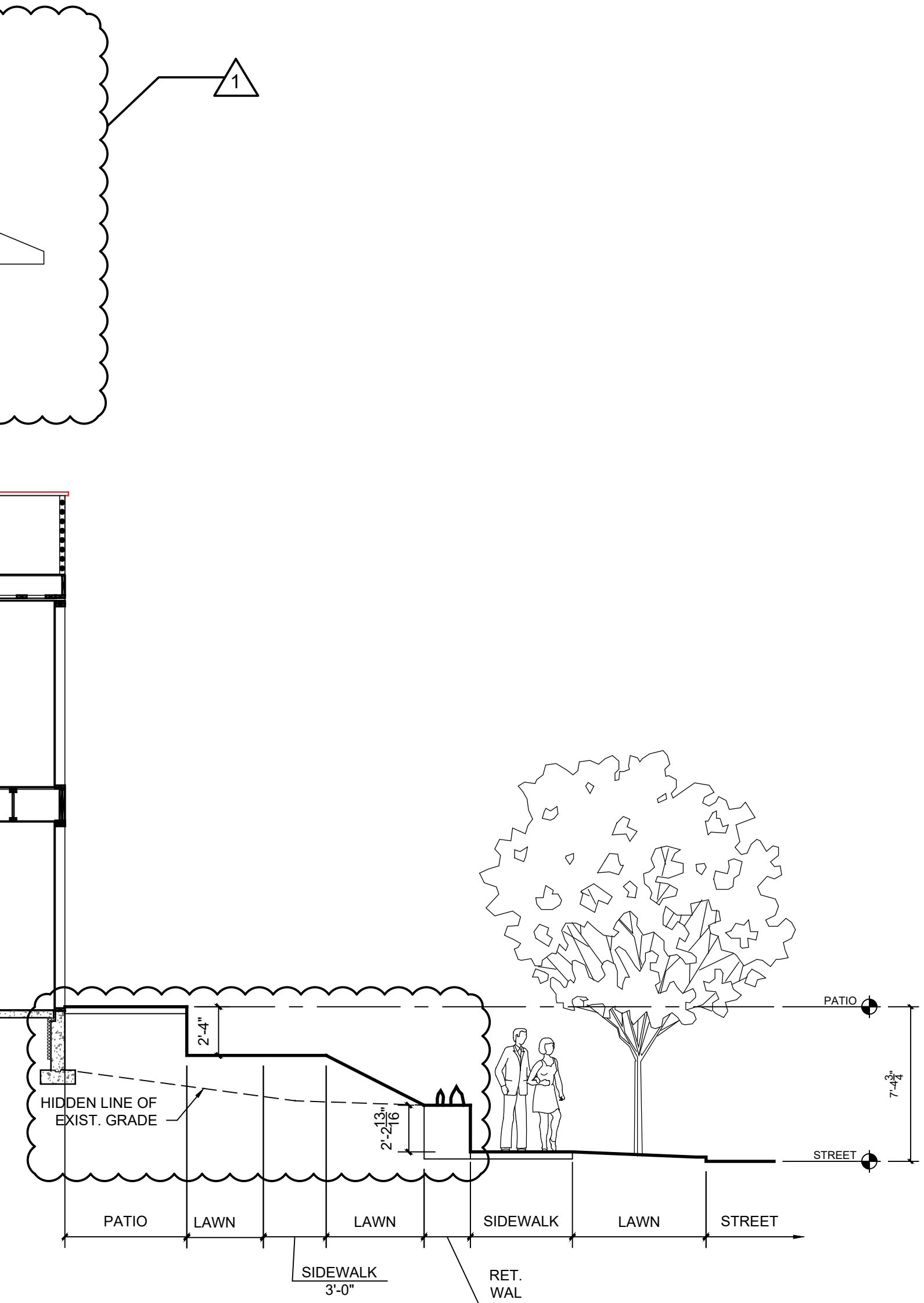
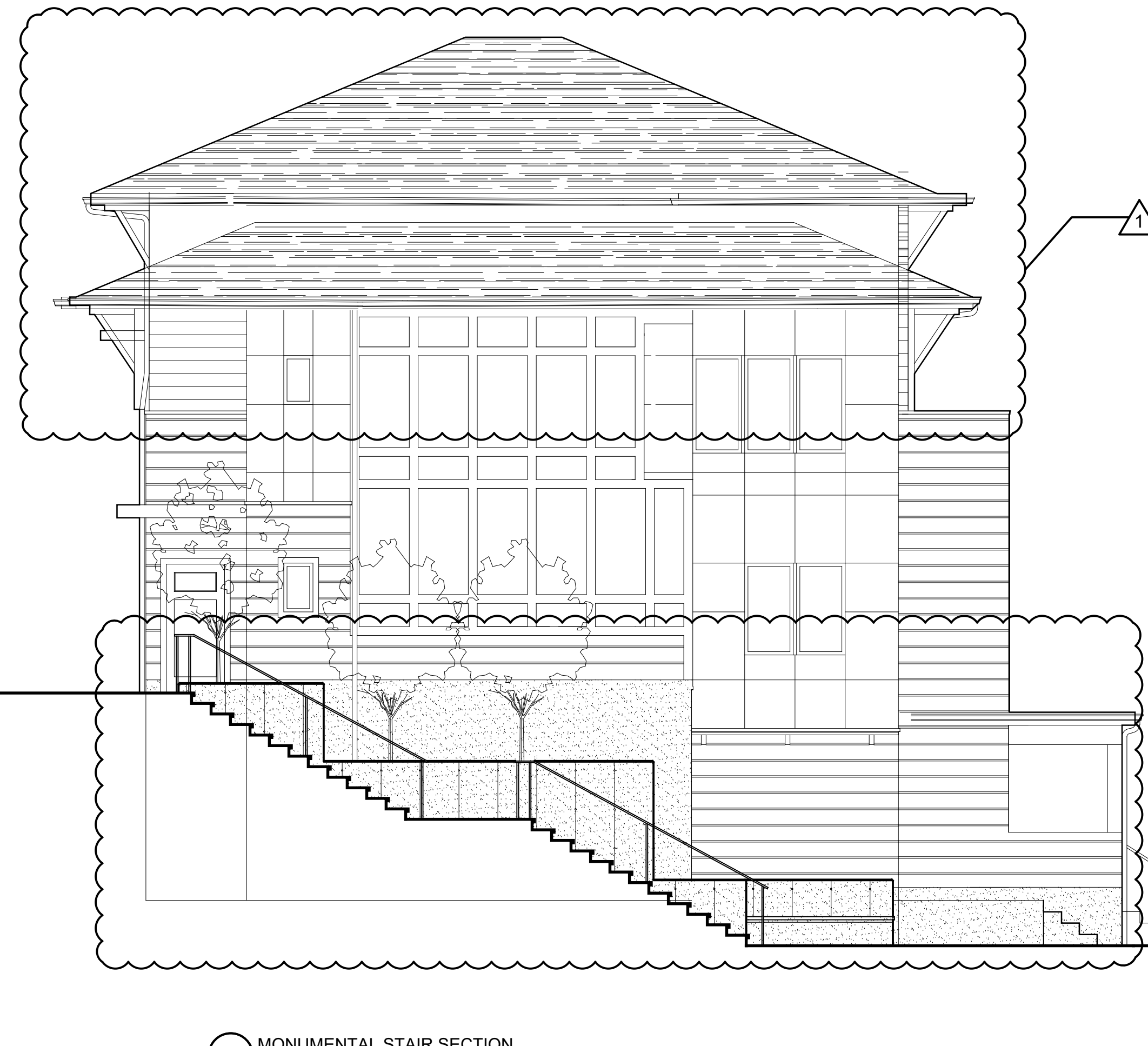
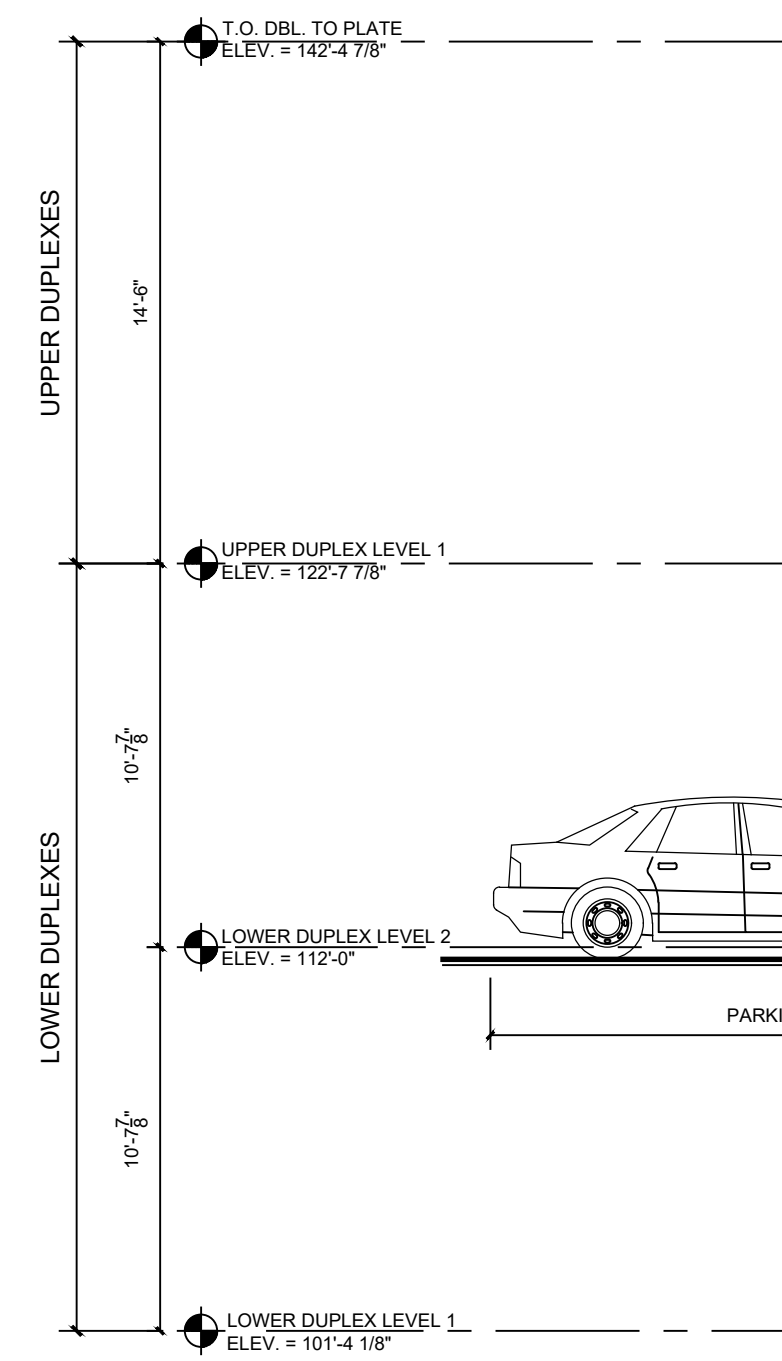
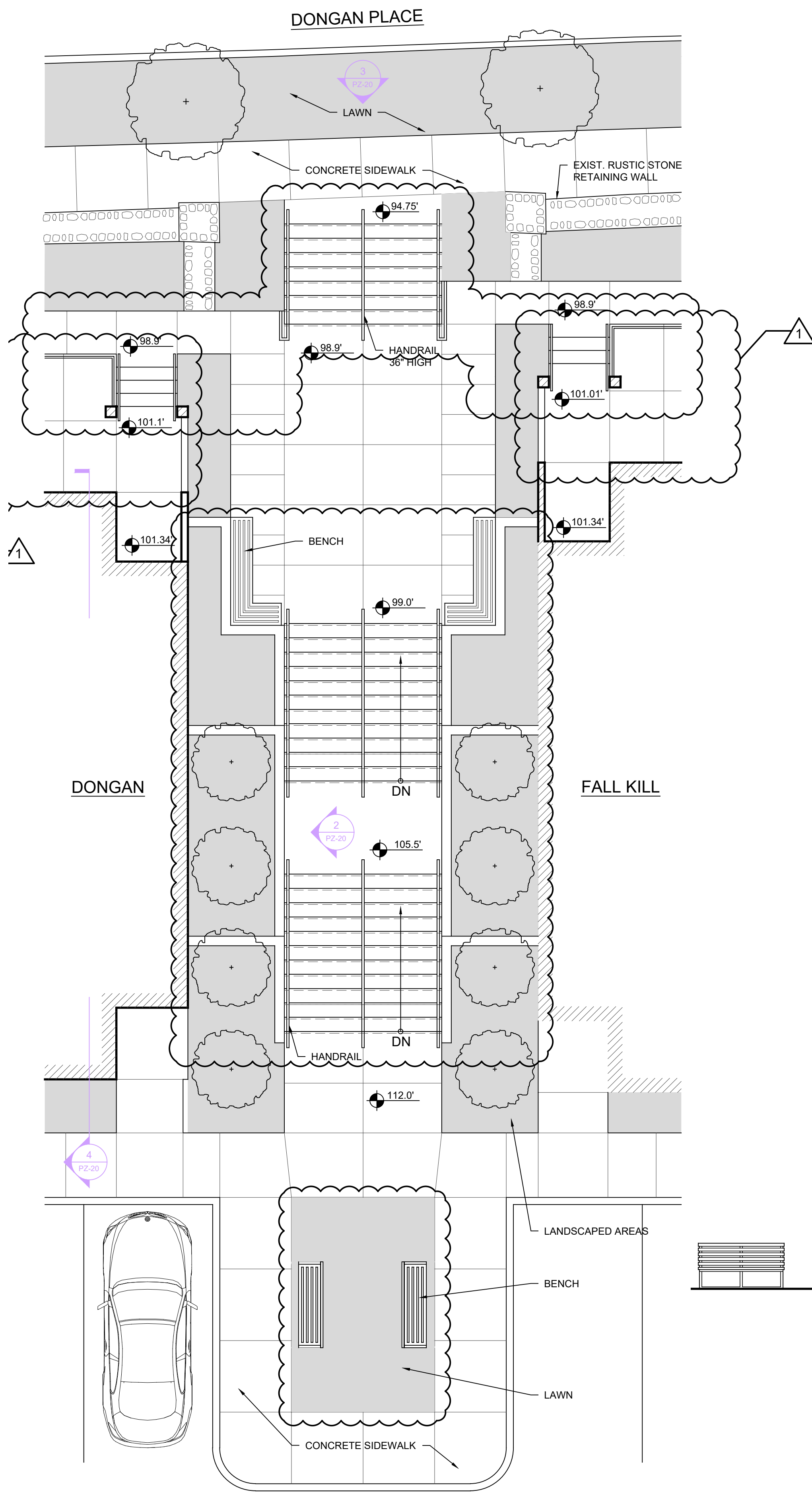
CLIENT:  
**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

SITE DETAILS

|                   |       |
|-------------------|-------|
| DRAWN BY:<br>J.O. | PZ-06 |
| JOB NO.<br>Y1022  |       |
| DATE<br>8/29/17   |       |





1 ENLARGED MONUMENTAL STAIR PLAN  
3/16" = 1'-0"

2 MONUMENTAL STAIR SECTION  
3/16" = 1'-0"

3 MONUMENTAL STAIR ELEVATION  
3/16" = 1'-0"



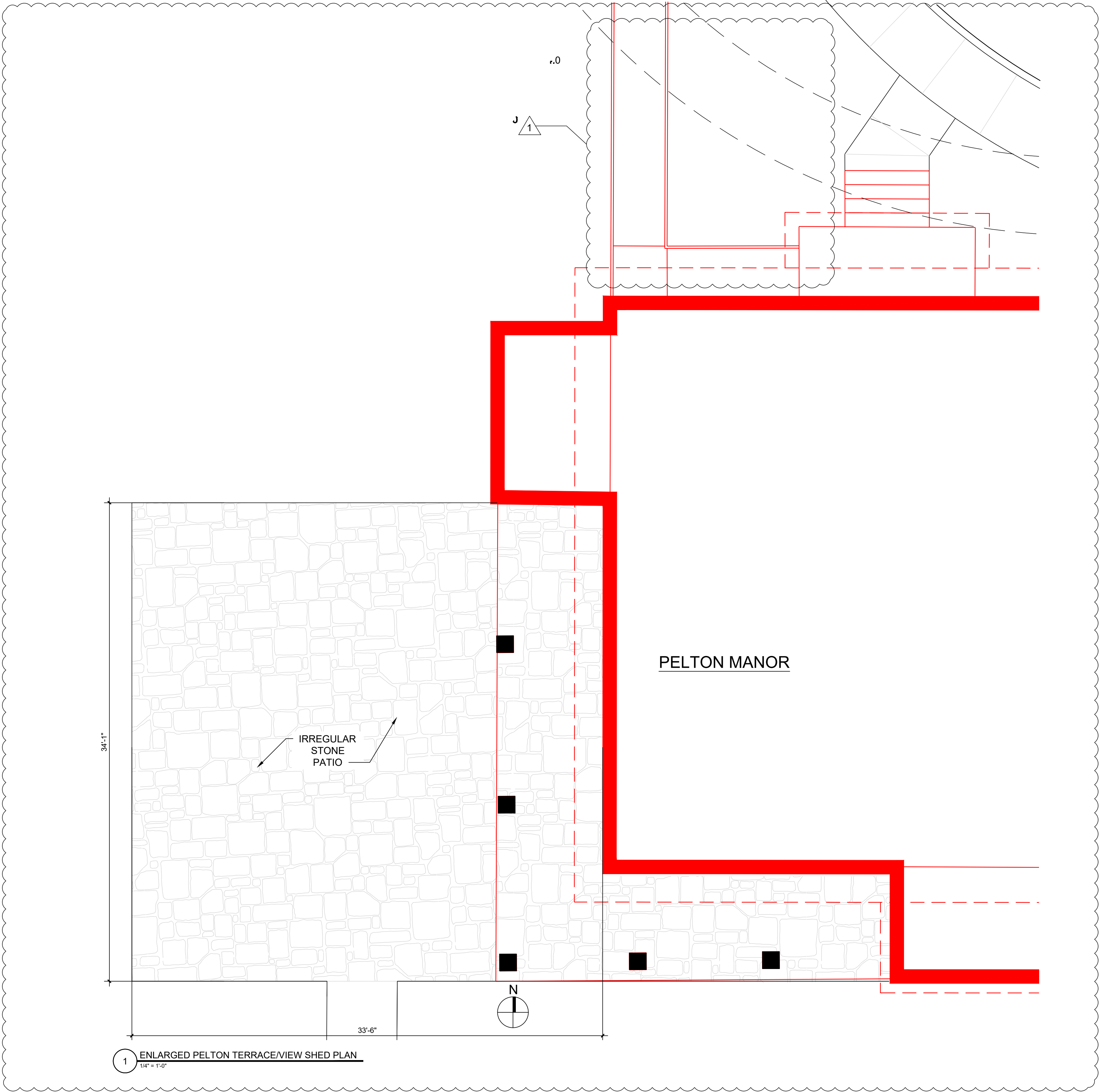
CLIENT:  
**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

ENLARGED  
MONUMENTAL STAIR  
PLAN & ELEVATIONS

|                      |       |
|----------------------|-------|
| DRAWN BY:<br>M.L.L.  | PZ-20 |
| JOB No.<br>Y1022     |       |
| DATE:<br>19 Nov 2015 |       |





| REVISIONS: |                          |
|------------|--------------------------|
| 11/5/2021  | 2021 HDLPC SUBMISSION    |
| 8/29/2019  | ISSUED TO HDLPC          |
| 6/25/2019  | ISSUED TO PLANNING BOARD |
| 3/28/2019  | PRE-SUBMISSION - HDLPC   |
| 11/07/2018 | ISSUED TO HDLPC          |
| 8/03/2018  | ISSUED TO HDLPC          |
| 3/26/2018  | ISSUED TO PLANNING BOARD |
| 11/9/2017  | ISSUED TO PLANNING BOARD |

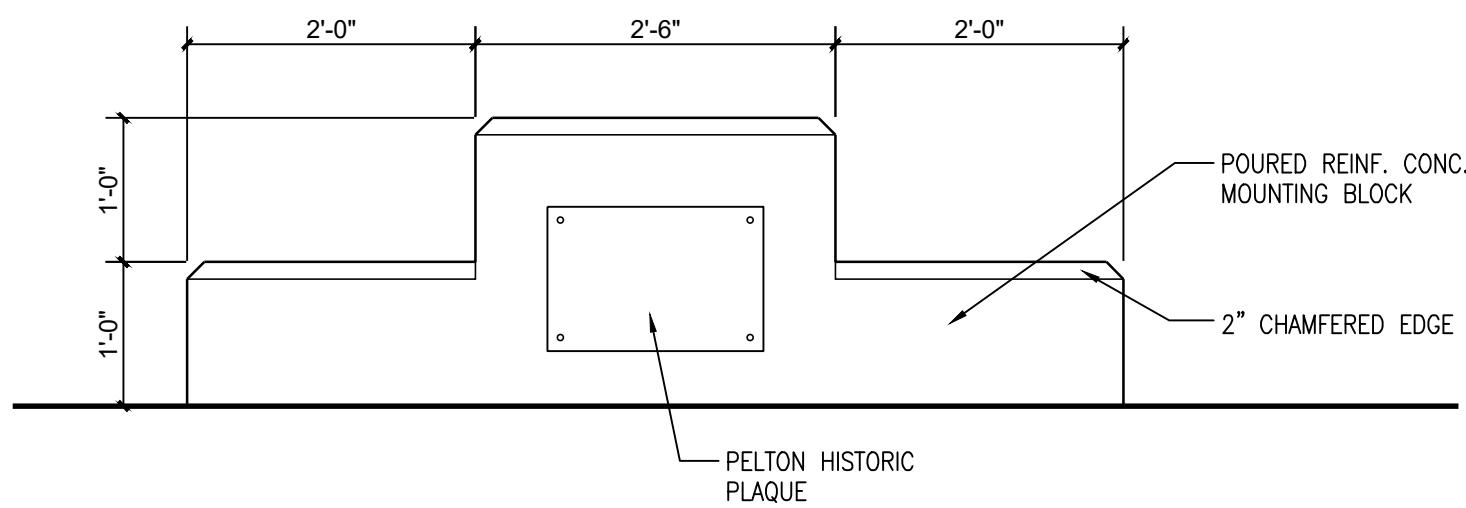


CLIENT:  
**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

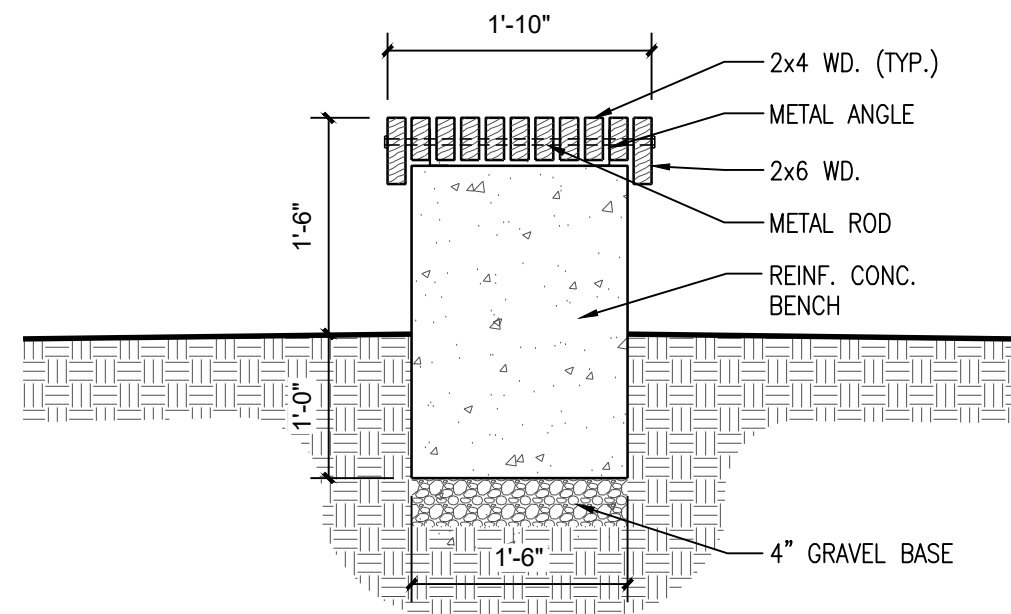
PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

| ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION |       |
|------------------------------------------------------|-------|
| DRAWN BY:<br>J.D.                                    | PZ-21 |
| JOB NO.<br>Y1022                                     |       |
| DATE<br>8/29/17                                      |       |

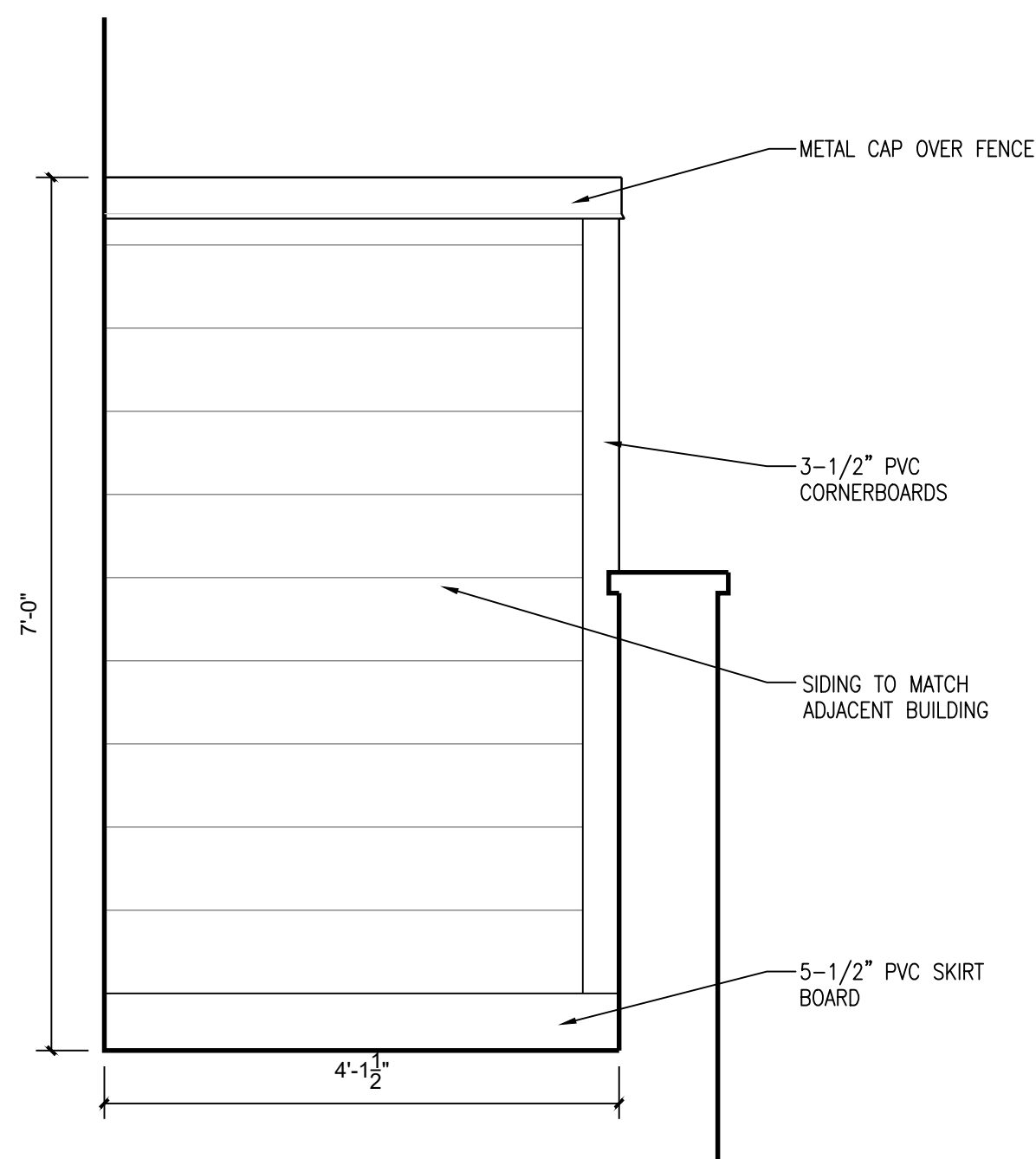




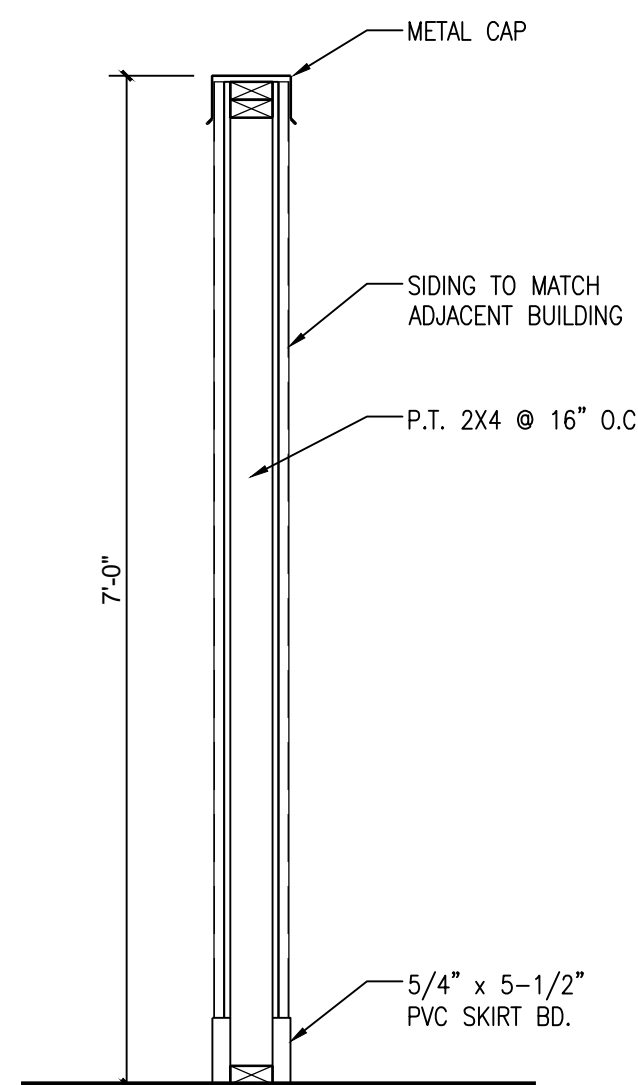
7 MOUNTING BLOCK ELEVATION  
3/4" = 1'-0"



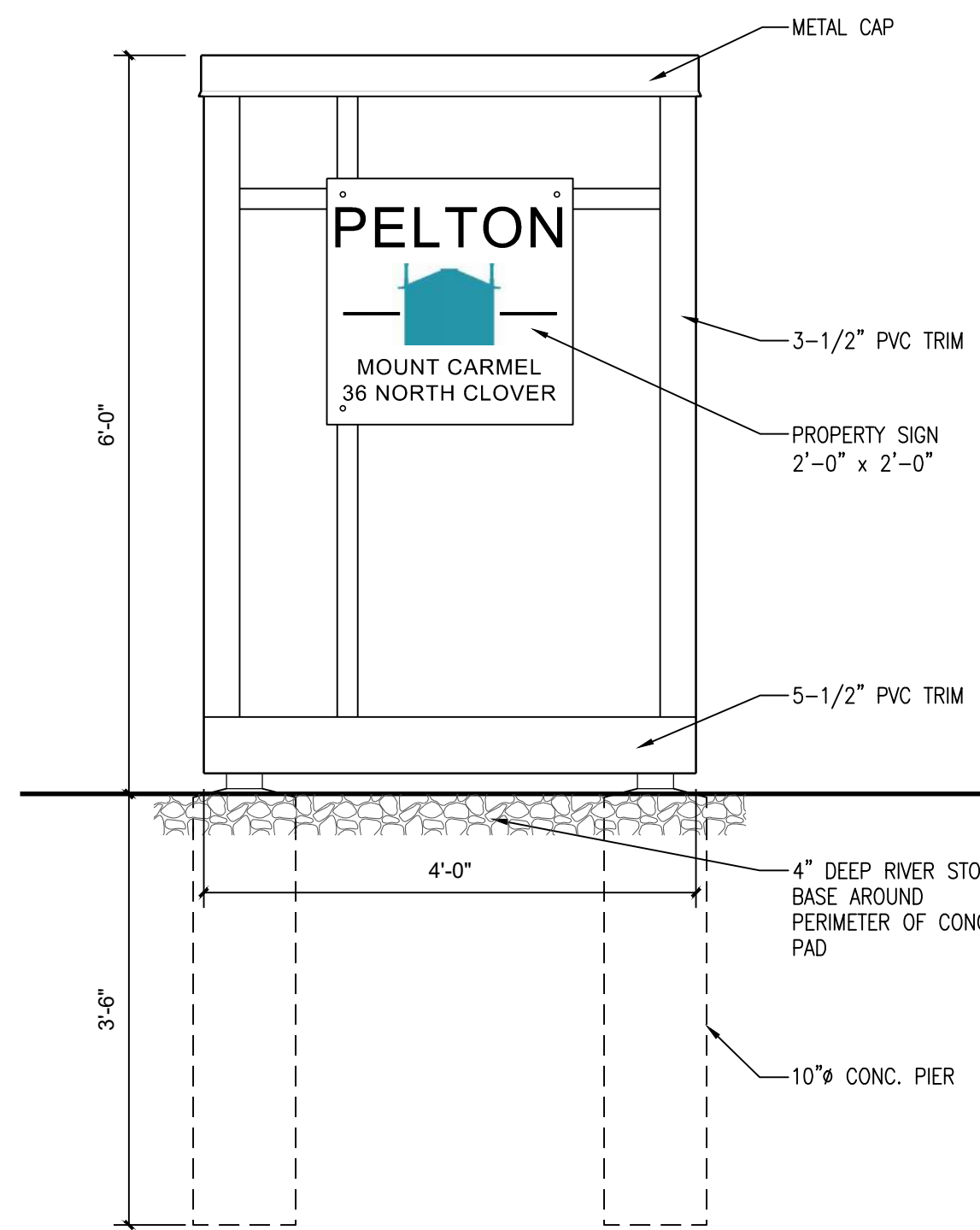
9 BENCH DETAIL  
3/4" = 1'-0"



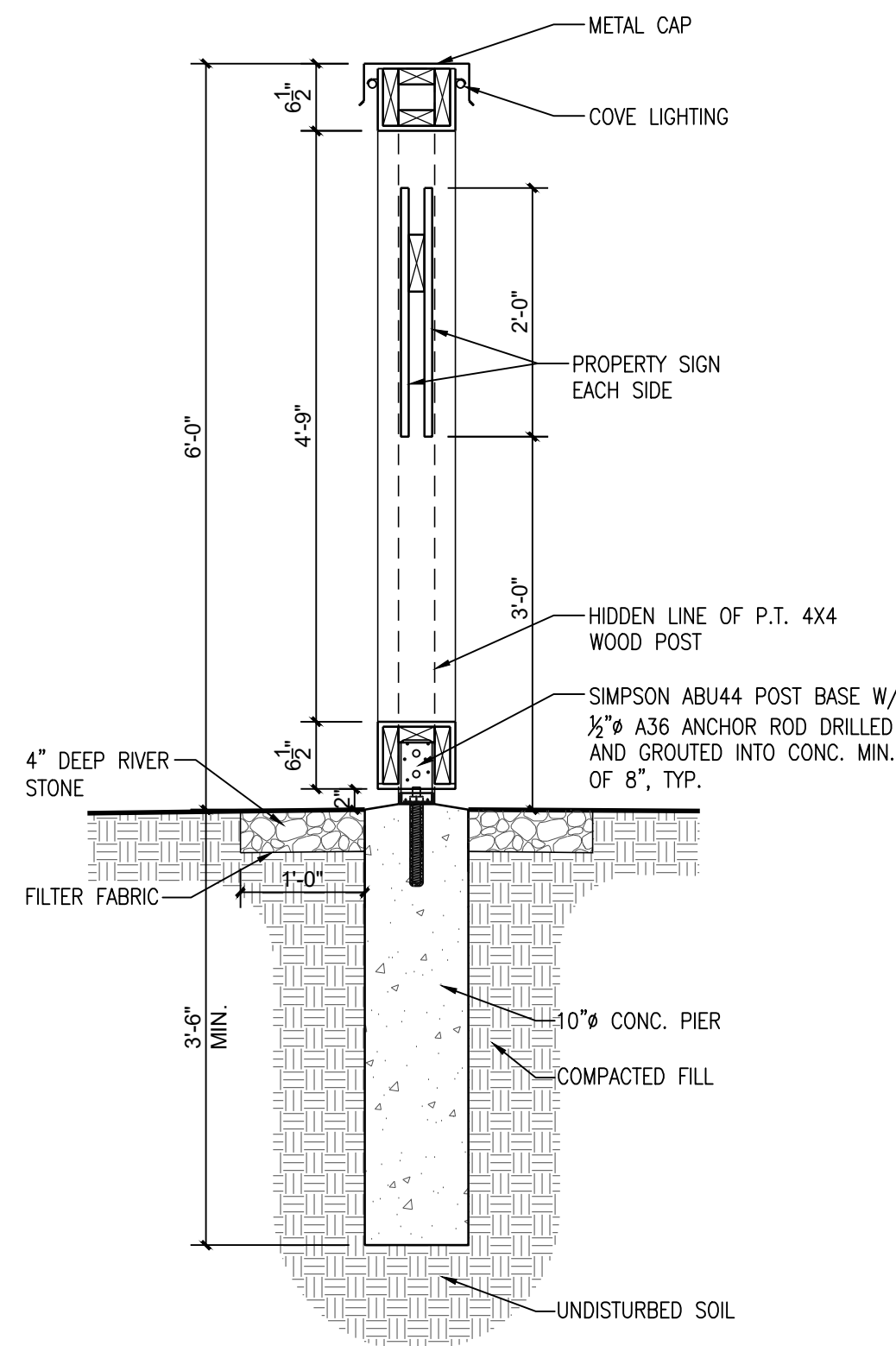
5 PRIVACY WALL ELEVATION  
3/4" = 1'-0"



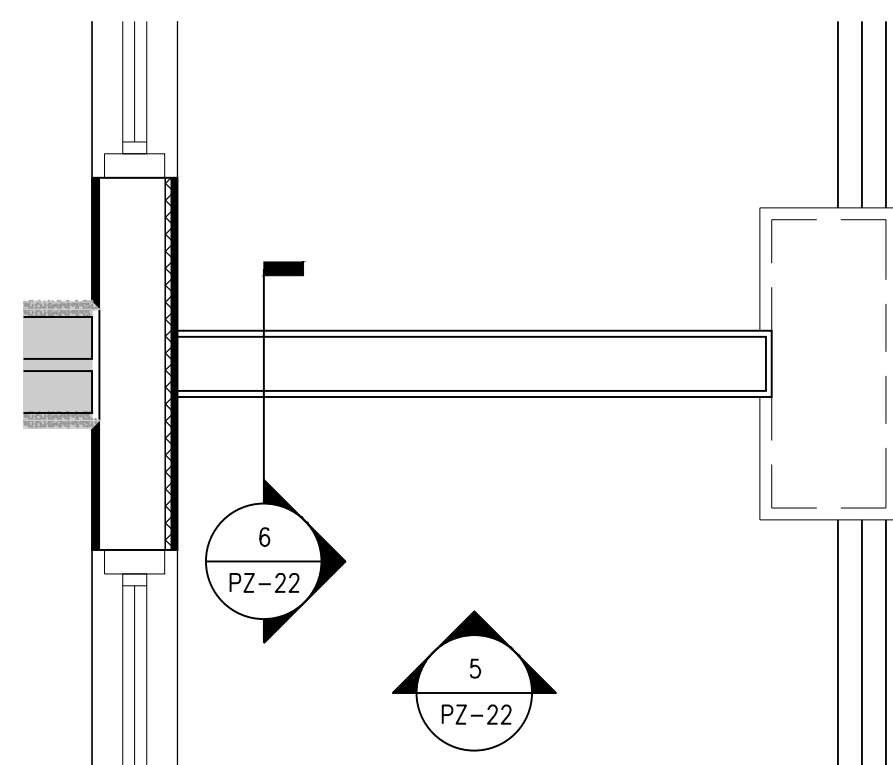
6 PRIVACY WALL SECTION  
3/4" = 1'-0"



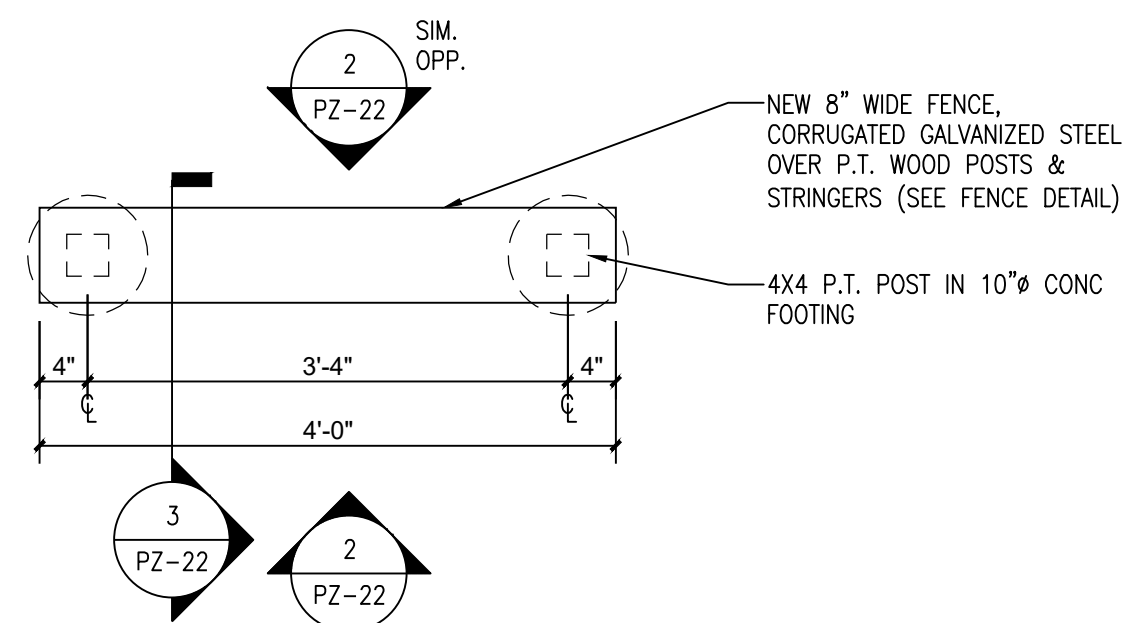
2 FRONT ENTRANCE SIGN ELEVATION  
3/4" = 1'-0"



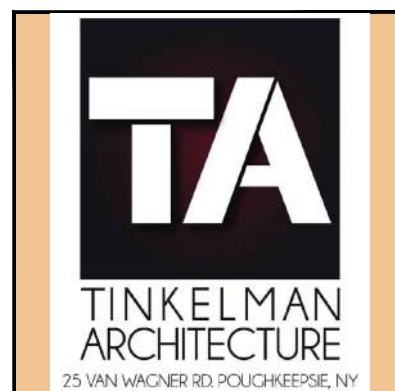
3 FRONT ENTRANCE SIGN SECTION  
3/4" = 1'-0"



4 PRIVACY WALL PLAN  
3/4" = 1'-0"



1 FRONT ENTRANCE SIGN PLAN  
3/4" = 1'-0"



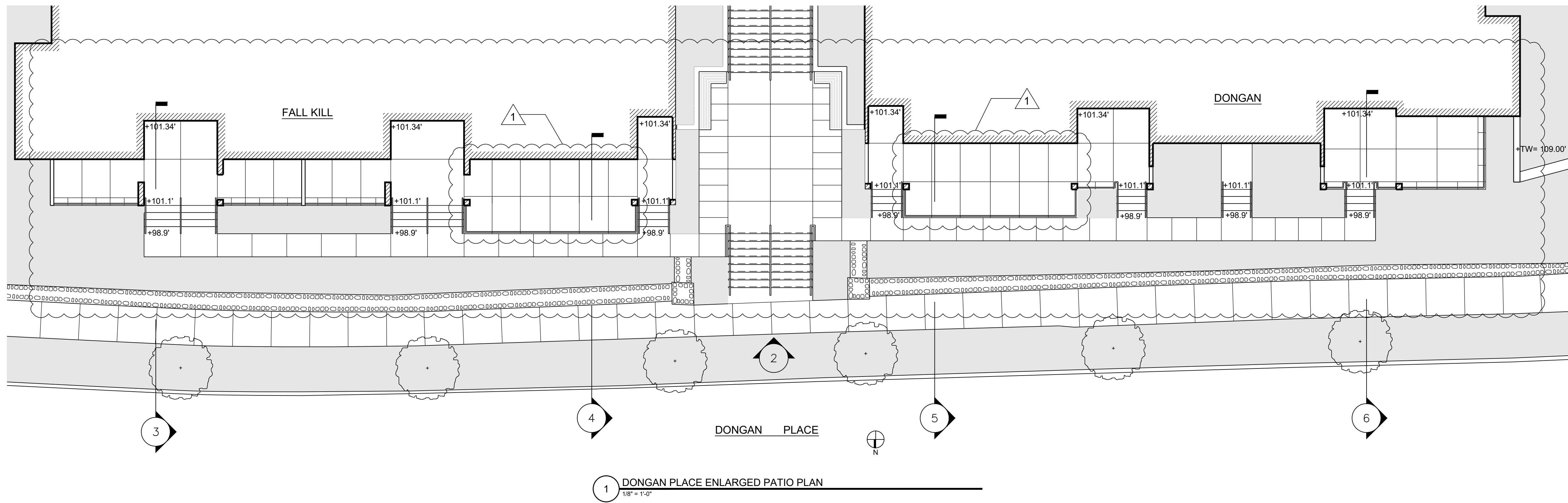
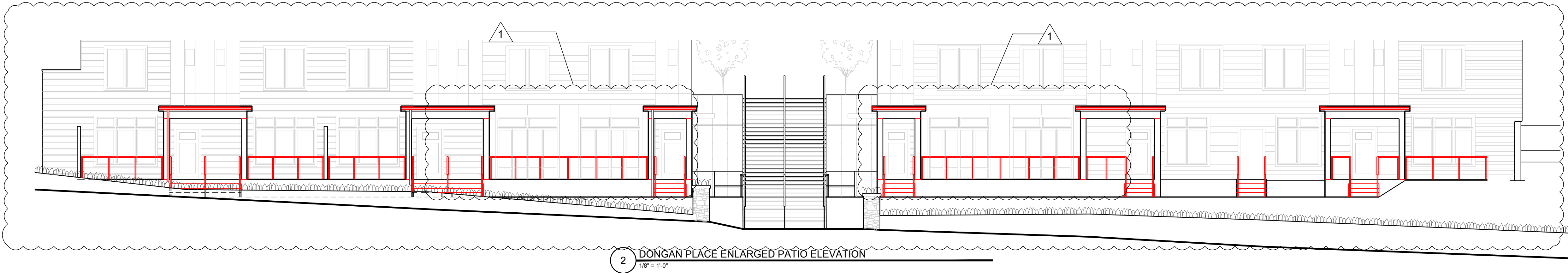
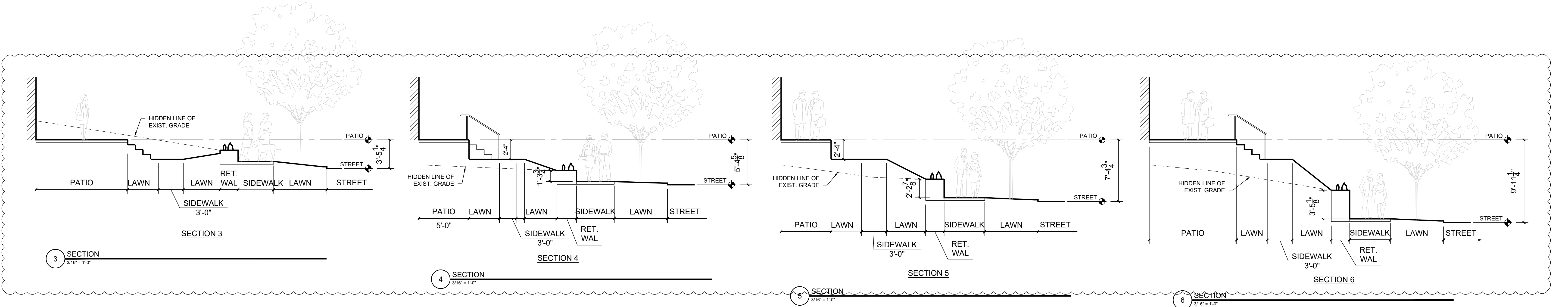
CLIENT:  
Pelton Partners LLC  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
Pelton Mount Carmel  
36 N. Clover St.  
Poughkeepsie, NY 12601

REVISIONS:  
8/29/2019 ISSUED TO HDLPC  
6/25/2019 ISSUED TO PLANNING BOARD  
3/26/2018 ISSUED TO PLANNING BOARD  
11/9/2017 ISSUED TO PLANNING BOARD

| FRONT ENTRANCE SIGN |             |
|---------------------|-------------|
| DRAWN BY:           | M.L.L.      |
| JOB No.             | PZ-22       |
| DATE:               | 19 Nov 2015 |







TINKELMAN  
ARCHITECTURE  
25 VAN WAGNER RD. Poughkeepsie, NY

CLIENT:

**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:

**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

REVISIONS:

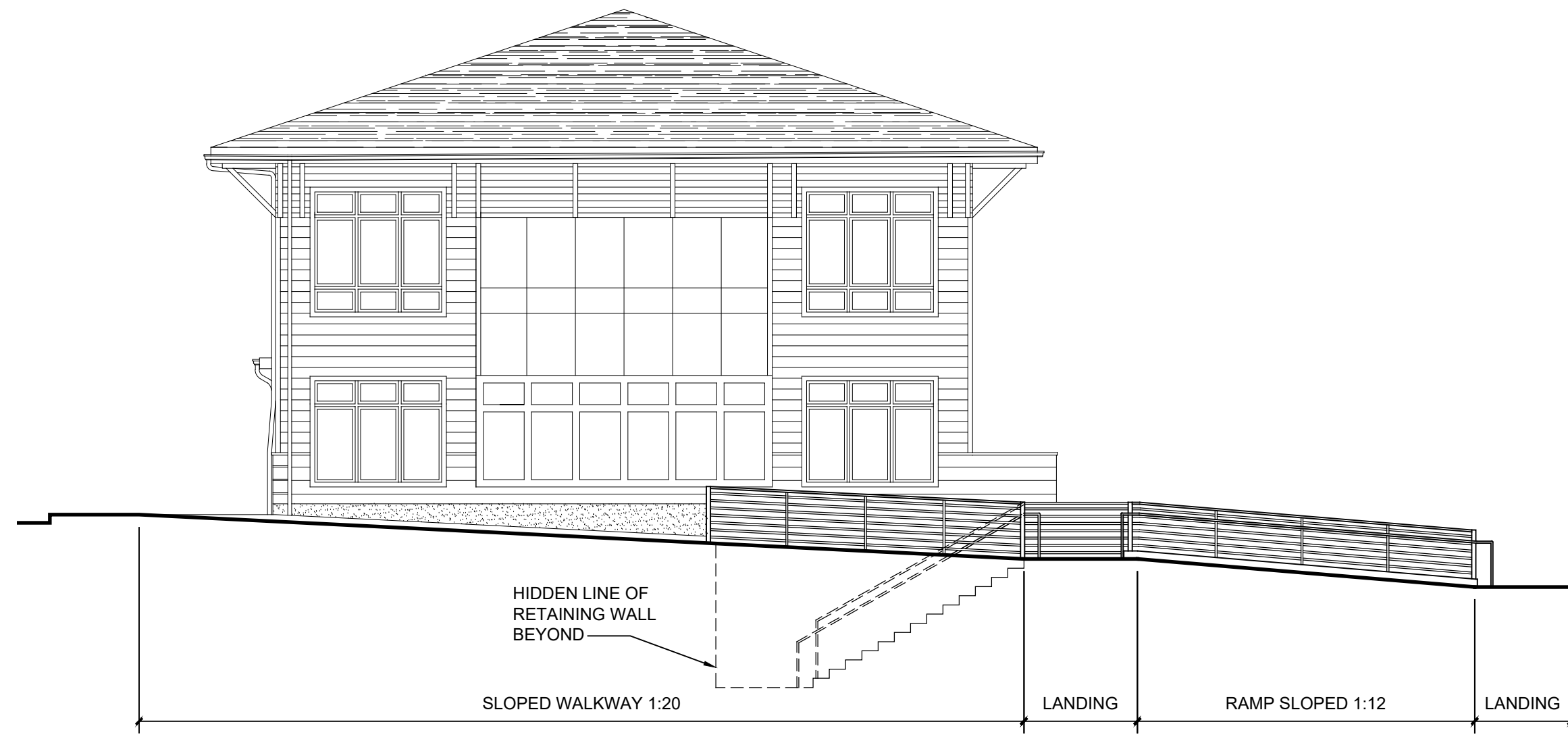
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|-----|-----------|--------------------------|
| 1   | 11/5/2021 | 2021 HDLPC SUBMISSION    |
| 2   | 8/25/2019 | ISSUED TO HDLPC          |
| 3   | 6/25/2019 | ISSUED TO PLANNING BOARD |
| 4   | 3/26/2018 | ISSUED TO PLANNING BOARD |
| 5   | 11/9/2017 | ISSUED TO PLANNING BOARD |

|           |         |
|-----------|---------|
| DRAWN BY: | M.L.L.  |
| JOB No.   | Y1022   |
| DATE:     | 4/12/18 |

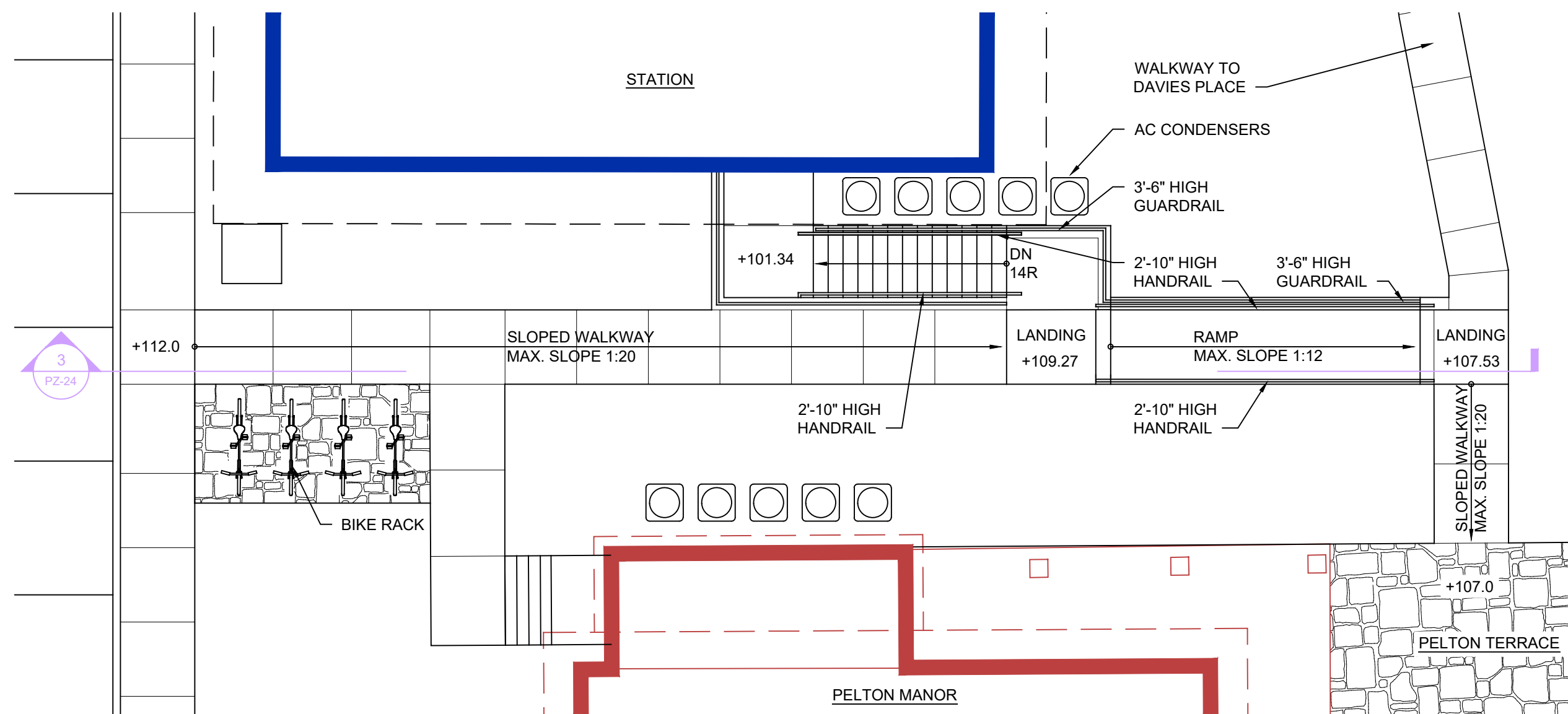
**DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS**

**PZ-23**

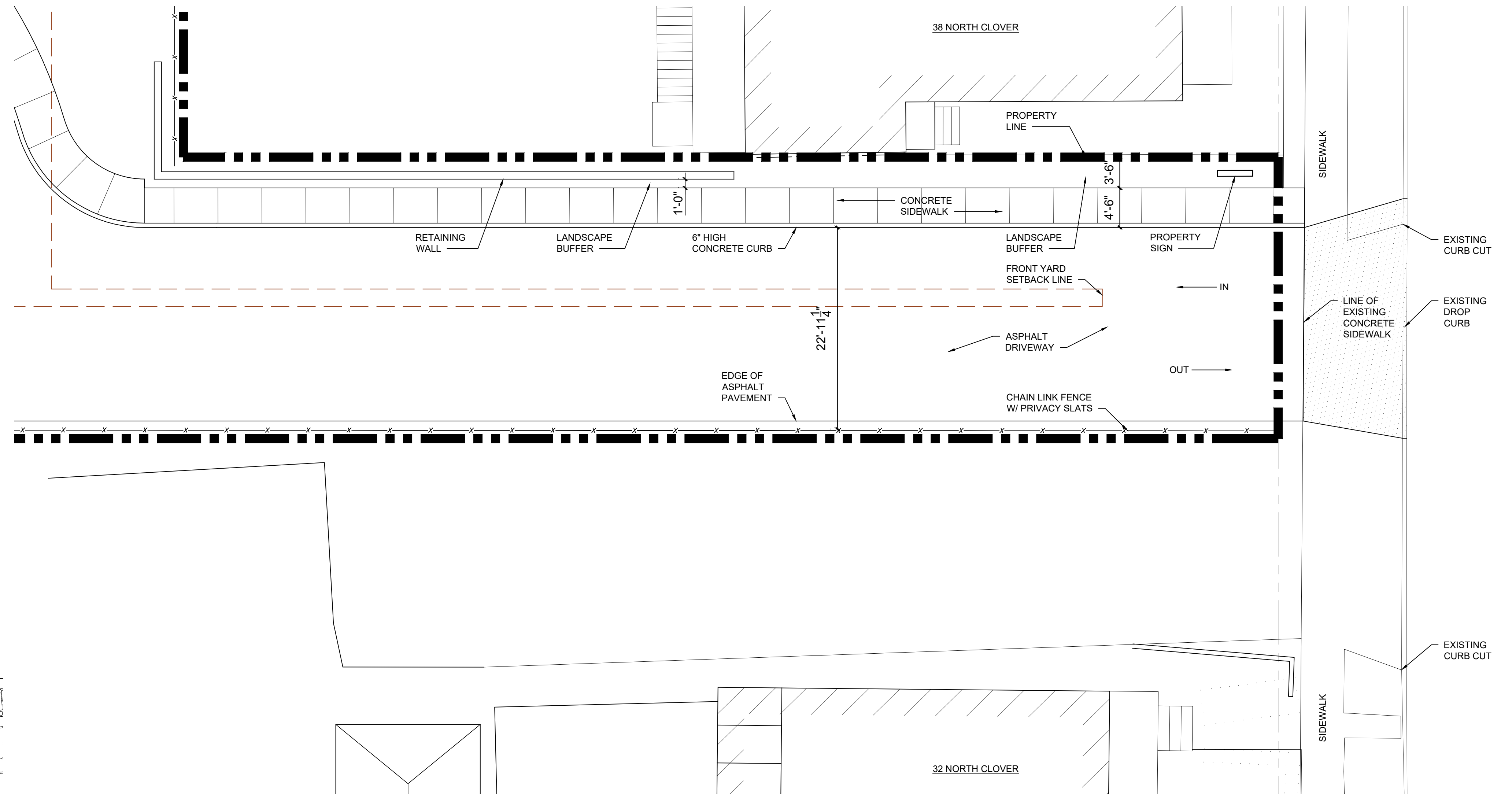




3 WALKWAY/RAMP SECTION  
1/8" = 1'-0"



2 ENLARGED WALKWAY/RAMP PLAN  
1/8" = 1'-0"



1 ENLARGED DRIVEWAY ENTRANCE PLAN  
1/8" = 1'-0"

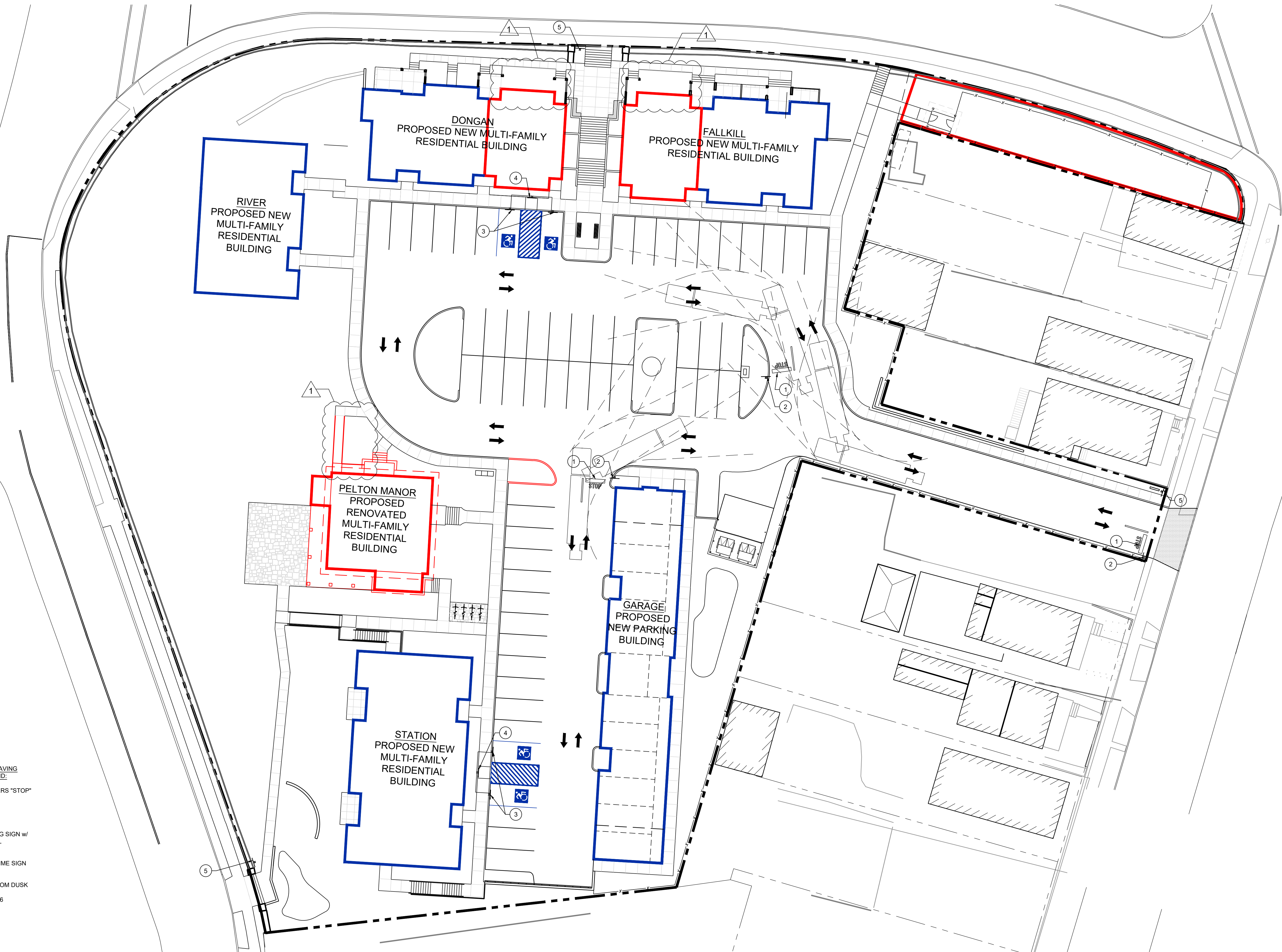


CLIENT:  
Pelton Partners LLC  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
Pelton Mount Carmel  
36 N. Clover St.  
Poughkeepsie, NY 12601

|                                                                 |                          |                 |
|-----------------------------------------------------------------|--------------------------|-----------------|
| REVISIONS:                                                      |                          | ISSUED TO HDLPC |
| 8/29/2019                                                       | ISSUED TO HDLPC          |                 |
| 6/25/2019                                                       | ISSUED TO PLANNING BOARD |                 |
| 3/26/2018                                                       | ISSUED TO PLANNING BOARD |                 |
| ENTRANCE DRIVEWAY<br>PLAN AND WALKWAY<br>RAMP PLAN &<br>SECTION |                          |                 |
| DRAWN BY:                                                       | M.L.L.                   |                 |
| JOB No.                                                         | Y1022                    | PZ-24           |
| DATE:                                                           | 19 Nov 2015              |                 |





- TRAFFIC CIRCULATION PAVING MARKINGS & SIGN LEGEND:
- 1 STOP BAR w/ LETTERS "STOP" SEE DETAIL 2/PZ-06
  - 2 STOP SIGN SEE DETAIL 3/PZ-06
  - 3 RESERVED PARKING SIGN w/ HANDI-CAP SYMBOL SEE DETAIL 4/PZ-06
  - 4 NO PARKING ANY TIME SIGN SEE DETAIL 5/PZ-06
  - 5 PUBLIC ACCESS FROM DUSK TO DAWN SIGN SEE DETAIL 14/PZ-06

1 TRAFFIC CIRCULATION PLAN  
1" = 20'

REVISIONS:  
1/15/2021 2021 HDLPC SUBMISSION  
8/25/2019 ISSUED TO HDLPC  
6/25/2019 ISSUED TO PLANNING BOARD  
9/07/2018 ISSUED TO HDLPC  
3/26/2018 ISSUED TO PLANNING BOARD



CLIENT:  
**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

TRAFFIC  
CIRCULATION &  
SIGNAGE PLAN

DRAWN BY:

J.O.

JOB No.

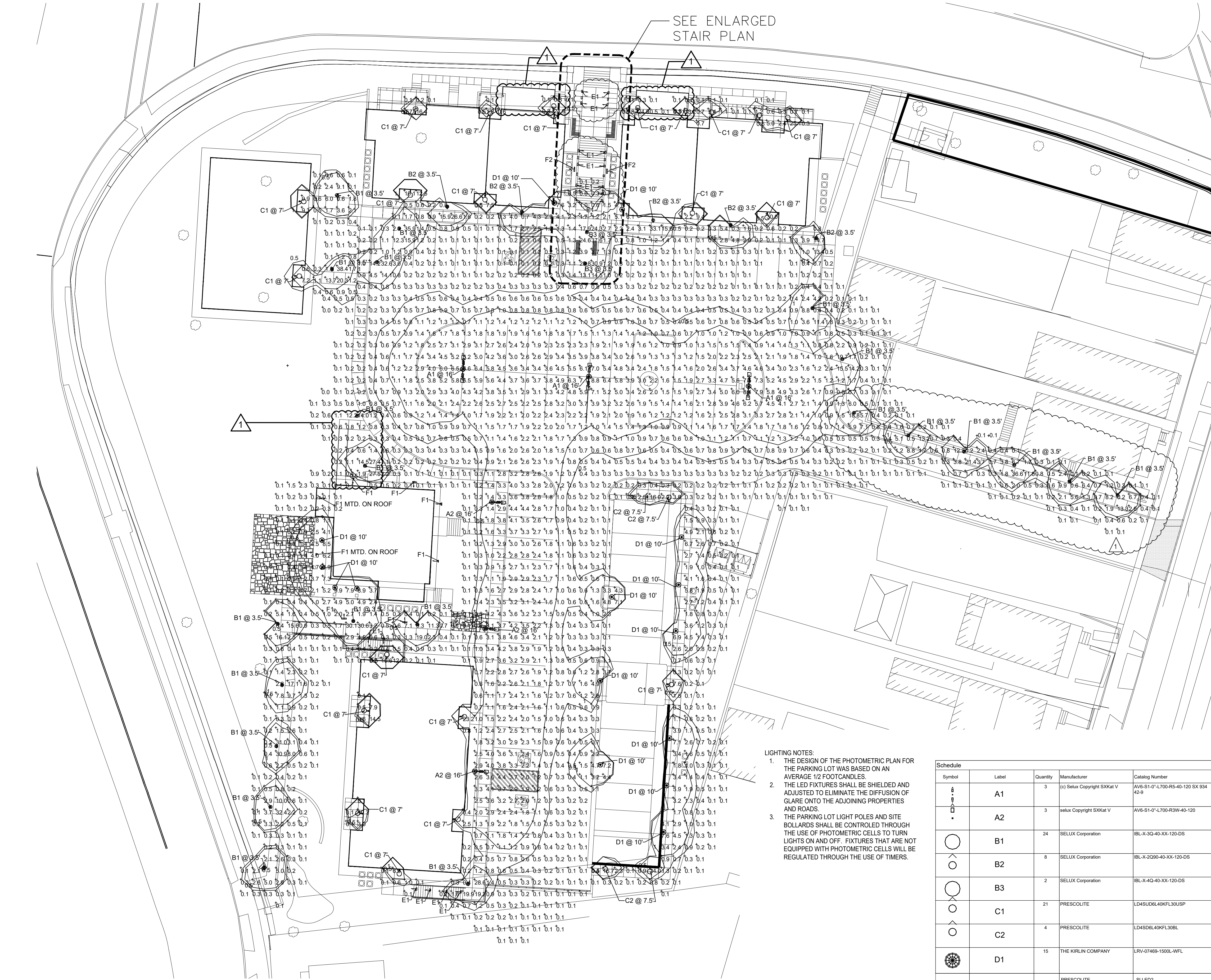
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DATE:

7/5/17

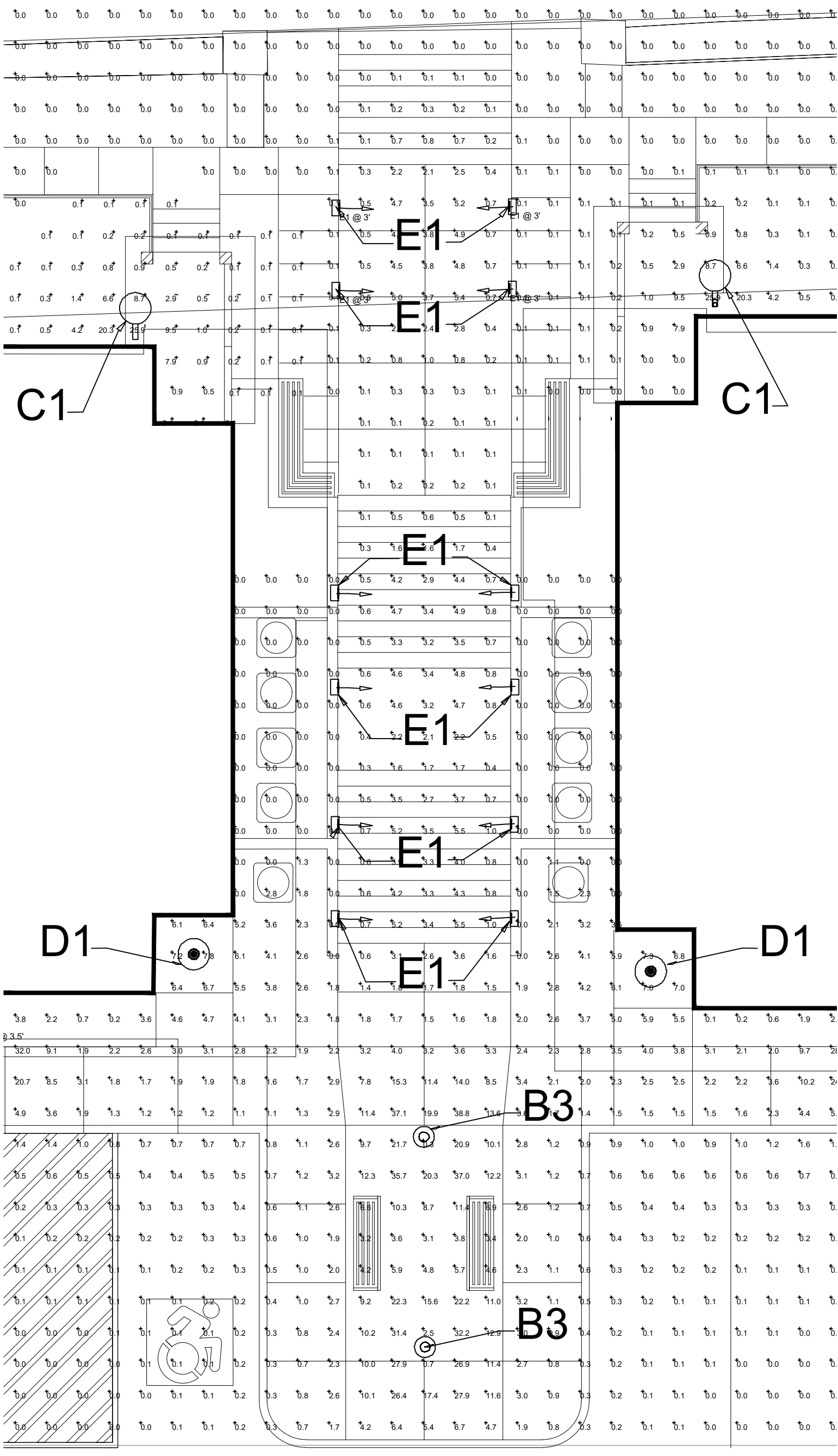
PZ-25





- LIGHTING NOTES:
1. THE DESIGN OF THE PHOTOMETRIC PLAN FOR THE PARKING LOT WAS BASED ON AN AVERAGE 1/2 FOOT CANDLES.
  2. THE LED FIXTURES SHALL BE SHIELDED AND ADJUSTED TO ELIMINATE THE DIFFUSION OF GLARE ONTO THE ADJOINING PROPERTIES AND ROADS.
  3. THE PARKING LOT LIGHT POLES AND SITE BOLLARDS SHALL BE CONTROLLED THROUGH THE USE OF PHOTOMETRIC CELLS TO TURN LIGHTS ON AND OFF. FIXTURES THAT ARE NOT EQUIPPED WITH PHOTOMETRIC CELLS WILL BE REGULATED THROUGH THE USE OF TIMERS.

| Schedule                                                                              |       |          |                             |                                      |                                                              |                                                                                                                |              |                              |                 |                   |         |
|---------------------------------------------------------------------------------------|-------|----------|-----------------------------|--------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------|------------------------------|-----------------|-------------------|---------|
| Symbol                                                                                | Label | Quantity | Manufacturer                | Catalog Number                       | Description                                                  | Lamp                                                                                                           | Number Lamps | Filename                     | Lumens Per Lamp | Light Loss Factor | Wattage |
|  | A1    | 3        | (c) Selux Copyright SXKat V | AVS-S1-0°-L700-R5-40-120 SX 934 42-9 | Avanza 600 Typ V w/ 0° Tilt                                  | 4953 lm, 72 W                                                                                                  | 1            | AVS-S1-0-L700-R5-40-120.ies  | 4952            | 0.9               | 144     |
|  | A2    | 3        | selux Copyright SXKat V     | AVS-S1-0°-L700-R3W-40-120            | Avanza 600 w/ 0° Tilt                                        | 5605 lm, 71 W                                                                                                  | 1            | AVS-S1-0-L700-R3W-40-120.ies | 5605            | 0.9               | 71      |
|  | B1    | 24       | SELUX Corporation           | IBL-X-3Q-40-XX-120-DS                | Cast gray aluminum housing, clear plastic enclosure          | Four white LEDs with frosted patterned optics below each                                                       | 1            | IBL-X-3Q-40-XX-120-DS.ies    | 1570            | 0.9               | 20.58   |
|  | B2    | 8        | SELUX Corporation           | IBL-X-2Q90-40-XX-120-DS              | Cast gray aluminum housing, clear plastic enclosure          | Four white LEDs with frosted patterned optics below each                                                       | 1            | IBL-X-2Q90-40-XX-120-DS.ies  | 1077            | 0.9               | 14.19   |
|  | B3    | 2        | SELUX Corporation           | IBL-X-4Q-40-XX-120-DS                | Cast gray aluminum housing, clear plastic enclosure          | Four white LEDs with frosted patterned optics below each                                                       | 1            | IBL-X-4Q-40-XX-120-DS.ies    | 2088            | 0.9               | 27.06   |
|  | C1    | 21       | PRESCOLITE                  | LD4SD6L40KFL30USP                    | 4inch Cylinder, LED, Spot Uplight and Flood Downlight, 5000K | 12- NICHIA 4000K LEDs                                                                                          | 1            | LD4SD6L40KFL30USP.ies        | 1402            | 0.9               | 15.3    |
|  | C2    | 4        | PRESCOLITE                  | LD4SD6L40KFL30BL                     | 4" LiteForm LED WALL-MOUNT DOWN-LIGHT CYLINDER - FLOOD       | NICHIA 4000K Rnn LEDs                                                                                          | 1            | LD4SD6L40KFL30BL.ies         | 695             | 0.9               | 8.4     |
|  | D1    | 15       | THE KIRLIN COMPANY          | LRV-07469-1500L-WFL                  | 7" DOWNLIGHT                                                 | FOUR WHITE LIGHT EMITTING DIODES (LED) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION. | 1            | LRV-07469-1500L-WFL.ies      | 1321            | 0.9               | 21      |
|  | E1    | 8        | PRESCOLITE                  | SLLED2                               | LED STEP LIGHT                                               | EMITTING DIODE                                                                                                 | 1            | SLLED2.ies                   | 95              | 0.9               | 12.4    |



2 PHOTOMETRIC PLAN - ENLARGED STAIR PLAN  
NOT TO SCALE

25 VAN WAGNER RD. Poughkeepsie, NY

CLIENT:

**Pelton Partners LLC**

25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:

**Pelton Mount Carmel**

36 N. Clover St.  
Poughkeepsie, NY 12601

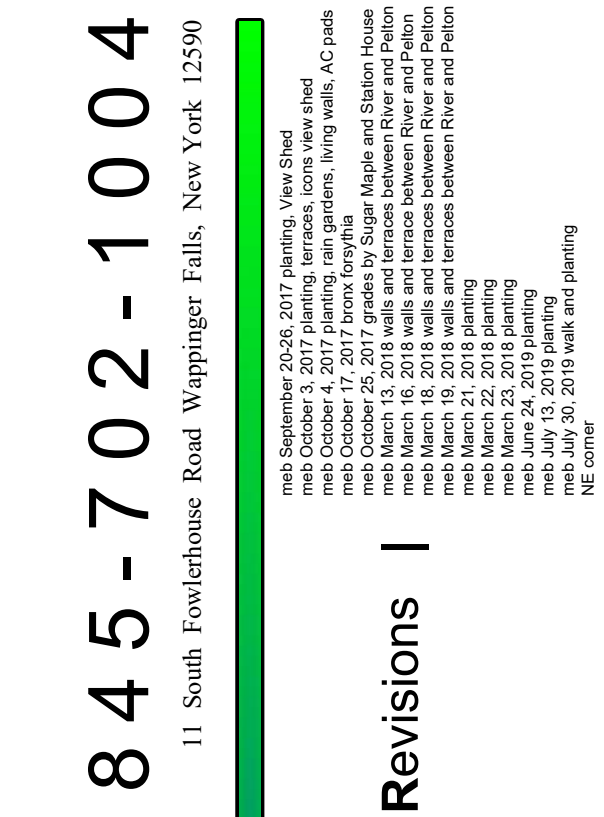
PHOTOMETRIC PLAN & SCHEDULE

|           |              |       |
|-----------|--------------|-------|
| DRAWN BY: | RET          | PZ-26 |
| JOB No.   | Y1022        |       |
| DATE:     | 03 APR. 2018 |       |

REVISION DATED:  
11/9/2021 2021 HDLPC SUBMISSION  
MAY 07, 2018 - FIXTURE RELOCATIONS

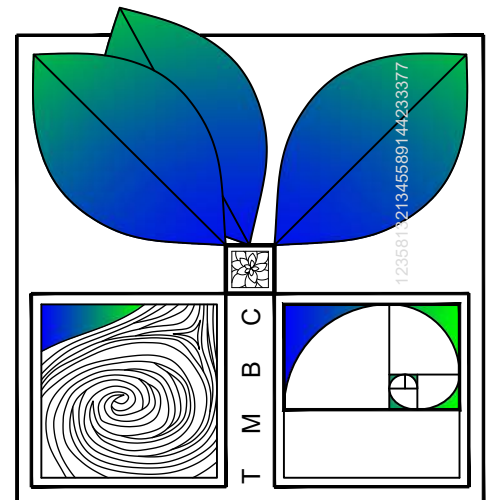
P:\TA Jobs\Y1022 - 36 N Clover\Drawings\2021.11.03 HDLPC\Sheets\Y1022-PZ-26 PHOTOMETRIC PLAN & SCHEDULE.dwg





Planting Plan  
 Scale | 1" = 30' - 0"

**The Michael Boi**  
DESIGNERS AND MAKERS OF FINE LANDSCAPES  
**Tinkelman Architects - Pelton Mount Campus**  
36 North Clover Street Poughkeepsie, New York 12601  
845.831.1100



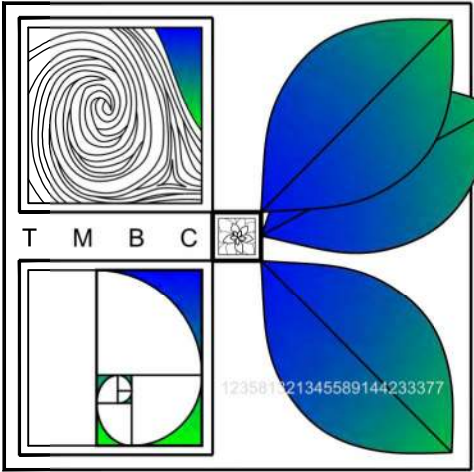


PLANTING LIST

| GENUS SPECIE                              | COMMON NAME                      | SIZE                  | KEY     | QUANTITY | NOTES                                                                                  | Zone |
|-------------------------------------------|----------------------------------|-----------------------|---------|----------|----------------------------------------------------------------------------------------|------|
| Gymnocladus dioica                        | Kentucky Coffee Tree             | 3" - 3.5" Cal         | KCT     | 1        | Native                                                                                 | 3-8  |
| Juglans nigra                             | Black Walnut                     | 3" - 3.5" Cal         | BW      | 2        | Native                                                                                 | 4-9  |
| Quercus alba                              | White Oak                        | 3" - 3.5" Cal         | WO      | 2        | Native                                                                                 | 3-9  |
| Quercus rubra                             | Red Oak                          | 3" - 3.5" Cal         | RO      | 2        | Native                                                                                 | 4-9  |
| Carpinus caroliniana                      | American Hornbeam                | 3" - 3.5" Cal         | AHB     | 6        | Native                                                                                 | 3-9  |
| Amelanchier canadensis                    | Shadblow Serviceberry            | 8-10' B&B Multi-Stem  | SBS     | 2        | Native                                                                                 | 5-7  |
| Thuja occidentalis 'Smaragd'              | Emerald Green Arborvitae         | 5'-6'                 | Labeled | 13       | Native                                                                                 | 2-7  |
| Buxus 'Green Mountain'                    | Green Mountain Boxwood           | 30"-36" x 30"-36" B&B | BW      | 4        | Introduced Evergreen                                                                   | 4-9  |
| Hydrangea macrophylla 'Annabelle'         | Annabelle Hydrangea              | 3 gal                 | AH      | 96       | Native - White Flowers                                                                 | 3-9  |
| Hydrangea macrophylla 'Invincible Spirit' | Invincible Spirit Hydrangea      | 3 gal                 | HVS     | 60       | Annabelle Hybrid - Pink Flowers                                                        | 3-9  |
| Hypericum inodorum 'Magical Beauty'       | Magical Beauty St. John's Wort   | 2 gal                 | MBSW    | 82       | Yellow flowers, drought tolerant                                                       | 4-8  |
| Forsythia viridissima 'Bronxensis'        | Bronx Forsythia                  | 2 gal                 | Labeled | 273      | Dwarf variety, yellow spring flowers, China Native, fragrant when bruised, stoniferous | 5-8  |
| Rhus aromatica 'Low Grow'                 | Fragrant Sumac                   | 2 gal                 | FS      | 551      | Native, fragrant when bruised, stoniferous                                             | 4-8  |
| Sedum spurius 'Fuldaglut'                 | Sedum Fuldaglut                  | 1 gal or 4" pot       | Labeled | 484      | Drought and Salt Tolerant                                                              | 3-9  |
| Viburnum dentatum                         | Arrowwood Viburnum               | 3-4' B&B              | AV      | 13       | Native                                                                                 | 5-10 |
| Calycanthus floridus                      | Carolina Allspice                | 3-4' B&B              | CA      | 29       | Native, drought tolerant, Black Walnut                                                 | 5-9  |
| Cornus amomum                             | Solky Dogwood                    | 3 gal                 | SD      | 3        | Native                                                                                 | 5-8  |
| Spiraea betulifolia 'Tor'                 | Birch Leaf Spirea                | 2 gal                 | SBC     | 16       | Introduced                                                                             | 4-8  |
| Bouteloua gracilis 'Blonde Ambition'      | Blonde Ambition Blue Grama Grass | 1 gal                 | Labeled | 254      | Native, strob seed heads                                                               | 3-10 |
| Athyrium X Ghost                          | Ghost Fern                       | 1 gal                 | Labeled | 637      | Introduced - Sage colored leaves                                                       | 4-8  |
| Pteridium aquilinum                       | Braken Fern                      | 1 gal                 | Labeled | 172      | Native Northern Hemisphere                                                             | 3-10 |
| Adiantum pedetum                          | Maiden Hair Fern                 | 1 gal                 | Labeled | 48       | Native                                                                                 | 3-9  |
| Eutrochium purpureum                      | Jow Pye Weed                     | 1 gal                 | Labeled | 13       | Native                                                                                 | 4-9  |
| Echinacea pallida                         | Pale Cone Flower                 | 1 gal                 | Labeled | 21       | Native                                                                                 | 3-10 |
| Lobelia cardinalis                        | Cardinal Flower                  | 1 gal                 | Labeled | 17       | Native                                                                                 | 3-9  |
| Asclepias incarnata                       | Swamp Weed                       | 1 gal                 | Labeled | 7        | Native                                                                                 | 3-6  |
| Panicum virgatum                          | Switch Grass                     | 1 gal                 | Labeled | 15       | Native                                                                                 | 5-9  |
| Iris versicolor                           | Blue Flag Iris                   | 1 gal                 | Labeled | 31       | Native                                                                                 | 3-9  |
| Rudbeckia laciniata                       | Green Headed Cone Flower         | 1 gal                 | Labeled | 26       | Native                                                                                 | 3-9  |

\* No Mow Seed Mix: 20% Hard, 20% Sheep, 20% Chewings, 20% Red and 20% Creeping Fescue blend  
\* Apply seed by hydroseeding and included a starter fertilizer along with hydro-seeding mulch. Follow the engineer's specifications for steep slope stabilization  
\* Follow the engineer's specifications for steep slope stabilization

NOTE: Plant table quantities govern total quantities of all plant materials



The Michael Boice Collaboration

DESIGNERS AND MAKERS OF FINE LANDSCAPES

845-702-1004

11 South Fowlerhouse Road Wappinger Falls, New York 12590

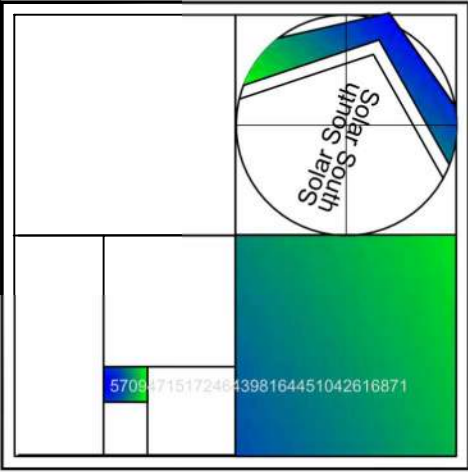
Tinkelman Architects - Pelton Mount Carmel Plant Table  
36 North Clover Street Poughkeepsie, New York

Scale | ...

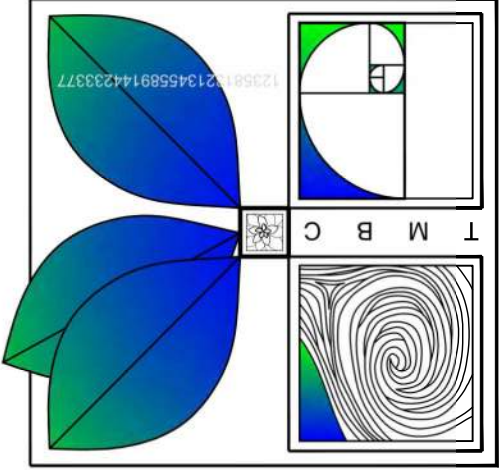
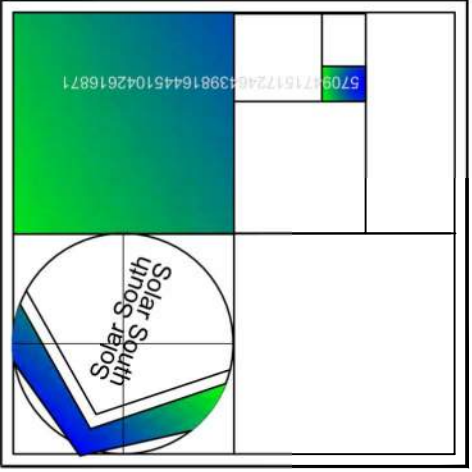
Date | October 4, 2017

Revisions |

mbo October 17, 2017 Bronx forsythia  
mbo March 21, 2018 american hornbeam,  
associated plant quantities  
mbo March 23, 2018 plant varieties, quantities  
and notes  
mbo June 24, 2019 plant quantities  
mbo July 30, 2019 planting and walk  
NE corner







Annabelle Hydrangea



Invincible Spirit Hydrangea



Braken Fern



Ghost Fern



Maiden Hair Fern



Pale Cone Flower



Jow Pye Weed



Silky Dogwood



Fragrant Sumac



Magical Beauty St John's Wort



Bronx Forsythia



Fragrant Sumac Fall

Green Mountain Boxwood



Blue Flag Iris



Green Headed Cone Flower



Swamp Weed



Serviceberry



Black Walnut



White Oak



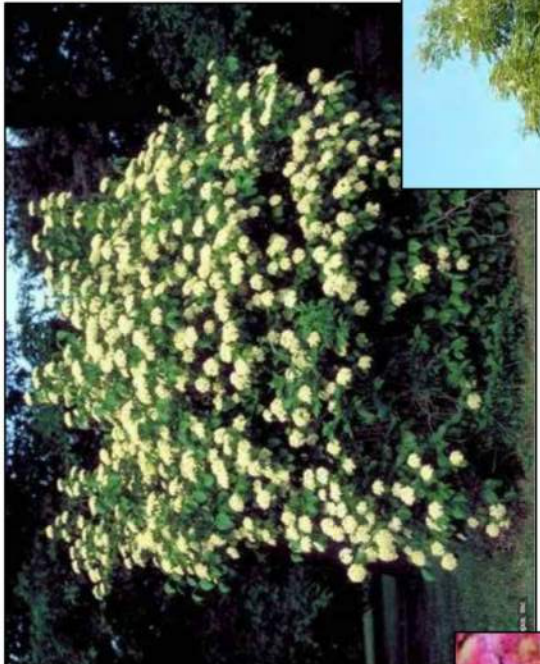
Kentucky Coffee Tree



Sedum Fuldaglut



Arrow Wood Viburnum



American Hornbeam

Emerald Green Arborvitea



Carolina Allspice



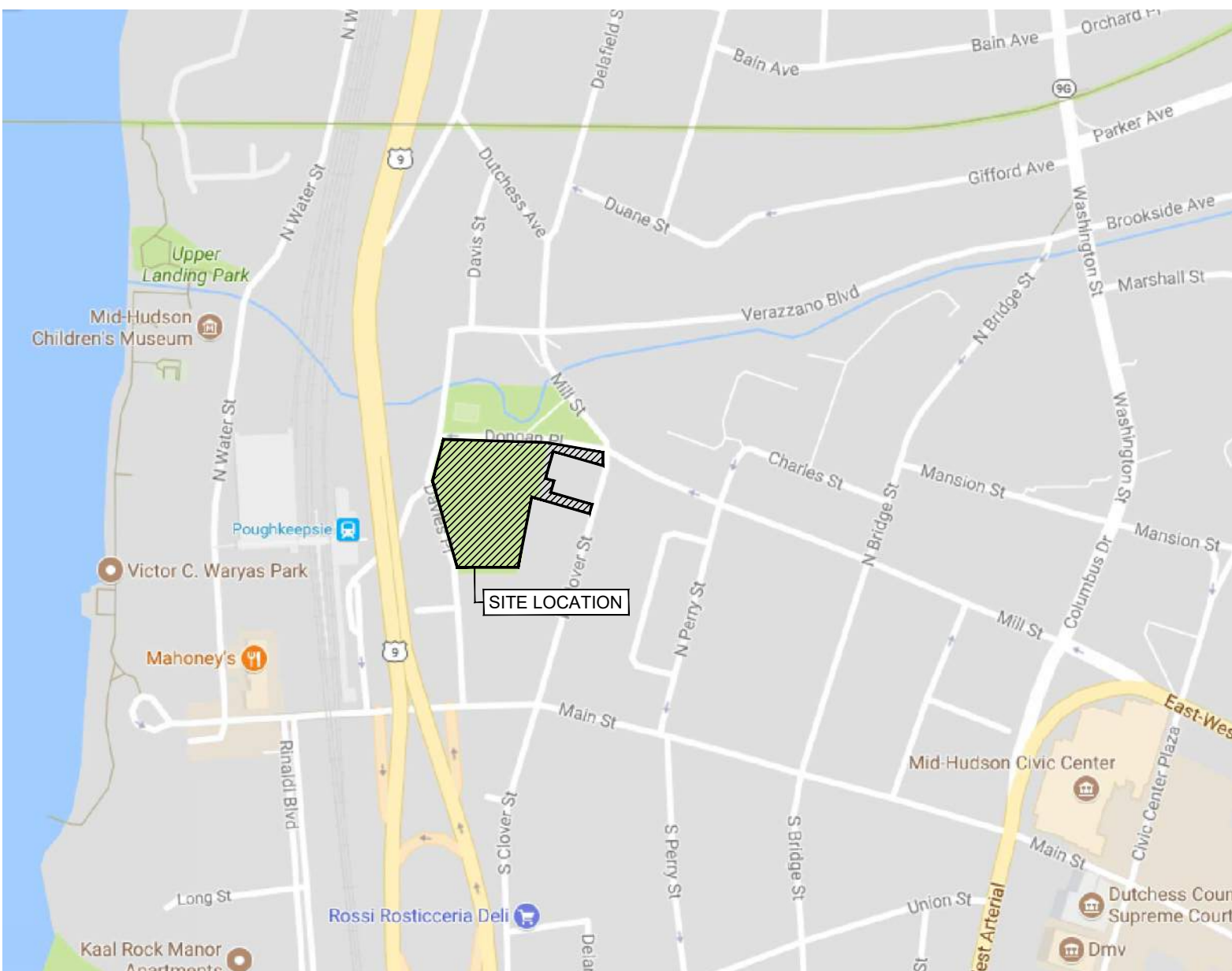
Red Oak Fall



# Pelton Mount Carmel

## 36 NORTH CLOVER STREET

### POUGHKEEPSIE, DUTCHESS COUNTY NY



1 AREA LOCATION MAP  
NOT TO SCALE

PROPERTY OWNER  
(CONTRACT VENDEE):

**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, New York 12603

ARCHITECT / LAND PLANNER:

**Tinkelman Architecture PLLC**  
25 Van Wagner Road  
Poughkeepsie, New York 12603

LANDSCAPE ARCHITECT:

**The Michael Boice Collaboration**  
11 South Fowlerhouse Road  
Wappingers Falls, New York 12590

CIVIL ENGINEER:

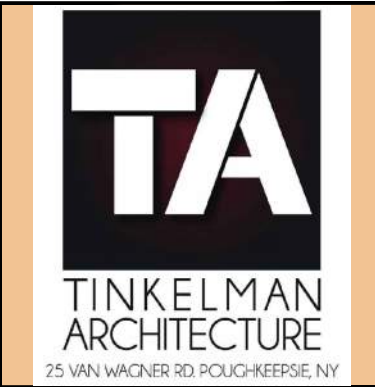
**LRC Group**  
85 Civic Center Plaza, Suite 103  
Poughkeepsie, New York 12601

#### DRAWING INDEX

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| PZ-04                    | SITE SECTION                                           |
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| LANDSCAPING PLANT TABLE  |                                                        |
| LANDSCAPING PLANT PHOTOS |                                                        |

NOTE: ALL MATERIAL AND FINISH  
PRODUCTS/MANUFACTURERS MAY  
BE SUBSTITUTED WITH SIMILAR  
SELECTED BY ARCHITECT

|            |                          |
|------------|--------------------------|
| REVISIONS: | 2021 HDLPC SUBMISSION    |
| 11/23/2021 | ISSUED TO HDLPC          |
| 11/01/2019 | ISSUED TO HDLPC          |
| 8/29/2019  | ISSUED TO PLANNING BOARD |
| 6/25/2019  | ISSUED TO PLANNING BOARD |
| 6/4/2018   | ISSUED TO PLANNING BOARD |
| 3/26/2018  | ISSUED TO PLANNING BOARD |
| 11/9/2017  | ISSUED TO PLANNING BOARD |
| 10/5/2017  | ISSUED TO PLANNING BOARD |



CLIENT:  
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25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

COVER SHEET

DRAWN BY:

J.O.

JOB NO.

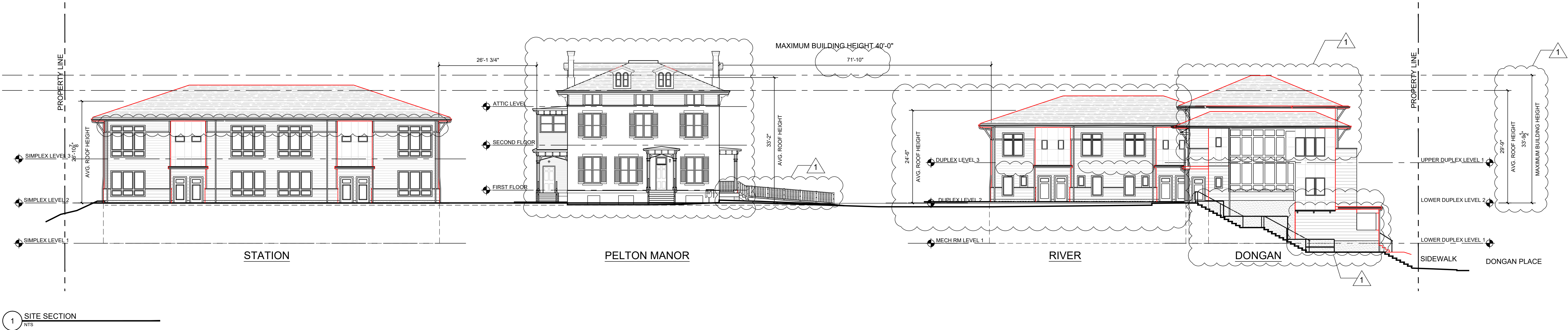
Y1022

DATE

8/29/17

TS-01



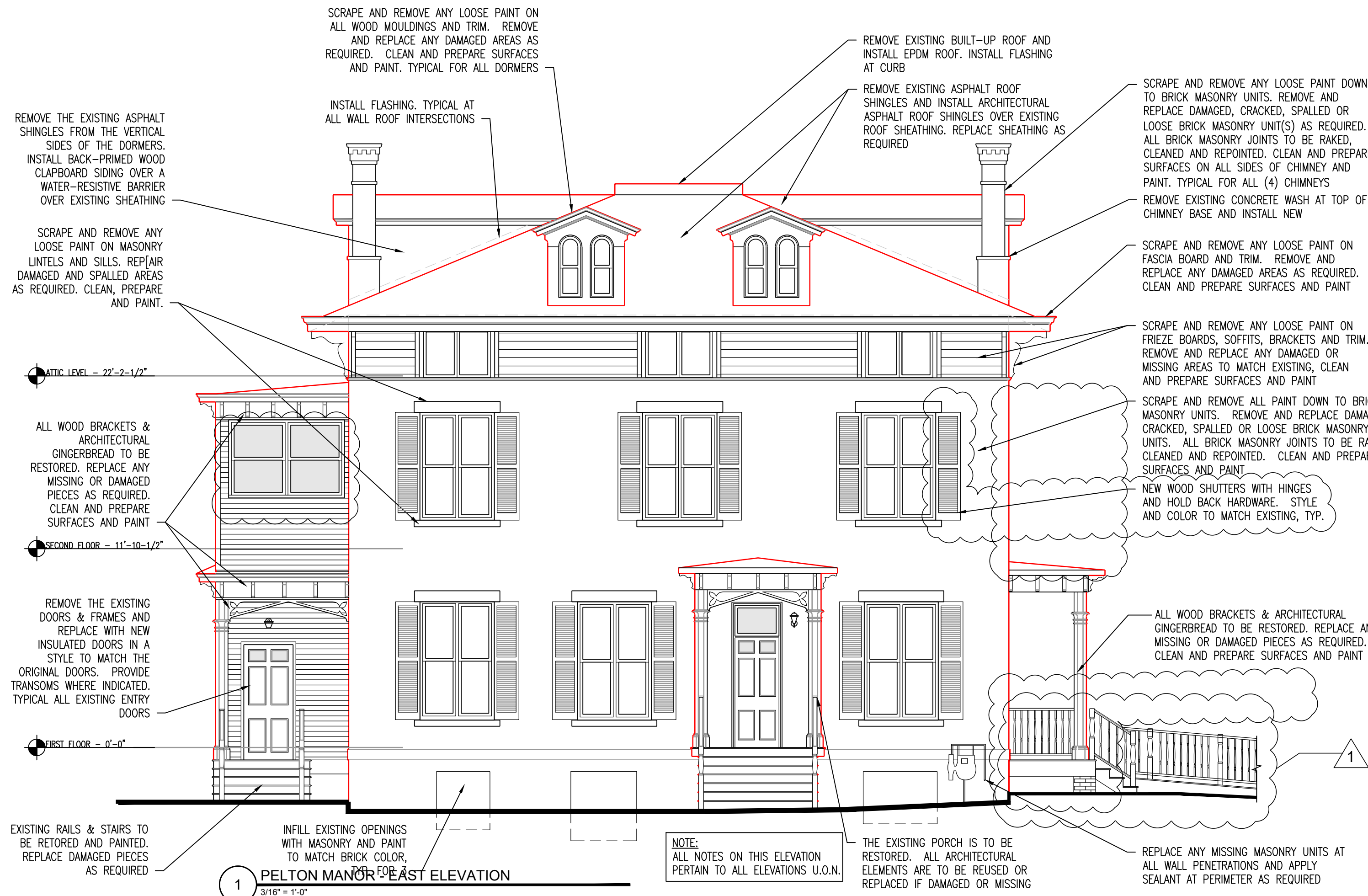


1 SITE SECTION  
NTS

|            |                             |
|------------|-----------------------------|
| REVISIONS: |                             |
| 11/5/2021  | 2021 HDLPC SUBMISSION       |
| 8/29/2019  | ISSUED TO HDLPC             |
| 6/25/2019  | ISSUED TO PLANNING BOARD    |
| 3/28/2019  | PRE-SUBMISSION - HDLPC      |
| 11/07/2018 | ISSUED TO HDLPC             |
| 8/03/2018  | ISSUED TO HDLPC             |
| 3/26/2018  | ISSUED TO PLANNING BOARD    |
| 1/24/2017  | ISSUED TO HDLPC             |
| 12/18/2017 | PRESENTED TO PLANNING BOARD |
| 12/08/2017 | ISSUED TO MASS DESIGN       |
| 10/3/2017  | ISSUED TO PLANNING BOARD    |

|  |                        |                        |              |  |
|--|------------------------|------------------------|--------------|--|
|  | CLIENT:                | PROJECT NAME:          | SITE SECTION |  |
|  | Pelton Partners LLC    | Pelton Mount Carmel    | PZ-04        |  |
|  | 25 Van Wagner Road     | 36 N. Clover St.       |              |  |
|  | Poughkeepsie, NY 12603 | Poughkeepsie, NY 12601 |              |  |

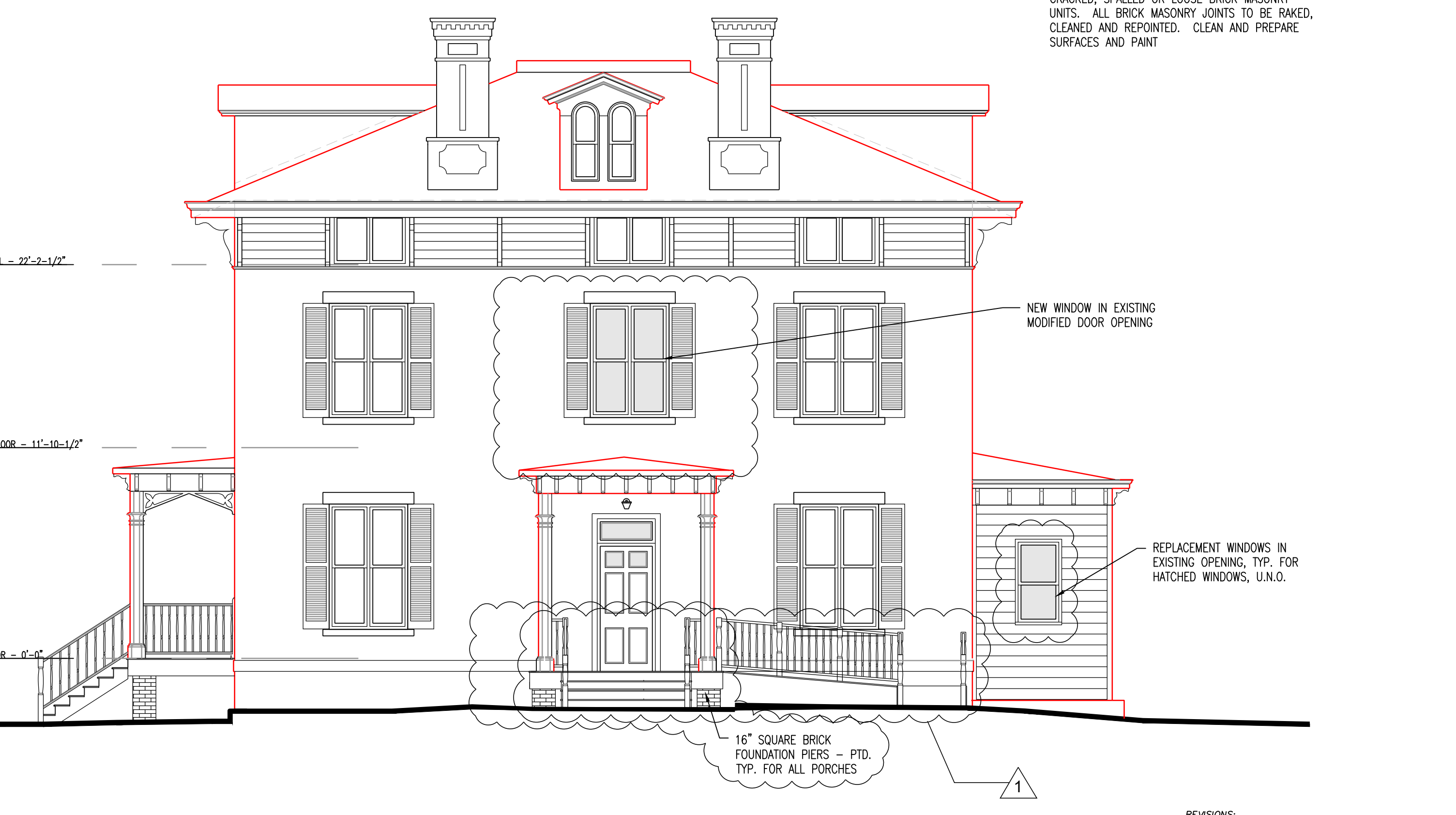
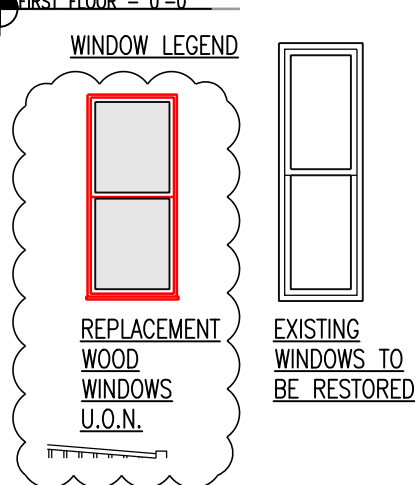




DEMOLITION NOTES:  
1. THE EXISTING METAL FIRE ESCAPE IS TO BE REMOVE IN ITS ENTIRETY. THE EXISTING MASONRY WILL BE REPAIRED AS REQUIRED WHERE THE FASTENERS WERE INSTALLED.

GENERAL NOTES:  
1. REMOVE AND REPLACE DAMAGED ROOF SHEATHING AS REQUIRED.  
2. NEW BRICK MASONRY UNITS TO MATCH ORIGINAL'S SIZE, COLOR AND PROFILE. JOINT MORTAR TO MATCH ORIGINAL'S STRENGTH AND COLOR. ALL FINISH AND MATERIAL COLORS TO BE APPROVED BY OWNER AND ARCHITECT.  
3. CONTRACTOR TO DETACH AND REMOVE AND MISCELLANEOUS ANCHORS/STEEL BRACKETS AND RESTORE DAMAGED AREAS TO MATCH ADJACENT SURFACES.

GENERAL WINDOW NOTES:  
1. ALL EXISTING ALUMINUM STORM WINDOWS SHALL BE REMOVED AND REPLACED.  
2. THE EXISTING WOOD WINDOWS ON THE MANOR ARE TO REMAIN AND TO BE RESTORED. ALL WINDOWS ON THE PORCHES SHALL BE REPLACED WITH REPLACEMENT WOOD WINDOWS.  
3. ALL OPERABLE WINDOWS TO HAVE NEW BRONZE WEATHERSTRIPPING ADDED.



REVISIONS:  
 11/5/2021 2021 HDLPC SUBMISSION  
 8/29/2019 ISSUED TO HDLPC  
 6/25/2019 ISSUED TO PLANNING BOARD  
 3/28/2019 PRE-SUBMISSION - HDLPC  
 11/07/2018 ISSUED TO HDLPC  
 8/03/2018 ISSUED TO PLANNING BOARD  
 3/28/2018 ISSUED TO PLANNING BOARD  
 10/5/2017



TA  
TINKELMAN  
ARCHITECTURE  
25 VAN WAGNER RD. POUCHKEEPSIE, NY

CLIENT:

**Pelton Partners LLC**

25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:

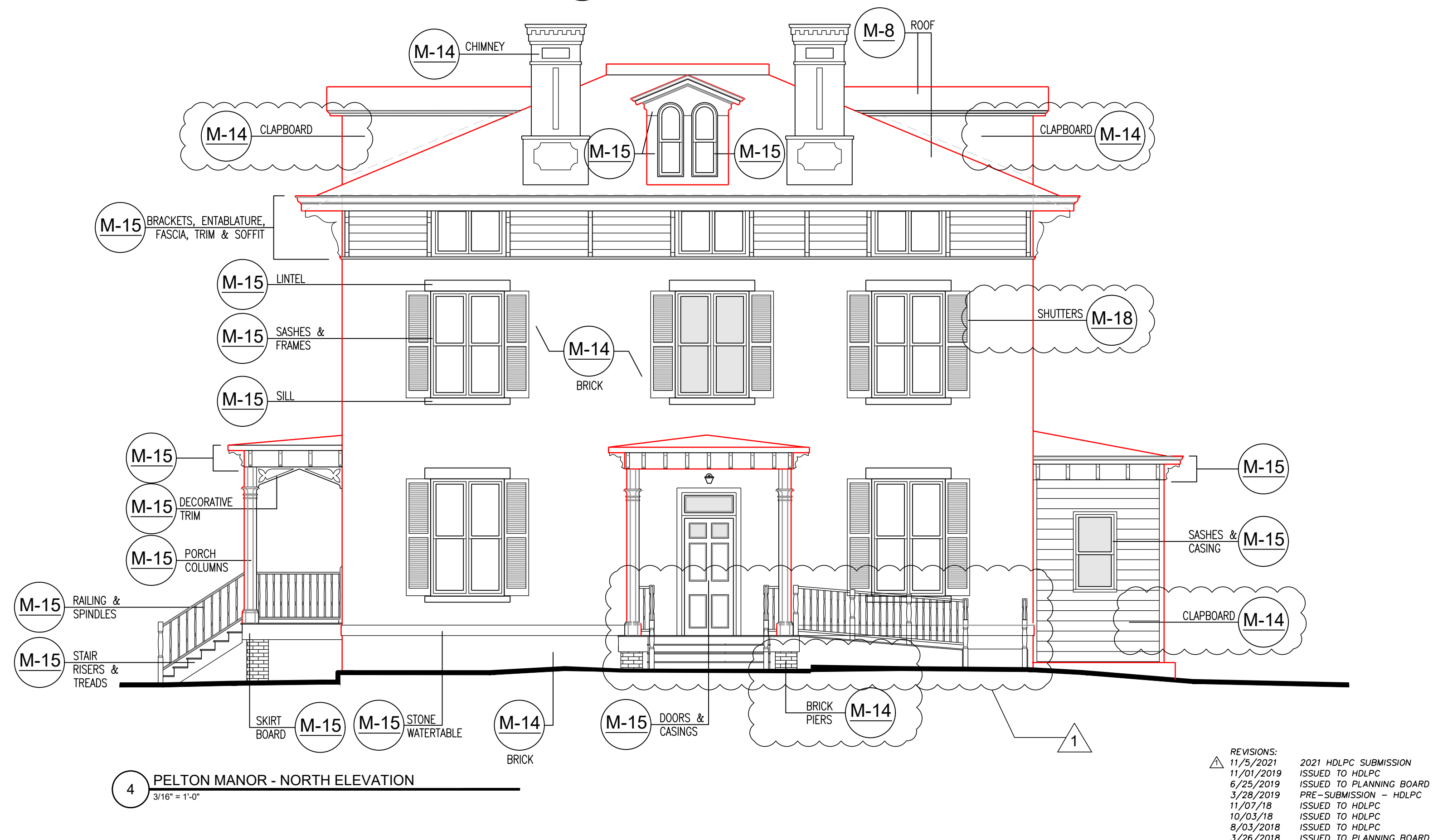
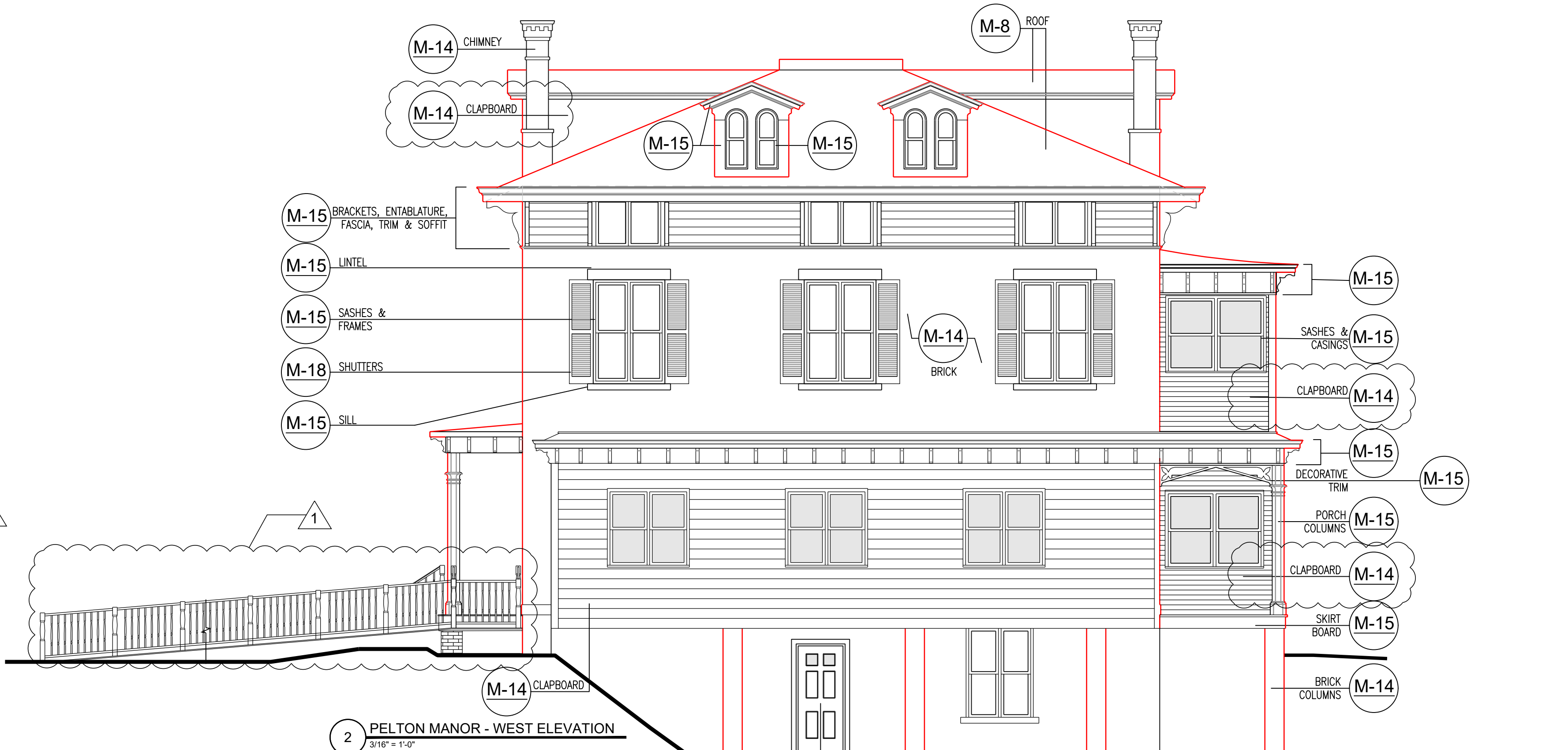
**Pelton Mount Carmel**

36 N. Clover St.  
Poughkeepsie, NY 12601

PRELIMINARY ELEVATIONS - PELTON MANOR

|                     |       |
|---------------------|-------|
| DRAWN BY:<br>M.L.L. | PZ-08 |
| JOB No.<br>Y1022    |       |
| DATE:<br>7/5/2017   |       |





REVISIONS:

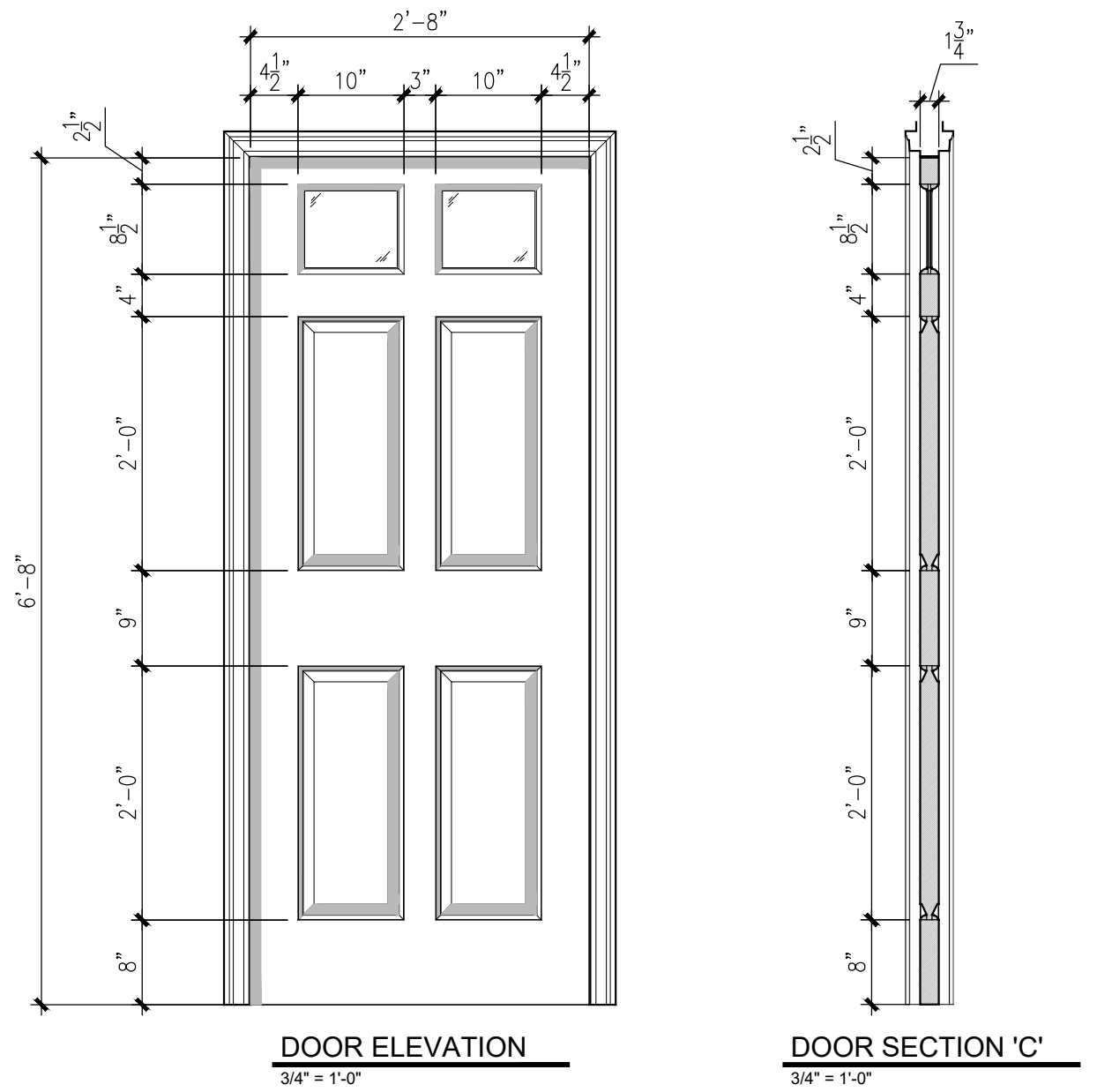
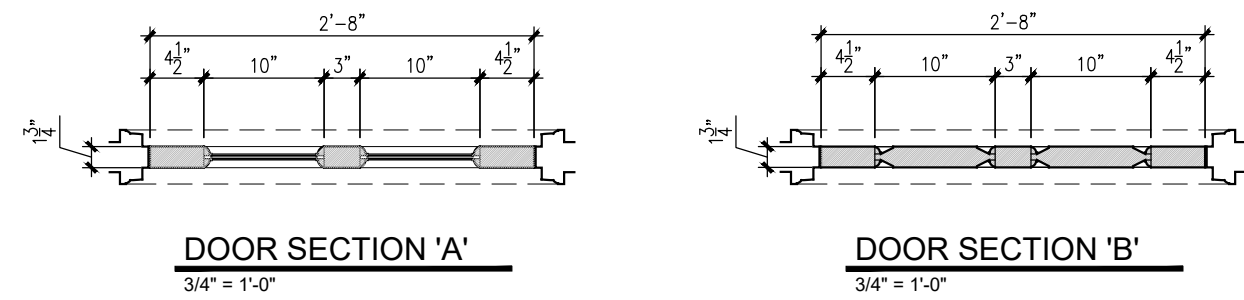
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|------------|--------------------------|
| 11/5/2021  | 2021 HDLPC SUBMISSION    |
| 11/01/2019 | ISSUED TO HDLPC          |
| 6/25/2019  | ISSUED TO PLANNING BOARD |
| 3/28/2019  | PRE-SUBMISSION - HDLPC   |
| 11/07/18   | ISSUED TO HDLPC          |
| 10/03/18   | ISSUED TO HDLPC          |
| 8/03/2018  | ISSUED TO HDLPC          |
| 3/26/2018  | ISSUED TO PLANNING BOARD |
| 10/5/2017  | ISSUED TO PLANNING BOARD |



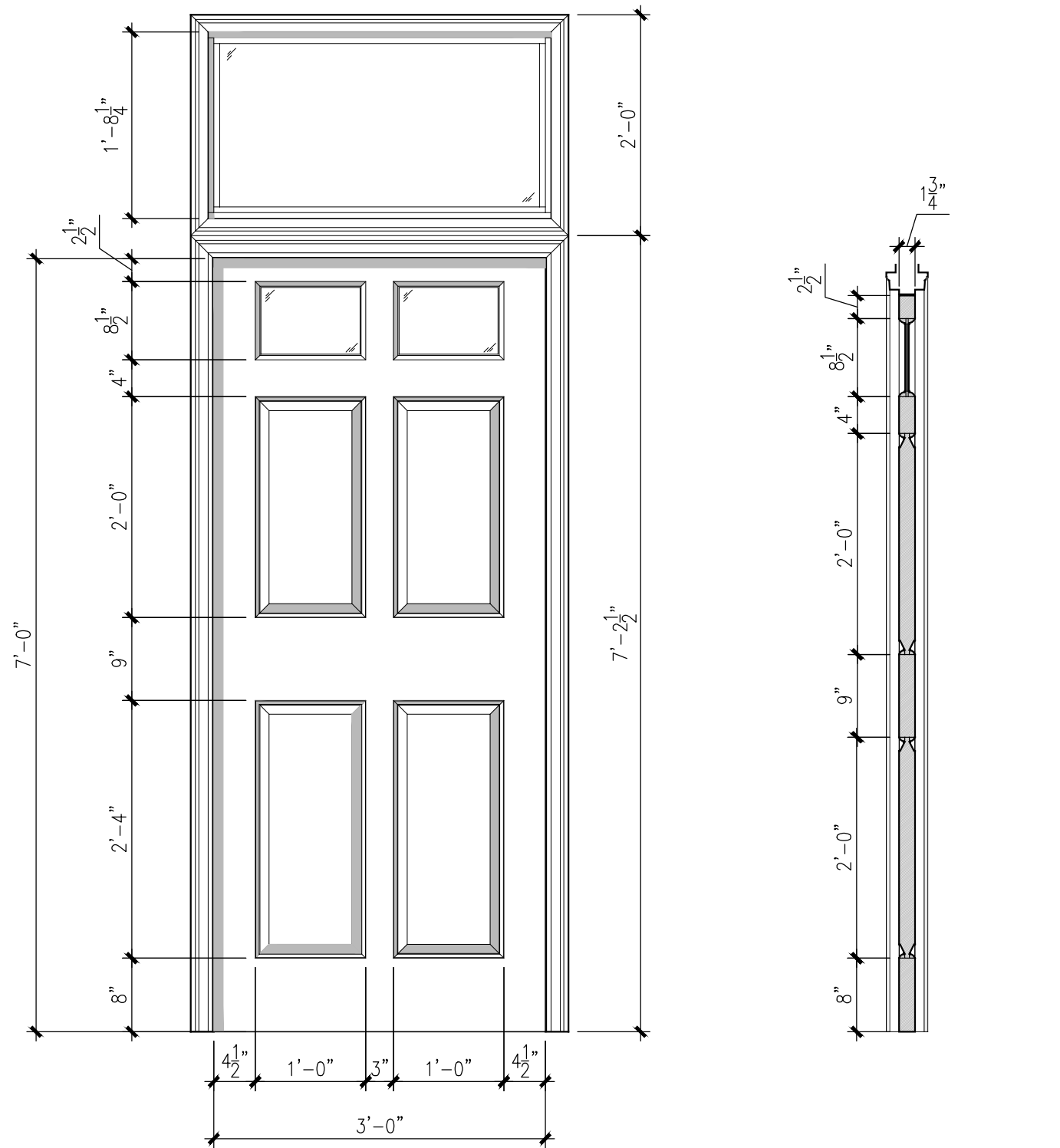
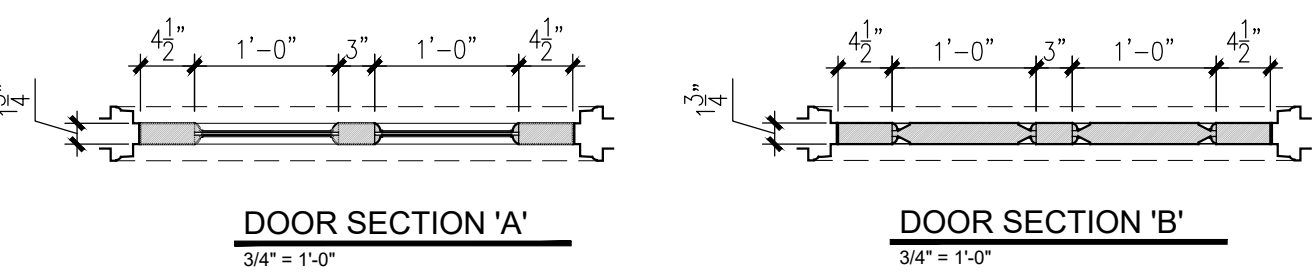
PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

|                                                      |                       |
|------------------------------------------------------|-----------------------|
| <p><b>MATERIAL<br/>CALLOUTS<br/>PELTON MANOR</b></p> |                       |
| <p><b>DRAWN BY:</b><br/>M.L.L.</p>                   | <p><b>PZ-08.1</b></p> |
| <p><b>JOB No.</b><br/>Y1022</p>                      |                       |
| <p><b>DATE:</b><br/>7/5/2017</p>                     |                       |

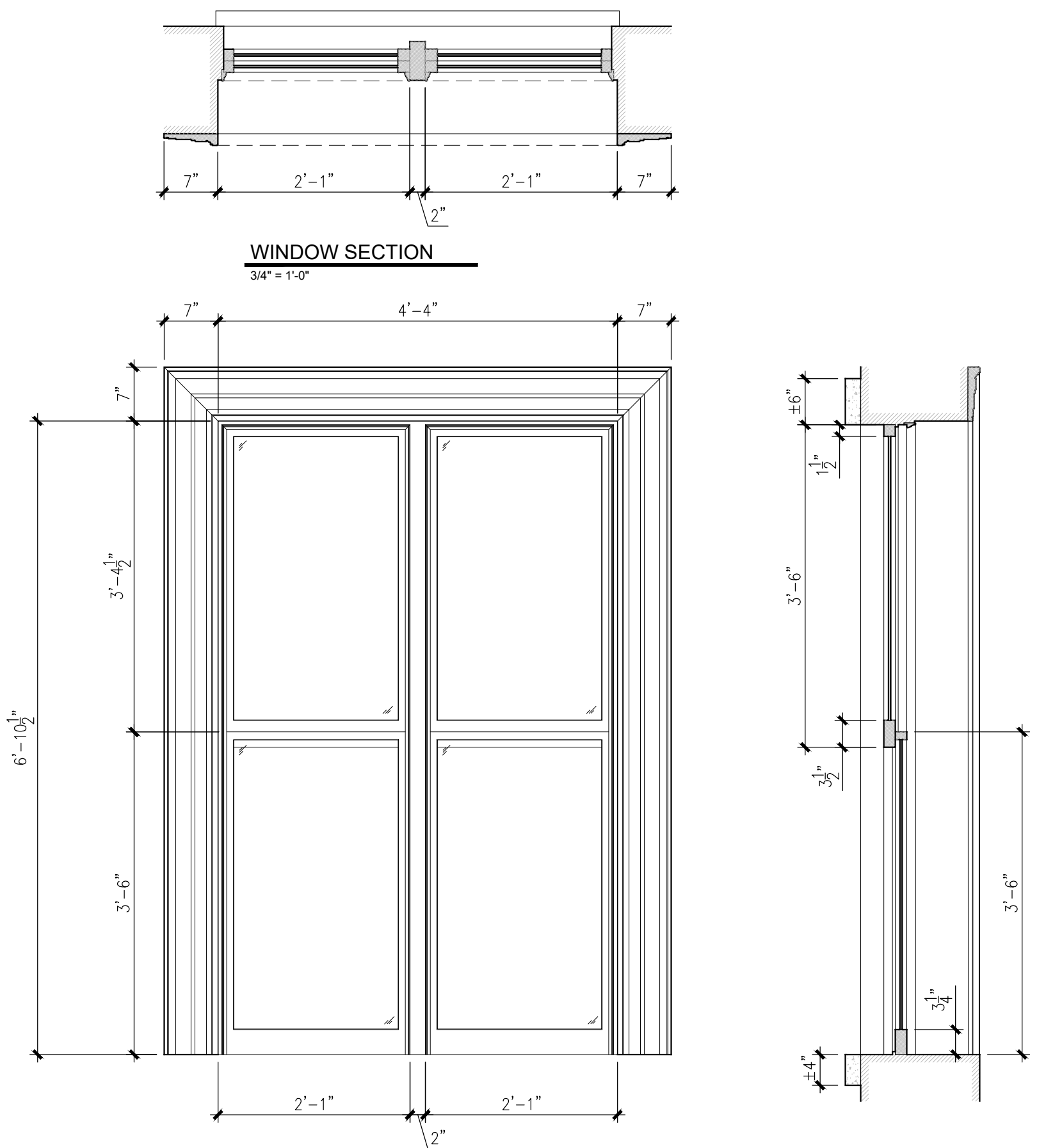




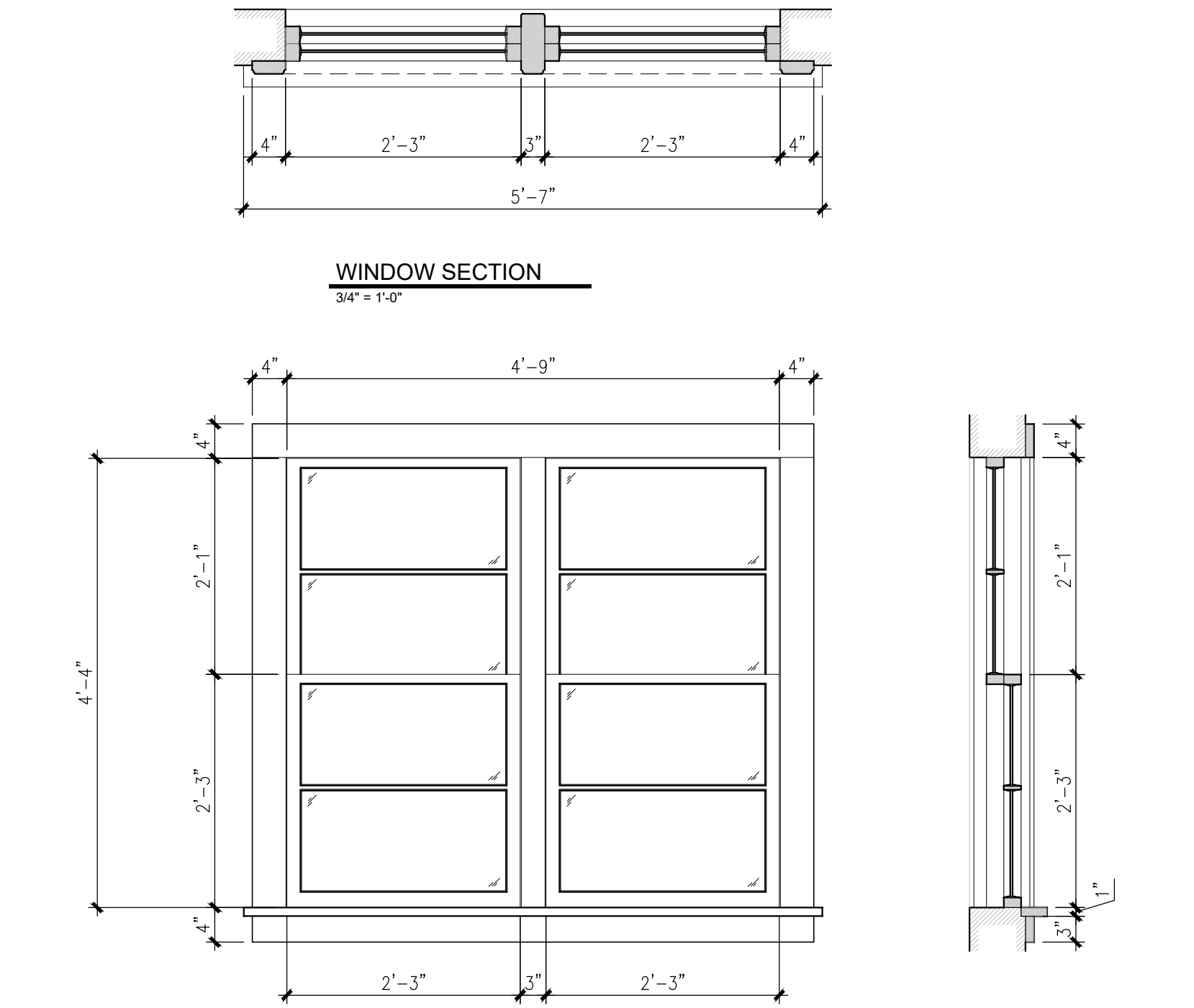
1 EAST FACADE ENTRANCE DOOR - 32X80  
AS NOTED



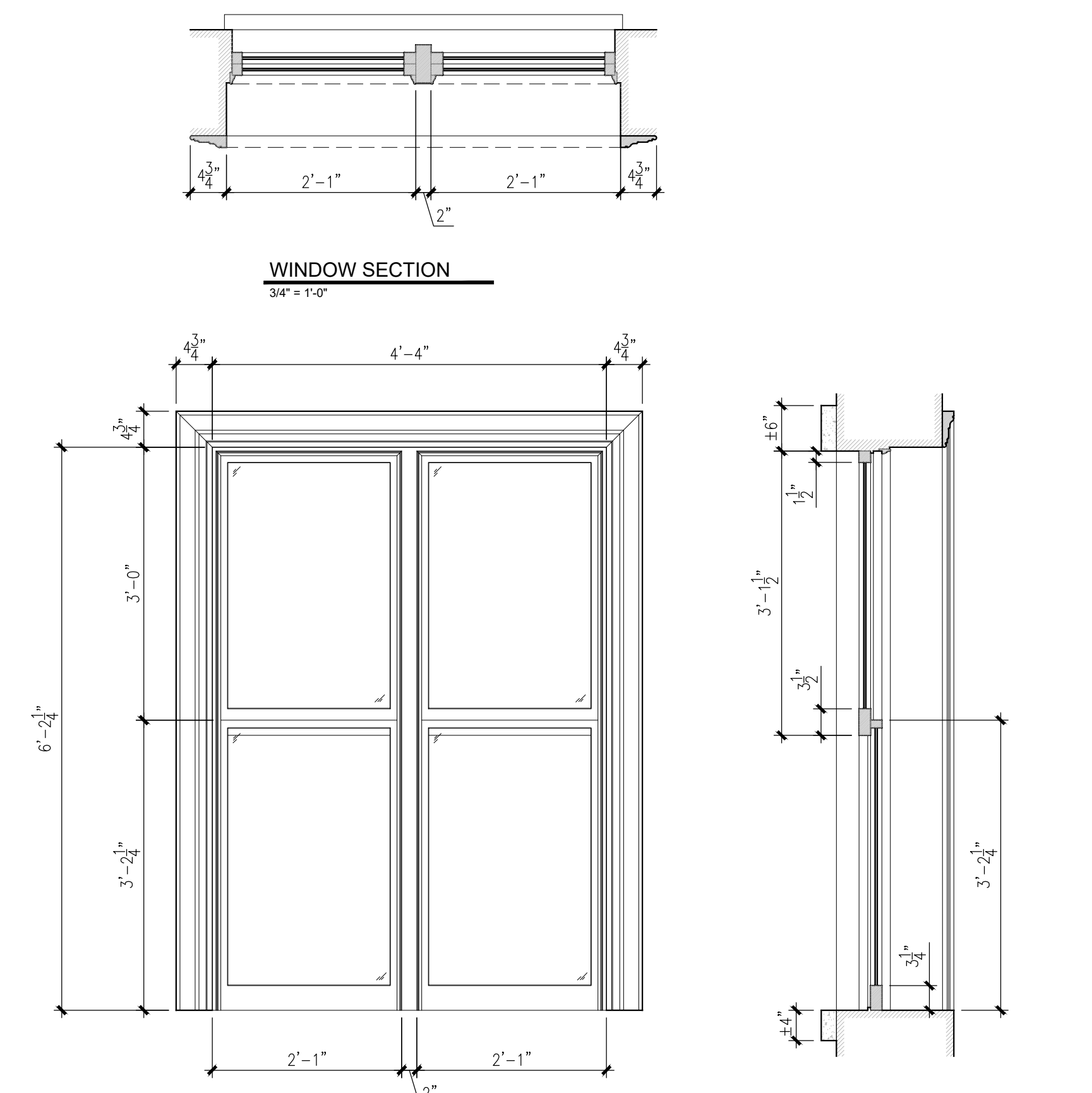
2 NORTH FACADE ENTRANCE DOOR - 38X84  
3/4" = 1'-0"



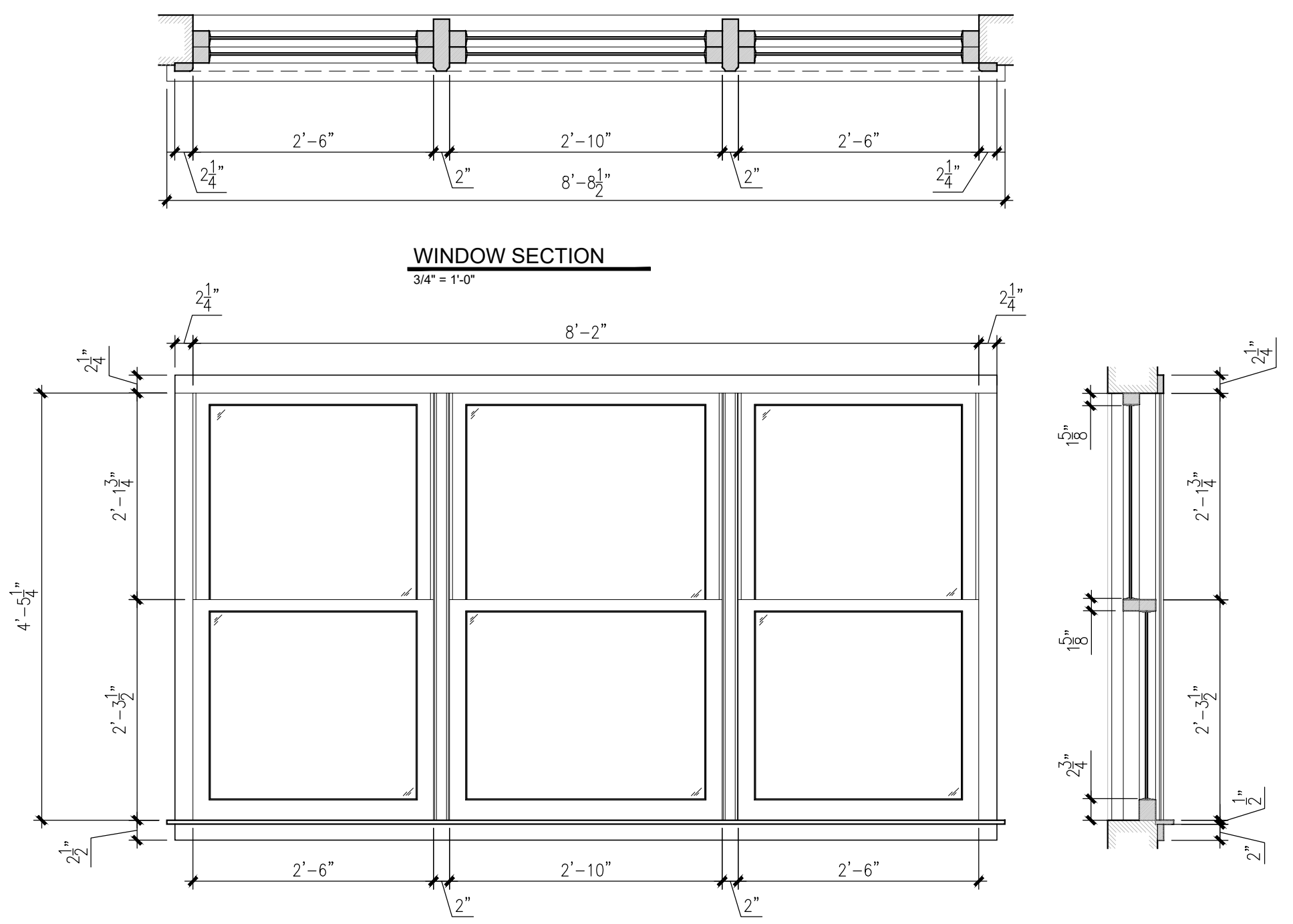
3 FIRST FLOOR WINDOW - PRIMARY  
3/4" = 1'-0"



4 FIRST FLOOR WINDOW - WEST SUN ROOM  
3/4" = 1'-0"

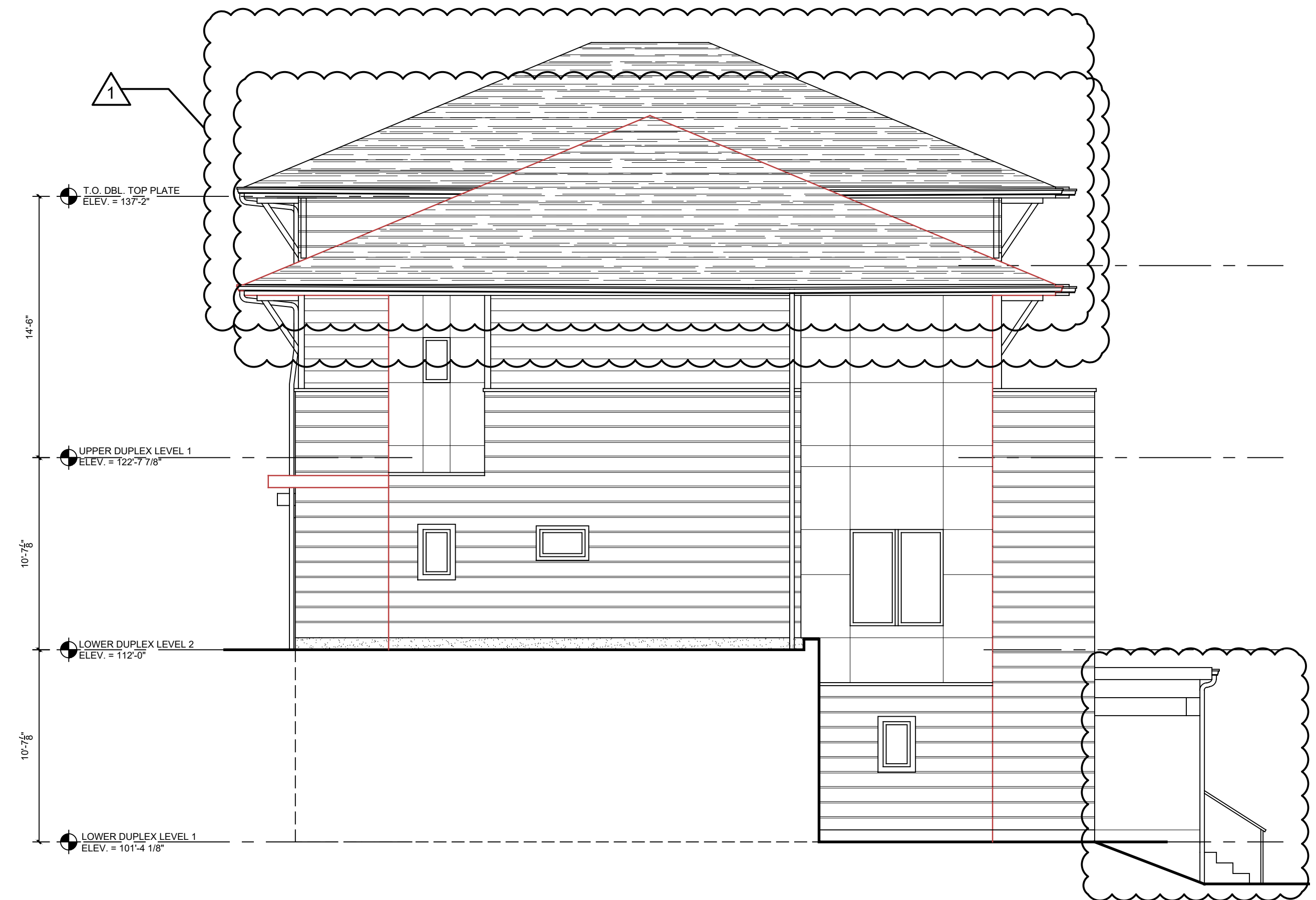


5 SECOND FLOOR WINDOW - PRIMARY  
3/4" = 1'-0"



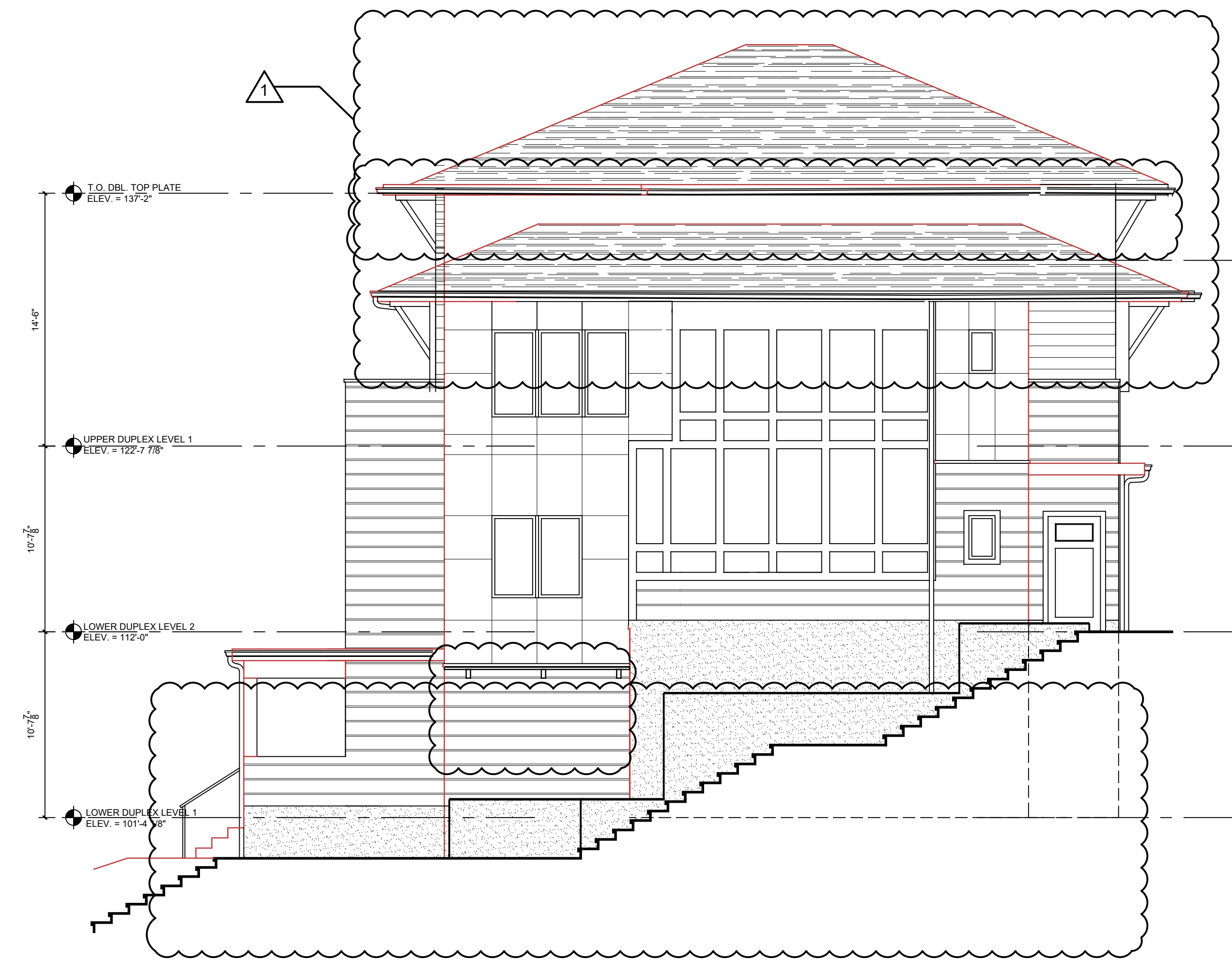
6 FIRST FLOOR WINDOW - SOUTH SUN ROOM  
3/4" = 1'-0"



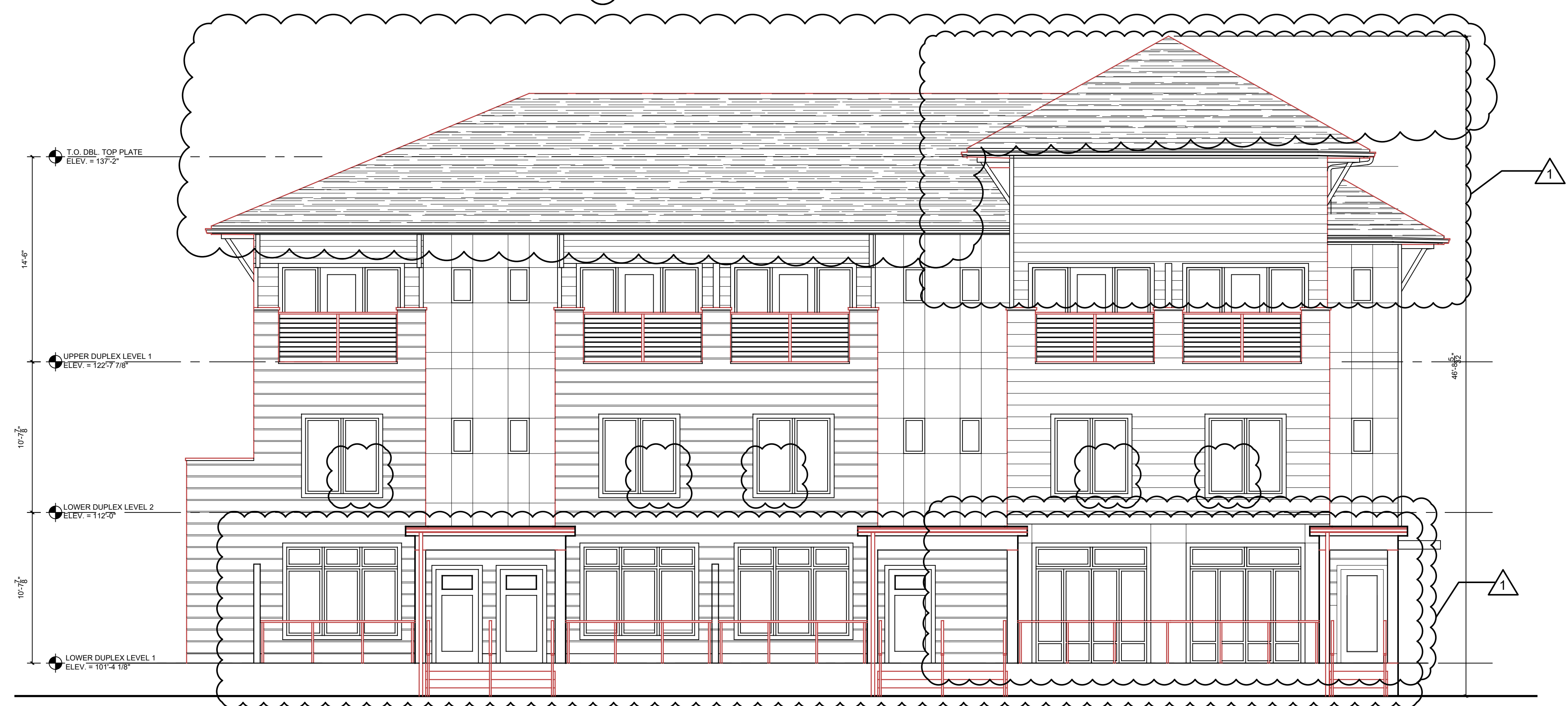


1 FALLKILL SOUTH ELEVATION  
3/16" = 1'-0"

2 FALLKILL EAST ELEVATION  
3/16" = 1'-0"



3 FALLKILL WEST ELEVATION  
3/16" = 1'-0"



4 FALLKILL NORTH ELEVATION  
3/16" = 1'-0"

| REVISIONS: |                          | 2021 HDLPC SUBMISSION |
|------------|--------------------------|-----------------------|
| 11/3/2021  | ISSUED TO HDLPC          |                       |
| 11/01/2019 | ISSUED TO PLANNING BOARD |                       |
| 6/25/2019  | PRE-SUBMISSION - HDLPC   |                       |
| 3/28/2019  | ISSUED TO HDLPC          |                       |
| 11/07/2018 | ISSUED TO HDLPC          |                       |
| 8/03/2018  | ISSUED TO PLANNING BOARD |                       |
| 3/28/2018  | ISSUED TO PLANNING BOARD |                       |
| 11/9/2017  | ISSUED TO PLANNING BOARD |                       |
| 10/5/2017  | ISSUED TO PLANNING BOARD |                       |

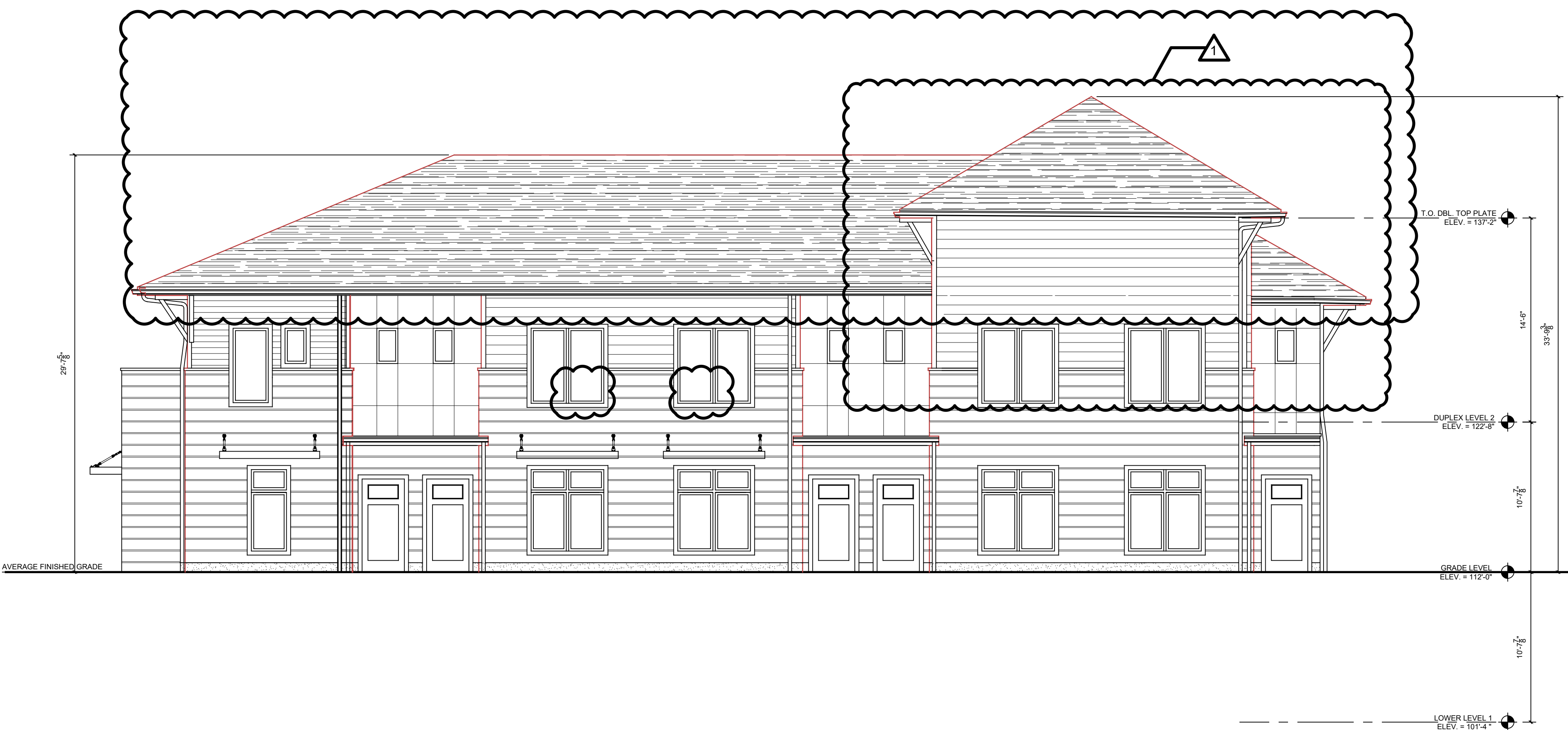


CLIENT:  
**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

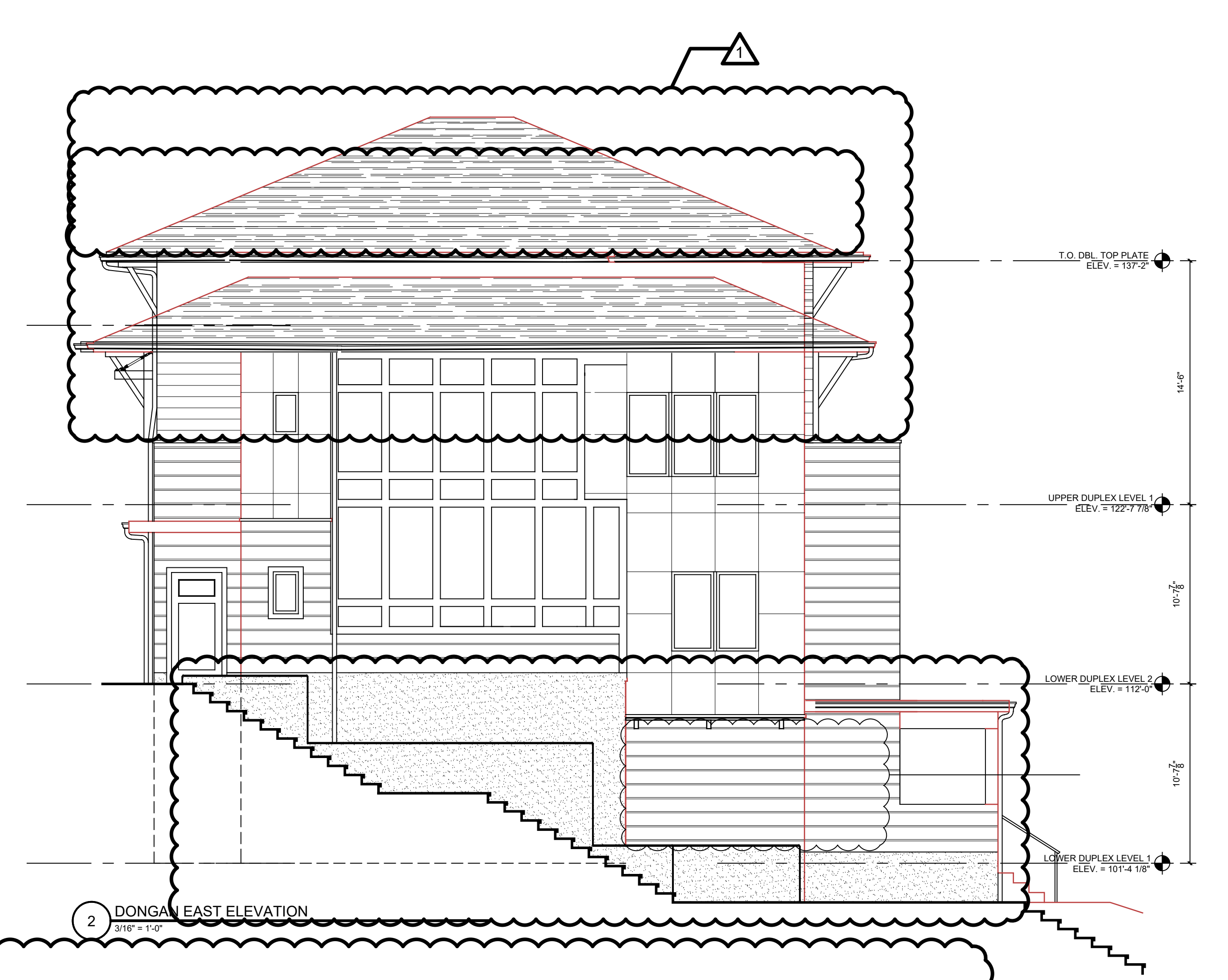
PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

| PRELIMINARY ELEVATIONS - FALLKILL |       |
|-----------------------------------|-------|
| DRAWN BY:<br>J.D.                 | PZ-10 |
| JOB No.<br>Y1022                  |       |
| DATE<br>7/5/17                    |       |

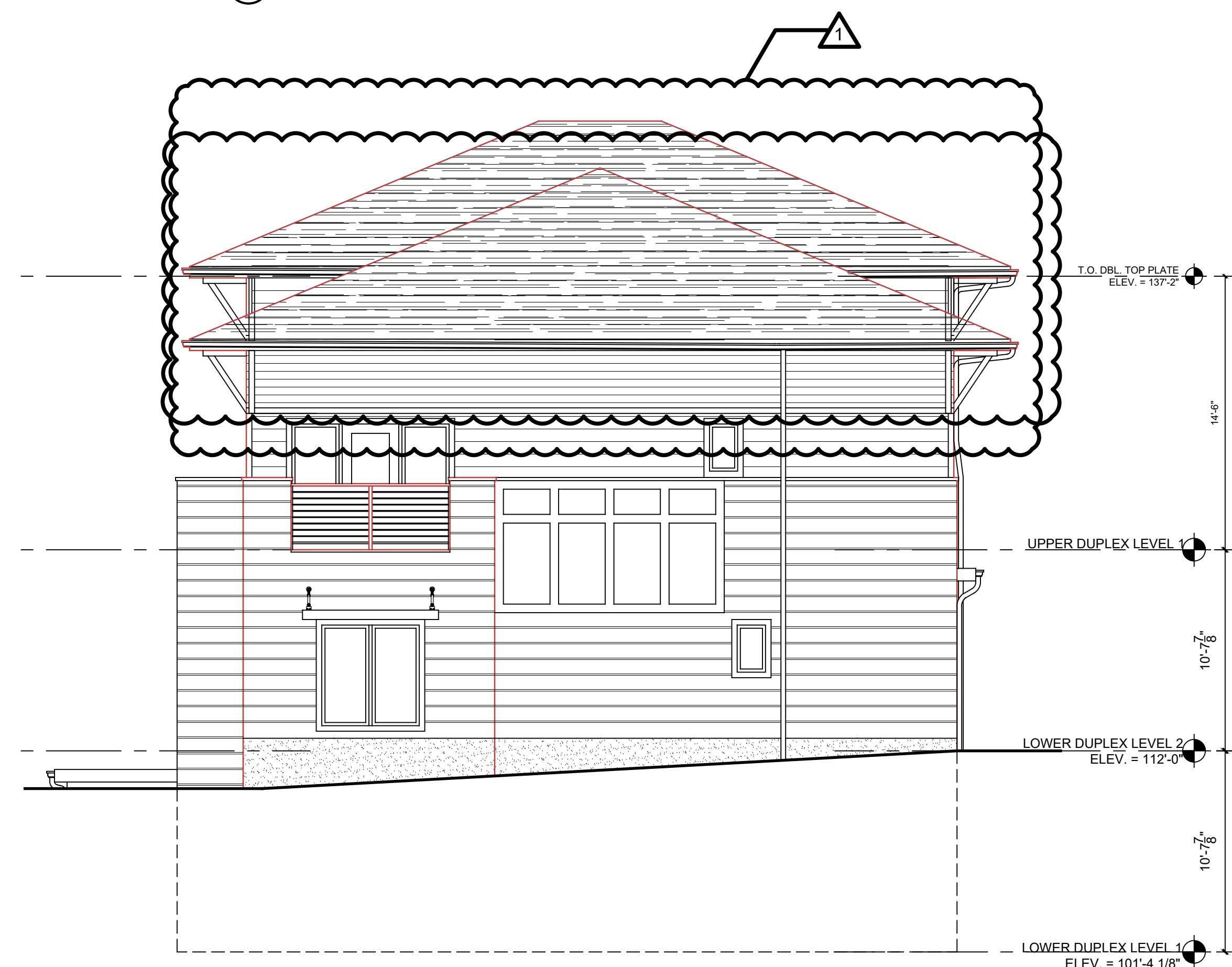




1 DONGAN SOUTH ELEVATION  
3/16" = 1'-0"



2 DONGAN EAST ELEVATION  
3/16" = 1'-0"



3 DONGAN WEST ELEVATION  
3/16" = 1'-0"



4 DONGAN NORTH ELEVATION  
3/16" = 1'-0"

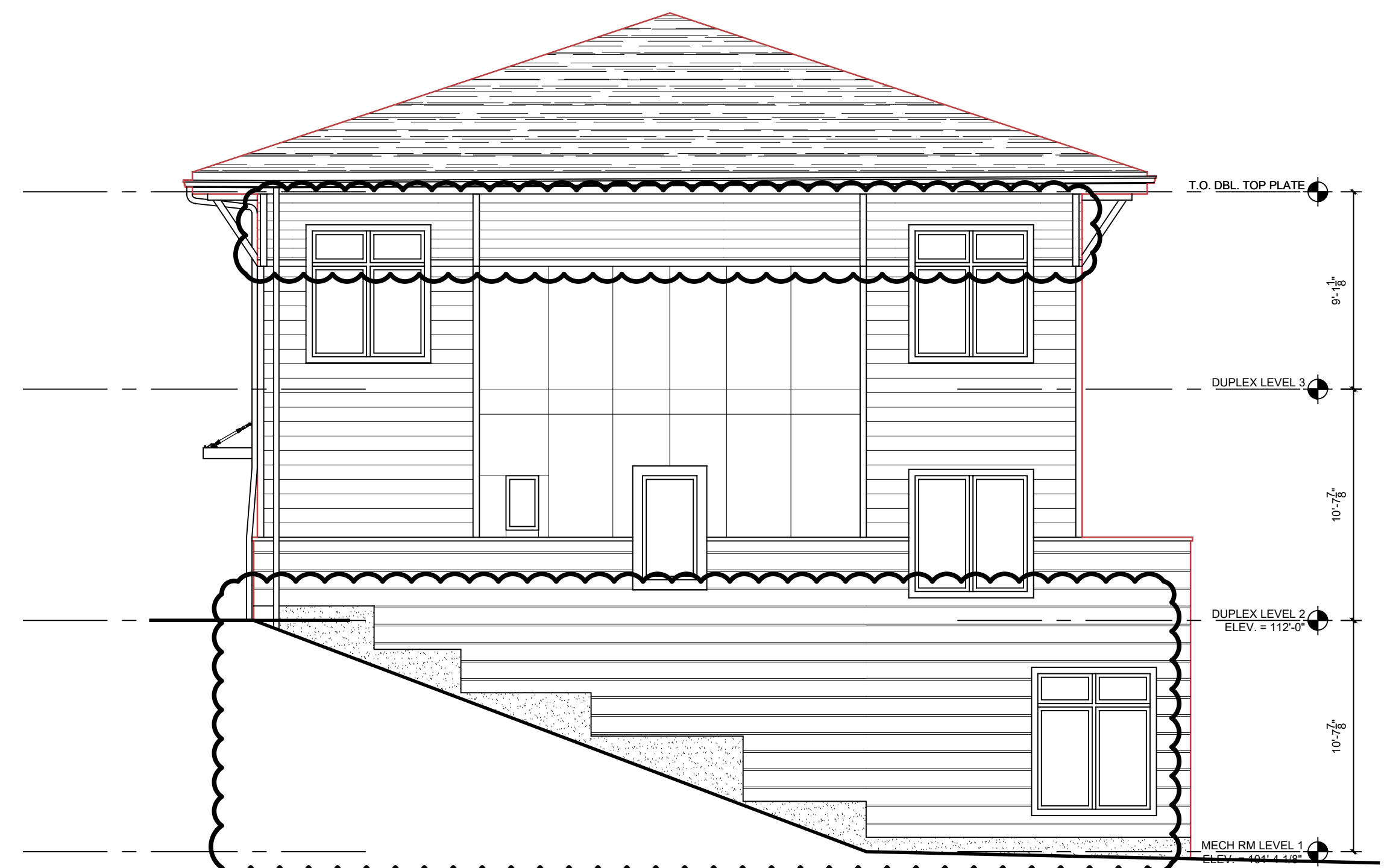
REVISIONS:  
11/9/2021 2021 HDLPC SUBMISSION  
11/01/2019 ISSUED TO HDLPC  
6/25/2019 ISSUED TO PLANNING BOARD  
3/28/2019 PRE-SUBMISSION - HDLPC  
11/07/2018 ISSUED TO HDLPC  
3/26/2018 ISSUED TO PLANNING BOARD  
11/9/2017 ISSUED TO PLANNING BOARD  
10/6/2017

|                                                                                                                                                        |                        |                        |                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|---------------------------------------|
| <br>TINKELMAN<br>ARCHITECTURE<br>25 VAN WAGNER RD. POUGHKEEPSIE, NY | CLIENT:                | PROJECT NAME:          | PRELIMINARY<br>ELEVATIONS -<br>DONGAN |
|                                                                                                                                                        | Pelton Partners LLC    | Pelton Mount Carmel    |                                       |
|                                                                                                                                                        | 25 Van Wagner Road     | 36 N. Clover St.       |                                       |
|                                                                                                                                                        | Poughkeepsie, NY 12603 | Poughkeepsie, NY 12601 |                                       |

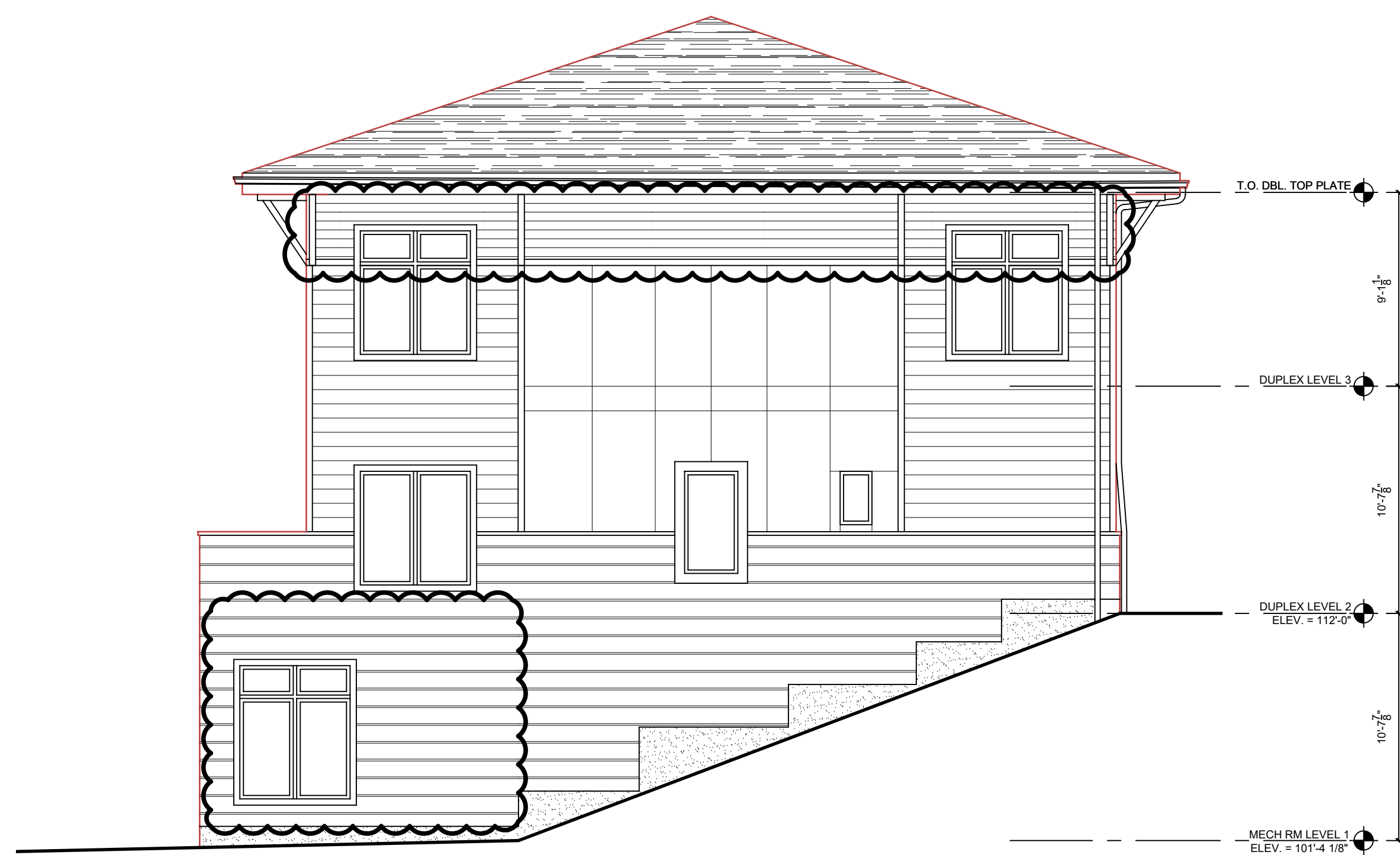




1 RIVER EAST ELEVATION  
3/16" = 1'-0"



2 RIVER NORTH ELEVATION  
3/16" = 1'-0"



3 RIVER SOUTH ELEVATION  
3/16" = 1'-0"



2 RIVER WEST ELEVATION  
3/16" = 1'-0"

REVISIONS:  
8/29/2019 ISSUED TO HDLPC  
6/25/2019 ISSUED TO PLANNING BOARD  
3/28/2019 PRE-SUBMISSION - HDLPC  
11/07/2018 ISSUED TO HDLPC  
3/26/2018 ISSUED TO PLANNING BOARD  
11/9/2017 ISSUED TO PLANNING BOARD  
10/5/2017 ISSUED TO PLANNING BOARD



CLIENT:  
Pelton Partners LLC  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
Pelton Mount Carmel  
36 N. Clover St.  
Poughkeepsie, NY 12601

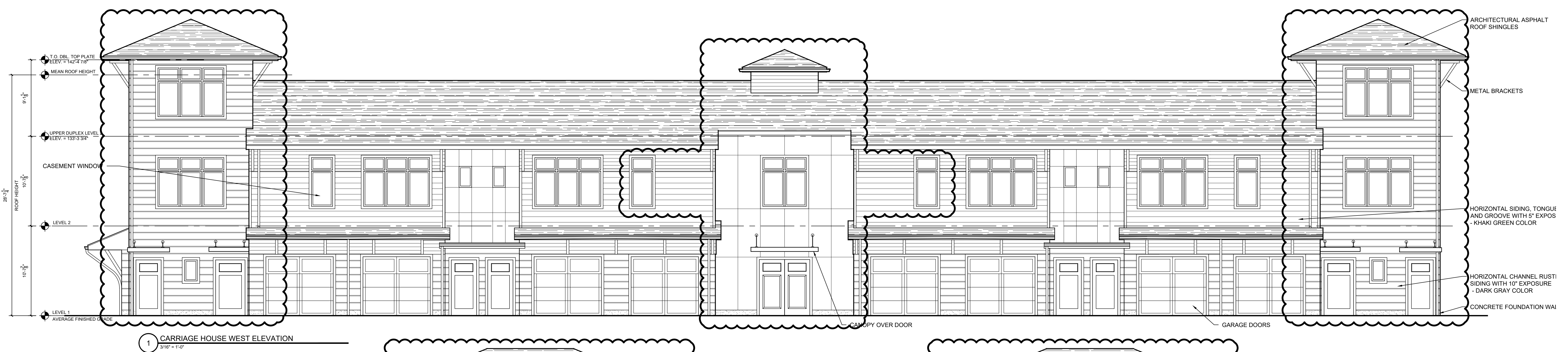
PRELIMINARY  
ELEVATIONS -  
RIVER

DRAWN BY:  
J.D.  
JOB No.  
Y1022  
DATE  
7/5/17  
PZ-14

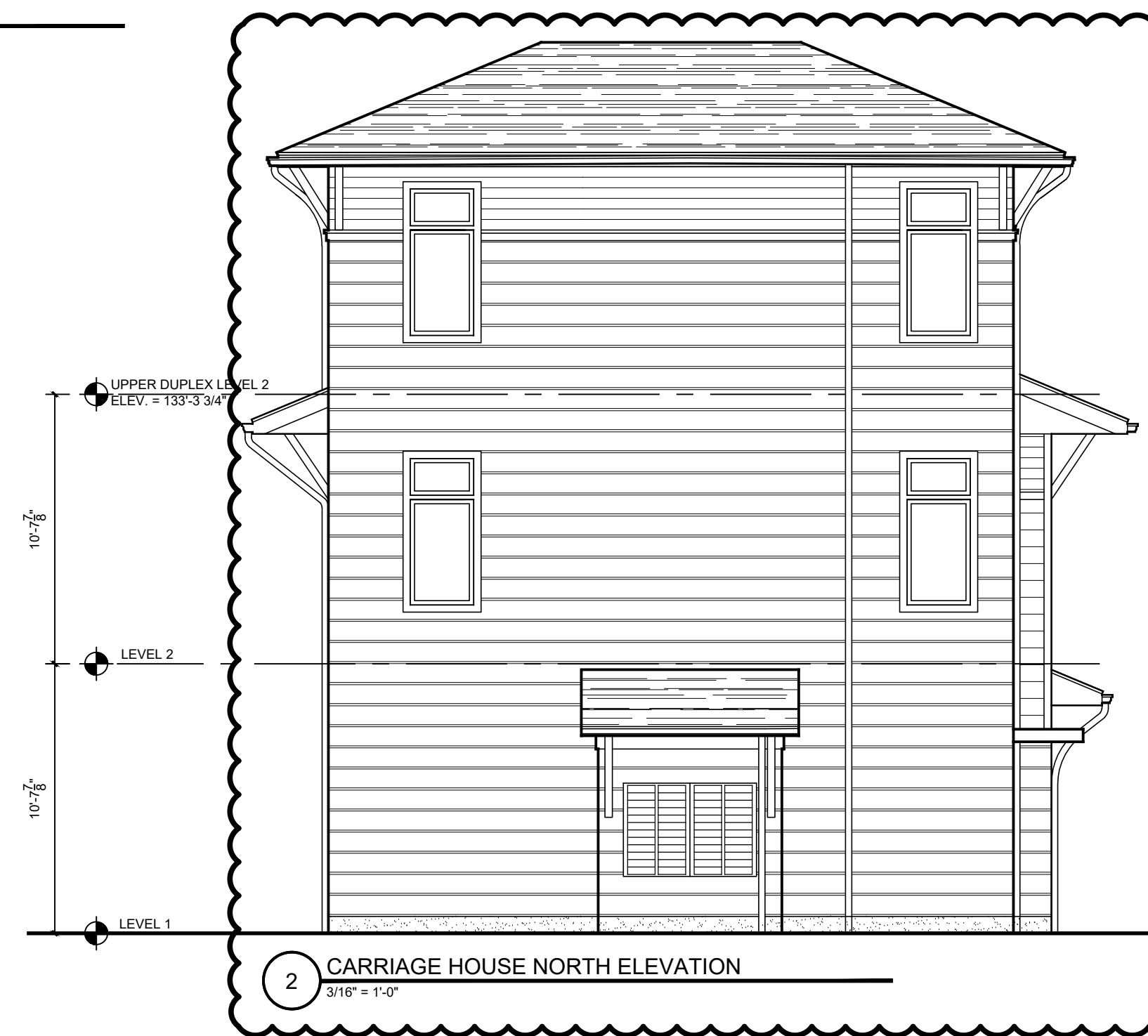




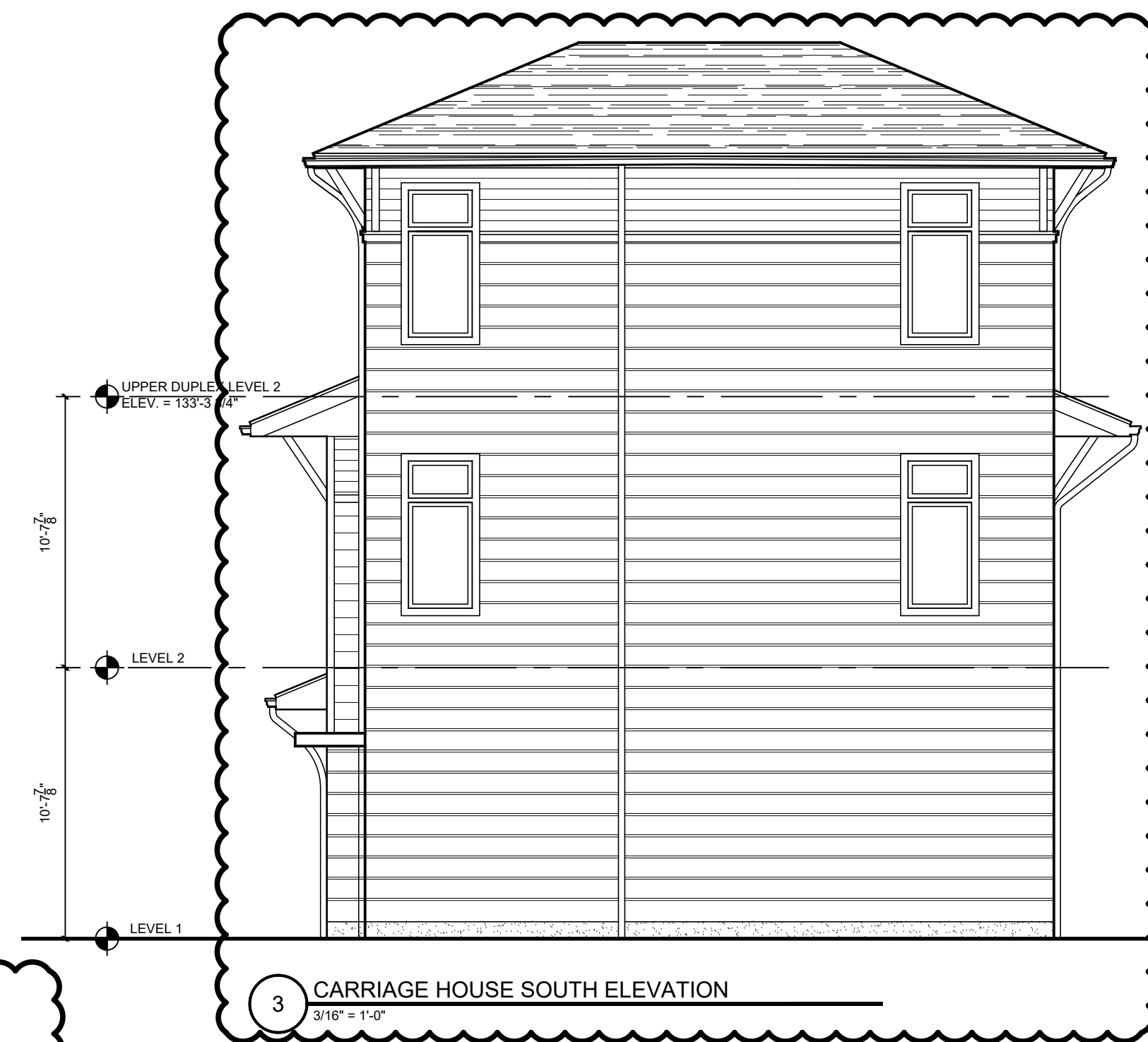




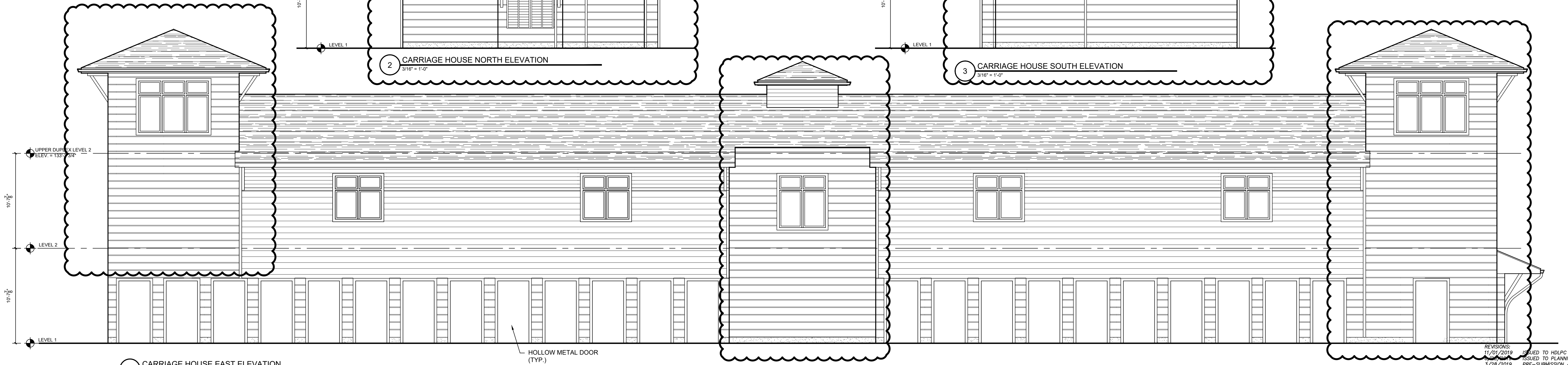
1 CARRIAGE HOUSE WEST ELEVATION  
3/16\"/>



2 CARRIAGE HOUSE NORTH ELEVATION  
3/16\"/>



3 CARRIAGE HOUSE SOUTH ELEVATION  
3/16\"/>



4 CARRIAGE HOUSE EAST ELEVATION  
3/16\"/>

REVISIONS:  
11/01/2019 ISSUED TO HDLPC  
04/08/2018 ISSUED TO PLANNING BOARD  
3/28/2019 PRE-SUBMISSION - HDLPC  
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10/6/2017 ISSUED TO PLANNING BOARD



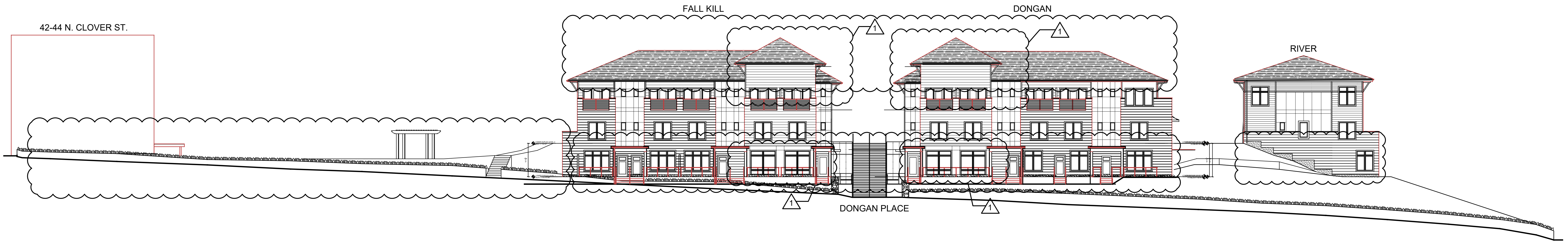
CLIENT:  
Pelton Partners LLC  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
Pelton Mount Carmel  
36 N. Clover St.  
Poughkeepsie, NY 12601

PRELIMINARY  
ELEVATIONS -  
CARRIAGE HOUSE

DRAWN BY:  
J.D.  
JOB No.  
Y1022  
DATE:  
7/6/17  
PZ-18



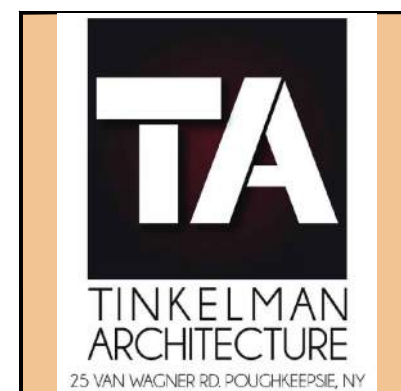


1 STREET VIEW AT DONGAN PLACE  
NTS



2 STREET VIEW AT DAVIES PLACE  
NTS

REVISIONS:  
11/5/2021 2021 HDLPC SUBMISSION  
8/29/2019 ISSUED TO HDLPC  
6/25/2019 ISSUED TO PLANNING BOARD  
3/28/2019 PRE-SUBMISSION - HDLPC  
11/07/2018 ISSUED TO HDLPC  
8/03/2018 ISSUED TO HDLPC  
3/26/2018 ISSUED TO PLANNING BOARD  
1/24/2017 ISSUED TO HDLPC

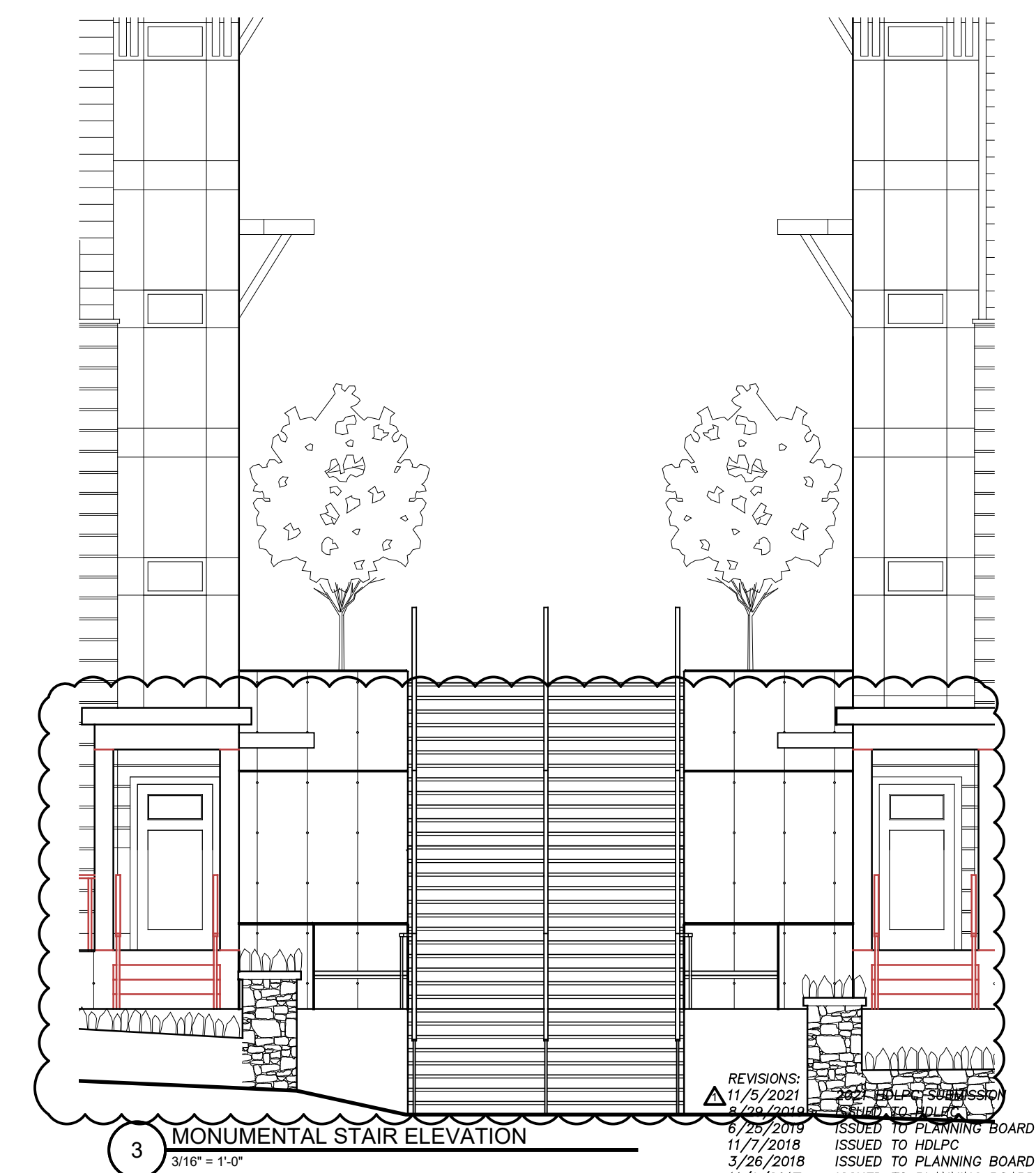
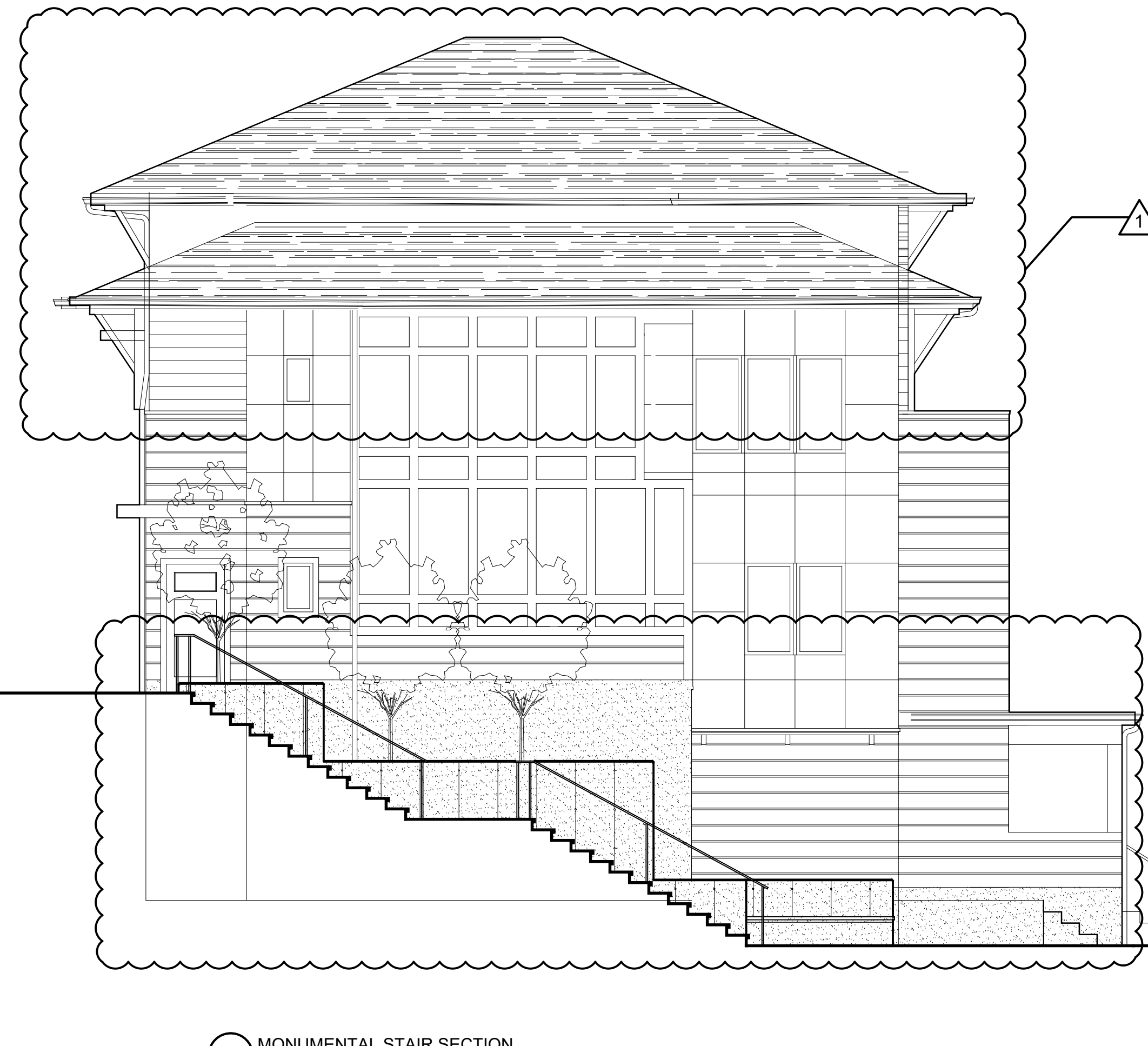
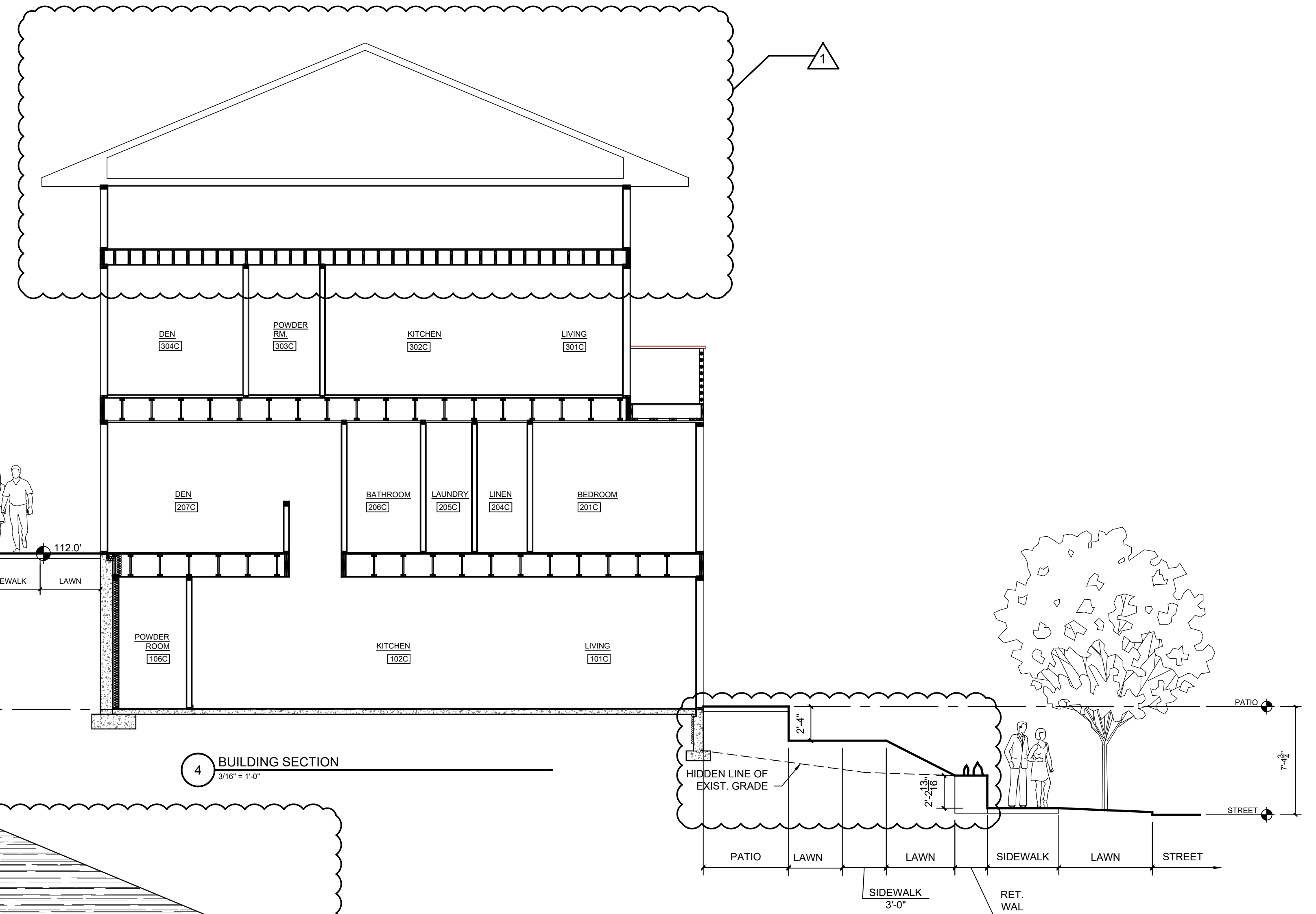
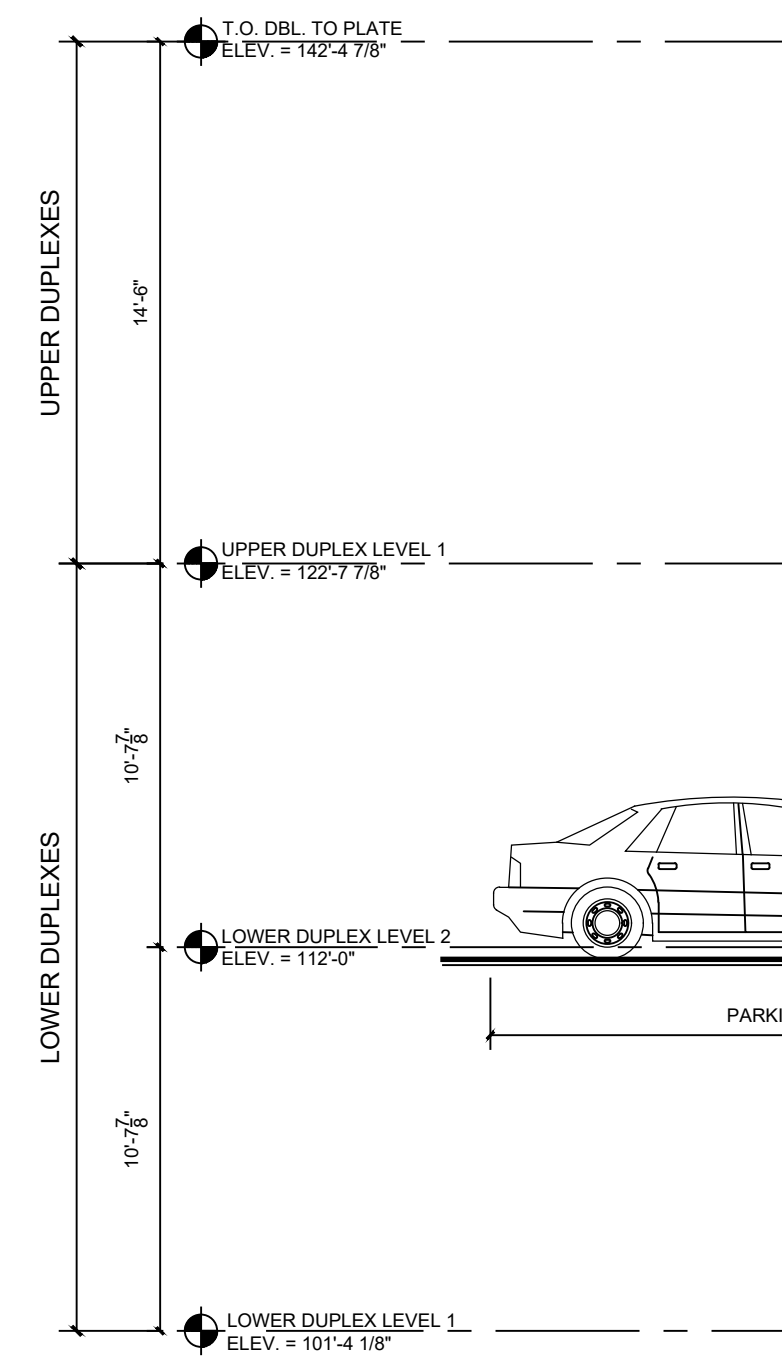
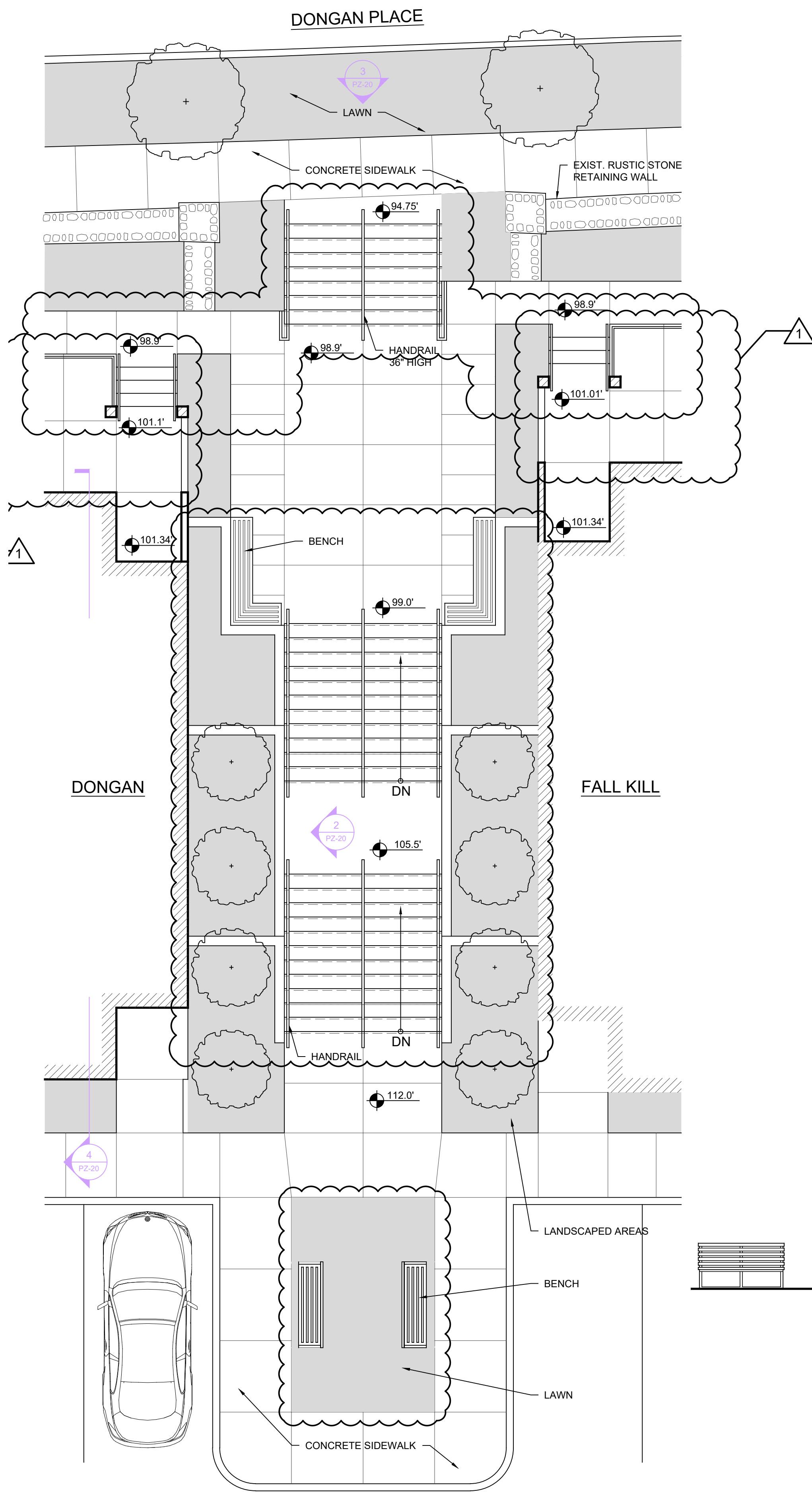


CLIENT:  
**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

STREET ELEVATIONS  
DRAWN BY:  
M.L.L.  
JOB No.  
Y1022  
DATE:  
19 Nov 2015  
**PZ-19**





1 ENLARGED MONUMENTAL STAIR PLAN  
3/16" = 1'-0"

2 MONUMENTAL STAIR SECTION  
3/16" = 1'-0"

3 MONUMENTAL STAIR ELEVATION  
3/16" = 1'-0"



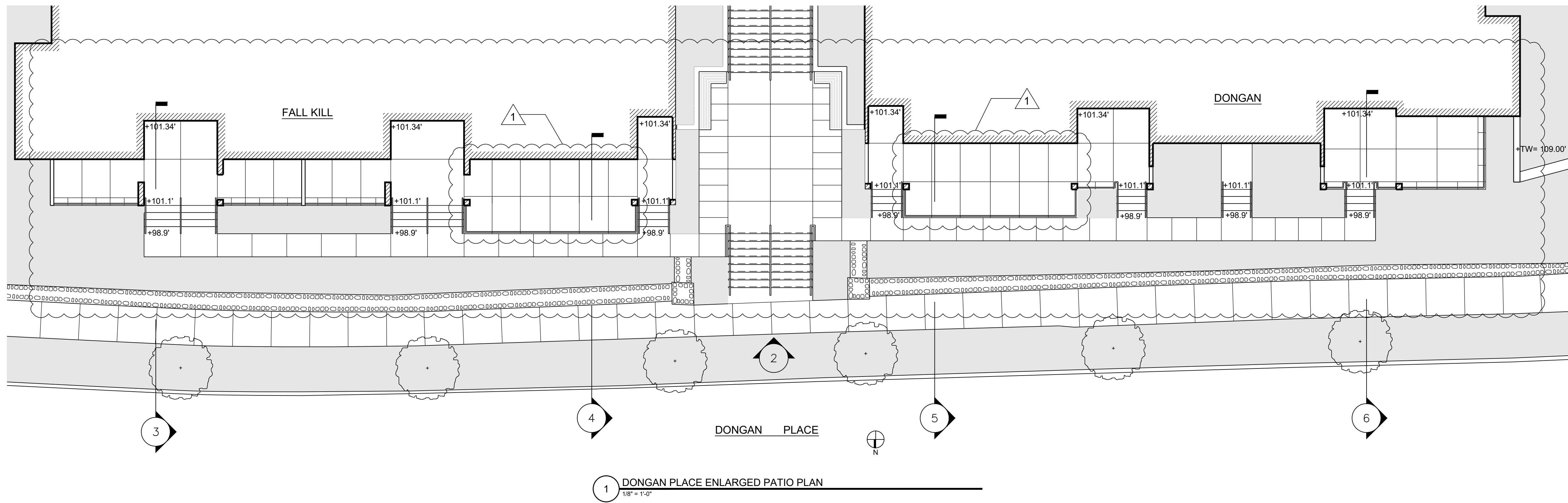
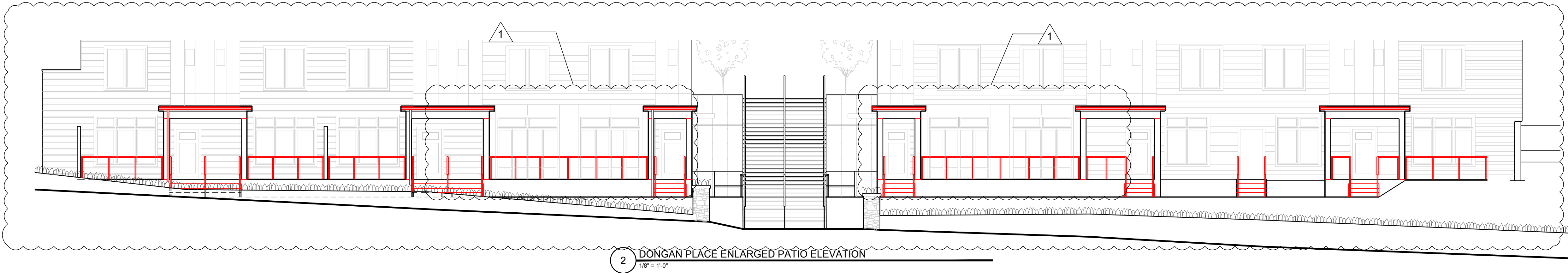
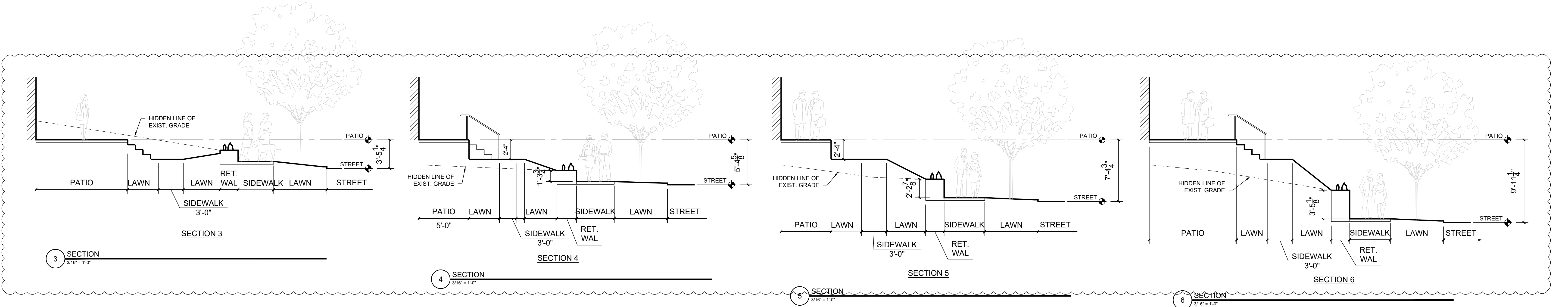
CLIENT:  
**Pelton Partners LLC**  
25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:  
**Pelton Mount Carmel**  
36 N. Clover St.  
Poughkeepsie, NY 12601

ENLARGED  
MONUMENTAL STAIR  
PLAN & ELEVATIONS

|                      |       |
|----------------------|-------|
| DRAWN BY:<br>M.L.L.  | PZ-20 |
| JOB No.<br>Y1022     |       |
| DATE:<br>19 Nov 2015 |       |







25 VAN WAGNER RD. Poughkeepsie, NY

CLIENT:

**Pelton Partners LLC**

25 Van Wagner Road  
Poughkeepsie, NY 12603

PROJECT NAME:

**Pelton Mount Carmel**

36 N. Clover St.  
Poughkeepsie, NY 12601

REVISIONS:

|           |                          |
|-----------|--------------------------|
| 11/5/2021 | 2021 HDLPC SUBMISSION    |
| 8/29/2019 | ISSUED TO HDLPC          |
| 6/25/2019 | ISSUED TO PLANNING BOARD |
| 3/26/2018 | ISSUED TO PLANNING BOARD |
| 11/9/2017 | ISSUED TO PLANNING BOARD |

DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS

|           |       |
|-----------|-------|
| DRAWN BY: | PZ-23 |
| JOB No.   |       |
| DATE:     |       |



# 36 NORTH CLOVER STREET - DONGAN MATERIAL MODEL



NOTE:  
Rendering is for material call-outs only.  
Refer to updated drawings and model  
for revised design of Dongan.

Note: Colors in rendered image are representational of the proposed materials.  
Refer to samples for actual appearance.







Heathered Moss JH50-20



#### MATERIAL "M1"

- Lap Siding
  - o Manufacturer: James Hardie
  - o Product: Hardie Plank Lap Siding
  - o Exposure: 5"
  - o Color: Heathered Moss JH50-20
  - o Location: Upper Entablature

#### MATERIAL "M1" ALTERNATE

- Siding
  - o Manufacturer: LP Smartside
  - o Product: 18" Bold Profile Lap Siding
  - o Exposure: 4"
  - o Color: Colonial Revival Green by Sherwin Williams
  - o Location: Upper Entablature



Note: Alternate material sample is not shown in the actual color, see color swatch.





#### MATERIAL "M2"

- Lap Siding
  - o Manufacturer: James Hardie
  - o Product: Hardie Plank Lap Siding
  - o Exposure: 5"
  - o Color: Light Mist JH70-10
  - o Location: Mid-Section



#### MATERIAL "M2" ALTERNATE

- Siding
  - o Manufacturer: LP Smartside
  - o Product: 18" Bold Profile Lap Siding
  - o Exposure: 4"
  - o Color: Chelsea Gray by Sherwin Williams
  - o Location: Mid-Section



Note: Alternate material sample is not shown in the actual color, see color swatch.





Peppercorn

**MATERIAL "M3"**

- Siding
  - o Manufacturer: LP Smartside
  - o Product: 18" Bold Profile Lap Siding
  - o Exposure: 8"
  - o Color: Peppercorn by Sherwin Williams
  - o Location: Lower Base

Note: Material samples are not shown in the actual color, see color swatch.

**M-3**





MATERIAL "M4"

- Siding
  - o Manufacturer: Trespa
  - o Product: Meteon
  - o Color: Rusted Brown

M-4





MATERIAL "M5"

- Siding
  - o Manufacturer: Trespa
  - o Product: Meteon
  - o Color: Tempered Grey

M-5





MATERIAL "M6"

- Sunshade "Building Your Own"
  - o Manufacturer: C.R. Laurence
  - o Material: Aluminum
  - o Color: Silver Metallic





MATERIAL "M7"

o Windows

- ☐ Manufacturer: Andersen
- ☐ Series: 100
- ☐ Color: Terratone





MATERIAL "M8"

- Roof Shingles
  - o Manufacturer: Owens Corning
  - o Product: Tru Definition Duration Shingles
  - o Color: Estate Gray

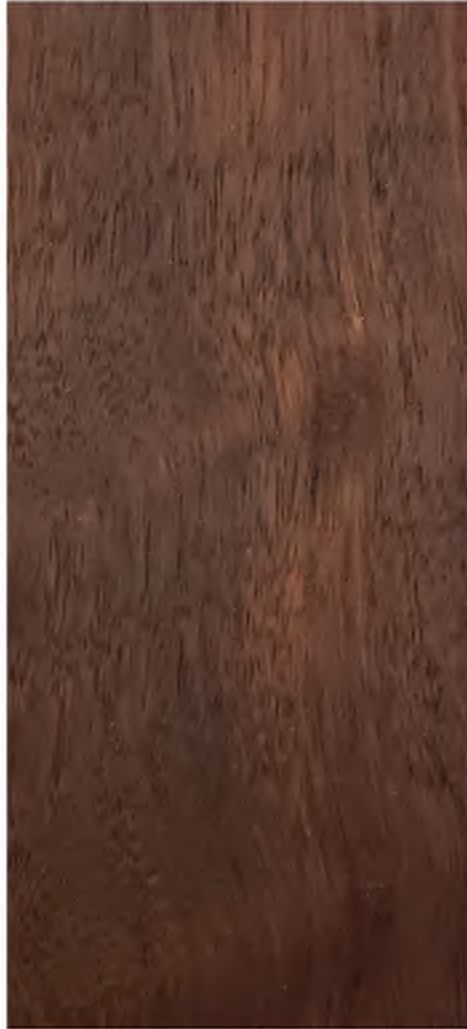




**MATERIAL "M9"**

- Patio Pavers
  - o Manufacturer: Johnston & Rhodes Bluestone Co.
  - o Product: Bluestone Pavers
  - o Color: Bluestone
  - o Finish: Honed





**MATERIAL "M10"**

- Bench Seat
  - o Manufacturer: Forms + Surfaces
  - o Product: Ipe Hardwood
  - o Color: Ipe

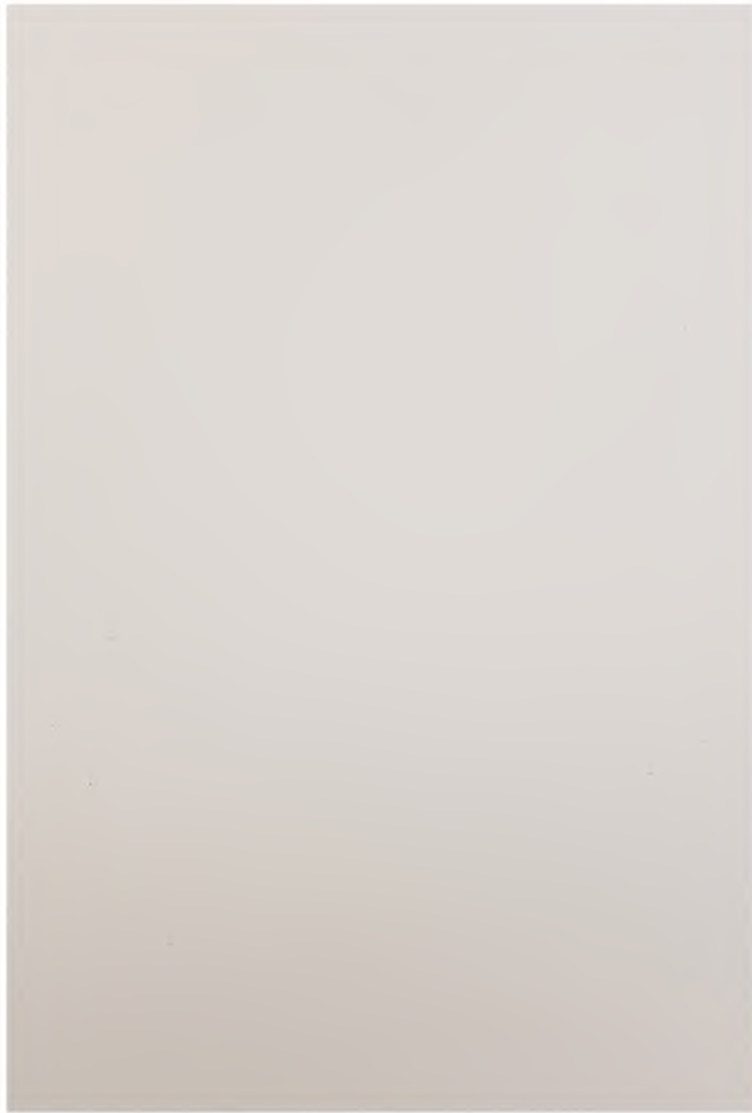




#### MATERIAL "M11"

- Bike Rack
  - o Manufacturer: Forms + Surfaces
  - o Product: Capitol Bike Rack
  - o Color: Powdercoat Aluminum Texture





**MATERIAL "M12"**

- Recessed Panels
  - o Manufacturer: Versatex
  - o Product: Trimboard & Sheet
  - o Color: Peppercorn by Sherwin Williams

Note: Material samples are shown in the actual color, see color swatch.

**M-12**





**MATERIAL "M13"**

- Wood Clapboard Siding
  - o Location: Manor House Porches
  - o Color: Site White by Sherwin Williams

Note: Image shown is a typical area for the proposed color.  
All wood clapboard siding areas are to receive this color.

**M-13**





#### MATERIAL "M14"

- Brick Veneer
  - o Location: Manor House
  - o Color: Site White by Sherwin Williams

Note: Image shown is a typical area for the proposed color.  
All brick veneer areas are to receive this color.

# M-14





**MATERIAL "M15"**

- Clapboard Siding
  - o Location: Manor House Upper Entablature
  - o Color: Colonial Revival Green Stone by Sherwin Williams

Note: Image shown is a typical area for the proposed color.  
 All Clapboard in the upper entablature areas are to receive this color.

**M-15**





NOT USED

MATERIAL "M16"

- Corrugated Galvanized Steel
  - o Location: Privacy Walls
  - o Size: 7/8"

~~M-16~~





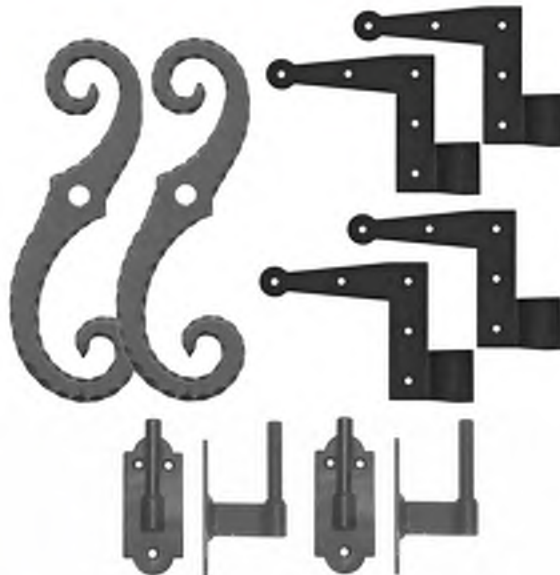
**MATERIAL "M17"**

- PVC Bracket, painted
  - o Location: Upper Entablature
  - o Size: 3'-0" x 3'-0" x 0' 5"
  - o Color: Colonial Revival Green by Sherwin Williams

Note: Material samples are not shown in the actual color, see color swatch.

**M-17**





#### MATERIAL "M18"

- Wood Exterior Shutters
  - o Location: Manor House Windows
  - o Size: 18" width by 78" & 86" height
  - o Color: Colonial Revival Green by Sherwin Williams
  - o Accessories: 2 (pair) pintels, 1 (pair) "S" holdbacks & 2 (pair) 6in L-Hinges

Note: Material samples are not shown in the actual color, see color swatch.

# M-18



# Providence<sup>®</sup> LED



architectural  
arealighting



<sup>®</sup> HUBBELL  
Lighting





ORDERING INFORMATION

EXAMPLE: PROS-Y2-3050-MAL-TRA59U

MODEL  
PROS  
PROB

| Model | Distribution | Lumen Package | Color | Options | Mounting |
|-------|--------------|---------------|-------|---------|----------|
| PROS  | Y2           | 3050          | BLK   | FS1     | TRA59D   |

1. MODEL

|      |                        |
|------|------------------------|
| PROS | Providence Small LED   |
| PROB | Providence Bollard LED |

2. DISTRIBUTION

|    |        |
|----|--------|
| Y2 | Type 2 |
| Y3 | Type 3 |
| Y4 | Type 4 |
| Y5 | Type 5 |

3. LUMEN PACKAGE

|      |                     |
|------|---------------------|
| 3050 | 5000K CCT, 43 watts |
| 3040 | 4000K CCT, 43 watts |
| 3030 | 3000K CCT, 43 watts |
| 2050 | 5000K CCT, 25 watts |
| 2040 | 4000K CCT, 25 watts |
| 2030 | 3000K CCT, 25 watts |

4. COLOR

|     |              |
|-----|--------------|
| AWT | Arctic White |
| BLK | Black        |

|           |                  |
|-----------|------------------|
| MTB       | Matte Black      |
| DGN       | Dark Green       |
| DBZ       | Dark Bronze      |
| WRZ       | Weathered Bronze |
| BRM       | Bronze Metallic  |
| VBL       | Verde Blue       |
| CRT       | Corten           |
| MAL       | Matte Aluminum   |
| MDG       | Medium Grey      |
| ATG       | Antique Green    |
| LGY       | Light Grey       |
| RAL       | Premium Color    |
| CUSTOM ** | Contact Factory  |

5. OPTIONS

|     |                                  |
|-----|----------------------------------|
| FS1 | Fusing                           |
| DSC | Dark Sky Cap (PROB only)         |
| HTD | High Transmission Diffuser       |
| PFC | Brass Painted Finial (PROB only) |
| PFN | Brass Painted Finial (PROS only) |
| SPK | Brass Painted Spike (PROS only)  |
| BPS | Brass Painted Struts             |

6. MOUNTING  
PROS

Standard mount shall slip over a 3"/75mm pole or may choose one.

WALL MOUNT

|        |            |
|--------|------------|
| WMA59D | Mount down |
| WMA59U | Mount up   |

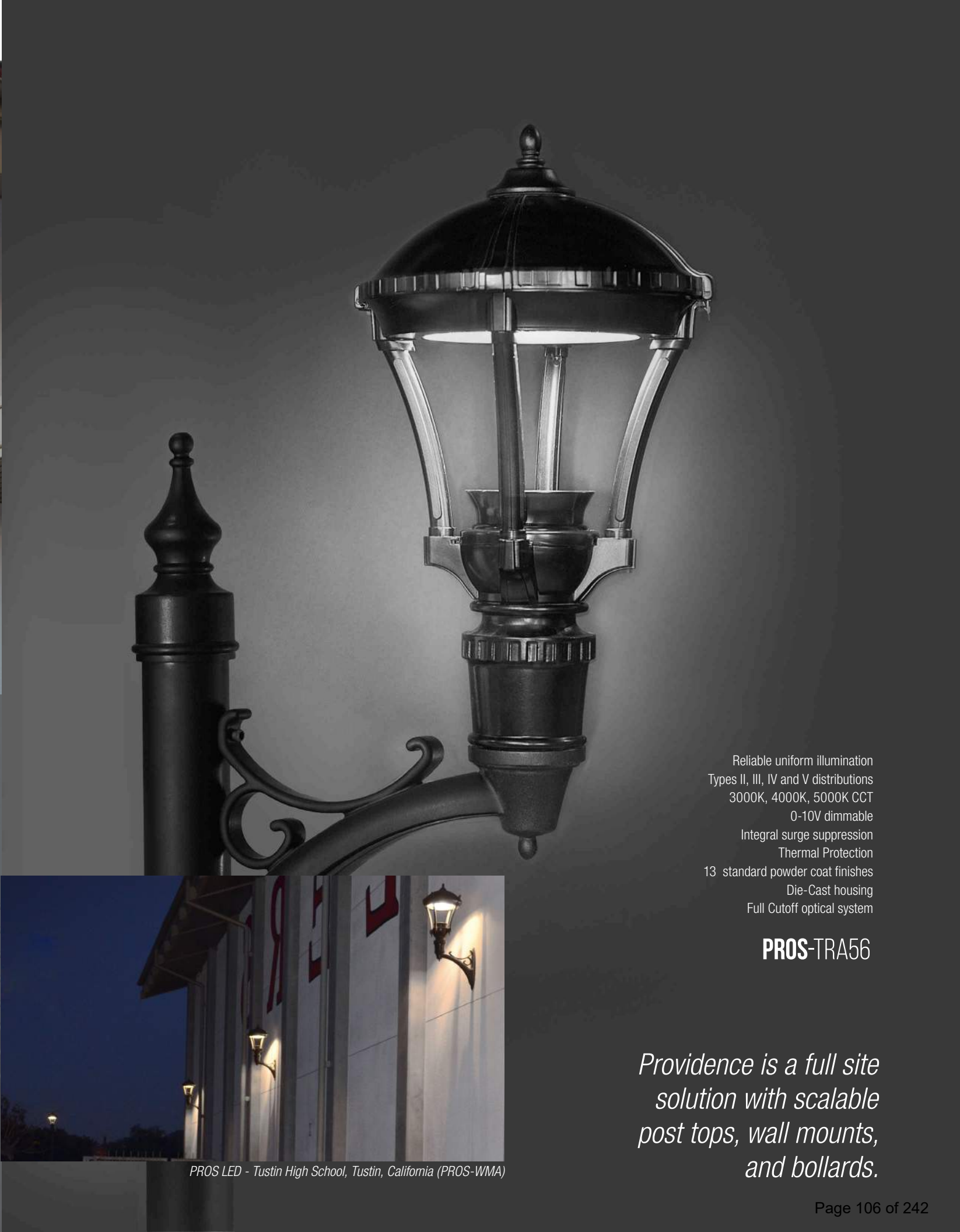
POLE MOUNT

Side mounts slips over to a 4" O.D. pole.

|        |            |
|--------|------------|
| TRA59D | Mount down |
| TRA59U | Mount up   |

PROB

|    |                      |
|----|----------------------|
| FL | Fluted Shaft 5" DIA. |
| RD | Round Shaft 5" DIA.  |
| PM | Pier Mount           |



- Reliable uniform illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimmable
- Integral surge suppression
- Thermal Protection
- 13 standard powder coat finishes
- Die-Cast housing
- Full Cutoff optical system

PROS-TRA56

Providence is a full site solution with scalable post tops, wall mounts, and bollards.



PROS LED - Tustin High School, Tustin, California (PROS-WMA)





Providence®  
**LED** Bollard



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**HUBBELL**  
Lighting

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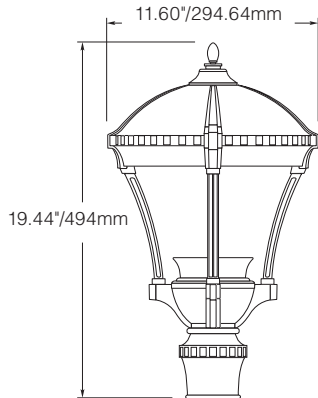


## FEATURES

- Reliable uniform illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimmable
- Integral surge suppression
- Thermal Protection
- 13 standard powder coat finishes
- Die-Cast housing
- Full Cutoff optical system

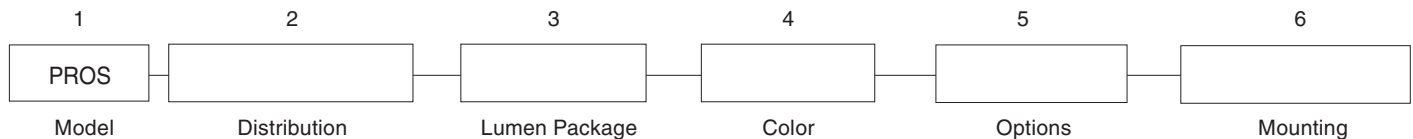


## SPECIFICATIONS



- Diameter: 11.60" / 294.64 mm
- Height: 19.44" / 494 mm
- Weight: 9 lbs / 4kg
- EPA: .46
- IP Rating: 66

## ORDERING INFORMATION



### 1. MODEL

PROS Providence Small LED

### 2. DISTRIBUTION

Y2 Type 2  
Y3 Type 3  
Y4 Type 4  
Y5 Type 5

### 3. LUMEN PACKAGE

3050 5000K CCT, 43 watts  
3040 4000K CCT, 43 watts  
3030 3000K CCT, 43 watts  
2050 5000K CCT, 25 watts  
2040 4000K CCT, 25 watts  
2030 3000K CCT, 25 watts

### 4. COLOR

WH Arctic White  
BL Black  
BLT Matte Black  
DB Dark Bronze  
DGN Dark Green  
TT Titanium  
WDB Weathered Bronze  
MDB Bronze Metallic  
VBU Verde Blue  
CRT Corten  
MAL Matte Aluminum  
MG Medium Grey  
AGN Antique Green  
LG Light Grey  
RAL Premium Color  
CUSTOM \*\* Contact Factory

### 5. OPTIONS

FS1 Fusing  
PFN Brass Painted Finial  
SPK Brass Painted Spike  
BPS Brass Painted Struts  
LDL Lightly diffused lens  
AD4 Adapter used only with standard AAL arms and post top mount fixtures to slip over a 4"/100mm O.D. pole

### 6. MOUNTING

Standard mount shall slip over a 3"/75mm pole or may choose one.

#### WALL MOUNT

WMA59D Mount down  
WMA59U Mount up

#### POLE MOUNT

##### Side mounts

TRA59D Mount down  
TRA59U Mount up



## LUMINAIRE PERFORMANCE

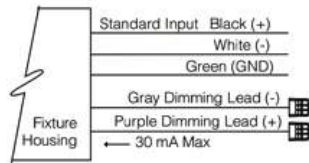
| Light Engine | Lensing               | Distribution | Ordering Code | Ordering Code    |                 |            |   |   |                  |                 |            |   |   |                  |                 |            | Average System Watts |   |    |
|--------------|-----------------------|--------------|---------------|------------------|-----------------|------------|---|---|------------------|-----------------|------------|---|---|------------------|-----------------|------------|----------------------|---|----|
|              |                       |              |               | 5000K CCT        |                 |            |   |   | 4000K CCT        |                 |            |   |   | 3000K CCT        |                 |            |                      |   |    |
|              |                       |              |               | Delivered Lumens | Efficacy (Lm/W) | BUG Rating |   |   | Delivered Lumens | Efficacy (Lm/W) | BUG Rating |   |   | Delivered Lumens | Efficacy (Lm/W) | BUG Rating |                      |   |    |
|              |                       |              |               | 3050             |                 |            |   |   | 3040             |                 |            |   |   | 3030             |                 |            |                      |   |    |
| 3000 Series  | Clear Lens (Standard) | TYPE 2       | Y2            | 3238             | 75              | 1          | 0 | 1 | 3247             | 76              | 1          | 0 | 1 | 2975             | 69              | 1          | 0                    | 1 | 43 |
|              |                       | TYPE 3       | Y3            | 3261             | 75              | 1          | 0 | 1 | 3270             | 76              | 1          | 0 | 1 | 3038             | 70              | 1          | 1                    | 1 |    |
|              |                       | TYPE 4       | Y4            | 3253             | 75              | 1          | 0 | 1 | 3262             | 76              | 1          | 0 | 1 | 2988             | 69              | 1          | 0                    | 1 |    |
|              |                       | TYPE 5       | Y5            | 3148             | 73              | 2          | 0 | 1 | 3157             | 73              | 2          | 0 | 1 | 2892             | 67              | 2          | 0                    | 1 |    |
|              | Lightly Diffused Lens | TYPE 2       | Y2...LDL      | 2386             | 56              | 1          | 1 | 1 | 2342             | 54              | 1          | 1 | 1 | 2092             | 49              | 1          | 1                    | 1 |    |
|              |                       | TYPE 3       | Y3...LDL      | 2385             | 57              | 1          | 1 | 1 | 2341             | 56              | 1          | 1 | 1 | 2091             | 50              | 1          | 1                    | 1 |    |
|              |                       | TYPE 4       | Y4...LDL      | 2295             | 53              | 1          | 2 | 1 | 2252             | 52              | 1          | 2 | 1 | 2012             | 47              | 1          | 2                    | 1 |    |
|              |                       | TYPE 5       | Y5...LDL      | 2234             | 52              | 1          | 1 | 1 | 2193             | 51              | 1          | 1 | 1 | 1959             | 46              | 1          | 1                    | 1 |    |
|              |                       |              |               | 2050             |                 |            |   |   | 2040             |                 |            |   |   | 2030             |                 |            |                      |   |    |
| 2000 Series  | Clear Lens (Standard) | TYPE 2       | Y2            | 1951             | 78              | 1          | 0 | 1 | 1957             | 78              | 1          | 0 | 1 | 1792             | 71              | 1          | 0                    | 1 | 25 |
|              |                       | TYPE 3       | Y3            | 1958             | 78              | 1          | 0 | 1 | 1970             | 78              | 1          | 0 | 1 | 1830             | 73              | 1          | 0                    | 1 |    |
|              |                       | TYPE 4       | Y4            | 1960             | 78              | 1          | 0 | 1 | 1957             | 78              | 1          | 0 | 1 | 1793             | 71              | 1          | 0                    | 1 |    |
|              |                       | TYPE 5       | Y5            | 1889             | 76              | 1          | 0 | 1 | 1894             | 76              | 1          | 0 | 1 | 1735             | 69              | 1          | 0                    | 1 |    |
|              | Lightly Diffused Lens | TYPE 2       | Y2...LDL      | 1387             | 56              | 1          | 1 | 1 | 1361             | 54              | 1          | 1 | 1 | 1216             | 49              | 1          | 1                    | 1 |    |
|              |                       | TYPE 3       | Y3...LDL      | 1386             | 57              | 1          | 1 | 1 | 1361             | 56              | 1          | 1 | 1 | 1216             | 50              | 1          | 1                    | 1 |    |
|              |                       | TYPE 4       | Y4...LDL      | 1334             | 53              | 1          | 2 | 1 | 1309             | 52              | 1          | 2 | 1 | 1170             | 47              | 1          | 2                    | 1 |    |
|              |                       | TYPE 5       | Y5...LDL      | 1299             | 52              | 1          | 1 | 1 | 1275             | 51              | 1          | 1 | 1 | 1139             | 46              | 1          | 1                    | 1 |    |

## ELECTRICAL CHARACTERISTICS

| Configurationi |             | Driver       |              |              |       |         |      |                   |             | Inrush Current        |           |           |      | Dimming |               |                      |
|----------------|-------------|--------------|--------------|--------------|-------|---------|------|-------------------|-------------|-----------------------|-----------|-----------|------|---------|---------------|----------------------|
|                |             | LED Drive mA | System Watts | Line Voltage |       | Amps AC |      | Min. Power Factor | Max THD (%) | Operating Temp. Range | 120V      |           | 277V |         | Dimming Range | Source/ Sink Current |
| Ordering Code  |             |              |              | VAC          | HZ    | 120     | 277  |                   |             |                       | Ipeak (A) | Ipeak (A) |      |         |               |                      |
| 3050           | 3000 series | 400          | 42           | 120-277      | 50/60 | 0.35    | 0.15 | ≥9                | 20          | -40°C To +55°C        | 21        | 160 μS    | 49   | 160 μS  | 10% TO 100%   | 1mA                  |
| 3040           |             |              |              |              |       |         |      |                   |             |                       |           |           |      |         |               |                      |
| 3020           |             |              |              |              |       |         |      |                   |             |                       |           |           |      |         |               |                      |
| 2050           | 2000 series | 255          | 25           | 120-277      | 50/60 | 0.21    | 0.09 | ≥9                | 20          | -40°C To +55°C        | 21        | 160 μS    | 49   | 160 μS  | 10% TO 100%   | 1mA                  |
| 2040           |             |              |              |              |       |         |      |                   |             |                       |           |           |      |         |               |                      |
| 2020           |             |              |              |              |       |         |      |                   |             |                       |           |           |      |         |               |                      |

## WIRING LEADS

Luminaires shall be provided with 0-10 purple and gray dimming leads.



## LED COLOR

|             | Ordering Code |       |       |
|-------------|---------------|-------|-------|
|             | 3K            | 4K    | 5K    |
| CCT Average | 3000K         | 4000K | 5000K |
| CRI Minimum | 70            | 70    | 70    |
| S/P Ratio   | 1.2           | 1.5   | 1.8   |

Consult factory for Amber, Turtle Friendly, Gulf Coast and Observatory applications.

## TM-21 LIFETIME CALCULATION

| Optical System | Ordering Code | Ambient Environment °C | Projected Lumen Maintenance (% vs. Khrs) |     |     |           |     | Reported L70 |
|----------------|---------------|------------------------|------------------------------------------|-----|-----|-----------|-----|--------------|
|                |               |                        | 15                                       | 25  | 50  | TM-21* 60 | 100 |              |
| MicroCore      | 32LED         | 15                     | 100%                                     | 99% | 99% | 98%       | 97% | >96Khrs      |
|                |               | 25                     | 99%                                      | 99% | 98% | 97%       | 95% |              |
|                |               | 40                     | 98%                                      | 97% | 94% | 93%       | 89% |              |



## SPECIFICATIONS

### HOUSING

- Luminaire shall have discrete optical and gear compartments that do not share any physical housings.
- All housing components shall be die-cast aluminum, sealed with continuous silicone rubber gaskets.
- Standard configurations do not require a flat lens, optional lenses shall be tempered glass
- All internal and external hardware shall be stainless steel.
- Optical bezel finish shall match the luminaire housing.

### OPTICAL

- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- LED optics shall be clear injection molded PMMA acrylic.
- MCPCB and optic shall be sealed to a die-cast anodized aluminum heat sink with an injection molded silicone rubber gasket. IP66.

### ELECTRICAL

- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J.
- Drivers shall be U.L. recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.

### SERVICING

- Luminaire shall have tool-less service access to the gear compartment. Driver shall be mounted to a prewired tray with quick disconnects that may be removed from the gear compartment.

### MOUNTING

- One-piece cast aluminum arms accept the standard 3" slip fitter on the Providence fixture.
- Arms are prewired with quick disconnects.
- Wall mounted arms do not include wall mounting hardware.
- Pole mounted arms use 3/8-16 hardware bolts for attaching to the pole.

### FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

### CERTIFICATION

- Luminaire shall be listed with ETL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.

### WARRANTY / TERMS AND CONDITIONS OF SALE

Download:  
<http://www.hubbellighting.com/resources/warranty/>



### **Summary of Notable Findings Taken from the Historic District Neighborhood Analysis**

**From:** Pelton Partners, LLC

**Prepared by:** Tinkelman Architecture

**Date:** September 13, 2018

#### **Overview**

This document contains a summary of notable findings regarding the Historic District taken from the Historic District Building Analysis dated April 27<sup>th</sup>, 2018. More in depth information and analysis can be found in the original report.

Based on the analysis of the district that was conducted, we have found the following.

1. The Mill Street / North Clover Street Historic district implores a variety of building materials. No one material is overly dominant. Materials were found to be the following:
  - +/- 31% is predominantly Vinyl
  - +/- 43% is predominantly exposed brick
  - +/- 26% is predominantly painted masonry, wood, or metal.
2. The districts exterior building envelopes have a variety of colors.
  - 44% are predominantly Red
  - 27% are predominantly Grey / White
  - 17% are predominantly Crème / Yellow
  - Remainder includes blue, green, and pink.
3. The district has great variety in building stories with heights in the 2 – 4 story range.
  - 14% - 4 Story
  - 15% - 3.5 Story
  - 28% - 3 Story
  - 22% - 2.5 Story
  - 18% - 2 Story
4. The 2 – 2.5 story building height typology only holds true on small lots smaller than .3 acres. The average height of buildings goes up dramatically on larger sites greater than .3 acres.
  - 3.5 – 4 Story buildings make up 64% of all buildings on sites greater than .3 acres



5. Corner lots in the district are typically larger, and have taller, larger scale buildings with unique typology. Examples of this include:

- 9 Vassar Street
- 12 Lafayette Place
- 227 Mill Street
- 197 Mill Street
- 44 N. Clover Street
- 172-174 Mill Street
- 11 Davies Place

6. A 3-bay window typology can be found in the district, among a variety of other typologies.

- 3 bay windows are 53% of the district
- Varying window typologies make up 44%



## **Defining Compatibility in the District and Neighborhood of the Pelton Manor**

**From:** Pelton Partners, LLC

**Prepared by:** Tinkelman Architecture

**Date:** April 27, 2018

### **1. Overview**

The purpose of this document is to provide an in-depth analysis of the defining features of architectural compatibility within the Mill Street / North Clover Street Historic District, and the immediate neighborhood of the Pelton Manor. The City of Poughkeepsie's Charter Section 19-6.1(e)(1)(b) determines compatibility by review of use of materials, scale, mass, height, color, texture, and location of structures on the site. Using the features laid out by the City of Poughkeepsie's Charter as our guide to defining compatibility, we then studied the presence and implementation of those features through detailed analysis of each building within the Historic District and Pelton Manor neighborhood. We looked at each individual building in terms of materials, color, scale, massing, height, texture, and site location. We then recorded the data. The data was then aggregated allowing us to determine trends of compatibility features within the observed areas, and ultimately make some conclusions as to what could be considered compatible.

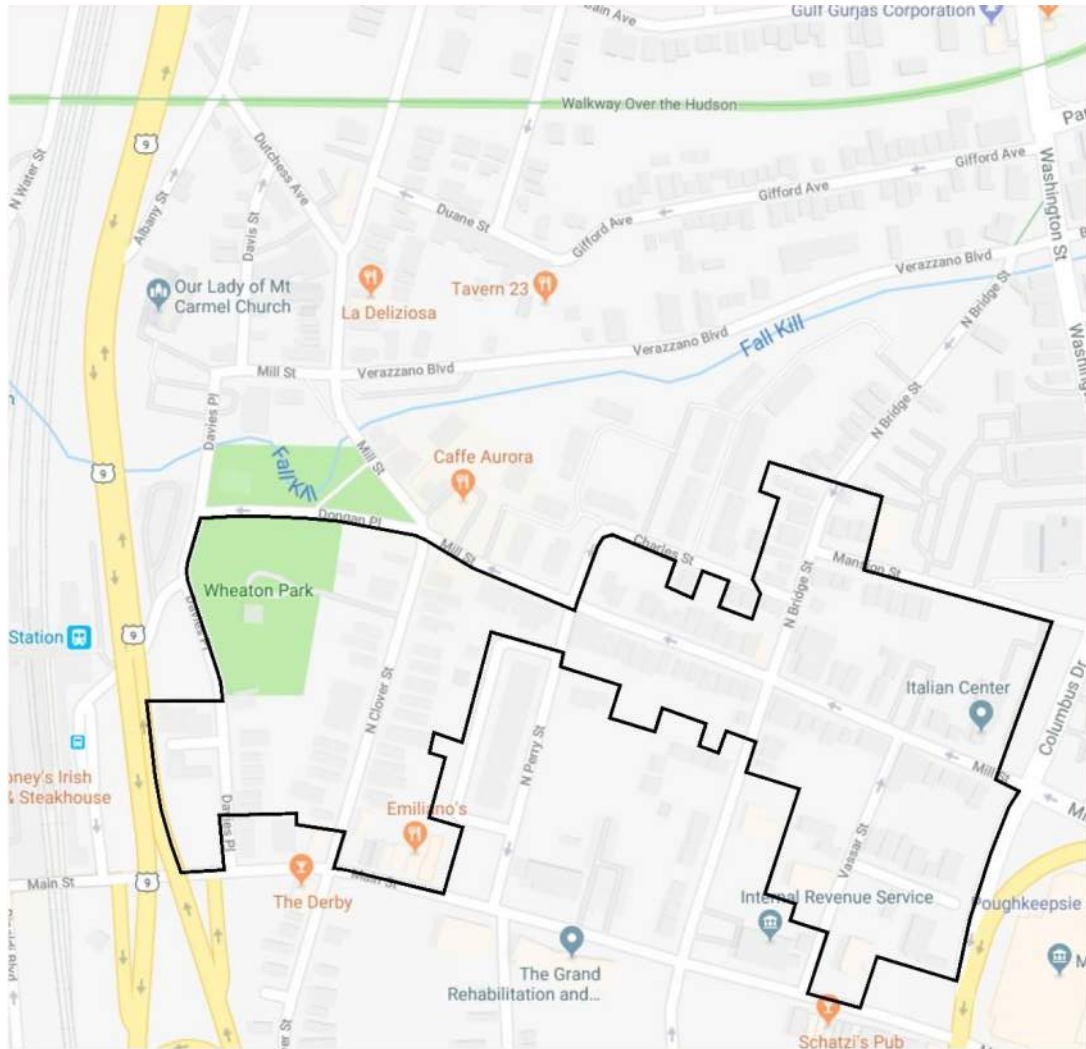
The Historic District and Pelton Neighborhood building analysis have been broken out into two different sections of this report in order to maintain clarity. The first section includes solely the Mill Street / North Clover Street Historic District. The second section includes the geographical Neighborhood surrounding the Pelton Manor, parts of which fall within the historic district.

### **2. The Mill Street / North Clover Street Historic District**

This first portion of the study includes solely buildings within the historic district as outlined in *Map 1*. We observed and recorded compatibility features of the 125 parcels with buildings within the district. Each building was examined using the exact same criteria for consistency purposes. The following will break down the compatibility features studied and make some conclusions based on the data.



Map 1



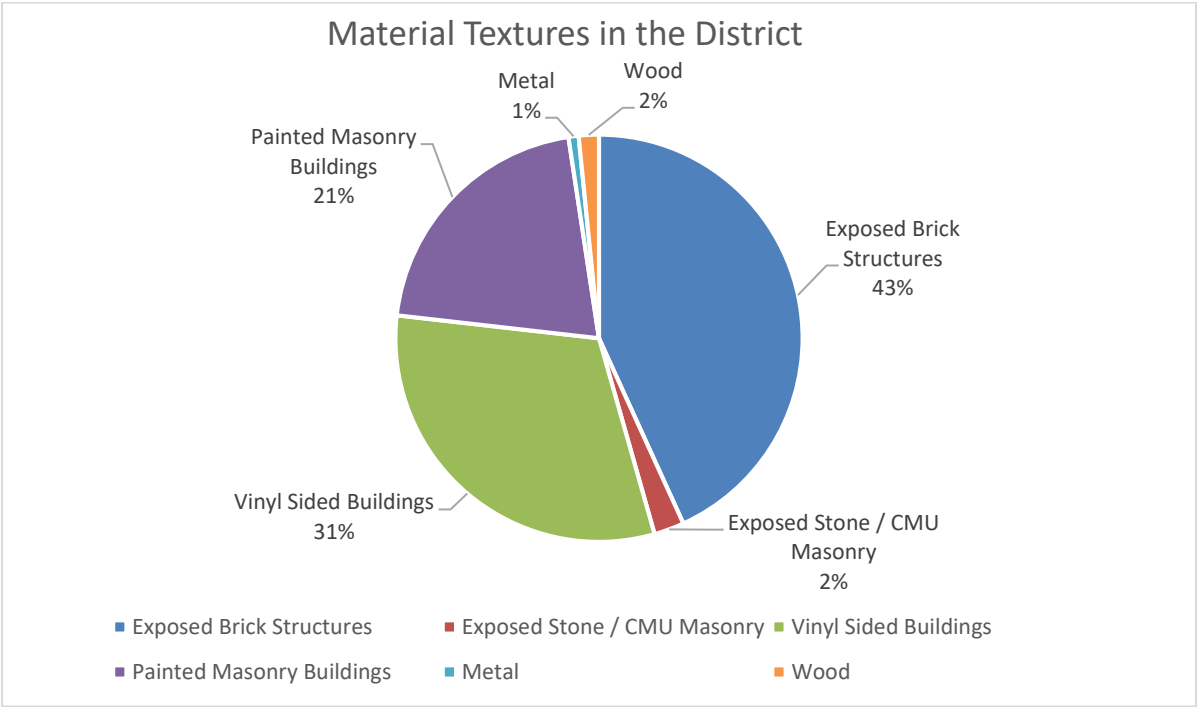
## 2a. Materials / Textures

The 125 buildings studied within the district showed a few different prevalent materials and textures. *Figure 1* shows our material findings. Wood and Metal were almost never present, and therefore likely not compatible in the district. Painted masonry textures including both CMU and brick were grouped together as the use of paint severely impacts texture of a masonry material. Painted Masonry was seen



somewhat often and is likely compatible with the district. Exposed brick was most prevalent and would be considered compatible. Vinyl sided buildings were second most prevalent making up 31% of the buildings and would also be considered compatible from a material and texture standpoint.

Figure 1



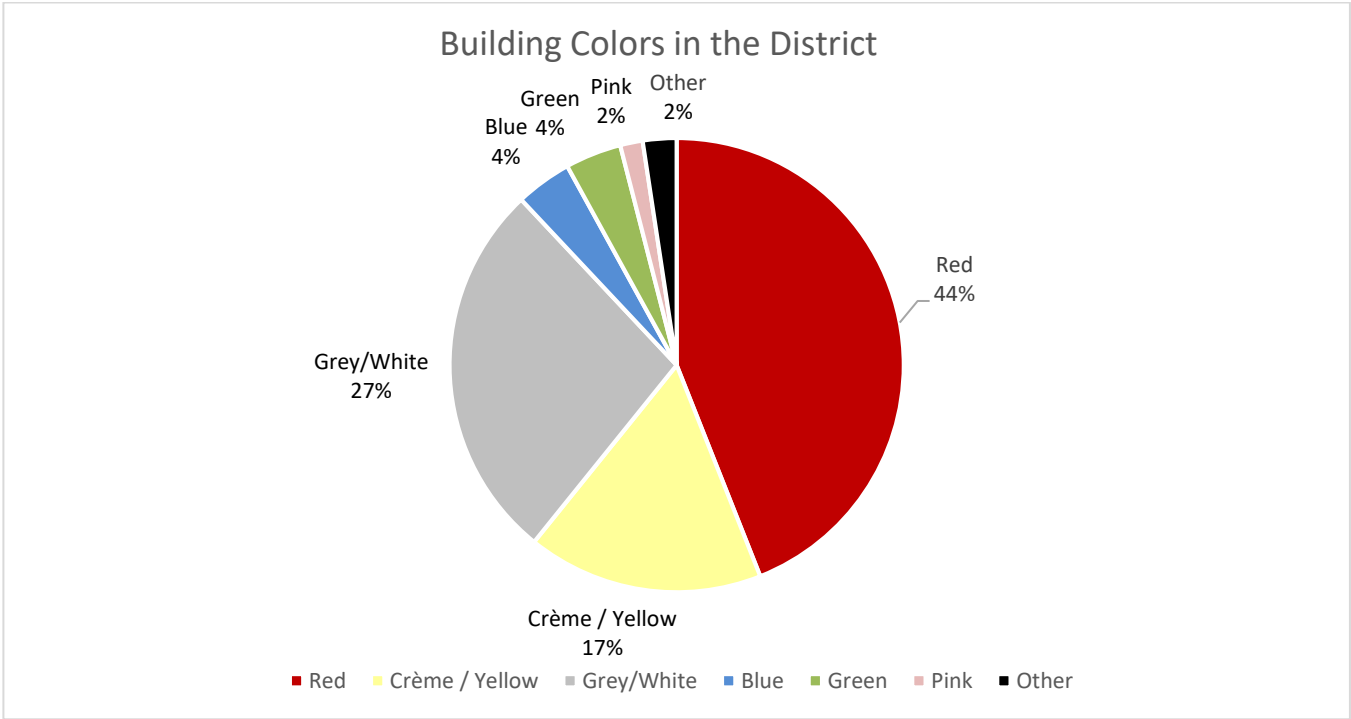
2b. Color

The second feature studied on all buildings was color. Since many buildings have accent colors or even some mixed colors, the buildings predominant color was chosen for its categorization in this study.



As seen in *Figure 2*, quite a few colors can be found throughout the district. Buildings colors of red, crème, yellow, grey, white, blue, green, and pink were observed. The most commonly found color was red. Shades of grey and white were second most predominant making up 27% of the district. Crème and yellow were not far behind that in their presence. A new structure using red, crème, yellow, grey, or white would be consistent with 88% of the rest of the district in terms of color.

Figure 2



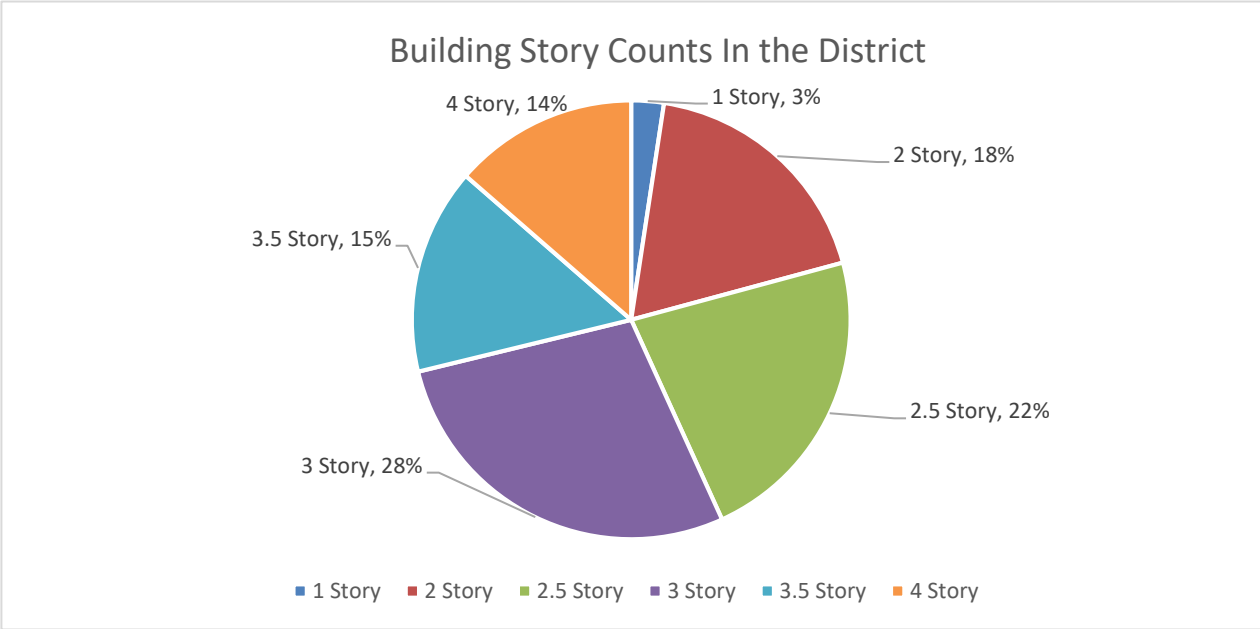
2c. Height, Scale, and Massing

Height, scale, and massing can be seen as interrelated features and therefore have been grouped together. Height is a standalone feature of compatibility, as well as an aspect to consider in analyzing Scale and massing. This study analyzed height in a few different ways to provide the highest level of



documentation of building height patterns prevalent within the district. First, we analyzed the number of stories of all buildings in the district through photo observation. Buildings stories were rounded to the nearest half story. *Figure 3* shows the results of this study in percentages of building's in the district at each respective story count. We found that the district has a clear range of 2-4 story buildings. Within that range, there was no overly dominant number of stories, but rather an almost evenly spread variety of each story count. Given this spread of story counts found, height compatibility for the district should include all buildings within the 2 -4 story range.

Figure 3

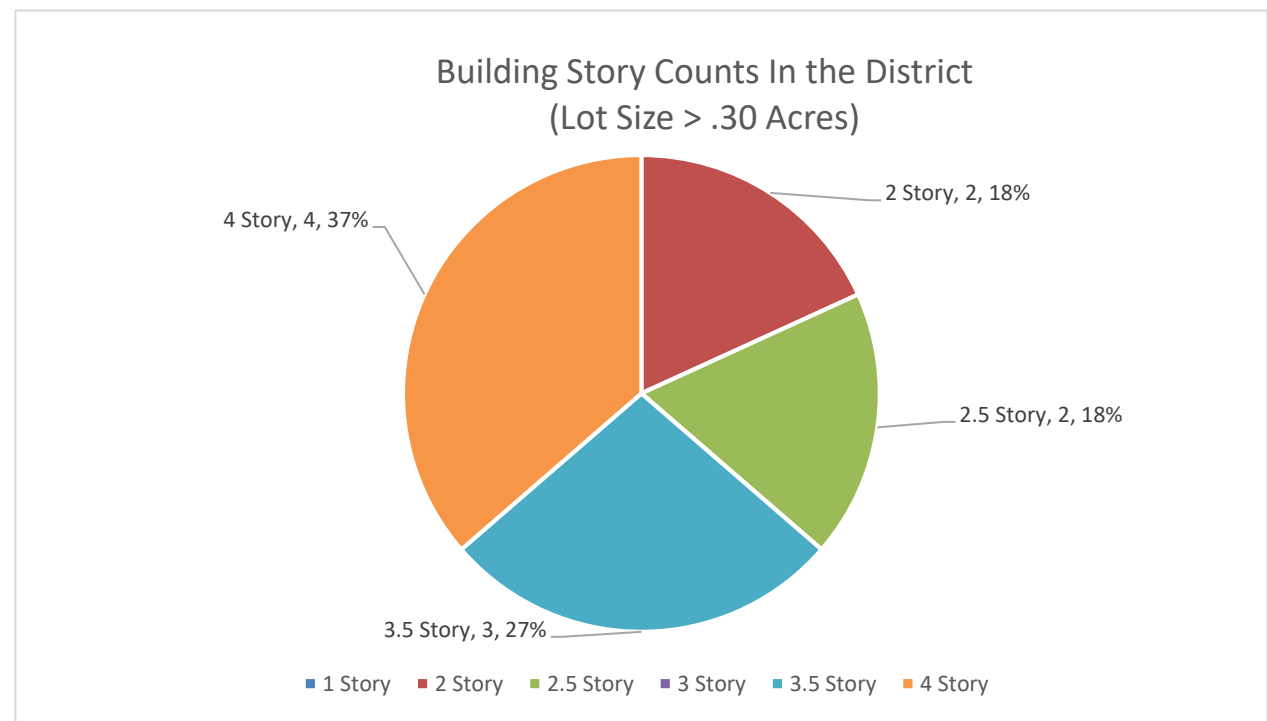


In looking further into heights within the district, and taking into consideration scale, it was observed that the size of a building parcel directly impacted the average number of stories of the building placed on it. Specifically, larger parcels typically housed buildings with higher story counts. In order to quantify this, we looked specifically at all buildings with sites greater than .30 acres and observed their average story counts. The results in *Figure 4* show the change in average story counts. When we only look at buildings in the district with sites greater than .30 acres, the average story count increases tremendously. As shown in the *figure 4*, 37% of all buildings on sites with the larger lot size are 4 story buildings. 27% are 3.5 stories. 64% of all building in the district on the larger lot size are 3.5 – 4 story buildings. When we think about this in terms of height and scale, all buildings within the district should be



within the 2 – 4 story range, and larger lot sizes are considerably more compatible in terms of height and scale to handle 3-4 Story structures.

Figure 4

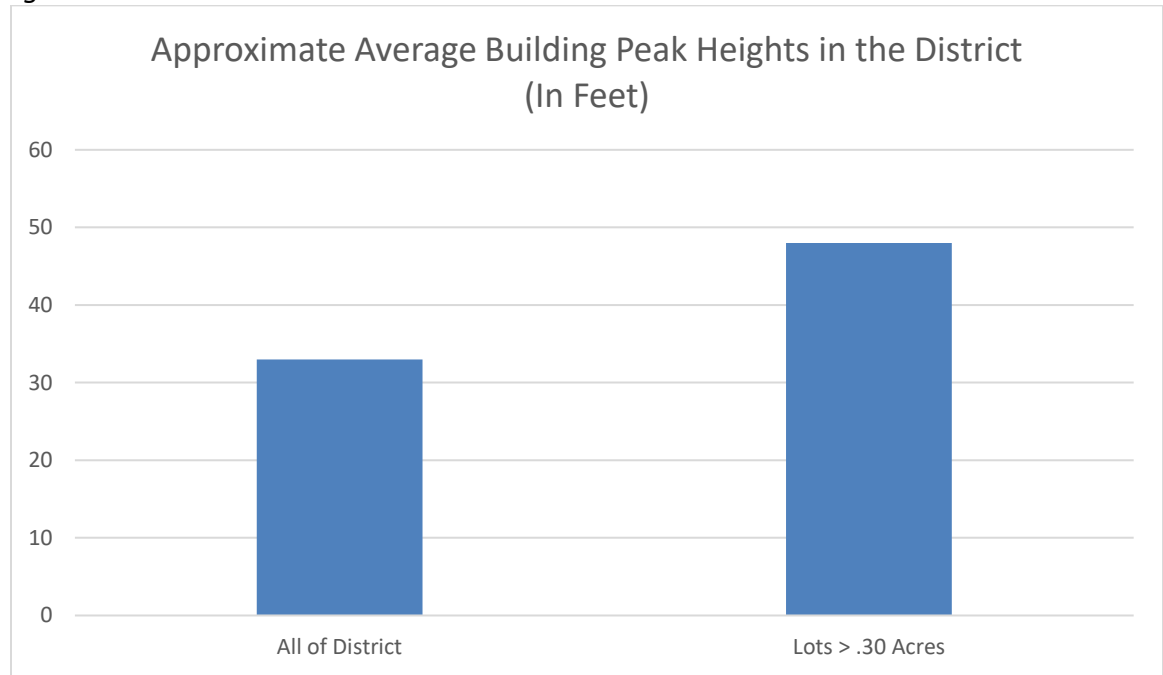


Another factor to consider in height, scale, and massing is actual building heights regardless of stories. In this study we have defined this height as being the tallest portion of the building in regard to its respective grade. Sometimes the overall height of a building defers considerably from its story count, so we feel this is relevant when thinking about height, scale, and massing. To study this, we took approximate overall heights of every building within the district. We then took overall heights of all buildings with sites over .30 acres, to see if results mirrored our findings when studying the average story counts. The results, shown in *Figure 5*, very clearly reinforce the results found in our study of stories. When looking at the district as a whole, the average height is just over 30 Feet. When looking at just the larger parcels, the average height jumps to about 48 Feet. This affirms our conclusions that buildings within the district should be in the 2 – 4 Story range, with larger sites being more compatibly scaled for taller buildings. It



also shows that larger sites are more suited for protruding height elements up to an average of 48 Feet high.

Figure 5



Beyond height, this study looked at other components relative to scale and massing. One quantitative study that can be conducted regarding scale and massing is the analysis of a buildings footprint size in relation to its respective site. First, we looked at the size of the building footprints in relation to their respective parcel sizes to establish approximate building coverage percentages. We found that these coverage percentages range quite dramatically, with the district having building coverages varying from as little as 7.5% to as high as 92%. With such a wide variety present, we felt the most appropriate way to establish a bench mark for scale compatibility in this regard was to look at the average building coverage. The average of the district came out to approximately 36%. For consistency, we also looked at building coverages of only property’s larger than our .30-acre mark. As with height, the building coverage percentage moved significantly with larger sites. Building coverage percentages dropped from



36% for the entire district to an average of 22% on these larger sites. This shows a scaling tendency that on the larger sites, building coverage drops, while building heights increase.

As for massing, we looked beyond just height and scale at other defining massing features such as window patterns and porch presence. Porches were highly present, with 76% of all buildings having porches. When we look at porches in the context of larger sites over .30 acres, porch presence goes down a bit but remains the majority at 60% of structures. Given these results, porches are certainly compatible, but are not affirmatively required for structure to be compatible. On larger scaled site’s porches are less critical to compatibility. This analysis is shown in *Figure 6* and *Figure 7*.

Figure 6

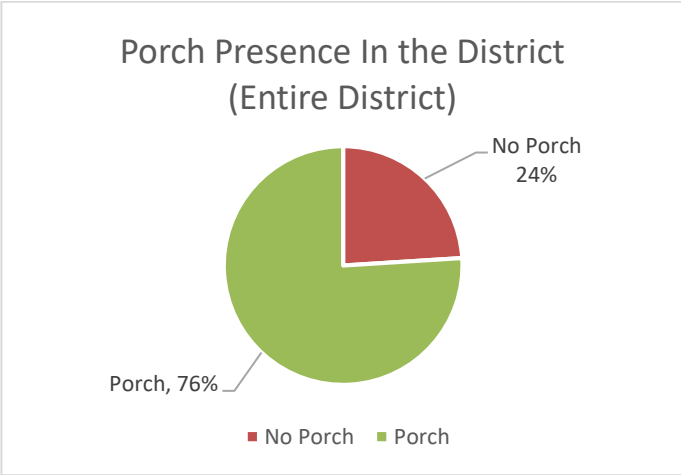
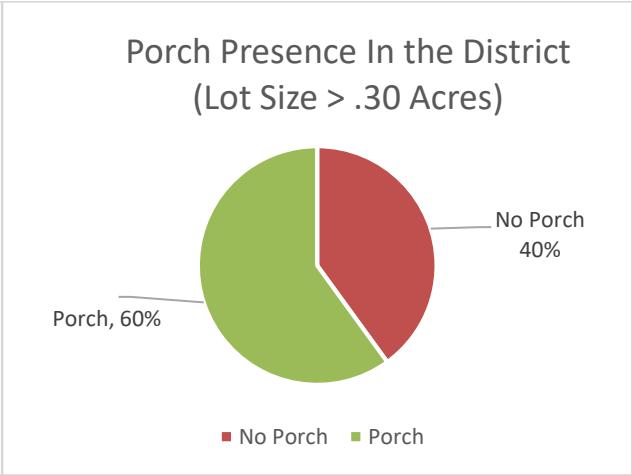


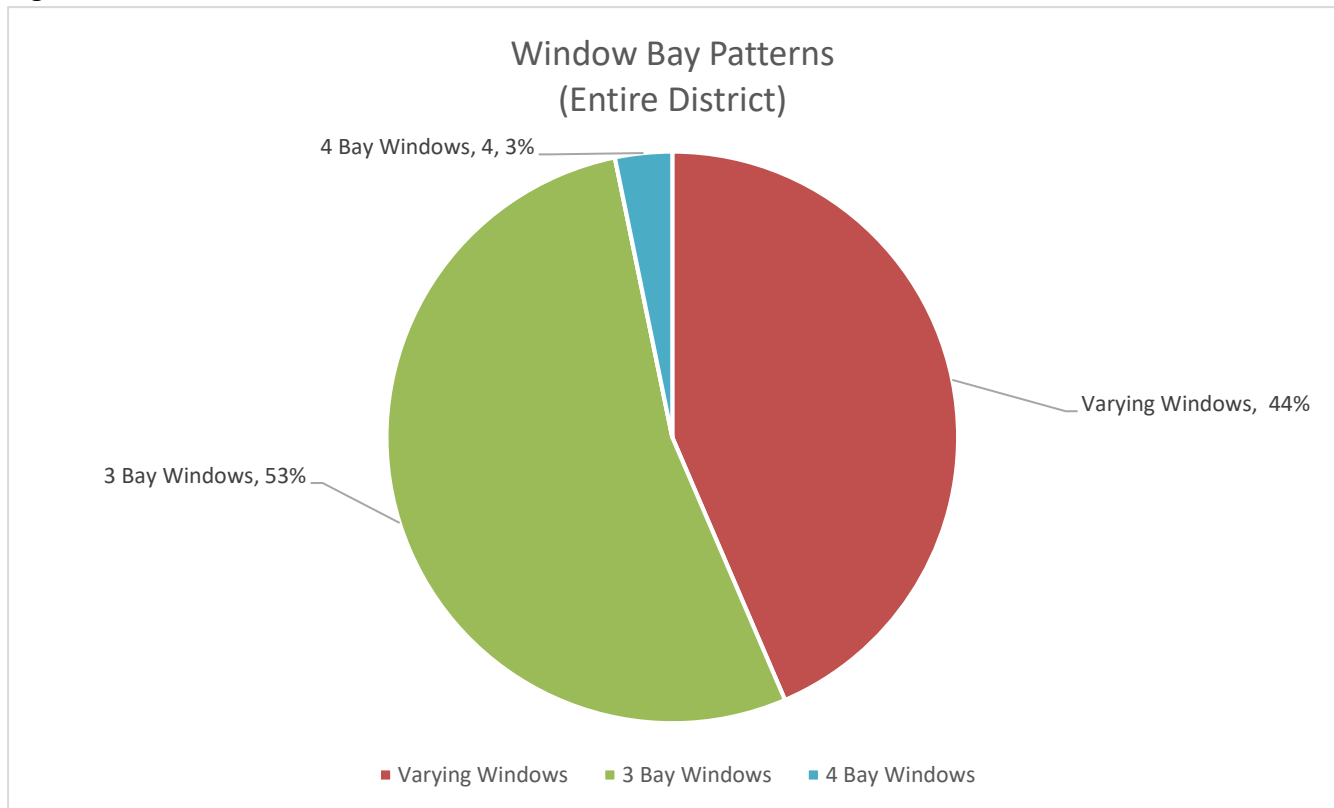
Figure 7



In regard to windows, this study looked at identifiable patterns in window bay structure. Since patterns can sometimes be obscure or open to interpretation, only clearly identifiable patterns were substantiated. Anything open to interpretation was left as “varying.” The results can be observed in *Figure 8*. As the figure shows, 3 Bay window patterns were often found in the district. 4 Bay window patterns were also identifiable, however rare. Aside from these two patterns, the rest of the buildings in the district had varying window types, shapes, and patterns. Varying window styles made up 44% of the districts buildings. In thinking about windows in relation to compatibility, a 3 bay pattern would likely be compatible, as well as a multitude of other window patterns, given the large amount of variations found in the district.



Figure 8

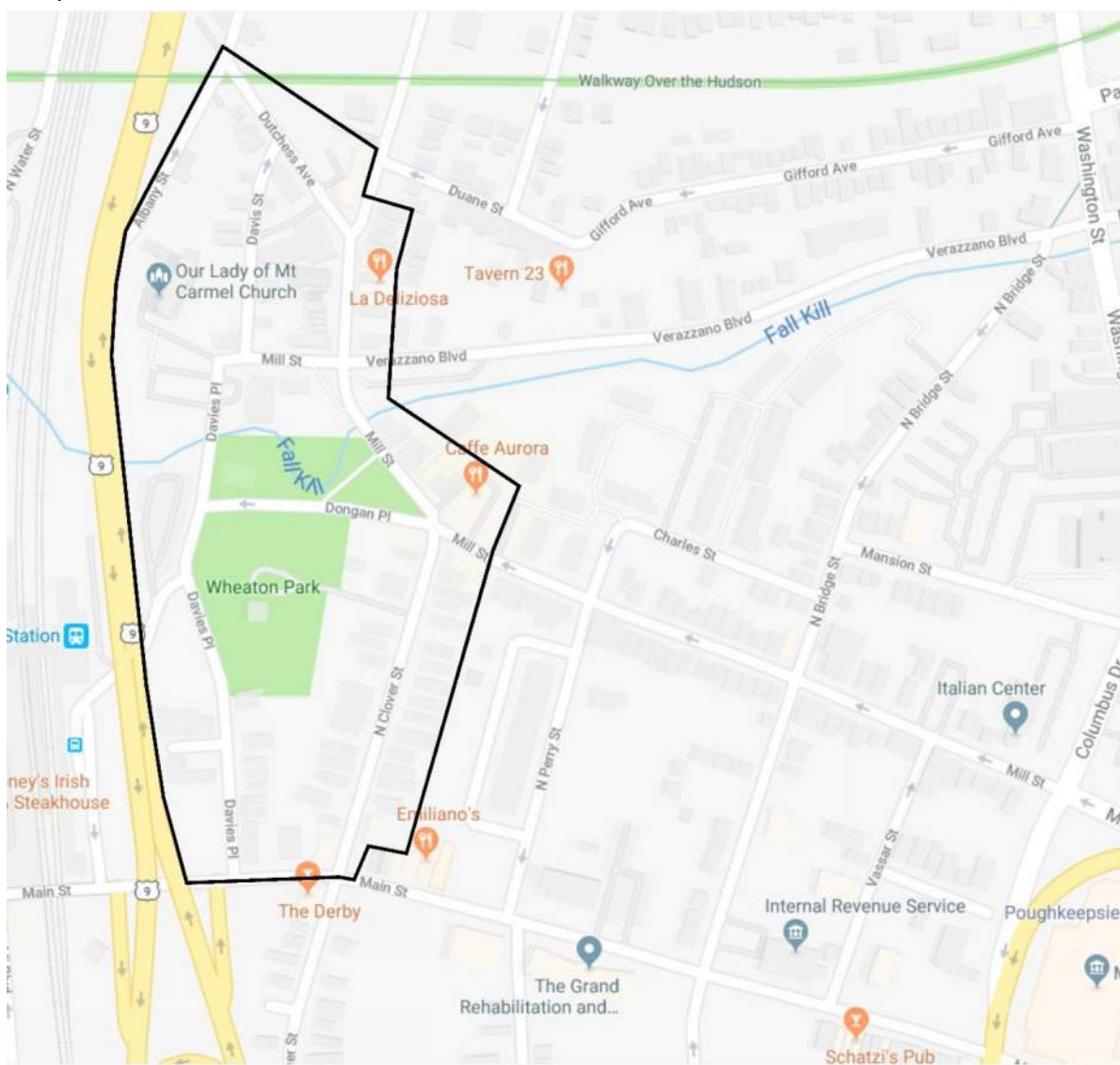


### 3. The Pelton / Mount Carmel Neighborhood



This second part of the study looks at the same compatibility criteria as the Historic District portion of the study did, when those criteria are applied to the Pelton / Mount Carmel Neighborhood as outlined in *Map 2*. This study included 85 buildings in the neighborhood, 38 of which fall into the historic district, and 47 of which do not. The following will break down the compatibility features and make conclusions based on the findings.

*Map 2*

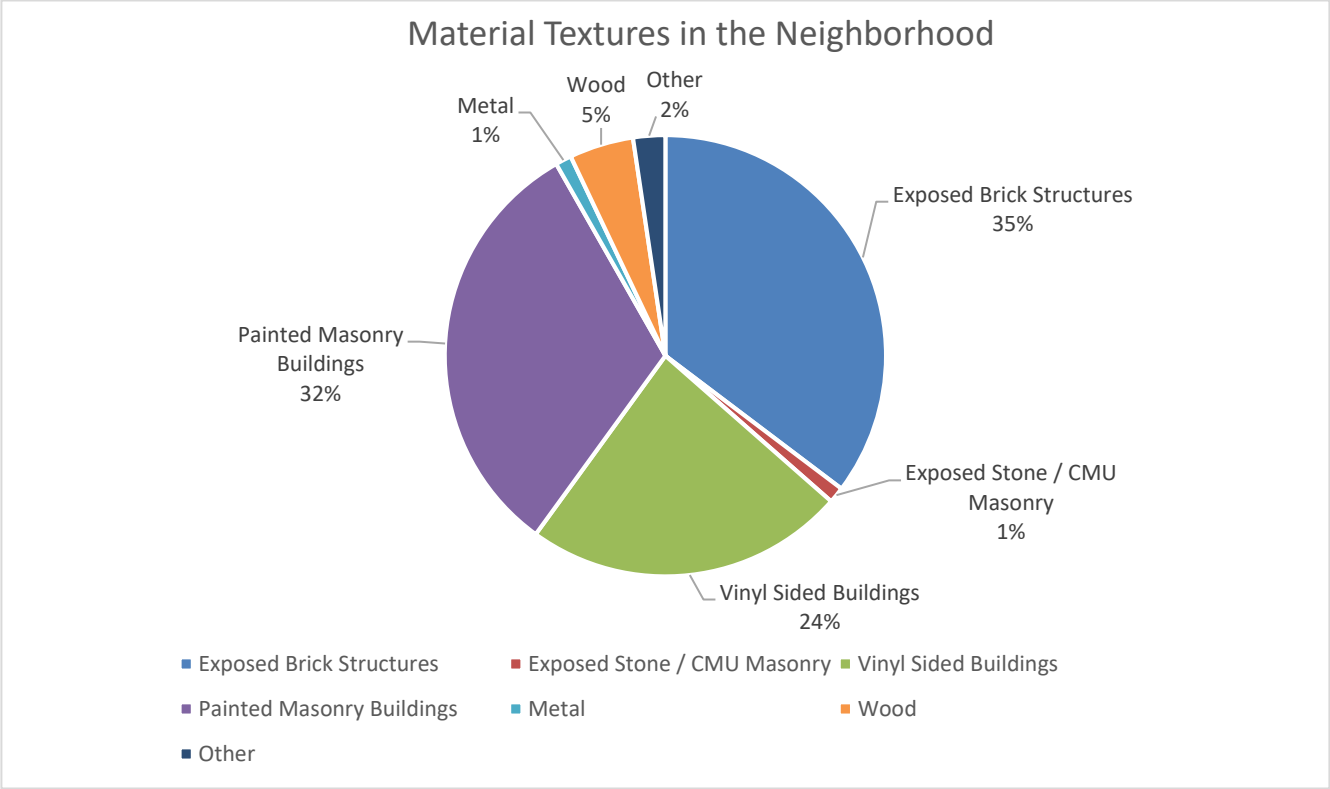




3a. Materials / Textures

Figure 9 shows the neighborhood findings regarding material textures. We can note that the 3 main material textures found are exposed brick, painted masonry, and vinyl. These three are used relatively evenly and consistently throughout the neighborhood. Metal, wood, and stone were seen very infrequently. Materials compatible with the neighborhood would likely be painted masonry, exposed brick, or vinyl. This is consistent with our Historic District findings.

Figure 9

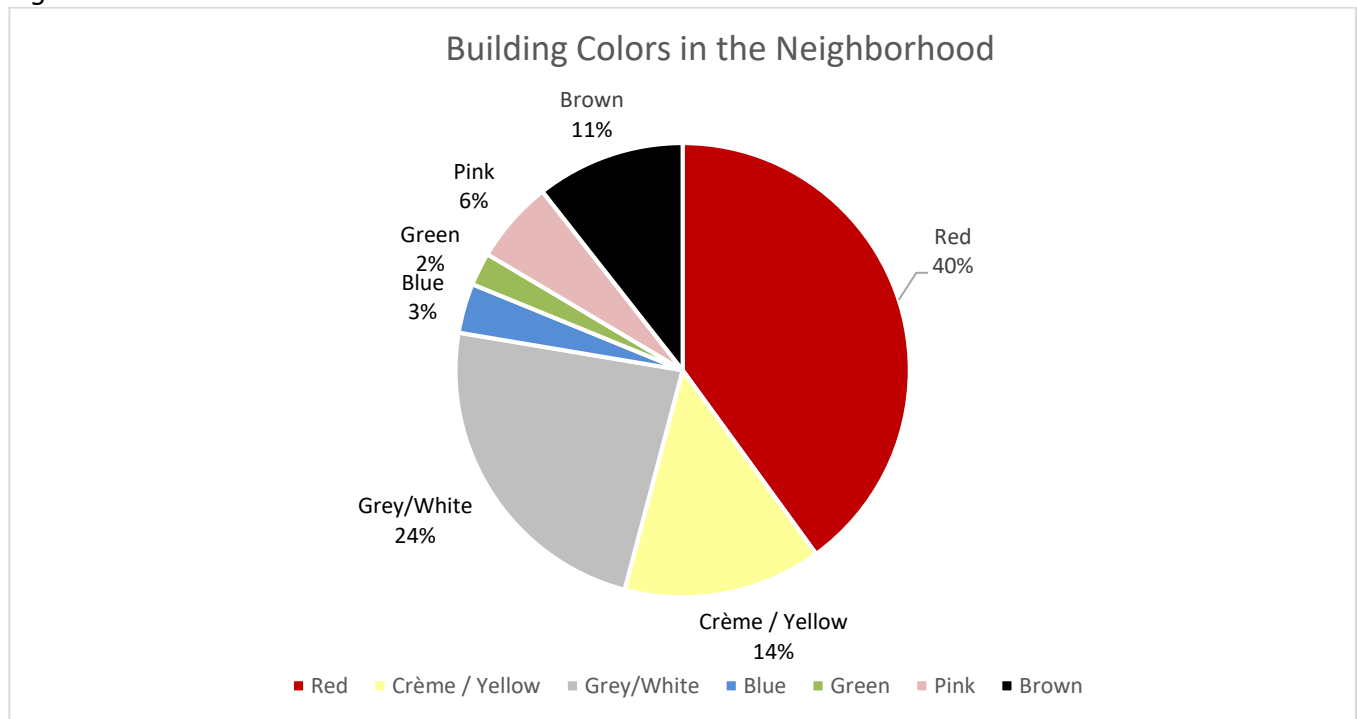




### 3b. Color

The second feature examined on the buildings was their color. Note, that many buildings have multiple colors, so the most dominant color was selected. Here we again see results that are consistent with the Historic District study findings. Red, crème, yellow, grey, and white, were all largely dominant. Other colors were rarely used. A building color of red, crème, yellow, grey, or white would likely be considered compatible with the neighborhood.

Figure 10

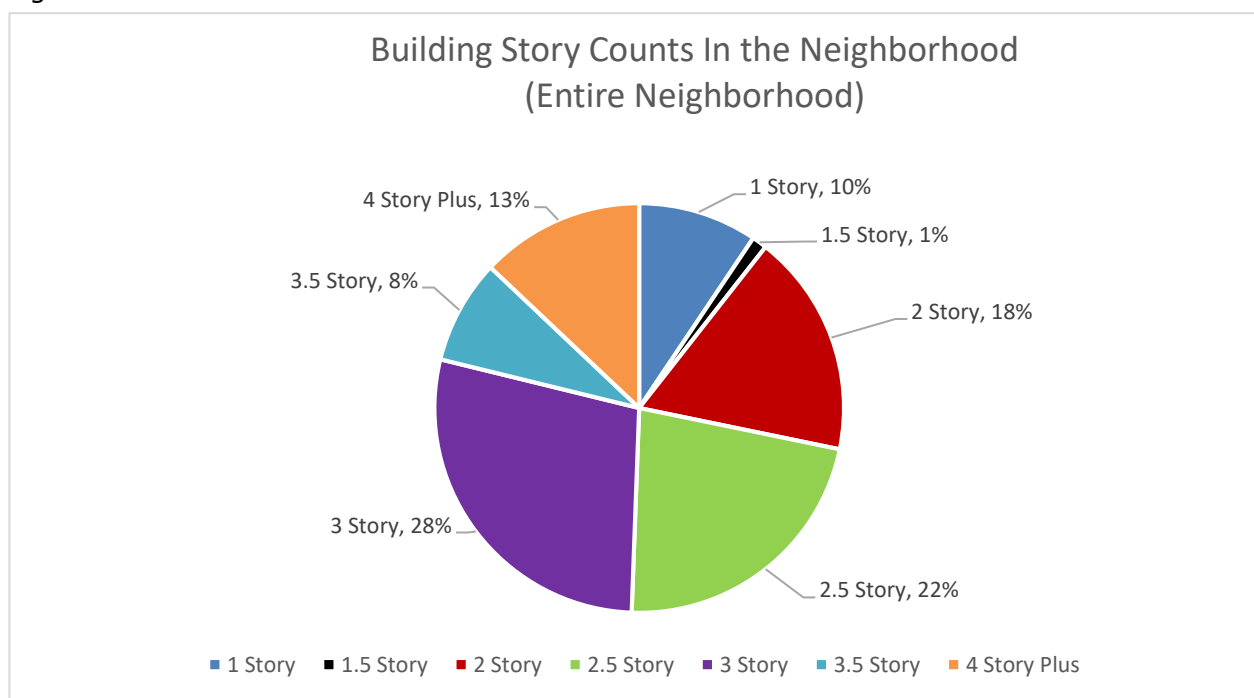




### 3c. Height, Scale, and Massing

As with the Historic District analysis, this study looked at height, scale and massing as interrelated compatibility features to be considered. Once again, we first looked at height in regard to the number of stories of all buildings in the neighborhood. Buildings were rounded to the nearest half story. We found a wide and even range of buildings within the 2 – 4 story height categories. No story count took heavy dominance over the rest. Given this wide spread in the 2-4 range, one would likely consider a building height of anywhere between 2-4 stories to be compatible.

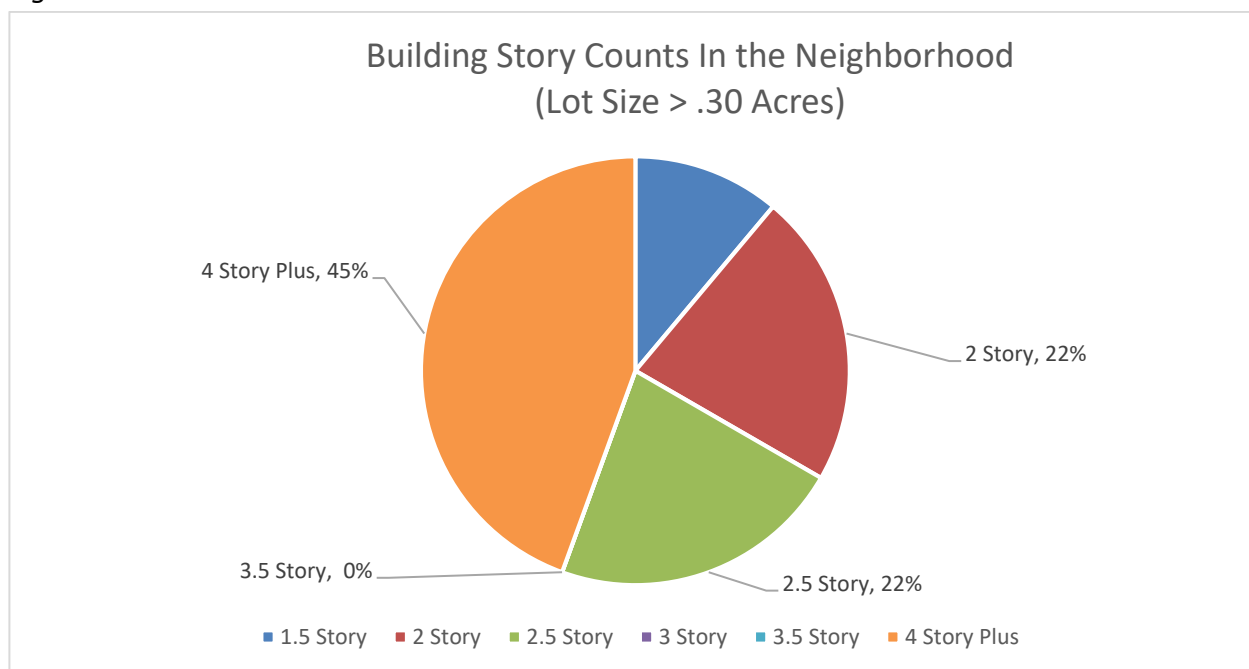
Figure 11



Remaining consistent with our study of the Historic District, we also looked at heights of buildings on larger parcels over .30 acres to see if larger parcel size affected average building height. *Figure 12* shows our findings. We see a significant and definitive jump in the presence of 4-Story buildings when only looking at larger lots. This clear movement in averages indicates that a larger site in this neighborhood is more likely to be compatible with a taller building, and is consistent with the Historic District study's findings.



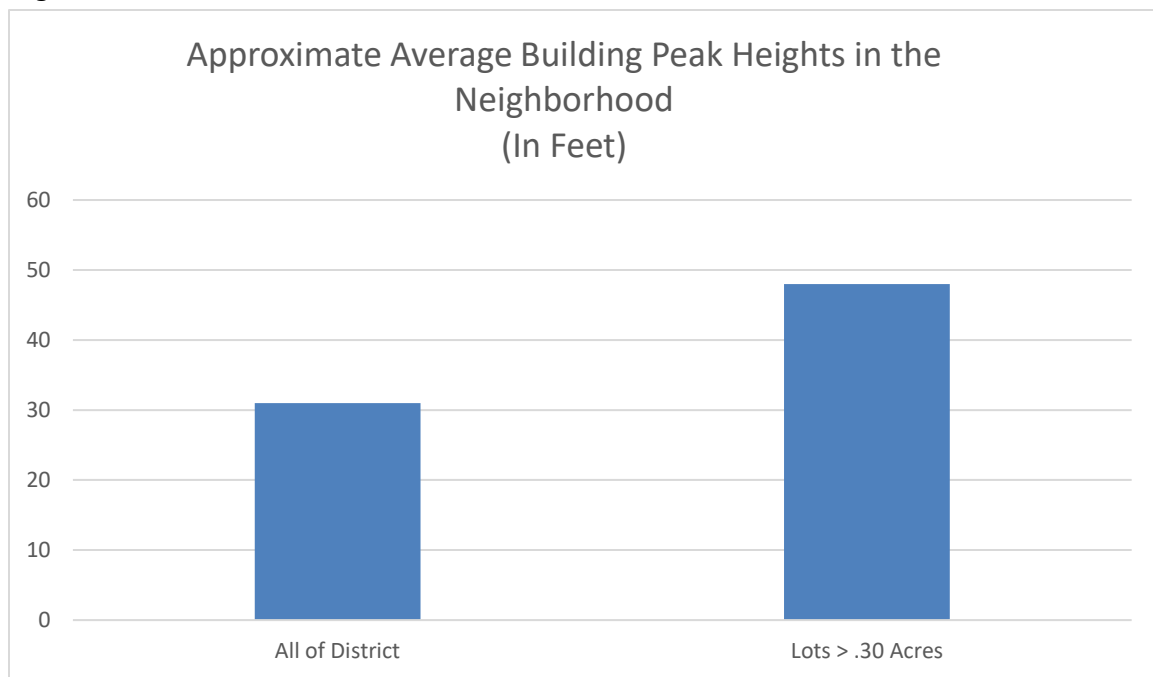
Figure 12



In considering height we looked beyond just average story count and analyzed total building heights. Total building height is defined as the tallest point on the building above its respective grade. We took peak heights for each building and generated a neighborhood average. We then looked at just the larger parcels to see how their average heights may have changed. *Figure 13* shows the findings. The numbers keep consistent with the average story counts. The entirety of the neighborhood shows buildings averaging 32 feet in height. When we look solely at the sites larger than .30 acres, average height jumps dramatically to about 49 feet in height. This reaffirms the compatibility notion that buildings in the neighborhood are likely to be compatible at 2-4 story, and that larger sites are likely to have higher building heights closer to the 4-story range.



*Figure 13*



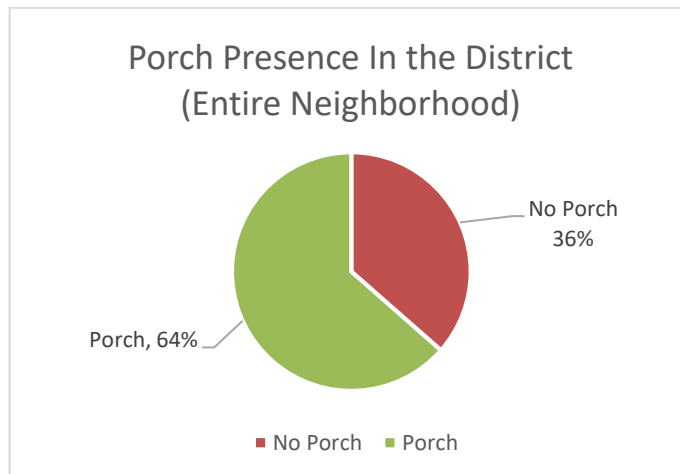
Thinking beyond just height, this study looked at other compatibility features that pertain to Scale and massing. Building footprint sizes in relation to their respective site proportions were analyzed to determine building coverage percentages. This was done using the same method applied to the district study.

When looking at the entire district, the average building coverage per site calculated to be roughly 28%. When we looked at just the larger lots over .30 acres, the average building coverage dropped to 18%. These numbers and their trends are very comparable to the Historic district analysis. Once again, we see that larger sites have less building coverage than the district average, yet higher buildings. In terms of compatibility, a building coverage of 18-28% would likely be compatible, with consideration being taken for lot size.

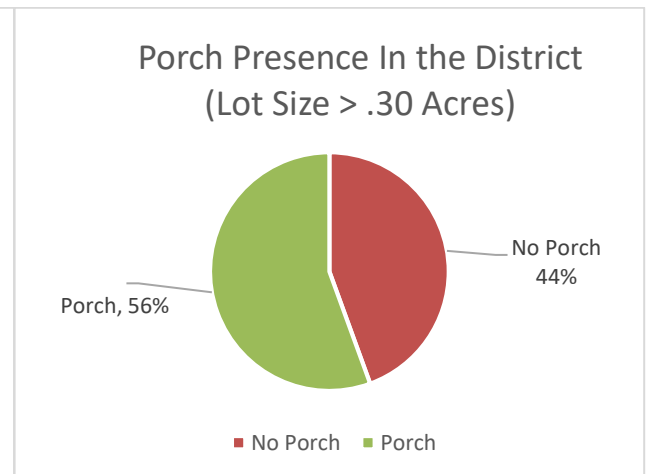


In thinking about massing beyond just height and scale, this study examined other massing features such as the presence of a porch and window patterns. To ensure consistency of the study, we looked at the prevalence of these features both in the context of the overall neighborhood as well as just the larger sites. *Figure 14* shows percentage of properties with porches when looking at the entire neighborhood. More than half of all properties have a porch of some type, 36% have none. Given these statistics a porch may certainly be a compatible feature, however excluding a porch is also okay in many cases. *Figure 15* looks at just larger sites and displays an interesting change in porch prevalence. In similar character to the district study, the larger sites have less buildings with porches on them than the neighborhood as a whole, although the majority still have porches. The larger the site, the less prevalent the feature of a porch.

*Figure 14*



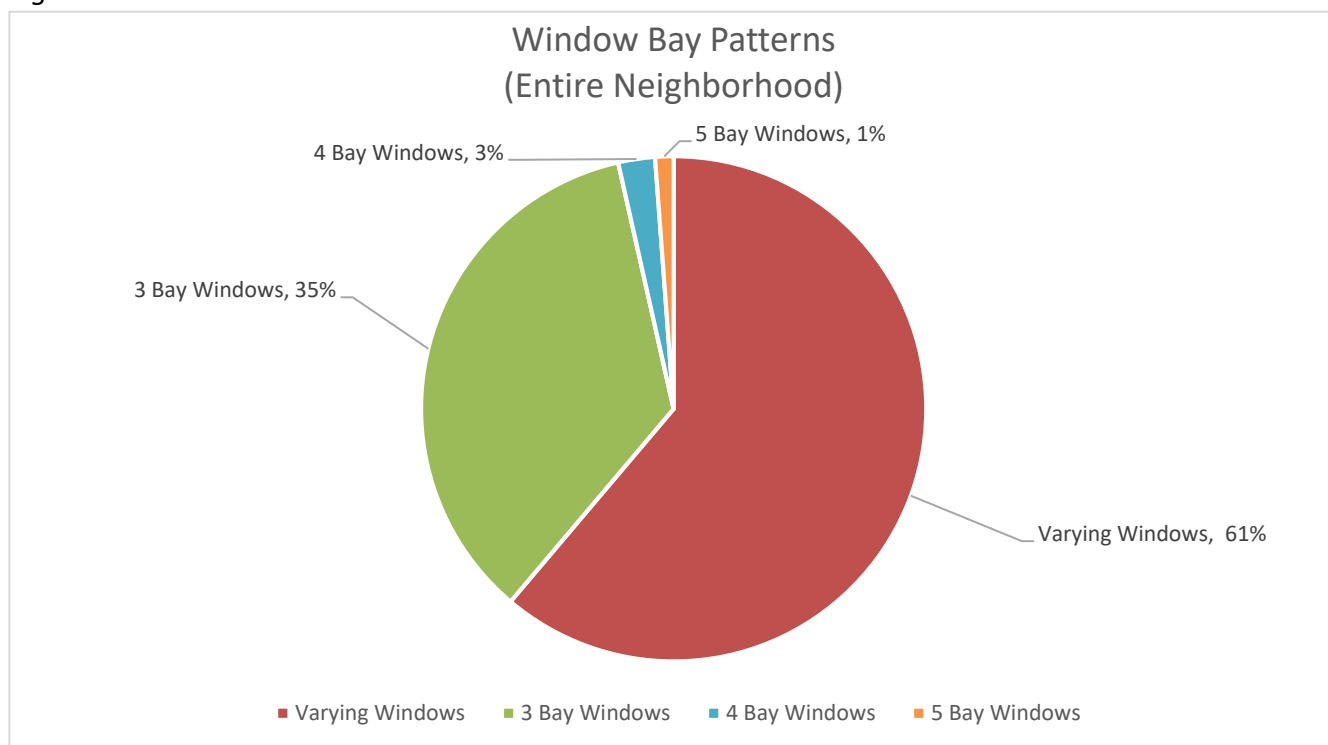
*Figure 15*



When looking at windows, various window bay patterns were observed and analyzed. Since many buildings have non-definitive patterns or no patterns at all, anything that was not immediately distinguishable has been categorized as varying. *Figure 16* shows the results. The considerable majority of the neighborhood is made up of varying, non-distinguishable window patterns. The major distinguishable window pattern is 3-Bay windows, at 35% of all buildings. A minority of 4 and 5-Bay window patterns was also observed. Given the data, a building with a 3-Bay window design is very likely compatible, as well as a multitude of other varying patterns.



Figure 16

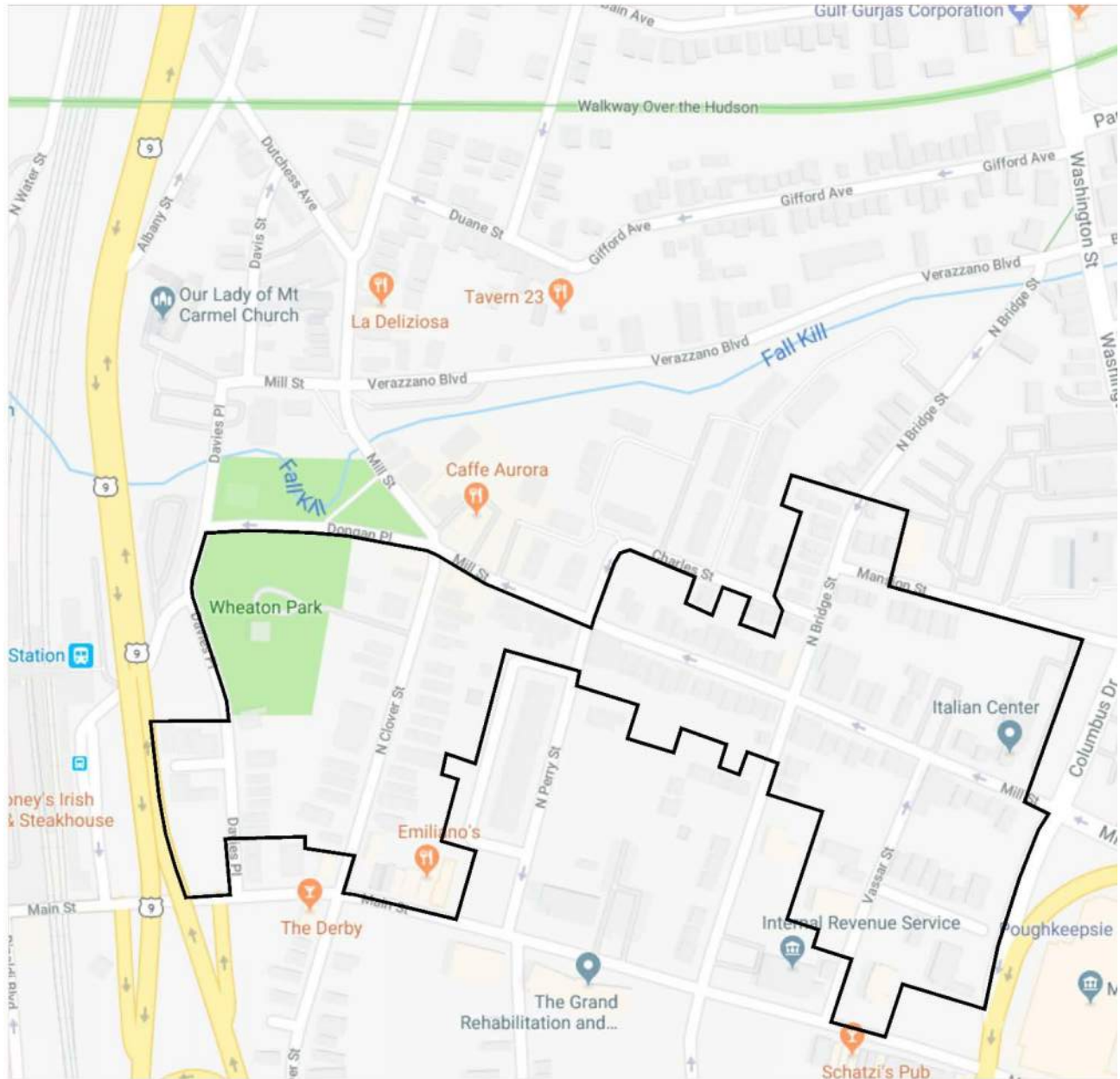


#### 4. Overall Compatibility Observations.

By observing the application of the compatibility features outlined by the City of Poughkeepsie's Charter, we begin to see how each feature is used and its frequency of use in the areas analyzed. In both studies, select material textures show clear frequency of use over others. Certain groups of colors show dominance over others. We can see massing, scale, and height attributes, as well as their visible tendencies as outlined in both studies. By understanding the presence and implementation of these features in the district and neighborhood, we can determine what additions to the landscape would be compatible and meet the City's compatibility requirements as set forth in Section 19-6.1(e)(1)(b) of the City of Poughkeepsie's Charter.



## Mill Street / North Clover Street Historic District Buildings





## Lafayette Place Buildings

| Property Address:                                                                 | 8 Lafayette Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Community Services (Religious)<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .19 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,820<br/> <b>Building Coverage:</b> +/- 22%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 12 Lafayette Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 45'<br/> <b>Use:</b> Community Services (Religious)<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Hip Roof w/ Parapet<br/> <b>Setback from Street:</b> +/- 32 FT<br/> <b>Lot Size:</b> .39 Acre<br/> <b>Building Footprint (SF):</b> +/- 6,285<br/> <b>Building Coverage:</b> +/- 37%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 1 Lafayette Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 41'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable / Hip Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,359<br/> <b>Building Coverage:</b> +/- 39%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/> *Lot size less than .10 acre</p> |

| Property Address:                                                                   | 3 Lafayette Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 38'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Vinyl Siding &amp; Stone Veneer<br/> <b>Color:</b> White, Brown<br/> <b>Texture:</b> Vinyl and Masonry<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .14 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,646<br/> <b>Building Coverage:</b> +/- 27%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



**Property Address:**

**5 Lafayette Place, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 38'  
**Use:** Residential – 2 Family  
**Materials:** Vert. Siding, Horizontal Siding & Vinyl Cedar Shake Siding  
**Color:** Green, Grey  
**Texture:** Wood and Vinyl  
**Scale / Massing:** Gable, Flat Roof  
**Setback from Street:** +/- 3 FT  
**Lot Size:** .16 Acre  
**Building Footprint (SF):** +/- 1,603  
**Building Coverage:** +/- 23%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**7 Lafayette Place, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 34'  
**Use:** Commercial Apartments  
**Materials:** Vinyl Siding & Board / Batten  
**Color:** Grey, White  
**Texture:** Vinyl  
**Scale / Massing:** Gable, Flat Roof  
**Setback from Street:** +/- 2 FT  
**Lot Size:** .11 Acre  
**Building Footprint (SF):** +/- 1,245  
**Building Coverage:** +/- 26%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**



**Property Address:**

**11 Lafayette Place, Poughkeepsie, NY**



**Number of Stories:** 2

**Peak Height:** +/- 23'

**Use:** Community Services (Religious)

**Materials:** Stacked Brick

**Color:** Brown

**Texture:** Masonry

**Scale / Massing:** Gable Roof

**Setback from Street:** +/- 18 FT

**Lot Size:** .85 Acre

**Building Footprint (SF):** +/- 4,072

**Building Coverage:** +/- 11%

**Siting:** Entrance Towards Street

**Window Patterns:** None

**Porch:** Yes

**General Notes:**



## Vassar Street Buildings

| Property Address:                                                                 | 9 Vassar Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 4.5<br/> <b>Peak Height:</b> +/- 60'<br/> <b>Use:</b> Commercial Office<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 35 FT (Both Sides)<br/> <b>Lot Size:</b> .59 Acre<br/> <b>Building Footprint (SF):</b> +/- 4,626<br/> <b>Building Coverage:</b> +/- 18%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> Varying<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/> <b>**Corner Lot</b> </p> |

| Property Address:                                                                   | 12 Vassar Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 60'<br/> <b>Use:</b> Community Service (Education)<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .51 Acre<br/> <b>Building Footprint (SF):</b> +/- 4,887<br/> <b>Building Coverage:</b> +/- 22%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



**Property Address:**

**24 Vassar Street, Poughkeepsie, NY**



**Number of Stories:** 4  
**Peak Height:** +/- 40'  
**Use:** Commercial Apartments  
**Materials:** Brick / Cedar Shake  
**Color:** Grey, Red  
**Texture:** Masonry and Vinyl  
**Scale / Massing:** Mansard Roof  
**Setback from Street:** +/- 7 FT  
**Lot Size:** .13 Acre  
**Building Footprint (SF):** +/- 2,151  
**Building Coverage:** +/- 38%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**26 Vassar Street, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 27'  
**Use:** Residential – 2 Family  
**Materials:** CMU  
**Color:** Grey  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 38 FT  
**Lot Size:** .11 Acre  
**Building Footprint (SF):** +/- 3,114  
**Building Coverage:** +/- 65%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** None  
**General Notes:**



| Property Address:                                                                 | 36 Vassar Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Number of Stories:</b> 3<br><b>Peak Height:</b> +/- 36'<br><b>Use:</b> Community Services (Religious)<br><b>Materials:</b> Wood Siding / Brick<br><b>Color:</b> Dark Grey, White<br><b>Texture:</b> Masonry and Wood<br><b>Scale / Massing:</b> Gable Roof<br><b>Setback from Street:</b> +/- 2 FT (Both Streets)<br><b>Lot Size:</b> .21 Acre<br><b>Building Footprint (SF):</b> +/- 3,600<br><b>Building Coverage:</b> +/- 39%<br><b>Siting:</b> Entrance Towards Street<br><b>Window Patterns:</b> 4 Bay<br><b>Porch:</b> Yes<br><b>General Notes:</b><br><b>**Corner Site</b> +/- 68' on Mill Street |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## Mill Street Buildings

| Property Address:                                                                   | 218-220 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Number of Stories:</b> 3.5<br><b>Peak Height:</b> +/- 34'<br><b>Use:</b> Community Services (Funeral Home)<br><b>Materials:</b> Wood Siding<br><b>Color:</b> White<br><b>Texture:</b> Wood<br><b>Scale / Massing:</b> Gable Roof<br><b>Setback from Street:</b> +/- 1 FT (Both Streets)<br><b>Lot Size:</b> .18 Acre Total   (2) .09 acre lots<br><b>Building Footprint (SF):</b> +/- 5,950<br><b>Building Coverage:</b> +/- 75%<br><b>Siting:</b> Entrance Towards Street<br><b>Window Patterns:</b> None<br><b>Porch:</b> Yes<br><b>General Notes:</b><br><b>**Corner Lot, Combined lots with no break.</b><br><b>+/- 104' Along Vassar No Breaks</b><br><b>+/- 62' Along Mill Street No Breaks</b> |
|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



| Property Address:                                                                 | 222 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 33'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Yellow, Brown<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,084<br/> <b>Building Coverage:</b> +/- 35%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/> *Lot size less than .10 acre</p> |

| Property Address:                                                                   | 226 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 35'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick and Siding<br/> <b>Color:</b> Red, Yellow<br/> <b>Texture:</b> Masonry and Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .14 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,080<br/> <b>Building Coverage:</b> +/- 34%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 230 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted CMU / Wood Cedar Shakes<br/> <b>Color:</b> Brown, Red<br/> <b>Texture:</b> Painted Masonry and Wood<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,078<br/> <b>Building Coverage:</b> +/- 24%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/> *Small Lot with this Style.</p> |

| Property Address:                                                                   | 227 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 54'<br/> <b>Use:</b> Recreation &amp; Entertainment<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 33 FT<br/> <b>Lot Size:</b> 1.1 Acre<br/> <b>Building Footprint (SF):</b> +/- 8,026<br/> <b>Building Coverage:</b> +/- 16%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 221 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 40'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Painted Brick / Wood Cedar Shakes<br/> <b>Color:</b> Crème, Grey, Red<br/> <b>Texture:</b> Painted Brick and Wood<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 6 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,078<br/> <b>Building Coverage:</b> +/- 24%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b><br/> *Lot size less than .10 acre</p> |

| Property Address:                                                                   | 219 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 40'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick and Asphalt Shingles<br/> <b>Color:</b> Red, Grey<br/> <b>Texture:</b> Masonry and Asphalt<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 4 FT<br/> <b>Lot Size:</b> .17 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,184<br/> <b>Building Coverage:</b> +/- 29%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



**Property Address:**

**211 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 25'  
**Use:** Commercial Apartments  
**Materials:** Vinyl Siding, Wood Siding, Brick  
**Color:** Red, White  
**Texture:** Masonry, Wood, and Vinyl  
**Scale / Massing:** Gable, Flat Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .18 Acre  
**Building Footprint (SF):** +/- 4,635  
**Building Coverage:** +/- 59%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**  
 \*Long connected side façade with no breaks

**Property Address:**

**207 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 30'  
**Use:** Residential – 2 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Gable, Flat Roof W/ Parapet  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .17 Acre  
**Building Footprint (SF):** +/- 1,750  
**Building Coverage:** +/- 23%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**



| Property Address:                                                                 | 205 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 26'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> White, Green<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,550<br/> <b>Building Coverage:</b> +/- 29%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                                     | 197 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|  <p>04/01/2005</p> | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 60'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Hip Roof<br/> <b>Setback from Street:</b> +/- 15 FT (Both Sides)<br/> <b>Lot Size:</b> .37 Acre<br/> <b>Building Footprint (SF):</b> +/- 6,900<br/> <b>Building Coverage:</b> +/- 42%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> Varying<br/> <b>Porch:</b> No<br/> <b>General Notes:</b><br/> <b>*Corner Lot with high building coverage percentage.</b></p> |



| Property Address:                                                                 | 210 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 777<br/> <b>Building Coverage:</b> +/- 17%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/>           *Lot size less than .10 acre         </p> |

| Property Address:                                                                   | 208 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/-32'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .09 Acre<br/> <b>Building Footprint (SF):</b> +/- 848<br/> <b>Building Coverage:</b> +/- 21%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/>           *Lot size less than .10 acre         </p> |



| Property Address:                                                                 | 206 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,032<br/> <b>Building Coverage:</b> +/- 29%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/> *Lot size less than .10 acre</p> |

| Property Address:                                                                   | 204 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 26'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Yellow, Green<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Hip &amp; Gable Roof<br/> <b>Setback from Street:</b> +/- 10 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,155<br/> <b>Building Coverage:</b> +/- 37%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b><br/> *Lot size less than .10 acre</p> |



| Property Address:                                                                 | 198 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p><b>Number of Stories:</b> 1<br/> <b>Peak Height:</b> +/- 15'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Painted CMU<br/> <b>Color:</b> White, Red<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 1.5 FT (Both Sides)<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 3,284<br/> <b>Building Coverage:</b> +/- 68%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b><br/> <b>*Corner Lot</b><br/> +/- 77' along N. Bridge Street<br/> +/- 60' Along Mill Street</p> |

| Property Address:                                                                   | 196 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 34'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick, Vinyl Siding<br/> <b>Color:</b> Red, Yellow<br/> <b>Texture:</b> Masonry and Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT (Both Sides)<br/> <b>Lot Size:</b> .04 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,193<br/> <b>Building Coverage:</b> +/- 68%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/> <b>*Corner Lot with high building coverage percentage.</b></p> |



| Property Address:                                                                 | 194 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 27'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable / Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,167<br/> <b>Building Coverage:</b> +/- 38%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 192 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 27'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red, Blue<br/> <b>Texture:</b> Masonry, Wood<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 946<br/> <b>Building Coverage:</b> +/- 27%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 190 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 21'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Painted Brick, Wood<br/> <b>Color:</b> Blue, White<br/> <b>Texture:</b> Painted Masonry and Painted Shakes<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 960<br/> <b>Building Coverage:</b> +/- 27%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 188 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Blue, White<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable / Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 3,284<br/> <b>Building Coverage:</b> +/- 22%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 186 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 23'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .09 Acre<br/> <b>Building Footprint (SF):</b> +/- 795<br/> <b>Building Coverage:</b> +/- 20%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 184 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 24'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable/ Hip Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .13 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,056<br/> <b>Building Coverage:</b> +/- 18%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



**Property Address:**

**182 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 26'  
**Use:** Residential – 2 Family  
**Materials:** Vinyl Siding  
**Color:** Creme  
**Texture:** Vinyl  
**Scale / Massing:** Gable / Flat Roof  
**Setback from Street:** +/- 12 FT  
**Lot Size:** .13 Acre  
**Building Footprint (SF):** +/- 1,180  
**Building Coverage:** +/- 20%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** No  
**General Notes:**

**Property Address:**

**180 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 25'  
**Use:** Residential – 2 Family  
**Materials:** Vinyl Siding  
**Color:** Crème  
**Texture:** Vinyl  
**Scale / Massing:** Gable / Flat Roof  
**Setback from Street:** +/- 7 FT  
**Lot Size:** .13 Acre  
**Building Footprint (SF):** +/- 1020  
**Building Coverage:** +/- 18%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**



| Property Address:                                                                 | 178 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 37'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick, Wood Shakes<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry, Wood<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .06 Acre<br/> <b>Building Footprint (SF):</b> +/- 924<br/> <b>Building Coverage:</b> +/- 35%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 176 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 40'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .06 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,056<br/> <b>Building Coverage:</b> +/- 40%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> yes<br/> <b>General Notes:</b></p> |



**Property Address:**

**174 – 172 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 35'  
**Use:** Commercial Apartments  
**Materials:** Painted CMU  
**Color:** Green, White  
**Texture:** Painted Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 10 FT (Both Sides)  
**Lot Size:** .27 Acre  
**Building Footprint (SF):** +/- 4,164  
**Building Coverage:** +/- 35%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** None  
**General Notes:**  
\*Corner Lot  
+/- 72' long uninterrupted street façade

**Property Address:**

**195 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 30'  
**Use:** Commercial – Mixed Use  
**Materials:** Painted Brick, Vinyl Shakes  
**Color:** Creme  
**Texture:** Painted Masonry, Vinyl  
**Scale / Massing:** Gable / Flat Roof  
**Setback from Street:** +/- 2 FT (Both Sides)  
**Lot Size:** .08 Acre  
**Building Footprint (SF):** +/- 1,625  
**Building Coverage:** +/- 46%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**  
\*Corner Lot  
+/- 65' long undisturbed façade along N. Bridge



| Property Address:                                                                 | 193 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 35'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick, Vinyl Siding<br/> <b>Color:</b> Red, Yellow, White<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .09 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,232<br/> <b>Building Coverage:</b> +/- 31%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 191 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 35'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .06 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,240<br/> <b>Building Coverage:</b> +/- 47%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 189 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 33<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red, White<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .06 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,136<br/> <b>Building Coverage:</b> +/- 43%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 187 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 37<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable / Flat Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .15 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,646<br/> <b>Building Coverage:</b> +/- 25%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



| Property Address:                                                                 | 185 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 32<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable / Flat Roof<br/> <b>Setback from Street:</b> +/- 10 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,242<br/> <b>Building Coverage:</b> +/- 28%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 183 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl, Brick<br/> <b>Color:</b> Yellow, Red<br/> <b>Texture:</b> Masonry, Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .06 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,256<br/> <b>Building Coverage:</b> +/- 48%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



**Property Address:**

**181 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 28'  
**Use:** Residential – 3 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 2 FT  
**Lot Size:** .12 Acre  
**Building Footprint (SF):** +/- 900  
**Building Coverage:** +/- 17%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 4 Bay  
**Porch:** No  
**General Notes:**

**Property Address:**

**179 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 4  
**Peak Height:** +/- 40'  
**Use:** Residential – 3 Family  
**Materials:** Painted Brick  
**Color:** Blue  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 10 FT  
**Lot Size:** .24 Acre  
**Building Footprint (SF):** +/- 2,015  
**Building Coverage:** +/- 17%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**



| Property Address:                                                                 | 173 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|  | <p> <b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 35'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 10 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,320<br/> <b>Building Coverage:</b> +/- 30%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 169 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 27'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Varies<br/> <b>Setback from Street:</b> +/- 10 FT (both sides)<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,099<br/> <b>Building Coverage:</b> +/- 21%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/> <b>**NOT a corner lot. Empty lot at corner.</b> </p> |



| Property Address:                                                                 | 166 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|  | <b>Number of Stories:</b> 2.5<br><b>Peak Height:</b> +/- 30<br><b>Use:</b> Residential – 2 Family<br><b>Materials:</b> Vinyl Siding<br><b>Color:</b> White<br><b>Texture:</b> Vinyl<br><b>Scale / Massing:</b> Gable Roof<br><b>Setback from Street:</b> +/- 2 FT<br><b>Lot Size:</b> .07 Acre<br><b>Building Footprint (SF):</b> +/- 824<br><b>Building Coverage:</b> +/- 27%<br><b>Siting:</b> Entrance Towards Street<br><b>Window Patterns:</b> 3 Bay<br><b>Porch:</b> Yes<br><b>General Notes:</b><br><b>*Corner Lot</b> |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Property Address:                                                                   | 164 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Number of Stories:</b> 2.5<br><b>Peak Height:</b> +/- 32<br><b>Use:</b> Residential – 3 Family<br><b>Materials:</b> Brick<br><b>Color:</b> Red<br><b>Texture:</b> Masonry<br><b>Scale / Massing:</b> Gable Roof<br><b>Setback from Street:</b> +/- 2 FT<br><b>Lot Size:</b> .05 Acre<br><b>Building Footprint (SF):</b> +/- 984<br><b>Building Coverage:</b> +/- 41%<br><b>Siting:</b> Entrance Towards Street<br><b>Window Patterns:</b> None<br><b>Porch:</b> yes<br><b>General Notes:</b> |
|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



| Property Address:                                                                 | 162 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 32<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick, Vinyl Siding, Wood<br/> <b>Color:</b> Red, Crème, White<br/> <b>Texture:</b> Masonry, Wood, Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .05 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,244<br/> <b>Building Coverage:</b> +/- 57%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 160 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p> <b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 27'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Yellow<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 10 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,024<br/> <b>Building Coverage:</b> +/- 29%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 5 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



| Property Address:                                                                 | 156 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Painted Brick, Vinyl Siding<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Painted Masonry, Vinyl<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,214<br/> <b>Building Coverage:</b> +/- 63%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 154 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .05 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,390<br/> <b>Building Coverage:</b> +/- 63%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 4 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



**Property Address:**

**146 – 144 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 3

**Peak Height:** +/- 31'

**Use:** Commercial – Mixed Use

**Materials:** Brick, Wood,

**Color:** Red, Grey,

**Texture:** Masonry, Vertical Wood Siding,

**Scale / Massing:** Flat Roof

**Setback from Street:** +/- 1 FT (Both Sides)

**Lot Size:** .14 Acre

**Building Footprint (SF):** +/- 4,100

**Building Coverage:** +/- 67%

**Siting:** Entrance Towards Street

**Window Patterns:** None

**Porch:** No

**General Notes:**

\*Corner Lot

\*Two Lots tie together with no break

+/- 70 Linear Feet on Mill Street

+/- 75 Linear Feet on N. Clover



## North Clover Street Buildings

| Property Address:                                                                 | 39 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 1<br/> <b>Peak Height:</b> +/- 12'<br/> <b>Use:</b> Commercial Storage<br/> <b>Materials:</b> Metal Siding (vertical)<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Painted Metal<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 10 FT<br/> <b>Lot Size:</b> .06 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,408<br/> <b>Building Coverage:</b> +/- 92%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 37 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,660<br/> <b>Building Coverage:</b> +/- 34%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



**Property Address:**

**36 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 37'  
**Use:** Community Services - Education  
**Materials:** Painted Brick  
**Color:** White  
**Texture:** Painted Masonry  
**Scale / Massing:** Hip Roof  
**Setback from Street:** +/- 75 FT (From Davies)  
**Lot Size:** 2.26 Acre  
**Building Footprint (SF):** +/- 2,434  
**Building Coverage:** +/- 2.4%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**



| Property Address:                                                                 | 35 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Yellow and Green<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,596<br/> <b>Building Coverage:</b> +/- 30%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 31 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 40'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 6 FT<br/> <b>Lot Size:</b> .20 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,320<br/> <b>Building Coverage:</b> +/- 15%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 29 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 38'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 6 FT<br/> <b>Lot Size:</b> .15 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,015<br/> <b>Building Coverage:</b> +/- 22%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 27 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Blue<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 10 FT<br/> <b>Lot Size:</b> .17 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,734<br/> <b>Building Coverage:</b> +/- 23%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                 | 25 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 29'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 4 FT<br/> <b>Lot Size:</b> .13 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,420<br/> <b>Building Coverage:</b> +/- 25%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 23 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 29'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable / Flat Roof<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <b>Lot Size:</b> .13 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,424<br/> <b>Building Coverage:</b> +/- 25%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 19 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 46'<br/> <b>Use:</b> Community Services (Religious)<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 15 FT<br/> <b>Lot Size:</b> .24 Acre<br/> <b>Building Footprint (SF):</b> +/- 3,600<br/> <b>Building Coverage:</b> +/- 34%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 17 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Pink<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Flat / Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,172<br/> <b>Building Coverage:</b> +/- 24%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                 | 15 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Yellow<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,499<br/> <b>Building Coverage:</b> +/- 30%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 13 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 33'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Vinyl Siding, Painted Brick<br/> <b>Color:</b> Green<br/> <b>Texture:</b> Vinyl, Painted Masonry<br/> <b>Scale / Massing:</b> Hip Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .15 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,250<br/> <b>Building Coverage:</b> +/- 34%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



| Property Address:                                                                 | 11 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 38'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,150<br/> <b>Building Coverage:</b> +/- 37%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 5 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 24'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Painted Brick, Wood Siding<br/> <b>Color:</b> Crème, Grey<br/> <b>Texture:</b> Painted Masonry, Wood<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .05 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,015<br/> <b>Building Coverage:</b> +/- 84%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

| Property Address:                                                                 | 44 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 4 (+/- 38 ft)<br/> <b>Peak Height:</b> +/- 37'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,100<br/> <b>Building Coverage:</b> +/- 31%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 40 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|  | <p><b>Number of Stories:</b> 4 (+/- 37 ft)<br/> <b>Peak Height:</b> +/- 37'<br/> <b>Use:</b> Residential – Multi Structure<br/> <b>Materials:</b> Painted Brick Vinyl Siding<br/> <b>Color:</b> White, Red<br/> <b>Texture:</b> Painted Masonry, Vinyl<br/> <b>Scale / Massing:</b> Gable / Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,961<br/> <b>Building Coverage:</b> +/- 67%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |



**Property Address:**

**38 North Clover, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 30'  
**Use:** Residential – 2 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .09 Acre  
**Building Footprint (SF):** +/- 1,261  
**Building Coverage:** +/- 32%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**32 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 20'  
**Use:** Residential – 1 Family  
**Materials:** Wood Siding  
**Color:** White  
**Texture:** Painted Wood  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 13 FT  
**Lot Size:** .20 Acre  
**Building Footprint (SF):** +/- 1,400  
**Building Coverage:** +/- 16%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

| Property Address:                                                                 | 30 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 33'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 11 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,560<br/> <b>Building Coverage:</b> +/- 32%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 28 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 34'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick, Vinyl Shakes<br/> <b>Color:</b> Red, Crème<br/> <b>Texture:</b> Masonry, Vinyl<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 5FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,392<br/> <b>Building Coverage:</b> +/- 26%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



**Property Address:**

**18 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 25'  
**Use:** Community Services (Fire Dept)  
**Materials:** Brick, EIFS  
**Color:** Red, Crème  
**Texture:** Masonry, EIFS  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 8 FT  
**Lot Size:** .38 Acre  
**Building Footprint (SF):** +/- 7,500  
**Building Coverage:** +/- 45%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** No  
**General Notes:**

**Property Address:**

**16 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 31'  
**Use:** Commercial Apartments  
**Materials:** Wood, Vinyl  
**Color:** Green, White  
**Texture:** Painted Wood, Vinyl  
**Scale / Massing:** Gable, Flat Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .09 Acre  
**Building Footprint (SF):** +/- 2,378  
**Building Coverage:** +/- 60%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**

| Property Address:                                                                 | 14 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Blue<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,226<br/> <b>Building Coverage:</b> +/- 35%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 12 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 34'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Concrete<br/> <b>Color:</b> Brown<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,800<br/> <b>Building Coverage:</b> +/- 59%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 8 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 23'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 33 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,285<br/> <b>Building Coverage:</b> +/- 43%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 6 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick, Vinyl<br/> <b>Color:</b> Red, Yellow<br/> <b>Texture:</b> Masonry, Vinyl<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 4 FT<br/> <b>Lot Size:</b> .04 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,015<br/> <b>Building Coverage:</b> +/- 58%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

## Main Street Buildings

| Property Address:                                                                 | 101 Main Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 46'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .06 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,379<br/> <b>Building Coverage:</b> +/- 52%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 103 Main Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .04 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,300<br/> <b>Building Coverage:</b> +/- 66%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 2 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/>           *105 through 109 connect with no breaks<br/>           +/- 77'         </p> |



| Property Address:                                                                 | 105 Main Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Number of Stories:</b> 2<br><b>Peak Height:</b> +/- 31'<br><b>Use:</b> Commercial – Mixed Use<br><b>Materials:</b> Vinyl<br><b>Color:</b> White<br><b>Texture:</b> Vinyl<br><b>Scale / Massing:</b> Gable, Flat Roof<br><b>Setback from Street:</b> +/- 1 FT<br><b>Lot Size:</b> .09 Acre<br><b>Building Footprint (SF):</b> +/- 1,488<br><b>Building Coverage:</b> +/- 37%<br><b>Siting:</b> Entrance Towards Street<br><b>Window Patterns:</b> 3 Bay<br><b>Porch:</b> Yes<br><b>General Notes:</b><br>*105 through 109 connect with no breaks<br>+/- 77' |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Property Address:                                                                   | 107 - 109 Main Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Number of Stories:</b> 3<br><b>Peak Height:</b> +/- 35'<br><b>Use:</b> Commercial – Mixed Use<br><b>Materials:</b> Brick<br><b>Color:</b> Red<br><b>Texture:</b> Masonry<br><b>Scale / Massing:</b> Gable Roof<br><b>Setback from Street:</b> +/- 1 FT<br><b>Lot Size:</b> .14 Acre<br><b>Building Footprint (SF):</b> +/- 1,765<br><b>Building Coverage:</b> +/- 28%<br><b>Siting:</b> Entrance Towards Street<br><b>Window Patterns:</b> 4 Bay<br><b>Porch:</b> Yes<br><b>General Notes:</b><br>*105 through 109 connect with no breaks<br>+/- 77' |
|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Property Address:**

**111 Main Street, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 40'  
**Use:** Commercial – Mixed Use  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 13 FT  
**Lot Size:** .07 Acre  
**Building Footprint (SF):** +/- 2,142  
**Building Coverage:** +/- 70%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 4 Bay  
**Porch:** Yes  
**General Notes:**  
 \*111 through 115 connect with no breaks +/- 58'

**Property Address:**

**111 – 115 Main Street, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 40'  
**Use:** Commercial – Mixed Use  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Varying Roof Design  
**Setback from Street:** +/- 13 FT  
**Lot Size:** .57 Acre  
**Building Footprint (SF):** +/- 5,501  
**Building Coverage:** +/- 22%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 4 Bay  
**Porch:** Yes  
**General Notes:**  
 \*111 through 115 connect with no breaks +/- 58'



## Davies Place Buildings

| Property Address:                                                                 | 8 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 34'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick, Wood<br/> <b>Color:</b> Red, White<br/> <b>Texture:</b> Masonry, Wood<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,334<br/> <b>Building Coverage:</b> +/- 32%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 10 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick, Vinyl<br/> <b>Color:</b> Green<br/> <b>Texture:</b> Masonry, Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 8FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 980<br/> <b>Building Coverage:</b> +/- 32%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                 | 12 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Painted Brick, Wood<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Painted Masonry, Wood Shakes<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 8 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,140<br/> <b>Building Coverage:</b> +/- 37%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 14 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Yellow<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 8 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,145<br/> <b>Building Coverage:</b> +/- 26%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



**Property Address:**

**16 Davies Place, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 35'  
**Use:** Residential – 3 Family  
**Materials:** Painted Brick  
**Color:** Pink  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .10 Acre  
**Building Footprint (SF):** +/- 2,360  
**Building Coverage:** +/- 54%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**18 Davies Place, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 32'  
**Use:** Residential – 1 Family  
**Materials:** Brick, Wood  
**Color:** Red, White  
**Texture:** Masonry, Wood  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 15 FT  
**Lot Size:** .39 Acre  
**Building Footprint (SF):** +/- 1,280  
**Building Coverage:** +/- 7.5%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**

## Davies Court Buildings

| Property Address:                                                                 | 11 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> +/- 45' to roof ridge<br/> <b>Peak Height:</b> +/- 96'<br/> <b>Use:</b> Community Services – Religious<br/> <b>Materials:</b> Stone<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Rough Masonry<br/> <b>Scale / Massing:</b> Varying Roof Design<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <span style="padding-left: 150px;">+/- 2 FT</span><br/> <b>Lot Size:</b> .53 Acre<br/> <b>Building Footprint (SF):</b> +/- 4,347<br/> <b>Building Coverage:</b> +/- 18%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> Varying<br/> <b>Porch:</b> No<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 19 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|  | <p> <b>Number of Stories:</b> 1<br/> <b>Peak Height:</b> +/- 13<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Painted CMU<br/> <b>Color:</b> White<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 3,069<br/> <b>Building Coverage:</b> +/- 58%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b><br/> <b>Porch:</b><br/> <b>General Notes:</b><br/> <span style="background-color: yellow;">*Corner Lot</span><br/> <span style="background-color: yellow;">*19 through 24 connect with no breaks</span><br/> <span style="background-color: yellow;">+/- 86'</span> </p> |



| Property Address:                                                                 | 24 Davies Court, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,400<br/> <b>Building Coverage:</b> +/- 40%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 26 Davies Court, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,256<br/> <b>Building Coverage:</b> +/- 36%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

## North Bridge Street Buildings

| Property Address:                                                                 | 25 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 25'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,414<br/> <b>Building Coverage:</b> +/- 27%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 27 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 33'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,317<br/> <b>Building Coverage:</b> +/- 37%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 29 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,374<br/> <b>Building Coverage:</b> +/- 45%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 32 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Mansard Roof<br/> <b>Setback from Street:</b> +/- 3.5 FT<br/> <b>Lot Size:</b> .03 Acre<br/> <b>Building Footprint (SF):</b> +/- 800<br/> <b>Building Coverage:</b> +/- 61%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

**Property Address:**

**46 N. Bridge Street, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 30'  
**Use:** Residential – 2 Family  
**Materials:** Painted Brick  
**Color:** Red  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 1 FT (Both Sides)  
**Lot Size:** .04 Acre  
**Building Footprint (SF):** +/- 1,056  
**Building Coverage:** +/- 60%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**  
 \*Corner Lot, High Building Coverage

**Property Address:**

**48 N. Bridge Street, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 30'  
**Use:** Residential – 2 Family  
**Materials:** Vinyl  
**Color:** Green  
**Texture:** Vinyl  
**Scale / Massing:** Gable, Flat Roof  
**Setback from Street:** +/- 2 FT (Both Sides)  
**Lot Size:** .06 Acre  
**Building Footprint (SF):** +/- 1200  
**Building Coverage:** +/- 61%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**  
 \*Corner Lot, High Building Coverage



| Property Address:                                                                  | 50 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Paint Brick<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 16 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1525<br/> <b>Building Coverage:</b> +/- 43%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 52 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 35'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Yellow<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 15 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,477<br/> <b>Building Coverage:</b> +/- 71%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                 | 54 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 25'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 8 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,138<br/> <b>Building Coverage:</b> +/- 32%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 56 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 29'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl, Painted Brick<br/> <b>Color:</b> Grey, Brown<br/> <b>Texture:</b> Vinyl, Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 8 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,056<br/> <b>Building Coverage:</b> +/- 30%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |



**Property Address:**

**58 N. Bridge Street, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 30'  
**Use:** Residential – 2 Family  
**Materials:** Painted Brick  
**Color:** Red  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 8 FT  
**Lot Size:** .07 Acre  
**Building Footprint (SF):** +/- 1,056  
**Building Coverage:** +/- 34%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**60 N. Bridge Street, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 32'  
**Use:** Residential – 3 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .08 Acre  
**Building Footprint (SF):** +/- 968  
**Building Coverage:** +/- 27%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

| Property Address:                                                                 | 62 N. Bridge Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 36'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 8 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,500<br/> <b>Building Coverage:</b> +/- 43%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |



## Mansion Street Buildings

| Property Address:                                                                 | 1 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 35'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Vinyl, Masonry, Wood<br/> <b>Color:</b> Yellow, Brown<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT N. Bridge<br/> <span style="margin-left: 150px;">+/- 2 FT Mansion</span><br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,500<br/> <b>Building Coverage:</b> +/- 90%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b><br/>           *Corner Lot<br/>           +/- 117 Linear Feet on N. Bridge Street         </p> |

| Property Address:                                                                   | 3 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,176<br/> <b>Building Coverage:</b> +/- 38%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                  | 5 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 920<br/> <b>Building Coverage:</b> +/- 30%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 20 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 6 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 920<br/> <b>Building Coverage:</b> +/- 19%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 18 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|  | <p> <b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 23'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Green<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,139<br/> <b>Building Coverage:</b> +/- 23%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 16 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|  | <p> <b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 23'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Yellow<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1096<br/> <b>Building Coverage:</b> +/- 22%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                 | 14 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Wood<br/> <b>Color:</b> White, Green<br/> <b>Texture:</b> Wood<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <b>Lot Size:</b> .26 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,100<br/> <b>Building Coverage:</b> +/- 9.7%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 12 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 26'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl, Wood<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl, Wood<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 900<br/> <b>Building Coverage:</b> +/- 20%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 8 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 13 FT<br/> <b>Lot Size:</b> .13 Acre<br/> <b>Building Footprint (SF):</b> +/- 680<br/> <b>Building Coverage:</b> +/- 12%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 6 Mansion Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 13 FT<br/> <b>Lot Size:</b> .13 Acre<br/> <b>Building Footprint (SF):</b> +/- 670<br/> <b>Building Coverage:</b> +/- 12%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

**Property Address:**

**4 Mansion Street, Poughkeepsie, NY**



**Number of Stories:** 2.5

**Peak Height:** +/- 27'

**Use:** Residential – 3 Family

**Materials:** Vinyl

**Color:** Grey

**Texture:** Vinyl

**Scale / Massing:** Gable, Flat Roof

**Setback from Street:** +/- 8 FT Mansion  
+/- 1 FT N. Bridge

**Lot Size:** .10 Acre

**Building Footprint (SF):** +/- 1,513

**Building Coverage:** +/- 34%

**Siting:** Entrance Towards Street

**Window Patterns:** None

**Porch:** Yes

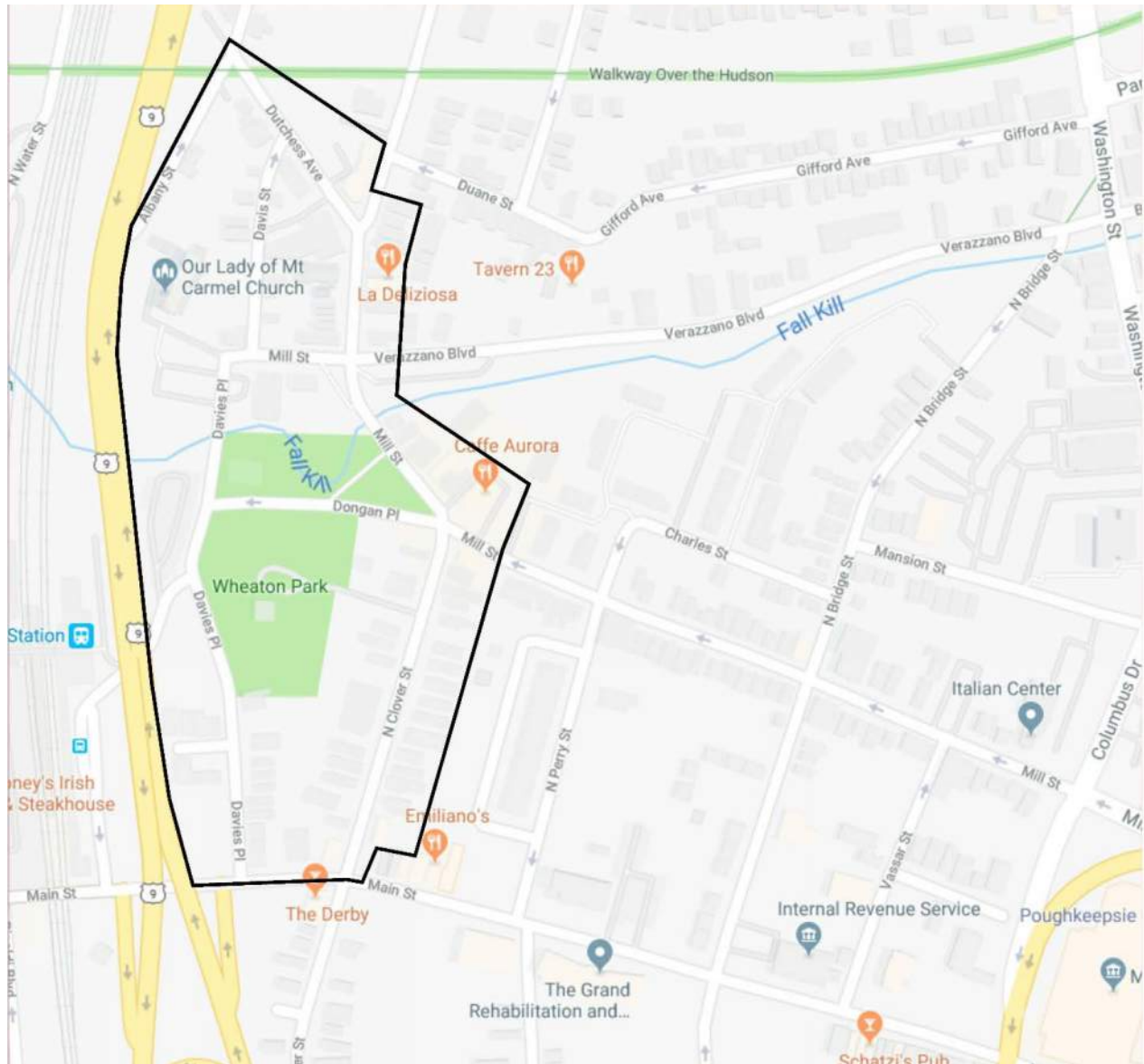
**General Notes:**

**\*Corner Lot**

**+/- 45 Linear Feet on N. Bridge Street**



## Historic Neighborhood Buildings



**Property Address:**

**146 – 144 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 3

**Peak Height:** +/- 31'

**Use:** Commercial – Mixed Use

**Materials:** Brick, Wood,

**Color:** Red, Grey,

**Texture:** Masonry, Vertical Wood Siding,

**Scale / Massing:** Flat Roof

**Setback from Street:** +/- 1 FT (Both Sides)

**Lot Size:** .14 Acre

**Building Footprint (SF):** +/- 4,100

**Building Coverage:** +/- 67%

**Siting:** Entrance Towards Street

**Window Patterns:** None

**Porch:** No

**General Notes:**

\*Corner Lot

\*Two Lots tie together with no break

+/- 70 Linear Feet on Mill Street

+/- 75 Linear Feet on N. Clover



**Property Address:**

**39 North Clover, Poughkeepsie, NY**



**Number of Stories:** 1  
**Peak Height:** +/- 12'  
**Use:** Commercial Storage  
**Materials:** Metal Siding (vertical)  
**Color:** Creme  
**Texture:** Painted Metal  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 10 FT  
**Lot Size:** .06 Acre  
**Building Footprint (SF):** +/- 2,408  
**Building Coverage:** +/- 92%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** No  
**General Notes:**

**Property Address:**

**37 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 31'  
**Use:** Residential – 2 Family  
**Materials:** Painted Brick  
**Color:** Grey  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 3 FT  
**Lot Size:** .11 Acre  
**Building Footprint (SF):** +/- 1,660  
**Building Coverage:** +/- 34%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

| Property Address:                                                                 | 35 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Yellow and Green<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,596<br/> <b>Building Coverage:</b> +/- 30%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 31 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 40'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 6 FT<br/> <b>Lot Size:</b> .20 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,320<br/> <b>Building Coverage:</b> +/- 15%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



| Property Address:                                                                 | 29 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 38'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 6 FT<br/> <b>Lot Size:</b> .15 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,015<br/> <b>Building Coverage:</b> +/- 22%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 27 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Blue<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 10 FT<br/> <b>Lot Size:</b> .17 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,734<br/> <b>Building Coverage:</b> +/- 23%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                 | 25 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 29'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 4 FT<br/> <b>Lot Size:</b> .13 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,420<br/> <b>Building Coverage:</b> +/- 25%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 23 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 29'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable / Flat Roof<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <b>Lot Size:</b> .13 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,424<br/> <b>Building Coverage:</b> +/- 25%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 19 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|  | <p> <b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 46'<br/> <b>Use:</b> Community Services (Religious)<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 15 FT<br/> <b>Lot Size:</b> .24 Acre<br/> <b>Building Footprint (SF):</b> +/- 3,600<br/> <b>Building Coverage:</b> +/- 34%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 17 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 31'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Pink<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Flat / Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,172<br/> <b>Building Coverage:</b> +/- 24%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                 | 15 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl Siding<br/> <b>Color:</b> Yellow<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,499<br/> <b>Building Coverage:</b> +/- 30%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 13 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|  | <p> <b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 33'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Vinyl Siding, Painted Brick<br/> <b>Color:</b> Green<br/> <b>Texture:</b> Vinyl, Painted Masonry<br/> <b>Scale / Massing:</b> Hip Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .15 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,250<br/> <b>Building Coverage:</b> +/- 34%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



**Property Address:**

**36 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 37'  
**Use:** Community Services - Education  
**Materials:** Painted Brick  
**Color:** White  
**Texture:** Painted Masonry  
**Scale / Massing:** Hip Roof  
**Setback from Street:** +/- 75 FT (From Davies)  
**Lot Size:** 2.26 Acre  
**Building Footprint (SF):** +/- 2,434  
**Building Coverage:** +/- 2.4%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

| Property Address:                                                                 | 11 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|  | <p><b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 38'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,150<br/> <b>Building Coverage:</b> +/- 37%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 5 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 24'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Painted Brick, Wood Siding<br/> <b>Color:</b> Crème, Grey<br/> <b>Texture:</b> Painted Masonry, Wood<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .05 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,015<br/> <b>Building Coverage:</b> +/- 84%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 44 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|  | <p><b>Number of Stories:</b> 4 (+/- 38 ft)<br/> <b>Peak Height:</b> +/- 37'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 2 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,100<br/> <b>Building Coverage:</b> +/- 31%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 40 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|  | <p><b>Number of Stories:</b> 4 (+/- 37 ft)<br/> <b>Peak Height:</b> +/- 37'<br/> <b>Use:</b> Residential – Multi Structure<br/> <b>Materials:</b> Painted Brick Vinyl Siding<br/> <b>Color:</b> White, Red<br/> <b>Texture:</b> Painted Masonry, Vinyl<br/> <b>Scale / Massing:</b> Gable / Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,961<br/> <b>Building Coverage:</b> +/- 67%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

**Property Address:**

**38 North Clover, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 30'  
**Use:** Residential – 2 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .09 Acre  
**Building Footprint (SF):** +/- 1,261  
**Building Coverage:** +/- 32%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**32 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 20'  
**Use:** Residential – 1 Family  
**Materials:** Wood Siding  
**Color:** White  
**Texture:** Painted Wood  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 13 FT  
**Lot Size:** .20 Acre  
**Building Footprint (SF):** +/- 1,400  
**Building Coverage:** +/- 16%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**



| Property Address:                                                                 | 30 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 33'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 11 FT<br/> <b>Lot Size:</b> .11 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,560<br/> <b>Building Coverage:</b> +/- 32%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 28 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 34'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick, Vinyl Shakes<br/> <b>Color:</b> Red, Crème<br/> <b>Texture:</b> Masonry, Vinyl<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 5FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,392<br/> <b>Building Coverage:</b> +/- 26%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

**Property Address:**

**18 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 25'  
**Use:** Community Services (Fire Dept)  
**Materials:** Brick, EIFS  
**Color:** Red, Crème  
**Texture:** Masonry, EIFS  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 8 FT  
**Lot Size:** .38 Acre  
**Building Footprint (SF):** +/- 7,500  
**Building Coverage:** +/- 45%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** No  
**General Notes:**

**Property Address:**

**16 North Clover, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 31'  
**Use:** Commercial Apartments  
**Materials:** Wood, Vinyl  
**Color:** Green, White  
**Texture:** Painted Wood, Vinyl  
**Scale / Massing:** Gable, Flat Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .09 Acre  
**Building Footprint (SF):** +/- 2,378  
**Building Coverage:** +/- 60%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**



| Property Address:                                                                 | 14 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Blue<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,226<br/> <b>Building Coverage:</b> +/- 35%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 12 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 34'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Painted Concrete<br/> <b>Color:</b> Brown<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,800<br/> <b>Building Coverage:</b> +/- 59%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                 | 8 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 23'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 33 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,285<br/> <b>Building Coverage:</b> +/- 43%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 6 North Clover, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick, Vinyl<br/> <b>Color:</b> Red, Yellow<br/> <b>Texture:</b> Masonry, Vinyl<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 4 FT<br/> <b>Lot Size:</b> .04 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,015<br/> <b>Building Coverage:</b> +/- 58%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



## Davies Place Buildings

| Property Address:                                                                 | 8 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 34'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick, Wood<br/> <b>Color:</b> Red, White<br/> <b>Texture:</b> Masonry, Wood<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,334<br/> <b>Building Coverage:</b> +/- 32%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 10 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Painted Brick, Vinyl<br/> <b>Color:</b> Green<br/> <b>Texture:</b> Masonry, Vinyl<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 8FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 980<br/> <b>Building Coverage:</b> +/- 32%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |

| Property Address:                                                                 | 12 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Painted Brick, Wood<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Painted Masonry, Wood Shakes<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 8 FT<br/> <b>Lot Size:</b> .07 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,140<br/> <b>Building Coverage:</b> +/- 37%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

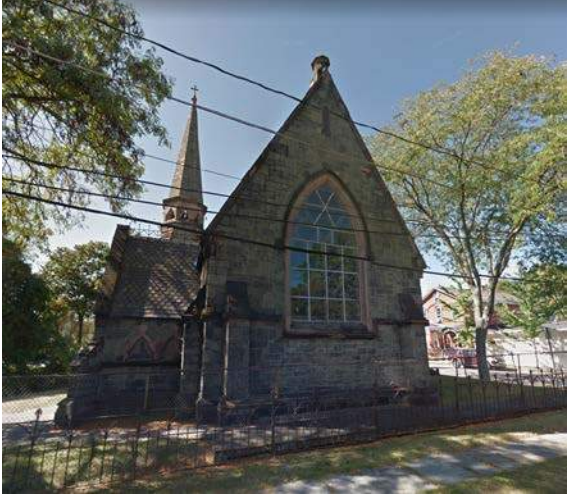
| Property Address:                                                                   | 14 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Yellow<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 8 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,145<br/> <b>Building Coverage:</b> +/- 26%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 16 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3.5<br/> <b>Peak Height:</b> +/- 35'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Pink<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .10 Acre<br/> <b>Building Footprint (SF):</b> +/- 2,360<br/> <b>Building Coverage:</b> +/- 54%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 18 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 32'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Brick, Wood<br/> <b>Color:</b> Red, White<br/> <b>Texture:</b> Masonry, Wood<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 15 FT<br/> <b>Lot Size:</b> .39 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,280<br/> <b>Building Coverage:</b> +/- 7.5%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

## Davies Court Buildings

| Property Address:                                                                 | 11 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> +/- 45' to roof ridge<br/> <b>Peak Height:</b> +/- 96'<br/> <b>Use:</b> Community Services – Religious<br/> <b>Materials:</b> Stone<br/> <b>Color:</b> Grey<br/> <b>Texture:</b> Rough Masonry<br/> <b>Scale / Massing:</b> Varying Roof Design<br/> <b>Setback from Street:</b> +/- 7 FT<br/> <span style="margin-left: 150px;">+/- 2 FT</span><br/> <b>Lot Size:</b> .53 Acre<br/> <b>Building Footprint (SF):</b> +/- 4,347<br/> <b>Building Coverage:</b> +/- 18%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> Varying<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Property Address:                                                                   | 19 Davies Place, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 1<br/> <b>Peak Height:</b> +/- 13<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Painted CMU<br/> <b>Color:</b> White<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 3,069<br/> <b>Building Coverage:</b> +/- 58%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b><br/> <b>Porch:</b> No<br/> <b>General Notes:</b><br/> *Corner Lot<br/> *19 through 24 connect with no breaks<br/> +/- 86'</p> |
|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



| Property Address:                                                                 | 24 Davies Court, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,400<br/> <b>Building Coverage:</b> +/- 40%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 26 Davies Court, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 30'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Red<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,256<br/> <b>Building Coverage:</b> +/- 36%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

## Main Street

| Property Address:                                                                 | 97 Main Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 1<br/> <b>Peak Height:</b> +/- 17'<br/> <b>Use:</b> Commercial – Mixed Use<br/> <b>Materials:</b> Brick<br/> <b>Color:</b> Brown<br/> <b>Texture:</b> Masonry<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .12 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,537<br/> <b>Building Coverage:</b> +/- 29%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b><br/> <b>*Corner Lot</b></p> |

| Property Address:                                                                   | 89 - 93 Main Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|  | <p><b>Number of Stories:</b> 1<br/> <b>Peak Height:</b> +/- 14'<br/> <b>Use:</b> Commercial - Warehouse<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> White, Grey<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 3 FT<br/> <b>Lot Size:</b> .19 Acre<br/> <b>Building Footprint (SF):</b> +/- 3,424<br/> <b>Building Coverage:</b> +/- 41%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b></p> |



| Property Address:                                                                 | 85 Main Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|  | <p> <b>Number of Stories:</b> 1<br/> <b>Peak Height:</b> +/- 18'<br/> <b>Use:</b> Commercial - Restaurant<br/> <b>Materials:</b> Wood<br/> <b>Color:</b> Brown<br/> <b>Texture:</b> Painted Wood<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .14 Acre<br/> <b>Building Footprint (SF):</b> +/- 3,284<br/> <b>Building Coverage:</b> +/- 53%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b><br/>           *Corner Lot<br/>           +/- 98' Undisturbed Length along Davies         </p> |

## Mill Street

| Property Address:                                                                 | 110 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 4.5<br/> <b>Peak Height:</b> +/- 52'<br/> <b>Use:</b> Commercial - Apartments<br/> <b>Materials:</b> Brick, Painted Brick<br/> <b>Color:</b> Red, Creme<br/> <b>Texture:</b> Masonry, Painted Masonry<br/> <b>Scale / Massing:</b> Gable, Flat Roof<br/> <b>Setback from Street:</b> +/- 60 FT<br/> +/- 16 FT<br/> <b>Lot Size:</b> .44 Acre<br/> <b>Building Footprint (SF):</b> +/- 5,300<br/> <b>Building Coverage:</b> +/- 27%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> Varying<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 112 Mill Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 27'<br/> <b>Use:</b> Residential – 2 Family<br/> <b>Materials:</b> Masonry, Painted Masonry<br/> <b>Color:</b> Pink<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .25 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,488<br/> <b>Building Coverage:</b> +/- 13%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> None<br/> <b>Porch:</b> No<br/> <b>General Notes:</b><br/> *Corner Lot</p> |



**Property Address:**

**114 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 1  
**Peak Height:** +/- 15'  
**Use:** Commercial – Auto Body  
**Materials:** Painted Masonry  
**Color:** Grey, Red  
**Texture:** Painted Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 40 FT  
**Lot Size:** .09 Acre  
**Building Footprint (SF):** +/- 1,750  
**Building Coverage:** +/- 44%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** No  
**General Notes:**

**Property Address:**

**97 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 40' to Ridge  
**Peak Height:** +/- 110'  
**Use:** Community Services - Religious  
**Materials:** Masonry  
**Color:** Red, White  
**Texture:** Masonry  
**Scale / Massing:** Varying Roof  
**Setback from Street:** +/- 130 FT  
**Lot Size:** 1.3 Acre  
**Building Footprint (SF):** +/- 11,590  
**Building Coverage:** +/- 20%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** No  
**General Notes:**  
**\*Corner Lot**

**Property Address:**

**109 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 35'  
**Use:** Commercial – Mixed Use  
**Materials:** Painted Wood  
**Color:** Red, White  
**Texture:** Painted Wood  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 2 FT  
**Lot Size:** .12 Acre  
**Building Footprint (SF):** +/- 2,400  
**Building Coverage:** +/- 45%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** No  
**General Notes:**  
**\*Corner Lot**

**Property Address:**

**113 Mill Street, Poughkeepsie, NY**

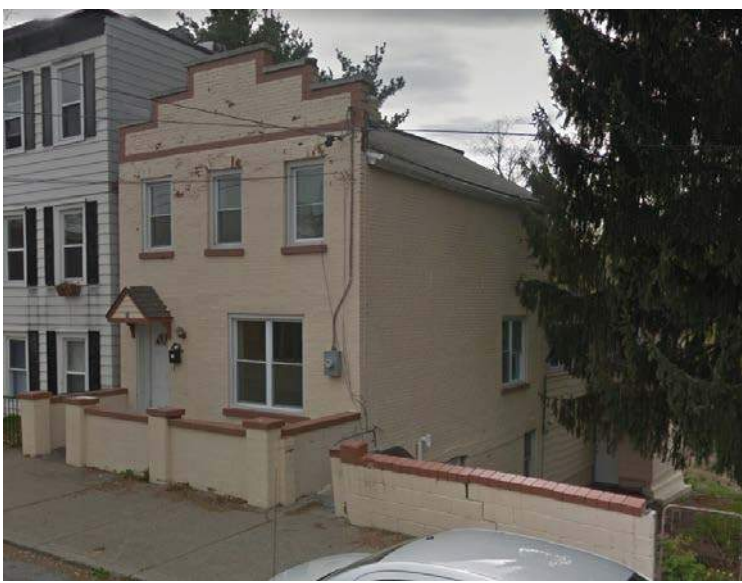


**Number of Stories:** 3  
**Peak Height:** +/- 38'  
**Use:** Commercial – Apartments  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .08 Acre  
**Building Footprint (SF):** +/- 2,612  
**Building Coverage:** +/- 74%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** No  
**General Notes:**  
**\*Corner Lot**



## Davis Street

| Property Address:                                                                 | 18 Davis Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 3<br/> <b>Peak Height:</b> +/- 28'<br/> <b>Use:</b> Residential – 3 Family<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> White<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .08 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,131<br/> <b>Building Coverage:</b> +/- 32%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

| Property Address:                                                                   | 20 Davis Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Number of Stories:</b> 2<br/> <b>Peak Height:</b> +/- 24'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Painted Brick<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Painted Masonry<br/> <b>Scale / Massing:</b> Gable, Parapet Roof<br/> <b>Setback from Street:</b> +/- 1 FT<br/> <b>Lot Size:</b> .13 Acre<br/> <b>Building Footprint (SF):</b> +/- 1,080<br/> <b>Building Coverage:</b> +/- 19%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b></p> |

**Property Address:**

**24 Davis Street, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 35'  
**Use:** Commercial – Apartments  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .10 Acre  
**Building Footprint (SF):** +/- 800  
**Building Coverage:** +/- 18%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**5 Davis Street, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 27'  
**Use:** Residential – 1 Family  
**Materials:** Vinyl  
**Color:** White  
**Texture:** Vinyl  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .05 Acre  
**Building Footprint (SF):** +/- 840  
**Building Coverage:** +/- 64%  
**Siting:** Entrance Towards Street  
**Window Patterns:** None  
**Porch:** Yes  
**General Notes:**



**Property Address:**

**9 Davis Street, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 23'  
**Use:** Residential – 2 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .04 Acre  
**Building Footprint (SF):** +/- 1,563  
**Building Coverage:** +/- 89%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** No  
**General Notes:**

**Property Address:**

**11 Davis Street, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 25'  
**Use:** Residential – 1 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .04 Acre  
**Building Footprint (SF):** +/- 780  
**Building Coverage:** +/- 44%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

## Albany Street

| Property Address:                                                                 | 15 Albany Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 4<br/> <b>Peak Height:</b> +/- 33'<br/> <b>Use:</b> Commercial Apartments<br/> <b>Materials:</b> Vinyl<br/> <b>Color:</b> Creme<br/> <b>Texture:</b> Vinyl<br/> <b>Scale / Massing:</b> Flat Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .04 Acre<br/> <b>Building Footprint (SF):</b> +/- 780<br/> <b>Building Coverage:</b> +/- 44%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |

| Property Address:                                                                   | 17 Albany Street, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p> <b>Number of Stories:</b> 2.5<br/> <b>Peak Height:</b> +/- 23'<br/> <b>Use:</b> Residential – 1 Family<br/> <b>Materials:</b> Faux Brick<br/> <b>Color:</b> Brown<br/> <b>Texture:</b> Vinyl Faux Brick<br/> <b>Scale / Massing:</b> Gable Roof<br/> <b>Setback from Street:</b> +/- 5 FT<br/> <b>Lot Size:</b> .04 Acre<br/> <b>Building Footprint (SF):</b> +/- 780<br/> <b>Building Coverage:</b> +/- 26%<br/> <b>Siting:</b> Entrance Towards Street<br/> <b>Window Patterns:</b> 3 Bay<br/> <b>Porch:</b> Yes<br/> <b>General Notes:</b> </p> |



**Property Address:**

**62 Dutchess Avenue, Poughkeepsie, NY**



**Number of Stories:** 2.5

**Peak Height:** +/- 23'

**Use:** Residential – 1 Family

**Materials:** Brick

**Color:** Red, Green

**Texture:** Masonry

**Scale / Massing:** Gable Roof

**Setback from Street:** +/- 5 FT

**Lot Size:** .04 Acre

**Building Footprint (SF):** +/- 580

**Building Coverage:** +/- 33%

**Siting:** Entrance Towards Street

**Window Patterns:** Varying

**Porch:** Yes

**General Notes:**

## Dutchess Avenue

| Property Address:                                                                 | 68 Dutchess Avenue, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Number of Stories:</b> 3<br><b>Peak Height:</b> +/- 46'<br><b>Use:</b> Community Services - Religious<br><b>Materials:</b> Brick<br><b>Color:</b> Red<br><b>Texture:</b> Masonry<br><b>Scale / Massing:</b> Flat Roof<br><b>Setback from Street:</b> +/- 5 FT<br><b>Lot Size:</b> Not Available<br><b>Building Footprint (SF):</b> +/- 9,500<br><b>Building Coverage:</b> +/- Not Avail.<br><b>Siting:</b> Entrance Towards Street<br><b>Window Patterns:</b> 4 Bay<br><b>Porch:</b> No<br><b>General Notes:</b><br>*Corner Lot<br>+/- 95' Unbroken Facade |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Property Address:                                                                   | 62 Dutchess Avenue, Poughkeepsie, NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Number of Stories:</b> 3<br><b>Peak Height:</b> +/- 30'<br><b>Use:</b> Residential – 1 Family<br><b>Materials:</b> Vinyl Painted Brick<br><b>Color:</b> White<br><b>Texture:</b> Vinyl, Painted Masonry<br><b>Scale / Massing:</b> Gable Roof<br><b>Setback from Street:</b> +/- 5 FT<br><b>Lot Size:</b> .03 Acre<br><b>Building Footprint (SF):</b> +/- 824<br><b>Building Coverage:</b> +/- 63%<br><b>Siting:</b> Entrance Towards Street<br><b>Window Patterns:</b> Varying<br><b>Porch:</b> No<br><b>General Notes:</b><br>62 – 58 connected unbroken façade +/- 88' |
|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



**Property Address:**

**60 Dutchess Avenue, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 20'  
**Use:** Residential – 1 Family  
**Materials:** Brick, Vinyl  
**Color:** Red, Creme  
**Texture:** Masonry, Vinyl  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .03 Acre  
**Building Footprint (SF):** +/- 648  
**Building Coverage:** +/- 49%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**  
 62 – 58 connected unbroken façade +/- 88'

**Property Address:**

**58 Dutchess Avenue, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 30'  
**Use:** Residential – 2 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .03 Acre  
**Building Footprint (SF):** +/- 1,016  
**Building Coverage:** +/- 77%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 5 Bay  
**Porch:** Yes  
**General Notes:**  
 \*\*Corner Lot  
 62 – 58 connected unbroken façade +/- 88'

**Property Address:**

**56 Dutchess Avenue, Poughkeepsie, NY**



**Number of Stories:** 4  
**Peak Height:** +/- 39'  
**Use:** Residential – 1 Family  
**Materials:** Painted Brick, Vinyl  
**Color:** Red, Grey  
**Texture:** Masonry, Vinyl  
**Scale / Massing:** Varying  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .11 Acre  
**Building Footprint (SF):** +/- 1,300  
**Building Coverage:** +/- 27%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**54 Dutchess Avenue, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 28'  
**Use:** Residential – 1 Family  
**Materials:** Painted Brick  
**Color:** Creme  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable, Flat Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .09 Acre  
**Building Footprint (SF):** +/- 820  
**Building Coverage:** +/- 20%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** No  
**General Notes:**



**Property Address:**

**50 Dutchess Avenue, Poughkeepsie, NY**



**Number of Stories:** 4  
**Peak Height:** +/- 35'  
**Use:** Residential – 1 Family  
**Materials:** Painted Brick  
**Color:** Brown  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .47 Acre  
**Building Footprint (SF):** +/- 1292  
**Building Coverage:** +/- 6%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** No  
**General Notes:**  
**\*\*Corner Lot**

**Delafield**

**Property Address:**

**2 Delafield Street, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 35'  
**Use:** Commercial - Mixed  
**Materials:** Painted Brick  
**Color:** Creme  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable, Flat Roof  
**Setback from Street:** +/- 3 FT  
**Lot Size:** .28 Acre  
**Building Footprint (SF):** +/- 4,520  
**Building Coverage:** +/- 37%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**  
**\*\*Corner Lot**  
**+/- 132' of unbroken façade.**

**Property Address:**

**3 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 25'  
**Use:** Residential – 2 Family  
**Materials:** Painted Brick, Vinyl  
**Color:** Red, White  
**Texture:** Painted Masonry, Vinyl  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .04 Acre  
**Building Footprint (SF):** +/- 1,040  
**Building Coverage:** +/- 59%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**5 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 25'  
**Use:** Residential – 1 Family  
**Materials:** Painted Brick, Vinyl  
**Color:** Red, White  
**Texture:** Painted Masonry, Vinyl  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .03 Acre  
**Building Footprint (SF):** +/- 448  
**Building Coverage:** +/- 34%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**



**Property Address:**

**7 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 25'  
**Use:** Residential – 1 Family  
**Materials:** Painted Brick, Vinyl  
**Color:** Red, White  
**Texture:** Painted Masonry, Vinyl  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .03 Acre  
**Building Footprint (SF):** +/- 463  
**Building Coverage:** +/- 35%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**11 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 2.5  
**Peak Height:** +/- 25'  
**Use:** Community Services – Religious  
**Materials:** Painted Brick  
**Color:** Creme  
**Texture:** Masonry  
**Scale / Massing:** Flat, Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .11 Acre  
**Building Footprint (SF):** +/- 2,200  
**Building Coverage:** +/- 45%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**145 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 1  
**Peak Height:** +/- 15'  
**Use:** Commercial – Mixed Use  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .30 Acre  
**Building Footprint (SF):** +/- 3,500  
**Building Coverage:** +/- 26%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**139 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 20'  
**Use:** Residential – 3 Family  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .25 Acre  
**Building Footprint (SF):** +/- 1,500  
**Building Coverage:** +/- 13%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** No  
**General Notes:**  
**+/- 75' Unbroken Facade**



**Property Address:**

**137 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 27'  
**Use:** Commercial – Mixed Use  
**Materials:** Painted Brick, Wood  
**Color:** Pink  
**Texture:** Painted Masonry  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .039 Acre  
**Building Footprint (SF):** +/- 900  
**Building Coverage:** +/- 52%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** Yes  
**General Notes:**  
 +/- 75' Unbroken Facade

**Property Address:**

**135 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 24'  
**Use:** Commercial - Restaurant  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .59 Acre  
**Building Footprint (SF):** +/- 2,300  
**Building Coverage:** +/- 9%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**  
 +/- 75' Unbroken Facade

**Property Address:**

**133 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 39'  
**Use:** Commercial - Apartments  
**Materials:** Brick  
**Color:** Red  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof W/ Parapet  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .24 Acre  
**Building Footprint (SF):** +/- 1,500  
**Building Coverage:** +/- 14%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** No  
**General Notes:**

**Property Address:**

**131 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 29'  
**Use:** Commercial – Mixed Use  
**Materials:** Vinyl  
**Color:** Grey  
**Texture:** Vinyl  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .08 Acre  
**Building Footprint (SF):** +/- 1,218  
**Building Coverage:** +/- 34%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** No  
**General Notes:**



**Property Address:**

**129 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 37'  
**Use:** Residential – 3 Family  
**Materials:** Vinyl, Brick  
**Color:** Grey  
**Texture:** Masonry, Vinyl  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 1 FT  
**Lot Size:** .17 Acre  
**Building Footprint (SF):** +/- 1,448  
**Building Coverage:** +/- 47%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** No  
**General Notes:**

**Property Address:**

**127 Mill Street, Poughkeepsie, NY**



**Number of Stories:** 1  
**Peak Height:** +/- 14'  
**Use:** Residential – 1 Family  
**Materials:** Vinyl  
**Color:** Blue  
**Texture:** Vinyl  
**Scale / Massing:** Shed Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .05 Acre  
**Building Footprint (SF):** +/- 1,150  
**Building Coverage:** +/- 52%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**2 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 2  
**Peak Height:** +/- 14'  
**Use:** Residential – 2 Family  
**Materials:** Brick, Vinyl  
**Color:** Red, White  
**Texture:** Brick, Vinyl  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 10 FT  
**Lot Size:** .09 Acre  
**Building Footprint (SF):** +/- 1,401  
**Building Coverage:** +/- 36%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** No  
**General Notes:**

**Property Address:**

**6 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 33'  
**Use:** Commercial – Mixed Use  
**Materials:** Vinyl  
**Color:** Grey  
**Texture:** Vinyl  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 3 FT  
**Lot Size:** .07 Acre  
**Building Footprint (SF):** +/- 1,236  
**Building Coverage:** +/- 40%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**



**Property Address:**

**8 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 35'  
**Use:** Commercial – Mixed Use  
**Materials:** Brick  
**Color:** Brown  
**Texture:** Brick  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 3 FT  
**Lot Size:** .21 Acre  
**Building Footprint (SF):** +/- 3,300  
**Building Coverage:** +/- 36%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**10 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 1.5  
**Peak Height:** +/- 19'  
**Use:** Commercial – Mixed Use  
**Materials:** TBD  
**Color:** Grey, Pink  
**Texture:** Smooth  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .07 Acre  
**Building Footprint (SF):** +/- 1,678  
**Building Coverage:** +/- 55%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**12 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 35'  
**Use:** Residential – 3 Family  
**Materials:** Vinyl, Brick  
**Color:** Grey, Creme  
**Texture:** Vinyl, Brick  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .05 Acre  
**Building Footprint (SF):** +/- 1,150  
**Building Coverage:** +/- 52%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 3 Bay  
**Porch:** No  
**General Notes:**

**Property Address:**

**14 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 33'  
**Use:** Commercial – Mixed Use  
**Materials:** Brick  
**Color:** Brown  
**Texture:** Masonry  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 3 FT  
**Lot Size:** .083 Acre  
**Building Footprint (SF):** +/- 1,316  
**Building Coverage:** +/- 36%  
**Siting:** Entrance Towards Street  
**Window Patterns:** 4 Bay  
**Porch:** Yes  
**General Notes:**



**Property Address:**

**20 Mt Carmel Place, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 32'  
**Use:** Commercial – Mixed Use  
**Materials:** Painted Brick, Vinyl  
**Color:** Red, Grey  
**Texture:** Vinyl  
**Scale / Massing:** Flat Roof  
**Setback from Street:** +/- 3 FT  
**Lot Size:** .05 Acre  
**Building Footprint (SF):** +/- 3,673  
**Building Coverage:** +/- 64%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** Yes  
**General Notes:**

**Property Address:**

**1 Delafield Street , Poughkeepsie, NY**



**Number of Stories:** 3.5  
**Peak Height:** +/- 38'  
**Use:** Residential – 3 Family  
**Materials:** Vinyl, Brick  
**Color:** Red, Grey  
**Texture:** Vinyl  
**Scale / Massing:** Gable Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .08 Acre  
**Building Footprint (SF):** +/- 1,500  
**Building Coverage:** +/- 43%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** No  
**General Notes:**

**Property Address:**

**3 Delafield Street, Poughkeepsie, NY**



**Number of Stories:** 3  
**Peak Height:** +/- 35'  
**Use:** Residential – 1 Family  
**Materials:** Vinyl  
**Color:** Brown  
**Texture:** Vinyl  
**Scale / Massing:** Shed Roof  
**Setback from Street:** +/- 5 FT  
**Lot Size:** .05 Acre  
**Building Footprint (SF):** +/- 1,150  
**Building Coverage:** +/- 52%  
**Siting:** Entrance Towards Street  
**Window Patterns:** Varying  
**Porch:** no  
**General Notes:**



**HISTORIC DISTRICT & LANDMARK PRESERVATION COMMISSION  
MEETING DATES 2022**

City Hall – Common Council Chambers\* – 7:00 P.M.

\*Meetings will be held remotely via videoconferencing until further notice. Each month, the meeting link and agenda will be posted on the city's website one week prior to the scheduled meeting date.

Applications to be considered must be submitted 2-weeks in advance of the Scheduled Meeting.

THURSDAY JANUARY 13

THURSDAY FEBRUARY 10

THURSDAY MARCH 10

THURSDAY APRIL 14

THURSDAY MAY 12

THURSDAY JUNE 9

THURSDAY JULY 14

THURSDAY AUGUST 11

THURSDAY SEPTEMBER 8

THURSDAY OCTOBER 13

THURSDAY, NOVEMBER 10

THURSDAY DECEMBER 8