



COMMON COUNCIL MEETING

Common Council Chambers

Tuesday, February 19, 2019

6:30 p.m.

*6:00 p.m. Public Hearing regarding
the proposed rezoning of 27 High Street*

I. ROLL CALL

II. REVIEW OF MINUTES:

Common Council Meeting of November 19, 2018

Special Common Council Meeting of Monday, February 11, 2019

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda.

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

V. CHAIRWOMAN'S COMMENTS AND PRESENTATIONS:

VI. MAYOR'S COMMENTS:

VII. MOTIONS AND RESOLUTIONS:

1. Resolution R19-18-27, approving appointments to the Ethics Committee.
2. Resolution R19-28, approving a bond resolution for the Taylor Avenue sink hole.
3. Resolution R19-29, approving a bond resolution for the city hall parking garage.
4. Resolution R19-30, bond resolution for the reconstruction or replacement of Clover Street Fire Station Roof.

5. Resolution R19-31, approving a bond resolution for Replacement of Weigh Scale at Howard Street Transfer Station.
6. Resolution R19-32, consenting to the expansion of the 4th ward sewer improvement area under the joint sewer project.
7. Resolution R19-33, fixing the compensation for elected officials.

VIII. ORDINANCES AND LOCAL LAWS:

1. Ordinance O-19-03, approving and amendment to §13-175 OF THE CITY OF POUGHKEEPSIE CODE OF ORDINANCES ENTITLED “STOP SIGNS; LOCATIONS DESIGNATED”, adding a Stop Sign on Winnikee Avenue.
2. Local Law LL-19-1, approving an amendment to the Administrative Code by addition of Article VII-A entitled, “Department of Human Resources”.

IX. PRESENTATION OF PETITIONS AND COMMUNICATIONS:

1. **FROM THE SALARY REVIEW COMMISSION**, a communication regarding their findings.
2. **FROM COMMISSIONER OF FINANCE BRADY**, a communication regarding a proposed bond Resolution that would authorize borrowing for both the Washington St. Bridge and the Garden St. Bridge construction projects.
3. **FROM BFJ PLANNING**, a presentation regarding update to the “Local Waterfront Revitalization Program.”
4. **FROM COMMUNITY DEVELOPMENT DIRECTOR HESSE**, a communication regarding the proposal of the Common Council declaring themselves lead agency for the environmental review of converting Market Street to two-way.
5. **FROM COUNCILMEMBER CHERRY**, a communication regarding Community Benefit Agreements.
6. **FROM CLARICE PARKER**, a notice of property damage sustained on January 14, 2019.
7. **FROM MICHELE SMOOT**, a notice of personal injuries sustained on December 25, 2018.

X. UNFINISHED BUSINESS:

XI. NEW BUSINESS:

XII. ADJOURNMENT:

RESOLUTION
(R-19-27)

INTRODUCED BY _____:

WHEREAS, in accordance with City Charter §6.08 and Administrative Code §15.05, the Common Council of the City of Poughkeepsie is authorized to make appointments of City residents to serve on the City of Poughkeepsie Board of Ethics; and

WHEREAS, all appoints to the Board of Ethics are currently vacant; and

WHEREAS, it is in the best interest of the City of Poughkeepsie and its citizens that the Board of Ethics should have a full complement of members in order to properly conduct the business required of the Board;

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council of the City of Poughkeepsie hereby appoints the following individuals to the Board of Ethics for a two (2) year term:

Patricia Miller
Gregory Gartland
Colleen Kinnary McCabe
Eric Bradford

SECONDED BY _____.

RESOLUTION
R19-28
EXTRACT OF MINUTES
[Taylor Avenue Sink Hole Repair]

A regular meeting of the Common Council of the City of Poughkeepsie, Dutchess County, New York was convened in public session at the Council Chambers, City Hall, Poughkeepsie, New York on February 19, 2019 at 6:30 o'clock p.m., local time.

The meeting was called to order by _____, and, upon roll being called, the following members were:

PRESENT:

Council Chair Ann Finney
Councilmember Sarah Brannen
Councilmember Natasha Cherry
Councilmember Yvonne Flowers
Councilmember Lorraine Johnson
Councilmember Randall A. Johnson II
Councilmember Matthew McNamara
Councilmember Christopher D. Petsas
Councilmember Sarah A. Salem

ABSENT:

The following persons were ALSO PRESENT:

Commissioner of Finance William Brady

The following resolution was offered by Councilmember Flowers, seconded by Councilmember _____, to wit;

BOND RESOLUTION DATED FEBRUARY 19, 2019

A RESOLUTION AUTHORIZING THE RECONSTRUCTION AND SLIPLINING OF SEWER LINES IN THE VICINITY OF TAYLOR AVENUE AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$250,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE COMMISSIONER OF FINANCE

BE IT RESOLVED, by the Common Council of the City of Poughkeepsie, Dutchess County, New York (the "City") (by the favorable vote of not less than two-thirds of all of the members of the Common Council) as follows:

SECTION 1. The reconstruction and sliplining of sewer lines in the vicinity of Taylor Avenue are hereby authorized at an estimated maximum cost of \$250,000 and said amount is hereby appropriated therefor. It is hereby determined that said purpose is an object or purpose described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of said purpose is fifteen years.

SECTION 2. It is hereby determined that the aforesaid purpose described constitutes a Type II Action as defined under the State Environmental Quality Review Regulations, 6 NYCRR Part 617, which has been determined under SEQR not to have a significant impact on the environment.

SECTION 3. The City plans to finance the total cost of said purpose by the issuance of serial bonds of the City in an aggregate amount not to exceed \$250,000, hereby authorized to be issued therefor pursuant to the Local Finance Law.

SECTION 4. Current funds are not required to be provided prior to the issuance of the bonds authorized by this resolution or any notes issued in anticipation of said bonds.

SECTION 5. The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds shall be applied to reimburse the City for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. This resolution shall constitute a statement of official intent for purposes of Section 1.150-2 of the Treasury Regulations.

SECTION 6. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds, shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the City are hereby irrevocably pledged for the payment of the principal of and interest on said bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on said bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of the City a tax sufficient to pay the principal of and interest on said bonds as the same become due and payable.

SECTION 7. Subject to the terms and contents of this resolution and the Local Finance Law, and pursuant to the provisions of Sections 30.00, 50.00 and 56.00 to 63.00, inclusive, of said Law, the power to authorize bond anticipation notes in anticipation of the issuance of the serial bonds authorized by this resolution and the renewals of said notes and the power to prescribe the terms, form and contents of said serial bonds and said bond anticipation notes (including without limitation the date, denominations, maturities, interest payment dates, consolidation with other issues, and redemption rights), the power to determine to issue said bonds providing for substantially level or declining debt service, and the power to sell and deliver said serial bonds and any bond anticipation notes issued in anticipation of the issuance of such bonds, is hereby delegated to the Commissioner of Finance, the Chief Fiscal Officer of the City. The Commissioner of Finance is hereby authorized to sign any serial bonds issued pursuant to this resolution and any bond anticipation notes issued in anticipation of the issuance of said serial bonds, and the Chamberlain is hereby authorized to affix the corporate seal of the City to any of said serial bonds or any bond anticipation notes and to attest such seal.

SECTION 8. The Commissioner of Finance is further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution, and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and, to the extent applicable, to designate the bonds authorized by this resolution and any notes issued in anticipation thereof as "qualified tax-exempt bonds" for purposes of Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The validity of said serial bonds or of any bond anticipation notes issued in anticipation of the sale of said serial bonds may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or
- (2) The provisions of law which should be complied with at the date of the publication of this resolution are not substantially complied with;

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication; or

(3) Such obligations are authorized in violation of the provisions of the Constitution of New York.

SECTION 10. The Chamberlain is hereby authorized and directed to publish this resolution, or a summary thereof, together with a notice in substantially the form provided by Section 81.00 of the Local Finance Law, in the Poughkeepsie Journal, being a newspaper having a general circulation in the City and hereby designated as the official newspaper of the City for such publication.

SECTION 11. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Council Chair Ann Finney	VOTING ____
Councilmember Sarah Brannen	VOTING ____
Councilmember Natasha Cherry	VOTING ____
Councilmember Yvonne Flowers	VOTING ____
Councilmember Lorraine Johnson	VOTING ____
Councilmember Randall A. Johnson II	VOTING ____
Councilmember Matthew McNamara	VOTING ____
Councilmember Christopher D. Petsas	VOTING ____
Councilmember Sarah A. Salem	VOTING ____

The foregoing resolution was thereupon declared duly adopted.

Approved: _____, 2019

Robert G. Rolison
Mayor

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Chamberlain of the City of Poughkeepsie, Dutchess County, New York (hereinafter called the "City") and the custodian of the records of the City, including the minutes of the proceedings of the Common Council, and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Common Council held on the 19th day of February, 2019 and entitled:

BOND RESOLUTION DATED FEBRUARY 19, 2019

A RESOLUTION AUTHORIZING THE RECONSTRUCTION AND SLIPLINING OF SEWER LINES IN THE VICINITY OF TAYLOR AVENUE AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$250,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE COMMISSIONER OF FINANCE

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the City. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the Common Council was present throughout said meeting, and a legally sufficient number of members (two-thirds of the Common Council) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations or otherwise incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the City and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this ____ day of _____, 2019.

-SEAL-

Deanne Flynn
City Chamberlain

Executive Summary—Not a part of the Resolution

This New Bond Resolution for **Taylor Avenue sink hole repair** includes:

<u>Purpose</u>	<u>Capital Budget Items</u>	<u>PPU (Max. Period for Financing)</u>	<u>Total Cost</u>	<u>Other Funds</u>	<u>Bonds Authorized</u>
Section 1:	Reconstruction and sliplining of sewer lines in vicinity of Taylor Avenue	15 years	\$250,000	\$0	\$250,000

RESOLUTION
R19-29
EXTRACT OF MINUTES
[City Hall Parking Garage Project]

A regular meeting of the Common Council of the City of Poughkeepsie, Dutchess County, New York was convened in public session at the Council Chambers, City Hall, Poughkeepsie, New York on February 19, 2019 at 6:30 o'clock p.m., local time.

The meeting was called to order by _____, and, upon roll being called, the following members were:

PRESENT:

Council Chair Ann Finney
Councilmember Sarah Brannen
Councilmember Natasha Cherry
Councilmember Yvonne Flowers
Councilmember Lorraine Johnson
Councilmember Randall A. Johnson II
Councilmember Matthew McNamara
Councilmember Christopher D. Petsas
Councilmember Sarah A. Salem

ABSENT:

The following persons were ALSO PRESENT:

Commissioner of Finance William Brady

The following resolution was offered by Councilmember Flowers, seconded by Councilmember _____, to wit;

BOND RESOLUTION DATED FEBRUARY 19, 2019

A RESOLUTION AUTHORIZING CITY HALL PARKING GARAGE PLUMBING, HEATING AND STRUCTURAL REPAIRS AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$160,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE COMMISSIONER OF FINANCE

BE IT RESOLVED, by the Common Council of the City of Poughkeepsie, Dutchess County, New York (the "City") (by the favorable vote of not less than two-thirds of all of the members of the Common Council) as follows:

SECTION 1. The City Hall parking garage project including replacement of plumbing, heater units and structural repairs, is hereby authorized at an estimated maximum cost of \$160,000, and said amount is hereby appropriated therefor. It is hereby determined that said purpose is an object or purpose described in subdivision 13 of paragraph a of Section 11 of the Local Finance Law, and that the period of probable usefulness of said purpose is ten years.

SECTION 2. It is hereby determined that the aforesaid purpose constitutes a Type II Action as defined under the State Environmental Quality Review Regulations, 6 NYCRR Part 617, which has been determined under SEQR not to have a significant impact on the environment.

SECTION 3. The City plans to finance the total cost of said purpose by the issuance of serial bonds of the City in an amount not to exceed \$160,000, hereby authorized to be issued therefor pursuant to the Local Finance Law.

SECTION 4. Current funds are not required to be provided prior to the issuance of the bonds authorized by this resolution or any notes issued in anticipation of said bonds.

SECTION 5. The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds shall be applied to reimburse the City for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. This resolution shall constitute a statement of official intent for purposes of Section 1.150-2 of the Treasury Regulations.

SECTION 6. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds, shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the City are hereby irrevocably pledged for the payment of the principal of and interest on said bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on said bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of the City a tax sufficient to pay the principal of and interest on said bonds as the same become due and payable.

SECTION 7. Subject to the terms and contents of this resolution and the Local Finance Law, and pursuant to the provisions of Sections 30.00, 50.00 and 56.00 to 63.00, inclusive, of said Law, the power to authorize bond anticipation notes in anticipation of the issuance of the serial bonds authorized by this resolution and the renewals of said notes and the power to prescribe the terms, form and contents of said serial bonds and said bond anticipation notes (including without limitation the date, denominations, maturities, interest payment dates, consolidation with other issues, and redemption rights), the power to determine to issue said bonds providing for substantially level or declining debt service, and the power to sell and deliver said serial bonds and any bond anticipation notes issued in anticipation of the issuance of such bonds, is hereby delegated to the Commissioner of Finance, the Chief Fiscal Officer of the City. The Commissioner of Finance is hereby authorized to sign any serial bonds issued pursuant to this resolution and any bond anticipation notes issued in anticipation of the issuance of said serial bonds, and the Chamberlain is hereby authorized to affix the corporate seal of the City to any of said serial bonds or any bond anticipation notes and to attest such seal.

SECTION 8. The Commissioner of Finance is further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution, and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and, to the extent applicable, to designate the bonds authorized by this resolution and any notes issued in anticipation thereof as "qualified tax-exempt bonds" for purposes of Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The validity of said serial bonds or of any bond anticipation notes issued in anticipation of the sale of said serial bonds may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or
- (2) The provisions of law which should be complied with at the date of the publication of this resolution are not substantially complied with;

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication; or

(3) Such obligations are authorized in violation of the provisions of the Constitution of New York.

SECTION 10. The Chamberlain is hereby authorized and directed to publish this resolution, or a summary thereof, together with a notice in substantially the form provided by Section 81.00 of the Local Finance Law, in the Poughkeepsie Journal, being a newspaper having a general circulation in the City and hereby designated as the official newspaper of the City for such publication.

SECTION 11. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Council Chair Ann Finney	VOTING ____
Councilmember Sarah Brannen	VOTING ____
Councilmember Natasha Cherry	VOTING ____
Councilmember Yvonne Flowers	VOTING ____
Councilmember Lorraine Johnson	VOTING ____
Councilmember Randall A. Johnson II	VOTING ____
Councilmember Matthew McNamara	VOTING ____
Councilmember Christopher D. Petsas	VOTING ____
Councilmember Sarah A. Salem	VOTING ____

The foregoing resolution was thereupon declared duly adopted.

Approved: _____, 2019

Robert G. Rolison
Mayor

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Chamberlain of the City of Poughkeepsie, Dutchess County, New York (hereinafter called the "City") and the custodian of the records of the City, including the minutes of the proceedings of the Common Council, and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Common Council held on the 19th day of February, 2019 and entitled:

BOND RESOLUTION DATED FEBRUARY 19, 2019

A RESOLUTION AUTHORIZING CITY HALL PARKING GARAGE PLUMBING, HEATING AND STRUCTURAL REPAIRS AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$160,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE COMMISSIONER OF FINANCE

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the City. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the Common Council was present throughout said meeting, and a legally sufficient number of members (two-thirds of the Common Council) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations or otherwise incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the City and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this ____ day of _____, 2019.

-SEAL-

Deanne Flynn
City Chamberlain

Executive Summary—Not a part of the Resolution

This New Bond Resolution for **City Hall Parking Garage Project** includes:

<u>Purpose</u>	<u>Capital Budget Items</u>	<u>PPU (Max. Period for Financing)</u>	<u>Total Cost</u>	<u>Other Funds</u>	<u>Bonds Authorized</u>
Section 1:	City Hall parking garage project including replacement of plumbing, heater units and structural repairs	10 years	\$160,000	\$0	\$160,000

RESOLUTION
R19-30
EXTRACT OF MINUTES
[Reconstruction or replacement of Clover Street Fire Station Roof]

A regular meeting of the Common Council of the City of Poughkeepsie, Dutchess County, New York was convened in public session at the Council Chambers, City Hall, Poughkeepsie, New York on February 19, 2019 at 6:30 o'clock p.m., local time.

The meeting was called to order by _____, and, upon roll being called, the following members were:

PRESENT:

Council Chair Ann Finney
Councilmember Sarah Brannen
Councilmember Natasha Cherry
Councilmember Yvonne Flowers
Councilmember Lorraine Johnson
Councilmember Randall A. Johnson II
Councilmember Matthew McNamara
Councilmember Christopher D. Petsas
Councilmember Sarah A. Salem

ABSENT:

The following persons were ALSO PRESENT:

Commissioner of Finance William Brady

The following resolution was offered by Councilmember Flowers, seconded by Councilmember _____, to wit;

BOND RESOLUTION DATED FEBRUARY 19, 2019

A RESOLUTION AUTHORIZING THE RECONSTRUCTION OR REPLACEMENT OF THE CLOVER STREET FIRE STATION ROOF AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$250,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE COMMISSIONER OF FINANCE

BE IT RESOLVED, by the Common Council of the City of Poughkeepsie, Dutchess County, New York (the "City") (by the favorable vote of not less than two-thirds of all of the members of the Common Council) as follows:

SECTION 1. The reconstruction or replacement of the Clover Street Fire Station roof is hereby authorized at an estimated maximum cost of \$250,000, and said amount is hereby appropriated therefor. It is hereby determined that said purpose is an object or purpose described in subdivision 90 of paragraph a of Section 11 of the Local Finance Law, and that the period of probable usefulness of said purpose is ten years.

SECTION 2. It is hereby determined that the aforesaid purpose constitutes a Type II Action as defined under the State Environmental Quality Review Regulations, 6 NYCRR Part 617, which has been determined under SEQR not to have a significant impact on the environment.

SECTION 3. The City plans to finance the total cost of said purpose by the issuance of serial bonds of the City in an amount not to exceed \$250,000, hereby authorized to be issued therefor pursuant to the Local Finance Law.

SECTION 4. Current funds are not required to be provided prior to the issuance of the bonds authorized by this resolution or any notes issued in anticipation of said bonds.

SECTION 5. The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds shall be applied to reimburse the City for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. This resolution shall constitute a statement of official intent for purposes of Section 1.150-2 of the Treasury Regulations.

SECTION 6. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds, shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the City are hereby irrevocably pledged for the payment of the principal of and interest on said bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on said bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of the City a tax sufficient to pay the principal of and interest on said bonds as the same become due and payable.

SECTION 7. Subject to the terms and contents of this resolution and the Local Finance Law, and pursuant to the provisions of Sections 30.00, 50.00 and 56.00 to 63.00, inclusive, of said Law, the power to authorize bond anticipation notes in anticipation of the issuance of the serial bonds authorized by this resolution and the renewals of said notes and the power to prescribe the terms, form and contents of said serial bonds and said bond anticipation notes (including without limitation the date, denominations, maturities, interest payment dates, consolidation with other issues, and redemption rights), the power to determine to issue said bonds providing for substantially level or declining debt service, and the power to sell and deliver said serial bonds and any bond anticipation notes issued in anticipation of the issuance of such bonds, is hereby delegated to the Commissioner of Finance, the Chief Fiscal Officer of the City. The Commissioner of Finance is hereby authorized to sign any serial bonds issued pursuant to this resolution and any bond anticipation notes issued in anticipation of the issuance of said serial bonds, and the Chamberlain is hereby authorized to affix the corporate seal of the City to any of said serial bonds or any bond anticipation notes and to attest such seal.

SECTION 8. The Commissioner of Finance is further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution, and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and, to the extent applicable, to designate the bonds authorized by this resolution and any notes issued in anticipation thereof as "qualified tax-exempt bonds" for purposes of Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The validity of said serial bonds or of any bond anticipation notes issued in anticipation of the sale of said serial bonds may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or
- (2) The provisions of law which should be complied with at the date of the publication of this resolution are not substantially complied with;

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication; or

(3) Such obligations are authorized in violation of the provisions of the Constitution of New York.

SECTION 10. The Chamberlain is hereby authorized and directed to publish this resolution, or a summary thereof, together with a notice in substantially the form provided by Section 81.00 of the Local Finance Law, in the Poughkeepsie Journal, being a newspaper having a general circulation in the City and hereby designated as the official newspaper of the City for such publication.

SECTION 11. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Council Chair Ann Finney	VOTING ____
Councilmember Sarah Brannen	VOTING ____
Councilmember Natasha Cherry	VOTING ____
Councilmember Yvonne Flowers	VOTING ____
Councilmember Lorraine Johnson	VOTING ____
Councilmember Randall A. Johnson II	VOTING ____
Councilmember Matthew McNamara	VOTING ____
Councilmember Christopher D. Petsas	VOTING ____
Councilmember Sarah A. Salem	VOTING ____

The foregoing resolution was thereupon declared duly adopted.

Approved: _____, 2019

Robert G. Rolison
Mayor

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Chamberlain of the City of Poughkeepsie, Dutchess County, New York (hereinafter called the "City") and the custodian of the records of the City, including the minutes of the proceedings of the Common Council, and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Common Council held on the 19th day of February, 2019 and entitled:

BOND RESOLUTION DATED FEBRUARY 19, 2019

A RESOLUTION AUTHORIZING THE RECONSTRUCTION OR REPLACEMENT OF THE CLOVER STREET FIRE STATION ROOF AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$250,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE COMMISSIONER OF FINANCE

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the City. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the Common Council was present throughout said meeting, and a legally sufficient number of members (two-thirds of the Common Council) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations or otherwise incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the City and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this ____ day of _____, 2019.

-SEAL-

Deanne Flynn
City Chamberlain

Executive Summary–Not a part of the Resolution

This New Bond Resolution for **Reconstruction or replacement of Clover Street Fire Station roof** includes:

<u>Purpose</u>	<u>Capital Budget Items</u>	<u>PPU (Max. Period for Financing)</u>	<u>Total Cost</u>	<u>Other Funds</u>	<u>Bonds Authorized</u>
Section 1:	Reconstruction or replacement of Clover Street Fire Station roof	10 years	\$250,000	\$250,000	\$250,000

RESOLUTION
R19-31
EXTRACT OF MINUTES
[Replacement of Weigh Scale at Howard Street Transfer Station]

A regular meeting of the Common Council of the City of Poughkeepsie, Dutchess County, New York was convened in public session at the Council Chambers, City Hall, Poughkeepsie, New York on February 19, 2019 at 6:30 o'clock p.m., local time.

The meeting was called to order by _____, and, upon roll being called, the following members were:

PRESENT:

Council Chair Ann Finney
Councilmember Sarah Brannen
Councilmember Natasha Cherry
Councilmember Yvonne Flowers
Councilmember Lorraine Johnson
Councilmember Randall A. Johnson II
Councilmember Matthew McNamara
Councilmember Christopher D. Petsas
Councilmember Sarah A. Salem

ABSENT:

The following persons were ALSO PRESENT:

Commissioner of Finance William Brady

The following resolution was offered by Councilmember Flowers, seconded by Councilmember _____, to wit;

BOND RESOLUTION DATED FEBRUARY 19, 2019

A RESOLUTION AUTHORIZING THE REPLACEMENT OF THE WEIGH SCALE AT HOWARD STREET TRANSFER STATION AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$100,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE COMMISSIONER OF FINANCE

BE IT RESOLVED, by the Common Council of the City of Poughkeepsie, Dutchess County, New York (the "City") (by the favorable vote of not less than two-thirds of all of the members of the Common Council) as follows:

SECTION 1. The replacement of the weigh scale at Howard Street Transfer Station, including reconstruction of the supporting foundation, is hereby authorized at an estimated maximum cost of \$100,000 and said amount is hereby appropriated therefor. It is hereby determined that said purpose is an object or purpose described in subdivision 35 of paragraph a of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of said purpose is ten years.

SECTION 2. It is hereby determined that the aforesaid purpose described constitutes a Type II Action as defined under the State Environmental Quality Review Regulations, 6 NYCRR Part 617, which has been determined under SEQR not to have a significant impact on the environment.

SECTION 3. The City plans to finance the total cost of said purpose by the issuance of serial bonds of the City in an aggregate amount not to exceed \$100,000, hereby authorized to be issued therefor pursuant to the Local Finance Law.

SECTION 4. Current funds are not required to be provided prior to the issuance of the bonds authorized by this resolution or any notes issued in anticipation of said bonds.

SECTION 5. The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds shall be applied to reimburse the City for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. This resolution shall constitute a statement of official intent for purposes of Section 1.150-2 of the Treasury Regulations.

SECTION 6. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds, shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the City are hereby irrevocably pledged for the payment of the principal of and interest on said bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on said bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of the City a tax sufficient to pay the principal of and interest on said bonds as the same become due and payable.

SECTION 7. Subject to the terms and contents of this resolution and the Local Finance Law, and pursuant to the provisions of Sections 30.00, 50.00 and 56.00 to 63.00, inclusive, of said Law, the power to authorize bond anticipation notes in anticipation of the issuance of the serial bonds authorized by this resolution and the renewals of said notes and the power to prescribe the terms, form and contents of said serial bonds and said bond anticipation notes (including without limitation the date, denominations, maturities, interest payment dates, consolidation with other issues, and redemption rights), the power to determine to issue said bonds providing for substantially level or declining debt service, and the power to sell and deliver said serial bonds and any bond anticipation notes issued in anticipation of the issuance of such bonds, is hereby delegated to the Commissioner of Finance, the Chief Fiscal Officer of the City. The Commissioner of Finance is hereby authorized to sign any serial bonds issued pursuant to this resolution and any bond anticipation notes issued in anticipation of the issuance of said serial bonds, and the Chamberlain is hereby authorized to affix the corporate seal of the City to any of said serial bonds or any bond anticipation notes and to attest such seal.

SECTION 8. The Commissioner of Finance is further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution, and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and, to the extent applicable, to designate the bonds authorized by this resolution and any notes issued in anticipation thereof as "qualified tax-exempt bonds" for purposes of Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The validity of said serial bonds or of any bond anticipation notes issued in anticipation of the sale of said serial bonds may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or
- (2) The provisions of law which should be complied with at the date of the publication of this resolution are not substantially complied with;

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication; or

(3) Such obligations are authorized in violation of the provisions of the Constitution of New York.

SECTION 10. The Chamberlain is hereby authorized and directed to publish this resolution, or a summary thereof, together with a notice in substantially the form provided by Section 81.00 of the Local Finance Law, in the Poughkeepsie Journal, being a newspaper having a general circulation in the City and hereby designated as the official newspaper of the City for such publication.

SECTION 11. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Council Chair Ann Finney	VOTING ____
Councilmember Sarah Brannen	VOTING ____
Councilmember Natasha Cherry	VOTING ____
Councilmember Yvonne Flowers	VOTING ____
Councilmember Lorraine Johnson	VOTING ____
Councilmember Randall A. Johnson II	VOTING ____
Councilmember Matthew McNamara	VOTING ____
Councilmember Christopher D. Petsas	VOTING ____
Councilmember Sarah A. Salem	VOTING ____

The foregoing resolution was thereupon declared duly adopted.

Approved: _____, 2019

Robert G. Rolison
Mayor

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Chamberlain of the City of Poughkeepsie, Dutchess County, New York (hereinafter called the "City") and the custodian of the records of the City, including the minutes of the proceedings of the Common Council, and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Common Council held on the 19th day of February, 2019 and entitled:

BOND RESOLUTION DATED FEBRUARY 19, 2019

A RESOLUTION AUTHORIZING THE REPLACEMENT OF THE WEIGH SCALE AT HOWARD STREET TRANSFER STATION AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$100,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE COMMISSIONER OF FINANCE

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the City. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the Common Council was present throughout said meeting, and a legally sufficient number of members (two-thirds of the Common Council) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations or otherwise incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the City and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this ____ day of _____, 2019.

-SEAL-

Deanne Flynn
City Chamberlain

Executive Summary–Not a part of the Resolution

This New Bond Resolution for **Replacement of Weigh Scale at Howard Street Transfer Station** includes:

<u>Purpose</u>	<u>Capital Budget Items</u>	<u>PPU (Max. Period for Financing)</u>	<u>Total Cost</u>	<u>Other Funds</u>	<u>Bonds Authorized</u>
Section 1:	Replacement of weigh scale at Howard St. Transfer Station	10 years	\$100,000	\$0	\$100,000

RESOLUTION
(R-19-32)

INTRODUCED BY _____ :

**Fourth Ward Sewer Improvement Area agreement with the Manor Hill Mobile Home Park
and the City of Poughkeepsie**

WHEREAS, the City of Poughkeepsie and the Fourth Ward Sewer Area, (the, "Sewer Area") of the Town of Poughkeepsie have previously entered into a municipal agreement dated March 15, 1998 making certain provisions for the ownership of the Joint Sewer Plant and the pre-treatment of industrial waste by users of the Sewer Area collection lines; and

WHEREAS, the parties wish, pursuant to Section 198.1(f) of the Town Law and Section 20(7) of the General City Law to provide for the connection of the Manor Hill Mobile Home Park, LLC ("Manor Hill") to the Sewer Area in order to remedy a public health hazard created by a failing septic system; and

WHEREAS, the request from Manor Hill is for the collection and treatment of 9,000 gallons per day, average flow, which the Town of Poughkeepsie has sufficient capacity; and

WHEREAS, the agreement will also provide a formal enforcement role to the City which includes the right to monitor and sample the effluent generated at Manor Hill for compliance with pre-treatment standards and

WHEREAS, the Common Council of the City of Poughkeepsie has determined that this resolution constitutes a Type II action as defined by the New York State Environmental Quality Review Act and 6 NYCRR Part 617.5(c)(26) and (27), and

NOW THEREFORE,

BE IT RESOLVED, The Common Council of the City of Poughkeepsie, New York does hereby authorize the Mayor to execute the Fourth Ward Sewer Agreement between Manor Hill and the City of Poughkeepsie, a copy of which is attached hereto.

SECONDED BY _____.

AGREEMENT

THIS AGREEMENT made this ____ day of _____, 2018, between the TOWN OF POUGHKEEPSIE, a municipal corporation, and as Trustees of the FOURTH WARD SEWER IMPROVEMENT AREA, (collectively “the Town”), and having its principal place of business at 1 Overocker Road, Poughkeepsie, New York 12603, the CITY OF POUGHKEEPSIE, having its principal place of business at 62 Civic Center Plaza, Poughkeepsie, New York 12601, MANOR HILL MOBILE HOME PARK, LLC, the address of which is 18 Chestnut Street, Wappingers Falls, New York 12590 and BOTTINI PROPERTIES LLC, the address of which is 18 Chestnut Street, Wappingers Falls, New York 12590.

W I T N E S S E T H :

WHEREAS, the Manor Hill Mobile Home Park, LLC (“Manor Hill”) is the fee owner of real property improved by a mobile home park consisting of 62 lots, and one (1) apartment structure, at 179 Van Wagner Road, Poughkeepsie, New York (the “Property”); and

WHEREAS, the tax grid number of the Property is 134689-6162-16-996320; and

WHEREAS, Manor Hill is the fee owner of adjacent unimproved real property at 246 N. Grand Avenue, Poughkeepsie, New York (the “Adjacent Property”); and

WHEREAS, the tax parcel number of the Adjacent Property is 134689-6162-16-970397; and

WHEREAS, Bottini Properties, LLC (“Bottini Properties”), is the operator of the mobile home park at the Property; and

WHEREAS, Manor Hill and Bottini Properties wish to acquire a reserved capacity of municipal sanitary sewer collection and treatment of 9,000 GPD, average daily flow for the mobile home park; and

WHEREAS, Manor Hill and Bottini Properties are willing to commit to use that municipal sanitary sewer capacity exclusively to meet the requirements of the Manor Hill Mobile Home Park's Property for collection and treatment of sanitary sewage; and

WHEREAS, the parties have determined that it is desirable to provide sewer services to the Property by the creation of a sewer tenancy and reserved capacity agreement, and that such provision of municipal sanitary sewer services is a preferable alternative to a private sewer system; and

WHEREAS, the point of connection of 179 Van Wagner Road to the existing sanitary sewage collection facilities of the Fourth Ward Sewer Improvement Area requires an easement through the Adjacent Property to North Grand Avenue; and

WHEREAS, Manor Hill is willing to establish and improve an easement to be offered for the benefit of the Fourth Ward Sewer Improvement Area (paragraph 30 below) across the Adjacent Property at a location to be approved in advance by the Fourth Ward Sewer Improvement Area; and

WHEREAS, the location of Manor Hill and the Property, and the Adjacent Property and easement are depicted at Ex. A below, and

WHEREAS, the Fourth Ward Sewer Improvement Area and the City of Poughkeepsie are parties to an Intermunicipal Agreement dated June 7, 1972 for the operation and maintenance of a jointly owned sewer treatment plant; and

WHEREAS, the City and the Fourth Ward Sewer Improvement Area are willing to provide sanitary sewer collection and treatment capacity of 9,000 GPD, average daily flow, for the mobile home park at 179 Van Wagner Road, and to allow access over its pipes, mains, pump station and infrastructure;

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions herein and other valuable consideration, the parties hereto agree as follows:

1. CREATION OF A TENANCY – There is hereby created a tenancy for the benefit of the mobile home park at the Property, in the sanitary sewer treatment and collection facilities of the Fourth Ward Sewer Improvement Area, as well as a reserved capacity for sanitary sewage treatment and collection in the quantity of 9,000 GPD, average daily flow, in exchange for the consideration hereinafter set forth within paragraph “9” of this Agreement. The Town and the FOURTH WARD SEWER IMPROVEMENT AREA will use reasonable municipal efforts to assist Manor Hill and Bottini Properties to obtain all required approvals from other governmental agencies asserting jurisdiction, if any. Obtaining these approvals shall be a condition of the obligations of the Town, City and Fourth Ward Sewer Improvement Area under this Agreement. A further condition of this Agreement shall be that Manor Hill or Bottini Properties must obtain all federal, state or local approvals necessary for installation of the collection line on the Adjacent Property.

2. RESERVATION OF CAPACITY: In exchange for the consideration described herein, the Town hereby sets aside for the benefit of the Property sewage collection and treatment capacity in the Fourth Ward Sewer District not to exceed 9,000 GPD, average daily flow.

3. CONSTRUCTION AND COSTS OF IMPROVEMENTS:

A. Upon execution of this Agreement and subject to receipt of all required local, state and federal approvals, Manor Hill and Bottini Properties will, at their sole cost and expense, design and construct all sewer improvements relating to its on-site collection facilities for the mobile home park, and the pipe and improvements on the Adjacent Property, subject to approval by the Town Engineer of the Town of Poughkeepsie and the Superintendent of Sewers, with the understanding all work must be done in compliance with Town standards.

4. For the purpose of design review and inspection of the facilities, Manor Hill and Bottini Properties will at the time of execution of this Agreement, deposit \$5,000 with the Town Comptroller as and for an engineering and legal services escrow account. Manor Hill and Bottini Properties shall assure that this account maintains a balance of at least \$2,500.00, and will replenish the account within two (2) weeks of a request from the Town and the failure to do so will authorize the Town Engineer and the Town to halt all review. Any balance remaining after review is completed shall be returned to the Manor Hill and Bottini Properties.

5. INDEMNIFICATION: The sewer facilities to be constructed by the Owner will be constructed by it, or its agents, as an independent contractor. Manor Hill and Bottini Properties, their agents, will defend, indemnify, and hold the Town, the City, and the Fourth Ward Sewer Improvement Area harmless from any claims or causes of action brought against them, as a result of the actions of Manor Hill and Bottini Properties, or those of their agents, employees, contractors or subcontractors. Manor Hill and Bottini Properties shall maintain minimum liability insurance having an aggregate of \$2,000,000.00, and shall maintain an excess liability coverage of not less than \$5,000,000.00. By endorsement acceptable to the Town, the Town shall be named as additional insureds on said coverage, and the Town, the City and Fourth

Ward Sewer District shall be entitled to notices of cancellation issued by the relevant insurance carrier or carriers. At each five (5) year interval the coverage shall be increased by a factor equal to at least the five (5) year U.S. Labor Department's CPI-U cost of living index increase.

6. DEDICATION OF IMPROVEMENTS: At the Town's option, the easement with the pipe and improvements on the Adjacent Property and the connections to them shall be turned over to the Town immediately upon completion and satisfactory inspection by the Town Engineer and Sewer Superintendent, whereupon the Town shall have sole control of such facilities. The Town shall have no obligation to accept the collection system on the Property. In addition, it shall have the right to enter the Property to maintain and repair as hereinafter set forth and to inspect the Property at all times. Until the Town shall have accepted dedication, maintenance of the easement and improvements shall remain the obligation of Manor Hill and Bottini Properties, and the system shall remain a private system.

7. BENEFIT ASSESSMENTS: The Property shall be charged, and Manor Hill and Bottini Properties shall pay, on an annual basis the same benefit assessment charges imposed or to be imposed on properties owners within the Fourth Ward Sewer Improvement Area, and any other districts or areas created to serve the Fourth Ward Sewer Improvement Area, in addition to the payment of operation and maintenance charges as if said Property was in fact in the Fourth Ward Sewer Improvement Area.

8. HOOK-UPS: The appropriate hookup point for the Property shall be established by the Town after review of any proposed plans, subject to the approval of the Town Engineer and Sewer Superintendent.

9. CHARGES AND ASSESSMENTS AGAINST MANOR HILL AND BOTTINI PROPERTIES:

- A. MANOR HILL and BOTTINI PROPERTIES shall, collectively, pay the Town the sum of \$135,000 which reflects a reserved capacity charge of \$15 per gallon. Payment shall be made upon the execution of this Agreement.
- B. Failure to make said payment will constitute an automatic forfeiture of this Agreement.
- C. Nothing herein shall prevent the Town from assessing the Manor Hill property a user rate normally charged to the Town users or to levy a benefit assessment against the Property equal to that levied against all other improved parcels being served by the Fourth Ward Sewer District, which charges are currently \$2.00 per 100 cubic feet of water. The charge may change consistent with changes to the prevailing rate. The Town reserves the right to install or to require the installation of a master sewer outflow meter at the Property at the expense of Manor Hill or Bottini Properties, proof of the calibration of which shall be supplied annually to the Town, and to alter the manner of billing to a sewer rate for the Property. The Town shall have access and control of the water or sewer meter or meters at the Property. The number of benefit units for the mobile home park at the Property shall be 63 units based on the prevailing benefit assessment formula of the Fourth Ward Sewer District, subject to change as the formula may change. Prevailing late charges shall be charged to late payments.

10. SURCHARGE: The volumes purchased herein are deemed to be average daily flow, computed on the basis of quarterly water meter readings. In the event that the average daily flow, calculated on the basis of quarterly readings, exceeds the amount of 9,000 gallons of water, then the Manor Hill and Bottini Properties shall be liable to pay an additional surcharge

based on the gallonage consumed in excess of the allowed average daily flow during that period at the rate of 200% of the existing prevailing rate.

If Manor Hill and Bottini Properties exceed their allotted usage two out of three quarters, then Manor Hill and Bottini Properties shall be obligated not only to pay the surcharge but to actually purchase reserve capacity at the going rate equal to the average of the exceedances for the two measuring quarters.

The surcharge shall be at a rate of 200% of the prevailing rate per gallon along with any other penalties, fines or costs imposed by statute or by local law or ordinance of the Town of Poughkeepsie. The surcharge shall continue until the usage returns to volumes within the limits of the Agreement, or until the parties make a supplemental Agreement for the sale of additional volumes.

Alternatively, the Town, the City, and the Fourth Ward Sewer District may terminate this Agreement, at their option, if the Property exceeds the reserved capacity established herein.

11. **LIABILITY AND ENFORCEMENT:** Manor Hill and Bottini Properties shall be liable for all costs, charges, duties and responsibilities imposed herein and either party may enforce this agreement by judicial action. The Town, the City, and the Fourth Ward Sewer District shall be entitled to collect reasonable attorneys' fees if they prevail in the litigated dispute. At the option of the municipal parties, and within their sole discretion, a default in reimbursement of such costs expended by the municipal parties may be remedied by charging such sums against the Property by adding that charge to, and making it a part of, the next annual real property tax assessment roll of the Town. Such charges shall be levied and collected at the same time and in the same manner as Town-assessed taxes and shall be applied in reimbursing

the fund from which the Town's costs were expended. Prior to charging such assessments, Manor Hill and Bottini Properties shall be provided written notice, by certified mail, return receipt requested, of an opportunity to be heard and to object before the Town Board to the proposed real property assessment, at a date to be designated in the notice, which shall be no less than 15 days after its mailing. Manor Hill and Bottini Properties shall be entitled to a copy of all invoices of the Town for such expenses, redacted as necessary with respect to attorney-client communications.

The parties agree that the Supreme Court, Dutchess County, New York, shall have exclusive jurisdiction of any disputes arising out of this Agreement. In addition to any other remedy at law, either party may bring an action for specific performance of this Agreement, or to enjoin violations thereof. THE PARTIES WAIVE JURY TRIAL.

12. INSPECTIONS: Prior to the acceptance of sanitary sewage from the Property into the Town system, Manor Hill and Bottini Properties shall, at their own cost and expense, have its collection system inspected, pressure tested, and deflection tested. The Town Engineer and the Superintendent of Sewers shall be permitted to observe said testing and shall establish the criteria of such test. Manor Hill and Bottini Properties shall provide the Town Engineer with written engineering certification of such tests. Manor Hill and Bottini Properties agree to make such repair and corrections to the collection system as are reasonably recommended by the Town Engineer due to such testing results at their own cost and expense. Repairs and corrections may include solutions to infiltration and inflow ("I & I") as determined by the Town Engineer based on the 10 State Standard of over 200 gallons per inch of pipe diameter per mile per day. For an 8 inch pipe: $200 \text{ gal} \times 8' = 1,600 \text{ gpd per mile}$. If the recommended repairs and corrections are not made by Manor Hill and Bottini Properties the Town and District may make them, but are

under no obligation to do so, and the Town and District's reasonable expense in performing the work will be reimbursed by Manor Hill and Bottini Properties to them, failing which payment may be enforced pursuant to paragraph 11 above. The Town has grouted a manhole upstream of the pump station of the Fourth Ward Sewer District in order to address existing infiltration and inflow issues at a cost to the Town \$843, which shall be reimbursed to the Town on execution of this Agreement.

13. DISCHARGE STANDARDS: Manor Hill and Bottini Properties agree to allow the Town of Poughkeepsie Sewer Department and the City of Poughkeepsie to periodically take samples of the wastewater to ensure that the discharge from the Property to the sewer collection system does not exceed Town standards as defined by Chapter 168 of the Town of Poughkeepsie Code. In addition, City of Poughkeepsie wastewater standards shall apply where the City's standards are more stringent than the Town's standards. Should the wastewater from the Property exceed the applicable standards for a period of 2 consecutive samples within a 14 day period, the Manor Hill and Bottini Properties shall take remedial action at the their cost and expense to reach compliance with said standards subject to the Town Engineer's approval and the approval of the managing operator of the Fourth Ward Sewer District and Superintendent of Sewers. If they fail to do so, and the Town Engineer has opined that such failure presents a potential public health hazard, the Town may but is not obligated to complete the remedial action, and Manor Hill and Bottini Properties shall reimburse the Town and the District for the reasonable cost thereof. If they fail to reimburse, the Town and the District may enforce payment pursuant to paragraph 11 above. Manor Hill and Bottini Properties shall be liable for all costs and penalties imposed by statute or local law or ordinance.

14. RIGHT TO INSPECT: The Town of Poughkeepsie Sewer Department and the City of Poughkeepsie shall have the right to inspect existing collection facilities on the Property and the Adjacent Property easement and improvements for compliance with the provisions of Chapter 168 of the Town Code, and Chapter 14 ½ of the Code of Ordinances of the City of Poughkeepsie, as they may be amended from time to time, and the terms of this Agreement. The right to inspect shall not be construed to place the City or Town in a position of responsibility for maintaining the collection system at the Property or on the easement. The purpose of inspections is to protect the Joint Sewer Treatment Plant and the proper functioning of the collection system at the Property.

15. MISCELLANEOUS TERMS: This agreement may be terminated by the Town upon the following events:

- a. The failure of Manor Hill and Bottini Properties to remit payment within thirty (30) days of the billing and after its failure to pay that amount within ten (10) days written notice of such default.
- b. The failure of Manor Hill and Bottini Properties to cure a default of a material obligation under this agreement within twenty (20) days of written notice thereof, except in emergency situations for which the twenty (20) day right to cure period shall not apply, unless the Town of Poughkeepsie Sewer Department certifies that there is a need for additional time based on facts beyond the control of Manor Hill and Bottini Properties.
- c. Exceeding of the maximum reserved capacity set aside for the Property.

16. INCORPORATION OF INTRODUCTORY CLAUSES: The introductory clauses of this Agreement are hereby incorporated by reference as if fully set forth herein as terms of this Agreement.

17. COOPERATION: It is expressly understood that the parties' good faith efforts and due diligence in proceeding to effectuate the terms of this Agreement are expressly made terms and agreements of this Agreement. The parties acknowledge that, although they have attempted to incorporate and resolve all matters relative to the agreement, certain matters will likely arise hereafter which were not addressed in whole or in part by this Agreement. Accordingly, the parties hereto shall, in good faith, cooperate to do all things which may be necessary in the future to effectuate the purpose and intent of this Agreement.

18. AUTHORITY: It is expressly understood and acknowledged that the signatories to this Agreement have the power to bind their respective parties to all of the terms and conditions contained herein. All resolutions of the respective governing bodies of the Town of Poughkeepsie and Fourth Ward Sewer District have been adopted by the appropriate legislative authority.

19. ASSIGNMENT: Manor Hill and Bottini Properties shall have no right to sell or transfer capacity for the benefit of lands other than the Property. In the event of the sale or transfer of all or a portion of this Property the appropriate sewer districts and sewer improvement areas agree to provide sewer service to the successor or successors, subject to the limits provided for by this Agreement, and the following.

A. Any assignment of this Agreement shall not be effective until such assignee provides a written affidavit to the Town affirmatively assuming the terms, conditions and obligations under this Agreement.

B. This Agreement may not be assigned by the Town except to a municipal corporation or regional sewer authority.

C. An assignment shall not be deemed to diminish the rights and obligations of the parties under this Agreement.

20. SEVERABILITY: Should any provision of this Agreement be found by a court of competent jurisdiction to be for any reason whatsoever, invalid, void, or unenforceable, it shall be deemed severed from the balance of this Agreement and the balance of the Agreement shall remain in full force and effect.

21. TERM OF AGREEMENT: The term of the Tenancy Agreement shall be for a period of forty (40) years from the date the first commencement of service is provided by the Town pursuant to this Agreement. The term "commencement of service" shall mean the date that the Town of Poughkeepsie Sewer Department authorizes use of the facilities of the Fourth Ward Sewer District for wastewater generated at the Property.

22. NO THIRD PARTY RIGHTS: Nothing in this Agreement, express or implied, is intended to confer upon any third-party any rights or remedies under or by reason of this Agreement. Each party represents that it is entering into this transaction as principal for its own account and not as an agent for any other party. No customer, resident, property owner or other users or prospective users of sewer services within the areas served or elsewhere shall have any rights hereunder as a third-party beneficiary, or otherwise.

23. APPLICABLE LAW: This Agreement is deemed to be a contract entered into and shall be interpreted under the law of the State of New York.

24. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement of the parties as to the subject matter hereof, supersedes any prior understandings, whether written or

oral, and may not be amended or modified except by a written document signed by the parties and stating that it is intended to amend this Agreement.

25. NOTICES: All notices and written communications between the parties concerning this Agreement, including Tenancy Agreement payments, but not including routine sewer invoices and remittances after the exercise of the Option, shall be deemed to have been delivered upon receipt or refusal of delivery to the following addresses:

If to the Town: Supervisor Jon J. Baisley
Town of Poughkeepsie
One Overocker Road
Poughkeepsie, NY 12603

With a copy to the Town Attorney, Van DeWater & Van DeWater at 85 Civic Center Plaza,
Suite 101, Poughkeepsie, New York 12601

If to the Owner:	Manor Hill Mobile Home Park 18 Chestnut Street Wappingers Falls, NY 12590	Bottini Properties, LLC 18 Chestnut Street Wappingers Falls, NY 12590
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Such notices be to the intention of Robert Juliano and Terri A. Zeno.

With a copy to: Richard I. Cantor, Esq.
Teahan & Constantino
P.O. Box 1969
2780 South Road
Poughkeepsie, NY 12601

Any party may change the address to which notice is to be sent by like notice. Any successor elected official shall be deemed to have been changed as to this notice provision by virtue of his or her assumption of office.

26. NO WAIVER IMPLIED: The failure of any party to insist, in any one or more instances, upon performance of any of the terms or conditions of this Agreement, shall not be construed as a waiver or relinquishment of any rights or benefits granted hereunder or the future performance of any such term, covenant or condition.

27. BINDING EFFECT: This Agreement shall bind the parties and their successors and assigns.

28. DISTRICT EXTENSION, FORMATION: The Town and the Fourth Ward Sewer District shall have the right, in its sole discretion, to extend the boundaries of the District to include the entirety of the Property and the portion of the Adjacent Property which is outside the Sewer District, or the Town shall have the right, in its sole discretion, to form another sewer district, the boundaries of which may include the Property and Adjacent Property, subject to the consent of the City of Poughkeepsie. If the Town Board, acting pursuant to Article 12 of the Town Law, determines to extend the boundaries of the District to include the Property and the portion of the Adjacent Property which is outside the Sewer District or to create a new district the boundaries of which will encompass the Property and the portion of the Adjacent Property which is outside the Sewer District Adjacent Property, Manor Hill will execute an irrevocable petition for the inclusion of these properties in the Sewer District or in any other district formed by the Town to include the Property and the Adjacent Property. If the Town Board, pursuant to Article 12-A of the Town Law, determines to extend the boundaries of the Fourth Ward Sewer District to include the Property and the portion of the Adjacent Property which is outside the Sewer District or to create a new district the boundaries of which will encompass these properties, Manor Hill and Bottini Properties will not take any action to oppose the Town Board's actions or to petition the Town to conduct a permissive referendum. The Town may

alternatively place the Property and the portion of the Adjacent Property which is outside the Sewer District in a sewer improvement area under Article 12-C of the Town Law, and Manor Hill and Bottini Properties waive all rights to take action to oppose such future action of the Town Board. Manor Hill and Bottini Properties expressly waive any right to object to, challenge by any means, or pursue by petition a permissive referendum in regard to the Town's undertaking any of such alternatives, and such waiver shall include but not be limited to the timing, scope, land area, capital costs and user costs of establishment and improvement of any such public sewer entity. Any future town sewer entity to be formed by the Town and to include the properties, as aforesaid, shall be entitled to assess the Property and the and the portion of the Adjacent Property which is outside the Sewer District the capital costs to establish and to improve excess or other public sewer facilities of the Town, or of a future town sewer entity established as aforesaid by the Town, for the purpose of providing public sewer collection and treatment to these properties by means of using the existing facilities of the Fourth Ward Sewer District as part of a shared facility or by means independent of, and in place of, the Sewer District's existing facilities. The rights of the Town shall apply to both the Property and the Adjacent Property which is outside the Sewer District, or to either property, within the sole discretion of the Town.

29. This Agreement in its entirety, shall run with the land and this Agreement, or a memorandum of this Agreement shall be recorded against the Property and the Adjacent Property with the Clerk of Dutchess County.

30. Manor Hill shall encumber the Adjacent Property with an offer of cession to the Town of a sewer collection line easement and all appurtenances in the form annexed at Exhibit B in order to connect the Property to the facilities of the Fourth Ward Sewer District in the vicinity

of North Grand Avenue. The Town and the Fourth Ward Sewer District they shall have the option of accepting dedication at no cost of the sewer line as an asset of the Sewer District. The sewer line may be constructed by Manor Hill and Bottini Properties subject to the terms and conditions set forth in this Agreement relative to installation of the mobile home park collection system at the Property. The sewer collection line on the Adjacent Property shall have a minimum capacity of 68,000GPD, peak flow and a minimum diameter of 8”.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and date above written. The signature of this Agreement by the Supervisor was authorized by a resolution of the Town Board on _____, 2018 (Resolution __: __-#__ of 2018).

CITY OF POUGHKEEPSIE

BY: _____
ROB ROLISON, Mayor

TOWN OF POUGHKEEPSIE

By: _____
JON J. BAISLEY, Supervisor

MANOR HILL MOBILE HOME PARK, LLC

BY: _____

BOTTINI PROPERTIES, LLC

BY: _____ / ____/2018
MARK BOTTINI, Managing Member

FOURTH WARD SEWER DISTRICT, BY THE TOWN OF POUGHKEEPSIE:

JON JAY BAISLEY, SUPERVISOR

MICHAEL CIFONE, COUNCILMAN

JEFF RENIHAN, COUNCILMAN

MATTHEW WOOLEVER, COUNCILMAN

WILLIAM CARLOS, COUNCILMAN

ANN SHERSHIN, COUNCILWOMAN

JESSICA LOPEZ, COUNCILWOMAN

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared ROB ROLISON, Mayor of the City of Poughkeepsie, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared JON JAY BAISLEY, Supervisor of the Town of Poughkeepsie, personally known to me or proved to me on the basis of satisfactory evidence to

be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the ____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared _____, Manor Hill Mobile Home Park, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the ____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared MARK BOTTINI, Managing Member of Bottini Properties, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the ____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared JON JAY BAISLEY, personally known to me

or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared JEFF RENIHAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared WILLIAM CARLOS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared JESSICA LOPEZ, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her

capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared MICHAEL CIFONE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared MATTHEW WOOLEVER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
)SS:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year 2018 before me, the undersigned, a Notary Public in and for said state, personally appeared ANN SHERSHIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her

capacity, and that by him/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

**RESOLUTION FIXING THE COMPENSATION FOR ELECTED OFFICIALS
(R-19-33)**

INTRODUCED BY CHAIRWOMAN FINNEY

WHEREAS, pursuant to Section 2.01 of the Charter, the Common Council is empowered to fix the compensation for council members, with due consideration given to the recommendations, as may be made, by the Salary Review Commission; and

WHEREAS, pursuant to Section 2.01 of the Charter, the council member elected at-large shall be compensated at no less than 1.5 times the level of a council member elected to represent a ward; and

WHEREAS, pursuant to Section 3.01 of the Charter, the Common Council is empowered to fix the compensation for the mayor, with due consideration given to the recommendations, as may be made, by the Salary Review Commission, but in no event shall such compensation be less than \$72,000 annually; and

WHEREAS, pursuant to Section 4.02 of the Charter, the Salary Review Commission is directed to review and recommend the salary for the mayor and Common Council, and to deliver a report by January 1, 2019; and

WHEREAS, the Salary Review Commission has communicated the following recommendations to the Common Council for the compensation to be fixed for council members and the mayor;

Council Member: \$14,400 annually

Mayor: \$83,000 annually

NOW, THEREFORE,

BE IT RESOLVED, after due consideration of the recommendations made by the Salary Review Commission, the Common Council hereby fixes the compensation for council members and mayor at the following:

Council Member: \$15,000 annually

Council Member At-Large: \$22,500 annually

Mayor: \$83,000 annually

SECONDED BY COUNCILMEMBER _____.

**ORDINANCE AMENDING §13-175 OF THE
CITY OF POUGHKEEPSIE CODE OF ORDINANCES
ENTITLED “STOP SIGNS; LOCATIONS DESIGNATED”
(O-19-03)**

INTRODUCED BY COUNCILMEMBER FLOWERS

BE IT ORDAINED, by the Common Council of the City of Poughkeepsie, as follows:

SECTION 1: Section 13-175 of the City of Poughkeepsie Code of Ordinances entitled “**Stop Signs; Locations Designated**” is amended by the **ADDITION** of the following language:

On Winnikee Avenue, at its intersection with Harrison Street and North White Street, both directions.

SECTION 2: This Ordinance shall take effect immediately upon adoption.

SECONDED BY COUNCILMEMBER _____ .

**BOLD and UNDERLINING INDICATE ADDITION
BRACKETS [] AND ~~STRIKETHROUGH~~ INDICATE DELETION**

LOCAL LAW NO. 1 OF 2019

**A LOCAL LAW AMENDING THE ADMINISTRATIVE CODE OF THE CITY OF
POUGHKEEPSIE BY THE ADDITION OF ARTICLE VII-A ENTITLED,
“DEPARTMENT OF HUMAN RESOURCES”**

INTRODUCED BY COUNCILMEMBER COUNCILMEMBER CHERRY

BE IT ENACTED, by the Common Council of the City of Poughkeepsie, County of Dutchess as follows:

Section 1. LEGISLATIVE INTENT

It is the intent of this local law to amend the City of Poughkeepsie Administrative Code by the addition of Article VII-A entitled “Department of Human Resources” which shall be responsible for insuring a fair and healthy work environment by providing high quality resources for its employees in a timely, efficient and professional manner, leading initiatives to develop high-performing employees, promoting applicable training opportunities throughout the organization, while seeking to maximize efficiencies and assure best practices in labor-management relations.

Section 2. AUTHORITY

This local law is adopted pursuant to section 16.01 of the Administrative Code and provisions of the Municipal Home Rule Law.

Section 3. The Administrative Code of the City of Poughkeepsie shall be amended by the addition of Article VII-A entitled “Department of Human Resources” as follows:

Section 7 ½ .01 Director of Human Resources

There shall be a director of human resources who shall be appointed in accordance with the charter, and who will report to the City Administrator. He/She shall be a person with knowledge of municipal employment practices, civil service rules and laws, and public-sector labor relations

Section 7 ½.02 Powers and Duties

The Director of Human Resources shall be responsible for the administration of personnel benefits, assisting in the negotiations of employee contracts, training of personnel, health , safety, long range strategic planning for personnel needs, and all other personnel functions assigned by the State and County to local municipalities.

The Director of Human Resources shall also be responsible for administering the City’s affirmative action policy, monitoring compliance with EEOC guidelines, and overseeing workforce diversity and inclusivity programs.

Section 4. Chapter 7, Section 7-76 of the Code of Ordinances entitled, "Equal employment opportunity affirmative action responsibilities" shall be amended as follows:

§ 7-76 Equal employment opportunity affirmative action responsibilities.

The responsibility section of this plan outlines the duties of management, supervisory personnel, the ~~[Personnel]~~ **Human Resources** Department and the equal employment opportunity/affirmative action office in the implementation of this affirmative action program.

- (a) *Poughkeepsie Common Council.* The City of Poughkeepsie's Common Council has committed the city to a policy of equal employment opportunity and pledges to continue to encourage the attainment of affirmative action objectives.
- (b) *City Administrator.* The City Administrator shall be responsible for ensuring that equal employment opportunity is a reality for every person and that all affirmative action objectives are being met in all of the city departments. Further, the City Administrator shall be responsible for consulting with the equal employment opportunity office concerning goals for job groups in the departments and providing appropriate assistance so that full implementation can be realized in every city department.
- (c) *Department heads.* Department heads are responsible for:
 - (1) Working actively and cooperatively with the City Administrator and the equal employment opportunity (EEO) office to coordinate and implement this policy in order to ensure that equal employment opportunity is a reality in the department.
 - (2) Establishing affirmative action goals and timetables, with the assistance of the EEO office and, in consultation with the appropriate union, for recruiting, hiring and promoting minorities and women into job groups currently underutilizing them.
 - (3) Reviewing on a semiannual basis the progress the department is making toward affirmative action objectives. This review is to be in report form and given to the equal employment opportunity office and the City Administrator.
- (d) ~~[Personnel Department]~~ **Department of Human Resources.** The ~~[Personnel Department]~~ **Department of Human Resources** shall receive all notices of job vacancies from all departments with job descriptions, giving minimum qualifications and duties that are job related. All job recruitment for vacancies shall be processed through the ~~[Personnel Department]~~ **Department of Human Resources**. The ~~[Personnel Department]~~ **Department of Human Resources** shall receive and post all job applications. The ~~[Personnel Department]~~ **Department of Human Resources** also shall arrange job interviews with all city department heads and complete appropriate applications of persons interviewed for employment. All applications must be returned to and kept in the

~~[personnel office]~~ **Department of Human Resources**. The ~~[Personnel Department]~~ **Department of Human Resources** shall coordinate all vacancies, recruiting, job selection, promotions, training, layoffs and terminations with the equal employment opportunity office. The ~~[Personnel Department]~~ **Department of Human Resources** shall be responsible for ensuring that the City of Poughkeepsie's equal employment opportunity policy is communicated to all job applicants. The department will regularly meet with the EEO office to review the effectiveness of the city's plan and will enlist the cooperation and active support of the EEO office.

Section 5. SEVERABILITY

If any clause, sentence, paragraph, subdivision, section or part of this Local Law or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, effect or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this law or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. EFFECTIVE DATE

This local law shall take effect immediately upon filing with the Secretary of State.

SECONDED BY COUNCILMEMBER _____.

City of Poughkeepsie
LWRP Update and Build-out Impact Analysis
Project Overview

Briefing of the City Poughkeepsie Common Council
February 19, 2019

<http://cityofpoughkeepsie.com/lwrpupdate/>

Project Overview

The City of Poughkeepsie is updating its Local Waterfront Revitalization Program (LWRP) and performing a Build-out Impact Analysis for key redevelopment sites in the City's Waterfront Transit-Oriented Development District. The updated LWRP will reflect changes that have occurred in the Waterfront Revitalization Area since the City last adopted an LWRP in 1999, incorporate recommendations of recent planning efforts, and address resilience to flooding and sea level rise, principles of sustainable planning and smart growth, and strategies to boost economic development for the City.

The Build-Out analysis will provide an environmental analysis of land use and zoning, traffic, visual resources (views), community facilities (i.e. police, fire, schools, etc.), infrastructure (water and sewer), floodplain and stormwater, climate, and other potential impacts of the build-out of the six key redevelopment sites contained in the Redevelopment Strategy. This analysis will become a tool the City can use to assist the development community with site specific approvals of individual redevelopment projects. The Build-out Impact Analysis will contain methodologies for assessing potential environmental impacts, analyses of potential impacts, and identify potential measures to mitigate any identified impacts. These analyses can then be incorporated into the subsequent SEQR review of individual redevelopment projects. In addition, the analysis, where appropriate, may contain site-specific design-related recommendations that can assist the development community in the preparation of site plan drawings.

Process

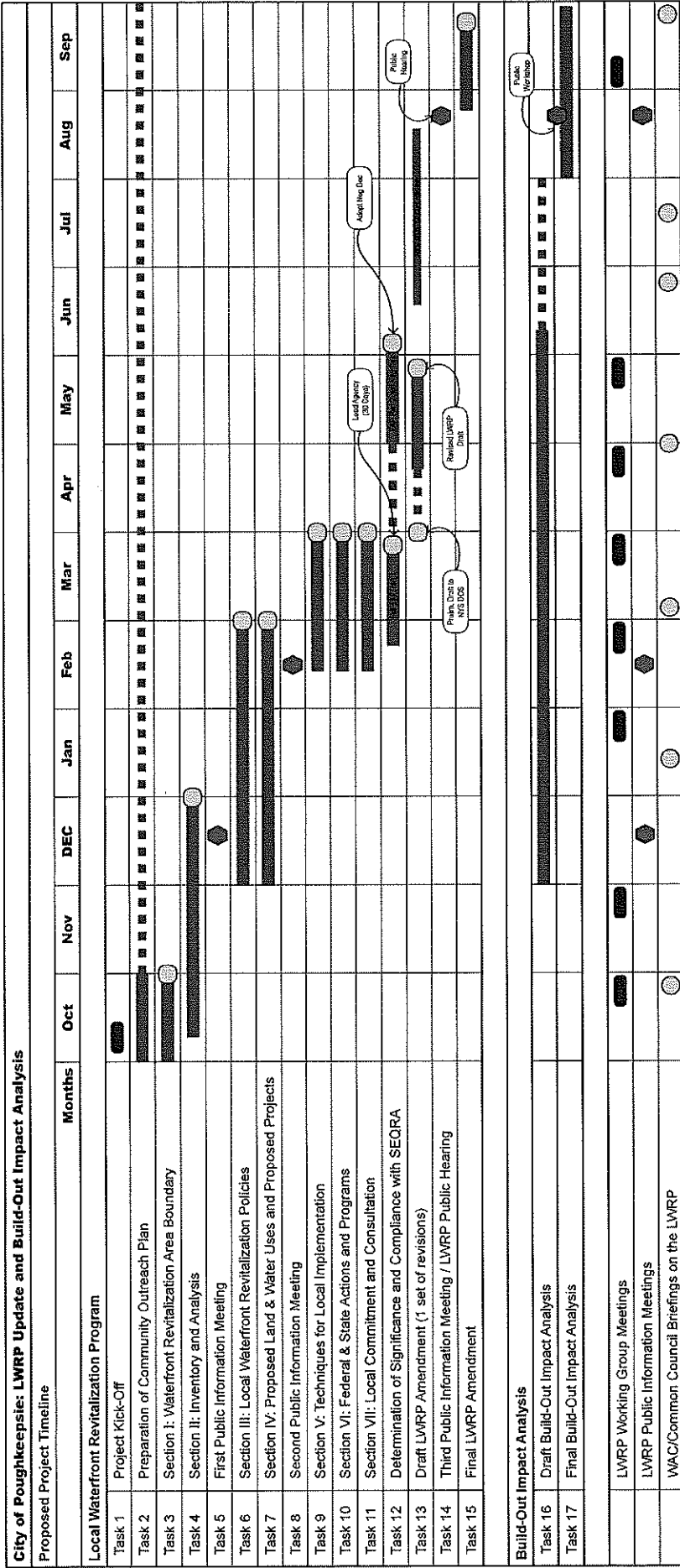
The process, which is expected to take approximately 12 months, began with a kick-off meeting with the LWRP Working Group in early October 2018. We hold monthly Working Group Meetings, quarterly briefings with the WAC, and will meet with the Common Council at strategic moments throughout the process. A first public workshop was held on December 5th from 6-8 at the Mid-Hudson Heritage Center, with a second public workshop scheduled for March 7th from 6-8 at the Mid-Hudson Children's Museum. A public survey will go live in late-February. We propose to have a draft LWRP by late March 2019 with compliance with the New York State Environmental Quality Review Act (SEQRA) occurring during the spring of 2019. The Build-out Impact Analysis will be prepared simultaneously and each document will inform the other. See attached timeline for additional details.

Community Engagement Strategy

Input from members of the community is critical to developing a Waterfront Plan that is reflective of the aspirations and priorities of the City. We are reaching out to a wide range of stakeholders, including residents, property owners, business owners, City staff, community and environmental organizations, and others. The

Community Engagement Strategy includes a variety of tools to reach local stakeholders, so members of the community have multiple ways to get involved:

- **Public Workshops:** We will hold three public workshops (including a public hearing) to allow members of the community to provide direct input during the process.
- **Public Survey:** We will administer a public survey (online and with hard copies), which will include questions about community values and concerns. The survey will be prepared as a web-based tool, in both English and Spanish and the BFJ team will spend two days using the intercept approach to drive traffic to the survey.
- **Stakeholder Focus Groups:** Three to four focus group meetings will provide an opportunity for different stakeholder groups to provide direct feedback on important issues. We will work with the Working Group, WAC and staff to identify inclusive groups that should be involved in the planning process. We have already met with Fall Kill area stakeholders and waterfront property owners and we will be meeting with local environmental organizations in late-February.
- **Online Tools:** The City has set-up a dedicated project website with updates on the process, meeting summaries and other project deliverables: <http://cityofpoughkeepsie.com/lwrpupdate/>



STATE OF NEW YORK

COUNTY OF DUTCHESS

MICHELE SMOOT,

Claimants,

-against-

CITY OF POUGHKEEPSIE

Respondents.

NOTICE
OF
CLAIM

2019 JAN 31 AM 9:44
CITY OF POUGHKEEPSIE
CITY CHAMBERLAIN

TO: The CITY OF POUGHKEEPSIE

YOU ARE HEREBY NOTIFIED, that the undersigned, Michele Smoot, residing at 902 Cleveland Avenue, Schenectady, New York 12306, make a claim against the City of Poughkeepsie, for damages for personal injuries sustained by the claimant, Michele Smoot, arising out of and by reason of the facts and particulars set forth below:

1. The names and post office addresses of the claimants and their attorneys are as follows:

- (a.) Michele Smoot
902 Cleveland Avenue
Schenectady, New York 12306
- (b.) Martin, Harding & Mazzotti, LLP
1222 Troy-Schenectady Road
PO Box 15141
Albany, NY 12212-5141
(518) 862-1200

2. The nature of this claim is: Action for recovery of money damages due to personal injuries sustained by claimant, Michele Smoot, as well as damages for other related expenses caused in whole or in part by the negligence of the respondents. The negligence of the respondents through its officers, agents, servants and/or employees included, but was not limited to:

2019 JAN 31 AM 9:44
CITY OF Poughkeepsie
CITY CHAMBERLAIN

- (a) Failing to keep and maintain the sidewalk located in front of 12 Center Street, Poughkeepsie, New York, (hereinafter known as the subject premises) in a reasonably safe and proper condition;
- (b) Failing to warn of the dangerous and hazardous condition located on the subject premises;
- (c) Permitting such a dangerous and hazardous condition to exist for the use of people who were lawfully on the subject premises;
- (d) Permitting the subject premises to be and remain in a dangerous, hazardous, defective and/or unsafe condition for an unreasonable length of time resulting in a hazard to members of the public, including the claimant;
- (e) In creating a dangerous and hazardous condition on the subject premises.
- (f) In permitting the use of the public parking lot of the subject premises, when it was in a dangerous and hazardous state;
- (g) In failing to provide adequate lighting in an area where pedestrian traffic was known and expected;
- (h) In failing to provide any lighting at all in an area where pedestrian traffic was known and expected;
- (i) Failing to alleviate and/or remedy the dangerous, hazardous, defective and/or unsafe condition of the subject premises despite actual notice of same;
- (j) Failing to alleviate and/or remedy the dangerous, hazardous, defective and/or unsafe condition of the subject premises despite constructive notice of same;
- (k) In failing to detect and correct the dangerous, and hazardous condition of the subject premises; and

3. The time, place, and the manner in which the claim arose: The incident occurred on December 25, 2018, in front of 12 Center Street, City of Poughkeepsie State of New York, at approximately 10:00 p.m.

4. The manner in which the injuries were sustained was as follows: The claimant Michele Smoot, was walking on a sidewalk towards the road known as Center Street in the City of Poughkeepsie when her foot hit an object that caused her to fall. As a result, claimant was caused to fall to the ground below, suffering serious personal injuries. (Please see Exhibit "A" for photographs depicting the dangerous condition).

5. By reason of the negligence and carelessness of respondents, their officers, agents, servants and/or employees, claimant, Michele Smoot, sustained multiple personal injuries, including but not limited to: a fractured left wrist. The full extent of claimant's physical and emotional injuries are unknown at this time. Claimant, seeks to recover money for special damages as well as past and future pain and suffering.

6. This claim is filed within 90 days after the damages/injuries were sustained by claimant, Michele Smoot, and strict compliance has been had with all provisions and conditions of Section 50-e of the General Municipal Law of the State of New York.

PLEASE TAKE FURTHER NOTICE, that in the event of the respondent's failure to adjust or pay this claim within the statutory time limits for compliance with this demand, claimants intend to commence an action against the respondents, and such others that may be liable to recover the damages herein, together with interest and costs.

2019 JAN 31 AM 9:44
CITY OF Poughkeepsie
CITY CHAMBERLAIN

WHEREFORE, Claimants respectfully request that this claim be adjusted and paid as provided by law.

Dated this 16 day of January, 20 19

By: 

Daniel R. Kinlan, Esq.
Martin, Harding & Mazzotti, LLP
Attorneys for Claimants
PO Box 15141
Albany, NY 12212-5141
(518) 862-1200

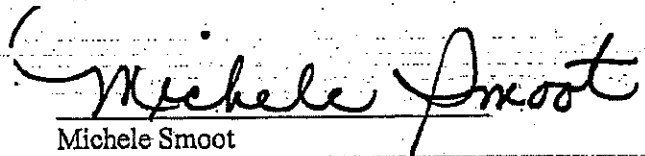
2019 JAN 31 AM 9:44

CITY OF Poughkeepsie
CITY CHAMBERLAIN

STATE OF NEW YORK
COUNTY OF

)
) ss.:

Michele Smoot, Individually, being duly sworn, deposes and says that she is the Claimant herein and that they have read the foregoing claim and knows the contents thereof; that the same is true to the knowledge of deponent except as to the matters therein stated to be alleged upon information and belief; and that as to those matters and she believes them to be true.


Michele Smoot

Sworn to before me this 16 day
of January, 20 19



NOTARY PUBLIC

CHRISTINA MICHELLE MIECZKOWSKI
Notary Public, State of New York
No. 01M6343156
Qualified in Rensselaer County
My Commission Expires 06/06/2020

CITY OF ROUGHKEEPSIE
CITY CHAMBERLAIN
2019 JAN 31 AM 9:44

PLEASE PRINT OR TYPE FORM CLEARLY

NOTE: Claim must be filed with and served to the City Chamberlain in triplicate (3 copies) within 90 days after the claim arises. Use additional sheets if necessary.

NOTICE OF CLAIM
AGAINST
THE CITY OF POUGHKEEPSIE, NEW YORK

TODAY'S DATE: February 11, 2019

NAME AND ADDRESS OF EACH CLAIMANT:

Clarice Parker
130 Hudson Ave.
App. # 304
Poughkeepsie N.Y. 12601
TELEPHONE NUMBER: (845) 452-6055

NAME AND ADDRESS OF ATTORNEY (IF ANY):

CITY OF POUGHKEEPSIE
CITY CHAMBERLAIN
2019 FEB 11 AM 9:44

DESCRIBE WHAT HAPPENED AND AMOUNT CLAIMED (PLEASE STATE DATE, TIME, LOCATION, AND MANNER IN WHICH CLAIM AROSE):

ON Jan 14, 2019 my car a 2003 Honda Accord (Blue) was legally parked on the corner of High St & N. Hamilton St. Approximately 2:30pm my car was hit by a fire truck operated by William Farrell. The damages to my car estimated at 3,078.14 was done.

ITEMS DAMAGED OR INJURIES SUSTAINED:

A 2003 Honda Accord plate # HFX 8248
(Blue)

Clarice Parker

Signature of Claimant

Signature of Claimant

STATE OF NEW YORK, COUNTY OF Dutchess s.s.:

Clarice Parker being duly sworn, say(s) that he/she is/are the claimant(s) named in the foregoing claim, that he/she has/have read the same and know(s) the contents thereof; that the same is true to his/her own knowledge, except as to the matters alleged upon information and belief and as to those items, he/she believes it to be true.

Clarice Parker

Signature of Claimant

Signature of Claimant

Sworn to before me this

11 day of February, 2019

Robin L. Evans
Notary Public

ROBIN L. EVANS

NOTARY PUBLIC-STATE OF NEW YORK

No. 4963483

Qualified in Ulster County

My Commission Expires March 12, 2022

NOTE: After submitting this form to the City Chamberlain, please direct any inquires to the Corporation Counsel at (845) 451-4065. Monday to Friday 8:30 a.m. - 4:00 p.m.

ACCIDENT INFORMATION EXCHANGE FORM

NY State Law requires that any accident resulting in a fatality, injury or damage to property of any person (including damage to your vehicle) or entity over \$1000 be reported by YOU to the Department of Motor Vehicles (DMV) within 10 days after an accident. Failure to report an accident or failure to give correct information is a misdemeanor and may result in the suspension/revocation of your driver's license (or operating privilege in NYS) and all vehicle certifications or registrations.

Report your Accident to DMV on DMV form MV-104 (Report of Motor Vehicle Accident). Police Accident Reports (DMV form MV-104A) DO NOT satisfy YOUR civilian reporting requirement.

Accident Report #	Local Codes	Date	Time	# of Veh.	Town, City, Road Name
Q30K94945Z3Z	19-1855	01/14/2019	2:15 PM	2	POUGHKEEPSIE, CITY OF - 1402 HIGH ST / N HAMILTON ST
Police Agency			Officer's Name/Badge ID#		
POUGHKEEPSIE CITY PD - 01302			BRUZGUL JUSTIN A 96		

VEHICLE # 001

Operator's Name		Date of Birth	Address	
FARRELL WILLIAM R		05/18/1984	162 N CLINTON ST 1	
City/State/Zip		Motorist I.D.#	Vehicle Year and Make	License Plate # and State
POUGHKEEPSIE NY 12601-0000		714019309	2018 SPAR	BB4189 NY
Vehicle Type	Insurance Code and Company		Vehicle Owner	
FIRE	238 - NY MUNICIPAL INS RECIPROC		POUGHKEEPSIE CITY	
Vehicle Towed By			Vehicle Towed To	

Miscellaneous Notes

VEHICLE # 002

Operator's Name		Date of Birth	Address	
PARKED				
City/State/Zip		Motorist I.D.#	Vehicle Year and Make	License Plate # and State
			2003 HOND	HFR8248 NY
Vehicle Type	Insurance Code and Company		Vehicle Owner	
4DSD	100 - GEICO INDEMNITY COMPANY		PARKER CLARICE	
Vehicle Towed By			Vehicle Towed To	

Miscellaneous Notes

Please wait 14 days before contacting DMV to request a copy of your accident report.

If you want to purchase a copy of the police accident report, form MV-104A, complete DMV's "REQUEST FOR COPY OF ACCIDENT REPORT" form MV-198C and send it to DMV. The form and instructions are available at www.dmv.ny.gov or at your local DMV office.

THE FORM MV-104A MAY ALSO BE PURCHASED BY CONTACTING THE INVESTIGATING POLICE AGENCY.

POUGHKEEPSIE CITY PD, 62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

To obtain a blank civilian Accident Report (Form MV-104),

visit the DMV office nearest you

or

access forms online at www.dmv.ny.gov

POLICE ACCIDENT REPORT

MV-104A (6/04)

Local Codes

19-1855

Q30K94945Z3Z

AMENDED REPORT

1	Accident Date Month 1 Day 14 Year 2019	Day of Week Monday	Military Time 14:15	No. of Vehicles 2	No. Injured 0	No. Killed 0	Not Investigated at Scene ☐	Left Scene ☐	Police Photos ☒ Yes ☐ No	19 45			
2	VEHICLE 1				☒ VEHICLE 2 ☐ BICYCLIST ☐ PEDESTRIAN ☐ OTHER PEDESTRIAN						20		
3	VEHICLE 1- Driver License ID Number 714019309 Driver Name - exactly as printed on license FARRELL, WILLIAM R Address (Include Number and Street) 162 N CLINTON ST 1 Apt. No. City or Town Poughkeepsie State NY Zip Code 126010000 Date of Birth Month 5 Day 18 Year 1984 Sex M Unlicensed ☐ No. of Occupants 03 Public Property Damaged ☐				VEHICLE 2- Driver License ID Number NONE Driver Name - exactly as printed on license PARKED, Address (Include Number and Street) Apt. No. City or Town State Zip Code Date of Birth Month Day Year Sex Unlicensed ☐ No. of Occupants 00 Public Property Damaged ☐						21		
4	POUGHKEEPSIE CITY, Address (Include Number and Street) 26 HOWARD ST City or Town Poughkeepsie State NY Zip Code 12601				PARKER, CLARICE Address (Include Number and Street) 130 HUDSON AVE 304 City or Town Poughkeepsie State NY Zip Code 12601						22		
5	Plate Number BB4189 State of Reg. NY Vehicle Year & Make 2018 SPAR Vehicle Type FIRE Ins. Code 238				Plate Number HFR8248 State of Reg. NY Vehicle Year & Make 2003 HOND Vehicle Type 4DSD Ins. Code 100						23		
6	Ticket/Arrest Number(s)				Ticket/Arrest Number(s)						24		
7	Violation Section(s)				Violation Section(s)						25		
8	Check if involved vehicle is: ☒ more than 95 inches wide; ☒ more than 34 feet long; ☐ operated with an overweight permit; ☐ operated with an overdimension permit.				Check if involved vehicle is: ☐ more than 95 inches wide; ☐ more than 34 feet long; ☐ operated with an overweight permit; ☐ operated with an overdimension permit.				Circle the diagram below that describes the accident, or draw your own diagram in space #9. Number the vehicles.		26		
9	VEHICLE 1 DAMAGE CODES Box 1 - Point of Impact 7 1 2 Box 2 - Most Damage 3 4 5 Enter up to three more damage codes 6 5 14 Vehicle By: Towed To:				VEHICLE 2 DAMAGE CODES Box 1 - Point of Impact 11 12 Box 2 - Most Damage 3 4 5 Enter up to three more damage codes 1 3 4 5 Vehicle By: Towed To:				ACCIDENT DIAGRAM See the last page of the MV-104A for the accident diagram. 9. Cost of repairs to any one vehicle will be more than \$1000. ☐ Unknown/Unable to determine ☒ Yes ☐ No		27		
10	Reference Marker				Coordinates (if available) Latitude/Northing Longitude/Easting				Place Where Accident Occurred: County DUTCHESS ☒ City ☐ Village ☐ Town of Poughkeepsie Road on which accident occurred HIGH ST (Route Number or Street Name) at 1) intersecting street N HAMILTON ST (Route Number or Street Name) or 2) N S of E W (Milepost, Nearest intersecting Route Number or Street Name) feet miles		28		
11	Accident Description/Officer's notes Operator of V1 (Fire truck) states that he was traveling east on High Street. He stopped at the stop sign that is located at the intersection of High Street and N Hamilton Street. V2 was parked on the right shoulder of the road directly in front of the stop sign. As he attempted to make the left turn onto N Hamilton Street the back end of the fire truck swung wide and struck V2. No injuries reported. V2 was parked unoccupied at the time										29		
12	8 9 10 11 12 13 14 15 16 17 BY TO 18 Names of all involved Date of Death Only										30		
13	A 1 1 4 1 34 M - - - FARRELL, WILLIAM R										USE QUARTER SHEET N		
14	B 1 3 4 1 37 M - - - DECIUTIIS, CRAIG M												
15	C 1 6 4 1 57 M - - - DAVISON, TIMOTHY J												
16	D												
17	E												
18	F												
19	Officer's Rank and Signature PATROLMAN <i>Justin A Bruzgul</i>				Badge/ID No. 96		NCIC No. 01302		Precinct/Post Troop/Zone		Station/Beat Sector	Reviewing Officer CRONK, BRYAN	Date/Time Reviewed 1/16/2019 08:20
20	Print Name in Full JUSTIN A BRUZGUL												

Local Codes	19-1855
Q30K94945Z3Z	

POLICE ACCIDENT REPORT

MV-104A (6/04)

AMENDED REPORT

1	Accident Date Month 1 Day 14 Year 2019		Day of Week Monday	Military Time 14:15	No. of Vehicles 2	No. Injured 0	No. Killed 0	Not Investigated at Scene ☐	Left Scene ☐	Police Photos ☒ Yes ☐ No	20		
VEHICLE ☐ VEHICLE ☐ BICYCLIST ☐ PEDESTRIAN ☐ OTHER PEDESTRIAN											21		
2	VEHICLE - Driver License ID Number Driver Name - exactly as printed on license Address (include Number and Street) City or Town State Zip Code					VEHICLE - Driver License ID Number Driver Name - exactly as printed on license Address (include Number and Street) City or Town State Zip Code					22		
3	Date of Birth Month Day Year Sex Unlicensed No. of Occupants Name exactly as printed on registration Address (include Number and Street) City or Town State Zip Code					Date of Birth Month Day Year Sex Unlicensed No. of Occupants Name exactly as printed on registration Address (include Number and Street) City or Town State Zip Code					23		
4	Date of Birth Month Day Year Sex Unlicensed No. of Occupants Name exactly as printed on registration Address (include Number and Street) City or Town State Zip Code					Date of Birth Month Day Year Sex Unlicensed No. of Occupants Name exactly as printed on registration Address (include Number and Street) City or Town State Zip Code					24		
5	Plate Number State of Reg. Vehicle Year & Make Vehicle Type Ins. Code Ticket/Arrest Number(s) Violation Section(s)					Plate Number State of Reg. Vehicle Year & Make Vehicle Type Ins. Code Ticket/Arrest Number(s) Violation Section(s)					25		
6	Check if involved vehicle is: ☐ more than 95 inches wide ☐ more than 34 feet long ☐ operated with an overweight permit ☐ operated with an overdimension permit VEHICLE DAMAGE CODES: Box 1 - Point of Impact Box 2 - Most Damage Enter up to three more damage codes Vehicle By Towed To VEHICLE DAMAGE CODING: 1-13 SEE DIAGRAM ON RIGHT. 14. UNDERCARRIAGE 17. DEMOLISHED 15. TRAILER 18. NO DAMAGE 16. OVERTURNED 19. OTHER					Check if involved vehicle is: ☐ more than 95 inches wide ☐ more than 34 feet long ☐ operated with an overweight permit ☐ operated with an overdimension permit VEHICLE DAMAGE CODES: Box 1 - Point of Impact Box 2 - Most Damage Enter up to three more damage codes Vehicle By Towed To					Circle the diagram below that describes the accident, or draw your own diagram in space #9. Number the vehicles. Rear End Left Turn Right Angle Right Turn Head On Sidewipe (same direction) Left Turn Right Turn Sidewipe (opposite direction)		26
7	Reference Marker Coordinates (if available) Latitude/Northing Longitude/Easting					Place Where Accident Occurred: County DUTCHESS Road on which accident occurred at 1) intersecting street or 2) _____ _____ feet _____ miles N E S W of _____ (Milepost, Nearest Intersecting Route Number or Street Name)					ACCIDENT DIAGRAM 9. Cost of repairs to any one vehicle will be more than \$1000. ☐ Unknown/Unable to determine ☐ Yes ☐ No		27
Accident Description/Officer's notes of the accident.											28		
											29		
											30		

USE
COVER
SHEET
N

ALL INVOLVED

8		9		10		11		12		13		14		15		16		17 BY		TO 18		Names of all involved		Date of Death Only	
A																									
B																									
C																									
D																									
E																									
F																									
Officer's Rank and Signature PATROLMAN <i>P.O. Bruzgul</i>												Badge/ID No.		NCIC No.		Precinct/Post Troop/Zone		Station/Beat Sector		Reviewing Officer		Date/Time Reviewed			
Print Name in Full JUSTIN A BRUZGUL												96		01302				CRONK, BRYAN		1/16/2019 08:20					

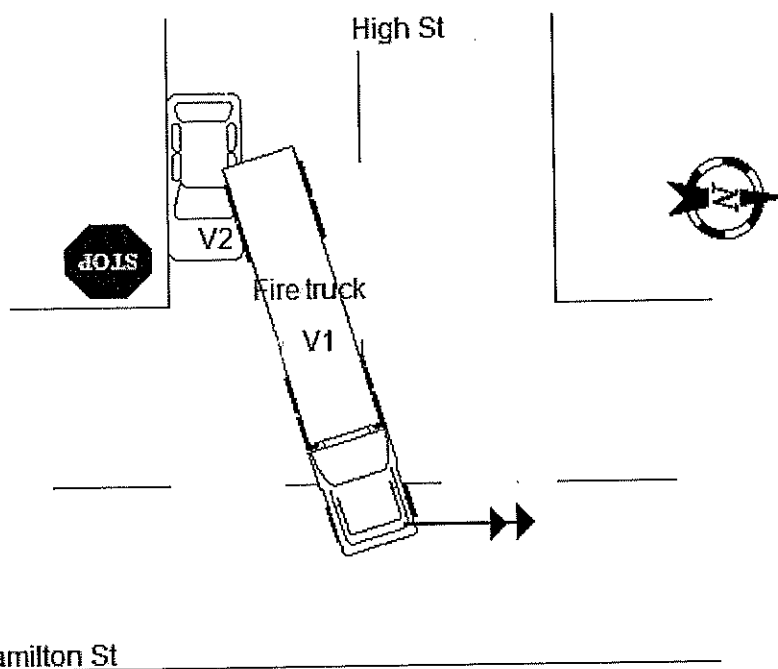
POLICE ACCIDENT REPORT

MV-104A (6/04)

Local Codes
19-1855
Q30K94945Z3Z

☐ AMENDED REPORT

Accident Date			Day of Week	Military Time	No. of Vehicles	No. Injured	No. Killed	Not Investigated at Scene	☐ Left Scene	Police Photos
Month	Day	Year						Accident Reconstructed	☐	☒ Yes ☐ No
1	14	2019	Monday	14:15	2	0	0			



raysdiscountautobody

Damage Assessed By: Ray Likar
 Classification: None

Deductible: UNKNOWN

Insured: clarice parker

Mitchell Service: 910017

Description: 2003 Honda Accord DX
 Body Style: 4D Sed
 VIN: 1HGCN56683A024105
 OEM/ALT: A
 Options: PASSENGER AIRBAG, POWER WINDOW, POWER STEERING, REAR WINDOW DEFOGGER
 TILT STEERING COLUMN, AM/FM STEREO, DRIVER AIRBAG, ANTI-LOCK BRAKE SYS.
 CD PLAYER, AUTOMATIC TRANSMISSION, FIRST ROW BUCKET SEAT, REAR BENCH SEAT

Drive Train: 2.4L Inj 4 Cyl 5A FWD

Search Code: B1006212

Line Item	Entry Number	Labor Type	Operation	Line Item Description	Part Type/ Part Number	Dollar Amount	Labor Units
<u>Front Fender</u>							
1	000837	BDY	REMOVE/REPLACE	L Fender Panel	** QUAL REPL PART	69.23	3.4 #
2		REF	REFINISH	L Fender Outside			C 2.0
3		REF	REFINISH	L Add To Edge Fender			C 0.5
4	000841	BDY	REMOVE/REPLACE	L Fender Liner	** QUAL REPL PART	20.00	INC #
<u>Front Door</u>							
5	000736	BDY	REMOVE/REPLACE	L Frt Door Shell (HSS)	67050-SDA-A80ZZ	1,142.60	5.5 #
6		REF	REFINISH	L Frt Door Outside			C 1.6
7		REF	REFINISH	L Frt Add For Jambs & Interior			C 1.0
<u>Rear Door</u>							
8	002009	BDY	REPAIR	L Rear Door Shell (HSS)	Existing		6.5*
9		REF	REFINISH	L Rear Door Outside			C 1.6
10	001959	BDY	REMOVE/INSTALL	L Rear Otr Door Belt Moulding			0.3 #
11	001961	BDY	REMOVE/INSTALL	L Rear Door Moulding			0.7 #
12	004827	BDY	REMOVE/INSTALL	L Rear Wind Deflector			0.2
13	001917	BDY	REMOVE/INSTALL	L Rear Otr Door Handle			0.4 #
<u>Additional Operations</u>							
14		REF	ADD'L OPR	Clear Coat			1.8*
<u>Additional Costs & Materials</u>							
15			ADD'L COST	Paint/Materials		212.50	*

* - Judgment Item

- Labor Note Applies

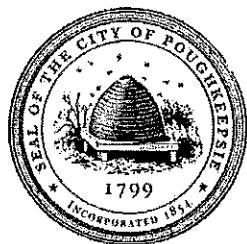
** QUAL REPL PART - Quality Replacement Parts

C - Included in Clear Coat Calc

Estimate Totals

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF AUTOMOBILE PARTS NOT MADE BY THE ORIGINAL MANUFACTURER. PARTS USED IN THE REPAIR OF YOUR VEHICLE BY OTHER THAN THE ORIGINAL MANUFACTURER ARE REQUIRED TO BE AT LEAST EQUAL IN LIKE KIND AND QUALITY IN TERMS OF FIT, QUALITY AND PERFORMANCE TO REPLACEMENT PARTS AVAILABLE FROM THE ORIGINAL MANUFACTURER.

Additional changes to the estimate may be required for the actual repair.



THE CITY OF POUGHKEEPSIE NEW YORK

COMMON COUNCIL MEETING MINUTES

Monday, November 19, 2018 at 6:30 p.m.

City Hall

I. PLEDGE OF ALLEGIANCE:

ROLL CALL- All Present

II. REVIEW OF MINUTES:

CCM September 6, 2018						
☒ Accepted ☐ Defeated ☐ Tabled			Yes/Aye	No/Nay	Abstain	Absent
	Councilmember Salem	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Councilmember Cherry	Voter	☐	☐	☐	☒
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☒	☐	☐	☐
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Chairwoman Finney	Voter	☒	☐	☐	☐

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda.

ADD:

VII: MOTIONS AND RESOLUTIONS:

2. Resolution R18-95, filling the vacancy of the Industrial Development Agency.

IV. PUBLIC PARTICIPATION: Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda items.

Constantine Kazolias-47 Noxon Street

FOR THE RECORD, THAT POLITICAL TURNCOPT WHO LOST IN THE 1ST WARD REPUBLICAN PRIMARY AND BECAME A DEMOCRATIC SPY, FOR THE CANDIDATE I WAS RUNNING AGAINST, NOW HAVING BEEN REMOVED FROM HIS POSITION AT THE EXEMPTS, HE HAS PROBLEMS!!!! I HAVE PUBLICALLY STATED BEFORE THE IDA BD AND THE COMMON COUNCIL, VOICING MY CONCERNS BECAUSE THERE WERE SEVERAL CONFLICTS OF INTERESTS!!! TWO WERE COMMON COUNCIL MEMBERS, WHO WERE REMOVED; THE THIRD IS THE ZBA CHAIRMAN, TO ME HAS A CONFLICT REGARDING THE MAPLE STREET IDA RULING, AND HE SHOULD BE REMOVED FOR CAUSE. I HAVE STATED IN WRITING MY REASONS, FOR ALL THREE WITH THEIR CONFLICTS, THE INJUSTICE REGARDING THE MAPLE STREET IDA APPROVAL WITH ALL THE CONFLICTS, THE VOTE STILL STANDS FOR THE DEVELOPER WITH ALL THE \$1.4 MILLION IN GOVERNMENT SUBSIDIES, THERE IS NO APPEAL, JUST LIKE THE AMAZON GIVEAWY DOWN IN NYC!!! AS MY DEPARTED BROTHER STATED DECADES AGO, WELFARE FOR THE RICH, CAPITALISM FOR THE POOR? TODAY'S, ITS CALLED, CRONY CORPORATISM!! TONITE, THE ~~POUGHKEEPSIE~~ COMMON COUNCIL, THE POLICY MAKING BODY, ~~MUST~~ VOTE TO REMOVE THAT IDA MEMBER WHO IS IN CONFLICT SO THE IDA BD BECOMES AN INDEPENDENT AGENCY!!

Ant. Kozollus
Constance Kozollus
47 Noxon St
Poughkeepsie, NY 12601-4101

Laurie Sandow-South Grand Avenue

Michael Dolan-19 Dwight Street

V. CHAIRWOMAN'S COMMENTS AND PRESENTATIONS:

Chairwoman Finney thanked everyone who has participated in the budget building and presentations, it has been helpful over the past several months. This evenings summary, knows that people will find very, very useful. Secondly, shares her colleagues concerns about the county legislature not keeping in touch with us and we have all tried to follow-up with him, and we will keep working on that.

VI. MAYOR'S COMMENTS:

Mayor Rolison was in Albany today for the New York State Conference of Mayors conference on budget priorities for 2019. Can tell you that this is a pretty good package of initiatives of the conference of mayors. There are some new ones, and there are some ones that the conference for mayors have been advocating for several years for additional funding in various areas that the legislature controls. I can you that really the essence of the initiatives and will share them with all of my colleagues once they get into an email form. That really has to do with the environment. There was some discussion tonight on sanitation fees and recycling and things such as that. That is part of some of the initiatives to assist communities in recycling, it's a big package. There also is asking for increased amounts for clean water structure that we are very active here in the city, especially as it results with EFC funding. There also was an initiate for the first time. The conference for Mayors has been advocating for many years for assistance in AIM funding, which is "Aid to Municipalities". Never has been successful in seeing that number increase. They are going to try a new proposal this year to use the Regional Economic Development Councils to help set different funding priorities for the city's, which thinks actually is a really good idea. There is also additional monies being asked for, for vacant and abandoned properties. Also CHIPS monies for road and sidewalk and infrastructure repairs, and certainty we look forward to every year. As some of the councilmembers have mentioned, there was unfortunately a death last night in the City of Poughkeepsie. About 12:08 a.m. we received a call about a person down on the 400 block. Officers responded and found an 18 year old male, formally of Queens, now a City of Poughkeepsie resident with a significant injury to his head. He was transported to Mid-Hudson Regional, but unfortunately he succumbed to that injury, which was later determined to be a gun-shot wound. At that point our department without partners started to actively and aggressively investigate this shooting. And this afternoon an individual was taken into custody and charged with that homicide. As Councilperson Cherry said, our Police Department is actively working on all of these recent acts of violence, which he can tell you that none of them that we're aware of are connected. Individuals that continue to use a firearm to settle grievances, all of these shootings, and the two homicides were, we believe, the results of some sort of dispute between the parties. That the person who has the firearm, the person who was using it, is unfortunately perpetrating such violence that people are dying in these shootings. I can say that our department, along with our partners in the other areas of law enforcement, from the federal government from the state and the county are actively out there trying to catch these individuals. We wish them nothing but the best as they do such difficult work, and we are lucky for the dedicated police officers. I also want to on a happier note, it is

Official Minutes of the Common Council Meeting of November 19, 2018

good to see Councilmember Cherry here this evening, and to all of my colleagues here, happy Thanksgiving.

VII. MOTIONS AND RESOLUTIONS:

1. A motion was made by Councilmember Petsas and seconded by Councilmember Lorraine Johnson to receive and print.

**RESOLUTION
(R-18-95)**

INTRODUCED BY COUNCILMEMBER RANDALL JOHNSON

WHEREAS, in accordance with New York General Municipal Law, the Common Council of the City of Poughkeepsie is authorized to make appointments of City residents to serve on the board of the City of Poughkeepsie Industrial Development Agency ("CPIDA"); and

WHEREAS, a vacancy currently exists on the CPIDA due to the resignation of member Jay Mandle; and

WHEREAS, it is in the best interest of the City of Poughkeepsie and its citizens that the CPIDA Board have a full complement of members in order to properly conduct the business required of the CPIDA; and

WHEREAS, the Common Council is desirous of filling the vacancy; and

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council of the City of Poughkeepsie hereby appoints Norman Smith to fill the unexpired term of member Jay Mandle, to serve at the pleasure of the Common Council, for a term ending December 31, 2019.

SECONDED BY COUNCILMEMBER LORRAINE JOHNSON

R 18-95						
☒ Accepted ☐ Defeated ☐ Tabled			Yes/Aye	No/Nay	Abstain	Absent
	Councilmember Salem	Voter	☐	☐	☒	☐
	Councilmember Brannen	Voter	☐	☐	☒	☐
	Councilmember Cherry	Voter	☐	☐	☐	☐
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☐	☒	☐	☐
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Chairwoman Finney	Voter	☒	☐	☐	☐

A RESOLUTION OF THE CITY OF POUGHKEEPSIE, SETTING A PUBLIC HEARING REGARDING THE PROPOSED NOMINATION OF 21 ACADEMY STREET AS A LOCAL HISTORIC LANDMARK

(R18-96)

INTRODUCED BY COUNCILMEMBER RANDALL JOHNSON

WHEREAS, 21 Academy Street is owned by POK Academy LLC and is desirous of securing its designation as a local historic landmark; and

WHEREAS, the City of Poughkeepsie Historic District and Landmarks Preservation Commission (hereinafter "HDLPC") held a public hearing on September 13, 2018 regarding the nomination of 21 Academy Street as a local historic landmark; and

WHEREAS, the HDLPC voted in favor of the proposed nomination and approved the application on September 13, 2018; and

WHEREAS, pursuant to Section 19-4.5(4)(f) of the Code of Ordinances of the City of Poughkeepsie, the HDLPC's approved application was forwarded to the Common Council for consideration on September 17, 2018; and

WHEREAS, the Common Council is required to hold a public hearing prior to the designation of any historic landmark within sixty (60) days from receipt of the approved application from the HDLPC; and

NOW THEREFORE,

BE IT RESOLVED, that the City Chamberlain be, and she hereby is authorized and directed to publish a Notice of Public Hearing to be held December 3, 2018 at 6:00 p.m. concerning the designation of 21 Academy Street as a local historic landmark.

SECONDED BY COUNCILMEMBER LORRAINE JOHNSON

Official Minutes of the Common Council Meeting of November 19, 2018

R 18-96						
☒ Accepted ☐ Defeated ☐ Tabled			Yes/Aye	No/Nay	Abstain	Absent
	Councilmember Salem	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☒	☐	☐	☐
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Chairwoman Finney	Voter	☒	☐	☐	☐

VIII. ORDINANCES AND LOCAL LAWS:

IX. PRESENTATION OF PETITIONS AND COMMUNICATIONS:

- 1. FROM SENIOR PLANNER QUINN,** a communication regarding the fiscal impact analysis of the proposed Innovation District and Zoning Update.

Official Minutes of the Common Council Meeting of November 19, 2018



**THE CITY OF POUGHKEEPSIE
NEW YORK**
PLANNING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006

Natalie Quinn
Senior Planner
nquinn@cityofpoughkeepsie.com

November 8, 2018

Re: Poughkeepsie Innovation District Zoning Ordinance

Chairwoman Finney
Common Council
City of Poughkeepsie

Chairwoman Finney,

Following our initial communication, presentation, and public hearing before the Common Council, Planning Department respectfully requests that the proposed Poughkeepsie Innovation District Zoning Ordinance be placed on the November 19th Common Council meeting agenda for a first reading.

The proposed zoning ordinance has been updated since your last review to address comments made by the public, the city's HDLPC, and Dutchess County Planning Department. Those comments and resulting edits are fully outlined in Attachments A-C.

This important legislation will establish the Poughkeepsie Innovation District ("PID") policy framework and rezone a total of 266 individual parcels in the Downtown core (see Attachment D for individual parcel data and assessed values). This long-overdue update to the City's zoning code will encourage the location of new businesses and, by so doing, will bring new jobs to the City while at the same time removing inefficiencies that exist in our current land use approval process. In addition, we believe this legislation will also spur a variety of housing opportunities which will further encourage a diverse community to reside in the downtown.

Specifically, the proposed zoning reduces restrictions on commercial and light-industrial uses to make it easier for small businesses and "makers" of ideally 5-10 employees to locate in vacant buildings and shopfronts in the downtown. In addition to zoning changes, a partnership with Rhinebeck Bank and the resulting \$3 million set-aside for a small business fund to PID businesses will further encourage local entrepreneurs and businesses to choose the downtown as their home.

With regards to the reduction of inefficiency and outdated policies, the city's current zoning already allows for mixed use but requires unattainable lot area, excess parking, and special approvals for uses that would actually be beneficial for the downtown. Additionally, the current code does not permit property owners to build residential units with more than one bedroom, severely limiting the diversity of housing options

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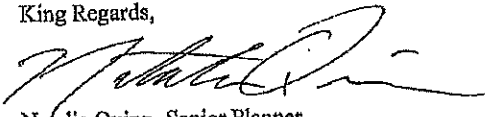
in the downtown. Additionally, approximately 80 parcels within the Urban Village subdistrict (a number of which are devoid of structure or utilized for surface parking) will now be permitted to develop residential uses on the ground floor in an attempt to increase the residential population in the downtown which will encourage active streets and support businesses. The proposed PID code seeks to make marginal improvements to the efficiency of the land use approvals process by allowing, by right, the diversity of businesses and residential options that the City needs to foster a vibrant and fiscally productive downtown.

We see no direct fiscal impacts associated with the revision zoning regulations in that the only expenditure associated with the proposed action is staff time, and any projected revenues would be hypothetical and speculative. However, while the zoning update seeks to achieve several objectives besides fiscal prudence, it is clear that there are a number of *indirect* fiscal impacts resulting in a net positive. The updated code is intended to encourage development, eliminate the functional obsolescence of downtown's existing building stock by permitting a greater variety of uses, increase commercial and residential occupancy, and therefore is expected to positively increase the city's tax base. Market trends in the City currently indicate rising property values, for the first time in many years, sans any zoning changes. It is self-evident that the proposed PID zoning changes will encourage property owners to repurpose currently vacant buildings in the downtown, further supporting the increasing trend in market values, while overlaying nicely with other efforts throughout the city to remediate blight and address our vacant and abandoned properties.

The Anti-blight Taskforce has identified approximately 25 vacant structures within the PID, and an additional number of buildings in the proposed district are partially vacant (i.e. vacant storefronts and vacant upper story office spaces). The Poughkeepsie Downtown Parking Improvement Plan, completed in April 2018, estimated 50 vacant commercial storefronts within the study area. The PID zoning will incentivize the occupation and activation of the spaces and stabilize the downtown business community.

We look forward to presenting the proposed ordinance to the Common Council for a first reading and welcome your questions and comments

King Regards,



Natalie Quinn, Senior Planner

cc: Paul Cal., Interim Economic Development Director
Paul Ackerman, Esq., Corporation Counsel
Marc Nelson, City Administrator

Official Minutes of the Common Council Meeting of November 19, 2018

MARCUS J. MOLINARO
COUNTY EXECUTIVE



EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS DEPARTMENT OF PLANNING AND DEVELOPMENT

September 27, 2018

To: City Council, City of Poughkeepsie
Re: Referral 18-275 — Poughkeepsie Innovation District: Policy Framework, Establishment of District, and Rezoning
Parcels: numerous (see file); Mill, Main, Market, Church and Hamilton streets

The Dutchess County Department of Planning and Development has reviewed the submitted referral for countywide and intermunicipal impacts as required in General Municipal Law (Article 12B, §239-l/m).

ACTION

The City Council is proposing to adopt the Poughkeepsie Innovation District (PID) Policy Framework, establish the district and its associated regulations, and rezone ±265 parcels accordingly.

COMMENTS

In this burgeoning era of renewed interest in urban places, the historic core of Poughkeepsie's downtown is poised for a renaissance. With increased private and public investment happening throughout the City, the time is ripe for an improved approach to downtown redevelopment, and we commend the City for undertaking the creation of this new Poughkeepsie Innovation District.

We have no comments regarding the proposed Poughkeepsie Innovation District Policy Framework or associated district map, but offer the following comments on the proposed district regulations (listed in order found in the document):

- Page 22, subsection 4(d) — Single-family homes are listed as allowed in the Creative Edge (PID-CE) Subdistrict, but are listed as prohibited in all subdistricts in the use table (Table 3.37-1);
- Page 25, subsection 8(c) — The description of how building height is measured leaves a potential loophole to circumvent height restrictions by counting only the number of stories adjacent to the street; tower features could, in theory, be set back and not subject to height restrictions. The City could consider the following edit, "Building height shall be measured in number of stories above the finish grade elevation fronting on a public street, park, or plaza..."
- Page 31, subsection 10(c)(v) — The City may want to consider increasing the maximum building recession permitted. Limiting it to no more than 3 feet, as proposed, could limit an applicant's ability to properly articulate changes to the massing of the building intended to uphold the stated desire to create human-scale development.
- Page 33, subsection 12(c)(vi) — In a dense urban area such as downtown Poughkeepsie, the list of focal points could include a wider range of options, such as architectural elements of interest. Conversely, "paths with views of natural features" seems contrary to the stated intent of the section.
- Page 34, Off-Street Parking Requirements table — To eliminate any confusion, stated use types should match those found in the use table.

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County Planning Referral 18-275, Page 2

- Page 35, subsection 13(e) – The City should specify that any monies collected through the Fee In-Lieu of Parking option would be set aside in a dedicated fund to be used either for the construction and/or operation of shared parking facilities elsewhere within the PID, to support public transit service in the PID, and/or to acquire property in support of either of those objectives. In addition, we suggest taking a closer look at the proposed per-space fees. The recently completed *Poughkeepsie Downtown Parking Improvement Plan* suggests a typical fee for a city like Poughkeepsie could fall in the range of \$6,000–\$22,000 per space. The City could also consider incorporating some or all of the Access Management Requirement suggestions detailed in the *Plan*, which would allow developers to reduce their parking requirement by providing a variety of related amenities, such as car sharing and electronic vehicle charging stations.
- Page 37, Bicycle Parking Requirements table – The requirements for the number of bicycle parking spaces could follow the best-practice guidance provided by the Association of Pedestrian and Bicycle Professionals, which suggests 0.05 space per *bedroom* for short-term and 0.5 space per *bedroom* for long-term bicycle parking.
- Pages 37-38, subsection 14 – Though we support the desire to provide a path for expedited site plan review and approval of certain projects, we caution the City regarding the proposed approach which would place that responsibility solely with its Planning Department. As the City's Planning Department does not currently feature a robust level of staffing, and staffing could fluctuate over time, the approach raises concerns about the capacity of the Department to undertake this responsibility. An expedited process that remains within the purview of the Planning Board may be preferred.

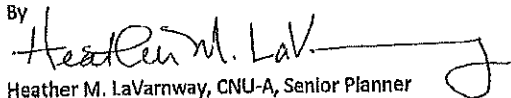
If the City decides to move forward with the expedited review process as drafted, Corporation Counsel should carefully review the language as this is a relatively untested approach to interpreting the state enabling legislation. Additionally, the code could clearly state which City departments and involved agencies will be circulated to under 14(c)(1), what titles within the Planning Department have authorization to grant approval, and whether there are any additional steps or considerations to the process. The City may also want to consider adjusting the language to allow expedited review of said projects for ≤10,000 *total* square footage rather than footprint, as in practice that could apply to multi-story buildings measuring tens of thousands of square feet. Additionally, the City should consider how this provision would mesh with the requirements of the State Environmental Quality Review Act.
- Pages 39-40, subsection 15 Definitions:
 - *Artisan Food and Beverage*: This definition makes two references to regulations by the "State of Indiana."
 - *Auto-Related*: The second sentence is a fragment and includes duplicative information to the first sentence.
 - *Café or Coffee Shop, Community Facility, and Sidewalk Café*: No definitions included.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner

By


Heather M. LaVarnway, CNU-A, Senior Planner

Official Minutes of the Common Council Meeting of November 19, 2018

Dutchess County Department of Planning and Development		To: <u>Deanne Flynn</u>	Date: <u>9/21/18</u>	# pgs: <u>3</u>
		Co./Dept.: <u>City Council</u>	From: <u>DC Planning</u>	
		Fax #	Phone #	

239 Planning/Zoning Referral - Standard Form

Municipality: City of Poughkeepsle

Referring Agency: ☐ Planning Board ☐ Zoning Board of Appeals ☒ Municipal Board

Tax Parcel Number(s): Attached

Project Name: Poughkeepsle Innovation District --- Policy Framework, Establishment of District, and Rezoning

Applicant: City Council

Address of Property: Mill, Main, Market, Church, Hamilton Streets

Type of Action: ☒ Local Law / Text Amendment ☒ Rezoning ☐ Site Plan ☐ Special Permit ☐ Use Variance ☐ Area Variance ☐ Other: _____	Parcels within 500 feet of: ☒ State Road _____ ☐ County Road _____ ☐ State Property (with recreation area or public building) ☒ County Property (with recreation area or public building) ☐ Municipal Boundary ☐ Farm operation in an Agricultural District
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Date Response Requested (if less than 30 days): _____

If subject of a previous referral, please note County referral number(s): _____

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

No Comments: ☐ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn		Comments Attached: ☒ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete --- municipality must resubmit to County ☐ Incomplete with Comments --- municipality must resubmit to County	
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Date Submitted: <u>8/29/18</u>	Notes:	☐ Major Project
Date Received: <u>8/29/18</u>		Referral #: <u>ZR 18-275</u>
Date Requested:		
Date Required: <u>9/27/18</u>	☒ Also mailed hard copy	Reviewer: <u>[Signature]</u>
Date Response Faxed: <u>9/27/18</u>		



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

MEMORANDUM OF TRANSMITTAL

To: Common Council
From: Natalie Quinn, Senior City Planner
Date: October 29, 2018
Re: Responses to Dutchess County Department of Planning and Development Referral 18-275 – Poughkeepsie Innovation District: Policy Framework, Establishment of District, and Rezoning, dated September 27, 2018

Below are responses to each comment made by Dutchess County Department of Planning and Development regarding the Poughkeepsie Innovation District rezoning.

- Page 22, subsection 4(d) – The reference to single-family homes was removed from the Creative-Edge (PID-CE) Subdistrict. Only two (2) single-family homes currently exist in the PID-CE. Since single-family homes are not the ideal use for a commercial downtown, they are no longer permitted and the two existing single-family homes will be permitted to continue as existing non-conforming uses.
- Page 25, subsection 8(c) – Suggested edits incorporated.
- Page 31, subsection (10)(c)(v) – The permitted maximum building recession was originally 5ft, but was reduced to 3ft based on recommendations from MASS Design Group, architectural consultant to the Planning Board. The consultant felt that 3ft was sufficient to articulate massing changes without creating awkward negative spaces.
- Page 33, subsection 12 (c)(vi) – “views of natural features” removed. “Architectural elements of interest” added.
- Page 34, Off-Street Parking Requirement table – The table was intended to list parking requirements by general use group rather than by each individual use. The permitted use table has been reviewed to ensure that each listed use can easily be associated with a general use group as listed in the Off-Street Parking Requirement table. “Parking use groups” have also been defined / further explained in Section 19-3.37(14) *Definition of terms* as follows:
Parking Use Groups:
 - Multifamily Residential: multi-family dwelling units and live-work space in a multifamily residential building.
 - General Retail: retail less than 10,000 square feet, retail greater than 10,000 square feet, convenience store
 - Personal Service Business: bank, credit union, hair salon, nail salon.
 - Restaurant, Café, or Bar: bar, tavern, café, coffee shop, nightclub, standard restaurant.



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- Office and Non-retail Commercial: art studio, broadcast studio, home occupation, offices (business, professional or medical).
- Other, requirements to be determined on a case-by-case basis : theatre, cabaret, auditorium, banquet facility, cultural facilities, recreational facility, and markets for arts, crafts, or food, colleges, universities, vocational schools, day-care centers.
- Page 35, subsection 13(e) – The Planning Department would support the establishment of a dedicated parking fund if the action is also supported by the Common Council and City Administration.
- Page 37, Bicycle Parking Requirements table - Suggested edits incorporated.
- Page 37-38, subsection 14 – The section on expedited review has been removed. We will instead rely on the fact that the proposed regulations are designed to streamline the development review process by establishing clear and updated guidelines that are mutually understood by the Planning Board, Common Council, and the development community as consistent with the Poughkeepsie Innovation District –Policy Framework. Progressive aspects of the proposed zoning update, such as reduced parking minimums and a more lenient use table will also, will also serve to encourage development and streamline the review process.
- Pages 39-40, subsection 15 Definitions - Suggested edits incorporated. Terms defined elsewhere in the city's zoning code were removed from this section to avoid duplication.

Consolidated Public Comments

Name	Address	Date	Comment
Felix Wahlberg	Garfield Place	15-Oct-18	Does this zoning proposal make current locally listed landmarks in this zone and any future locally listed landmarks in this zone no longer subject to the jurisdiction and standards of the HDI/PC? It states: "The provisions of this §19-3-37 shall apply to the PID [Poultersville Innovation District] and shall be in addition to other requirements of the City Zoning Ordinance. In the event of any conflict, the provisions of this section shall control." If the PID zoning states that preservation is "encouraged when possible," this seems in conflict with the landmark law requiring preservation of designated local landmarks. This seems to cut the hopes out of involvement with current or future local landmarks in a large swath of the city, reducing preservation to voluntary only or subject to interpretation and approval by the planning board only. See attachments for full email.
			Planning Staff Response/ Changes Made: The below language has been added to section 19-3-37(4)(b) to make it clear that the "encouragement" of preservation for non-designated structures in the proposed Historic Core district is in addition to the jurisdiction of the HDI/PC with regards to designated properties, both existing and future. In the case of locally-designated historic properties within the HC District, the new language adds more clarity to the intent that "encouragement" by the Planning Board is not "Ta-Hen" of the standards of the HDI/PC. New language: "In addition to and not in lieu of the requirements set forth in Section 19-4-5, preservation of historic architecture is encouraged when possible, and new development should complement the existing character of the corridor."
Laurie Sandow		2-Oct-18	Absence of social infrastructure: green, open space gathering: public gathering spaces (MHR, for example) —Artificial engineering of "Innovation District": as opposed to "normal" pattern of revitalization (i.e. first affordable rents to artists, small shopkeepers, who bring people and other small businesses back to "Main St." — exclusivity of benefits to existing property owners —Wards v. districts and/or neighborhoods —Existing IL's warehousing and unwillingness to offer space: no startups: at reasonable rents: "quality tenants": triple net leasing tenant or leases is responsible for the ongoing expenses of the property, including real estate taxes, building insurance, and maintenance, in addition to paying the rent and utilities. — property ownership by non-profits and ventures — owner-occupied v. out-of-town IL's — market-rate housing v. affordable housing — size of units (incl. # bedrooms) — nature of mixed use — Outlets and offices owned by CPK Building Dept. —Light industrial and manufacturing —Property warehousing premium —In what ways will Innovation District encourage flipping, especially along "creative edge" —Comprehensive plan —REIT even before Innovation District set in stone

Kevin J. Gallagher	9 Dwight St	16-Sep-18	I want to thank the City government for finally taking a hard look at revitalizing the downtown area. I think that this proposal is a wonderful first, but hope that there is actual, meaningful follow-through. That wasn't the case with the Pace University study of seven years ago. I have a few comments. Having seen the tremendous revitalization of Beacon in recent years, I've wondered why Poughkeepsie hasn't taken similar steps. This proposal answers that question. I do think, however, that focusing entirely on the arts and neglecting some efforts to attract tech developers may be a mistake. One reason is that most arts jobs don't provide a lot of income for the artists. Also, I have some doubts about the management of the Bardonia community a lot of time and energy to downtown Poughkeepsie. That focus, on most big programming has not been here, but rather in Kingston. You do have to wonder if they will do an about-face and focus on this city. Looking to attract some independent, smaller tech entrepreneurs seems to me to be worth the effort, particularly with a recommendation that significant upgrades for digital communications included in this draft. Unlike most arts jobs, tech does provide for higher salaries. I would suggest that as part of the transportation improvements, which include excellent recommendations about bike lanes, benches, shaded areas, etc., that eliminating some of the existing City-owned parking might be possible. If more mass transit is coming, there won't be the need for as much surface parking. The lot near The Canopy could be used by developers for new mixed income housing as an example. I'd also suggest that SUNY New Paltz be included in the mix of area colleges to tap for help. A lot of Dutchess Co. residents attend New Paltz, or graduated from it. They have a cutting-edge 3D printing degree program that could be looked at to help some local businesses, or artists. (Very candidly, Yassar has a spotty record of significant help to the City of Poughkeepsie, stretching back decades.) Also, with the announcement of a medical school being established here in cooperation with Marist and Health Quest, are there new opportunities for medical research? For more upscale housing for incoming medical professionals? In closing, please get going on this proposal. It's been seven years since the Pace University study was issued, and had virtually nothing from that study acted upon by City government. Let's work together and actually get something big started – and finished!
			Planning Staff Response: While the PID does place a focus on arts as an existing and prominent industry in the City and downtown, the proposed zoning code in no way precludes or discourages "tech developers" as well. The recommendation to establish "efforts to attract tech developers", as well as the recommendation to encourage SUNY New Paltz, will be considered and acted upon once the proposed zoning code is adopted and the Planning & Economic Development Department begins to focus on marketing and business attraction. The reduction of private off-street parking and better utilization of city-owned parking is incorporated and addressed in the proposed rezoning via reduced parking minimums, a payment of fee in lieu option for waived parking, and the proposed "large lot development standards" section
Chris Mansfield	63 Cannon Street	13-Sep-18	Dear City Planning, As a brand new investor in the city, set to close next week on my first two investment buildings within the proposed rezone, please see my attached letter. I would love to talk more on this if given the opportunity.
			Planning Staff Response: A building or property located within the PID-HC subdistrict does not necessarily indicate that the building or property has historic value or has been officially designated in anyway. HC is simply meant to indicate that the buildings within this subdistrict reflect the traditional architectural nature of Poughkeepsie's central commercial district. Parcels were included in a given subdistrict through a process called "development pattern districting," which simply means that we looked at the existing development on each parcel within the Innovation District boundary and made a determination as to which subdistrict the parcel would go based the current building and surrounding development. In this particular case, 24-26 Academy and 63 Cannon were a continuation of the development pattern that extends all the way to Main Street on the west side of the block. The Innovation District map similarly extends the HC district off of Main Street to include 9 and 11 Cannon Street because they were a natural extension of the development pattern that rounds the corner at the Innovation Insurance building and onto Market Street.
Chris Fry	N/A	12-Sep-18	I read the article on P&E Journal regarding the Innovation City rezone plan for Downtown Poughkeepsie and would like to express my support for this idea. I think it makes total sense to rezone in order to entice new development in the Downtown district. There is so much potential for Poughkeepsie and it would create a nice synergy with the new development happening in the Town of Poughkeepsie. Why stay stagnant for a small city that is so ripe for development? It would also be sure to generate new jobs as well which is a huge plus. Thank you for being proactive about an area that could really use some vibrancy. Needless to say, I am in full support of this plan.

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Caroline & Paul Miller	7 Virginia Avenue	14-Sep-18	Questions regarding - 1) What area description was is this encompassing? 2) How do you plan on currently cleaning up the city to make it more appealing? 3) How does this affect the current housing situations in the area. The current investors cannot rent all properties now and they sit vacant. 4) What sort of tax break will these businesses and investors be getting and will the city be able to support this in the long run without it ending up being a financial burden to the residents. 5) What will the city be doing to increase protection against crime, violence and maintenance. By increasing this area you will also need to increase support and that will cost additional funding. 6) How will you handle how this will affect the surrounding residential areas when the troubles that plague this downtown area now get further pushed out and increase problems for our neighborhoods. 7) How will infrastructure sustain all of these changes. There will have to be upgrades to sewer, water and electric. See Attached email for full text.
			Planning Staff Response: (1) The boundary of the district is indicated in multiple documents on the city's website. In general the district lies between Market Street and Hamilton Street, with the east and west bound arterials serving as the north and south boundaries. (2) Property owners / business owners on Main Street are responsible for the maintenance of the sidewalk in front of their shops. Attracting more businesses and investors to the Downtown has the ability to reduce the burden of trash cleanup by sharing the task. Currently, the street is clean as regularly on Main Street. (3) The PID proposes to increase the potential for residential development and people living in downtown. The intent is to increase the supply of housing in the area. There are a number of reasons why existing residential spaces may be vacant. The proposed zoning tries to address some of these issues by reducing off-street parking requirements for existing buildings on Main Street, allowing the construction of units bigger than one-bedroom, and allowing incidental by-right to streamline the land use approval process. (4) The zoning code does not propose tax breaks. (5) It is general planning practice that more people living downtown and businesses located downtown will increase the number of "eyes on the street" and help alleviate safety concerns. More businesses will be better suited for a BID and "share" the cost of litter reduction. (6) There is no evidence or strong reasoning to support the claim that reducing the downtown will result in "the troubles that plague this downtown area [getting] further pushed out and increase problems for our neighborhoods." (7) The existing infrastructure was developed to support all existing structures. All new development proposals are reviewed by the City Engineering Department and Department of Public Works to determine what provisions are required to support the resulting stormwater, wastewater, water and energy demands.
Michael Eymannson	14 Lookoutman Ave	29-Aug-18	In spite of the proclaimed improvement in the Downtown area, while driving today along Main Street, after the first two blocks heading East from Market Street, I was struck by the litter and totally unappealing landscape, replays with run down buildings and devoid of any beauty. Totally unappealing. The Mayor has done a great job in addressing crime and coming to grips with the budget. However, without a substantial change in the Main Street corridor and surrounding depressed areas, Poughkeepsie cannot flourish. It is not enough to remove funding from a source other than the strapped citizenry is essential. Public/Private partnerships, and grants available, and code enforcement must be taken seriously.
			Planning Staff Response: We appreciate the concern regarding cleanliness and agree that sanitation is a fundamental issue that needs to be addressed. We also agree that zoning alone will not stimulate the kind of investment that's needed to revitalize the downtown. It's but one piece of a puzzle that includes safety and security, sanitation, code enforcement for building issues, and condition of streets and sidewalks and the pedestrian realm. A comprehensive approach is needed to make an impact, and utilizing our partners from the private sector, as the community suggest with public-private partnerships, will need to be a big part of that.
Comments During Public Hearing - October 15, 2018			Expressed concerns about drugs within the central business district. Also concerned about absentee landlords. Doesn't feel that any effort will succeed until drug issue is addressed.
Constance Karolins	47 Norxon Street		Planning Staff Response: Staff agree that substance abuse and absentee landlords is a legitimate concern in our city. However, zoning cannot directly address these concerns. We agree that the city should continue to support service providers that specialize in substance abuse, and absentee landlords issues should continue to be addressed through building and code enforcement.
Laura Sandow	201 S. Grand Ave		Comments were received in-person and via email were the same as comments given at the Public Hearing. See responses above.
Erin Maist	40 Cannon Street		Stated that he lives in the proposed Innovation District, and his comments are both as a resident and as a planning professional as Hudson Valley Pattern for Progress. Commented on the proven ability of Innovation Districts to attract and create jobs, based on best practices research. Stated that he is satisfied with the housing/affordable housing requirements. Stated that Poughkeepsie's downtown can accommodate a diversity of businesses. Supports focus on young professionals.

			Does not support the Innovation District. Doesn't feel that housing will be affordable. Concerned with gentrification.
Cedric Jones			Planning Staff Response: Staff share Mr. Jones's concerns with affordable housing. In fact, a key tenet of the Innovation District policy framework focuses on maintaining diversity and affordability within the district. Rather than concentrate affordable housing within any one neighborhood, staff feel that a city-wide policy should be studied. Staff would also point out that the Innovation District policy framework requires that any large lot redevelopment proposed on city-owned property include an affordable housing mandate as part of any real property disposition agreement. The proposed code also includes a density bonus incentive to encourage mixed-income housing. Concerned with vacant properties and that Poughkeepsie is a "hollow city." Also expressed concerns about gentrification and that revitalization should be more than just downtown.
Juan Jones			Planning Staff Response: Staff are also concerned about vacant properties. The Innovation District policy framework discusses this in Section D, pages 16-17. The city's downtown has the highest concentration of vacancies anywhere in the city, which is why we're focused on this area. Poughkeepsie's downtown is everyone's neighborhood, and thus, a revitalized downtown is a benefit to all residents. We agree that other neighborhoods have been historically marginalized, notably north side neighborhoods. There are a number of organizations and service providers, including City of Poughkeepsie staff, who've been expressly focused on the city's north side that have been working in a coordinated manner through the Northside Collaborative to address issues and concerns by north side residents. Thus, while there'll always be more that can be done, we feel that these marginalized neighborhoods are finally getting attention they deserve. Encouraging a more economically vibrant downtown, with a diversity of job training programs, partnerships with area colleges, and other job opportunities, while focusing on direct connections to the job core, will benefit residents who have traditionally not been able to participate in the local economy. These are goals that are strongly stated in the Innovation District policy framework.
			Wants to see more youth development. Concerned about crime, lack of a youth center in the city. Feels that these issues need to be addressed before bringing outside investment, residents.
Juan Carlo (sp?)			Planning Staff Response: While we agree that supporting Poughkeepsie's youth is of paramount importance, zoning will not directly address this issue. However, staff feel that the Innovation District policy and zoning will have a positive impact on the city's fiscal condition, which will enable the city to direct more resources to programs that support youth.

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Holly Wahlberg* HDLPC
15 - Oct - 2018

Quinn, Natalie

From: Alyson Pomerantz <alysonpomerantz@gmail.com>
Sent: Wednesday, October 17, 2018 12:08 PM
To: Quinn, Natalie
Cc: Holly Wahlberg; Arthur T. Rollin; Knauss, Judith
Subject: Re: trying to understand

Thank you, Natalie. I think the suggested change will do the trick and provide clarity as to the City's intention. We appreciate your responsiveness!

Alyson

On Wed, Oct 17, 2018 at 9:43 AM Quinn, Natalie <NQuinn@cityofpoughkeepsie.com> wrote:

Good Morning All,

I was able to speak with Corporation Counsel on this matter.

First, I just want to make clear that the language of the code was not drafted with any intention of impeding the HDLPC's oversight of locally designated landmarks. I know this without a doubt because I was on the consultant team that wrote it, and preservation Poughkeepsie's historic Main Street is a key element of the initiative.

Second, after reviewing the language of the proposed code, it is Corporation Counsel's professional opinion that the language is not problematic as it currently stands. The code states that "preservation of historic architecture is encouraged when possible" and says nothing specifically about locally designated landmarks. Thus, there is not a direct conflict between clause (6)(a) of the proposed code and Section 19-4.5. Since there is not a direct conflict, the new code would not supersede the HDLPC's jurisdiction in any case. If anything, the code encourages developers to consider preservation of historical features even if a property is not designated, although, as you pointed out Holly, it does not require such actions. Furthermore, the language gives the Planning Board greater discretion to contemplate the preservation of historic architecture within the PID and hopefully consult with the HDLPC on such matters even if a property is not subject to HDLPC review.

With that said, in order to assuage any fears that the proposed code will take power away from the HDLPC, I am happy to make the following changes to Section 19-3.37(5)(a) –

"In addition to and not in lieu of the requirements set forth in Section 19-4.5, preservation of historic architecture is encouraged when possible, and new development should complement the existing character of the corridor"

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We will not change the language of Section 19-3.37(6)(a), "The provisions of this §19-3.37 shall apply to the PID and shall be in addition to other requirements of the City Zoning Ordinance. In the event of any conflict, the provisions of this section shall control," due to the fact that there are numerous existing sections within the city's code which are in fact in direct conflict with the proposed code (i.e. minimum parking requirements, student housing limitations, weaker landscaping and fenestration requirements, etc) which we do wish to supersede.

I appreciate you taking the time to review the document and provide feedback. I hope that the intention and language of the code is now more clear to all.

Regards,

Natalie Quinn
Senior Planner
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601
Phone: (845) 451-4047 Fax: (845) 451-4006

From: Holly Wahlberg [mailto:hwahlberg@verizon.net]
Sent: Wednesday, October 17, 2018 8:49 AM
To: Quinn, Natalie <NQuinn@cityofpoughkeepsie.com>; 'Alyson Pomerantz' <alysonpomerantz@gmail.com>
Cc: 'Arthur T. Rollin' <atrollin@gmail.com>
Subject: RE: trying to understand

5a: Preservation of historic architecture is encouraged when possible, and new development should complement the existing character of the corridor.

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6a The provisions of this §19-3.37 shall apply to the PID and shall be in addition to other requirements of the City Zoning Ordinance. In the event of any conflict, the provisions of this section shall control.

6c This section uses the term "shall" when a standard is required and "should" when the standard is to be applied unless the Planning Board finds strong justification for an alternative solution in an unusual and specific circumstance. The terms "encouraged" and "permitted" mean preferred but not required.

Planning board can accept plans that do not complement the character because the term "should" allows for exceptions. How is unusual and specific circumstance defined.

From: Quinn, Natalie <NQuinn@cityofpoughkeepsie.com>
Sent: Monday, October 15, 2018 2:38 PM
To: 'Alyson Pomerantz' <alysonpomerantz@gmail.com>
Cc: 'Holly Wahlberg' <hwahlberg@verizon.net>; 'Arthur T. Rollin' <atrollin@gmail.com>
Subject: RE: trying to understand

Hi Alyson,

Yes, the language was intentional in some ways because we wanted to ensure that regulations in the new code superseded existing regulations regarding parking requirements, setbacks, etc. But I get your point. As promised, I will check with Paul to see if he believes a conflict exists.

Just to clarify, I can only find wording that says "preservation of historic architecture is encouraged when possible." Holly, can you please direct me to the page that says preservation is "encouraged but not required." I just want to be sure that I am aware of all occurrences of this language.

Thanks,

—
Natalie Quinn
Senior Planner
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor

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Poughkeepsie, NY 12601
Phone: (845) 451-4047 Fax: (845) 451-4006

From: Alyson Pomerantz [mailto:alysonpomerantz@gmail.com]
Sent: Monday, October 15, 2018 2:26 PM
To: Quinn, Natalie <NQuinn@cityofpoughkeepsie.com>
Cc: Holly Wahlberg <hwahlberg@verizon.net>; Arthur T. Rollin <atrollin@gmail.com>
Subject: Re: trying to understand

Hi Natalie --

There is boilerplate language in legislation, but it is not accurate to say that legislation necessarily has to say that one provision supersedes another if it is in conflict with another. In drafting contracts or regulatory language this is something that the drafter does intentionally (decides that one piece of legislation should supersede another). There is also language that sometimes says that the more restrictive language might apply, or carves out legislation (like they could carve out HDLPC here). I know this because when I worked at a law firm we would often spend time combing through legislation to determine what the legislature meant. I get what you are saying -- that you have seen this before -- but there have been many regulations that are written that are unclear, and I would like to hear from Paul what the intention is. Thanks for passing it on.

Thanks,

Alyson

On Mon, Oct 15, 2018 at 2:12 PM Quinn, Natalie <NQuinn@cityofpoughkeepsie.com> wrote:

Hi all,

This is a standard clause that can be found in the other two recently adopted zoning code sections. With that said, I have reached out to Corporation Counsel and asked them to provide guidance.

Regards,

Official Minutes of the Common Council Meeting of November 19, 2018

Natalie Quinn
Senior Planner
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601
Phone: (845) 451-4047 Fax: (845) 451-4006

From: Alyson Pomerantz [mailto:alysonpomerantz@gmail.com]
Sent: Monday, October 15, 2018 10:52 AM
To: Holly Wahlberg <hwahlberg@verizon.net>
Cc: Quinn, Natalie <NQuinn@cityofpoughkeepsie.com>; Arthur T. Rollin <atrollin@gmail.com>
Subject: Re: trying to understand

Thanks for bringing this to our attention, Holly. Yes, it would be good if Paul could clarify how that would affect us -- I haven't read the attached closely enough to know where the conflicts would be, but I agree that the language that Holly points out could be problematic and in conflict with our code, which explicitly requires preservation in the sense that folks have to come to us for a COA before doing work on landmarks.

On Mon, Oct 15, 2018 at 9:45 AM Holly Wahlberg <hwahlberg@verizon.net> wrote:

Natalie:

I'm confused about something. And maybe I'm reading this wrong. Re: Innovation District proposed zoning change and tonight's public hearing:

Does this zoning proposal make current locally listed landmarks in this zone and any future locally listed landmarks in this zone no longer subject to the jurisdiction and standards of the HDLPC?

It states: "The provisions of this §19-3.37 shall apply to the PID [Poughkeepsie Innovation District] and shall be in addition to other requirements of the City Zoning Ordinance. In the event of any conflict, the provisions of this section shall control." If the PID zoning states that preservation is "encouraged but not

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required," or "encouraged when possible," this seems in conflict with the landmark law requiring preservation of designated local landmarks. This seems to cut the hdlpe out of involvement with current or future local landmakrs in a large swath of the city, reducing preservation to voluntary only or subject to interpretation and approval by the planning board only.

Just trying to understand.

Thanks for your patience,

Holly

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Laurie Sandow
2 - October -2018

Quinn, Natalie

From: Hesse, Paul
Sent: Monday, October 29, 2018 11:24 AM
To: Quinn, Natalie
Subject: FW: List, plus

Laurie's comments. I think you can ignore the "Vacancy fines" and everything below....

From: Laurie Sandow [mailto:lauriesandow@gmail.com]
Sent: Tuesday, October 02, 2018 5:14 PM
To: Hesse, Paul
Subject: List, plus

Paul:
Below's the list I brought, slightly revised from my own shorthand, but not updated to reflect, include any of the ideas or concepts in our discussion.

Further below the list you'll find a bunch of links about MeshNet, Hackathons and Civic Tech, and one link about the Vacancy Fine being considered in Hudson. The links for each topic have not been organized by "logic" or chronology.
I'm going to reach out to the Rondout filmmaker, and the architect in the audience, and ask whether okay to pass their contact info along to you.

- Absence of social infrastructure
 - green, open space gathering
 - public gathering spaces (MHHC, for example)
- Artificial engineering of "Innovation District"
 - as opposed to "normal" pattern of revitalization (i.e. first affordable rents to artists, small shopkeepers, who bring people and other small businesses back to "Main St.")
 - exclusivity of benefit to existing property owners
- Wards v. districts and/or neighborhoods
- Existing LL's warehousing and unwillingness to offer space:
 - to startups
 - at reasonable rents
 - "quality tenants"
 - triple net leasing
 - tenant or lessee is responsible for the ongoing expenses of the property, including real estate taxes, building insurance, and maintenance, in addition to paying the rent and utilities.

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- property ownership by non-profits and vacancies
- owner-occupied v. out-of-town LLs
- market-rate housing v. affordable housing
- size of units (incl. # bedrooms)
- nature of mixed use
- Obstacles and officiousness by c/PK Building Dept.
- Light industrial and manufacturing
- Property warehousing premium
- In what ways will Innovation District encourage flipping, especially along "creative edge"
- Comprehensive plan
- RFP even before Innovation District set in stone
-
- Vacancy fines
- Mayor [in Hudson] to weigh vacant buildings law; fines proposed for violators
<https://www.hudsonvalley360.com/article/mayor-weigh-vacant-buildings-law-fines-proposed-violators>
-
- Mesh Net
- VIPRE Business Agent Anti-phishing removed a known bad URL from your email message. It was deleted or quarantined and replaced with this message.
<https://www.nytimes.com/2014/08/24/nyregion/red-hooks-cutting-edge-wireless-network.html>
<https://nycmesh.net/>
<https://www.fastcompany.com/3044686/mesh-networks-and-the-local-internet-movement>
-
- Hackathons and Civic Tech
<https://en.wikipedia.org/wiki/Hackathon>
<https://www.livingcities.org/work/civic-tech-and-data-collaborative>
<https://www.theatlantic.com/technology/archive/2018/06/civic-tech-in-a-time-of-technopessimism/563696/>

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Norman Smith
1 - October - 2018

Natalie,

My name is Norman Smith and I am a resident of the City of Poughkeepsie. I have several questions for you regarding the Rezone Downtown Poughkeepsie Project:

- (1) Zoning Approval: Does the rezoning require approval by the City Council or a zoning board? If so, has the rezoning been officially and finally approved yet? If not, when do you expect to request approval?
- (2) Policy vs Zoning: Is the Innovation District Policy the same as the rezoning or are they separate?
- (3) City Plan Update vs New Plan: Is the "Rezone Downtown Poughkeepsie Project" part of the implementation of the 2014 plan that Dwarka and Pace had approved by the Common Council, or is it an update/revision to the 2014 plan or a completely new plan altogether?
- (4) Community Engagement Input: In your presentation of the Policy and Zoning at the September 17th Common Council meeting, you said the policy and rezoning were based on feedback gained from community engagement input done by Dwarka prior to 2014 and also on input you gathered yourself recently. Is there a report that you can provide me containing the findings of the old Dwarka input and a report containing your latest community input? Also, do you have any documentation of the sources and subjects that provided the input and comments for Dwarka's community engagement and your recent work -- more specifically, documentation showing which segments of the City's resident (e.g., by wards), business, and developer communities provided input with any themes, concerns, needs, ideas particular to each segment and those common across all segments?
- (5) Economic Analysis: Also, in the September 17th meeting, I think Ann Finney asked if you had supporting economic analysis that shows the impact of the new policy and rezoning on city revenue resulting from "As of Right" zoning changes to allow more housing, adjacent parking etc. I think you said you would have to get back to her with that information. Can you please share that information with me also and the overall underlying economic analysis demonstrating the quantitative economic impact of the new changes?
- (6) Can you please share with me or direct me to the protocol and process that the city will use for selling or dispensing any city-owned property within the corridor of the Innovation District and newly zoned areas?

I also left a brief message on your voicemail regarding this same topic, so either a response by phone or email is fine.

Regards,
Norman D. Smith

16 Garfield Place, Poughkeepsie, NY 12601
(917) 414-4991 (cell), ndmsmith681p@yahoo.com (email)

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Rezone Downtown - Outlook Web App

Actions

Kevin Gallagher [wchamp68@hotmail.com]

To: Rezone Downtown

Tuesday, September 18, 2018 11:30 AM

I want to thank the City government for finally taking a hard look at revitalizing the downtown area. I think that this proposal is a wonderful start, but hope that there is actual, meaningful follow-through. That wasn't the case with the Pace University study of seven years ago.

I have a few comments.

Having seen the tremendous revitalization of Beacon in recent years, I've wondered why Poughkeepsie hasn't taken similar steps. This proposal answers that question. I do think, however, that focusing entirely on the arts and neglecting some efforts to attract tech developers may be a mistake. One reason is that most arts jobs don't provide a lot of income for the artists. Also, I have some doubts about the management of the Bardavon committing a lot of time and energy to downtown Poughkeepsie. Their focus, on most big programming has not been here, but rather in Kingston. You do have to wonder if they will do an about-face and focus on this city.

Looking to attract some independent, smaller tech entrepreneurs seems to me to be worth the effort, particularly with a recommendation that significant upgrades for digital communications included in this draft. Unlike most arts jobs, tech does provide for higher salaries.

I would suggest that as part of the transportation improvements, which include excellent recommendations about bike lanes, benches, shaded areas, etc., that eliminating some of the existing City-owned parking might be possible. If more mass transit is coming, there won't be the need for as much surface parking. The lot near The Chance could be used by developers for new mixed income housing as an example.

I'd also suggest that SUNY New Paltz be included in the mix of area colleges to tap for help. A lot of Dutchess Co. residents attend New Paltz, or graduated from it. They have a cutting-edge 3D printing degree program that could be looked at to help some local businesses, or artists. (Very candidly, Vassar has a spotty record of significant help to the City of Poughkeepsie, stretching back decades.) Also, with the announcement of a medical school being established here in cooperation with Marist and Health Quest, are there new opportunities for medical research? For more upscale housing for incoming medical professionals?

In closing, please get going on this proposal. It's been seven years since the Pace University study was issued, and had virtually nothing from that study acted upon by City government. Let's work together and actually get something big started — and finished!

Kevin J. Gallagher
9 Dwight St.
(845)473-1658

Sent from Mail for Windows 10

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Chris Mansfield

13 - Sept - 2018

To: City of Poughkeepsie
From: Cannon Street Properties, LLC
Date: September 12, 2018
Subject: Rezone Downtown Poughkeepsie Project

Dear City Planning,

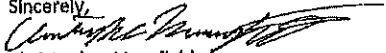
My name is Christopher Mansfield and I am an Architectural professional working at Tinkelman Architecture PLLC. Although I do much architectural work in the city through my employment, I am writing you today regarding a personal real estate investment of mine impacted by the city's proposed rezone. I feel it's important to mention I am 27 years old and new to Poughkeepsie, having only spent 9 months working here. Upon moving to Poughkeepsie, the architect in me immediately realized the city's deep potential. The city's infrastructure, beauty, proximity to the New York City, and waterfront make it a place poised for economic boom. I believe this so much so, that I decided to not only move here, but to also make two properties in Poughkeepsie my first real estate investments.

I am currently under contract and set to close on 63 Cannon Street, and 24-26 Academy Street, Poughkeepsie, NY. I decided to purchase these properties because I could see the potential of the Cannon corridor as vibrant place of growth. When I first heard of the city's rezone and its impacts on Cannon and Academy Street, I was excited about it. It was reaffirmation of my belief as to what this city, and Cannon street can be. My excitement quickly turned to personal dismay upon the realization that my properties are the only properties zoned Historic Core along the Cannon Corridor.

In general I am in complete support of the rezone. I think it's an incredible growth opportunity for the city. That said, my two properties are a big proposed planning mistake on a beautifully planned rezone. These two properties are uniquely seated at the corner of Cannon and Academy Street, and have a prominent feel on the street corner. They are the most notable properties upon turning onto Academy Street from the East-West Arterial. I have serious plans upon purchase to update their exteriors and ensure they relay the feeling of Cannon street as you enter from the arterial. Given their dominance, they should be an icon of the Urban Village zoning of Cannon street. A historic core rezone dramatically hinders those plans for exterior update. I fail to understand having two properties solely singled out as Historic Core along an entire Cannon Street zoned Urban Village. The limitations the Historic Core zoning puts on these properties and their future exterior renovations has the potential to stunt growth of the whole corridor. These buildings on the corner lot should have the ability to be modernized and updated to meet the look and feel the city desires for the Urban Village zone.

Lastly, I will add 63 Cannon and 24-26 Academy have no historical significance. Neither building is zoned historic to date. The interior and exterior of both buildings have been extensively renovated in recent years. They are the cornerstone to the proposed Urban Village zone.

Sincerely,


Christopher Mansfield

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Rezone Downtown - Outlook Web App

C Fury [cfury1@gmail.com]

Wednesday, October 03, 2018 6:53 PM

Thanks, if my schedule permits.

Rezone Downtown

Sent Items

Monday, September 24, 2018 9:06 AM

Good morning, Chris -

Thank you very much for your interest and support in the Poughkeepsie Innovation District rezoning. We appreciate your feedback and will be sure to share your comments with the Common Council. Like you, we too feel that the rezoning will bring much needed attention, investment, and jobs to the Downtown.

The project will be up for a Public Hearing in front of the Common Council on October 15th, 2018 at 6:00 PM. The meeting will be held on the Common Council chambers on the 3rd floor of City Hall. If you feel so inclined, we welcome you to attend the hearing and share your thoughts on the project in person.

Kindest regards,

The Planning & Development Team

C Fury [cfury1@gmail.com]

To: Rezone Downtown

Wednesday, September 12, 2018 9:14 PM

You replied on 9/24/2018 9:06 AM.

Actions

Hi,

I read the article on Poughkeepsie Journal regarding the Innovation City rezone plan for Downtown Poughkeepsie and would like to express my support for this idea. I think it makes total sense to rezone in order to entice new development in the Downtown district. There is so much potential for Poughkeepsie and it would create a nice synergy with the new development happening in the Town of Poughkeepsie.

Why stay stagnant for a small city that is so ripe for development? It would also be sure to generate new jobs as well which is a huge plus. Thank you for being proactive about an area that could really use some vibrancy.

Needless to say, I am in full support of this plan.

Thank you,
Chris

<https://webmail.cityofpoughkeepsie.com/owa/>

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Rezone Downtown - Outlook Web App

Actions

Caroline [karlilee5021@aol.com]

To: Rezone Downtown

Tuesday, September 04, 2018 9:56 PM

You forwarded this message on 9/6/2018 11:43 AM.

Dear Mayor Rolison and The Common Council of the City of Poughkeepsie:

In regards to the upcoming proposal for the Downtown Rezoning Project nothing would please me more than to see the revitalization of the Poughkeepsie downtown area. However we have tried this twice before. The first time the city had many more vibrant businesses to sustain this revitalization but then the area and the city succumbed to hard economic times, crime, and an overall decline in the area. It was tried again roughly in 2010 when new restaurants were encouraged to come in to the area with a New York style theme. Again this area was plagued by the same conditions it seems as the first time.

As a resident who has lived in the city of Poughkeepsie for over 35 years now I have lived through these changes and watched the decline in this downtown area for so many years. Therefore, when it comes to this Rezoning Downtown Initiative you cannot blame me for having many questions in regards to how this will affect the community as a whole. I have listed these questions and concerns below and hope that they can be addressed to help myself and other residents better understand the direction you are going in with this overall project.

I am sure many residents along with myself feel that this project is being done in reverse. As of right now, the City has clarified that overall we are in severe dire straits financially. If we are to understand this correctly you are looking to do this project to hopefully bring in businesses and investors and increase the availability for residential living for commuters and the like. However, we need to approach this as an outsider looking in. How do we make the city look more appealing and vibrant to the outsiders looking to come in. How do we show them that this is a safe environment for businesses and families. If we do not address these issues first, how can the city afford to take on the burden of the additional influx of what this project may bring. Just as in the past it will start out new, vibrant, and exciting and then face the possibility of succumbing to the same issues as it did before. If we were presented with a clear cut plan as to how the city plans to handle the current issues we are facing as a community before we enter into another commitment as large as this, then maybe we would be able to understand and accept that this project is what is best for the city. For in the end we feel that dealing with the current issues at hand will be the key factors in obtaining the long range goal of enticing businesses and investors to really see the beauty and the benefits Poughkeepsie has to offer.

Questions

- 1) What area description wise is this encompassing.

<https://webmail.cityofpoughkeepsie.com/owa/>

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- 2) How do you plan on currently cleaning up the city to make it more appealing.
- 3) How does this affect the current housing situations in the area. The current investors cannot rent all properties now and they sit vacant.
- 4) What sort of tax break will these businesses and investors be getting and will the city be able to support this in the long run without it ending up being a financial burden to the residents.
- 5) What will the city be doing to increase protection against crime, violence and maintenance. By increasing this area you will also need to increase support and that will cost additional funding.
- 6) How will you handle how this will affect the surrounding residential areas when the troubles that plague this downtown area now get further pushed out and increase problems for our neighborhoods.
- 7) How will infrastructure sustain all of these changes. There will have to be upgrades to sewer, water and electric.

Thanking you in advance for taking the time to hear what I had to say and for hopefully being able to address my questions and concerns.

Sincerely,

Nothing would please me more than to see the revitalization of the Poughkeepsie downtown area. However we have tried this twice before. The first time the city had many more vibrant businesses to sustain this revitalization but then the area and the city succumbed to hard economic times, crime, and an overall decline in the area. It was tried again roughly in 2010 when new restaurants were encouraged to come in to the area with a New York style theme. Again this area was plagued by the same conditions it seems as the first time.

As a resident who has lived in the city of Poughkeepsie for over 35 years now I have lived through these changes and watched the decline in this downtown area for so many years. Therefore, when it comes to this Rezoning Downtown Initiative you cannot blame me for having many questions in regards to how this will affect the community as whole. I have listed these questions and concerns below and hope that they can be addressed to help myself and other residents better understand the direction you are going in with this overall project.

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<https://webmail.cityofpoughkeepsie.com/fowa/>

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Questions

- 1) What area description wise is this encompassing.
- 2) How do you plan on currently cleaning up the city to make it more appealing.
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- 6) How will you handle how this will affect the surrounding residential areas when the troubles that plague this downtown area now get further pushed out and increase problems for our neighborhoods.
- 7) How will infrastructure sustain all of these changes. There will have to be upgrades to sewer, water and electric.

Caroline & Paul Miller
7 Virginia Avenue
(845)473-7460
(845)797-9324 Cell
kardillee5021@aol.com

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Parcel Number	loc_prefix	loc_st_nbr	loc_st_narr	Loc_mail_s	muni
6162-69-020138-0000			14 Civic Cente Plz		POUGHKEEPSIE
6162-69-025156-0000			38 Civic Cente Plz		POUGHKEEPSIE
6162-69-038151-0000			40 Civic Cente Plz		POUGHKEEPSIE
6162-69-106142-0000			291 Mill St		POUGHKEEPSIE
6162-69-055148-0000			260 Mill St		POUGHKEEPSIE
6162-69-119142-0000			299 Mill St		POUGHKEEPSIE
6162-69-066142-0000			270 Mill St		POUGHKEEPSIE
6162-69-072141-0000			272 Mill St		POUGHKEEPSIE
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6162-69-110141-0000			295 Mill St		POUGHKEEPSIE
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6162-69-101131-0000			292 Mill St		POUGHKEEPSIE
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6162-77-019107-0000			236 Main St		POUGHKEEPSIE
6162-77-015089-0000			22 Market St		POUGHKEEPSIE
6162-77-062084-0000			Main St		POUGHKEEPSIE
6162-77-052089-0000			270 Main St		POUGHKEEPSIE
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6162-77-100087-0000			313 Main St		POUGHKEEPSIE
6162-77-098089-0000			311 Main St		POUGHKEEPSIE
6162-77-057089-0000			276 Main St		POUGHKEEPSIE
6162-77-044095-0000			11 Market St		POUGHKEEPSIE
6162-77-007077-0000			28 Market St		POUGHKEEPSIE
6162-77-120074-0000			337 Main St		POUGHKEEPSIE
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6162-77-082071-0000		302 Main	St	POUGHKEEPSIE
6162-77-068081-0000		288 Main	St	POUGHKEEPSIE
6162-77-079075-0000		7 Liberty	St	POUGHKEEPSIE
6162-77-070081-0000		290 Main	St	POUGHKEEPSIE
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6162-77-109079-0000		325 Main	St	POUGHKEEPSIE
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6162-77-053082-0000		274 Main Mall		POUGHKEEPSIE
6162-77-065083-0000		Main	St	POUGHKEEPSIE
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6162-77-039068-0000		35 Market	St	POUGHKEEPSIE
6162-77-027053-0000		45 Market	St	POUGHKEEPSIE
6162-77-095061-0000		320 Main	St	POUGHKEEPSIE
6162-78-169051-0000		385 Main	St	POUGHKEEPSIE
6162-77-038059-0000		11 Cannon	St	POUGHKEEPSIE
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6162-77-029063-0000		41 Market	St	POUGHKEEPSIE
6162-78-127046-0000		352 Main	St	POUGHKEEPSIE
6162-77-009056-0000		52 Market	St	POUGHKEEPSIE
6162-78-163057-0000		379 Main	St	POUGHKEEPSIE
6162-78-166052-0000		383 Main	St	POUGHKEEPSIE
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6162-77-048061-0000		19 Cannon	St	POUGHKEEPSIE
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6162-78-162012-0000		109 Cannon	St	POUGHKEEPSIE
6162-77-025048-0000		49 Market	St	POUGHKEEPSIE

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6162-77-106035-0000		22 Academy St	POUGHKEEPSIE
6162-78-166012-0000	S	17 Hamilton St	POUGHKEEPSIE
6162-77-047023-0000		187 Church St	POUGHKEEPSIE
6162-78-143018-0000		Cannon St	POUGHKEEPSIE
6162-78-128045-0000		354 Main St	POUGHKEEPSIE
6162-77-050036-0000		22 Cannon St	POUGHKEEPSIE
6162-77-038022-0000		181 Church St	POUGHKEEPSIE
6162-77-078025-0000		48 Cannon St	POUGHKEEPSIE
6162-78-180046-0000		395 Main St	POUGHKEEPSIE
6162-78-130043-0000		356 Main St	POUGHKEEPSIE
6162-77-075026-0000		46 Cannon St	POUGHKEEPSIE
6162-77-063031-0000		34 Cannon St	POUGHKEEPSIE
6162-78-148018-0000		97 Cannon St	POUGHKEEPSIE
6162-78-181018-0000	S	12 Hamilton St	POUGHKEEPSIE
6062-84-987018-0000		72 Market St	POUGHKEEPSIE
6162-78-145018-0000		95 Cannon St	POUGHKEEPSIE
6162-78-145038-0000		370 Main St	POUGHKEEPSIE
6162-77-108039-0000		20 Academy St	POUGHKEEPSIE
6162-77-114018-0000		25 Academy St	POUGHKEEPSIE
6162-77-023043-0000		53 Market St	POUGHKEEPSIE
6162-77-102032-0000		63 Cannon St	POUGHKEEPSIE
6162-77-039045-0000		Cannon St	POUGHKEEPSIE
6162-78-174029-0000		396 Main St	POUGHKEEPSIE
6162-78-138021-0000		89 Cannon St	POUGHKEEPSIE
6162-77-116026-0000		23 Academy St	POUGHKEEPSIE
6162-78-151017-0000		99 Cannon St	POUGHKEEPSIE
6162-78-141042-0000		366 Main St	POUGHKEEPSIE
6162-78-139043-0000		364 Main St	POUGHKEEPSIE
6162-78-160014-0000		107 Cannon St	POUGHKEEPSIE
6162-78-141020-0000		91 Cannon St	POUGHKEEPSIE
6162-77-068023-0000		40 Cannon St	POUGHKEEPSIE
6162-77-043038-0000		20 Cannon St	POUGHKEEPSIE
6162-77-058033-0000		32 Cannon St	POUGHKEEPSIE
6162-78-137033-0000		Cannon St	POUGHKEEPSIE
6162-77-088017-0000		50 Cannon St	POUGHKEEPSIE
6161-21-103983-0000		208 Church St	POUGHKEEPSIE
6161-21-067997-0000		192 Church St	POUGHKEEPSIE
6161-21-096987-0000		49 Academy St	POUGHKEEPSIE
6162-78-164007-0000	S	19 Hamilton St	POUGHKEEPSIE
6161-21-072994-0000		Church St	POUGHKEEPSIE
6161-21-108981-0000		214 Church St	POUGHKEEPSIE
6161-21-069996-0000		Church St	POUGHKEEPSIE
6161-21-076993-0000		Church St	POUGHKEEPSIE
6161-21-098986-0000		204 Church St	POUGHKEEPSIE
6161-21-101984-0000		Church St	POUGHKEEPSIE
6161-21-113993-0000		Church St	POUGHKEEPSIE
6161-22-139983-0000		219 Church St	POUGHKEEPSIE

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6161-21-084989-0000		50 Academy St	POUGHKEEPSIE
6161-21-106971-0000		216 Church St	POUGHKEEPSIE
6161-21-084992-0000		48 Academy St	POUGHKEEPSIE
6161-21-105982-0000		210 Church St	POUGHKEEPSIE
6161-21-105980-0000		212 Church St	POUGHKEEPSIE
6161-21-071995-0000		Church St	POUGHKEEPSIE
6161-22-172982-0000	S	26 Hamilton St	POUGHKEEPSIE
6161-22-133962-0000		224 Church St	POUGHKEEPSIE
6161-22-151977-0000	S	33 Hamilton St	POUGHKEEPSIE
6161-22-163967-0000	S	36 Hamilton St	POUGHKEEPSIE
6161-22-127965-0000		222 Church St	POUGHKEEPSIE
6161-22-139959-0000		226 Church St	POUGHKEEPSIE
6161-22-149972-0000		225 Church St	POUGHKEEPSIE
6161-21-112968-0000		218 Church St	POUGHKEEPSIE
6161-22-145960-0000	S	37 Hamilton St	POUGHKEEPSIE
6161-22-159953-0000		230 Church St	POUGHKEEPSIE
6162-77-086095-0000		3 Garden St	POUGHKEEPSIE
6162-77-038087-0000		17 Market St	POUGHKEEPSIE
6162-77-088091-0000		299 Main St	POUGHKEEPSIE
6162-77-041079-0000		25 Market St	POUGHKEEPSIE
6162-77-097104-0000		21 Garden St	POUGHKEEPSIE
6162-77-096090-0000		309 Main St	POUGHKEEPSIE
6162-77-100099-0000		17 Garden St	POUGHKEEPSIE
6162-77-059084-0000		278 Main St	POUGHKEEPSIE
6162-77-046085-0000		13 Market St	POUGHKEEPSIE
6162-77-092089-0000		Main St	POUGHKEEPSIE
6162-77-062103-0000		253 Main Mall	POUGHKEEPSIE
6161-22-153982-0000	S	Hamilton St	POUGHKEEPSIE
6162-77-004090-0000		25 Columbus Dr	POUGHKEEPSIE
6161-21-120964-0000		220 Church St	POUGHKEEPSIE
6162-70-127134-0000		305 Mill St	POUGHKEEPSIE
6162-77-086045-0000		47 Cannon St	POUGHKEEPSIE
6162-77-097062-0000		322 Main St	POUGHKEEPSIE
6162-77-104062-0000		328 Main St	POUGHKEEPSIE
6162-78-141107-0000		320 Mill St	POUGHKEEPSIE
6162-78-157094-0000		35 Catharine St	POUGHKEEPSIE
6162-77-122033-0000		17 Academy St	POUGHKEEPSIE
6162-78-141035-0000		368 Main Mall	POUGHKEEPSIE
6162-78-128025-0000		81 Cannon St	POUGHKEEPSIE
6162-77-121031-0000		19 Academy St	POUGHKEEPSIE
6162-69-086160-0000		279 Mill St	POUGHKEEPSIE
6162-77-108053-0000		332 Main St	POUGHKEEPSIE
6162-77-100061-0000		324 Main St	POUGHKEEPSIE
6162-77-102112-0000		23 Garden St	POUGHKEEPSIE
6162-69-089159-0000		281 Mill St	POUGHKEEPSIE
6162-77-121040-0000		7 Academy St	POUGHKEEPSIE
6162-78-128113-0000		310 Mill St	POUGHKEEPSIE

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6162-77-122024-0000		77 Cannon St	POUGHKEEPSIE
6162-69-110147-0000		41 Garden St	POUGHKEEPSIE
6162-77-122036-0000		15 Academy St	POUGHKEEPSIE
6162-69-061166-0000		47 Civic Cente Plz	POUGHKEEPSIE
6162-78-148032-0000		372 Main St	POUGHKEEPSIE
6162-77-120028-0000		21 Academy St	POUGHKEEPSIE
6162-78-127091-0000		331 Main St	POUGHKEEPSIE
6162-78-152069-0000		8 Crannell St	POUGHKEEPSIE
6162-77-092099-0000		15-Nov Garden St	POUGHKEEPSIE
6162-77-121116-0000		306 Mill St	POUGHKEEPSIE
6162-78-133023-0000		85 Cannon St	POUGHKEEPSIE
6162-77-124073-0000		341 Main St	POUGHKEEPSIE
6162-69-073173-0000		267 Mill St	POUGHKEEPSIE
6162-69-082168-0000		269 Mill St	POUGHKEEPSIE
6162-69-096151-0000		289 Mill St	POUGHKEEPSIE
6162-77-124051-0000		348 Main St	POUGHKEEPSIE
6162-77-066055-0000		Cannon St	POUGHKEEPSIE
6162-78-178075-0000	N	12 Hamilton St	POUGHKEEPSIE
6162-78-125047-0000		350 Main St	POUGHKEEPSIE
6162-78-169061-0000		381 Main St	POUGHKEEPSIE
6162-77-020004-0000		176 Church St	POUGHKEEPSIE
6162-78-146072-0000		347 Main St	POUGHKEEPSIE
6162-77-016017-0000		69 Market St	POUGHKEEPSIE
6162-78-173049-0000		387 Main St	POUGHKEEPSIE
6162-78-152059-0000		367 Main Mail	POUGHKEEPSIE
6162-78-197054-0000	N	9 Hamilton St	POUGHKEEPSIE
6162-78-187041-0000		399 Main St	POUGHKEEPSIE
6162-77-114015-0000		27 Academy St	POUGHKEEPSIE
6162-78-190047-0000	N	1 Hamilton St	POUGHKEEPSIE
6161-21-118994-0000		211 Church St	POUGHKEEPSIE
6162-78-202069-0000	N	17 Hamilton St	POUGHKEEPSIE
6162-78-186025-0000		404 Main Mail	POUGHKEEPSIE
6162-78-193042-0000		407 Main St	POUGHKEEPSIE
6162-78-198057-0000	N	11 Hamilton St	POUGHKEEPSIE
6162-78-199060-0000	N	13 Hamilton St	POUGHKEEPSIE
6161-21-104998-0000		35 Academy St	POUGHKEEPSIE
6162-78-195051-0000	N	5 Hamilton St	POUGHKEEPSIE
6162-78-190040-0000		403 Main St	POUGHKEEPSIE
6162-78-200062-0000	N	15 Hamilton St	POUGHKEEPSIE
6162-77-125008-0000		84 Cannon St	POUGHKEEPSIE
6162-78-189020-0000		406 Main St	POUGHKEEPSIE
6161-21-109995-0000		207 Church St	POUGHKEEPSIE
6162-77-113012-0000		29 Academy St	POUGHKEEPSIE
6162-78-183026-0000		398 Main St	POUGHKEEPSIE
6162-77-120015-0000		80 Cannon St	POUGHKEEPSIE
6162-69-103128-0000		296 Mill St	POUGHKEEPSIE
6162-77-121010-0000		Cannon St	POUGHKEEPSIE

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6162-77-064109-0000		253 Main	Mall	POUGHKEEPSIE
6162-69-102128-0000		294 Mill	St	POUGHKEEPSIE
6162-69-084135-0000		278 Mill	St	POUGHKEEPSIE
6162-77-027002-0000		178 Church	St	POUGHKEEPSIE
6162-77-050111-0000		1 Civic Cente Plz		POUGHKEEPSIE
6161-21-047996-0000		184 Church	St	POUGHKEEPSIE
6162-78-136109-0000		316 Mill	St	POUGHKEEPSIE
6162-70-135130-0000		311 Mill	St	POUGHKEEPSIE
6162-69-121140-0000		301 Mill	St	POUGHKEEPSIE
6162-78-166115-0000		327 Mill	St	POUGHKEEPSIE
6162-77-047125-0000		11 Civic Cente Plz		POUGHKEEPSIE
6162-70-140129-0000		313 Mill	St	POUGHKEEPSIE
6162-78-147124-0000		319 Mill	St	POUGHKEEPSIE
6162-78-160119-0000		325 Mill	St	POUGHKEEPSIE
6162-78-198110-0000	341-347	Mill	St	POUGHKEEPSIE
6162-69-070126-0000		41 Civic Cente Plz		POUGHKEEPSIE
6162-78-182120-0000		337 Mill	St	POUGHKEEPSIE
6162-78-128007-0000		88 Cannon	St	POUGHKEEPSIE
6162-78-137043-0000		360 Main	St	POUGHKEEPSIE
6162-77-112003-0000		33 Academy	St	POUGHKEEPSIE
6161-22-152994-0000		100 Cannon	St	POUGHKEEPSIE
6162-78-189003-0000	S	20 Hamilton	St	POUGHKEEPSIE
6162-78-132034-0000		83 Cannon	St	POUGHKEEPSIE
6162-77-109077-0000	327-329	Main	St	POUGHKEEPSIE
6162-77-114098-0000		319 Main	St	POUGHKEEPSIE
6162-78-165024-0000		386 Main	St	POUGHKEEPSIE
6162-78-157035-0000		380 Main	St	POUGHKEEPSIE
6162-69-116145-0000		297 Mill	St	POUGHKEEPSIE
6162-77-074078-0000		292 Main	St	POUGHKEEPSIE
6162-77-073073-0000		6 Liberty	St	POUGHKEEPSIE
6162-77-009112-0000		228 Main	St	POUGHKEEPSIE

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roll_secti	roll_yr	lot size	land_av	total_av	cnty_taxab	muni_taxab	sch_taxabl
8	2016	1.9 Ac	200000	8000000	0	0	0
8	2016	0.53 Ac	91500	1400000	0	0	0
8	2016	0.66 Ac	121000	18600000	0	0	0
8	2016	.06AC	37000	255800	0	0	0
8	2016	0.83 AC (C)	73000	1860000	0	0	0
8	2016	30 X 180	56500	65000	0	0	0
1	2016	0.10 Ac	49000	275000	275000	275000	275000
1	2016	0.22 Ac	55000	530400	530400	530400	530400
1	2016	0.31 Ac	65000	1281100	1281100	1281100	1281100
1	2016	37.5 X 76.5	39000	219500	219500	219500	219500
1	2016	0.12 (D)	57000	272400	272400	272400	272400
1	2016	0.01 Ac(c)	11200	208100	208100	208100	208100
1	2016	0.02 Ac	10000	204300	204300	204300	204300
1	2016	0.19 Ac (C)	67500	270700	270700	270700	270700
1	2016	0.03 Ac (C)	14700	302600	302600	302600	302600
1	2016	0.05 Ac	34500	332500	332500	332500	332500
1	2016	0.10 Ac (C)	70000	300000	300000	300000	300000
1	2016	22 X 116	34500	246700	246700	246700	246700
8	2016	0.05 Ac(d)	24500	24500	0	0	0
8	2016	0.32 Ac	73500	500000	0	0	0
1	2016	0.05 Ac (C)	29500	416100	416100	416100	416100
1	2016	0.16 Ac (C)	71000	712500	712500	712500	712500
8	2016	0.13 Ac	66500	75000	0	0	0
1	2016	0.18 Ac	75000	690726	690726	690726	690726
8	2016	0.27 Ac	63500	3900000	0	0	0
1	2016	0.05 Ac	30000	246000	246000	246000	246000
1	2016	0.14 Ac	67500	416100	416100	416100	416100
8	2016	0.07 Ac	43500	1150000	0	0	0
8	2016	0.29 Ac	78000	7800000	0	0	0
1	2016	0.05 Ac	20000	20000	20000	20000	20000
1	2016	0.10 Ac	48000	227000	227000	227000	227000
1	2016	0.08 Ac	51500	295000	295000	295000	295000
8	2016	0.22 Ac	71000	80000	0	0	0
1	2016	0.28 Ac	80000	109300	109300	109300	109300
1	2016	0.08 Ac	47000	329000	329000	329000	329000
1	2016	0.17 Ac	14600	14600	14600	14600	14600
8	2016	0.02 Ac(d)	4500	10000	0	0	0
1	2016	0.04 Ac	90000	127500	127500	127500	127500
1	2016	0.09 AC (D)	50500	331700	331700	331700	331700
1	2016	0.08 Ac	50500	208100	208100	208100	208100
1	2016	17.5 X 110	25100	180500	180500	180500	180500
1	2016	0.37 Ac	58500	1365000	1365000	1365000	1365000
8	2016	1.0 Ac	125000	125000	0	0	0
1	2016	0.09 Ac	48000	90000	90000	90000	90000
1	2016	0.15 Ac (D)	63500	370700	370700	370700	370700
1	2016	0.12 Ac	59500	795500	795500	795500	795500

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1	2016 0.08 Ac	47500	390600	390600	390600	390600
1	2016 0.10 AC	22000	22000	22000	22000	22000
1	2016 0.03 Ac	20000	414700	178100	178100	178100
1	2016 0.06 Ac (C)	39000	197400	197400	197400	197400
1	2016 0.08 Ac	53500	443352	443352	443352	443352
1	2016 0.06 Ac (D)	34500	213800	213800	213800	213800
1	2016 0.04 Ac	31500	219500	219500	219500	219500
1	2016 19 X 110	30000	245800	245800	245800	245800
1	2016 0.08 AC	30000	30000	30000	30000	30000
8	2016 0.03 Ac	11800	11800	0	0	0
1	2016 0.09 AC	20000	20000	20000	20000	20000
1	2016 0.19 Ac	40000	42800	42800	42800	42800
1	2016 0.40 Ac (C)	60500	695000	695000	695000	695000
8	2016 0.25 Ac	65000	911400	0	0	0
1	2016 52 X 110	59500	718800	718800	718800	718800
1	2016 0.07 Ac (C)	45000	272400	197400	197400	197400
1	2016 0.08 Ac	48000	300000	225000	225000	225000
8	2016 0.06 Ac	55000	246500	0	0	0
8	2016 0.53 Ac	92500	1200000	0	0	0
1	2016 0.04 Ac (C)	50000	75000	75000	75000	75000
8	2016 0.21 Ac (C)	71500	1520000	0	0	0
1	2016 0.05 Ac (C)	75000	617500	617500	617500	617500
1	2016 0.09 Ac	45000	250000	250000	250000	250000
8	2016 0.94 Ac (D)	119500	5510000	0	0	0
8	2016 .12 Ac (D)	57000	1800000	0	0	0
1	2016 0.31 Ac	120000	180900	180900	180900	180900
1	2016 0.05 Ac (D)	30000	310200	310200	310200	310200
1	2016 0.16 Ac	68000	680900	680900	680900	680900
1	2016 0.11 Ac	58000	484100	484100	484100	484100
1	2016 0.03 Ac	8000	125000	125000	125000	125000
8	2016 0.11 Ac (C)	58000	2000000	0	0	0
1	2016 0.12 Ac	55500	261100	261100	261100	261100
1	2016 0.08 Ac (D)	48000	234600	234600	234600	234600
1	2016 0.04 Ac	32000	405000	405000	405000	405000
1	2016 .12 Ac	59500	85500	85500	85500	85500
1	2016 0.12 Ac	62500	76000	76000	76000	76000
1	2016 0.20 Ac(d)	65500	150000	150000	150000	150000
1	2016 0.07 Ac	44500	106000	106000	106000	106000
1	2016 0.04 Ac (P)	22000	247500	247500	247500	247500
1	2016 0.19 Ac	64000	432000	432000	432000	432000
8	2016 0.19 Ac	64500	604500	0	0	0
8	2016 0.55 Ac	96500	2900000	0	0	0
1	2016 0.03 Ac	19000	142500	142500	142500	142500
1	2016 0.21 Ac	98000	98000	98000	98000	98000
1	2016 0.07 Ac (D)	41500	329000	329000	329000	329000
1	2016 36 X 128	53000	216400	216400	216400	216400
1	2016 49 X 110	58000	575000	575000	575000	575000

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1	2016 0.08 Ac(d)	43500	180900	180900	180900	180900
1	2016 86 X 42	51000	390000	390000	390000	390000
1	2016 0.33 Ac (C)	77000	475000	475000	475000	475000
1	2016 0.06 Ac	34300	34300	34300	34300	34300
1	2016 0.07 Ac	42000	211900	211900	211900	211900
1	2016 0.34 Ac (C)	53000	138200	138200	138200	138200
1	2016 0.14 Ac (D)	66500	435000	435000	435000	435000
1	2016 0.08 Ac	47000	302600	302600	302600	302600
1	2016 0.22 AC (C)	70500	236000	236000	236000	236000
1	2016 0.05 Ac	37000	378300	378300	378300	378300
1	2016 0.12 Ac	58500	211900	211900	211900	211900
1	2016 0.19 Ac	60000	85000	85000	85000	85000
1	2016 0.06 Ac	36500	119800	119800	119800	119800
1	2016 0.12 Ac	50000	75000	75000	75000	75000
8	2016 .97 Ac	113500	145000	0	0	0
1	2016 0.07 Ac(d)	27000	110000	110000	110000	110000
1	2016 .07 AC	49500	140000	140000	140000	140000
1	2016 0.08 Ac	53000	240000	240000	240000	240000
1	2016 0.05 Ac	32000	242200	242200	242200	242200
1	2016 0.14 AC (C)	67500	474480	361980	361980	361980
1	2016 0.03 Ac (C)	18000	312500	312500	312500	312500
1	2016 0.07 Ac (C)	49000	49000	49000	49000	49000
1	2016 29 X 83	33500	287500	287500	287500	287500
1	2016 0.07 Ac (P)	30000	312300	62300	62300	62300
1	2016 .07 AC	42500	47500	47500	47500	47500
1	2016 37 X 119.9	51500	119800	119800	119800	119800
1	2016 0.04 Ac	25100	242200	242200	242200	242200
1	2016 20.7 X 100.2	28500	118800	118800	118800	118800
1	2016 16.5 X 128	26100	120800	120800	120800	120800
1	2016 .06 AC	27000	75000	75000	75000	75000
1	2016 0.63 Ac	115000	262500	262500	262500	262500
1	2016 0.40 Ac (C)	63000	491800	491800	491800	491800
1	2016 0.23 Ac	53500	250000	250000	250000	250000
1	2016 0.007 Ac(c)	1500	2000	2000	2000	2000
8	2016 1.72 Ac	207000	250000	0	0	0
1	2016 0.029 Ac (C)	27000	97600	97600	97600	97600
1	2016 .08 Ac	27000	139600	139600	139600	139600
1	2016 .02 Ac	11000	47500	47500	47500	47500
1	2016 42 X 42	26000	290000	290000	290000	290000
1	2016 .06 Ac	23000	23000	23000	23000	23000
1	2016 .03 Ac	27000	137600	137600	137600	137600
1	2016 .05 Ac	23000	23000	23000	23000	23000
1	2016 .11 Ac	45000	45000	45000	45000	45000
8	2016 .05 Ac	28500	50000	0	0	0
1	2016 .06 Ac	16800	16800	16800	16800	16800
1	2016 0.08 Ac(c)	20000	46100	46100	46100	46100
1	2016 0.24 Ac (C)	55000	217800	217800	217800	217800

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1	2016 .07 Ac	27000	75000	75000	75000	75000
1	2016 .19 Ac	65000	242200	242200	242200	242200
1	2016 0.17 Ac (C)	27000	110200	110200	110200	110200
1	2016 .02 Ac	27000	97900	97900	97900	97900
1	2016 0.05 Ac (C)	27000	96900	96900	96900	96900
1	2016 .05 Ac	23000	23000	23000	23000	23000
8	2016 1.10 Ac	125000	2976000	0	0	0
1	2016 .25 Ac	58000	175000	175000	175000	175000
1	2016 .06 Ac	27000	104100	104100	104100	104100
8	2016 .33 Ac	58000	1302000	0	0	0
1	2016 .23 Ac	53500	211900	211900	211900	211900
8	2016 0.25 Ac	55000	241800	0	0	0
1	2016 .07 Ac	27000	110500	110500	110500	110500
8	2016 0.62 Ac(c)	107000	474300	0	0	0
1	2016 0.05 Ac	34000	122000	122000	122000	122000
8	2016 .24 Ac	63000	502200	0	0	0
1	2016 46 X 45.5	29000	264800	264800	264800	264800
1	2016 35 X 110	53500	285000	285000	285000	285000
1	2016 29 X 130	50500	285000	285000	285000	285000
1	2016 0.32 Ac	78500	760000	760000	760000	760000
8	2016 0.04 Ac(d)	7500	10000	0	0	0
1	2016 0.08 Ac (C)	49000	289800	289800	289800	289800
8	2016 0.05 Ac (C)	27500	38000	0	0	0
1	2016 0.23 Ac	55000	269000	269000	269000	269000
1	2016 0.25 Ac	60000	285000	285000	285000	285000
1	2016 0.15 Ac	69000	453900	353900	353900	353900
8	2016 0.20 Ac (C)	88200	88200	0	0	0
1	2016 0.06 Ac	27000	154300	135550	135550	135550
8	2016 0.23 Ac	55000	55000	0	0	0
1	2016 .39 Ac	50000	150000	150000	150000	150000
8	2016 .13 ac (c)	67500	465000	0	0	0
8	2016 0.39 Ac	125000	875000	0	0	0
1	2016 0.07 Ac	52500	294500	294500	294500	294500
1	2016 19 X 100	50000	230400	196650	196650	196650
1	2016 0.11 ac (c)	58000	460800	298300	298300	298300
8	2016 1.22 Ac	125000	150000	0	0	0
1	2016 0.08 Ac(d)	38500	254300	254300	254300	254300
1	2016 0.04 AC(D)	10000	10000	10000	10000	10000
1	2016 .07 AC	46500	80000	80000	80000	80000
1	2016 0.06 Ac	40000	47500	47500	47500	47500
8	2016 0.14 Ac	69000	69000	0	0	0
1	2016 0.81 Ac	350000	12208100	2602525	2602525	2602525
1	2016 .12 ac (c)	58000	272400	272400	272400	272400
8	2016 0.68 Ac	100000	125000	0	0	0
8	2016 0.17 Ac	74000	372000	0	0	0
1	2016 .09 Ac	50000	485000	485000	485000	485000
1	2016 0.10 Ac	53500	234600	234600	234600	234600

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8	2016 0.05 ac	33500	241800	0	0	0
1	2016 .08 AC	27000	183000	183000	183000	183000
1	2016 0.06 Ac	38500	118800	118800	118800	118800
1	2016 0.34 Ac(p)	78500	510700	510700	510700	510700
1	2016 0.57 Ac	104500	200000	200000	200000	200000
1	2016 0.07 Ac	47000	125000	125000	125000	125000
1	2016 1.22 ac (c)	154500	1967100	1967100	1967100	1967100
1	2016 0.10 Ac	54000	54000	54000	54000	54000
1	2016 0.25 Ac (C)	59500	438800	438800	438800	438800
1	2016 0.10 Ac (C)	50000	142800	142800	142800	142800
1	2016 .07 Ac	42000	166300	166300	166300	166300
1	2016 0.26 Ac	61000	650000	650000	650000	650000
1	2016 0.25 Ac	56500	600000	425000	425000	425000
8	2016 0.48 Ac	121000	1860000	0	0	0
1	2016 0.48 Ac (s)	85000	672900	672900	672900	672900
1	2016 0.03 Ac	25100	197400	197400	197400	197400
8	2016 1.23 Ac	125000	150000	0	0	0
8	2016 1.9 Ac	243500	300000	0	0	0
1	2016 0.07 Ac	41000	205600	205600	205600	205600
1	2016 0.16 ac (d)	68500	196700	196700	196700	196700
1	2016 .28 AC (D)	62500	500000	500000	500000	500000
1	2016 1.17 Ac (C)	151000	2280000	1480000	1480000	1480000
1	2016 0.28 Ac (D)	65000	1000000	1000000	1000000	1000000
1	2016 .18 Ac (D)	72000	1850000	1850000	1850000	1850000
1	2016 0.23 Ac (C)	54000	1017400	1017400	1017400	1017400
1	2016 0.08 Ac	27000	91100	91100	91100	91100
1	2016 0.09 Ac (D)	33000	385800	385800	385800	385800
1	2016 0.08 Ac	48500	311700	311700	311700	311700
1	2016 0.04 Ac	29000	104500	104500	104500	104500
1	2016 .12 Ac	27000	92700	92700	92700	92700
1	2016 0.33 Ac	75500	363200	363200	363200	363200
1	2016 0.02 Ac	4000	4000	0	0	0
1	2016 .10 AC	55500	200000	200000	200000	200000
1	2016 0.09 Ac	49500	142500	142500	142500	142500
1	2016 0.13 Ac	42000	234500	234500	234500	234500
1	2016 0.19 Ac(p)	66500	375000	375000	375000	375000
1	2016 0.13 Ac	61500	264800	264800	264800	264800
1	2016 0.04 Ac	30000	294400	294400	294400	294400
1	2016 0.06 Ac	27000	89300	89300	89300	89300
8	2016 0.09 Ac	50500	279000	0	0	0
1	2016 0.23 Ac	57000	302600	302600	302600	302600
1	2016 0.07 Ac(c)	45500	46100	46100	46100	46100
1	2016 0.10 Ac	54500	240500	240500	240500	240500
1	2016 0.09 Ac (C)	49500	287500	287500	287500	287500
8	2016 39 X 24	4000	74400	0	0	0
1	2016 0.03 Ac (C)	14700	230300	230300	230300	230300
8	2016 0.09 Ac	50000	50000	0	0	0

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8	2016 .06 AC (C)	29400	29400	0	0	0
1	2016 0.04 Ac(d)	19600	230300	230300	230300	230300
1	2016 0.68 Ac (C)	120000	1741600	1741600	1741600	1741600
8	2016 0.56 Ac	97500	558000	0	0	0
1	2016 0.61 Ac (C)	86000	3950000	3950000	3950000	3950000
1	2016 1.58 Ac	300000	1356400	1356400	1356400	1356400
1	2016 0.05 Ac	31000	246000	246000	246000	246000
1	2016 0.05 Ac	34500	276500	276500	276500	276500
8	2016 30 X 180	59500	65000	0	0	0
1	2016 .19AC(S)	68500	310200	310200	310200	310200
8	2016 0.44 Ac	125000	125000	0	0	0
8	2016 0.25 Ac	59500	502200	0	0	0
1	2016 0.23 Ac	55000	381800	381800	381800	381800
8	2016 0.31AC (S)	67000	1395000	0	0	0
1	2016 0.99 Ac (C)	129500	680900	680900	680900	680900
8	2016 1.95 Ac	650000	1344000	0	0	0
1	2016 2.11 ac (c)	245000	1437500	1437500	1437500	1437500
8	2016 1.08 Ac	100000	220000	0	0	0
1	2016 0.06 Ac (D)	55000	475000	111250	111250	111250
1	2016 .41 AC	75000	677000	677000	677000	677000
8	2016 1.22 Ac(d)	149500	1395000	0	0	0
6	2016 1.35 ac (c)	160500	2400000	2400000	2400000	2400000
8	2016 0.32 Ac(c)	74500	125000	0	0	0
1	2016 0.09 AC (C)	50000	411200	411200	411200	411200
1	2016 1.113 AC (d)	138000	787860	787860	787860	787860
1	2016 0.81AC	350000	2672600	985100	985100	985100
1	2016 50 X 100	56000	219500	219500	219500	219500
1	2016 .20 Ac (C)	53000	165000	165000	165000	165000
1	2016 0.12 Ac (d)	80000	491700	491700	491700	491700
1	2016 0.01 Ac (C)	15000	145000	145000	145000	145000
8	2016 0.09 Ac	48000	680000	0	0	0

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vlg_taxabl	tax_code	sch_code	school_nar	full_marke	prop_class	prop_cla_1
0 N		131300	Poughkeep	8000000		514 Auditorium
0 N		131300	Poughkeep	1400000		437 Parking gar
0 N		131300	Poughkeep	18600000		414 Hotel
0 N		131300	Poughkeep	255800		482 Det row bldg
0 N		131300	Poughkeep	1860000		620 Religious
0 N		131300	Poughkeep	65000		653 Govt pk lot
0 N		131300	Poughkeep	275000		481 Att row bldg
0 N		131300	Poughkeep	530400		464 Office bldg.
0 N		131300	Poughkeep	1281100		464 Office bldg.
0 N		131300	Poughkeep	219500		465 Prof. bldg.
0 N		131300	Poughkeep	272400		464 Office bldg.
0 N		131300	Poughkeep	208100		482 Det row bldg
0 N		131300	Poughkeep	204300		481 Att row bldg
0 N		131300	Poughkeep	270700		411 Apartment
0 N		131300	Poughkeep	302600		411 Apartment
0 N		131300	Poughkeep	332500		482 Det row bldg
0 N		131300	Poughkeep	300000		418 Inn/lodge
0 N		131300	Poughkeep	246700		481 Att row bldg
0 N		131300	Poughkeep	24500		330 Vacant comm
0 N		131300	Poughkeep	500000		653 Govt pk lot
0 N		131300	Poughkeep	416100		481 Att row bldg
0 N		131300	Poughkeep	712500		463 Bank complex
0 N		131300	Poughkeep	75000		438 Parking lot
0 N		131300	Poughkeep	690726		462 Branch bank
0 N		131300	Poughkeep	3900000		652 Govt bldgs
0 N		131300	Poughkeep	246000		411 Apartment
0 N		131300	Poughkeep	416100		421 Restaurant
0 N		131300	Poughkeep	1150000		652 Govt bldgs
0 N		131300	Poughkeep	7800000		652 Govt bldgs
0 N		131300	Poughkeep	20000		330 Vacant comm
0 N		131300	Poughkeep	227000		481 Att row bldg
0 N		131300	Poughkeep	295000		481 Att row bldg
0 N		131300	Poughkeep	80000		438 Parking lot
0 N		131300	Poughkeep	109300		438 Parking lot
0 N		131300	Poughkeep	329000		481 Att row bldg
0 H		131300	Poughkeep	14600		311 Res vac land
0 N		131300	Poughkeep	10000		438 Parking lot
0 N		131300	Poughkeep	127500		481 Att row bldg
0 N		131300	Poughkeep	331700		481 Att row bldg
0 N		131300	Poughkeep	208100		481 Att row bldg
0 N		131300	Poughkeep	180500		481 Att row bldg
0 N		131300	Poughkeep	1365000		481 Att row bldg
0 N		131300	Poughkeep	125000		331 Com vac w/imp
0 N		131300	Poughkeep	90000		465 Prof. bldg.
0 N		131300	Poughkeep	370700		481 Att row bldg
0 N		131300	Poughkeep	795500		464 Office bldg.

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O N	131300 Poughkeep	390600	481 Att row bldg
O N	131300 Poughkeep	22000	330 Vacant comm
O N	131300 Poughkeep	414700	481 Att row bldg
O N	131300 Poughkeep	197400	484 1 use sm bld
O N	131300 Poughkeep	443400	540 Indoor sport
O N	131300 Poughkeep	213800	481 Att row bldg
O N	131300 Poughkeep	219500	481 Att row bldg
O N	131300 Poughkeep	245800	481 Att row bldg
O N	131300 Poughkeep	30000	331 Com vac w/imp
O H	131300 Poughkeep	11800	330 Vacant comm
O N	131300 Poughkeep	20000	330 Vacant comm
O N	131300 Poughkeep	42800	438 Parking lot
O N	131300 Poughkeep	695000	464 Office bldg.
O N	131300 Poughkeep	911400	512 Movie theatr
O N	131300 Poughkeep	718800	463 Bank complex
O N	131300 Poughkeep	272400	481 Att row bldg
O N	131300 Poughkeep	300000	481 Att row bldg
O N	131300 Poughkeep	246500	464 Office bldg.
O N	131300 Poughkeep	1200000	464 Office bldg.
O N	131300 Poughkeep	75000	481 Att row bldg
O N	131300 Poughkeep	1520000	484 1 use sm bld
O N	131300 Poughkeep	617500	481 Att row bldg
O H	131300 Poughkeep	250000	283 Res w/Comuse
O N	131300 Poughkeep	5510000	652 Govt bldgs
O N	131300 Poughkeep	1800000	464 Office bldg.
O N	131300 Poughkeep	180900	462 Branch bank
O N	131300 Poughkeep	310200	464 Office bldg.
O N	131300 Poughkeep	680900	453 Large retail
O N	131300 Poughkeep	484100	464 Office bldg.
O N	131300 Poughkeep	125000	481 Att row bldg
O N	131300 Poughkeep	2000000	464 Office bldg.
O N	131300 Poughkeep	261100	481 Att row bldg
O N	131300 Poughkeep	234600	481 Att row bldg
O N	131300 Poughkeep	405000	482 Det row bldg
O N	131300 Poughkeep	85500	438 Parking lot
O N	131300 Poughkeep	76000	438 Parking lot
O N	131300 Poughkeep	150000	422 Diner/lunch
O N	131300 Poughkeep	106000	483 Converted Res
O N	131300 Poughkeep	247500	483 Converted Res
O N	131300 Poughkeep	432000	424 Night club
O N	131300 Poughkeep	604500	464 Office bldg.
O N	131300 Poughkeep	2900000	620 Religious
O N	131300 Poughkeep	142500	481 Att row bldg
O N	131300 Poughkeep	98000	330 Vacant comm
O N	131300 Poughkeep	329000	481 Att row bldg
O N	131300 Poughkeep	216400	481 Att row bldg
O N	131300 Poughkeep	575000	424 Night club

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O N	131300 Poughkeep	180900	481 Att row bldg
O N	131300 Poughkeep	390000	481 Att row bldg
O N	131300 Poughkeep	475000	482 Det row bldg
O N	131300 Poughkeep	34300	330 Vacant comm
O N	131300 Poughkeep	211900	481 Att row bldg
O N	131300 Poughkeep	138200	438 Parking lot
O N	131300 Poughkeep	435000	482 Det row bldg
O N	131300 Poughkeep	302600	481 Att row bldg
O N	131300 Poughkeep	236000	422 Diner/lunch
O N	131300 Poughkeep	378300	481 Att row bldg
O N	131300 Poughkeep	211900	481 Att row bldg
O N	131300 Poughkeep	85000	482 Det row bldg
O N	131300 Poughkeep	119800	464 Office bldg.
O N	131300 Poughkeep	75000	449 Other Storage
O N	131300 Poughkeep	145000	590 Park
O H	131300 Poughkeep	110000	230 3 Family Res
O N	131300 Poughkeep	140000	481 Att row bldg
O N	131300 Poughkeep	240000	482 Det row bldg
O N	131300 Poughkeep	242200	484 1 use sm bld
O N	131300 Poughkeep	474500	481 Att row bldg
O N	131300 Poughkeep	312500	481 Att row bldg
O N	131300 Poughkeep	49000	330 Vacant comm
O N	131300 Poughkeep	287500	481 Att row bldg
O N	131300 Poughkeep	312300	483 Converted Res
O N	131300 Poughkeep	47500	482 Det row bldg
O N	131300 Poughkeep	119800	464 Office bldg.
O N	131300 Poughkeep	242200	481 Att row bldg
O N	131300 Poughkeep	118800	481 Att row bldg
O H	131300 Poughkeep	120800	230 3 Family Res
O H	131300 Poughkeep	75000	230 3 Family Res
O N	131300 Poughkeep	262500	411 Apartment
O N	131300 Poughkeep	491800	464 Office bldg.
O N	131300 Poughkeep	250000	690 Misc com srv
O N	131300 Poughkeep	2000	438 Parking lot
O N	131300 Poughkeep	250000	653 Govt pk lot
O H	131300 Poughkeep	97600	220 2 Family Res
O H	131300 Poughkeep	139600	230 3 Family Res
O N	131300 Poughkeep	47500	484 1 use sm bld
O N	131300 Poughkeep	290000	411 Apartment
O N	131300 Poughkeep	23000	330 Vacant comm
O H	131300 Poughkeep	137600	230 3 Family Res
O H	131300 Poughkeep	23000	330 Vacant comm
O N	131300 Poughkeep	45000	330 Vacant comm
O N	131300 Poughkeep	50000	411 Apartment
O H	131300 Poughkeep	16800	311 Res vac land
O N	131300 Poughkeep	46100	438 Parking lot
O N	131300 Poughkeep	217800	464 Office bldg.

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O H	131300 Poughkeep	75000	220 2 Family Res
O N	131300 Poughkeep	242200	483 Converted Res
O H	131300 Poughkeep	110200	210 1 Family Res
O H	131300 Poughkeep	97900	220 2 Family Res
O H	131300 Poughkeep	96900	210 1 Family Res
O H	131300 Poughkeep	23000	330 Vacant comm
O N	131300 Poughkeep	2976000	612 School
O N	131300 Poughkeep	175000	464 Office bldg.
O H	131300 Poughkeep	104100	220 2 Family Res
O N	131300 Poughkeep	1302000	620 Religlous
O N	131300 Poughkeep	211900	465 Prof. bldg.
O N	131300 Poughkeep	241800	465 Prof. bldg.
O H	131300 Poughkeep	110500	220 2 Family Res
O N	131300 Poughkeep	474300	464 Office bldg.
O N	131300 Poughkeep	122000	411 Apartment
O N	131300 Poughkeep	502200	632 Benevolent
O N	131300 Poughkeep	264800	481 Att row bldg
O N	131300 Poughkeep	285000	464 Office bldg.
O N	131300 Poughkeep	285000	464 Office bldg.
O N	131300 Poughkeep	760000	463 Bank complex
O N	131300 Poughkeep	10000	438 Parking lot
O N	131300 Poughkeep	289800	481 Att row bldg
O N	131300 Poughkeep	38000	438 Parking lot
O N	131300 Poughkeep	269000	481 Att row bldg
O N	131300 Poughkeep	285000	464 Office bldg.
O N	131300 Poughkeep	453900	481 Att row bldg
O N	131300 Poughkeep	88200	330 Vacant comm
O H	131300 Poughkeep	154300	220 2 Family Res
O N	131300 Poughkeep	55000	438 Parking lot
O N	131300 Poughkeep	150000	483 Converted Res
O N	131300 Poughkeep	465000	411 Apartment
O N	131300 Poughkeep	875000	464 Office bldg.
O N	131300 Poughkeep	294500	481 Att row bldg
O N	131300 Poughkeep	230400	481 Att row bldg
O N	131300 Poughkeep	460800	483 Converted Res
O N	131300 Poughkeep	150000	438 Parking lot
O N	131300 Poughkeep	254300	481 Att row bldg
O N	131300 Poughkeep	10000	330 Vacant comm
O N	131300 Poughkeep	80000	411 Apartment
O N	131300 Poughkeep	47500	481 Att row bldg
O N	131300 Poughkeep	69000	438 Parking lot
O N	131300 Poughkeep	12208100	481 Att row bldg
O N	131300 Poughkeep	272400	481 Att row bldg
O N	131300 Poughkeep	125000	438 Parking lot
O N	131300 Poughkeep	372000	690 Misc com srv
O N	131300 Poughkeep	485000	411 Apartment
O N	131300 Poughkeep	234600	464 Office bldg.

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O N	131300 Poughkeep	241800	464 Office bldg.
O H	131300 Poughkeep	183000	210 1 Family Res
O N	131300 Poughkeep	118800	411 Apartment
O N	131300 Poughkeep	510700	485 >1use sm bld
O N	131300 Poughkeep	200000	485 >1use sm bld
O N	131300 Poughkeep	125000	481 Att row bldg
O N	131300 Poughkeep	1967100	481 Att row bldg
O N	131300 Poughkeep	54000	330 Vacant comm
O N	131300 Poughkeep	438800	461 Bank
O N	131300 Poughkeep	142800	230 3 Family Res
O N	131300 Poughkeep	166300	483 Converted Res
O N	131300 Poughkeep	650000	481 Att row bldg
O N	131300 Poughkeep	600000	465 Prof. bldg.
O N	131300 Poughkeep	1860000	620 Religious
O N	131300 Poughkeep	672900	421 Restaurant
O N	131300 Poughkeep	197400	481 Att row bldg
O N	131300 Poughkeep	150000	653 Govt pk lot
O N	131300 Poughkeep	300000	438 Parking lot
O N	131300 Poughkeep	205600	481 Att row bldg
O N	131300 Poughkeep	196700	464 Office bldg.
O N	131300 Poughkeep	500000	465 Prof. bldg.
O N	131300 Poughkeep	2280000	461 Bank
O N	131300 Poughkeep	1000000	465 Prof. bldg.
O N	131300 Poughkeep	1850000	481 Att row bldg
O N	131300 Poughkeep	1017400	424 Night club
O H	131300 Poughkeep	91100	220 2 Family Res
O N	131300 Poughkeep	385800	481 Att row bldg
O N	131300 Poughkeep	311700	425 Bar
O N	131300 Poughkeep	104500	482 Det row bldg
O H	131300 Poughkeep	92700	210 1 Family Res
O N	131300 Poughkeep	363200	433 Auto body
O N	131300 Poughkeep	4000	330 Vacant comm
O N	131300 Poughkeep	200000	481 Att row bldg
O N	131300 Poughkeep	142500	418 Inn/lodge
O N	131300 Poughkeep	234500	411 Apartment
O N	131300 Poughkeep	375000	482 Det row bldg
O N	131300 Poughkeep	264800	411 Apartment
O N	131300 Poughkeep	294400	481 Att row bldg
O H	131300 Poughkeep	89300	220 2 Family Res
O N	131300 Poughkeep	279000	464 Office bldg.
O N	131300 Poughkeep	302600	449 Other Storage
O N	131300 Poughkeep	46100	438 Parking lot
O N	131300 Poughkeep	240500	482 Det row bldg
O N	131300 Poughkeep	287500	481 Att row bldg
O N	131300 Poughkeep	74400	450 Retail srvc
O N	131300 Poughkeep	230300	411 Apartment
O N	131300 Poughkeep	50000	330 Vacant comm

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O N	131300 Poughkeep	29400	330 Vacant comm
O N	131300 Poughkeep	230300	411 Apartment
O N	131300 Poughkeep	1741600	464 Office bldg.
O N	131300 Poughkeep	558000	632 Benevolent
O N	131300 Poughkeep	3950000	464 Office bldg.
O N	131300 Poughkeep	1356400	455 Dealer-prod.
O N	131300 Poughkeep	246000	411 Apartment
O N	131300 Poughkeep	276500	464 Office bldg.
O N	131300 Poughkeep	65000	653 Govt pk lot
O N	131300 Poughkeep	310200	464 Office bldg.
O N	131300 Poughkeep	125000	350 Urban renewl
O N	131300 Poughkeep	502200	464 Office bldg.
O N	131300 Poughkeep	381800	464 Office bldg.
O N	131300 Poughkeep	1395000	620 Religious
O N	131300 Poughkeep	680900	449 Other Storage
O N	131300 Poughkeep	1344000	653 Govt pk lot
O N	131300 Poughkeep	1437500	455 Dealer-prod.
O N	131300 Poughkeep	220000	437 Parking gar
O N	131300 Poughkeep	475000	481 Att row bldg
O N	131300 Poughkeep	677000	425 Bar
O N	131300 Poughkeep	1395000	620 Religlous
O N	131300 Poughkeep	2400000	831 Tele Comm
O N	131300 Poughkeep	125000	653 Govt pk lot
O H	131300 Poughkeep	411200	465 Prof. bldg.
O N	131300 Poughkeep	787900	421 Restaurant
O N	131300 Poughkeep	2672600	481 Att row bldg
O N	131300 Poughkeep	219500	481 Att row bldg
O N	131300 Poughkeep	165000	483 Converted Res
O N	131300 Poughkeep	491700	481 Att row bldg
O N	131300 Poughkeep	145000	464 Office bldg.
O N	131300 Poughkeep	680000	681 Culture bldg

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1825000	11/18/2004 9:46 J		1	0.31
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2. **FROM SENIOR PLANNER QUINN**, a communication regarding the fiscal impact analysis for 27 High Street.

Official Minutes of the Common Council Meeting of November 19, 2018



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

MEMORANDUM OF TRANSMITTAL

To: Common Council
From: Natalie Quinn, Senior City Planner
Date: October 18, 2018
Re: Rezoning Application for 27 High Street

Attached to this memorandum please find the following documents:

1. Planning Staff Analysis
2. Proposed Site Plan
3. Letter from Assessor, John Taylor, as requested by Chairwoman Finney

The proposed property is currently located in an I-1 Light Industrial Zoning District, and the applicant is requesting that the property be rezoned to R-4 Medium High Density Residential.

The Applicant is proposing to improve the existing four-story structure and convert it into a multifamily residential building with twenty-four (24) residential units, with approximately 3,000 square feet of the basement floor utilized for professional office space. The Applicant is also proposing the construction of a new four-story structure on the northern portion of the lot to include thirty-nine (39) residential units on the upper three stories and thirty-two (32) parking spaces provided below the structure on the ground floor.

The proposal was first presented to the Common Council as a communication on September 17, 2018. Please see below the applicant's responses to questions that were posed at that meeting.

- We have not approached the IDA for assistance but are not ruling it out. The decision on whether or not to approach the IDA will be determined should the rezoning be adopted by the Common Council and site plan approved by Planning Board.
- The Applicant is proposing 10% affordable housing. We can discuss this further.
- The project was the subject of several RFP's issued by Dutchess County. The Applicant responded to an RFP that was issued by the County in August of 2016. The Applicant was awarded the RFP.
- We have provided the necessary environmental review documentation for the application. Note a Short Form EAF is required unless an application is near or exceeding thresholds described by SEQRA. Regardless, we provided a Part I of a Full Form EAF. The project is suitable for submission to County Planning for GML-239M.

Thank you.



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Planning Staff Analysis

LOCATION COMPATIBILITY

Page Park Associates is requesting the rezoning of approximately 1.23 acres at 27 High Street (tax parcels 6162-62-192294 & 6162-62-180291) from I-1 (Light Industrial) to R-4 (Medium High-Density Residential). The subject properties were originally built as commercial office space and surface parking.

As noted and illustrated in the rezoning application packet submitted by the applicant, the properties bordering the proposed site to the South and West are zoned as R-4. Properties to the North and East of the proposed site are zoned as I-1, with one property facing the proposed site on Zimmer Avenue zoned as G-OM (Office Manufacturing).

As illustrated in the map below, the properties surrounding the proposed site are largely functioning as two- and three-family homes, with some instances of vacant/warehousing uses, single-family uses, and two apartment buildings of 4 units or more.



COMPREHENSIVE PLAN

The proposed parcel is included within the Cottage Street Business Area ("CSBA") within the City's 1998 Comprehensive Plan. The CSBA is identified as one of the three "economic development areas" within the City. The focus area was reviewed especially for "strategies that allow the industrial area to grow in a manner protective of the existing residential neighborhood." (Page 5-17). This section of the Plan, however, focuses on truck traffic rerouting and landscape buffering as strategies to mitigate the impact of industrial land on surrounding residential



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neighborhoods. Although not specifically mentioned within the comprehensive plan, higher density residential between industrial uses and lower density residential uses could also be interpreted as a "buffer" and is not an uncommon "transition zoning" practice in land use planning and zoning.

Section 3.1.3 of the Comprehensive Plan speaks more generally about recommended housing strategies within the city. The section specifically acknowledges that "new multi-family housing targeted toward the large college student market can create new opportunities for housing, and add to the city's population base."

It should be noted that the City of Poughkeepsie Comprehensive Plan is now 20 years old. Best practices within the planning field recommend that a Comprehensive Plan be updated every 10 to 15 years. The Planning Department has every intention of updating the Comprehensive Plan in the future to better reflect the city's vision and speak more directly to proposals currently coming before the Common Council, Planning Board, Zoning Board of Appeals, and the city's other advisory boards and commissions.

ECONOMIC FUNCTIONALITY

With regards to economic functionality as it pertains to estimated tax revenue for the current use and proposed use of the site, please see the attached letter from the City Assessor, John Taylor. With regards to the site's functionality as an industrial site, the property is currently utilized as government offices with printing facilities on the basement level. Prior to Dutchess County, the space was used as office space for IBM.

The site's potential functionality as an industrial zoned parcel in the future is difficult to predict. It is within the realm of possibility to believe that the site could again be utilized as 27,000 SF of office space. However, without recent numbers to say definitively, the perceived vacancy of commercial office space in the city's central business district could indicate an oversupply or underutilization of existing office space. In regards to the potential for the site to be used as industrial space in the future should the rezoning not occur, the immediately adjacent industrially zoned site at 35 High Street, which features a structure better suited for production and manufacturing, is currently utilized as non-industrial commercial and warehouse space.

INTENT AND OBJECTIVES OF THE PROPOSED REZONE DISTRICT

The purpose of R-4 medium high-density residential district is to provide areas for a broad range of housing types with opportunity for appropriate nonresidential uses at a fairly high density commensurate with the scale and characteristics of the city's older neighborhoods; these are areas with access to major transportation arteries and a range of community services.



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Use Requirements

The proposed project will include forty-five (45) one-bedroom units, fifteen (15) two-bedroom units, three (3) studios, and a commercial space of ~3,000 square feet. Multifamily dwellings are permitted by right within the proposed R-4 zoning district. Professional or business offices are permitted by special permit and subject to requirements.

Lot and Bulk Requirements

- Minimum lot area. The minimum required lot area for the proposed development is 147,600 SF based on the proposed unit breakdown (2,200 SF per studio and one-bedroom unit, 2,800 SF per two-bedroom unit). The proposed lot area is 53,579 SF.
 - ❖ An area variance of 94,021 SF, or 63%, will be required.
- Minimum lot width. The proposed project meets the minimum required lot width of 30 feet
- Minimum yard setback. Area variances will likely be required for front and side yard setbacks.
- Maximum height. The maximum height of buildings within an R-4 district is 3 stories or 40 feet.
 - ❖ An area variance of one-story will be required for the proposed new construction. Under R-4 zoning, the existing structure would be classified as a legally non-compliant building, and would not require a height variance.
- Maximum lot coverage. The proposed project is within the maximum allowable lot coverage of 40 percent. With a lot of 55,052 SF, and two buildings totaling a footprint of 20,997 SF, the proposed lot coverage is 38 percent.
- Minimum open space. The minimum required open space for the proposed development is 20,100 SF based on the proposed unit breakdown (200 SF per studio, 300 SF per one-bedroom unit, and 400 SF per two-bedroom unit). Based on the definition of usable open space¹, the proposed site plan proposed 0 SF.
 - ❖ An area variance of 20,100 SF, or 100%, will be required.
- Off-street parking. The minimum required off-street parking for the proposed development is 111 spaces based on the proposed unit breakdown (1 space per studio,

¹ Section 19-2.2 Definitions. "Required open space. There shall be provided in each multiple dwelling or townhouse development, excluding townhouses on fee simple lots, not less than 200 square feet of usable open space for each efficiency unit; 300 square feet of usable open space for each one-bedroom unit; 400 square feet of usable open space for each two-or-more-bedroom unit. For any development containing more than 15 units, such usable open space shall be devoted to improved and landscaped play and sitting areas for use of residents thereof, and the design and layout of the usable open space shall be subject to approval by the Planning Board."



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1.5 spaces per one-bedroom unit, 2 spaces per two-bedroom unit, and 1 space per 300 SF of gross floor area). The proposed site plan includes 96 off-street parking spaces

- ❖ An area variance of 15 spaces, or 13.5% of total required parking, will be required.
- Landscaping. Pursuant to Section 19-4.11, landscape strips will need to be provided along all property lines of multifamily and nonresidential uses.

ANALYSIS & CONCLUSION

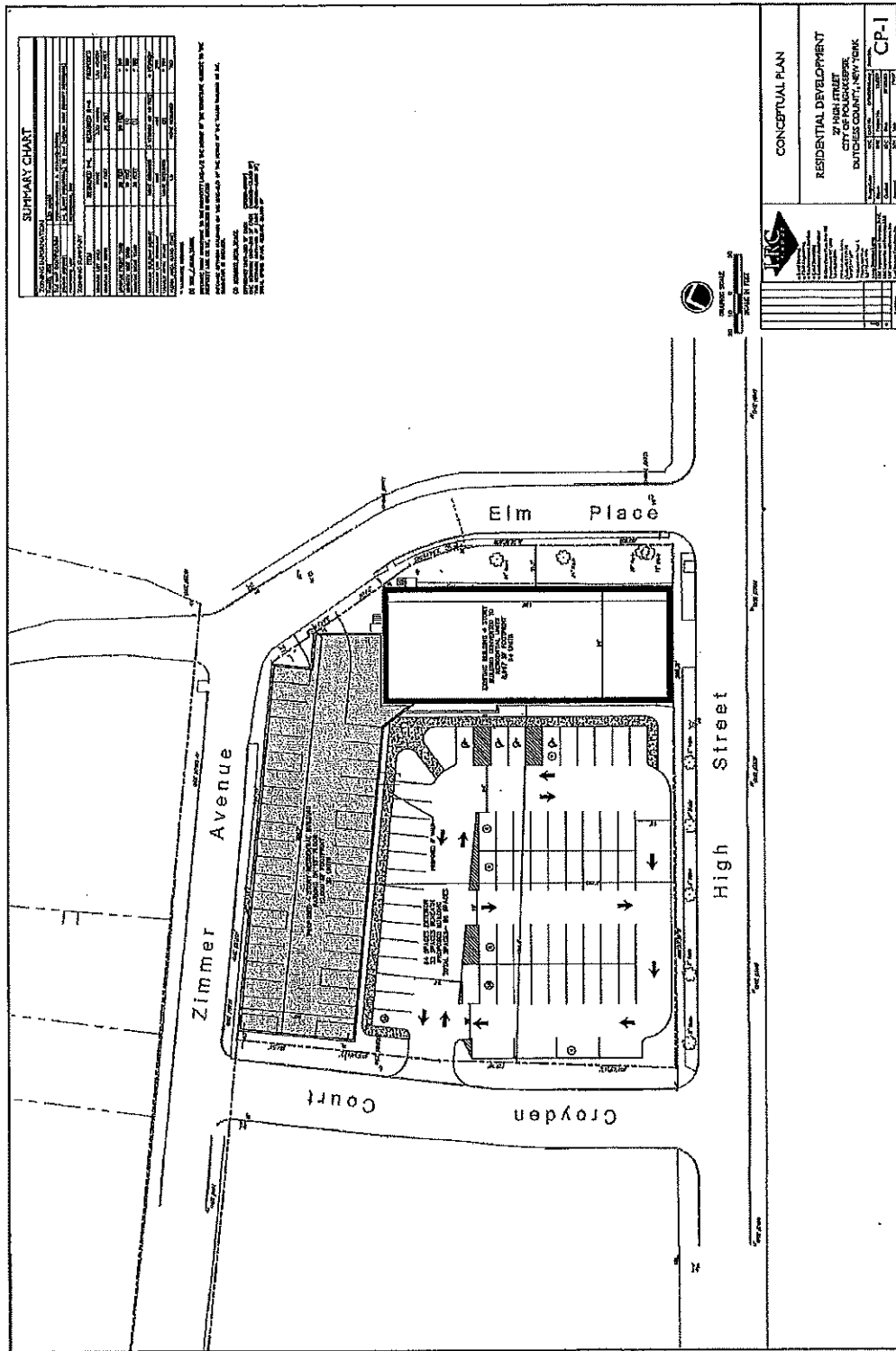
With regards to the question before the Common Council – whether the property is more appropriately zoned as I-1 Light Industrial or R-4 Medium High Density Residential – It is the opinion of the Planning Department that the site is more appropriately zoned as an R-4 District. Due to the existing surrounding uses, utilization of the site as residential, especially multi-family residential, will provide a beneficial transition between industrial uses to the North and East, and lower density residential uses to the South and West. Overall, use of the site as residential rather than Industrial will be less harmful to the existing residential neighborhood and in line with recommendations of the Comprehensive Plan.

With regards to aspects of density, site layout, and architecture that will be reviewed by the Planning Board and Zoning Board of Appeals should the rezoning be approved by the Common Council, Planning Staff has additional recommendations.

Planning Staff recommends a reduction in the proposed unit count to minimize the number and percentage of required area variances. A reduction in the proposed unit count and density of the site will reduce the required lot area variance and open space variance, and minimize or remove the necessity of an off-street parking variance.

Additionally, Planning Staff recommends that the applicant consider a townhouse style residential structure for the proposed new structure along Zimmer Avenue. A three-story townhouse structure has the ability to reduce density, eliminate the need for a building height variance, and provide a more compatible architectural transition between the existing structure and the two-family residential structures on Zimmer Avenue.

Finally, Planning Staff strongly recommends that ground floor parking that is currently proposed along Zimmer Avenue be shielded or “wrapped” to prevent negative impacts to the newly proposed streetscape and pedestrian environment.



The City of Poughkeepsie
New York

John Taylor
Assessor
jtaylor@cityofpoughkeepsie.com



62 Civic Center Plaza
Poughkeepsie, N. Y. 12601
845-451-4039

September 14, 2018

Re: 27 High Street
6162-62-192294

Ms Natalie Quinn
Senior Planner
City of Poughkeepsie

Ms Quinn,
Pursuant to your request, I have provided estimated tax revenue for the above captioned subject property on an 'As Is' and 'Proposed' basis, utilizing current tax rates. The estimate is prepared for Ms Quinn, Senior Planner, City of Poughkeepsie.

The property is located at 27 High Street and is currently Wholly Exempt, providing no tax revenue. Based on an 'As Is' basis, the subject would generate: Total Annual Tax \$128,697/rounded, with the city portion being \$50,494/rounded.

The 'Proposed' estimate is based on an extraordinary assumption that a change of zoning and a change of 'use' has been approved. Additionally, it must be understood that no survey and no architectural plans have been reviewed. The assumption precludes any deed restrictions, zoning restrictions or any other legal restriction that would have an adverse effect on the establishment of value to estimate tax revenue.

To establish tax revenue, an estimated Income Approach was utilized. Any and all data, reasoning and/or analysis used to develop tax revenue has been retained and any depth of discussion is specific to the needs of the intended user and the intended use.

After careful consideration, I have concluded the estimated tax revenue of the subject property on a 'Proposed' basis to be: Total Tax \$185,143/rounded, with the city portion being \$72,640/rounded.

John Taylor
Assessor
City of Poughkeepsie

- 3. FROM COMMUNITY DEVELOPMENT DIRECTOR HESSE AND KEN KEARNEY**, a communication regarding the proposed development of 35 Catherine Street.

Official Minutes of the Common Council Meeting of November 19, 2018

4. **FROM THE FINANCE COMMITTEE**, a communication regarding the proposed 2019 Budget.
5. **FROM OESTINEE MERRITT**, a notice of property damage sustained on August 17, 2018. **Referred to Corporation Counsel**
6. **FROM ELIZABETH M. DISTEFANO**, a notice of property damage sustained on September 6, 2018. **Referred to Corporation Counsel**
7. **FROM ANDREA O'BRIEN**, a notice of intent for Cryptic Gallery, located at 358 Main Street to obtain a Liquor License. **Referred to Corporation Counsel**

X. OLD BUSINESS:

XI. ADJOURNMENT:

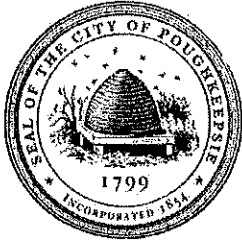
A motion was made by Councilmember Petsas and Councilmember Randall Johnson to adjourn the meeting at 9:10 p.m.

Dated: February 14, 2019

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on November 5, 2018.

Respectfully submitted,

Deanne L. Flynn
City Chamberlain



**THE CITY OF POUGHKEEPSIE
NEW YORK
SPECIAL COMMON COUNCIL
MEETING MINUTES**

Monday, February 11, 2019	5:15 pm	City Hall
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Chairwoman Finney called the meeting to order at 5:15 p.m.

- I. PLEDGE OF ALLIANCE:**
- II. ROLL CALL 7 Present 2 Absent (Randall Johnson and Lorraine Johnson)**
- III. PUBLIC PARTICIPATION:**

Laurie Sandow South Grand Avenue
Constantine Kazolias- 47 Noxon Street

READING THE SATURDAYS POJO LEGAL NOTICES WAS THIS PIECE RE; A SPECIAL MEETING CALLED BY MAYOR ROLLISON REGARDING A SPOT REZONING FOR THE CORE AREA OF THE CITY. DURING THE LAST REGULAR COMMON COUNCIL, THERE WAS A MEMBER WHOSE PERSISTENCE REGARDING THE ABOVE ITEM BECAME A HEATED TRIANGULATION DISCUSSION, AMONG THE CORPORATION COUNCIL, THE COUNCILPERSON AT LARGE AND SAID ABOVE MEMBER. UNDER THE NEW CHARTER ESTABLISHED THE SEPARATION OF POWERS BETWEEN THE EXECUTIVE AND LEGISLATIVE BRANCHES OF GOVERNMENT AS THE COUNTY, WHERE THE COUNTY LEGISLATURE CHAIRMANS AND THE CITY COUNCILPERSON-AT-LARGE, BY CHARTER WERE THE ONLY ONES WHO COULD CALL A SPECIAL MEETING!!! THE COMMON COUNCIL AT ONE TIME DISCUSSED HAVING THEIR OWN LEGAL COUNCIL, AFTER LONG DE BATES RESOLVED TO HAVE THE CORPORATION COUNCIL WEAR BOTH HATS!!! THERE WAS AN OTHER SITUATION, LONG AGO, WHEN THE CORPORATION COUNCIL ALSO SERVED IN THE CAPACITY AS THE LEGAL ADVISOR FOR THE CITY IDA. FYI, SAID COUNCIL FAILED TO APPLY FOR A STATE ENVIRONMENTAL GRANT, STICKING THE CITY IDA WITH A \$500,000 LIABILITY. THE ABOVE MAYOR CALLED SPECIAL MEETING, I QUESTION THE LEGALITY!!! KNOWINGLY, HOW CAN THIS CORPORATION COUNCIL SERVE TWO MASTERS AT ONE TIME? TO ME MY GUT FEELING TELLS ME THERE IS A QUID-PRO-QUO, SOMEWHERE, VIOLATING THE CITY CHARTER!!!!!!!!!!!!!!

Ant Pohn 02/11/19

Constitution Kazolias
47 Noxon St
Poughkeepsie, NY 12601-4101

Jeff Aman
Ken Stickle 118 Catherine Street

IV. ORDINANCES AND LOCAL LAWS:

1. Ordinance O-19-2, "Ordinance Amending Chapter 19 of the Code of Ordinances of the City of Poughkeepsie by the addition of § 19-3.37 "Poughkeepsie Innovation District".

A motion was made by Councilmember McNamara and seconded by Councilmember Flowers to receive and print.

Councilmember Brannen made a motion to call the question, **Councilmember Flowers** seconded the motion.

**O-R-D-I-N-A-N-C-E
(O-19-2)**

**ORDINANCE AMENDING CHAPTER 19 OF THE CODE OF ORDINANCES OF THE
CITY OF POUGHKEEPSIE ENTITLED "ZONING AND LAND USE REGULATIONS"**

BY THE ADDITION OF §19-3.37 ENTITLED “POUGHKEEPSIE INNOVATIVE DISTRICT”

INTRODUCED BY COUNCILMEMBER MCNAMARA, COUNCILMEMBER SALEM AND COUNCILMEMBER PETSAS

BE IT ORDAINED, by the Common Council of the City of Poughkeepsie, as follows:

SECTION 1: Chapter 19 of the Code of Ordinances of the City of Poughkeepsie is hereby amended by the addition of §19-3.37 entitled “Poughkeepsie Innovative District,” which text is as follows:

Section 19-3.37 Poughkeepsie Innovation District (PID)

(1) *Purpose of district.* The purpose of the Poughkeepsie Innovation District (PID) zoning is to implement the principles and overall objectives established in the Poughkeepsie Innovation District - Policy Framework (PID-PF). The PID-PF provides a detailed implementation framework for executing the principles advanced by previous planning efforts such as the Poughkeepsie City Center Revitalization Plan (PCCRP) and the Main Street Economic Development Strategy (MSEDS). The purpose of the Poughkeepsie Innovation District (PID) and subdistricts, as further described in subsection §19-3.37(4) below, is to revitalize the City of Poughkeepsie’s historic central business district through the fostering of a walkable mixed-use neighborhood that supports quality residential development, institutional spaces for learning and socializing, as well as work spaces for Poughkeepsie’s creative and innovative businesses.

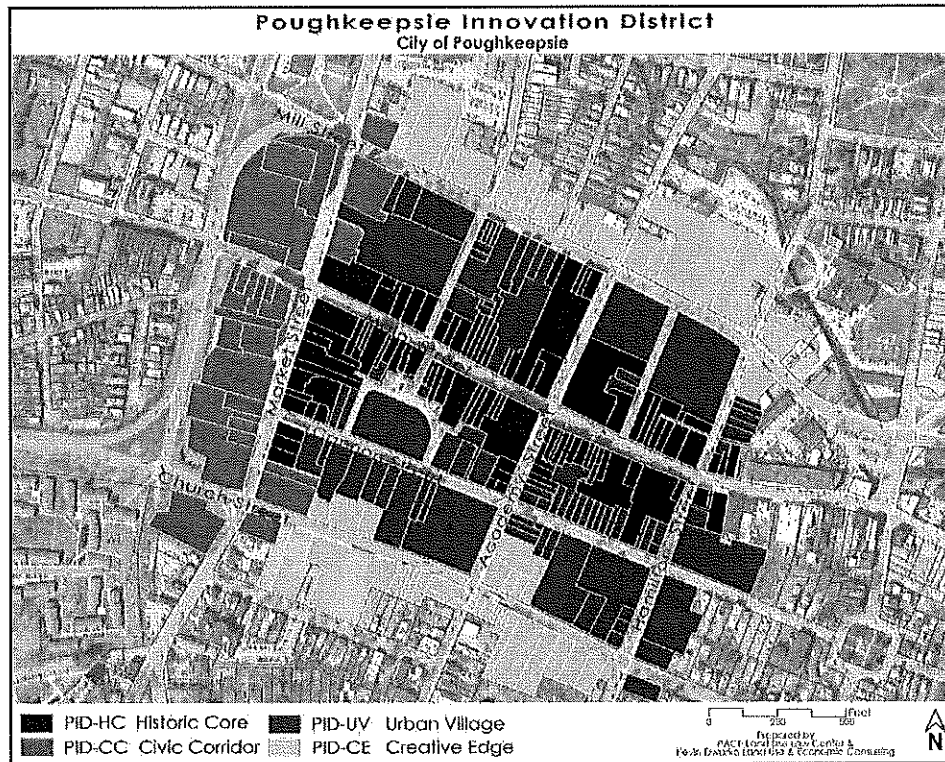
Specifically, the six key components of the Poughkeepsie Innovation District –Policy Framework include:

- (a) Land use and urban design regulations that encourage transit-oriented development and the preservation of Main Street’s historic character.
- (b) Proposals for stimulating local revitalization through the building of a creative economy that supports and enhances Poughkeepsie’s creative and applied arts industries while also coordinating with local institutions to improve education and workforce development opportunities.
- (c) Recommendations for connecting the Poughkeepsie Innovation District to the rest of the city and region through an integrated transit network with multi-modal connections.
- (d) Strategies for retaining and enhancing affordable housing within the Poughkeepsie Innovation District.
- (e) Strategies for remediating and redeveloping vacant properties, including surface parking lots.

(f) Recommendations for efficient governance and implementation through the fostering of partnerships, streamlined development process, and marketing of the Poughkeepsie Innovation District.

- (2) *Boundaries of Poughkeepsie Innovation District.* The PID centers upon a portion of Poughkeepsie's historic Main Street, a cluster of civic institutions, and a regional bus hub. The area within the PID is sometimes referred to as the City's central business district. The northern and southern boundaries of the district are delineated by the westbound and eastbound arterials, Mill Street and Church Street respectively, with the PID incorporating parcels on either side of the roadways. Columbus Drive serves as the district's boundary to the west, and Hamilton Street delineates the eastern boundary. Parcels on both sides of Hamilton Street are included within the PID. The boundaries of the Poughkeepsie Innovation District and subdistricts are shown in Figure 3.37-1.

Figure 3.37-1. Poughkeepsie Innovation District and Subdistrict Boundaries



- (3) *Pre-Approved Building Forms.* The PID regulations provide building owners and developers with broad latitude to build as-of-right a variety of land uses within the Poughkeepsie Innovation District. The PID offers four different subdistricts that allow for a variation of land uses within a single district as long as building placement, dimensions, and façades meet the prescribed typologies. These regulations are designed to streamline the development review process by establishing clear guidelines that are mutually understood by the Planning Board and the development community as consistent with the Poughkeepsie Innovation District –Policy Framework.

(4) *Subdistricts.* The land use and development objective of each of the four PID subdistricts is described below.

- (a) The Historic Core (PID-HC) Subdistrict is a medium-density commercial corridor with vertically mixed buildings characterized by engaging ground floor uses such as restaurants, bars, retail, personal services, artisan manufacturing, and galleries that are flush with the front property line and maintain high levels of ground floor transparency to create an engaging pedestrian environment. In addition to and not in lieu of the requirements set forth in Section 19-4.5, preservation of historic architecture is encouraged when possible, and new development should complement the existing character of the corridor.
- (b) The Urban Village (PID-UV) Subdistrict is a higher-density multi-family residential district with allowances for some office uses and artisan manufacturing, and ground floor uses such as restaurants, bars, retail, personal services, and galleries to support the residential population. Pedestrian plazas and parks are permitted within the district.
- (c) The Civic Corridor (PID-CC) Subdistrict is an area containing medium-density, well-designed institutional buildings with significant public access. Civic and educational uses with student housing and quality open space and pedestrian plazas are encouraged.
- (d) The Creative Edge (PID-CE) Subdistrict is intended to be a lower-density transition district that allows for artisan manufacturing, such as micro-breweries or custom furniture making, office, and live-work spaces to support the innovation economy, with some allowance for low-density residential such as townhomes and two-family dwellings, especially on parcels abutting neighboring residential communities.

(5) *Applicability.*

- (a) The provisions of this §19-3.37 shall apply to the PID and shall be in addition to other requirements of the City Zoning Ordinance. In the event of any direct conflict, the provisions of this section shall control.
- (b) All new uses of land and structures, changed uses of land and structures, and significant façade changes shall comply with §19-3.37. Existing non-conforming uses may continue as provided in Chapter 19, Article V of the City Zoning Ordinance, except as may be otherwise provided in this section.
- (c) This section uses the term "shall" when a standard is required and "should" when the standard is to be applied unless the Planning Board finds strong justification for an alternative solution in an unusual and specific circumstance. The terms "encouraged" and "permitted" mean preferred but not required.

- (d) In order to encourage mixed uses, more than one principal building and more than one principal use shall be allowed on any lot or parcel in the PID district, subject to all approval criteria contained herein.
- (6) *Site Plan Review.* Site plan review shall be required of all proposed development as outlined in §19-6.1.
- (a) Permitted uses designated by P* in Table 3.37-1 have been determined not to negatively impact parking, loading, drainage or utilities and therefore do not require site plan review by the Planning Board.
- (7) *Permitted Uses.* Permitted uses for each of the four subdistricts are included in Table 3.37-1 below.
- (a) The permitted uses listed in Table 3.37-1 are intended as a general reference, and therefore are not exhaustive. The listed uses represent general examples of desired and discouraged uses within the PID. The authority to interpret uses not explicitly listed is vested in the Planning Board or designee. Written justification of the interpretation must be filed with the formal decision letter and the following criteria contemplated:
 - 1. Unlisted uses permitted within a district should have equal or lesser intensity than other permitted uses within a specific sub-district with regards to parking requirements, occupancy, traffic, and effects on the pedestrian environment.
 - 2. Unlisted uses permitted within a district shall not be inconsistent with explicitly permitted uses identified in Table 3.37-1.
 - (b) *Accessory Uses.* The following accessory uses and structures are permitted in the PID in connection with any permitted or lawfully existing use within each subdistrict:
 - 1. Accessory dwelling units are permitted within the PID only if constructed behind the front building line of the primary use.
 - 2. Off-street parking is permitted provided that it is located behind the front building line of the primary use or in the interior of the lot and not visible from the street.
 - 3. Structures for housing pets, playhouses, garden houses, and greenhouses are permitted behind the front building line of the primary use.
 - 4. Structures for home occupations are permitted provided the structure is located behind the front building line of the primary use and not visible from the street.

5. Signs are permitted subject to regulations of §19-4.9 of the Poughkeepsie City Code.

6. Solar collectors and micro wind turbines are permitted. Features may extend up to 15 feet above the maximum height limit, as long as the combined total coverage of the rooftop features do not exceed 25 percent of the roof area when typical features (such as elevator penthouses) are present. If rooftop features exceed the 25 percent roof coverage, solar collectors may only extend 7 feet above maximum height limits.

7. Food trucks are permitted as an accessory use for a definitive period of time and subject to permitting requirements.

(c) *Ground Floor Uses.* In order to promote a walkable urban environment with active storefronts along Poughkeepsie's primary commercial streets, all street-facing ground floor uses for buildings located in the PID-HC subdistrict shall be limited to non-residential uses.

(d) *Parks & Programming.* Permanent parks and outdoor recreational spaces are permitted as-of-right in all subdistricts, subject to design standards outlined in §19-3.37(12)(d), with the exception of the PID-HC Subdistrict. The exclusion of parkland from the Historic Core Subdistrict is intended to encourage a consistent streetwall and maximize the efficiency of land use within the commercial corridor.

(e) *Prohibited Uses.*

1. Drive-in or drive-through facilities whether stand-alone or used in connection with any other use are prohibited.

2. Surface parking as a principle use is prohibited within the PID.

3. Front yard parking spaces are prohibited.

<i>Table 3.37-1 : Uses Permitted by Subdistrict</i>				
USE	PID-HC Historic Core	PID-UV Urban Village	PID-CC Civic Corridor	PID-CE Creative Edge
Adult Bookstores				
Agriculture (Urban)	P	P	P	P
Art Studio	P*	P	P	P
Auditorium		P	P	
Artisan Manufacturing Includes Artisan Food & Beverage	P*	P	P	P
Auto Related				

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Bank or Credit Union	P*	P	P	P
Banquet Facility			P	P
Bar or Tavern	P*	P	P	P
Broadcast Studio	P*		P	P
Café or Coffee Shop	P*	P	P	P
Cemetery				
Colleges, Universities, Vocational Schools	P	P	P	P
Community Facilities (Uses, Public)	P*	P	P	P
Convenience Store	P	P	P	P
Convenience Store w/Gasoline Pumps				
Cultural Facility	P*	P	P	P
Day-Care Center	P		P	P
Drive-In or Drive-through Establishment				
Dwelling, Multi-Family	P*	P	P	P
Dwelling, Single-Family				
Dwelling, Two-Family				P
Home Occupation (subject to §19-4.1)	P*	P		P
Hotel	P*	P	P	
Live/Work Space	P*	P	P	P
Market for Arts, Crafts, or Food	P	P	P	P
Nightclub	P	P		
Offices, Business, Professional, or Medical	P*	P	P	P
Parking as Principal Use				
Parking Structure		P	P	
Parks, Pocket		P	P	P
Personal Service	P*	P	P	P
Recreational Facility	P*	P	P	P
Restaurant, Standard	P*	P	P	P
Retail (less than 10K SF)	P*	P	P	P
Retail (>10k SF)		P		
Sidewalk Café (subject to §15-14)	P*	P	P	
Student Housing	P	P	P	
Student Residence	P	P	P	P
Theater or Cabaret	P	P	P	P

(8) Dimensional Standards.

- (a) *Applicability.* All new construction and/or enlargement of existing structures shall be subject to the permitted building heights, lot coverage, and dimensional standards presented in Table 3.37-2 and the subsections below.
- (b) *Distance between principal buildings.* The minimum distance between principal buildings on a single parcel shall be 2/3 of the height of the taller principal building or 25 feet, whichever is greater.
- (c) *Building Height.* Building height shall be measured in number of stories above the finish grade elevation fronting on a public street, park, or plaza, excluding exceptions listed in §19-4.14(2). Stories built below the grade of the street shall not be counted toward building height. Stories shall not exceed 14 feet in height, except for a ground floor commercial, public, or cultural facility, which must be at least 14 feet in height and may be up to 20 feet in height.
- (d) *Front Yard Setbacks.* A larger maximum front yard setback may be allowed in all subdistricts except PID-HC, subject to Planning Board approval, if the area in front of a building has no parking spaces and is landscaped and used in a manner that enhances street life by such means as publically accessible pocket parks, plazas, outdoor dining areas, or public art. Such outdoor space shall be landscaped with plant materials that are appropriate to the use and location and in a configuration that is approved by the Planning Board.
- (e) *Side Yard Setbacks.*
1. A side yard setback shall not be required, but, if provided, shall not be less than 6 feet in width.
- (f) *Upper-story Setbacks.* Upper story setbacks are utilized to reduce perceived building scale and height, ensuring a human-scaled urban form and sufficient access to light and air.
1. Upper-story setbacks on principal buildings adjacent to preexisting structures with wall opening shall be regulated by §19-3.23(4)(e).
 2. All stories above a building's base height shall be set back at a minimum of 5 feet from the front building line. A building's base height is measured as twice the width of the public right-of-way on which the building fronts.

<i>Table 3.37-2 : Dimensional Standards by Subdistrict</i>					
		PID-HC Historic Core	PID-UV Urban Village	PID-CC Civic Corridor	PID-CE Creative Edge
	Lot Area	--	--	--	--
	Main Building Height				

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a	Minimum Height	2 Stories	3 Stories	3 stories	2 stories
b	Maximum Height	5 Stories	6 Stories	6 Stories	5 stories
	Max Accessory Building Height				
	Housing	2 Stories			
	Other	1 Story			
c	Minimum Lot Coverage¹	75%	50%	50%	50%
d	Minimum Open Space²	-	15%	15%	15%
	Building Placement³				
e	Front Yard (min/max)	0' / 0'	0' / 6'	0' / 15'	0' / 15'
f	Side Yard, per side (min/max) ⁴	0' / 0'	0' / 10'	0' / -	0' / 15'
g	Rear Yard (min)	0'	8'	8'	15'
h	Frontage Occupancy (min/max)	100% / -	80% / 100%	80% / 100%	70% / 100%
	Parking Setbacks (min)	40'			

(9) Special Dimensional Standards

(a) *Bonus Heights.* In order to encourage superior design, sustainable land use, and inclusive development, an incentive of additional stories as described below is offered to applicants of housing developments in PID-UV and PID-CC subdistricts if their buildings incorporate any one of the following features. Maximum cumulative bonuses shall not exceed 3 stories.

1. *Affordable Housing.*

- i. Three (3) additional stories may be added to the maximum permitted building height for developments that include 20% or more of the total units as affordable housing. 50% of the affordable units shall be priced to be affordable at 60-80% of Dutchess County AMI and 50% of the affordable units shall be priced to be affordable at 80% - 100% of Dutchess County AMI. – 3 additional stories.
- ii. Two (2) additional stories may be added to the maximum permitted building height for developments that include more than 10% of units as affordable housing with 50% of the affordable units priced to be affordable at 60-80% of Dutchess County AMI and 50% of the

¹ Minimum lot coverage is calculated as a percentage of the total lot area.

² Minimum open space is calculated as a percentage of the total lot area. Minimum open space requirements are waived for lots under 5,000 square feet. Green roofs may be counted towards open space requirements.

³ Recessed entryways as permitted within Frontage Types §19-3.37(10)(b) are not considered setbacks and do not detract from the percentage of frontage occupancy.

⁴ A side yard shall not be required, but, if provided shall not be less than 6 feet in width.

affordable units priced to be affordable at 80% - 100% of Dutchess County AMI. – 2 additional stories.

2. *Green Building Practices.* One (1) additional story may be added to the maximum building height for developments that acquire Gold or Platinum certification through LEED Building and/or Neighborhood Development Rating System. If not LEED certified, Applicant is required to demonstrate, through submission of plans, details and certifications by accredited green building/architectural professionals that the proposed site and building techniques are of similar or greater value in terms of water use, energy efficiency, stormwater management, and carbon emissions, as LEED Gold or Platinum certification. The Applicant and the Applicant's LEED Certified Professional shall work in concert with City staff to identify the LEED rating system to be used to guide the development and advise the Planning Board accordingly.

(b) *Through Lots.* On a through lot in any subdistrict, front yard setbacks and frontage occupancy requirements as mandated in Table 3.37-2 shall be met on both street frontages.

(c) *Corner Lots.* On a corner lot in any subdistrict, front yard setbacks and frontage occupancy requirements as mandated in Table 3.37-2 shall be met on each street. A corner lot in PID-HC, PID-UV, and PID-CC subdistricts shall have two front yards and two side yards. In the PID-CE Subdistrict, one rear yard shall be provided in each corner lot, and the owner shall designate the rear yard on his or her application for a permit.

(10) Building Standards.

(a) *Transparency.* Transparency, which is achieved through the arrangement, proportioning, and design of windows, is important in creating active building façades that are visually engaging and connect a building's interior activities with the public realm. Window patterns within the PID shall contribute to superior architectural design and complement neighborhood character in accordance with transparency requirements presented below.

1. Mirrored, overly-reflective, or darkly tinted glass, shall not be permitted.
2. Security grills are prohibited within the PID.
3. To maintain transparency and activation, windows on ground floor may not be more than 30% obstructed by posters, signs, paper, blinds, curtains, or other materials.

Table 3.37-3 : Transparency Requirements by Subdistrict

		PID-HC Historic Core	PID-UV Urban Village	PID-CC Civic Corridor	PID-CE Creative Edge
a	Ground floor transparency, front façade (min)	70%	50%	70%	40%
b	Ground floor transparency, corner building side façade (min)	40%	25%	40%	25%
c	Upper floor transparency, front and corner building side façades (min)	25%	25%	25%	25%
d	Ground floor window sill height, front and corner building side façades (min/max)	0.5'/2.5'	--	0.5'/2.5'	--

(b) Frontages. (see Fig. 3.37-2)

1. *Forecourt.* A frontage type where part of the façade is set back from the front property line and framed by 3 or more sides of the building for civic use. The space allows for gardens, gathering space, outdoor seating, or similar civic space. Landscaping is encouraged. Forecourts are a semi-public space that should be inviting and accessible from the adjacent sidewalk.

i. Permitted in PID-UV, PID-CC, PID-CE

2. *Shopfront A.* A frontage type that is lined up directly on the front property line. This type of frontage is located on the ground floor and typically has a larger height than the upper stories with a high transparency level. Shopfront A frontage is conventional for retail use with a prominent entrance and large windows facing the sidewalk.

i. Permitted in PID-HC, PID-UV, PID-CC, PID-CE

3. *Shopfront B.* A frontage type where the front façade is set back. This type of frontage is located on the ground floor and typically has a larger height than the upper stories with a high transparency level. Shopfront B frontage is conventional for restaurant use with a main entrance facing the sidewalk. Use of the setback space, such as outdoor seating, is encouraged but not required.

i. Permitted in PID-UV, PID-CC, PID-CE

4. *Shopfront C.* A frontage type that is lined up directly on the front property line. This type of frontage is located on the ground floor and typically has a larger height than the upper stories with a high transparency level. Shopfront C frontage is conventional for retail or restaurant use. The main entrance must be

facing the sidewalk but allows for it to recede into the façade and setback from the front property line.

- i. Permitted in PID-HC, PID-UV, PID-CC, PID-CE

5. *Stoop.* A frontage type that allows for an elevated first floor. The stairs of the stoop are lined up with the front property line and engage the sidewalk, yet provide privacy for the building. A sunken light well, a fence or landscaped area in front of the façade may be used to define the front property line but is not required.

- i. Permitted in PID-UV, PID-CE

6. *Plaza.* A frontage type where part of the façade, if not all, is set back and framed by at most 2 sides of the building. The space allows for landscaping, gathering space, outdoor seating or other civic spaces. Plazas are a public space that must be inviting and accessible from the adjacent sidewalk. This frontage must also be available to the public for the majority of the day.

- i. Permitted in PID-UV, PID-CC, PID-CE

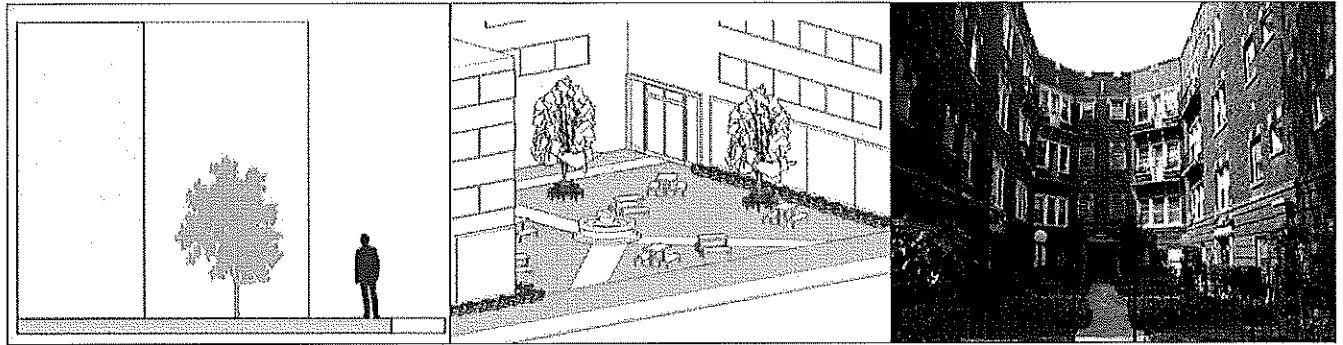
7. *Multi-family Residential.* A frontage type that is lined directly on or close to the front property line and has a prominent entrance facing the sidewalk. This frontage type allows for a high percentage of transparency on the ground floor level for residential uses, but does not require as much transparency as a shopfront frontage.

- i. Permitted in PID-UV, PID-CC, PID-CE

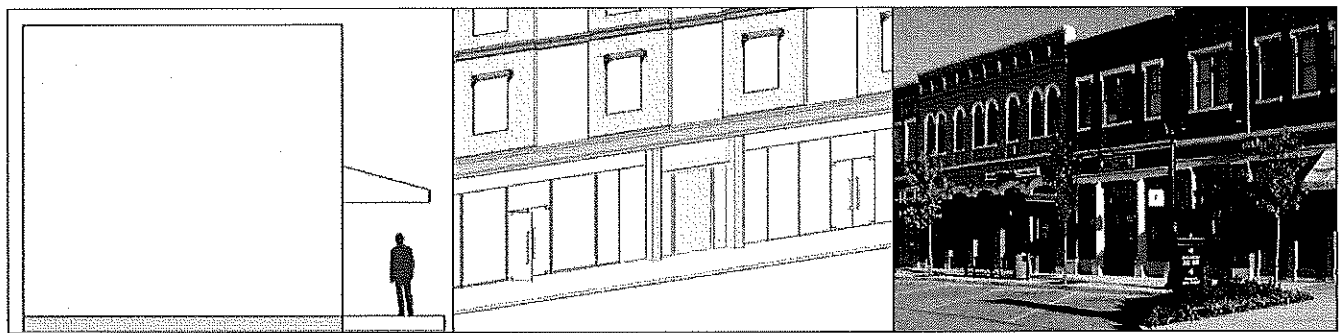
8. *Factory or Flex.* A frontage type that applies to existing industrial buildings. Intended for adaptive re-use and allows for design changes but is not necessary. This frontage style can resemble a shopfront façade if possible but does not require as much transparency on the ground level.

- i. Permitted in PID-CE

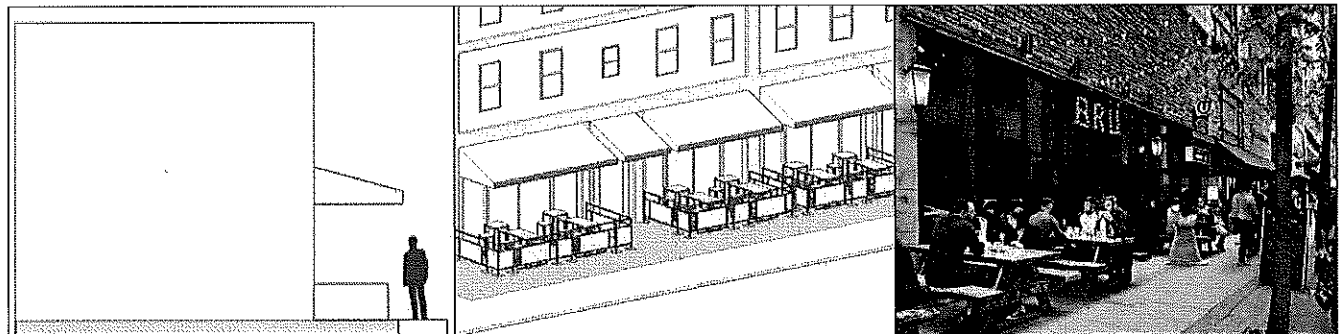
Figure 3.37-2. Building Frontage Types - See Section 19.3.37(10)(b)i-viii



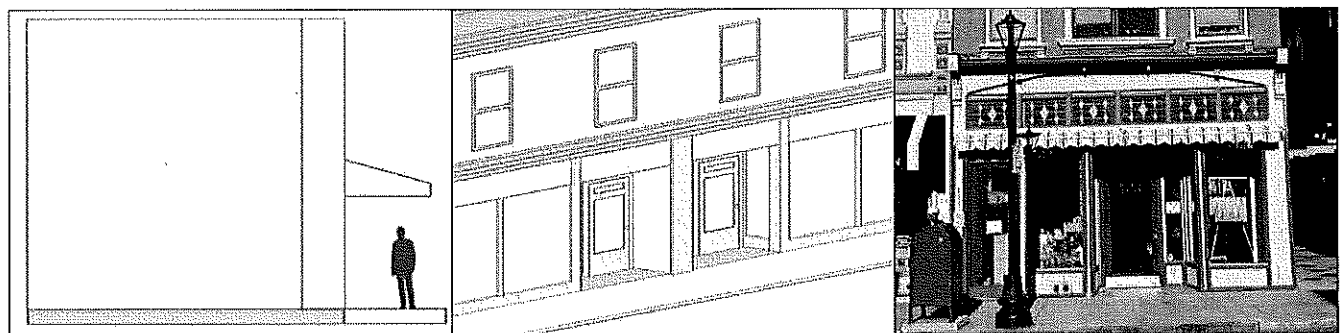
Forecourt Frontage



Shopfront A Frontage



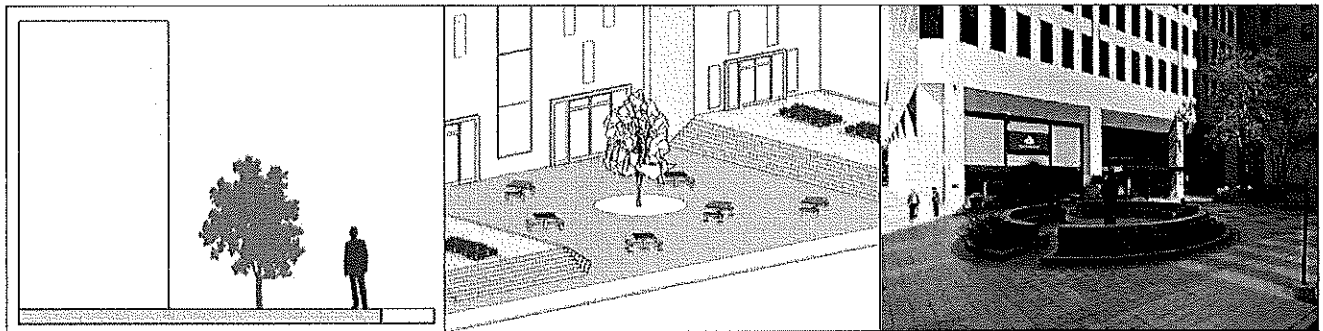
Shopfront B Frontage



Shopfront C Frontage



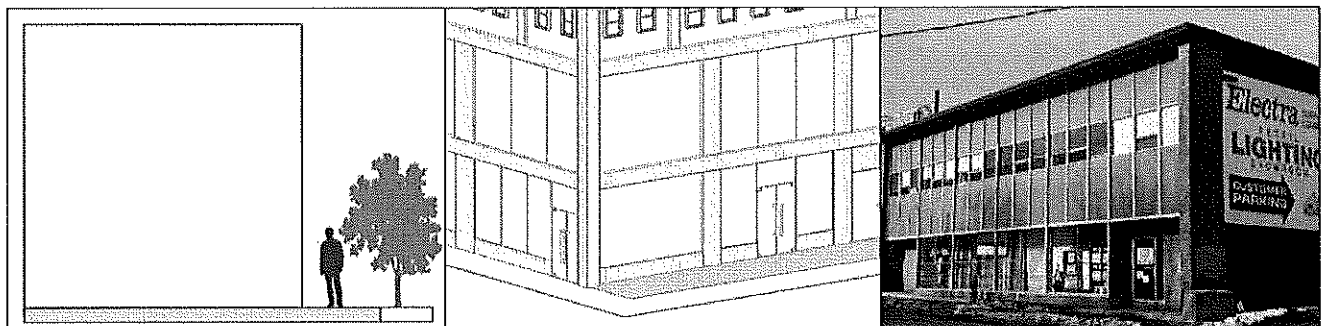
Stoop Frontage



Plaza Frontage



Multi-family Residential Frontage



Factory or Flex Frontage

(c) Design & Architecture.

1. *Entrance Orientation.* The main entrance for buildings in all subdistricts shall be located on the front façade. Buildings situated on corner lots are only required to have one main entrance, and an entrance may be located on the corner of the building. The maximum distance between ground floor entrances shall be 50 feet.
2. *Shopfront Entrance Orientation.* The principal pedestrian entrances for shopfront buildings within the PID-HC Subdistrict shall be directly connected to the sidewalk. Principal entrances to shopfronts shall be highlighted through the use of architectural features such as roofs, recessions into the façade or other details that express the importance of the entrance.
3. *Historic Rehabilitation.* New construction and rehabilitation in the PID-HC Subdistrict shall reflect the traditional architecture of Main Street in building and roof forms, window proportions, materials, colors and details.
4. *Blank Walls.* Architectural features and windows shall be continued on all sides of the building that are clearly visible from a street or public parking area to avoid visible blank walls.
5. *Façade Articulation.* Buildings of 40 feet or more in width along a lot frontage shall be articulated, reducing their apparent size and contributing to a human-scale development. The mass of these buildings shall be broken up using a variety of architectural details such as divisions or breaks in materials, window bays, separate entrances and entry treatments, variation in roof lines, awnings, and positive and recessed massing. Recessed massing shall not be more than 3 feet behind building line
6. *Awnings.* Glass, metal, canvas, and canvas-like awnings are encouraged along street frontages, and may encroach up to 6 feet into the front setback. The base of the awning shall be a minimum of 7 feet and maximum of 9 feet above grade.
7. *Roofs.* Buildings shall have sloped, mansard, flat, curved or a combination of roofs with articulated parapets and cornices. Parapets shall be a minimum of 42 inches high or as may be otherwise required to conceal mechanical equipment to the satisfaction of the Planning Board. Towers are also allowed at the discretion of the Planning Board.
8. *Screening.* All mechanical equipment, whether roof or ground-mounted, shall be completely screened from adjacent properties and streets in a manner that is compatible with the architectural treatment of the principal building.

(11) Streetscape Standards

(a) *On-Street Parking.* On-street parking is encouraged, whenever possible, to provide convenient public parking for nearby parkland and commercial uses, to reduce the need for off-street surface lots and structures, to calm vehicle speeds, and to protect pedestrians from vehicular traffic.

(b) *Activation & Art.* Art installations, pocket parks, benches, and sitting spaces, and seasonal dining areas with movable tables, chairs, umbrellas, and low planters or partitions are encouraged on or adjacent to the sidewalk and may be approved by the Planning Board if there is sufficient unobstructed space for pedestrian through traffic and all requirements of §15-14 entitled *Sidewalk Cafes* are met.

(c) *Fences, Walls and Hedges.*

1. Fences, hedges and walls and all supporting structures must be entirely on the property of the party erecting the fence and shall not encroach upon a public right-of-way or adjacent property.

2. Fences, hedges and walls are not applicable towards a development's minimum frontage occupancy requirements.

3. All fences and walls shall be installed so that the finished side shall face outward; all bracing shall be on the inside of the fence.

4. Retaining walls should be faced with masonry or other decorative screening, textures, design, or landscaping to minimize the blank appearance of walls and ensure compatibility with existing structures.

5. Fence and wall design should be compatible with the character of surrounding development.

6. Heights.

i. The height of all fences, walls and hedges shall be measured from the finished grade to the top of the fence/wall/hedge.

ii. Within the front yard, a fence or wall shall not exceed a maximum of 4 feet in height. Unless otherwise stated or approved, a fence or wall shall not exceed a maximum of 8 feet in height.

iii. Fences, walls and hedges should not be located within 5 feet of a driveway or a street intersection.

iv. A maximum of 10 feet in height shall be allowed to enclose a private or public tennis court, basketball, or sports court provided that the

fence is not more than 60% percent opaque, and provided the fence is set back at least 10 feet from the property line.

7. All fences and walls shall be maintained and, when necessary, repaired or replaced.

(12) Site Standards

(a) *Front Yard Landscaping.* Any front setback areas not devoted to structures, driveways, walkways, and sidewalks shall be appropriately planted or landscaped. Landscaping shall include a combination of grass, shrubs, street trees, shade trees, and ornamental plantings in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development.

1. In landscaped areas, not less than 25% shall be planted with growth other than grass.
2. Native and less water-intensive species are encouraged.

(b) *ADA Requirements.* Sites and buildings shall meet ADA requirements and shall apply Universal Design principles whenever possible to ensure unrestricted access to those with mobility impairments.

(c) *Large Lot Development Standards.* This section establishes the vision for the redevelopment of larger surface parking lots within the Poughkeepsie Innovation District. The intent of this section is to create a walkable, human-scaled urban fabric through design standards to guide the development of larger parcels. While some parcels may be suitable for larger single building developments such as a supermarket, many larger parcels present the opportunity for multiple buildings to be developed on a single site, connected with a network of pedestrian thoroughways, public plazas, and potentially new streets. To promote the optimum use of larger parcels within the PID, applicants may be required to prepare a conceptual master plan⁵. The following development standards shall be used by the Planning Board in the course of site plan review and/or conceptual master plan review.

1. *Applicability.* Applicants for development on sites larger than 1 acre shall consider the feasibility of including the following site design features.
 - i. *Multiple Structures.* In order to encourage mixed-uses, more than one principal building and more than one principal use shall be allowed on large lots in the PID, subject to all approval criteria contained herein.

⁵ Conceptual Master Plans may be developed at various levels of detail. Generally, the more specific the master plan, the less review that will be required as the future permitted uses are built. In reviewing and approving a conceptual master plan, the Planning Board shall indicate the extent to which the plan will be binding upon future decisions.

- ii. *Pedestrian Circulation.* Pedestrian alleys, throughways, and shared streets should be considered in order to break up larger blocks and facilitate pedestrian access and safety.
 - iii. *Building Orientation.* For sites with multiple buildings proposed, building entrances must be oriented towards streets and public spaces.
 - iv. *Spacing of Buildings.* For sites with multiple buildings proposed, each building must be spaced a minimum of 8 feet from all other buildings unless a party wall is shared.
 - v. *Focal Points.* Where feasible, site design should provide for focal points, such as public outdoor space, parks, plazas, paths, and architectural elements of interest.
 - vi. *Common Open Space.* Common open space totaling not less than 15% of the total lot size shall be provided in perpetuity. Parking areas, roads, buildings, other impervious surfaces, and their improvements shall not be included in the calculation to determine the amount of available open space. However, the entire tract, apart from these exceptions shall be considered in determining the required amount of open space. The following facilities or improvements may be located on open space land: water systems, stormwater systems, bike paths, walking trails, and other common community facilities that do not involve buildings, such as tennis courts, swimming pools, and playgrounds.
- (d) *Parks & Civic Space Design Standards.* Parks and civic space include public open space and privately-owned public spaces in the PID such as forecourts, greens, squares, plazas, pocket parks, and playgrounds. The standards are intended to encourage lively, pedestrian-friendly and attractive civic spaces. The following programming and design standards shall be evaluated by the Planning Board in the course of site plan review.
- 1. *Placement and Access.* Civic spaces shall be visually and physically accessible, providing pedestrian access from a public sidewalk or a private walkway open to the public.
 - 2. *Landscaping.* Grass, shade trees, and native and ornamental plantings are encouraged.
 - 3. *Amenities.* Civic spaces may accommodate active or passive recreational activities. However, generally encouraged amenities include comfortable

seating for small groups and individuals, water features, public art, sufficient lighting, and play equipment.

4. *Maintenance.* Privately-owned civic space shall be maintained by its owner or a private entity such as a property owners association, non-profit organization, or business improvement district. At the time of site plan approval, a general statement as to how common open space is to be maintained may be required.

(13) Parking Standards

- (a) *Off-Street Parking Requirements.* Off-street parking shall comply with the following standards as depicted in Table 3.37-4. The Planning Board may use §19-4.3 of this chapter as guidance on standards or requirements that are not addressed herein. In the event of a conflict, § 19-3.37 shall control.

<i>Table 3.37- 4. Off-Street Parking Requirements by Subdistrict</i>				
	PID-HC Historic Core	PID-UV Urban Village	PID-CC Civic Corridor	PID-CE Creative Edge
Multifamily Residential Dwelling	0	.5 space per unit +1 visitor space per 10 units	.5 space per unit +1 visitor space per 10 units	.5 space per unit +1 visitor space per 10 units
Student Housing And Student Residence	--	1 per br with potential to waive if within 1,320' of public parking facility	1 per br with potential to waive if within 1,320' of public parking facility	--
2-Family & Townhouse Residential	--	--	--	1.0 space per dwelling unit
General Retail	0	0	1 space per 500 SF of GFA	1 space per 500 SF of GFA
Personal Service Business	0	0	1 space per 350 SF of GFA	1 space per 350 SF of GFA
Restaurant, Café, or Bar	0	1 space per 250 SF of GFA	1 space per 250 SF of GFA	1 space per 250 SF of GFA
Office and Non-retail Commercial	0	0	1 space per 400 SF of GFA	1 space per 400 SF of GFA
Other uses	As determined to be appropriate by the Planning Board during site plan review			

*Gross Floor Area (GFA)

**Further enumeration of the individual uses categorized within each use group can be found
Section 19-3.37 *Definition of Terms, Parking Use Groups*

(b) Parking Placement.

1. All parking may be located adjacent to a building but not between the building and the front lot line.
2. All parking spaces shall be set back at least 40 feet from the front property line and screened from view of the street by landscaping as dictated in §19-3.37(13)(f) below.

(c) Compact Car Requirements.

1. Within the PID, up to 33% of the required number of parking spaces may use dimensions for compact cars, provided that such parking spaces are clearly designated as compact car spaces.
2. Within the PID, the dimensions of compact car parking spaces shall be 7'9"x 18'.

- (d) *Maximum Parking Permitted.* Surface parking spaces shall not exceed 115 percent of the minimums required in Table 3.37-4.
- (e) *Fee In-Lieu of Off-Street Parking.* An optional waiver with a fee in-lieu of parking provides Applicants with an alternative to restrictive on-site parking requirements and can encourage better and more efficient site design.
1. Where an Applicant does not meet the required number of off-street parking spaces for development within the Poughkeepsie Innovation District, the Applicant may seek a waiver from the Planning Board.
 2. In determining whether or not to issue a parking waiver the Planning Board shall consider: (1) the constraints prohibiting the Applicant from providing sufficient parking; (2) the proximity of municipal parking facilities; and (3) the availability of sufficient parking in identified municipal parking facilities.
 3. Prior to the granting of a parking waiver, the Planning Board may require the submission of studies and plans by the Applicant demonstrating that practical considerations preclude the provision of such parking spaces on site.
 4. If the Planning Board issues a waiver pursuant to this section the Applicant shall pay a one-time Fee In-Lieu to the Planning Department according to a fee schedule established in Table 3.37-5 below.
 5. Fees imposed pursuant to this article shall be paid prior to final site plan or subdivision approval and shall be set in a fund to be used exclusively for capital improvements to municipal public parking facilities or for the acquisition of property for municipal public parking facilities. All expenditures from this fund shall be made at the recommendation of the Commissioner of Public Works and consent of the Common Council.

<i>Table 3.37-5. Parking Fee Schedule</i>	
Number of Parking Spaces Waived	Fee per Waiver Parking Space*
1 to 6	\$500
7 to 10	\$1,000
11-20	\$3,000
> 20	\$5,000

**This fee per space shall be applied to the total number of spaces waived for a particular project. For example, if 22 spaces are to be waived at \$5,000/space, the fee in lieu of parking would be \$110,000*

- (f) *Shared Parking.* In any PID subdistrict, the Planning Board may, in its sole discretion, approve the joint use of a parking facility and a reduction in the parking requirement by up to 40% for two or more principal uses or buildings either on the

same lot or within 600 feet of each other, where it is clearly demonstrated that the reduction in spaces and shared use of the parking facility will substantially meet the intent of the requirements for both lots or uses, due to variation in the time of peak demand and the lack of reserved parking limiting effective shared use. The Planning Board is under no obligation to approve shared parking unless it finds that the shared parking scheme is in the best interest and welfare of the City and its residents. In such cases, off-street parking requirements of a given use may be met with off-site, shared off-street parking or on-site parking shared by more than one tenant. Such joint parking facilities are governed by the following:

1. *Townhouses and Two-family Residential.* All parking shall be provided on-site.
2. *All Other Uses.* Off-street parking spaces shall be located on the same lot as the main building or within 600 feet of the use, as measured along the nearest pedestrian accessway.
3. *Shared Parking Study.* Applicants shall submit a shared parking analysis to the Planning Board that clearly demonstrates the feasibility of shared parking. Such study shall address, at a minimum, the spatial relationship between the sites and/or tenants, the size and type of proposed development and resulting parking demand including peak demand periods, the combined parking demand of uses that will be sharing the parking area, and the anticipated peak parking and traffic loads for all uses sharing the parking spaces. Based on the study, the Planning Board may approve or disallow the proposed shared parking plan.
4. *Shared Parking Agreement.* A shared parking plan will be enforced through written agreement among all owners of record. The agreement shall incorporate covenants and/or a lease for a minimum term of 2 years, and be marked on the final approved site plan. If a use subject to a shared parking agreement is enlarged or changed, the Planning Board shall have the discretion to require full compliance for each separate use upon finding that conditions justifying joint use no longer exist.

(g) *Parking Area Landscaping.*

1. *Applicability.* Surface parking facilities are discouraged within the PID. However, if provided, interior parking lot landscaping is required for all off-street parking areas, regardless of size. The requirements herein apply to all development, except two-family homes and townhouses.
2. *Requirements.*

- i. *Placement and Screening.* All parking spaces shall be set back at least 40 feet from the front property line and screened from view of the street by landscaping at least 3 feet in height, opaque fencing with the finished side facing the street, or other means as approved by the Planning Board. This planting and screening requirement may be waived along property lines abutting other off-street parking lots.
- ii. *Terminal Ends of Free-Standing Rows.* Landscape islands shall be installed at the terminal ends of any free-standing rows or bays of parking. Freestanding rows or bays of parking are those that are not abutting the parking lot perimeter, and can have a single or double row of parking.
- iii. *Landscape Islands.* A landscape island shall be provided every ninth parking space for rows of parking that are more than eight (8) spaces in length. There shall be no more than eight (8) continuous parking spaces in a row without a landscape island. In all parking areas with more than 12 spaces, landscaped areas totaling 10% of the paved parking lot area shall be provided via islands wholly contained within the paved area.
- iv. *Trees in Landscaped Islands.* Each parking island shall be a minimum of 9 x 18 feet in size and shall be planted with at least one shade tree with a minimum mature height of at least 60 feet selected from a list of preferred tree species as approved by the Shade Tree Commission pursuant to §17-1/2: Trees of the City code. The use of a single tree species throughout the parking area is not encouraged.
- v. *Soil.* Trees planted in paved areas / landscaped islands shall be provided with adequate soil volume to permit proper watering. Adequate soil volume can vary in size, according to selected tree species; but in no instance shall the surface area be less than 25 square feet. An additional 5 linear feet, at a depth of 3 feet, of Structural Soil, which prevents soil compaction, shall be used underneath pavement that surrounds said landscape islands.
- vi. *Lighting.* Off-street parking areas shall be adequately illuminated for convenience and safety.
- vii. *Curbs.* A variety of curb types maybe utilized for interior parking lot landscaped areas. Permitted types include ribbon, mountable, and slotted curbs.
- viii. *Snow Accommodation in Parking Areas.*

- a. Parking lots should provide open lawn areas to accommodate snow storage. Any landscaping located in snow storage areas should be selected to withstand harsh snow storage conditions.
- b. All parking lot landscaping shall be salt tolerant.

(h) Required Bicycle Parking.

1. Bicycle parking shall comply with the following standards as depicted in Table 3.37-6.

<i>Table 3.37-6. Bicycle Parking Requirements</i>		
	Long-term Bicycle Parking Requirements	Short-term Bicycle Parking Requirements
All Residential Uses	0.5 spaces per bedroom. Minimum requirement is 2 spaces.	0.05 spaces per bedroom. Minimum requirement is 2 spaces.
Retail	1 space for each 12,000 square feet of floor area. Minimum requirement is 2 spaces.	1 space for each 5,000 square feet of floor area. Minimum requirement is 2 spaces.
Office and non-retail commercial	1 space for each 10,000 square feet of floor area. Minimum requirement is 2 spaces.	1 space for each 20,000 square feet of floor area. Minimum requirement is 2 spaces.
Other uses	As determined to be appropriate by the Planning Board during site plan review	

2. Bicycle parking shall be located and clearly designated in a safe and convenient location, at least as convenient as the majority of auto spaces provided.
3. Facilities shall be designed to accommodate U-shaped locking devices and shall support bicycles in a stable position without damage to wheels, frame or other components and shall be securely anchored and of sufficient strength to resist vandalism and theft.

(14) Definition of Terms. The following definitions apply to §19-3.37 of the Poughkeepsie City Code. Terms not defined in this subsection shall be defined as provided in §19-2.2:

Accessory Dwelling Unit: a secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house. The ADU may be attached to an existing house or garage, or it may be built as a stand-alone unit

Affordable Housing: Housing for income-eligible residents as determined by Section 19-3.37(9)(a)i herein and/or grant, subsidy or financing sources for a housing project.

Agriculture, Urban: Urban agriculture includes production (beyond that which is strictly for home consumption or educational purposes), distribution and marketing of food and other products within areas not dominated by other agricultural activities. Examples include community, school, backyard, and rooftop gardens, innovative food-production methods that maximize production in a small area, community supported agriculture based in urban areas, and family farms located in metropolitan greenbelts.

Artisan Food and Beverage: Small-scale production or preparation of food made on site with limited to no automated processes involved and may include direct sales to or consumption by consumers. This definition includes uses such as small-batch bakeries, craft breweries and cideries as regulated by the State of New York, artisan distilleries as regulated by the State of New York, small-batch candy shops, and local cheese makers. This use may or may not have outdoor seating or patio as an accessory use depending on the zoning subdistrict in which it is located.

Artisan Manufacturing: Application, teaching, making, or fabrication of crafts or products by an artist, artisan or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, that are typically not permitted in non-industrial zoning districts. This definition shall not include Artisan Food and Beverage preparation or sales. Artisan manufacturing excludes heavy industrial processing or distribution of sand, gravel, clay, turf, soil, rock, stone, metals, petroleum and petroleum products and similar raw materials.

Auto-Related: Auto-related uses include automobile sales, repair, service, gasoline stations, junkyards, wrecking, and wash facilities.

Base Height, Building: A building's base height is defined as two times the width of the public right-of-way on which the building fronts.

Community Facility: A building used and occupied by a not-for-profit religious or membership corporation providing religious, charitable, recreational, entertainment, guidance, counseling or other similar amenities and facilities on a nonprofit basis similar to organizations commonly described as YMs, YWs, Boys and Girls Clubs, Scout groups and other fraternal membership groups

Frontage Occupancy: Frontage occupancy is the percentage of the lot width that must be occupied by either a front building façade or structures that screen parking, located within the area between the minimum and maximum front setback.

Front Building Line: The plane of a building that borders the public right-of-way, parallel to or coterminous with the front property line.

Front Property Line: The boundary separating the lot from the public right-of-way.

Green Roof: A vegetated roof design that is explicitly designed to absorb rainfall or snowmelt, typically to manage stormwater, mitigate the heat island effect, provide habitat for urban wildlife, or offer leisure and recreational space for building occupants

Home Occupation: An occupation or business activity which results in a product or service for financial gain and is conducted in whole or part in the dwelling unit or accessory building and is clearly an accessory or incidental use and subordinate to the residential use of the dwelling unit.

Live/Work Space: Dwelling units that include space for both commercial and residential functions. The commercial function may be anywhere in the unit and is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

Nightclub: An establishment operated as a place of entertainment, characterized by any or all of the following as a principal use: 1) live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians; 2) dancing, and/or 3) the dispensing of alcoholic beverages for consumption on the premises.

Park, Pocket: A small park less than 2,500 square feet in area and accessible to the general public, that is located in close proximity to a public sidewalk, and provides green space, landscaping, benches and other pedestrian amenities and which may include art.

Parking Use Groups:

Multifamily Residential: multi-family dwelling units and live-work space in a multifamily residential building.

General Retail: retail less than 10,000 square feet, retail greater than 10,000 square feet, convenience store

Personal Service Business: bank, credit union, hair salon, nail salon.

Restaurant, Café, or Bar: bar, tavern, café, coffee shop, nightclub, standard restaurant.

Office and Non-retail Commercial: art studio, broadcast studio, home occupation, offices (business, professional or medical).

Other, requirements to be determined on a case-by-case basis : theatre, cabaret, auditorium, banquet facility, cultural facilities, recreational facility, and markets for arts, crafts, or food, colleges, universities, vocational schools, day-care centers.

Public Right-of-way: The public right-of-way includes the entire street width, as measured from front property line to front property line, inclusive of sidewalks.

Security Grill: Solid metal or open grated metal grills designed to be pulled down, folded over, or attached in front of or behind the entrance door or doors, vestibule, window display, storefront, or any other openings that face the public streets and sidewalks to prevent entry to the

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premises. A solid metal grill shall not be defined to include solid metal garage doors that face public streets and sidewalks and act as a primary entrance to a building rather than a security device.

Shared Parking: a land use development strategy that optimizes parking capacity by allowing complementary land uses to share spaces rather than producing separate spaces for separate uses.

Streetwall: One of the long side boundaries of a street, formed by front building façades, hedges, etc. The streetwall is typically parallel to or coterminous with the front property line. The streetwall is instrumental in defining the district's public space.

Student Housing: A building associated with a college, university, or educational facility containing living quarters for students.

Theater: A building or space, or portion thereof, used for cultural education and experiences, motion pictures, live productions, or other entertainment, including but not limited to, museums, art galleries, aquariums, amphitheaters, theaters, cultural entertainment facilities and performance halls.

Usable Open Space: An unenclosed portion of the ground of a lot which is not devoted to driveways or parking spaces.

SECTION 2: This Ordinance shall take effect immediately.

SECTION 3: The City Chamberlain shall is hereby is directed to amend the official zoning map of the City of Poughkeepsie in accordance with the addition of the Poughkeepsie Innovation District.

SECONDED BY COUNCILMEMBER FLOWERS

O-19-2						
			Yes/Aye	No/Nay	Abstain	Absent
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Salem	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Councilmember Cherry	Voter	☒	☒	☐	☐
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☐	☐	☐	☒
	Councilmember R. Johnson	Voter	☒	☐	☐	☒
	Councilmember L. Johnson	Voter	☐	☐	☐	☒
	Chairwoman Finney	Voter	☐	☒	☐	☐

X. ADJOURNMENT:

A motion was made by **Councilmember Cherry** and seconded by **Councilmember Petsas** to adjourn the meeting at 5:55 p.m.

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Dated: February 14, 2019

I hereby certify that this true and correct copy of the Minutes of the Special Common Council Meeting held on Monday, February 11, 2019 at 5:15 p.m.

**Respectfully submitted,
Deanne L. Flynn
City Chamberlain**