

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

Virtual Meeting Registration Link:

<https://attendee.gotowebinar.com/register/1835482251295030287>

Thursday, February 10, 2022

7:00 PM

I. Public Comment

1. The HDLPC welcomes comments and questions with respect to the properties below and/or other commission-related business. Public participants will be given 5 minutes each to speak. Please register for the meeting and email nquinn@cityofpoughkeepsie.com to sign-up to speak. Link: <https://attendee.gotowebinar.com/register/1835482251295030287>

II. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 113 Academy Street

Applicant information:

Name: Gary Beck Jr., Z3 Consultants, Inc.

Address: PO Box 363, Lagrangeville, NY 12540

Project classification: Exterior Alteration & Landscaping

2. 36 North Clover Street

Applicant information:

Name: Pelton Partners LLC (contract vendee)

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

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

III. COMMISSION BUSINESS

1. Old Business

- Welcome Letter

- Plaque Program
- 18 Davies Place

2. New Business

WINDOW STRATEGY

- Remove existing double hung wood windows.
 - Remove existing aluminum storm windows.
 - Replace with Crystal Windows, Series 5500 Heavy Commercial / Architectural Aluminum Thermal-Break Tilt Windows
- All replacement windows to match existing sizes.
Proposed window frames are black
Mullions to match existing, sash sizes, are comparable to existing sash sizes

Total of 64 Windows

- 7 Existing Windows to remain, no change required.
- 24 Windows have been previously installed.
- 33 proposed new Windows.



Existing window
with Aluminum storm



New Window

BASEMENT FLOOR

- (1, 2) Existing fixed wood frame window 2' - 4" x 2' - 0"
Proposed Horizontal sliding window 2' - 4" x 2' - 0"
- (3, 4, 5,) Existing wood frame 2'-4" x 2'-0"
Previously changed to 2' - 4" x 2' - 0"
- (6) Existing wood frame 2' - 4" x 2' - 0"
Previously changed to Double hung tilt window 3' - 0" x 4' - 2" in window well.
- (7) Existing fixed wood frame window 2' - 4" x 2' - 0"
Proposed to double hung tilt window 3' - 0" x 4' - 2" in window well.

FIRST FLOOR - Apartment #1

Living room

- (9, 13) Existing double hung wood frame 3' – 0" x 6' -6"
Proposed H-HC60 double hung tilt window 3' – 0" x 6' -6"
- (10, 11, 12) Existing double hung wood frame 3' – 4" x 6' -10"
Proposed H-HC60 double hung tilt window 3' – 4" x 6' -10"

Bedroom #1

- (8, 28) Existing double hung wood frame 3' – 2" x 7' -10"
Proposed H-HC60 double hung tilt window 3' – 2" x 6' - 2"
- (27) Existing double hung wood frame 3' – 2" x 7' - 10"
Proposed H-HC60 double hung tilt window 3' – 2" x 7' - 10"

Bedroom #2

- (25) Existing double hung wood frame 3' – 2" x 7' - 10"
Proposed H-HC60 double hung tilt window 3' – 2" x 7' - 10"

Bathroom

- (26) Existing double hung wood frame 3' – 2" x 7' - 10"
Proposed H-HC60 double hung tilt window 3' – 2" x 7' - 10"

Kitchen

- (14, 15) Existing double hung wood frame 3' – 2" x 6' - 0"
Proposed H-HC60 double hung tilt window 3' – 2" x 6' - 0"
- (16.1) Existing fixed pain 2' – 6" x 7' - 6"
- (16.2, 16.3) double hung units one on each side of fixed pain, 1' – 0" x 7' - 6"

Back Entry

- (17,18) Existing double hung wood frame 2' – 0" x 4' - 0"
Proposed H-HC60 double hung tilt window 2' – 0" x 4' - 0"
- (19) Existing fixed wood frame 9' – 8" x 2' - 6"
Proposed H-HC60 fixed window 9' – 8" x 2' - 6"
-

FIRST FLOOR

- (20.1,20.2,20.3) Existing double hung wood frame 3 @ 2' - 0" x 3' - 4"
Installed H-HC60 double hung tilt window 3 @ 2' - 0" x 3' - 4"
- (21) Existing double hung wood frame 2' - 6" x 4' - 4"
Installed H-HC60 double hung tilt window 3 @ 2' - 0" x 3' - 4"
- (22, 23, 24) Existing double hung wood frame 2' - 6" x 5' - 6"
Installed H-HC60 double hung tilt window 2' - 6" x 5' - 6"

SECOND FLOOR

- (43) Existing double hung wood frame 2' - 2" x 4' - 4"
Installed H-HC60 double hung tilt window 2' - 2" x 4' - 4"
- (44) Existing double hung wood frame 2' - 6" x 5' - 6"
Installed H-HC60 double hung tilt window 2' - 6" x 5' - 6"
- (45,46,47,48,49,50) Existing double hung wood frame 2' - 6" x 5' - 6"
Installed H-HC60 double hung tilt window 2' - 6" x 5' - 6"

Living room

- (51,52) Existing double hung wood frame 3' - 4" x 5' - 4"
Proposed H-HC60 double hung tilt window 3' - 4" x 5' - 4"

Bedroom #1

- (30,53) Existing double hung wood frame 3' - 2" x 5' - 10"
Proposed H-HC60 double hung tilt window 3' - 2" x 5' - 10"

Bedroom #2

- (31) Existing double hung wood frame 3' - 2" x 5' - 10"
Proposed H-HC60 double hung tilt window 3' - 2" x 5' - 10"

Bedroom #3

- (32,33) Existing double hung wood frame 3' - 2" x 5' - 10"
Proposed H-HC60 double hung tilt window 3' - 2" x 5' - 10"

Bathroom #1

- (34) Existing double hung wood frame 3' - 0" x 5' - 10"
Proposed H-HC60 double hung tilt window 3' - 0" x 5' - 10"
- (35) Existing double hung wood frame 2' - 4" x 5' - 6"
Proposed H-HC60 double hung tilt window 2' - 4" x 5' - 6"

Bathroom #2

- (42) Existing double hung vinyl window 2' - 2" x 4' - 4"
Proposed H-HC60 double hung tilt window 2' - 2" x 4' - 4"

Kitchen

- (36,37,38,39,40) Existing double hung wood frame 2' - 0" x 4' - 6"
Installed H-HC60 double hung tilt window 2' - 0" x 4' - 6"
- (41) Existing double hung wood frame 3' - 4" x 5' - 6"
Installed H-HC60 double hung tilt window 3' - 4" x 5' - 6"

THIRD FLOOR

- (54,58) Existing Arch double hung wood frame 2' - 8" x 5' - 4"
Existing to remain no change
- (55,56,60,61) Existing double hung wood frame 2' - 8" x 5' - 4"
Installed H-HC60 double hung tilt window 2' - 8" x 5' - 4"
- (57) Existing double hung wood frame 2' - 4" x 5' - 4"
Proposed H-HC60 double hung tilt window 2' - 4" x 5' - 4"
- (59) Existing fixed wood frame 2' - 4" x 5' - 4"
Installed H-HC60 double hung tilt window 2' - 4" x 5' - 4"

WINDOW SCHEDULE

#	LOCATION	EXISTING WINDOW DESCRIPTION	EXISTING SIZE	PROPOSED WINDOW DESCRIPTION	PROPOSED SIZE	INSTALLED
1	Basement	Existing fixed wood frame	2'-4" X 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	
2	Basement	Existing fixed wood frame	2'-4" X 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	
3	Basement	Existing fixed wood frame	2'-4" x 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	Yes
4	Basement	Existing fixed wood frame	2'-4" x 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	Yes
5	Basement	Existing fixed wood frame	2'-4" x 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	Yes
6	Basement	Existing fixed wood frame	2'-4" x 2'-0"	Proposed H-HC60 double hung tilt window in window well	3'-0"x 4'- 2"	Yes
7	Basement	Existing fixed wood frame	2'-4" x 2'-0"	Double hung tilt window	3'-0"x 4'- 2"	
8	First Floor	Existing double hung wood frame	3'-2" x 7'-10"	Double hung tilt window	3'-2" x 7'-10"	
9	First Floor	Double hung wood frame with aluminum storm	3'-0" x 6' -6"	Double hung tilt window	3' - 0" x 6' -6"	
10	First Floor	Double hung wood frame with aluminum storm	3' - 4" x 6' - 10"	Double hung tilt window	3' -4" x 6'-10"	
11	First Floor	Double hung wood frame with aluminum storm	3'-4" x 6'-10"	Double hung tilt window	3'- 4" x 6'-10"	
12	First Floor	Double hung wood frame with aluminum storm	3'-4" x 6'-10"	Double hung tilt window	3' -4" x 6'-10"	
13	First Floor	Double hung wood frame with aluminum storm	3'-0" x 6' -6"	Double hung tilt window	3' - 0" x 6' -6"	
14	First Floor	Double hung wood frame with aluminum storm	3'- 2" x 6' - 0"	Double hung tilt window	3' -2" x 6' - 0"	
15	First Floor	Double hung wood frame with aluminum storm	3'- 2" x 6' - 0"	Double hung tilt window	3' -2" x 6' - 0"	
16.1	First Floor kitchen	Fixed wood frame	2' -6" x 7' - 6"	Double hung tilt window	2' - 6" x 7' - 6"	
16.2	First Floor	Double hung wood frame with aluminum storm	1'- 0" x 7' - 6"	Double hung tilt window	1'- 0" x 7' - 6"	
16.3	First Floor	Double hung wood frame with aluminum storm	1'- 0" x 7' - 6"	Double hung tilt window	1'- 0" x 7' - 6"	
17	First Floor	Double hung wood frame with aluminum storm	2' -0" x 4' - 0"	Double hung tilt window	2' -0" x 4' - 0"	
18	First Floor	Double hung wood frame with aluminum storm	2' -0" x 4' - 0"	Double hung tilt window	2' -0" x 4' - 0"	
19	First Floor	Fixed wood frame	9' -8" x 2' - 6"	Double hung tilt window	9' -8" x 2' - 6"	
20.1	First Floor	Double hung wood frame with aluminum storm	2' - 0" x 3' -4"	Double hung tilt window	2' - 0" x 3' - 4"	Yes
20.2	First Floor	Double hung wood frame with aluminum storm	2' - 0" x 3' -4"	Double hung tilt window	2' - 0" x 3' -4"	Yes

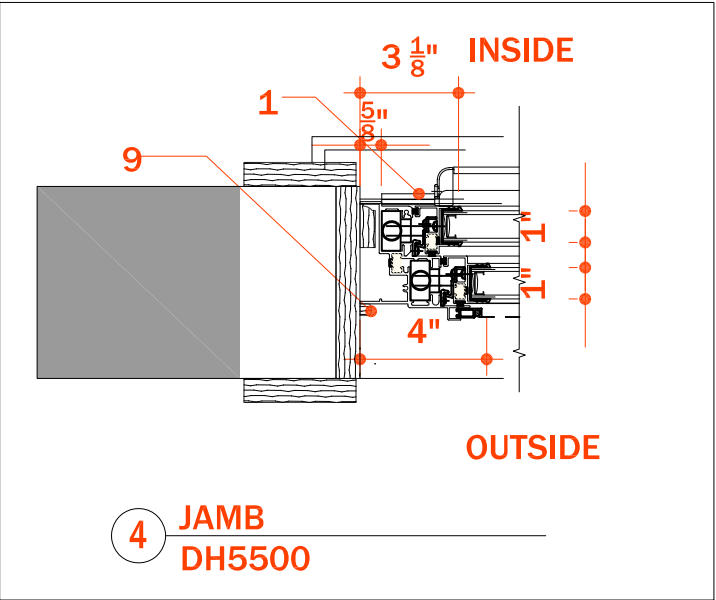
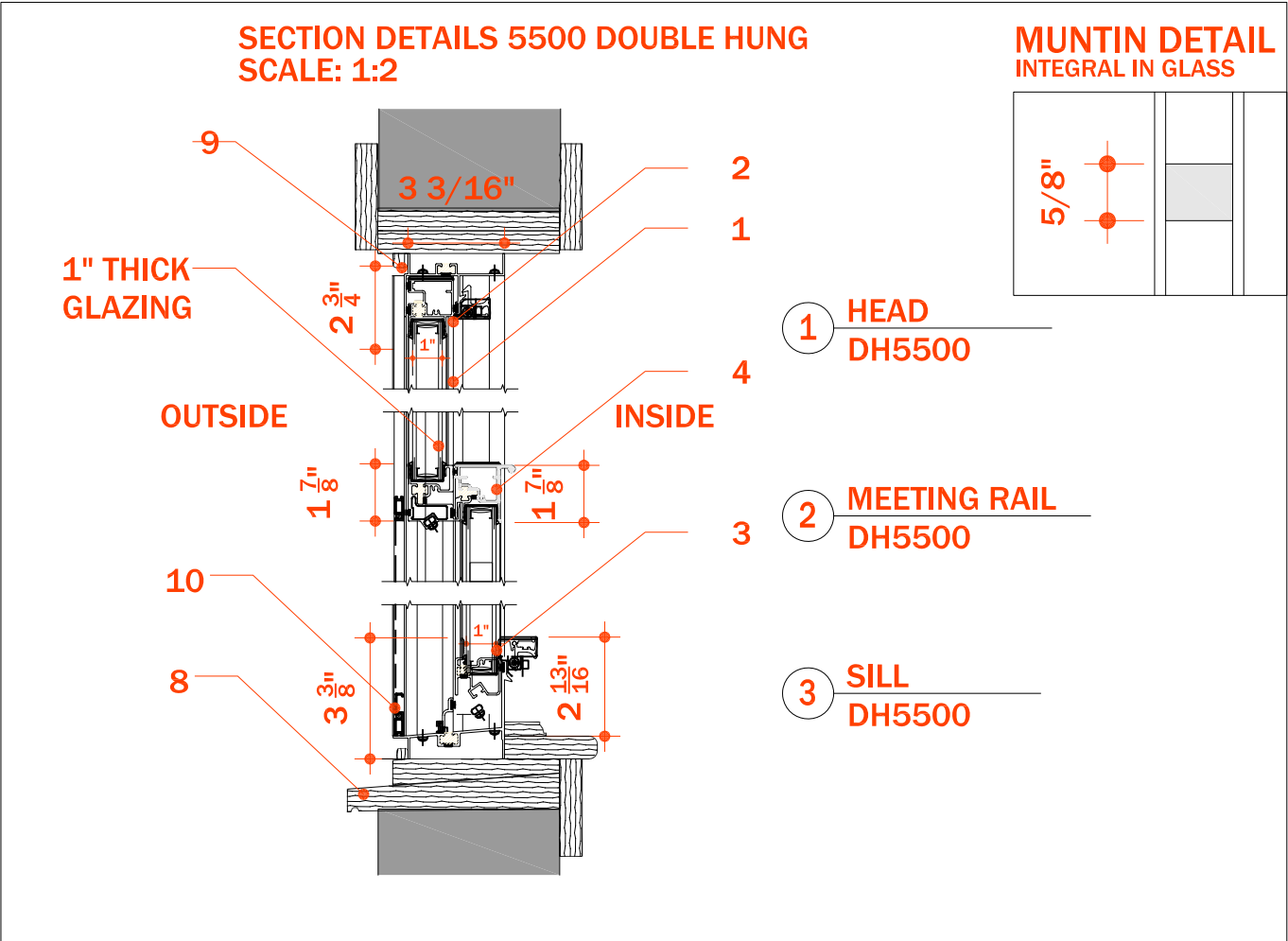
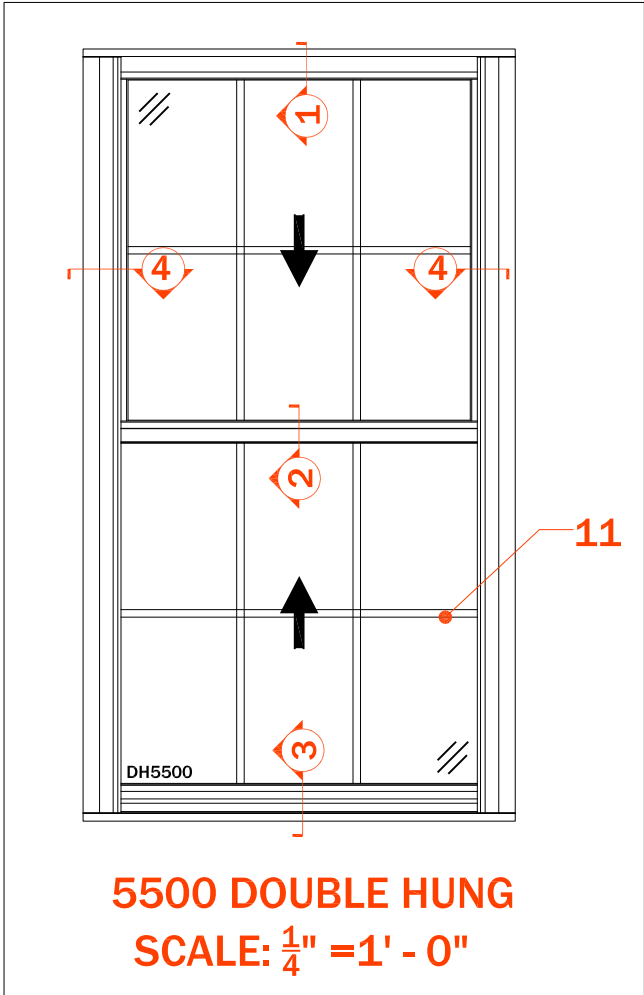
20.3	First Floor	Double hung wood frame with aluminum storm	2' - 0" x 3' - 4"	Double hung tilt window	2' - 0" x 3' - 4"	Yes
21	First Floor	Double hung wood frame with aluminum storm	2' - 6" x 4' - 4"	Double hung tilt window	2' - 6" x 4' - 4"	Yes
22	First Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
23	First Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
24	First Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
25	First Floor	Double hung wood frame with aluminum storm	3' - 2" x 7' - 10"	Double hung tilt window	3' - 2" x 7' - 10"	
26	First Floor	Double hung wood frame with aluminum storm	3' - 2" x 7' - 10"	Double hung tilt window	3' - 2" x 7' - 10"	
27	First Floor	Double hung wood frame with aluminum storm	3' - 2" x 7' - 10"	Double hung tilt window	3' - 2" x 7' - 10"	
28	First Floor	Double hung wood frame with aluminum storm	3' - 2" x 7' - 10"	Double hung tilt window	3' - 2" x 7' - 10"	
30	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
31	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
32	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
33	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
34	Second Floor	Double hung wood frame with aluminum storm	3' - 0" x 5' - 10"	Double hung tilt window	3' - 0" x 5' - 10"	
35	Second Floor	Double hung wood frame	2' - 4" x 5' - 6"	Double hung tilt window	2' - 4" x 5' - 6"	
36	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
37	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
38	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
39	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
40	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
41	Second Floor	Double hung wood frame with aluminum storm	3' - 4" x 5' - 6"	Double hung tilt window	3' - 4" x 5' - 6"	
42	Second Floor	Double hung wood frame with aluminum storm	2' - 2" x 4' - 4"	Double hung tilt window	2' - 2" x 4' - 4"	
43	Second Floor	Double hung wood frame with aluminum storm	2' - 2" x 4' - 4"	Double hung tilt window	2' - 2" x 4' - 4"	Yes
44	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
45	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes

46	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
47	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
48	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
49	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
50	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
51	Second Floor	Double hung wood frame with aluminum storm	3' - 4" x 5' - 4"	Double hung tilt window	3' - 4" x 5' - 4"	
52	Second Floor	Double hung wood frame with aluminum storm	3' - 4" x 5' - 4"	Double hung tilt window	3' - 4" x 5' - 4"	
53	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
54	Third Floor	Double hung Arch wood frame	2' - 8" x 5' - 4"	Existing Double Hung Arch window to Remain. No change		ETR
55	Third Floor	Double hung wood frame with aluminum storm	2' - 8" x 5' - 4"	Double hung tilt window	2' - 8" x 5' - 4"	Yes
56	Third Floor	Double hung wood frame with aluminum storm	2' - 8" x 5' - 4"	Double hung tilt window	2' - 8" x 5' - 4"	Yes
57	Third Floor	Existing Fixed wood frame	2' - 4" x 5' - 4"	Double hung tilt window	2' - 4" x 5' - 4"	
58	Third Floor	Double hung Arch wood frame	2' - 8" x 5' - 4"	Existing Double Hung Arch window to Remain. No change		ETR
59	Third Floor	Double hung wood frame with aluminum storm	2' - 4" x 5' - 4"	Double hung tilt window	2' - 4" x 5' - 4"	Yes
60	Third Floor	Double hung wood frame with aluminum storm	2' - 8" x 5' - 4"	Double hung tilt window	2' - 8" x 5' - 4"	Yes
61	Third Floor	Double hung wood frame with aluminum storm	2' - 8" x 5' - 4"	Double hung tilt window	2' - 8" x 5' - 4"	Yes

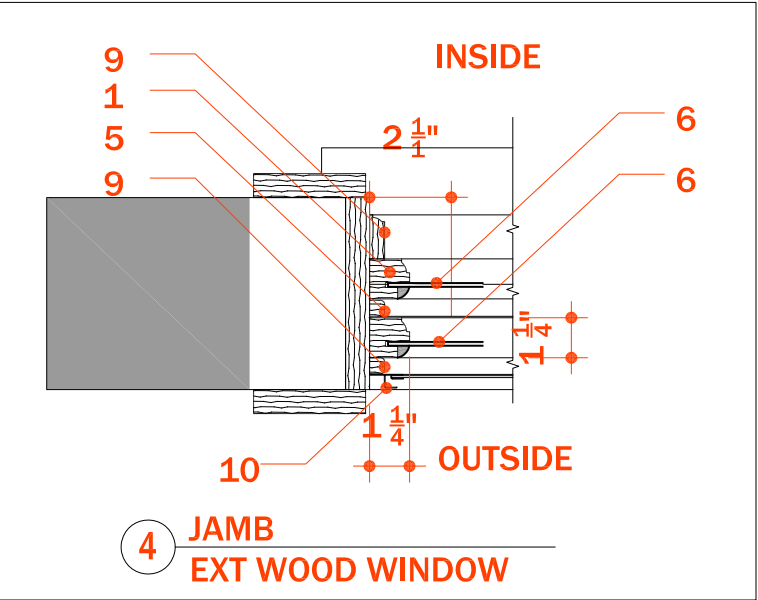
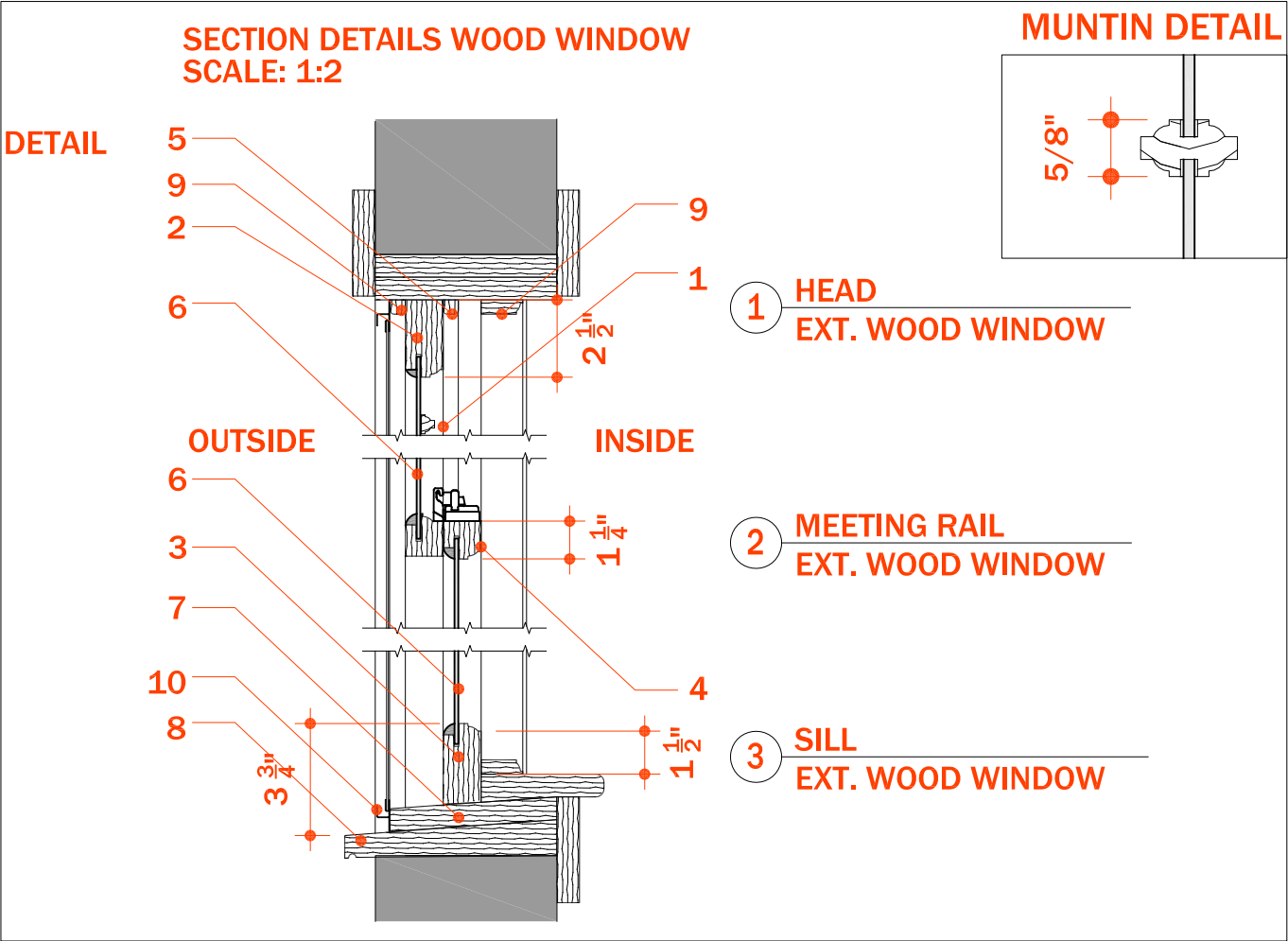
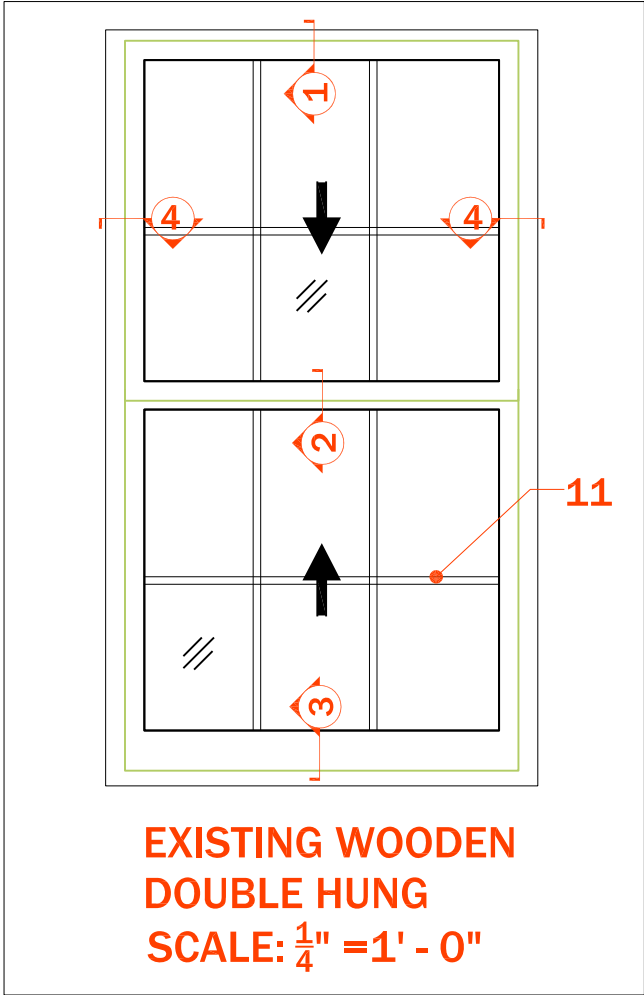








1	VERTICAL STILE
2	TOP RAIL
3	BOTTOM RAIL
4	MEETING RAIL
5	PARTING BEAD
6	SINGLE GLAZING
7	SILL
8	SUB SILL
9	STOP
10	ALUMINUM STORM WINDOW
11	MUNTIN DETAIL





SERIES 5500 H-HC60 DOUBLE-HUNG TILT WINDOW

I hSECTION 08 51 13

ALUMINUM WINDOWS

PART 1 - GENERAL

1.1 SCOPE OF WORK

- A. Furnish and install aluminum windows as shown in bid drawings and as per specifications stipulated in this section.
- B. Factory-installed glass & glazing

1.2 ITEMS FURNISHED BUT NOT INSTALLED (Enter description and quantity of items such as extra sash, screens, glass units, hardware, etc. for attic stock)

1.3 ITEMS INSTALLED BUT NOT FURNISHED (Enter description and quantity of items such as air conditioners, louvers, duct work to be installed in locations as directed by Architect)

1.4 RELATED SECTIONS

- A. Section 07 90 00 - Joint Protection.
- B. Section 08 41 00 - Entrances and Storefronts.
- C. Section 08 70 00 - Hardware.

1.5 REFERENCES

- A. AAMA - American Architectural Manufacturers Association:
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440-05 "Standard/Specification for Windows, Doors, and Unit Skylights"
 - 2. AAMA 502-08 - Voluntary Specification for Field Testing of Newly Installed Fenestration Products.
 - 3. AAMA 611-98 - Voluntary Specification for Anodized Architectural Aluminum
 - 4. AAMA 701/702-04 - Voluntary Specification for Pile Weatherstripping and Replaceable Fenestration Weatherseals.
 - 5. AAMA 800-07 - Voluntary Specifications and Test Methods for Sealants.
 - 6. AAMA 902-07 - Voluntary Specification for Sash Balances.
 - 7. AAMA 910-93 - Voluntary Life Cycle' Specifications and Test Methods for Architectural Grade Windows and Sliding Glass Doors.
 - 8. AAMA 1503-98 - Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors, and Glazed Wall Sections.
 - 9. AAMA 2603-02 - Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum Extrusions and Panels.
 - 10. AAMA 2604-05 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels.
 - 11. AAMA 2605-05 - Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.
- B. ASTM – American Society for Testing and Materials:
 - 1. ASTM E 283-04 - Standard Test Method for Determining Rate of Air Leakage Through

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Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.

2. ASTM E 330-02 - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights, and Curtain Walls by Uniform Static Air Pressure Difference.
 3. ASTM E 331-00 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
 4. ASTM E 547-00 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Differential..
 5. ASTM F 588; 1997 - Standard Test Methods for Measuring the Forced Entry Resistance of Window Assemblies, Excluding Glazing Impact
 6. ASTM E 2190-02 - Standard Specification for Insulating Glass Unit Performance and Evaluation.
- C. NFRC - National Fenestration Rating Council.
1. NFRC 100-04 - Procedure for Determining Fenestration Product U Factors.
 2. NFRC 102-04 - Procedure for Measuring the Steady-State Thermal Transmittance of Fenestration Systems.
 3. NFRC 500-04 - Procedure for Determining Fenestration Product Condensation Resistance Values.
- D. IGCC - Insulating Glass Certification Council.
- E. SGCC - Safety Glazing Certification Council.
1. Z97.1-04 American National Standard for Safety Glazing Materials used in Buildings - Safety Performance Specifications and Methods of Test.
 2. 16 CFR 1201 Consumer Product Safety Commission Safety Standard for Architectural Glazing Materials - codified at Title 16, Part 1201 of the Code of Federal Regulations.
- F. ANSI Z97.1 - American National Standard For Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test/Consumer Products Safety Commission CPSC 16 CFR 1201.
- G. LEED: The Leadership in Energy & Environmental Design; U.S. Green Building Council (USGBC).
- 1.6 SUBMITTALS
- A. Submit administrative requirements under provisions of Section 01 30 00.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation methods.
- C. Shop Drawings:
1. Elevation for each style window specified indicating its size, glazing type, muntin type and design.
 2. Manufacturer's head, jamb and sill details and section views for each window type specified.
- D. Schedules:
1. Provide a window schedule indicating the type, size, color, , and operation of each unit specified. Coordinate with window mark types found in the Contract Drawings.

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- E. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- F. Verification Samples: For each finish product specified, samples may be subsequently installed on the project.
- G. Test Reports: Submit certified independent testing agency reports indicating window units meet or exceed specified performance requirements.

1.7 SYSTEM DESCRIPTION

- A. Operation: DOUBLE HUNG with TILT-IN SASH for cleaning
- B. AAMA Rating: H-HC60 when tested according to AAMA/WDMA/CSA 101/I.S.2/A440-05 at the gateway size of 60" x 99"
- C. Construction: 3 1/4 inch frame depth. Wall thickness: 0.062"/0.094" frame/sill; 0.062" sash. Factory finished extruded aluminum frame and sash members with integral structural polyurethane thermal break. Rails shall be tubular profile.
- D. Glazing: 1 inch insulating glass; black reusable flexible PVC channel gasket;

1.8 HARDWARE:

- 1. Balances:
 - a. Balances shall provide a positive lifting force through the full range of sash travel. Sash travel shall be limited on oversize units.
 - b. When properly adjusted, balances shall hold the sash stationary at any open position.
 - c. Balances shall be factory calibrated of type Spiral (or Ultra-Lift balance or Block and Tackle)
- 2. Head Lock: Automatic continuous aluminum spring-loaded head lock shall secure top sash in closed position.
- 3. Sill Lock: Automatic continuous aluminum spring-loaded sill lock shall secure bottom sash in closed position.
- 4. Tilt latches: Concealed custodial-operated (Allen) zinc alloy tilt latches.
- 5. Lift Handles: Integral continuous lift handles on bottom sash.
- 6. Limit Stops: Jamb-mounted limit stops.

1.9 WEATHERSTRIPPING:

- A. Sash: High-density woven pile shall be used in combination with continuous polyethylene rigid seal to minimize air infiltration.
- B. Securely stake and join at corners. Provide drainage to exterior as necessary.

1.10 PERFORMANCE REQUIREMENTS

- A. Air, Water and Structural Performance Requirements:

When tested in accordance with cited test procedures, windows shall meet or exceed the following performance criteria, as well as those indicated in AAMA 101 and 101/I.S.2/A440-08 for performance grade of unit specified unless otherwise noted herein.

SERIES 5500 H-HC60 DOUBLE-HUNG TILT WINDOW

1. Air Test Performance Requirements:
 - a. Performance: Air infiltration maximum 0.30 cfm per square foot at 6.2 psf pressure differential when tested in accordance with ASTM E283 for sliding sealed products.
 2. Water Test Performance Requirements:
 - a. No uncontrolled water leakage at 9 psf static pressure differential when tested in accordance with ASTM E331 and ASTM E547.
 3. Structural Test Performance Requirements:
 - a. Uniform Load Deflection Test
 - 1) No deflection of any unsupported span L of test unit (framing rails, muntins, mullions, etc.) in excess of L/175 at both a positive and negative load of design test pressure when tested in accordance with ASTM E330.
 - 2) Structural reinforcing that is not standard on units being furnished is not allowed.
 - b. Uniform Load Structural Test:
 - 1) Unit to be tested at 1.5 x design test pressure, both positive and negative, acting normal to plane of wall in accordance with ASTM E330.
 - 2) No glass breakage; permanent damage to fasteners, hardware parts, or anchors; damage to make windows inoperable; or permanent deformation of any main frame or ventilator member in excess of 0.2% of its clear span.
- B. Forced Entry Resistance Test: ASTM F 588, Type and Grade as indicated for each Product.
- C. Thermal Performance Requirements
1. Perform thermal computer simulation in accordance with the configuration specified in NFRC 100.
 2. Computed Thermal Transmittance (U-Value) shall not exceed (value determined based on glazing elements) for the whole window assembly.
 3. Computed Solar Heat Gain Coefficient (SHGC) shall not exceed (value determined based on glazing elements) for the whole window assembly.

1.11 QUALITY ASSURANCE

- A. Manufacturer Qualifications: All windows specified in this section shall be supplied by a manufacturer which has been fabricating/manufacturing commercial grade aluminum windows of similar quality and performance for a minimum of ten (10) years.
- B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five (5) years demonstrated experience in installing windows of the same type and scope as specified, preferably AAMA certified installers.
- C. Provide test reports from AAMA accredited laboratory certifying that window units are found to be in compliance with AAMA/WDMA/CSA 101/I.S.2/A440-05 and performance standards listed above.
 1. Test reports shall be accompanied by the window manufacturer's letter of certification stating that the tested window meets or exceeds criteria for the appropriate AAMA/WDMA/CSA 101/I.S.2/A440 test.

1.12 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation in accordance with manufacturer's recommendations.



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- B. Protect units against damage from the elements, construction activities and other hazards before, during, and after installation.

1.13 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.14 WARRANTY

- A. *Refer to Crystal Window & Door Systems, Ltd. standard warranty.*
- B. *Optional Extended Warranty (contact your Crystal sales representative).*

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: **Crystal Window & Door Systems, Ltd.**, which is located at: 31-10 Whitestone Expressway, Flushing, NY 11354; Tel: 718. 961.7300; Tel: 800. 472.9988; Fax: 718.460.4594; Web: www.crystalwindows.com
- B. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00.

2.2 Aluminum:

- A. Extruded aluminum prime billet 6063-T5 or 6063-T6 alloy for primary components; 6063-T5, 6063-T6, or 6061-T6 for structural components; all meeting the requirements of ASTM B221.
- B. Aluminum sheet alloy 5005 H 32 (for anodic finish), meeting the requirements of ASTM B209 or alloy 3003 H 14 (for painted or unfinished sheet).

2.3 Thermal Barrier:

- A. Structural Thermal Barrier:
 - 1. Structural thermal barrier shall consist of poured-in-place polyurethane polymer that shall transfer shear during bending and provide composite action between frame components.
- B. Non Structural Thermal Barriers:
 - 1. Non structural thermal barriers are used only in conjunction with structural thermal barriers. The purpose of non structural thermal barriers is to enhance thermal performance of the primary structural thermal barriers by inhibiting heat transfer through thermal radiation and convection. Non structural thermal barriers shall not be used as primary load carrying members.
 - 2. Rigid non structural thermal barriers shall be constructed of extruded polyvinylchloride (PVC).

2.4 GLASS

- A. Glazing Materials:
 - 1. Vertical Glazing: For glass surfaces sloped 15 degrees or less from vertical. Design glass

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- to resist design wind pressure based on glass type factors for short-duration load.
2. Thickness: Where glass thickness is indicated, it is a minimum. Provide glass lites in thicknesses as needed to comply with requirements indicated.
 3. Strength: Where float glass is indicated, provide annealed float glass. Where fully tempered glass is indicated, provide Kind FT heat-treated float glass.
 4. Thermal and Optical Performance Properties: Provide glass with performance properties specified, as indicated in manufacturer's published test data, based on procedures indicated.
 - a. U-Factors: Total-glazing values, according to NFRC 100 and based on LBL's WINDOW 5.2 computer program, expressed as BTU/sq.ft x h x deg F (W/sq. m x K).
 - b. Solar Heat-Gain Coefficient and Visible Transmittance: Center-of-glazing values, according to NFRC 200 and based on LBL's WINDOW 5.2 computer program.
 - c. Visible Reflectance: Center-of-glazing values, according to NFRC 300.
 5. Float Glass: ASTM C 1036, Type 1, Quality-Q3, Class 1 (clear) unless otherwise indicated.
 6. Coated Glass: ASTM C 1376, Type 1, Quality-Q3, Class 1 (clear) unless otherwise indicated, of kind and condition indicated.
 7. Laminated Glass: ASTM C 1172, Type 1, Quality-Q3, Class 1 (clear) unless otherwise indicated, of kind and condition indicated.
- B. Insulating Glass Units:
1. Factory-assemble units consisting of sealed lites of glass separated by a PPG Intercept Spacer system consisting of a one-piece, metallic, U-channel design that creates an effective thermal barrier to help reduce conducted heat loss through the window.
 2. Insulating glass units shall be sealed with an integral dessicant matrix and a butyl sealant extruded around the entire perimeter of the spacer to achieve a seal. The sealant applied is to be Dual Seal Equivalent (DSE). Interspace to be filled with air or argon gas as required by thermal computer simulation.
 3. Insulating Glass Types: Low-E coated, insulating glass units.
 - a. Overall Unit Thickness: 1" (25.4mm)
 - b. Thickness of Each Glass Lite: 3/32", 1/8", 3/16" or 1/4"
 - c. Outdoor Lite: Class 1 (Clear) float glass, or fully tempered float glass.
 - d. Interspace Content: Air or Argon Gas.
 - e. Indoor Lite: Class 1 (Clear) float glass, or fully tempered float glass.
 - f. Low-E Coating: Sputtered on second or third surface.
 - g. Glass Winter Night time U-Value: 0.27 maximum.
 - h. Solar Heat Gain Coefficient: 0.46 maximum.
 - i. Provide safety glazing labeling, if necessary.

2.5 WINDOW ACCESSORIES

Provide the following accessories as specified in the contract drawings. Finish to match window frames or as selected by the Architect:

- A. Wrap Around Panning
- B. Preset Panning
- C. Snap Trim/Clips
- D. Expanders

SERIES 5500 H-HC60 DOUBLE-HUNG TILT WINDOW

- E. Receptors
 - F. Subsills and Subsill Anchors
 - G. Mullions and Mullion Covers
 - H. Exterior Sills
 - I. Interior Stools
 - J. Muntins
- 2.6 FINISHES
- A. Conforming to AAMA 2604-05 specification, finish on all extruded aluminum shall consist of zero or near-zero VOC, organic POWDER COAT with a baked on super-durable thermosetting polyester resin, electro-statically applied on five-stage pre-treated aluminum surface. Powder coat material to be as manufactured by Sherwin Williams or PPG Powder Coatings.
 - B. Color to be selected from Manufacturer's Standard Color Chart (or custom-matched as required by project Architect/Owner).
- 2.7 Insect Screens:
- A. Screen frames shall consist of tubular extruded aluminum profiles with finish to match window frames.
 - B. Fiberglass mesh (18 X 16) with PVC spline.
- 2.8 Steel components including attachment fasteners shall be 300 series stainless steel except as noted.
- 2.9 Thermoplastic or thermo-set plastic caps, housings and other components shall be injection-molded nylon, extruded PVC, or other suitable compound.
- 2.10 Sealants:
- 1. Sealants shall comply with applicable provisions of AAMA 800 and/or Federal Specifications FS-TT-001 and 002 Series.
 - 2. Frame joinery sealants shall be suitable for application specified and as tested and approved by window manufacturer.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION



SERIES 5500 H-HC60 DOUBLE-HUNG TILT WINDOW

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.

3.4 ANCHORAGE

- A. Anchor window units and/or assemblies sufficiently to maintain permanent positions when subjected to normal thermal movement, specified building movement and specified wind loads.

3.5 PROTECTION

- A. Protect installed products until completion of project.
- B. Final operating adjustment shall be made after glazing work is complete. Operating sash and ventilator shall operate smoothly and shall be weathertight when in locked position
- C. Touch-up, repair or replace damaged products before Substantial Completion.

3.6 DISPOSAL OF DEBRIS

- A. Remove all garbage off site and legally dispose of existing windows and debris generated from the installation of the new windows.

3.7 OPTIONAL FIELD TESTING

- A. At the discretion and expense of Owner or Owner's representative, perform on-site testing of installed units in conformance with AAMA 502 - Voluntary Specification for Field Testing of Windows and Sliding Glass Doors. Conduct air and water infiltration testing with the window manufacturer, contractor, and owner present.
- B. An AAMA accredited lab will be hired by the owner to perform the required testing.

3.8 ADJUSTMENT AND CLEAN UP

- A. Adjust all products, sash, vents, and hardware after installation, as necessary to provide proper operation and a weather tight installation
- B. Remove any labels and dirt from the window.

END OF SECTION



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

Staff Use Only
Application #
ID #

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

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

APPLICANT INFORMATION

Project Address: 113 Academy Street
Applicant Name: Gary E. Beck, Jr. - Z3 Consultants Inc.
Applicant's Address: P O Box 363
City: LaGrangeville
State/Zip: NY 12540
Email: assistant@z3consultants.com
Phone Number(s): 845 471 9370

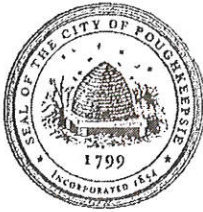
Property Owner (If not the applicant): EMMETT WOODS
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

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

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

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

WINDOW REPLACEMENTS DUE TO BEING INOPERABLE, ROTTEN, NORE ENERGY EFFICIENT



**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

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

Remove existing double hung wood windows

Remove existing aluminium storm windows

Replace with Crystal Windows, series 5500 heavy commercial/architectural
aluminium thermal-break tilt windows

All replacement windows to match existing sizes

Mullions to match existing, sash sizes are comparable to existing sash sizes

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

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

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

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

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

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

OWNER/APPLICANT SIGNATURE:

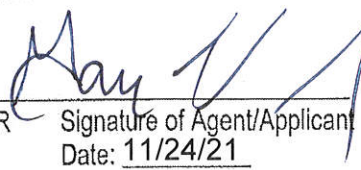
I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

See owner consent form

Signature of Owner

Date: 11/24/21

OR


Signature of Agent/Applicant

Date: 11/24/21



PO Box 363 LaGrangeville, NY 12540
Phone (845) 471-9370 Fax (845) 625-1479



OWNER CONSENT FORM

NAME: EMMETT WOODS

COMPANY: N/A

ADDRESS: 113 ACADEMY STREET, CITY OF ROUGHKEEPSIE
NY, 12601

CONTACT NUMBERS:

HOME- 914 804 8466

WORK- SAME

CELL- SAME

EMAIL- emmett.woods@outlook.com

I/we hereby authorize Gary E. Beck, Jr. of Z3 Consultants Inc.

To represent us on all matters in the _____ for the purposes.

Of Building Planning & Zoning for property known as 113 ACADEMY STREET

X 

Authorized Signature

DATE: 8/16/2021

Se Habla Español



113 Academy Street, Poughkeepsie

New Windows, old Windows and bush relocated



WINDOW STRATEGY

- Remove existing double hung wood windows.
 - Remove existing aluminum storm windows.
 - Replace with Crystal Windows, Series 5500 Heavy Commercial / Architectural Aluminum Thermal-Break Tilt Windows
- All replacement windows to match existing sizes.
Proposed window frames are black
Mullions to match existing, sash sizes, are comparable to existing sash sizes

Total of 64 Windows

- 7 Existing Windows to remain, no change required.
- 24 Windows have been previously installed.
- 33 proposed new Windows.



Existing window
with Aluminum storm



New Window

BASEMENT FLOOR

- (1, 2) Existing fixed wood frame window 2' - 4" x 2' - 0"
Proposed Horizontal sliding window 2' - 4" x 2' - 0"
- (3, 4, 5,) Existing wood frame 2'-4" x 2'-0"
Previously changed to 2' - 4" x 2' - 0"
- (6) Existing wood frame 2' - 4" x 2' - 0"
Previously changed to Double hung tilt window 3' - 0" x 4' - 2" in window well.
- (7) Existing fixed wood frame window 2' - 4" x 2' - 0"
Proposed to double hung tilt window 3' - 0" x 4' - 2" in window well.

FIRST FLOOR - Apartment #1

Living room

- (9, 13) Existing double hung wood frame 3' – 0" x 6' -6"
Proposed H-HC60 double hung tilt window 3' – 0" x 6' -6"
- (10, 11, 12) Existing double hung wood frame 3' – 4" x 6' -10"
Proposed H-HC60 double hung tilt window 3' – 4" x 6' -10"

Bedroom #1

- (8, 28) Existing double hung wood frame 3' – 2" x 7' -10"
Proposed H-HC60 double hung tilt window 3' – 2" x 6' - 2"
- (27) Existing double hung wood frame 3' – 2" x 7' - 10"
Proposed H-HC60 double hung tilt window 3' – 2" x 7' - 10"

Bedroom #2

- (25) Existing double hung wood frame 3' – 2" x 7' - 10"
Proposed H-HC60 double hung tilt window 3' – 2" x 7' - 10"

Bathroom

- (26) Existing double hung wood frame 3' – 2" x 7' - 10"
Proposed H-HC60 double hung tilt window 3' – 2" x 7' - 10"

Kitchen

- (14, 15) Existing double hung wood frame 3' – 2" x 6' - 0"
Proposed H-HC60 double hung tilt window 3' – 2" x 6' - 0"
- (16.1) Existing fixed pain 2' – 6" x 7' - 6"
- (16.2, 16.3) double hung units one on each side of fixed pain, 1' – 0" x 7' - 6"

Back Entry

- (17,18) Existing double hung wood frame 2' – 0" x 4' - 0"
Proposed H-HC60 double hung tilt window 2' – 0" x 4' - 0"
- (19) Existing fixed wood frame 9' – 8" x 2' - 6"
Proposed H-HC60 fixed window 9' – 8" x 2' - 6"
-

FIRST FLOOR

- (20.1,20.2,20.3) Existing double hung wood frame 3 @ 2' - 0" x 3' - 4"
Installed H-HC60 double hung tilt window 3 @ 2' - 0" x 3' - 4"
- (21) Existing double hung wood frame 2' - 6" x 4' - 4"
Installed H-HC60 double hung tilt window 3 @ 2' - 0" x 3' - 4"
- (22, 23, 24) Existing double hung wood frame 2' - 6" x 5' - 6"
Installed H-HC60 double hung tilt window 2' - 6" x 5' - 6"

SECOND FLOOR

- (43) Existing double hung wood frame 2' - 2" x 4' - 4"
Installed H-HC60 double hung tilt window 2' - 2" x 4' - 4"
- (44) Existing double hung wood frame 2' - 6" x 5' - 6"
Installed H-HC60 double hung tilt window 2' - 6" x 5' - 6"
- (45,46,47,48,49,50) Existing double hung wood frame 2' - 6" x 5' - 6"
Installed H-HC60 double hung tilt window 2' - 6" x 5' - 6"

Living room

- (51,52) Existing double hung wood frame 3' - 4" x 5' - 4"
Proposed H-HC60 double hung tilt window 3' - 4" x 5' - 4"

Bedroom #1

- (30,53) Existing double hung wood frame 3' - 2" x 5' - 10"
Proposed H-HC60 double hung tilt window 3' - 2" x 5' - 10"

Bedroom #2

- (31) Existing double hung wood frame 3' - 2" x 5' - 10"
Proposed H-HC60 double hung tilt window 3' - 2" x 5' - 10"

Bedroom #3

- (32,33) Existing double hung wood frame 3' - 2" x 5' - 10"
Proposed H-HC60 double hung tilt window 3' - 2" x 5' - 10"

Bathroom #1

- (34) Existing double hung wood frame 3' - 0" x 5' - 10"
Proposed H-HC60 double hung tilt window 3' - 0" x 5' - 10"
- (35) Existing double hung wood frame 2' - 4" x 5' - 6"
Proposed H-HC60 double hung tilt window 2' - 4" x 5' - 6"

Bathroom #2

- (42) Existing double hung vinyl window 2' - 2" x 4' - 4"
Proposed H-HC60 double hung tilt window 2' - 2" x 4' - 4"

Kitchen

- (36,37,38,39,40) Existing double hung wood frame 2' - 0" x 4' - 6"
Installed H-HC60 double hung tilt window 2' - 0" x 4' - 6"
- (41) Existing double hung wood frame 3' - 4" x 5' - 6"
Installed H-HC60 double hung tilt window 3' - 4" x 5' - 6"

THIRD FLOOR

- (54,58) Existing Arch double hung wood frame 2' - 8" x 5' - 4"
Existing to remain no change
- (55,56,60,61) Existing double hung wood frame 2' - 8" x 5' - 4"
Installed H-HC60 double hung tilt window 2' - 8" x 5' - 4"
- (57) Existing double hung wood frame 2' - 4" x 5' - 4"
Proposed H-HC60 double hung tilt window 2' - 4" x 5' - 4"
- (59) Existing fixed wood frame 2' - 4" x 5' - 4"
Installed H-HC60 double hung tilt window 2' - 4" x 5' - 4"

WINDOW SCHEDULE

#	LOCATION	EXISTING WINDOW DESCRIPTION	EXISTING SIZE	PROPOSED WINDOW DESCRIPTION	PROPOSED SIZE	INSTALLED
1	Basement	Existing fixed wood frame	2'-4" X 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	
2	Basement	Existing fixed wood frame	2'-4" X 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	
3	Basement	Existing fixed wood frame	2'-4" x 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	Yes
4	Basement	Existing fixed wood frame	2'-4" x 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	Yes
5	Basement	Existing fixed wood frame	2'-4" x 2'-0"	H-HC60 horizontal sliding window	2'-4" X 2'-0"	Yes
6	Basement	Existing fixed wood frame	2'-4" x 2'-0"	Proposed H-HC60 double hung tilt window in window well	3'-0" x 4'- 2"	Yes
7	Basement	Existing fixed wood frame	2'-4" x 2'-0"	Double hung tilt window	3'-0" x 4'- 2"	
8	First Floor	Existing double hung wood frame	3'-2" x 7'-10"	Double hung tilt window	3'-2" x 7'-10"	
9	First Floor	Double hung wood frame with aluminum storm	3'-0" x 6'- 6"	Double hung tilt window	3'- 0" x 6'- 6"	
10	First Floor	Double hung wood frame with aluminum storm	3'- 4" x 6'- 10"	Double hung tilt window	3'- 4" x 6'-10"	
11	First Floor	Double hung wood frame with aluminum storm	3'-4" x 6'-10"	Double hung tilt window	3'- 4" x 6'-10"	
12	First Floor	Double hung wood frame with aluminum storm	3'-4" x 6'-10"	Double hung tilt window	3'- 4" x 6'-10"	
13	First Floor	Double hung wood frame with aluminum storm	3'-0" x 6'- 6"	Double hung tilt window	3'- 0" x 6'- 6"	
14	First Floor	Double hung wood frame with aluminum storm	3'- 2" x 6'- 0"	Double hung tilt window	3'- 2" x 6'- 0"	
15	First Floor	Double hung wood frame with aluminum storm	3'- 2" x 6'- 0"	Double hung tilt window	3'- 2" x 6'- 0"	
16.1	First Floor kitchen	Fixed wood frame	2'- 6" x 7'- 6"	Double hung tilt window	2'- 6" x 7'- 6"	
16.2	First Floor	Double hung wood frame with aluminum storm	1'- 0" x 7'- 6"	Double hung tilt window	1'- 0" x 7'- 6"	
16.3	First Floor	Double hung wood frame with aluminum storm	1'- 0" x 7'- 6"	Double hung tilt window	1'- 0" x 7'- 6"	
17	First Floor	Double hung wood frame with aluminum storm	2'- 0" x 4'- 0"	Double hung tilt window	2'- 0" x 4'- 0"	
18	First Floor	Double hung wood frame with aluminum storm	2'- 0" x 4'- 0"	Double hung tilt window	2'- 0" x 4'- 0"	
19	First Floor	Fixed wood frame	9'- 8" x 2'- 6"	Double hung tilt window	9'- 8" x 2'- 6"	
20.1	First Floor	Double hung wood frame with aluminum storm	2'- 0" x 3'- 4"	Double hung tilt window	2'- 0" x 3'- 4"	Yes
20.2	First Floor	Double hung wood frame with aluminum storm	2'- 0" x 3'- 4"	Double hung tilt window	2'- 0" x 3'- 4"	Yes

20.3	First Floor	Double hung wood frame with aluminum storm	2' - 0" x 3' - 4"	Double hung tilt window	2' - 0" x 3' - 4"	Yes
21	First Floor	Double hung wood frame with aluminum storm	2' - 6" x 4' - 4"	Double hung tilt window	2' - 6" x 4' - 4"	Yes
22	First Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
23	First Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
24	First Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
25	First Floor	Double hung wood frame with aluminum storm	3' - 2" x 7' - 10"	Double hung tilt window	3' - 2" x 7' - 10"	
26	First Floor	Double hung wood frame with aluminum storm	3' - 2" x 7' - 10"	Double hung tilt window	3' - 2" x 7' - 10"	
27	First Floor	Double hung wood frame with aluminum storm	3' - 2" x 7' - 10"	Double hung tilt window	3' - 2" x 7' - 10"	
28	First Floor	Double hung wood frame with aluminum storm	3' - 2" x 7' - 10"	Double hung tilt window	3' - 2" x 7' - 10"	
30	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
31	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
32	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
33	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
34	Second Floor	Double hung wood frame with aluminum storm	3' - 0" x 5' - 10"	Double hung tilt window	3' - 0" x 5' - 10"	
35	Second Floor	Double hung wood frame	2' - 4" x 5' - 6"	Double hung tilt window	2' - 4" x 5' - 6"	
36	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
37	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
38	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
39	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
40	Second Floor	Double hung wood frame with aluminum storm	2' - 0" x 4' - 6"	Existing Double hung window to Remain, No change		ETR
41	Second Floor	Double hung wood frame with aluminum storm	3' - 4" x 5' - 6"	Double hung tilt window	3' - 4" x 5' - 6"	
42	Second Floor	Double hung wood frame with aluminum storm	2' - 2" x 4' - 4"	Double hung tilt window	2' - 2" x 4' - 4"	
43	Second Floor	Double hung wood frame with aluminum storm	2' - 2" x 4' - 4"	Double hung tilt window	2' - 2" x 4' - 4"	Yes
44	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
45	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes

46	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
47	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
48	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
49	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
50	Second Floor	Double hung wood frame with aluminum storm	2' - 6" x 5' - 6"	Double hung tilt window	2' - 6" x 5' - 6"	Yes
51	Second Floor	Double hung wood frame with aluminum storm	3' - 4" x 5' - 4"	Double hung tilt window	3' - 4" x 5' - 4"	
52	Second Floor	Double hung wood frame with aluminum storm	3' - 4" x 5' - 4"	Double hung tilt window	3' - 4" x 5' - 4"	
53	Second Floor	Double hung wood frame with aluminum storm	3' - 2" x 5' - 10"	Double hung tilt window	3' - 2" x 5' - 10"	
54	Third Floor	Double hung Arch wood frame	2' - 8" x 5' - 4"	Existing Double Hung Arch window to Remain. No change		ETR
55	Third Floor	Double hung wood frame with aluminum storm	2' - 8" x 5' - 4"	Double hung tilt window	2' - 8" x 5' - 4"	Yes
56	Third Floor	Double hung wood frame with aluminum storm	2' - 8" x 5' - 4"	Double hung tilt window	2' - 8" x 5' - 4"	Yes
57	Third Floor	Existing Fixed wood frame	2' - 4" x 5' - 4"	Double hung tilt window	2' - 4" x 5' - 4"	
58	Third Floor	Double hung Arch wood frame	2' - 8" x 5' - 4"	Existing Double Hung Arch window to Remain. No change		ETR
59	Third Floor	Double hung wood frame with aluminum storm	2' - 4" x 5' - 4"	Double hung tilt window	2' - 4" x 5' - 4"	Yes
60	Third Floor	Double hung wood frame with aluminum storm	2' - 8" x 5' - 4"	Double hung tilt window	2' - 8" x 5' - 4"	Yes
61	Third Floor	Double hung wood frame with aluminum storm	2' - 8" x 5' - 4"	Double hung tilt window	2' - 8" x 5' - 4"	Yes









Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

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

Staff Use Only
Application #
ID #

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

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

APPLICANT INFORMATION

Project Address: 36 North Clover Street

Applicant Name: Pelton Partners LLC (Contact Vender)

Applicant's Address: 33 Arlington Avenue - Suite 8

City: Poughkeepsie

State/Zip: New York 12603

Email: Tink@tinkarch.com

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

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

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

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

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

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



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Building Inspector

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

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

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

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

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

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

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

OWNER/APPLICANT SIGNATURE:

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

Signature of Owner

Date: _____

OR

Signature of Agent/Applicant

Date: 2022



30 November 2021

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

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

Dear Chairperson Privratsky and Members of Historic District Commission:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

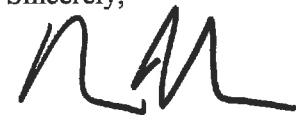
Nonetheless, this proposal contains several moving parts. The grant or denial of this amended application is the first step in which to put those moving pieces into place.

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

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

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

Sincerely,

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

Steven Tinkelman, AIA
Managing Member

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

Date: November 5, 2021

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

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

Sheet TS-01 – Cover Sheet:

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

Sheet PZ-3 – Site Development Plan:

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

Sheet PZ-04 – Site Section:

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

Sheet PZ-08 – Preliminary Elevations – Pelton Manor:

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

Sheet PZ-08.1 – Material Callouts – Pelton Manor:

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

Sheet PZ-10 – Preliminary Elevations – Fall Kill:

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

Sheet PZ-12 – Preliminary Elevations - Dongan:

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

Sheet PZ-19 – Street Elevations:

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

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

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

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

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

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

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

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

Sheet PZ-25 – Traffic Circulation & Signage Plan:

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

Sheet PZ-26 – Photometric Plan:

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

August 29, 2019

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

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

Dear Chairperson Rollin and Members of the Historic District Commission:

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

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

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

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

Sincerely,

Steven Tinkelman, AIA
Managing Member

RESOLUTION OF CONDITIONAL AMENDED SITE PLAN APPROVAL

In the Matter of the Application of:

36 NORTH CLOVER STREET – PELTON MANOR CARMEL

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

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

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

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

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

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

WHEREAS,; and

THE ENVIRNOMENTAL REVIEW

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

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

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

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

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

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

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

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

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

THE ORIGINAL CONDITIONAL SITE PLAN APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE AMENDED SITE PLAN APPLICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date 8/20/19 Daniel McCabe
Daniel McCabe, Vice Chair

Further information may be obtained from:

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

Received and Reviewed:

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

Date: August 29, 2019

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

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

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

Sheet PZ-08 – Preliminary Elevations – Pelton Manor:

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

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

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

Sheet PZ-10 – Preliminary Elevations – Fall Kill:

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

Sheet PZ-12 – Preliminary Elevations - Dongan:

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

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

Sheet PZ-14 – Preliminary Elevations - River:

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

EXHIBIT 'B'



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

Sheet PZ-16 – Preliminary Elevations - Station:

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

Sheet PZ-18 – Preliminary Elevations - Carriage House:

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

Sheet PZ-26 – Photometric Plan:

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



November 1, 2019

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

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

Dear Chairperson Rollin and Members of the Historic District Commission:

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

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

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

Additional information:

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

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

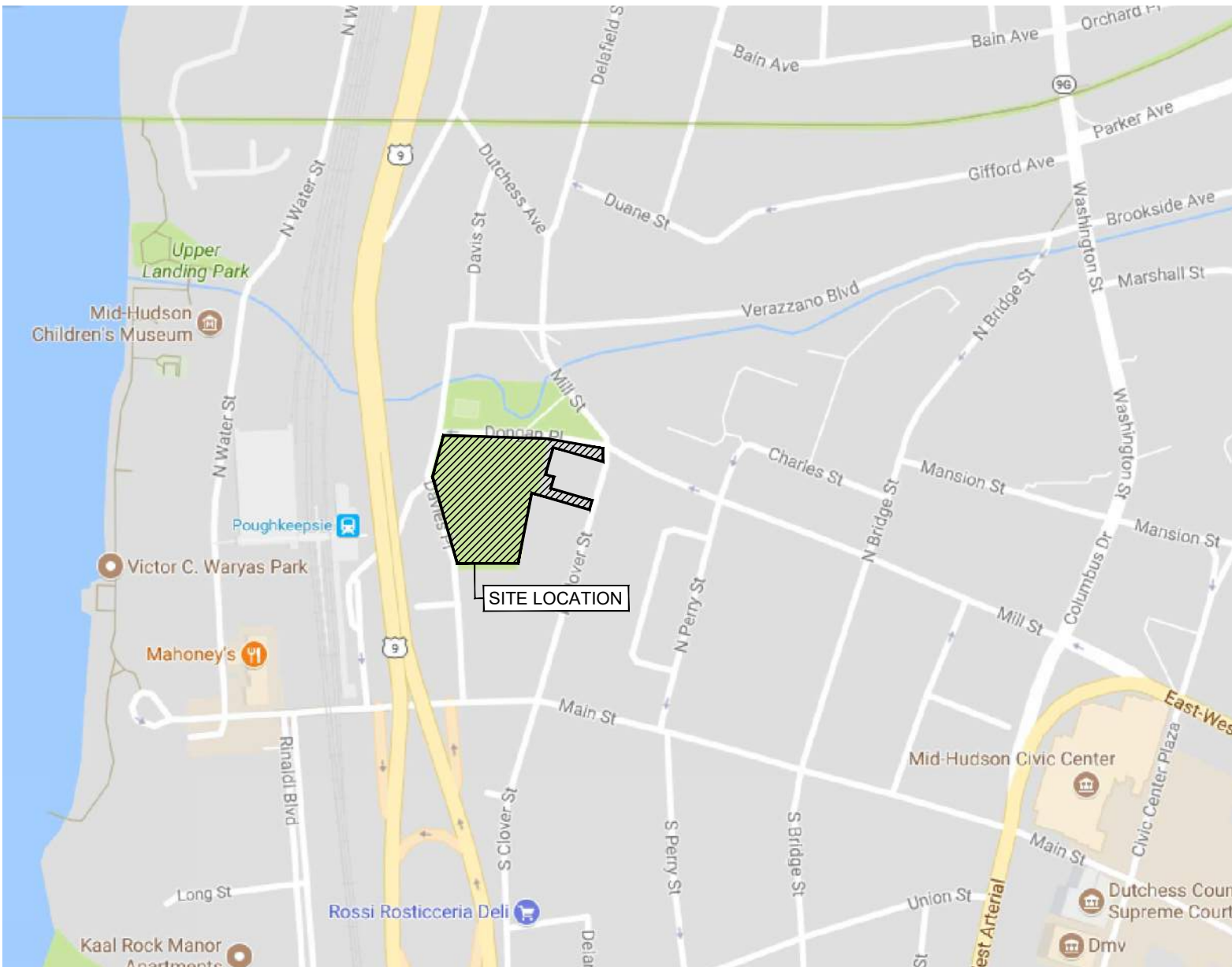
It is respectfully requested that the Commission grant approval for a Certificate of Appropriateness because the project as submitted satisfies all of the requirements for such a Certificate.

Sincerely,
Steven Tinkelman, AIA

Pelton Mount Carmel

36 NORTH CLOVER STREET

POUGHKEEPSIE, DUTCHESS COUNTY NY



1 AREA LOCATION MAP
NOT TO SCALE

PROPERTY OWNER
(CONTRACT VENDEE):

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

ARCHITECT / LAND PLANNER:

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

LANDSCAPE ARCHITECT:

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

CIVIL ENGINEER:

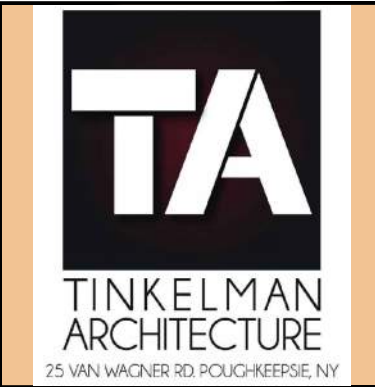
LRC Group
85 Civic Center Plaza, Suite 103
Poughkeepsie, New York 12601

DRAWING INDEX

TS-01 - COVER SHEET	
ARCHITECTURAL DRAWINGS:	
PZ-01	NOT INCLUDED
PZ-02	ADJOINING PROPERTY OWNERS
PZ-03	SITE DEVELOPMENT PLAN
PZ-04	SITE SECTION
PZ-05	SITE DETAILS
PZ-06	SITE DETAILS
PZ-08	PRELIMINARY ELEVATIONS - PELTON MANOR
PZ-08.1	MATERIAL CALLOUTS PELTON MANOR
PZ-08.2	EXISTING PELTON MANOR FENESTRATION
PZ-10	PRELIMINARY ELEVATIONS - FALL KILL
PZ-12	PRELIMINARY ELEVATIONS - DONGAN
PZ-14	PRELIMINARY ELEVATIONS - RIVER
PZ-16	PRELIMINARY ELEVATIONS - STATION
PZ-18	PRELIMINARY ELEVATIONS - CARRIAGE HOUSE
PZ-19	STREET ELEVATIONS
PZ-20	ENLARGED MONUMENTAL STAIR PLAN & ELEVATIONS
PZ-21	ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION
PZ-22	FRONT ENTRANCE SIGN
PZ-23	DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS
PZ-24	ENTRANCE DRIVEWAY PLAN AND WALKWAY RAMP PLAN & SECTION
PZ-25	TRAFFIC CIRCULATION PLAN
PZ-26	PHOTOMETRIC PLAN & SCHEDULE
LANDSCAPE DRAWINGS:	
LANDSCAPING PLAN	
LANDSCAPING PLANT TABLE	
LANDSCAPING PLANT PHOTOS	

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

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



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

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

COVER SHEET

DRAWN BY:

J.O.

JOB NO.

Y1022

DATE

8/29/17

TS-01

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



1 ADJOINING PROPERTY OWNERS MAP
NOT TO SCALE



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

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

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

ADJOINING PROPERTY OWNERS	
DRAWN BY: J.D.	PZ-02
JOB No. Y1022	
DATE: 8/29/17	

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

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



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

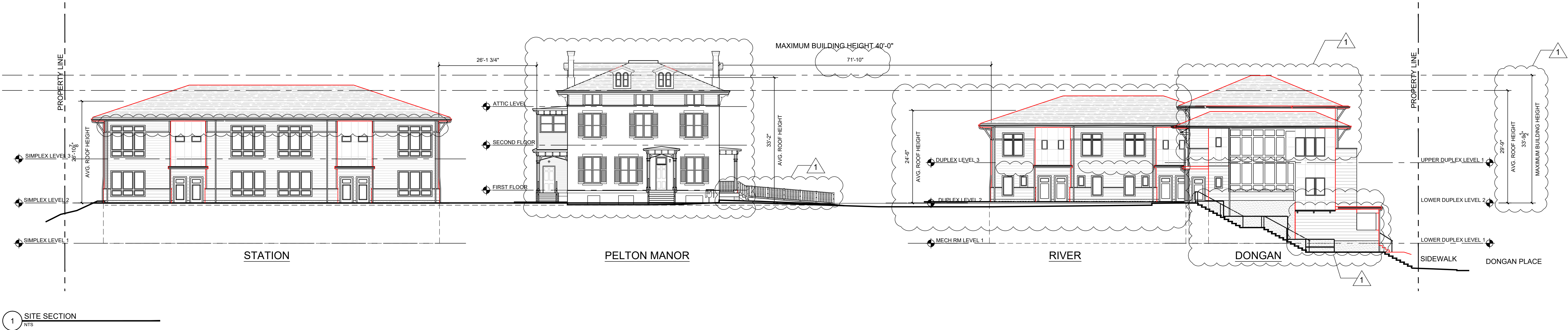
PROJECT NAME:
Pelton Mount Carmel
300 Westage Business Center Drive
Fishkill, NY 12524

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

- SITE DEVELOPMENT NOTES:
- 1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S GRADING & DRAINAGE PLAN, SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MORE INFORMATION & DETAILS.
 - 2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AREA OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALKS w/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
 - 3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA. REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
 - 4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.

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

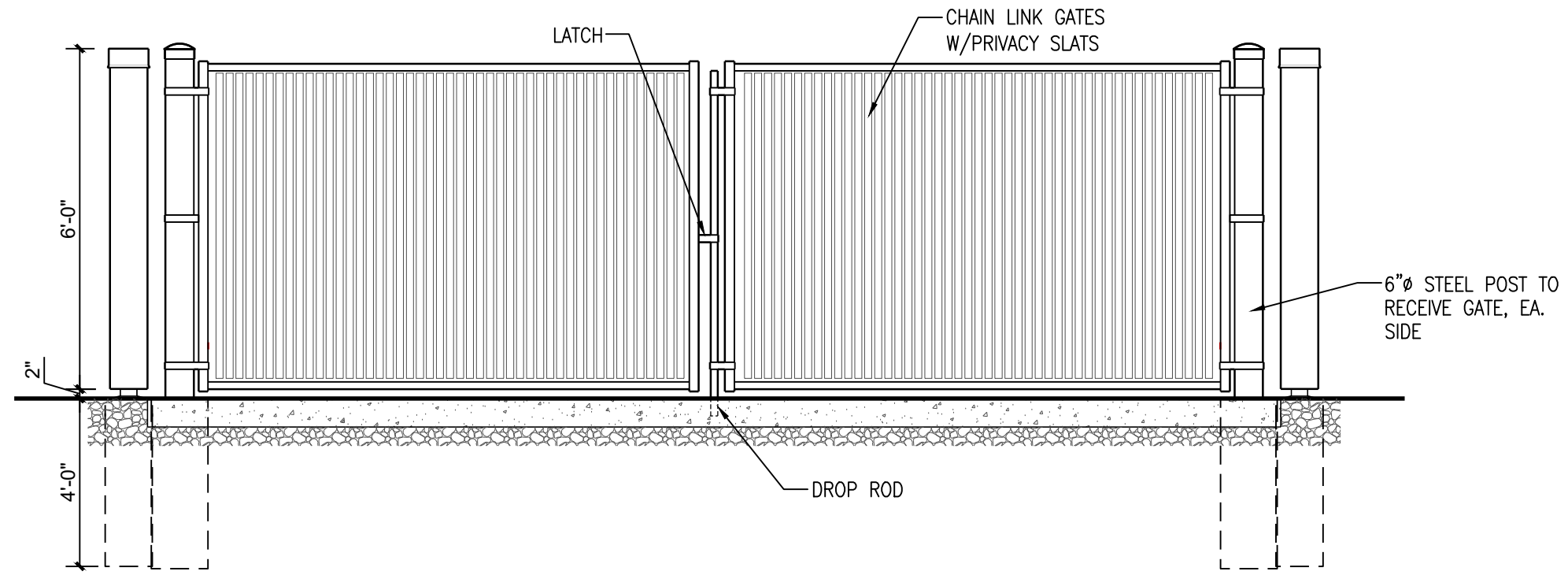




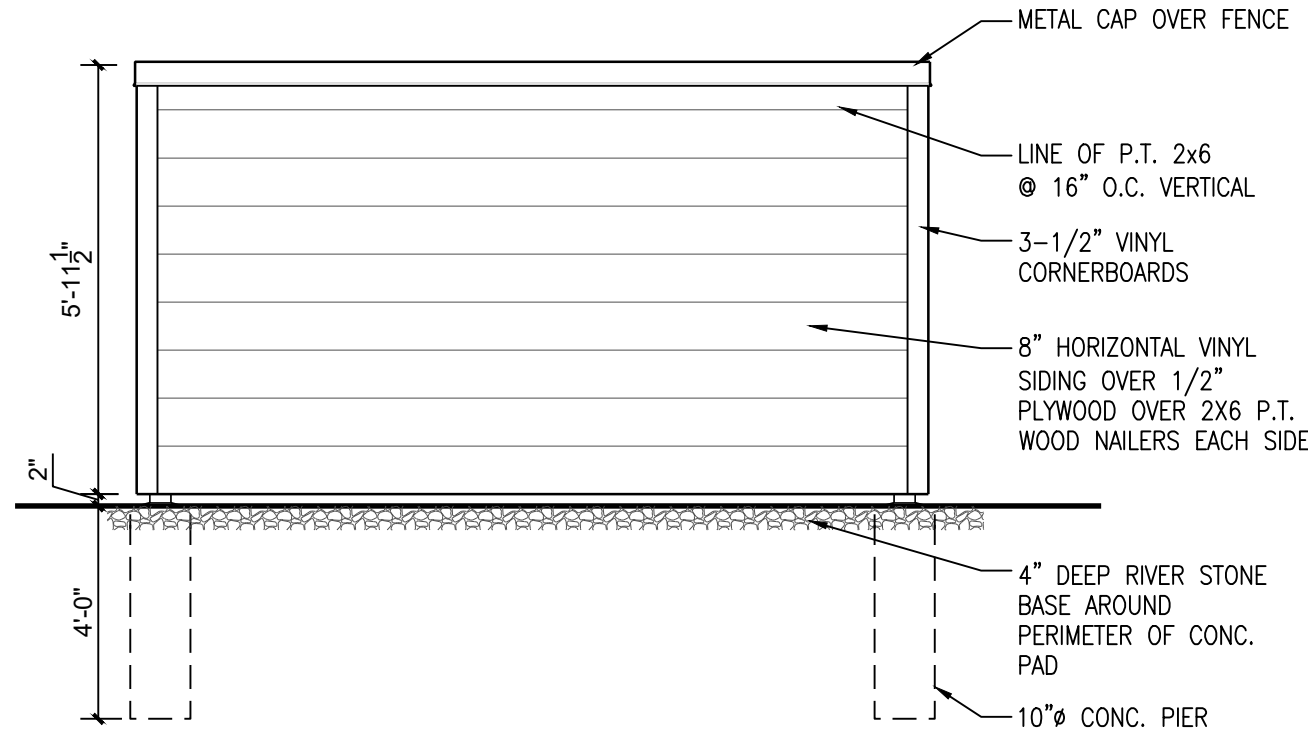
1 SITE SECTION
NTS

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

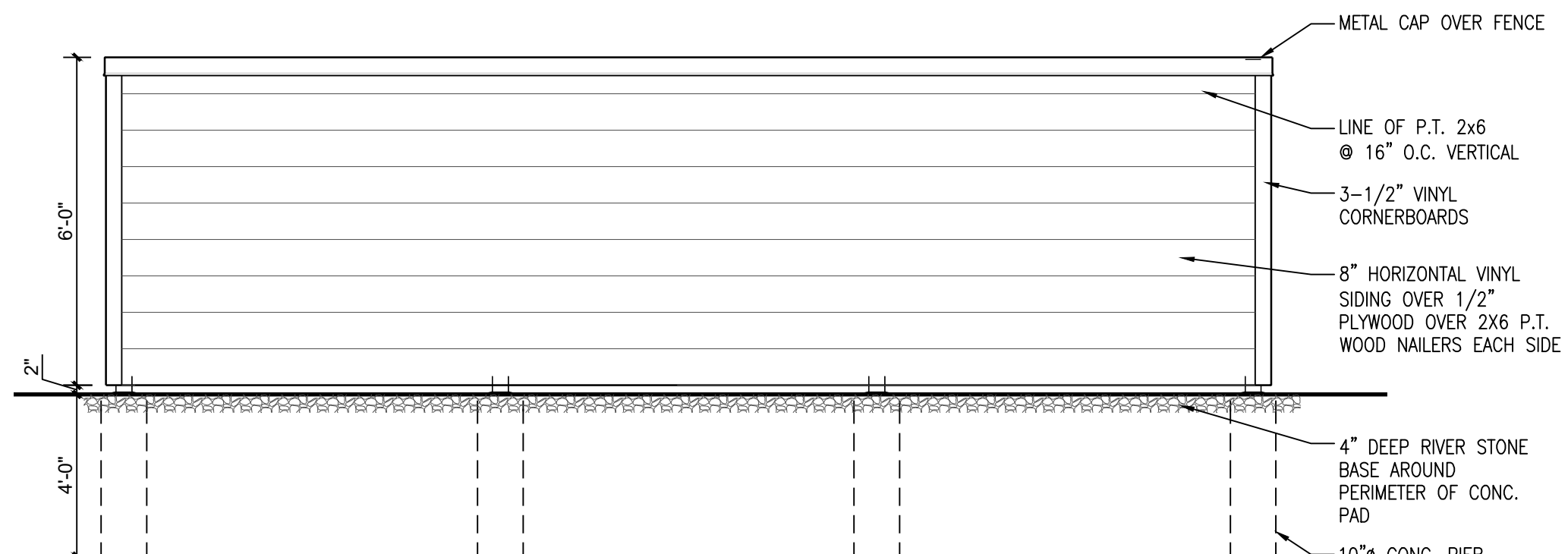
	CLIENT:	PROJECT NAME:	SITE SECTION	
	Pelton Partners LLC	Pelton Mount Carmel		
	25 Van Wagner Road	36 N. Clover St.		
	Poughkeepsie, NY 12603	Poughkeepsie, NY 12601		
			DRAWN BY: J.D.	PZ-04
			JOB No. Y1022	
			DATE: 8/18/17	



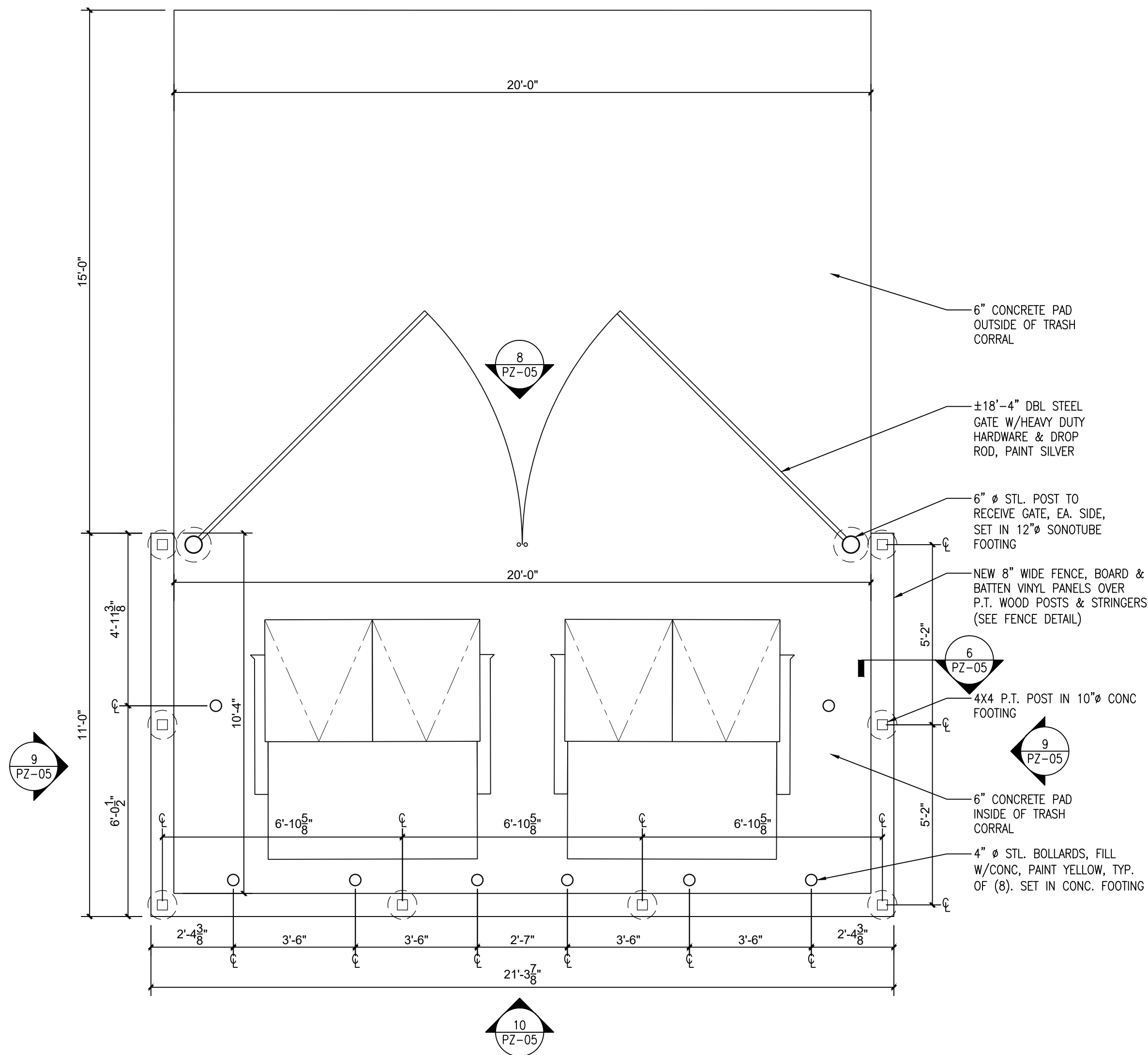
8 FRONT ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"



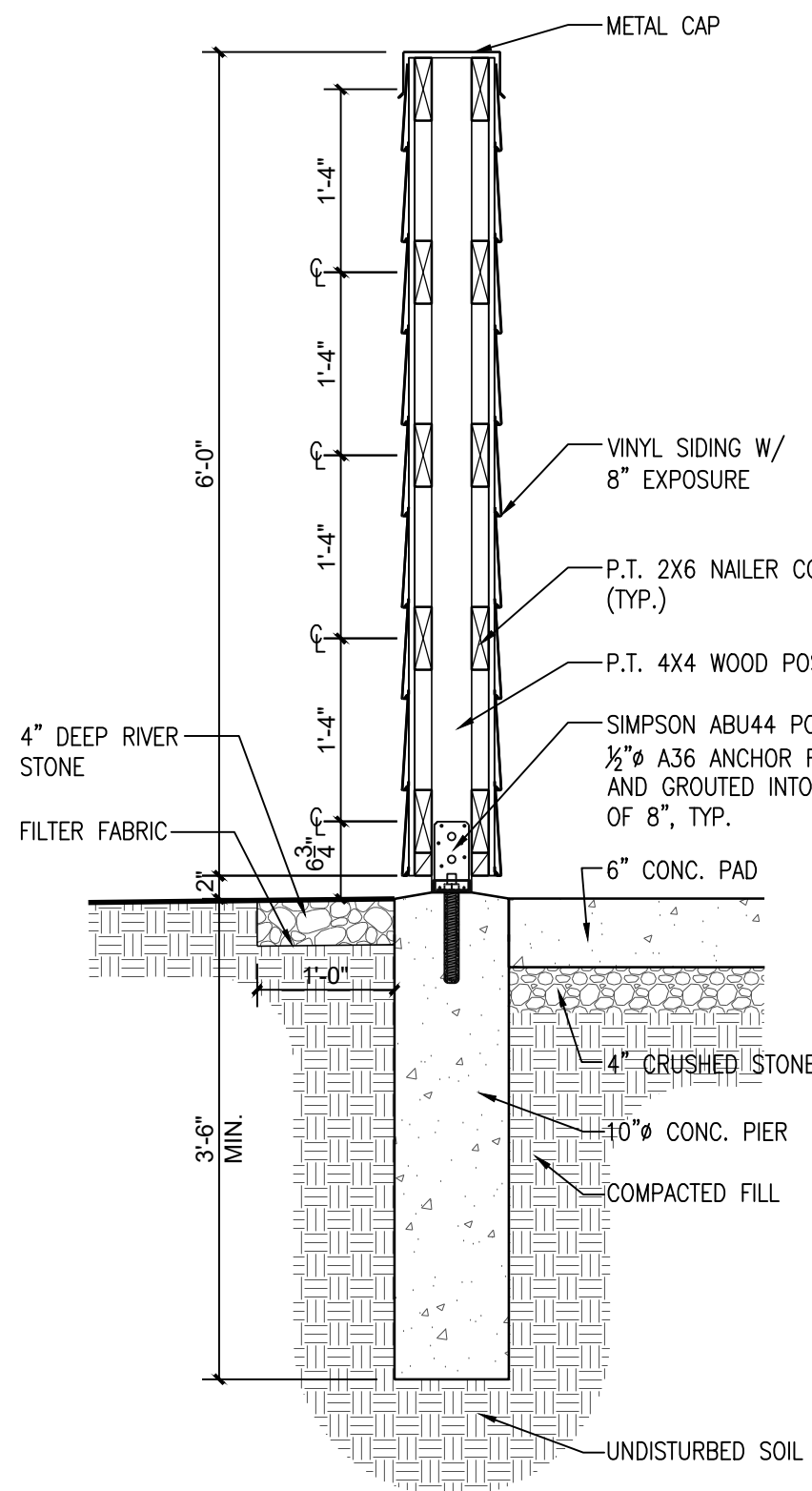
9 LEFT & RIGHT ELEVATIONS - DUMPSTER ENCLOSURE
3/8" = 1'-0"



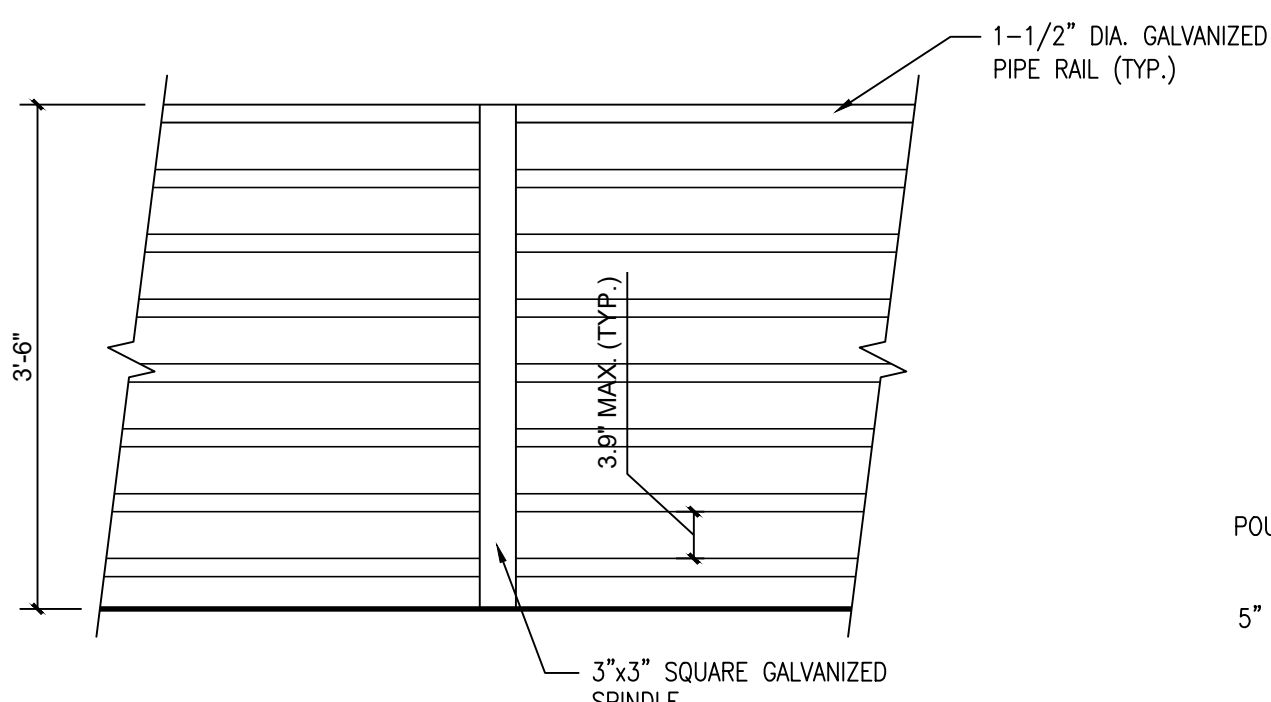
10 REAR ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"



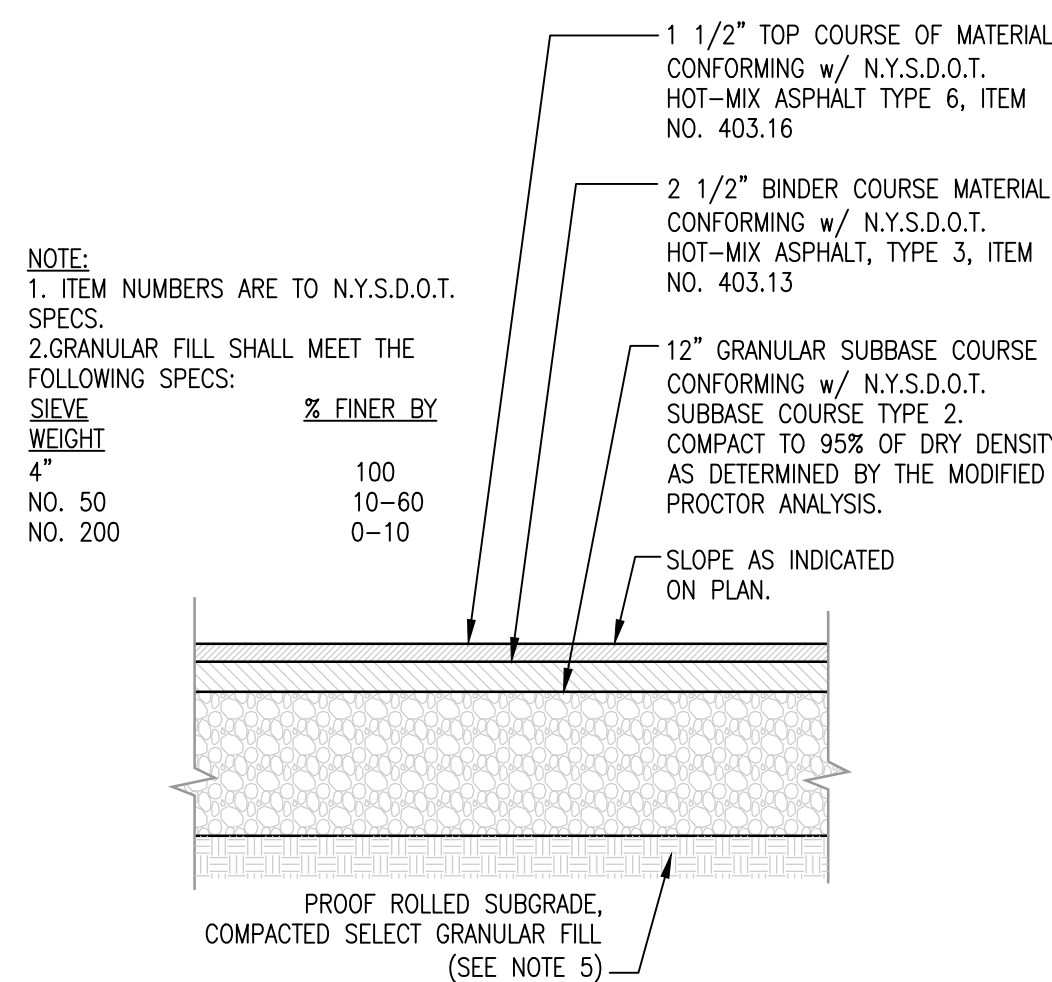
7 FLOOR PLAN - DUMPSTER ENCLOSURE
3/4" = 1'-0"



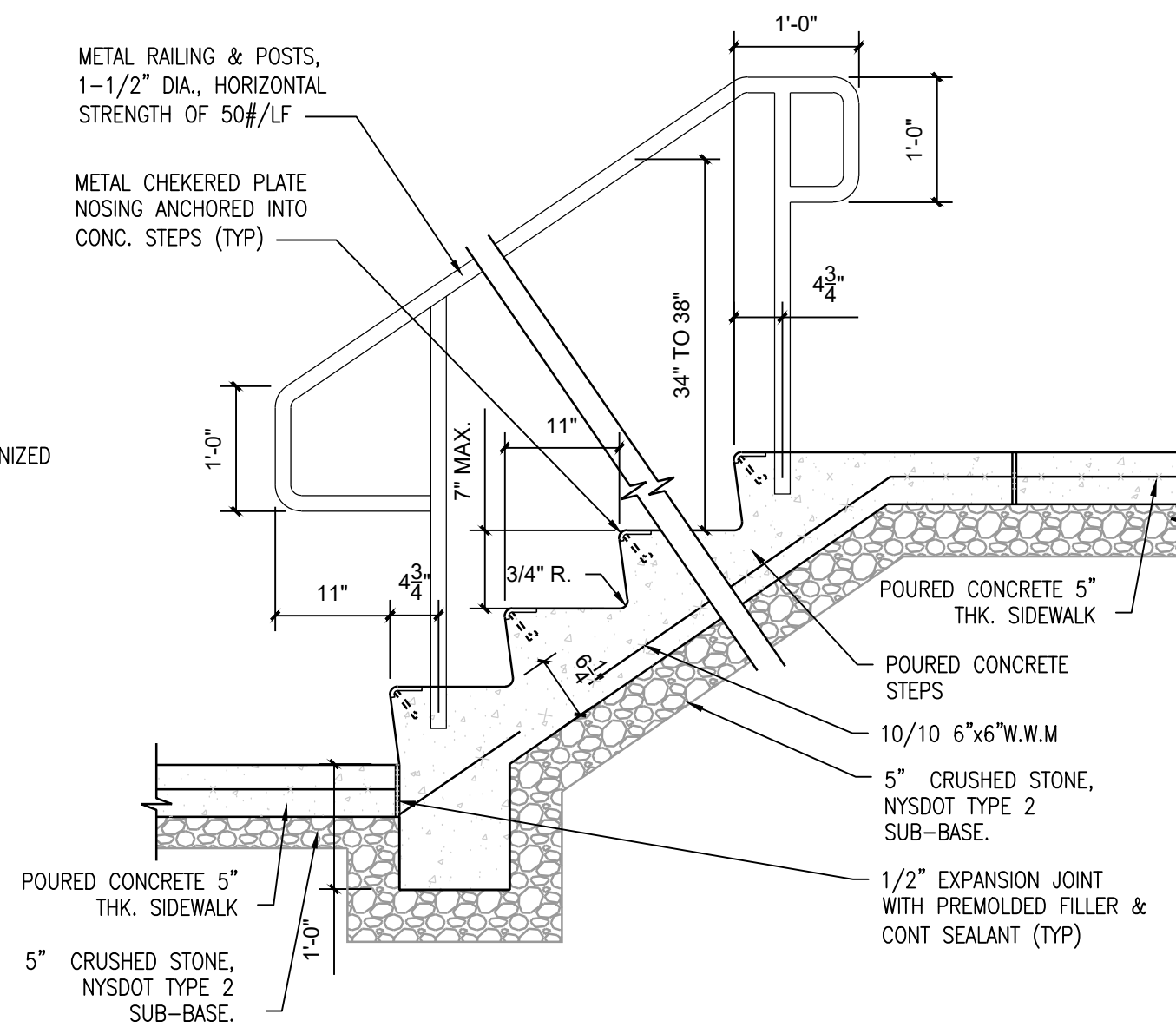
6 DUMPSTER - WALL SECTION
3/4" = 1'-0"



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

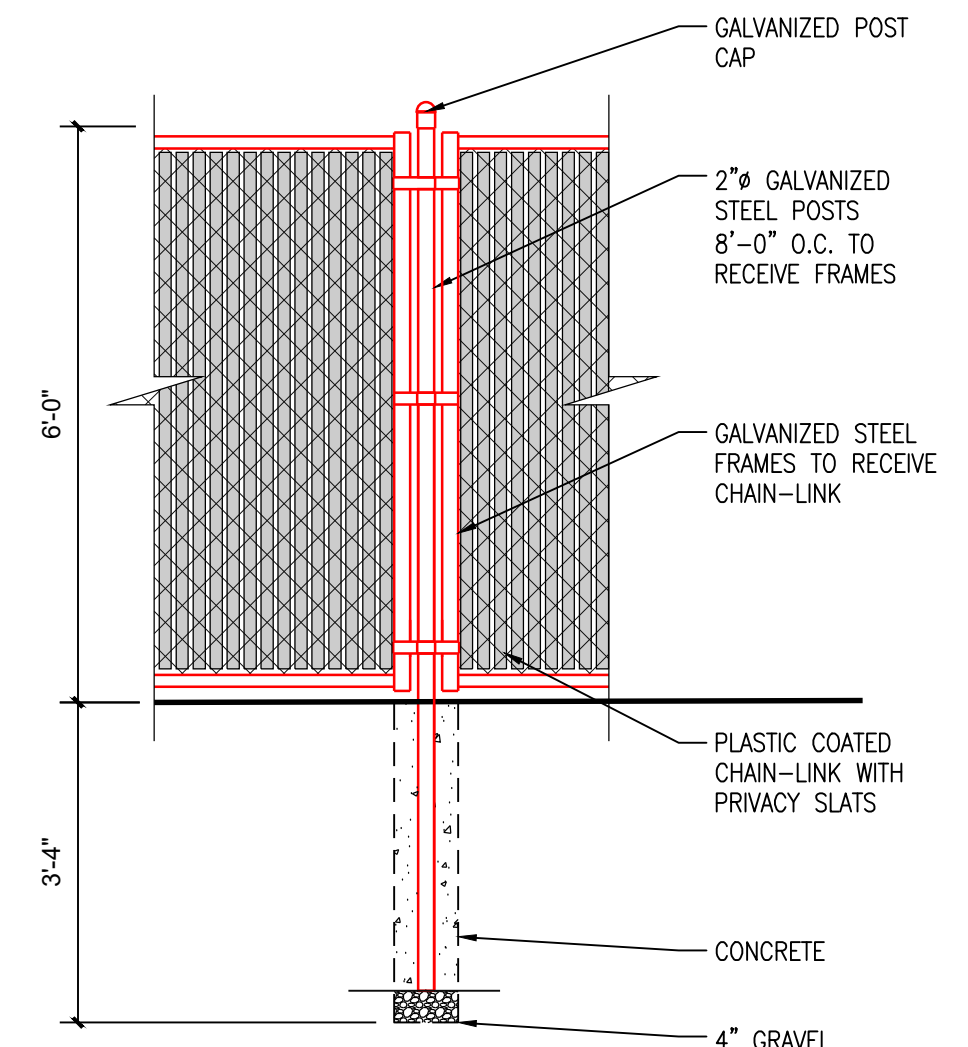


3 PAVEMENT SECTION DETAIL
3/4" = 1'-0"

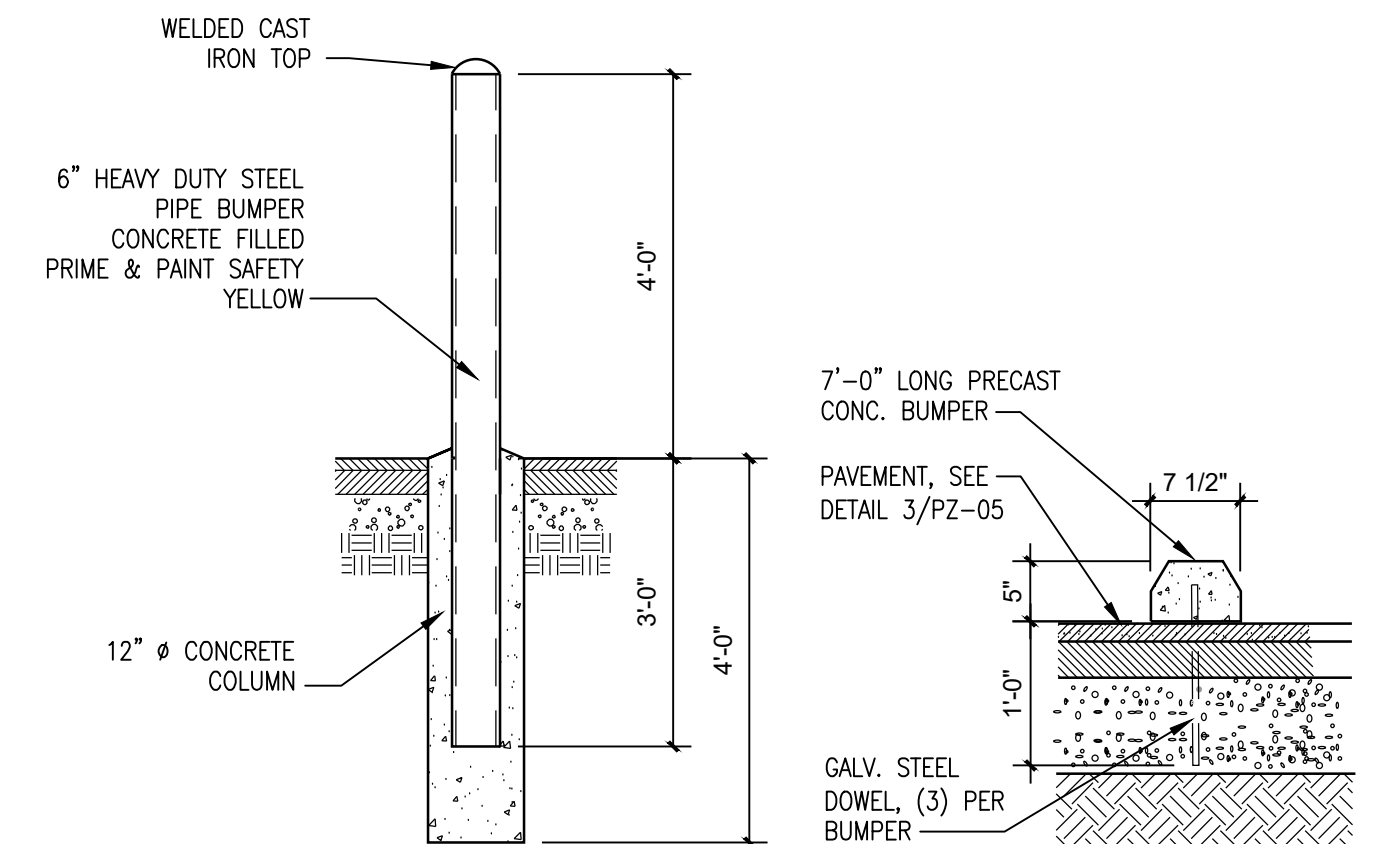


2 CONCRETE STAIR & RAILING DETAIL
3/4" = 1'-0"

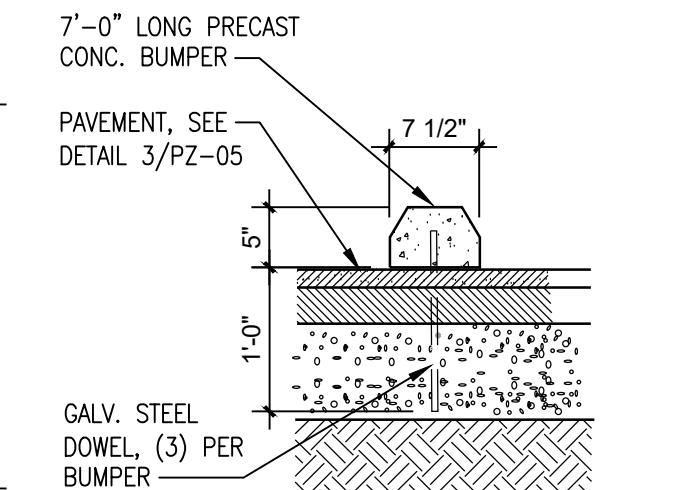
PAVING NOTES:
1. MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE w/ THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, & ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED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



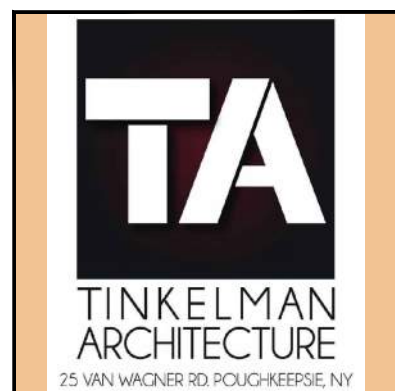
4 CHAINLINK FENCE DETAIL
1/2" = 1'-0"



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



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

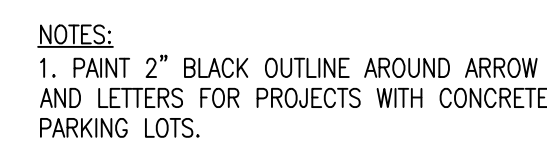
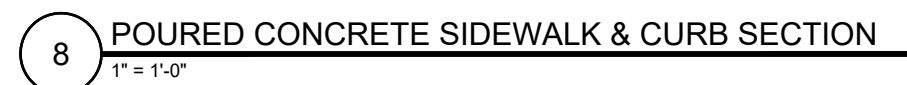
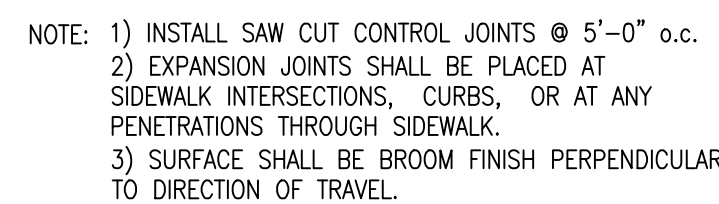


CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

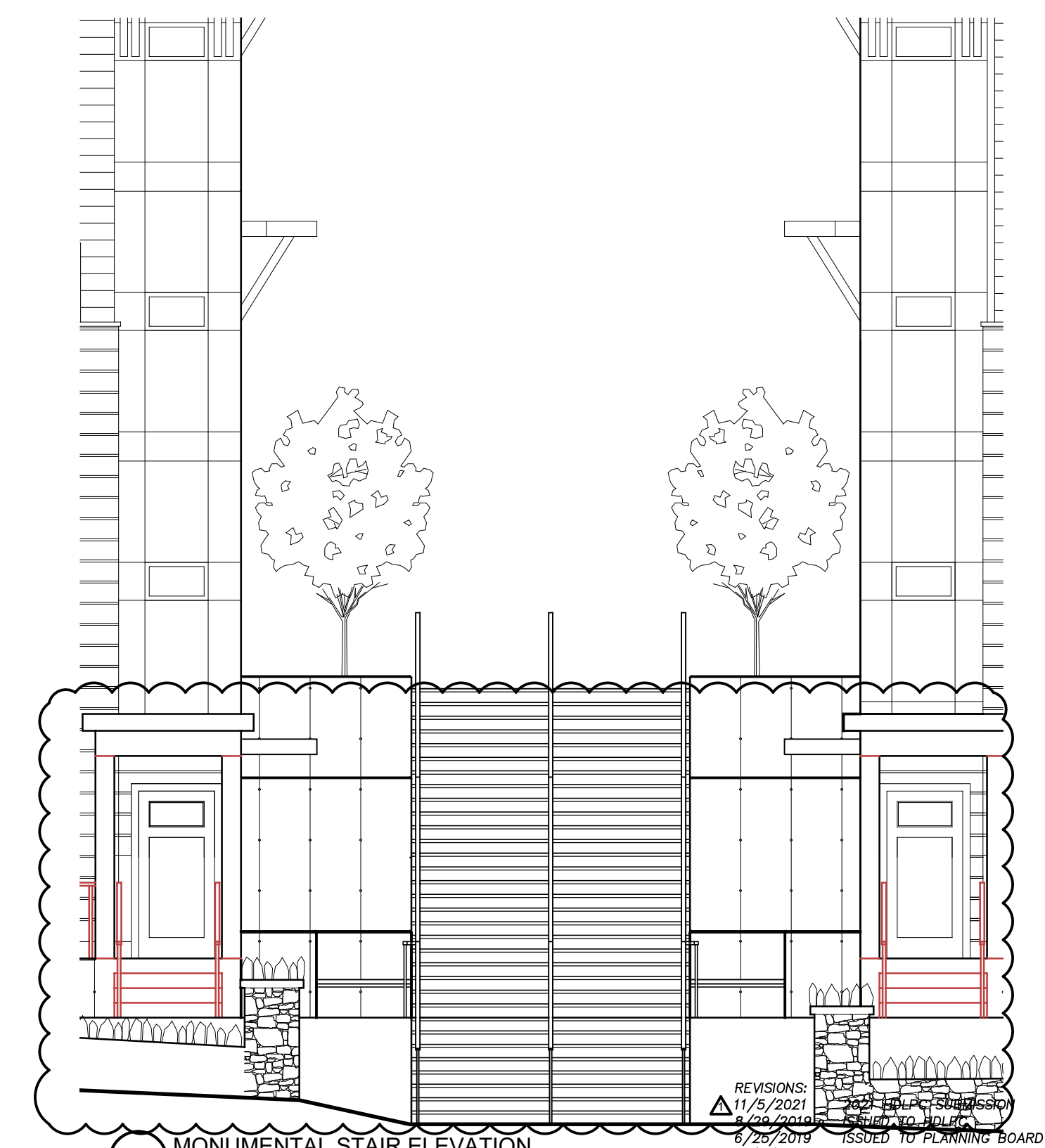
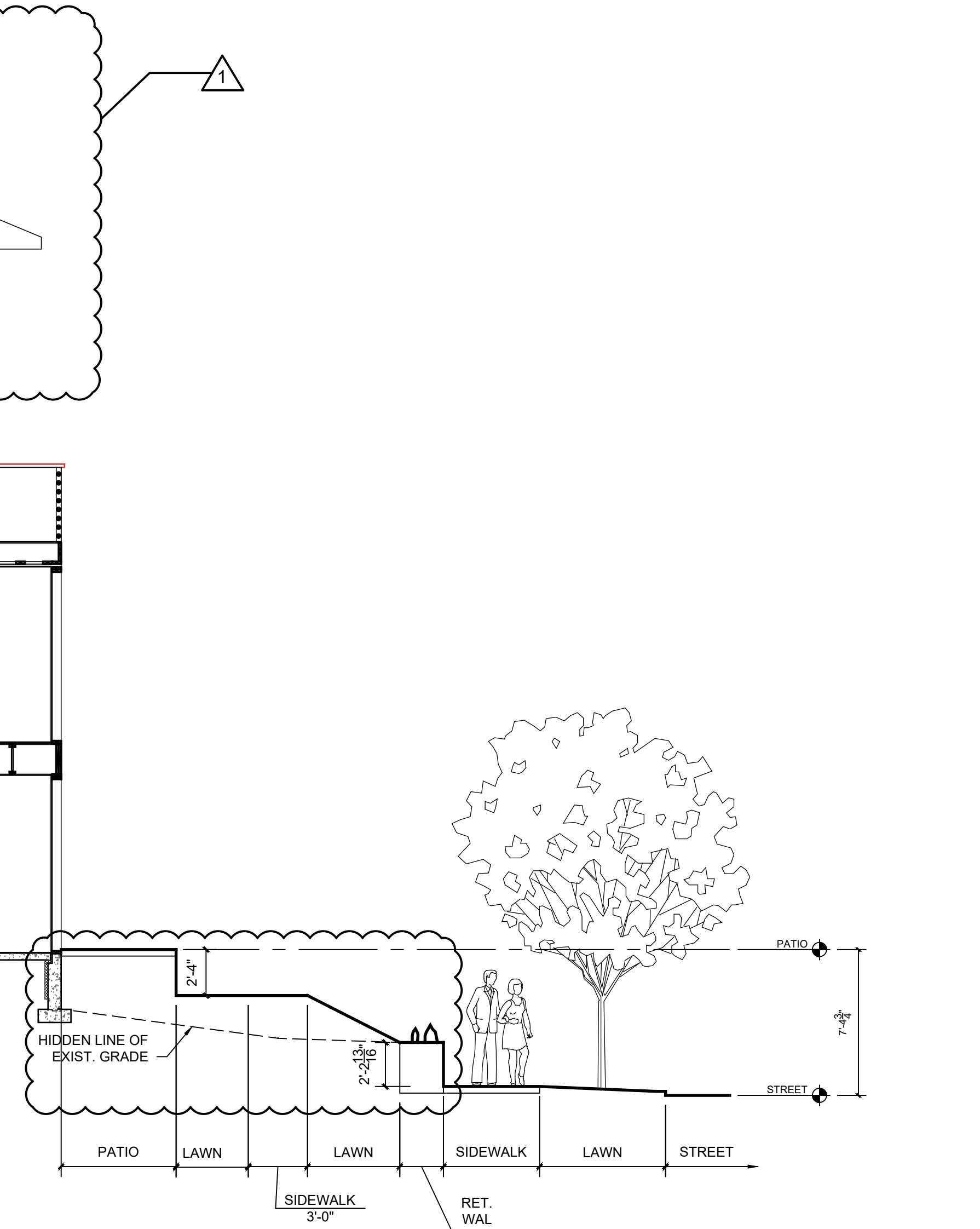
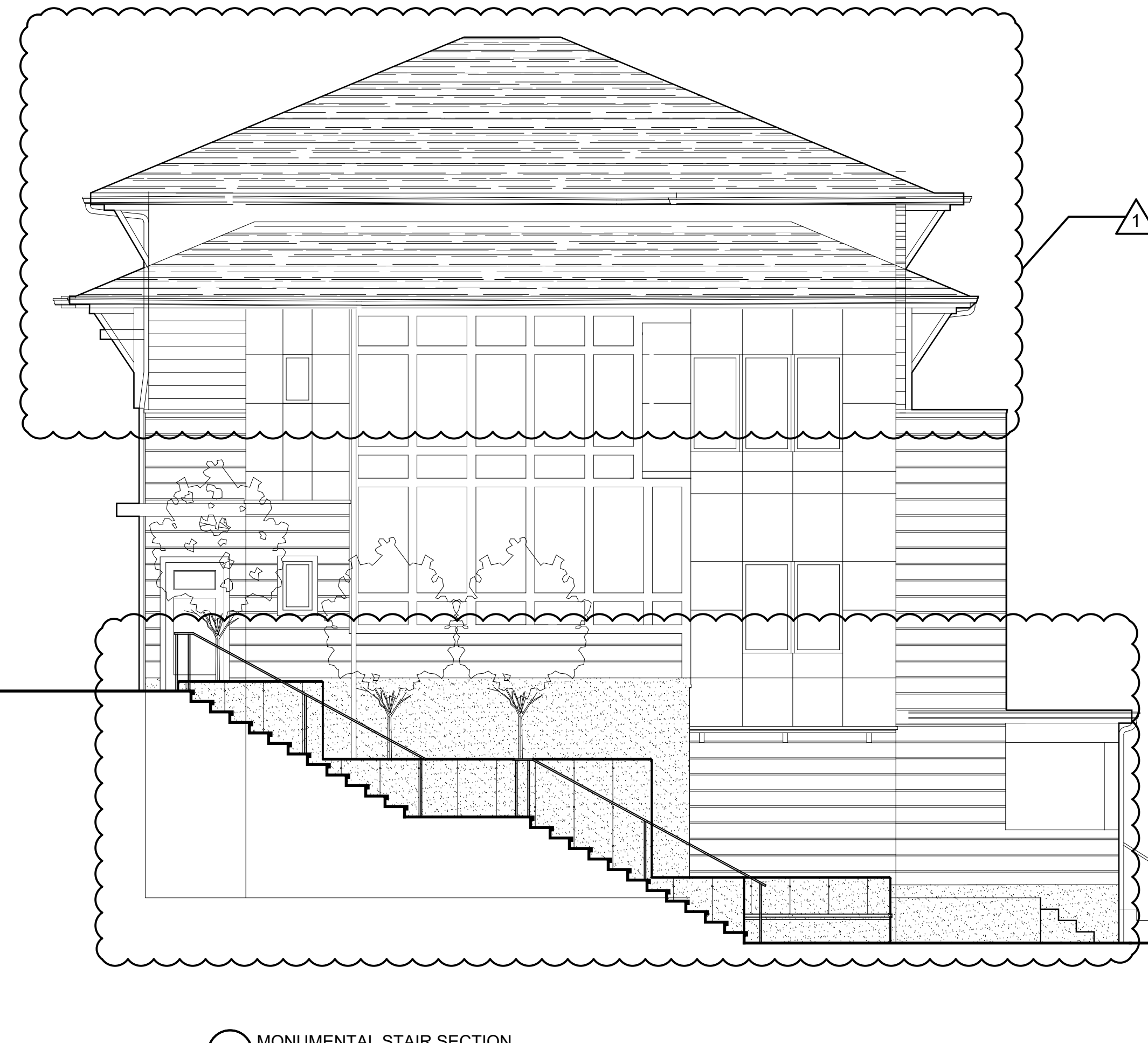
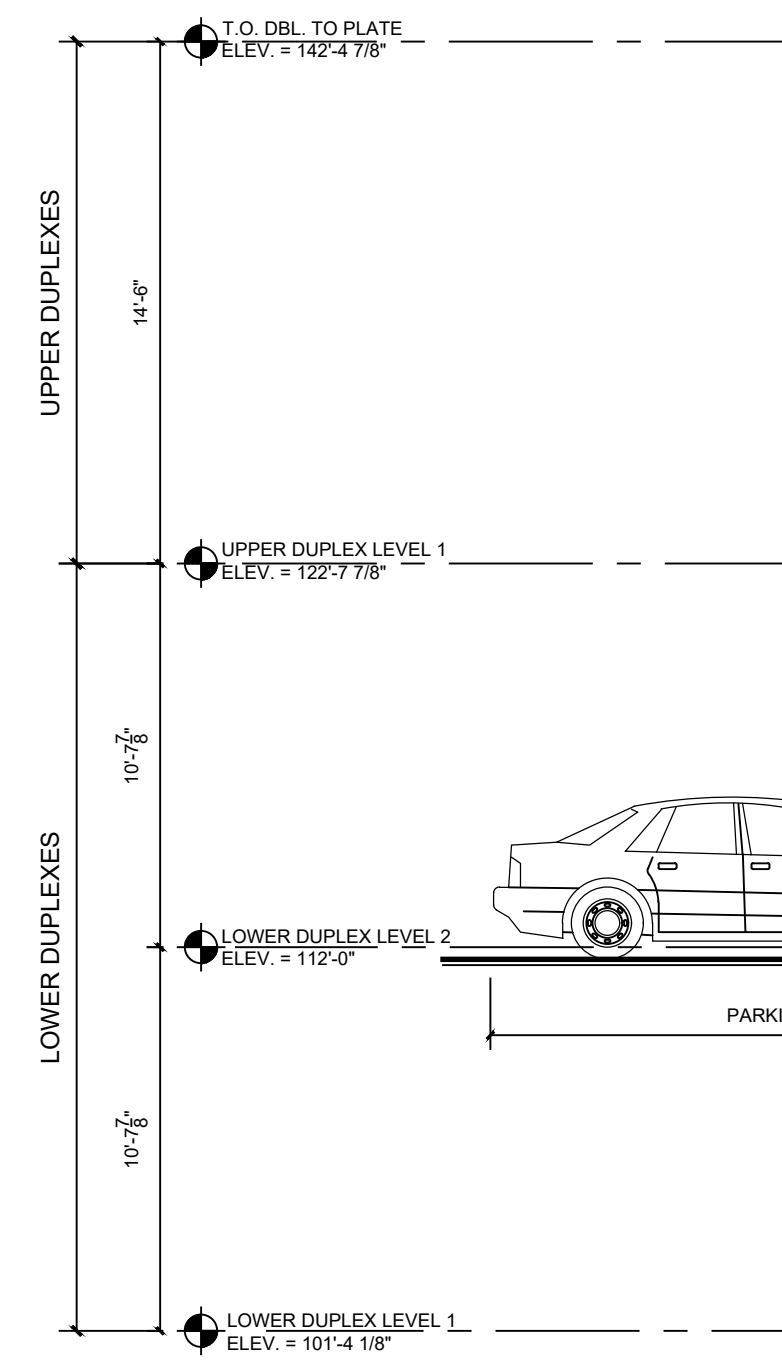
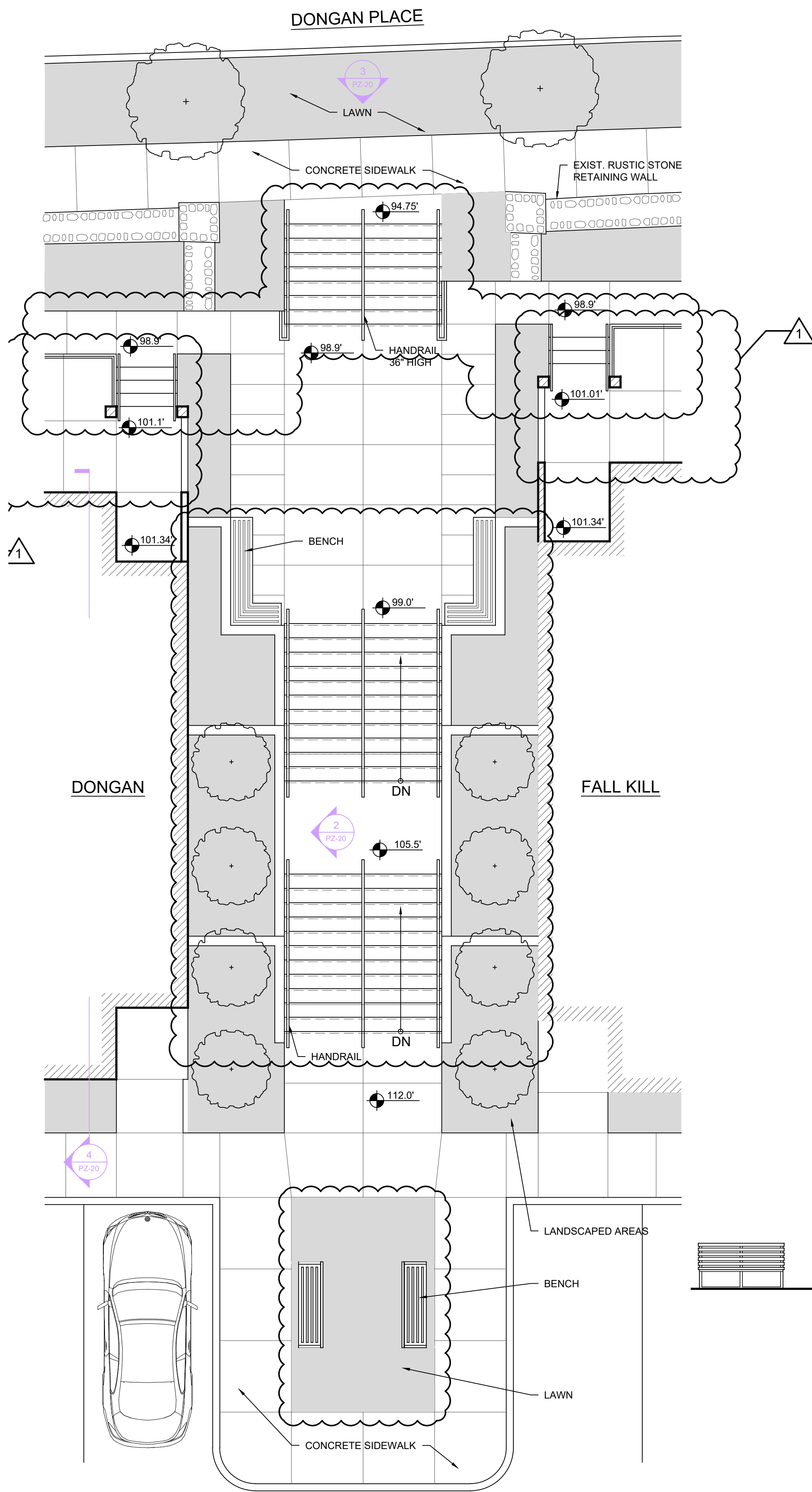
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

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

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



DRAWN BY: J.D.	PZ-06
JOB No. Y1022	
DATE: 8/29/17	



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

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

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

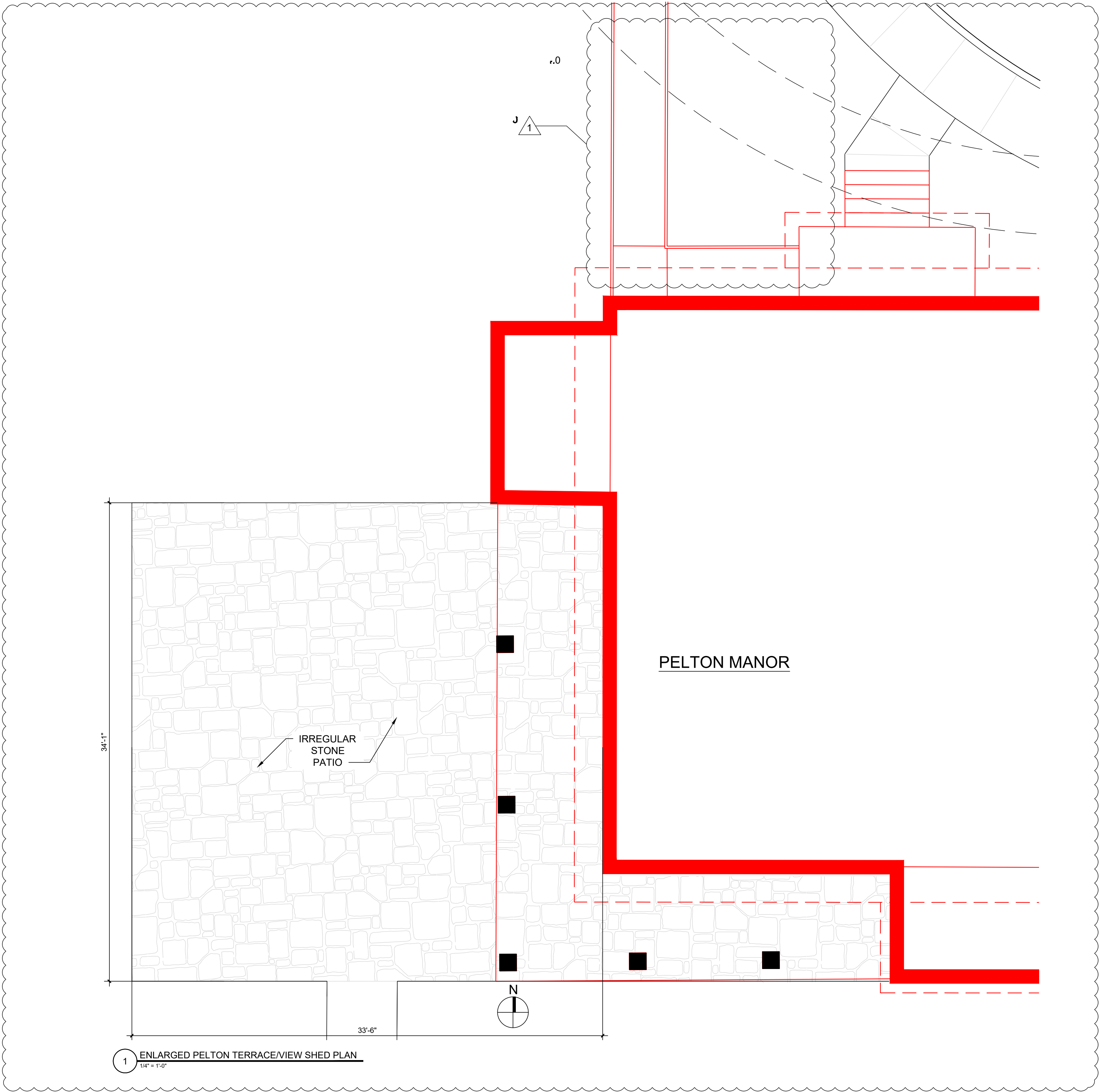


CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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

ENLARGED
MONUMENTAL STAIR
PLAN & ELEVATIONS

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



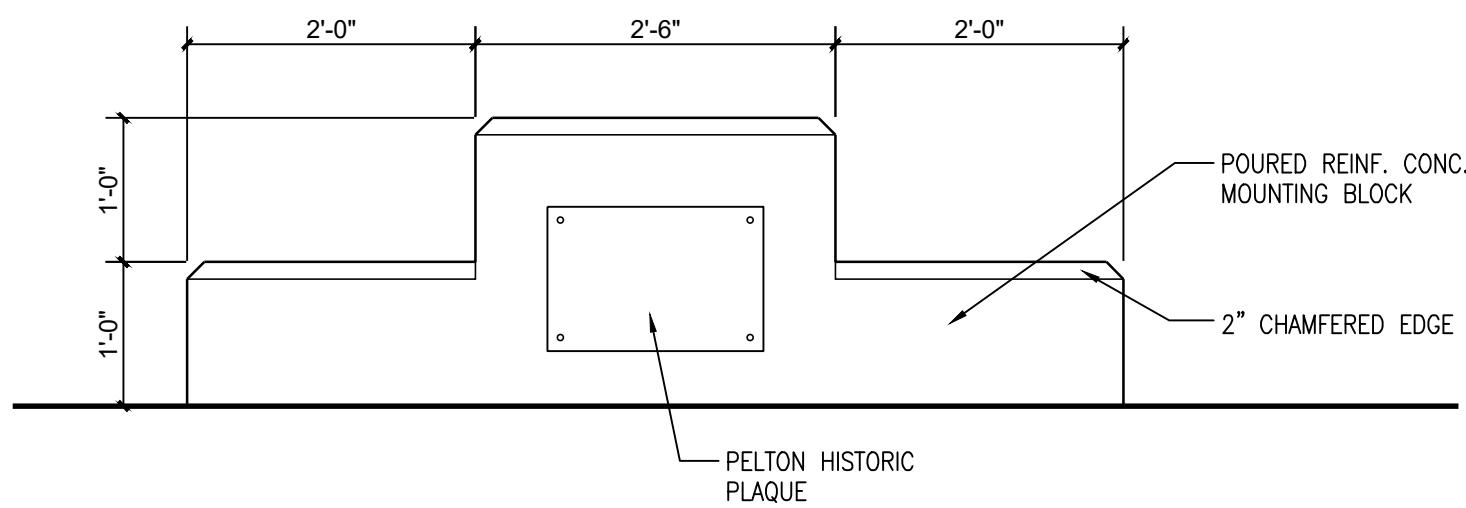
REVISIONS:		2021 HDLPC SUBMISSION
11/5/2021	ISSUED TO HDLPC	
8/29/2019	ISSUED TO PLANNING BOARD	
6/25/2019	PRE-SUBMISSION - HDLPC	
3/28/2019	ISSUED TO HDLPC	
11/07/2018	ISSUED TO HDLPC	
8/03/2018	ISSUED TO PLANNING BOARD	
3/26/2018	ISSUED TO PLANNING BOARD	
11/9/2017	ISSUED TO PLANNING BOARD	



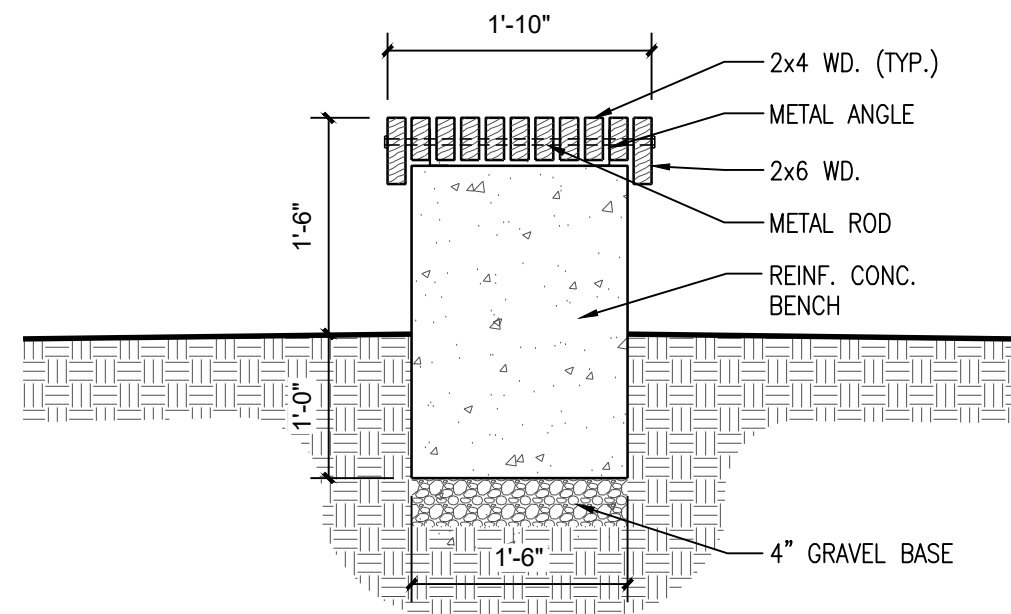
CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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

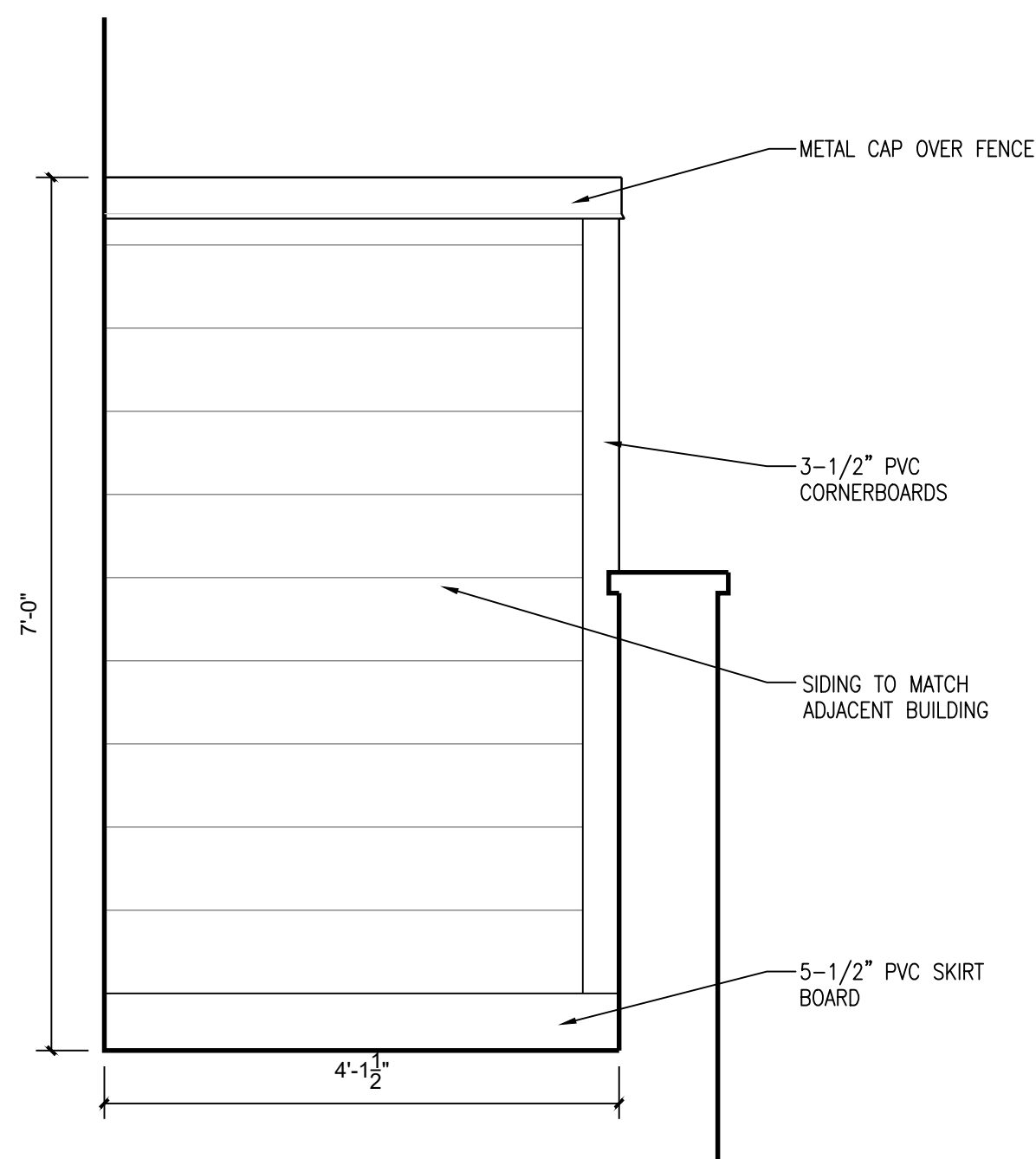
ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION	
DRAWN BY: J.D.	PZ-21
JOB NO. Y1022	
DATE 8/29/17	



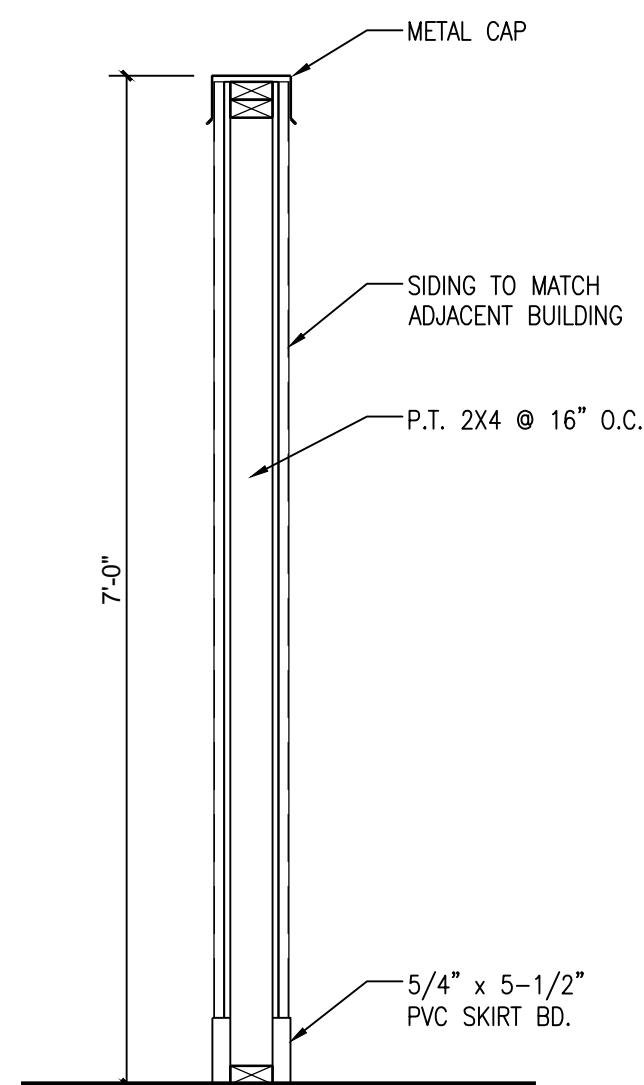
7 MOUNTING BLOCK ELEVATION
3/4" = 1'-0"



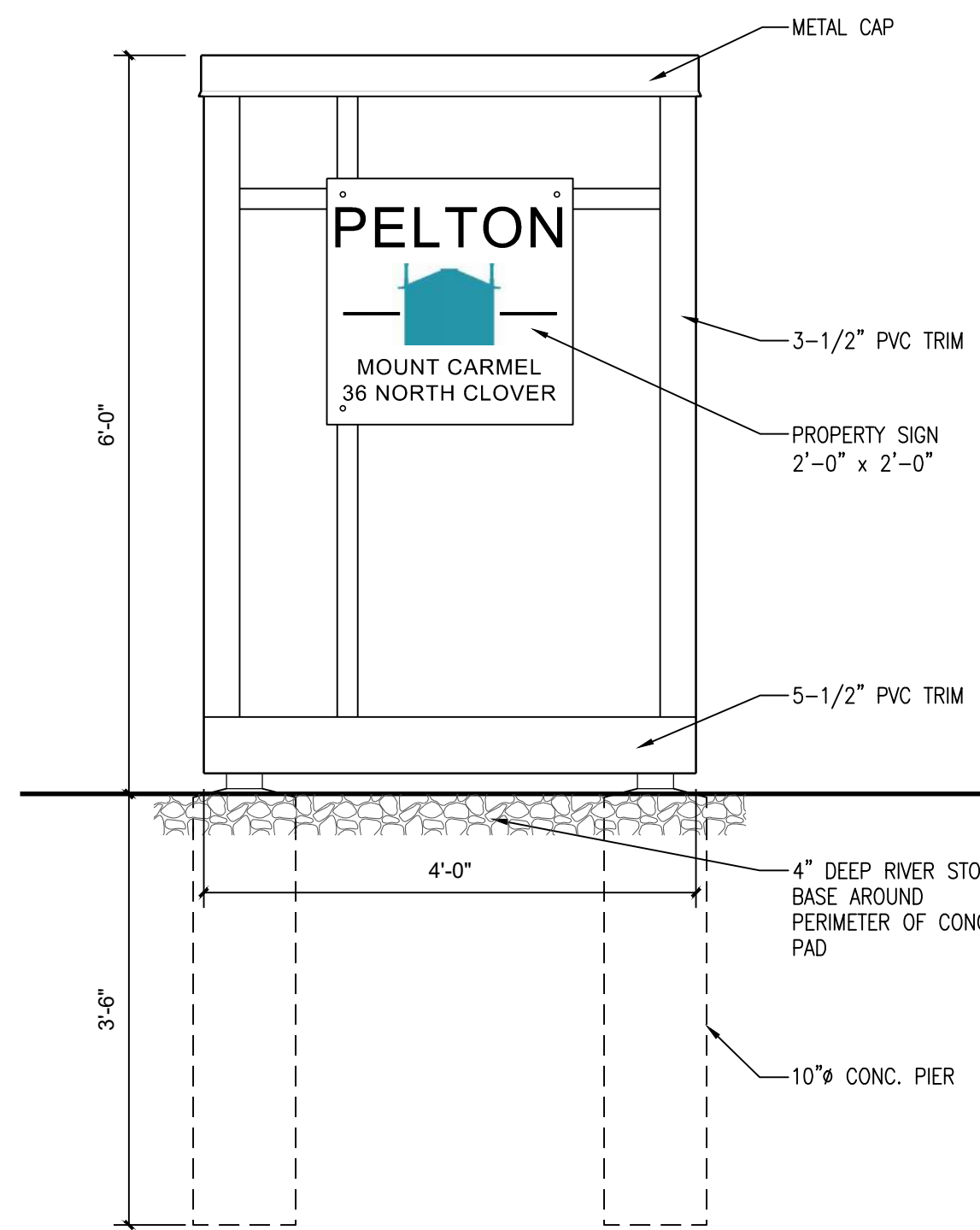
9 BENCH DETAIL
3/4" = 1'-0"



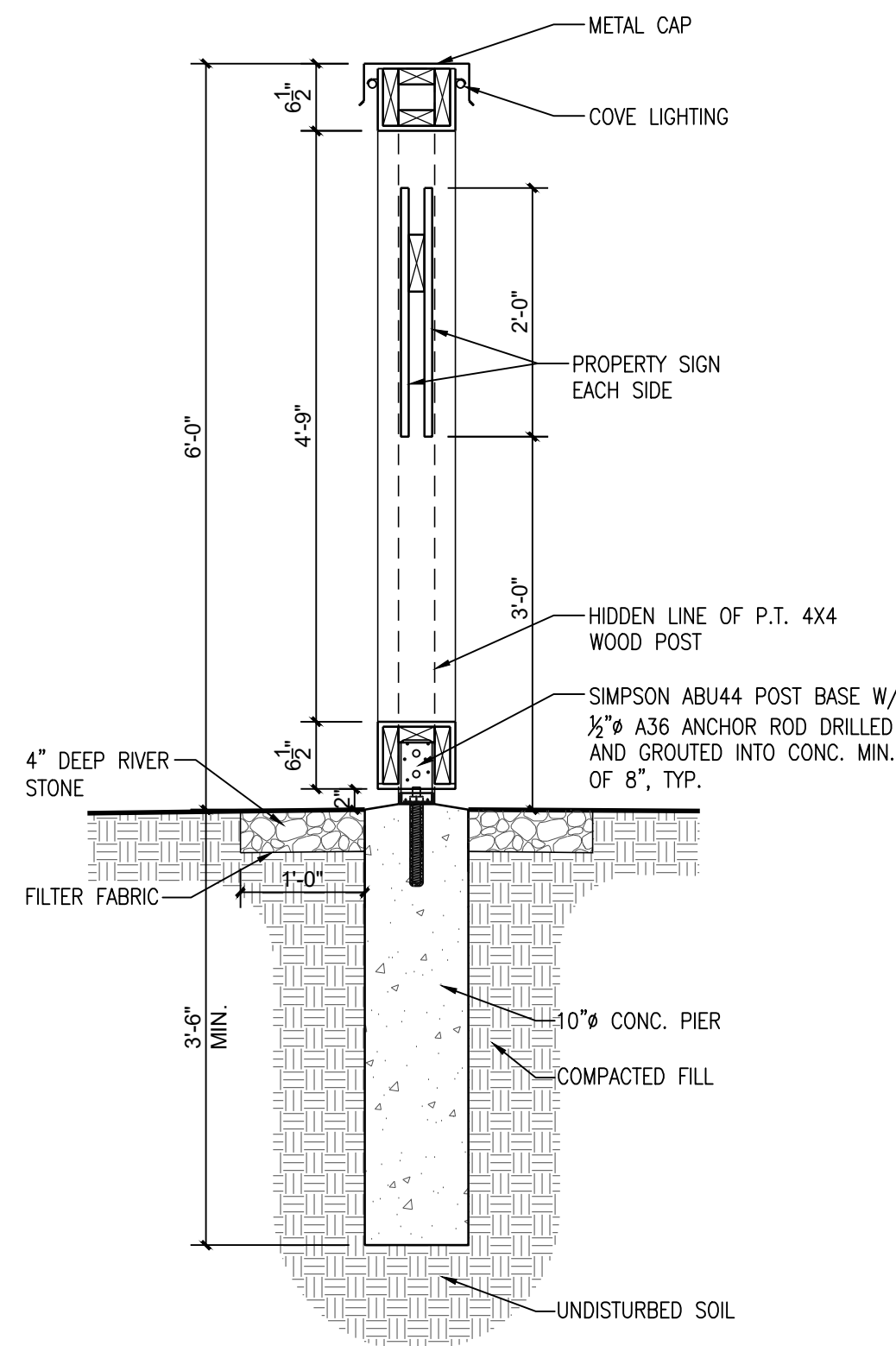
5 PRIVACY WALL ELEVATION
3/4" = 1'-0"



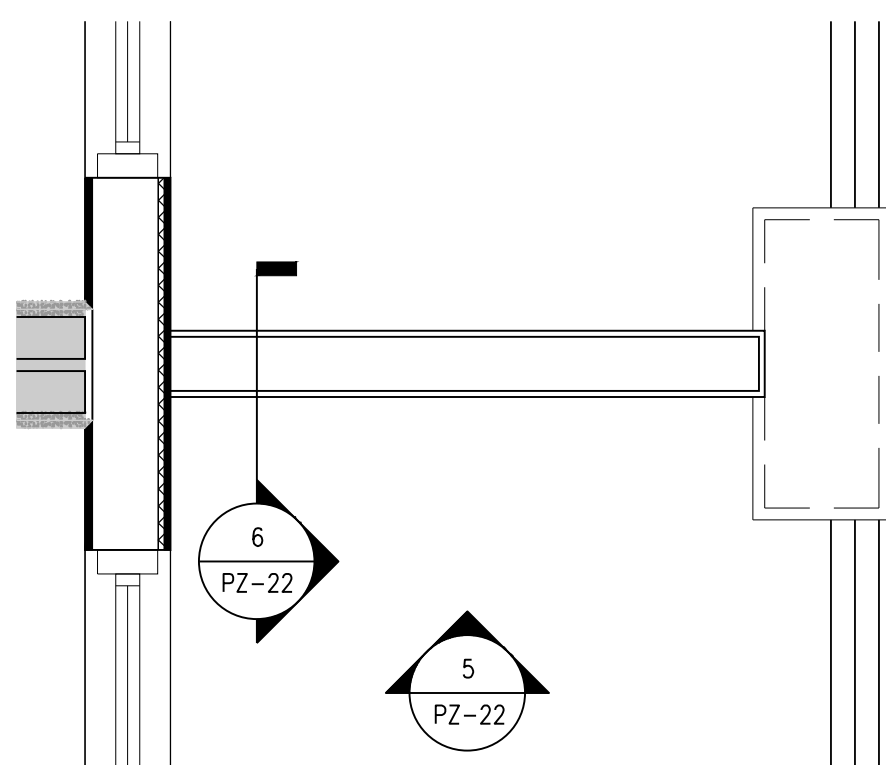
6 PRIVACY WALL SECTION
3/4" = 1'-0"



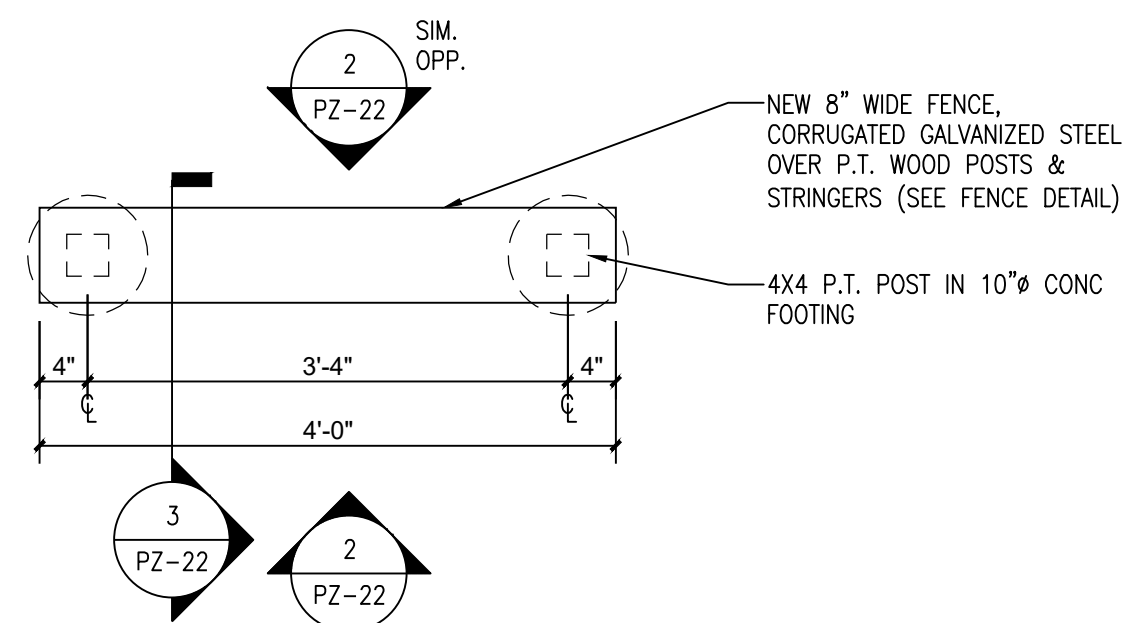
2 FRONT ENTRANCE SIGN ELEVATION
3/4" = 1'-0"



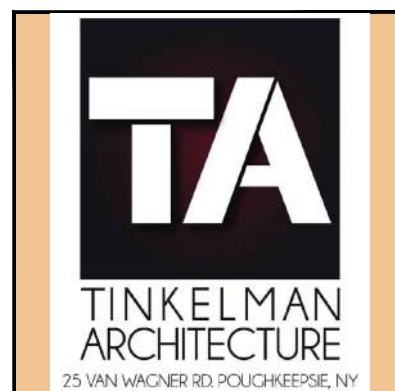
3 FRONT ENTRANCE SIGN SECTION
3/4" = 1'-0"



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



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

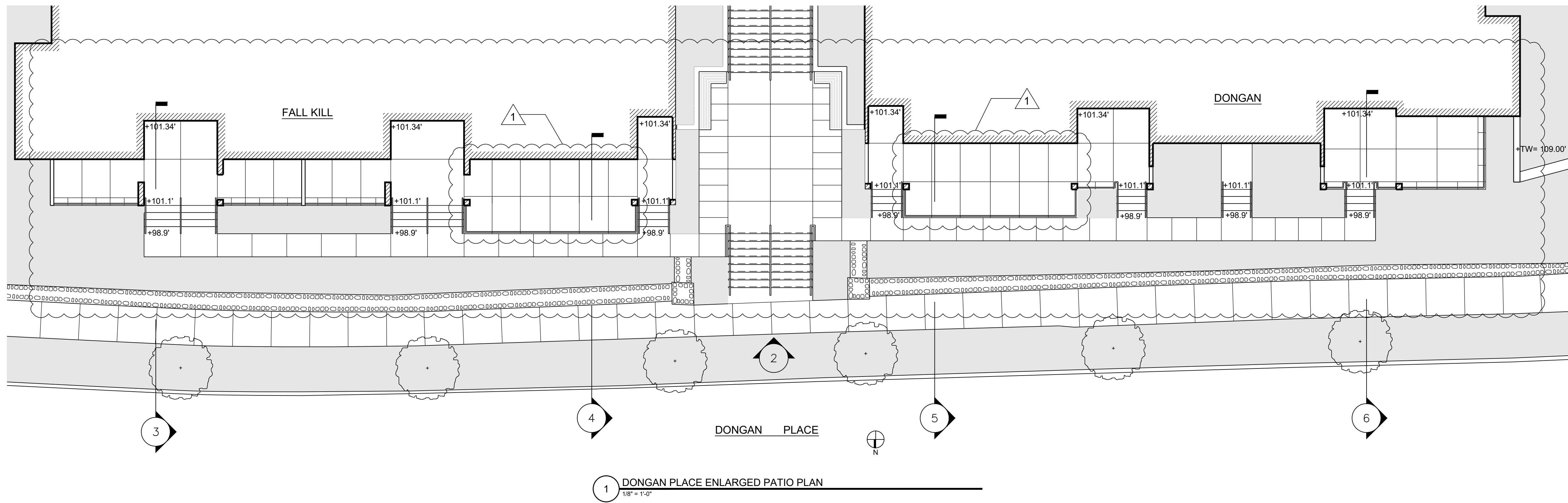
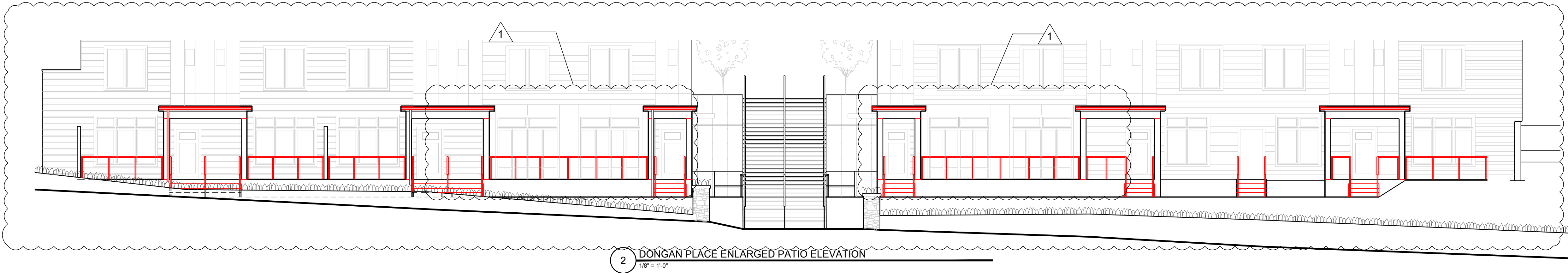
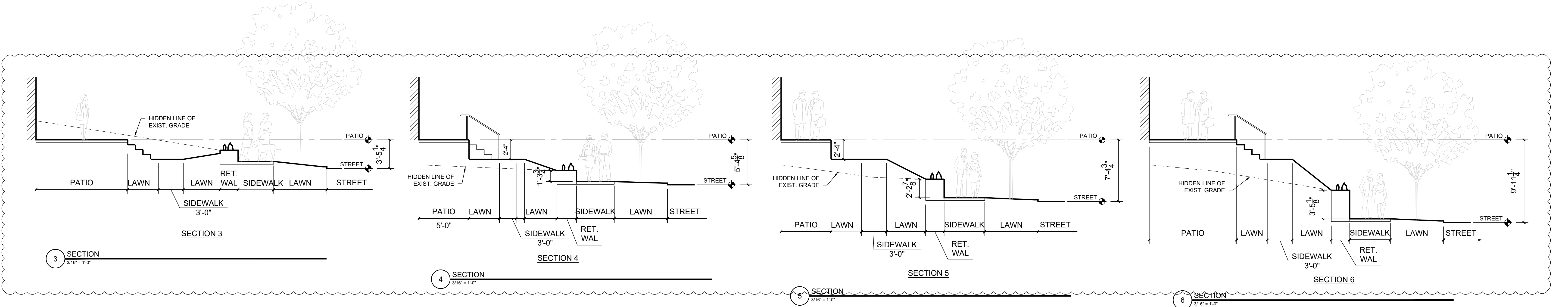


CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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

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

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





TINKELMAN
ARCHITECTURE
25 VAN WAGNER RD. POUGHKEEPSIE, NY

CLIENT:

Pelton Partners LLC

25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel

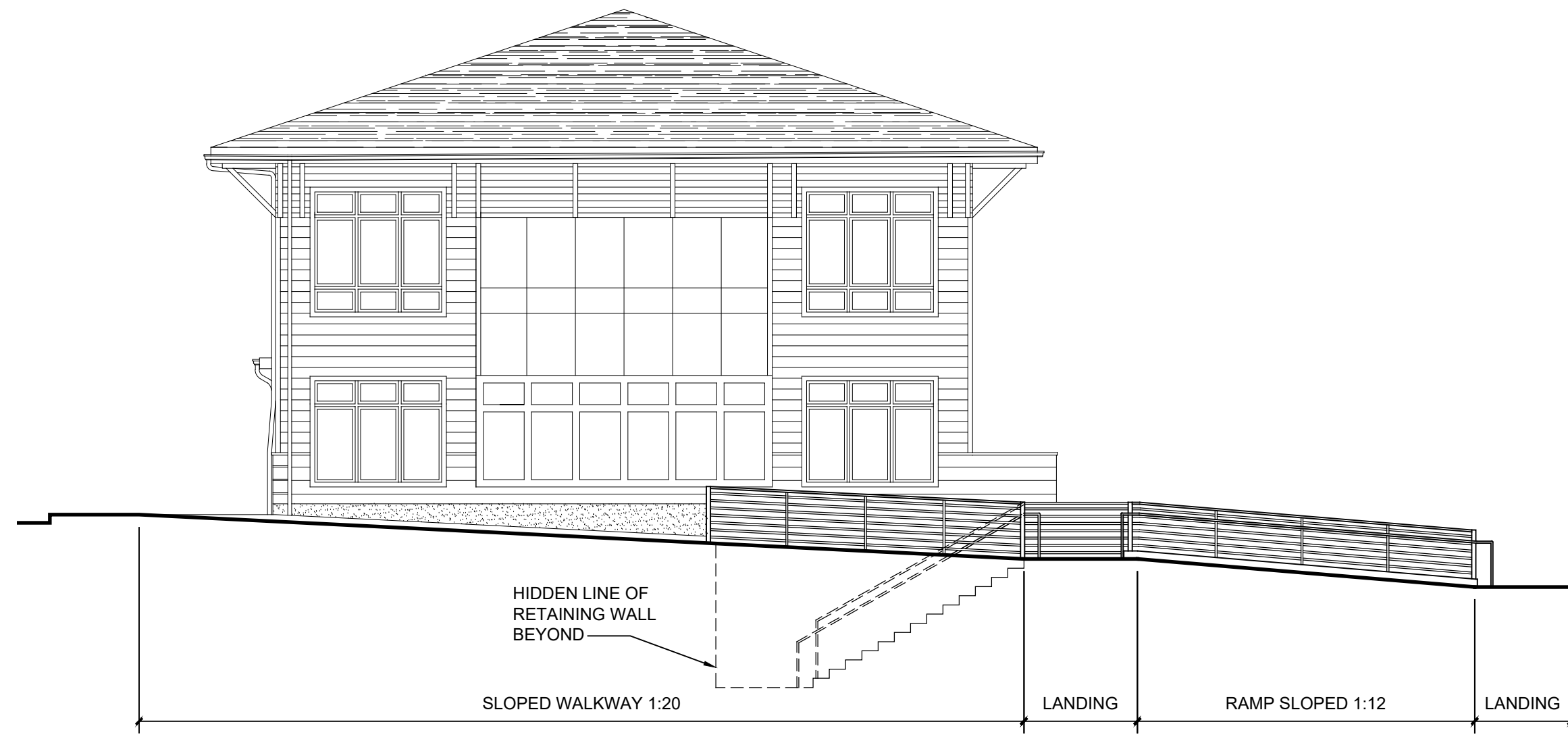
36 N. Clover St.
Poughkeepsie, NY 12601

DONGAN PLACE PATIO
PLAN, ELEVATION AND
SECTIONS

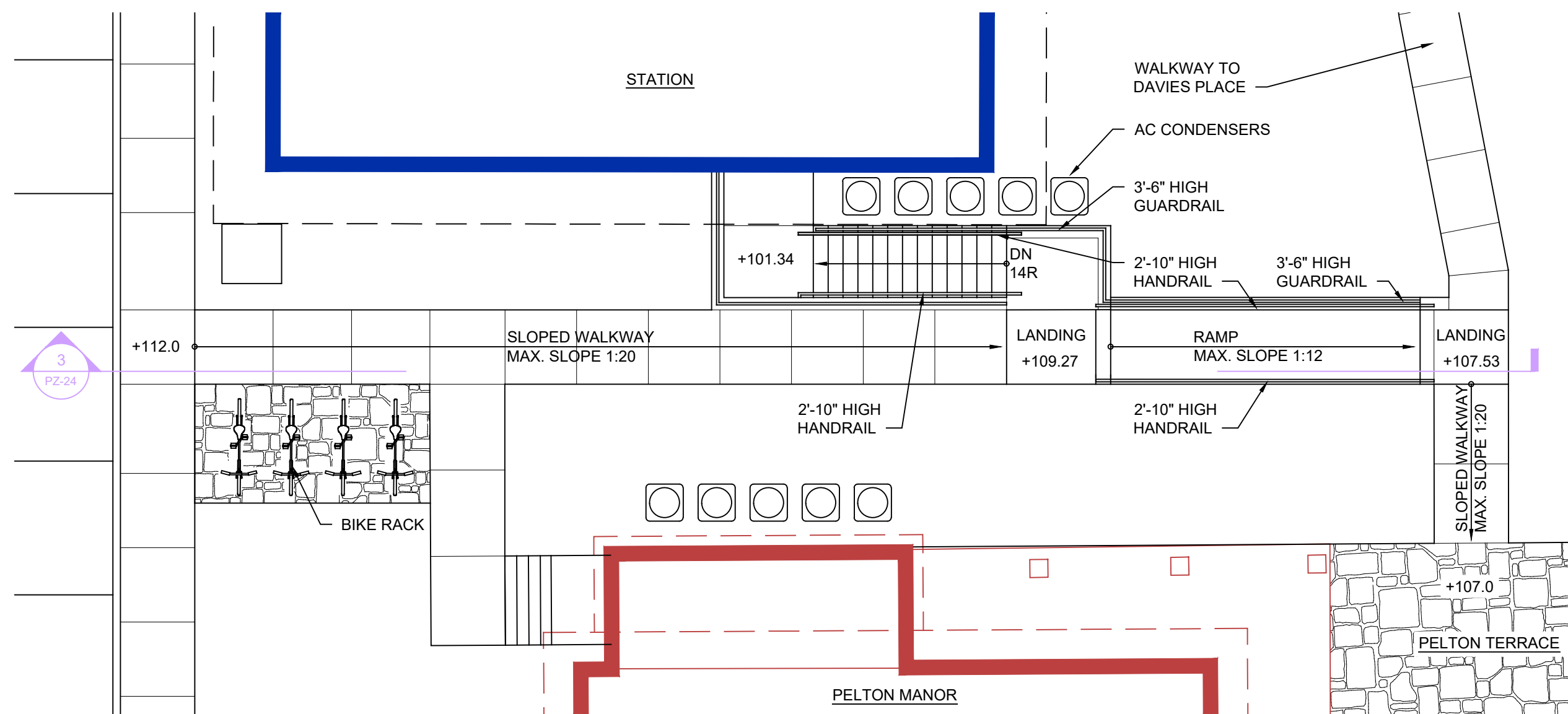
DRAWN BY:	M.L.L.	PZ-23
JOB No.	Y1022	
DATE:	4/12/18	

REVISIONS:

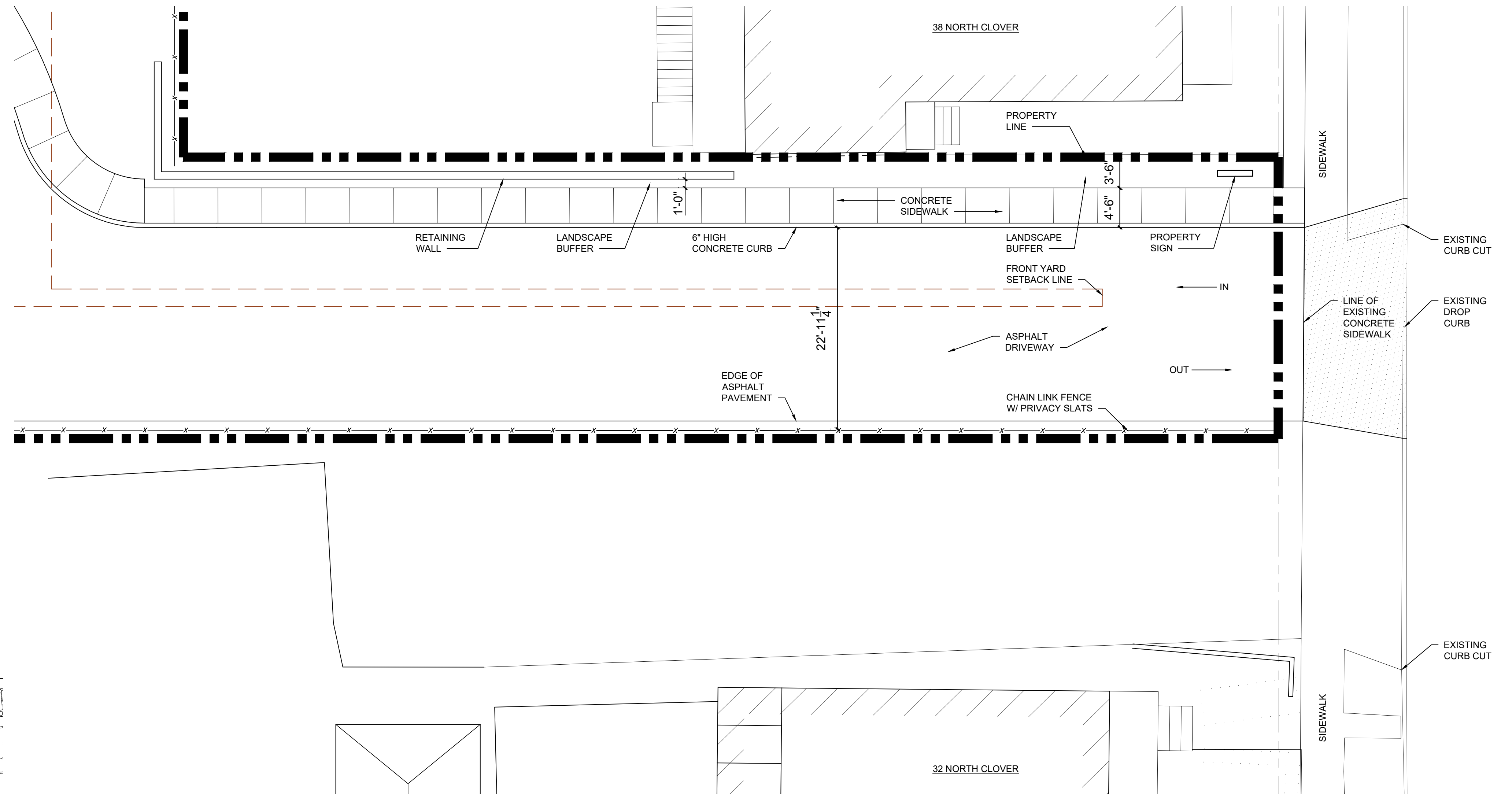
11/5/2021	2021 HDLPC SUBMISSION
8/29/2019	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD



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



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



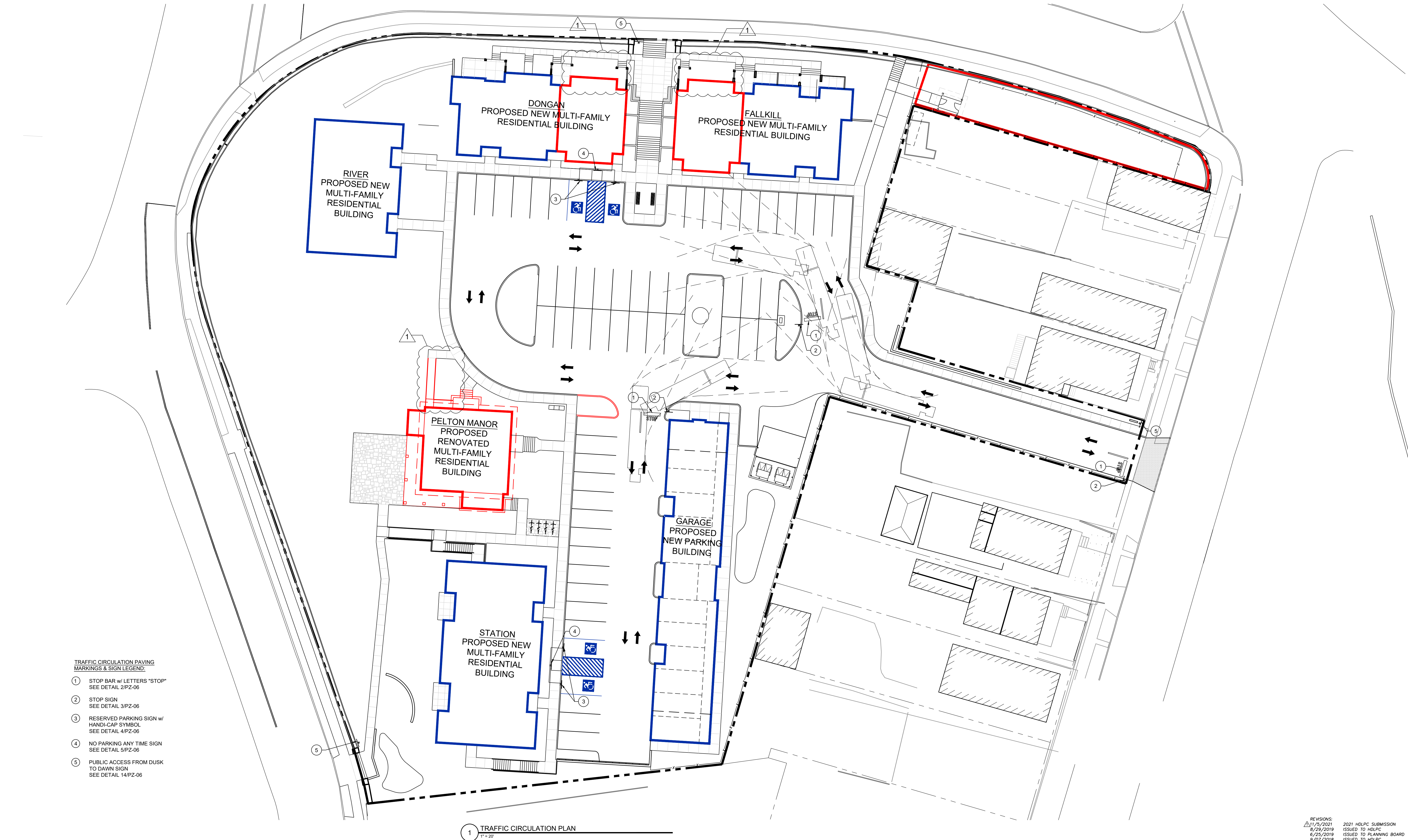
1 ENLARGED DRIVEWAY ENTRANCE PLAN
1/8" = 1'-0"



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

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

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



1 TRAFFIC CIRCULATION PLAN
1" = 20'

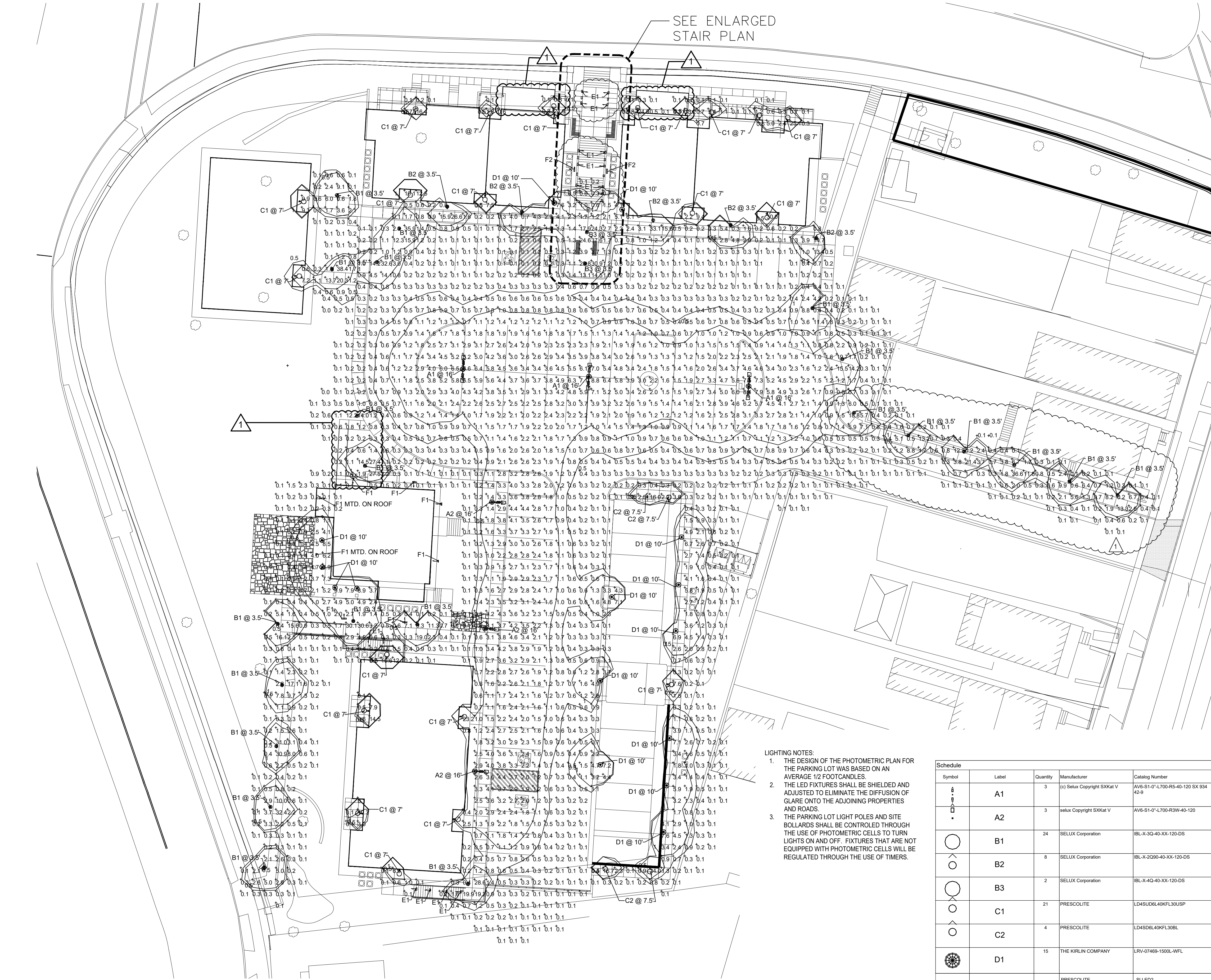
REVISIONS:	
1/15/2021	2021 HDLPC SUBMISSION
8/25/2019	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
9/07/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD



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

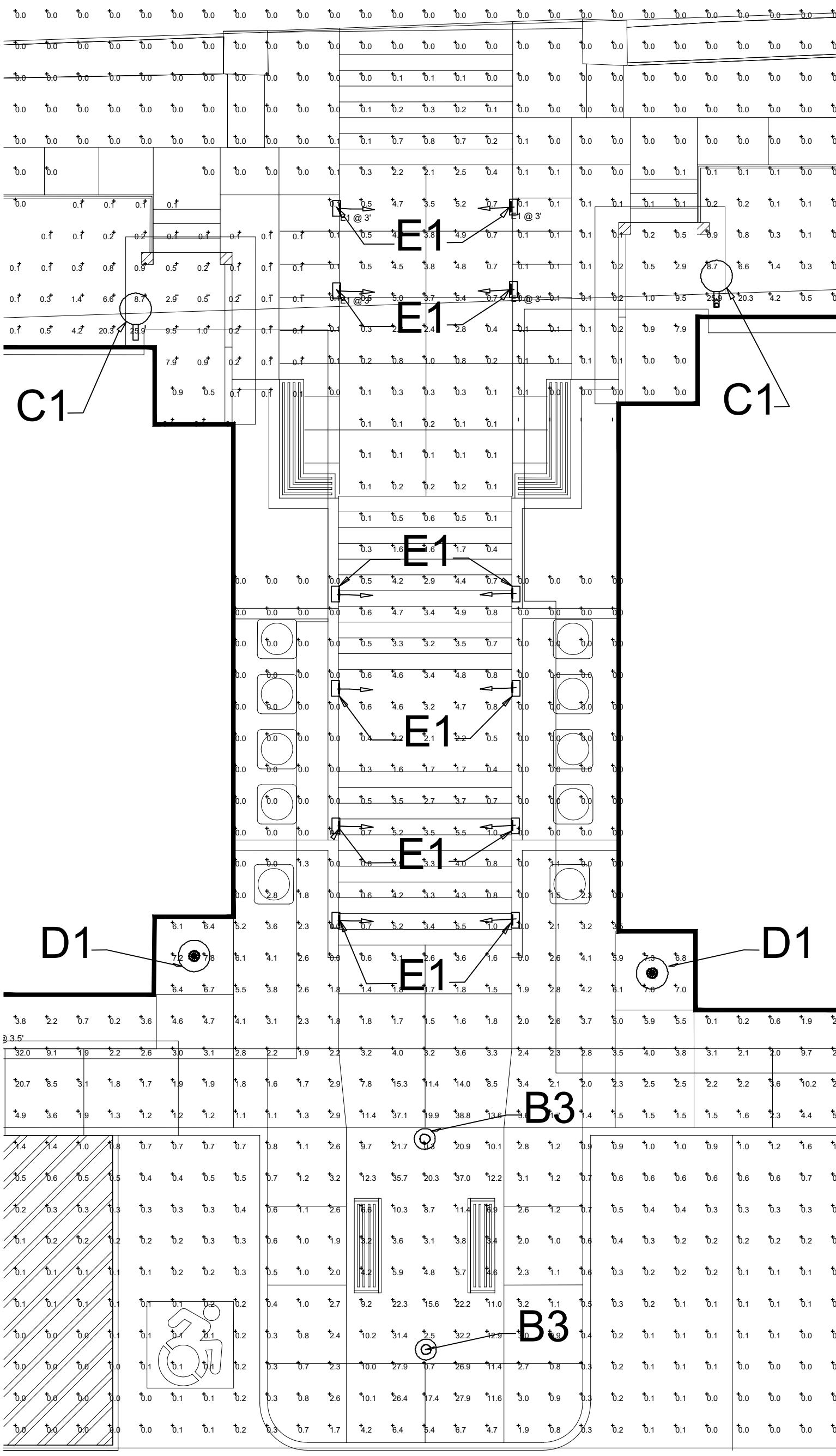
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

TRAFFIC CIRCULATION & SIGNAGE PLAN	
DRAWN BY: J.O.	PZ-25
JOB No. Y1022	
DATE: 7/5/17	



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

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A1	3	(c) Selux Copyright SXKat V	AVS-S1-0°-L700-R5-40-120 SX 934 42-9	Avanza 600 Typ V w/ 0° Tilt	4953 lm, 72 W	1	AVS-S1-0-L700-R5-40-120.ies	4952	0.9	144
	A2	3	selux Copyright SXKat V	AVS-S1-0°-L700-R3W-40-120	Avanza 600 w/ 0° Tilt	5605 lm, 71 W	1	AVS-S1-0-L700-R3W-40-120.ies	5605	0.9	71
	B1	24	SELUX Corporation	IBL-X-3Q-40-XX-120-DS	Cast gray aluminum housing, clear plastic enclosure	Four white LEDs with frosted patterned optics below each	1	IBL-X-3Q-40-XX-120-DS.ies	1570	0.9	20.58
	B2	8	SELUX Corporation	IBL-X-2Q90-40-XX-120-DS	Cast gray aluminum housing, clear plastic enclosure	Four white LEDs with frosted patterned optics below each	1	IBL-X-2Q90-40-XX-120-DS.ies	1077	0.9	14.19
	B3	2	SELUX Corporation	IBL-X-4Q-40-XX-120-DS	Cast gray aluminum housing, clear plastic enclosure	Four white LEDs with frosted patterned optics below each	1	IBL-X-4Q-40-XX-120-DS.ies	2088	0.9	27.06
	C1	21	PRESCOLITE	LD4SD6L40KFL30USP	4inch Cylinder, LED, Spot Uplight and Flood Downlight, 5000K	12- NICHIA 4000K LEDs	1	LD4SD6L40KFL30USP.ies	14002	0.9	15.3
	C2	4	PRESCOLITE	LD4SD6L40KFL30BL	4" LifeForm LED WALL-MOUNT DOWN-LIGHT CYLINDER - FLOOD	NICHIA 4000K Rnn LEDs	1	LD4SD6L40KFL30BL.ies	695	0.9	8.4
	D1	15	THE KIRLIN COMPANY	LRV-07469-1500L-WFL	7" DOWNLIGHT	FOUR WHITE LIGHT EMITTING DIODES (LED) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION.	1	LRV-07469-1500L-WFL.ies	1321	0.9	21
	E1	8	PRESCOLITE	SLLED2	LED STEP LIGHT	EMITTING DIODE	1	SLLED2.ies	95	0.9	12.4



2 PHOTOMETRIC PLAN - ENLARGED STAIR PLAN
NOT TO SCALE

CLIENT:

Pelton Partners LLC

25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:

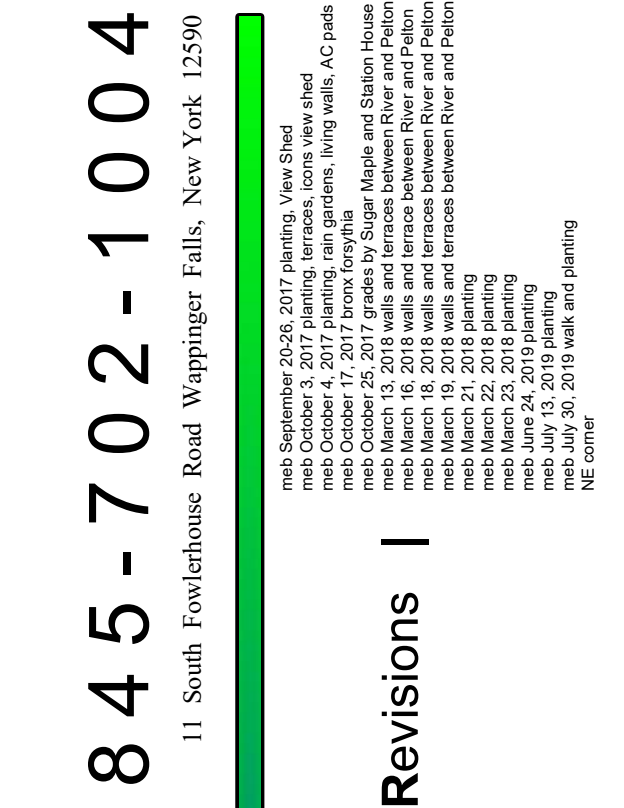
Pelton Mount Carmel

36 N. Clover St.
Poughkeepsie, NY 12601

PHOTOMETRIC PLAN & SCHEDULE

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

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



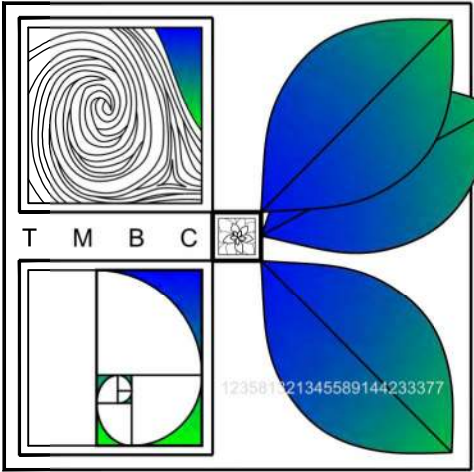
Planting Plan
Scale | 1" = 30' - 0"

PLANTING LIST

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

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

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



The Michael Boice Collaboration

DESIGNERS AND MAKERS OF FINE LANDSCAPES

845-702-1004

11 South Fowlerhouse Road Wappinger Falls, New York 12590

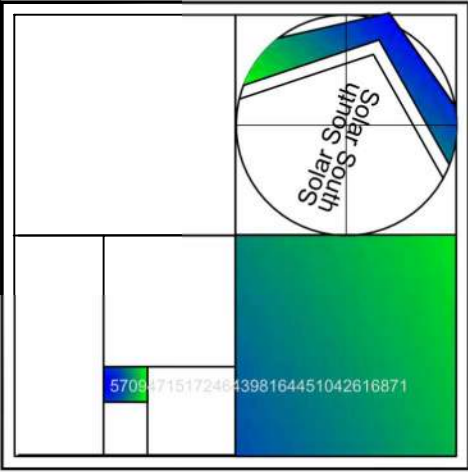
Tinkelman Architects - Pelton Mount Carmel Plant Table
36 North Clover Street Poughkeepsie, New York

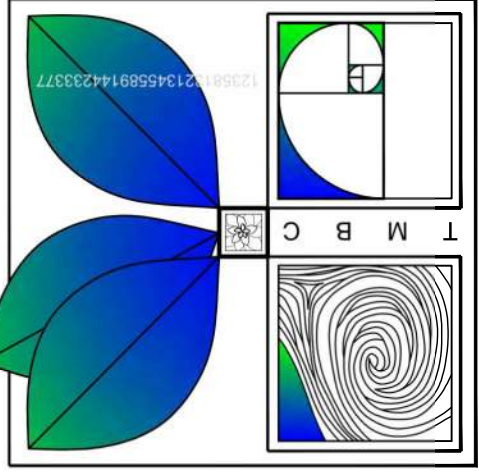
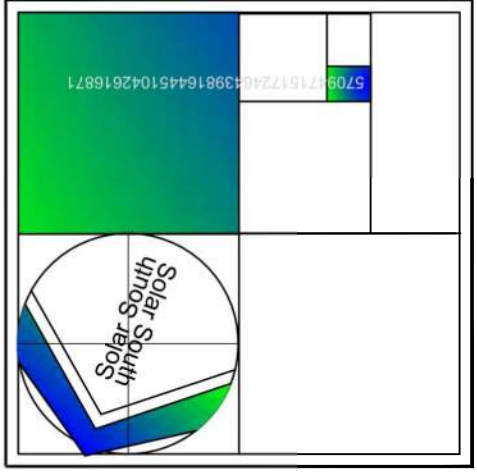
Scale | ...

Date October 4, 2017

Revisions |

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





Annabelle Hydrangea



Invincible Spirit Hydrangea



Braken Fern



Ghost Fern



Maiden Hair Fern



Pale Cone Flower



Jow Pye Weed



Silky Dogwood



Fragrant Sumac



Magical Beauty St John's Wort



Bronx Forsythia



Fragrant Sumac Fall



Green Mountain Boxwood



Blue Flag Iris



Green Headed Cone Flower



Swamp Weed



Serviceberry



Black Walnut



White Oak



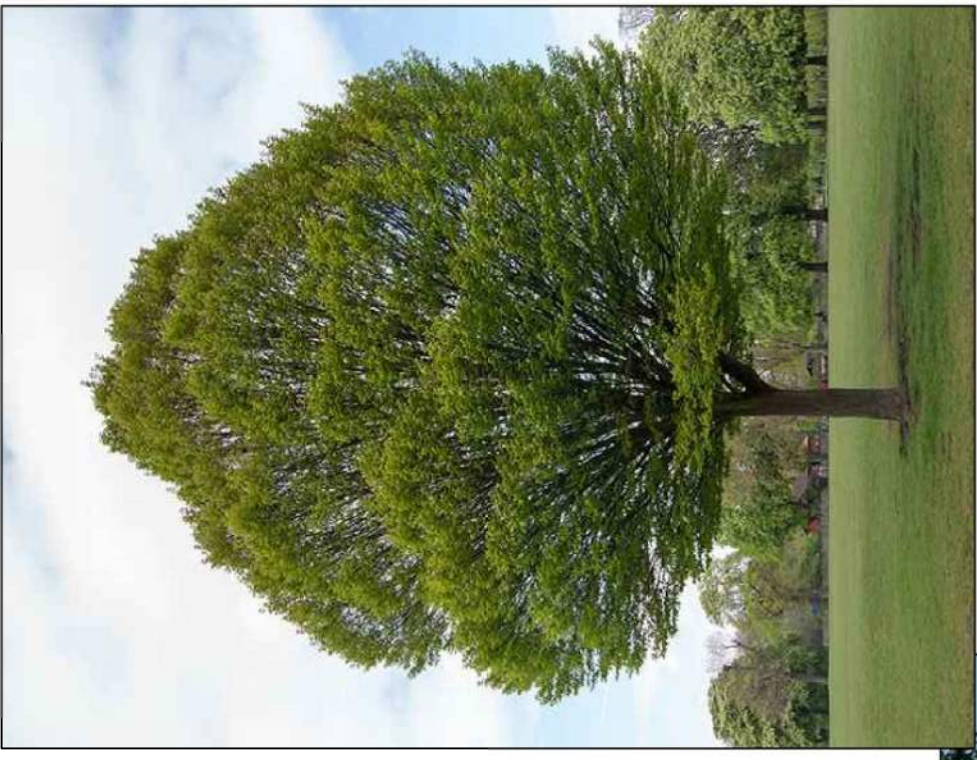
Kentucky Coffee Tree



Sedum Fuldaglut



Arrow Wood Viburnum



American Hornbeam

Emerald Green Arborvitea



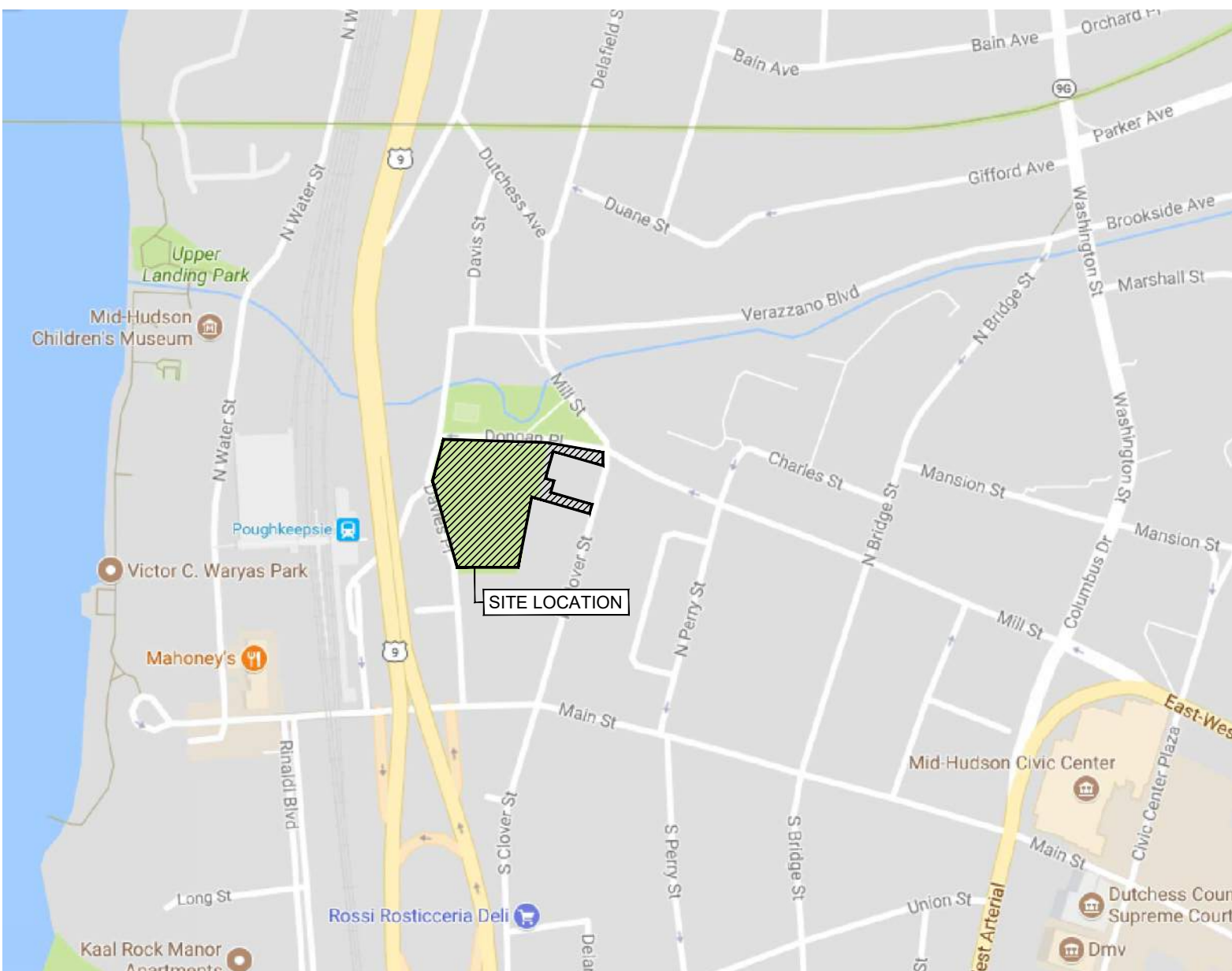
Red Oak Fall



Pelton Mount Carmel

36 NORTH CLOVER STREET

POUGHKEEPSIE, DUTCHESS COUNTY NY



1 AREA LOCATION MAP
NOT TO SCALE

PROPERTY OWNER
(CONTRACT VENDEE):

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

ARCHITECT / LAND PLANNER:

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

LANDSCAPE ARCHITECT:

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

CIVIL ENGINEER:

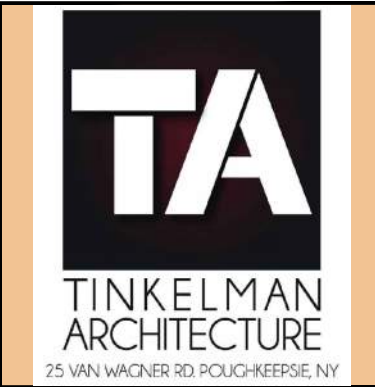
LRC Group
85 Civic Center Plaza, Suite 103
Poughkeepsie, New York 12601

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TS-01 - COVER SHEET	
ARCHITECTURAL DRAWINGS:	
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PZ-02	ADJOINING PROPERTY OWNERS
PZ-03	SITE DEVELOPMENT PLAN
PZ-04	SITE SECTION
PZ-05	SITE DETAILS
PZ-06	SITE DETAILS
PZ-08	PRELIMINARY ELEVATIONS - PELTON MANOR
PZ-08.1	MATERIAL CALLOUTS PELTON MANOR
PZ-08.2	EXISTING PELTON MANOR FENESTRATION
PZ-10	PRELIMINARY ELEVATIONS - FALL KILL
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PZ-14	PRELIMINARY ELEVATIONS - RIVER
PZ-16	PRELIMINARY ELEVATIONS - STATION
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PZ-19	STREET ELEVATIONS
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LANDSCAPE DRAWINGS:	
LANDSCAPING PLAN	
LANDSCAPING PLANT TABLE	
LANDSCAPING PLANT PHOTOS	

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

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



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

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

COVER SHEET

DRAWN BY:

J.O.

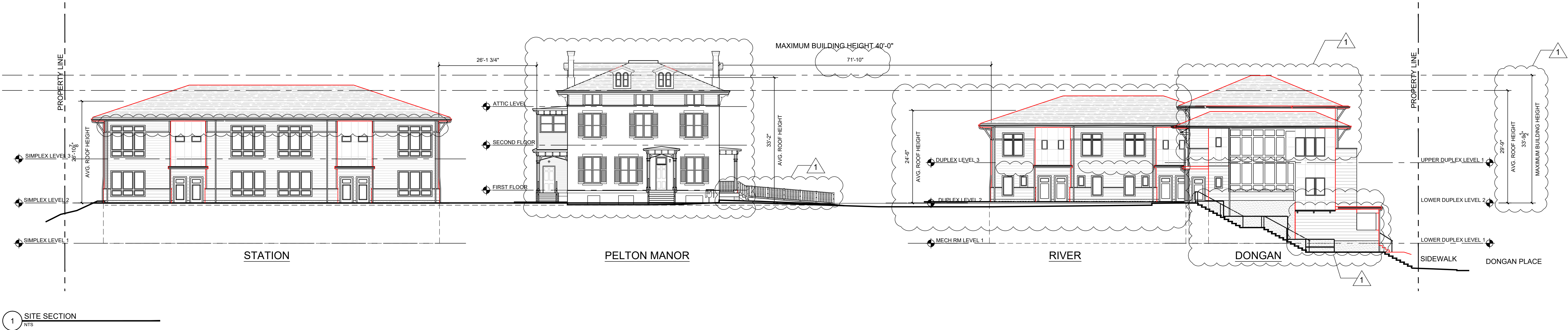
JOB NO.

Y1022

DATE

8/29/17

TS-01



1 SITE SECTION
NTS

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



TINKELMAN
ARCHITECTURE
25 VAN WAGNER RD. Poughkeepsie, NY

CLIENT:

Pelton Partners LLC

25 Van Wagner Road
Poughkeepsie, NY 12603

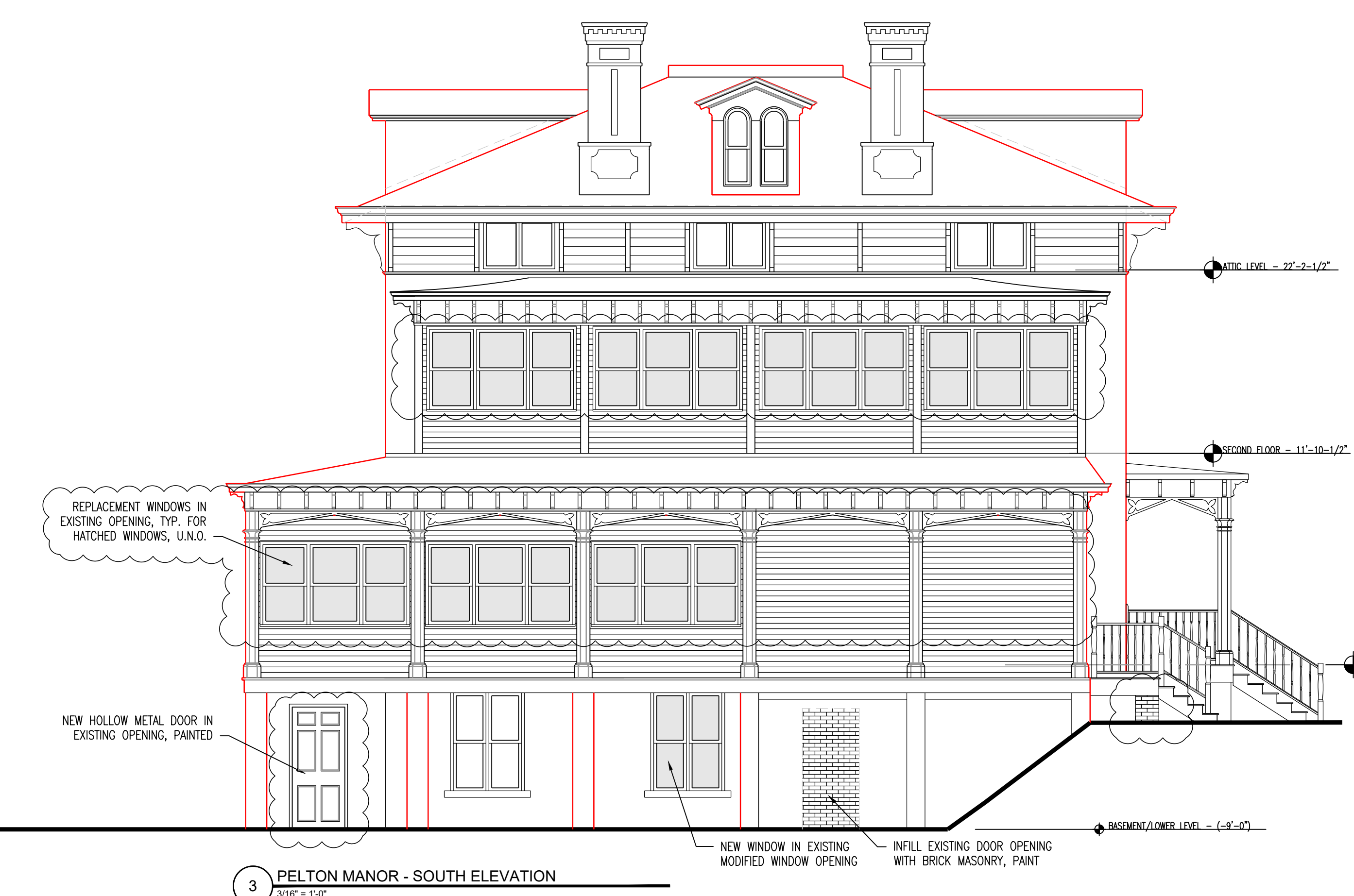
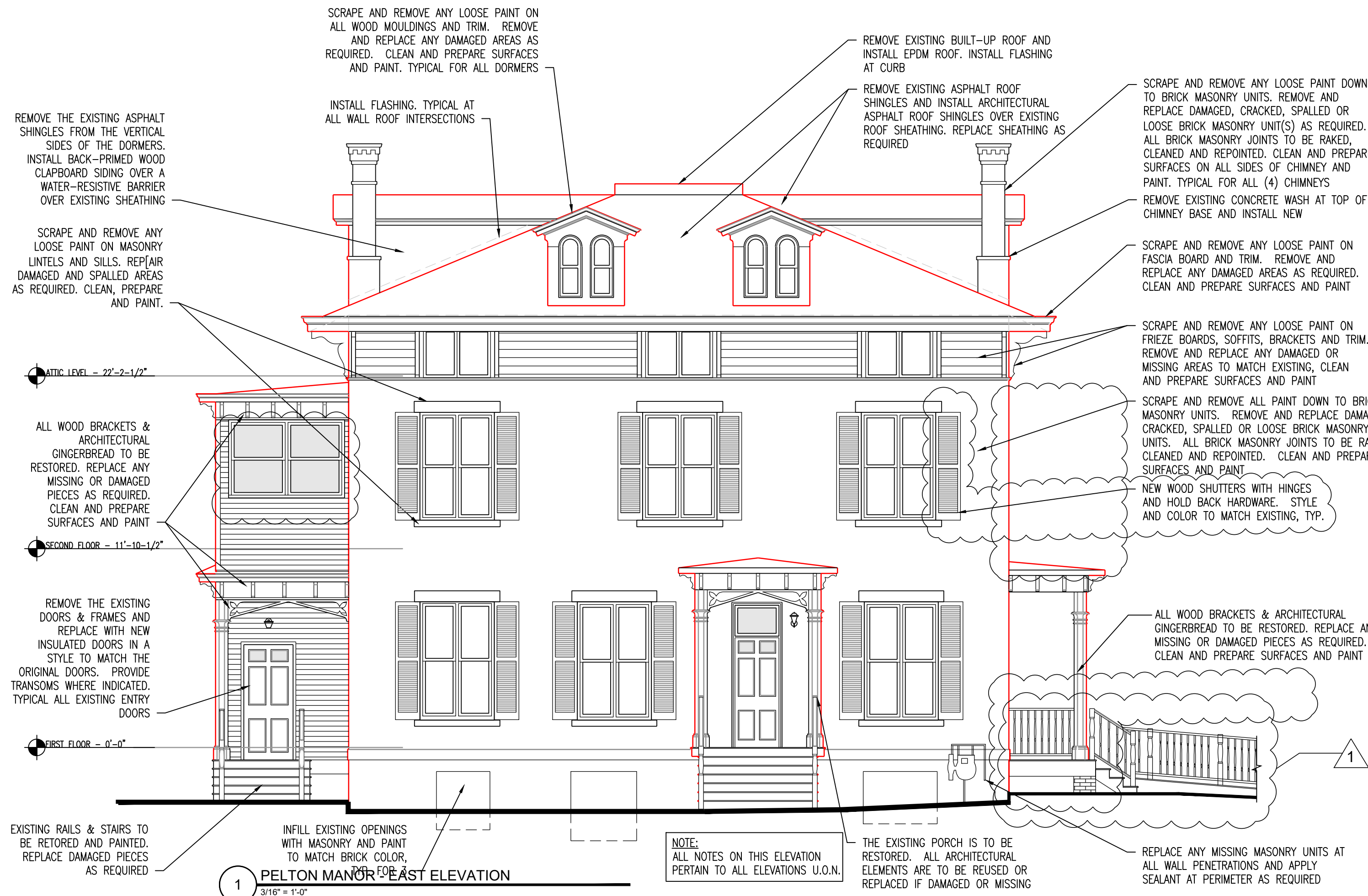
PROJECT NAME:

Pelton Mount Carmel

36 N. Clover St.
Poughkeepsie, NY 12601

SITE SECTION

DRAWN BY: J.O.	PZ-04
JOB No. Y1022	
DATE: 8/18/17	

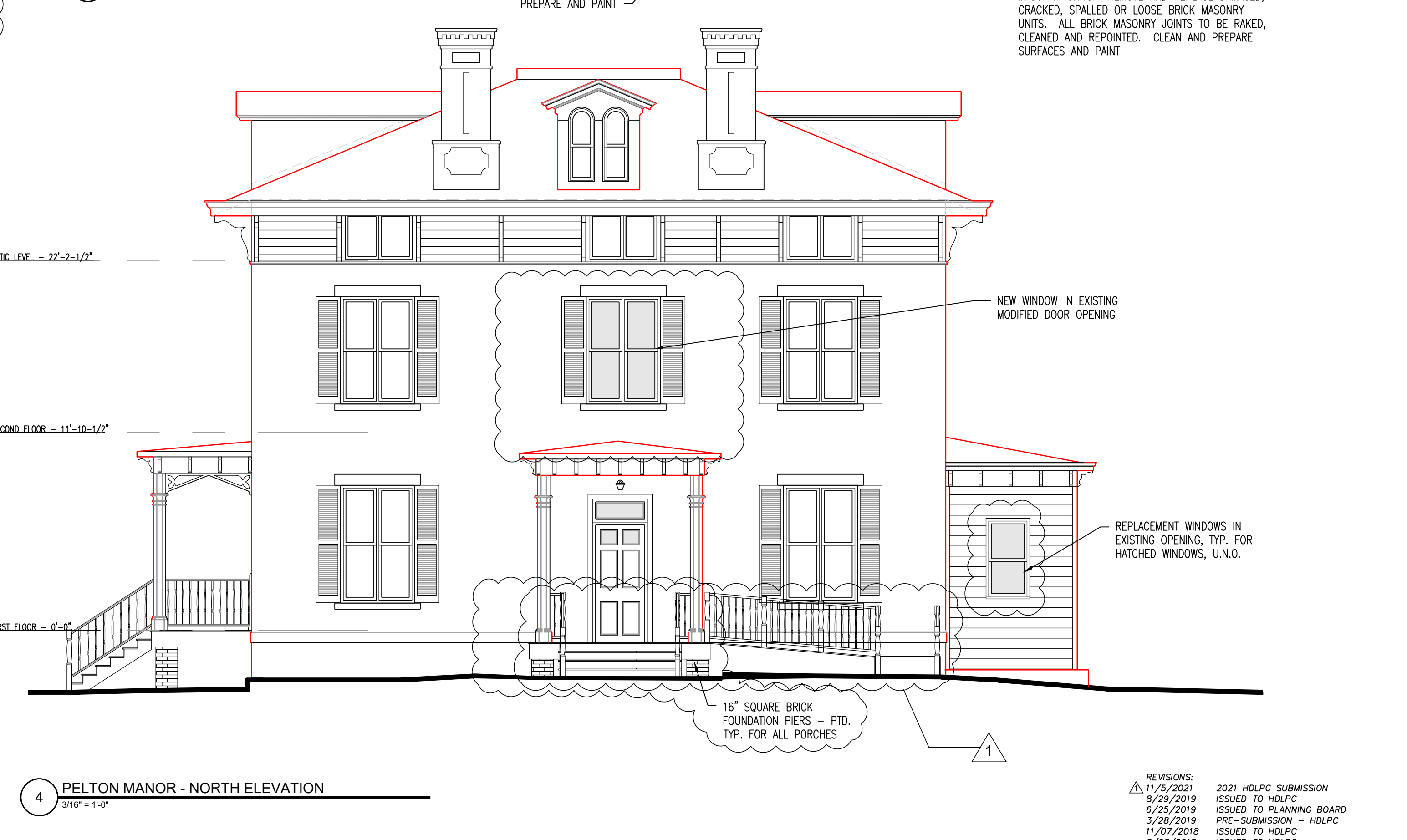


DEMOLITION NOTES:
1. THE EXISTING METAL FIRE ESCAPE IS TO BE REMOVE IN ITS ENTIRETY. THE EXISTING MASONRY WILL BE REPAIRED AS REQUIRED WHERE THE FASTENERS WERE INSTALLED.

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

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

WINDOW LEGEND:
REPLACEMENT WOOD WINDOWS U.O.N.
EXISTING WINDOWS TO BE RESTORED



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11/5/2021	ISSUED TO HDLPC
8/29/2019	ISSUED TO PLANNING BOARD
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3/28/2019	ISSUED TO HDLPC
11/07/2018	ISSUED TO HDLPC
8/03/2018	ISSUED TO PLANNING BOARD
3/28/2018	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD



TINKELMAN
ARCHITECTURE
25 VAN WAGNER RD. Poughkeepsie, NY

CLIENT:

Pelton Partners LLC

25 Van Wagner Road
Poughkeepsie, NY 12603

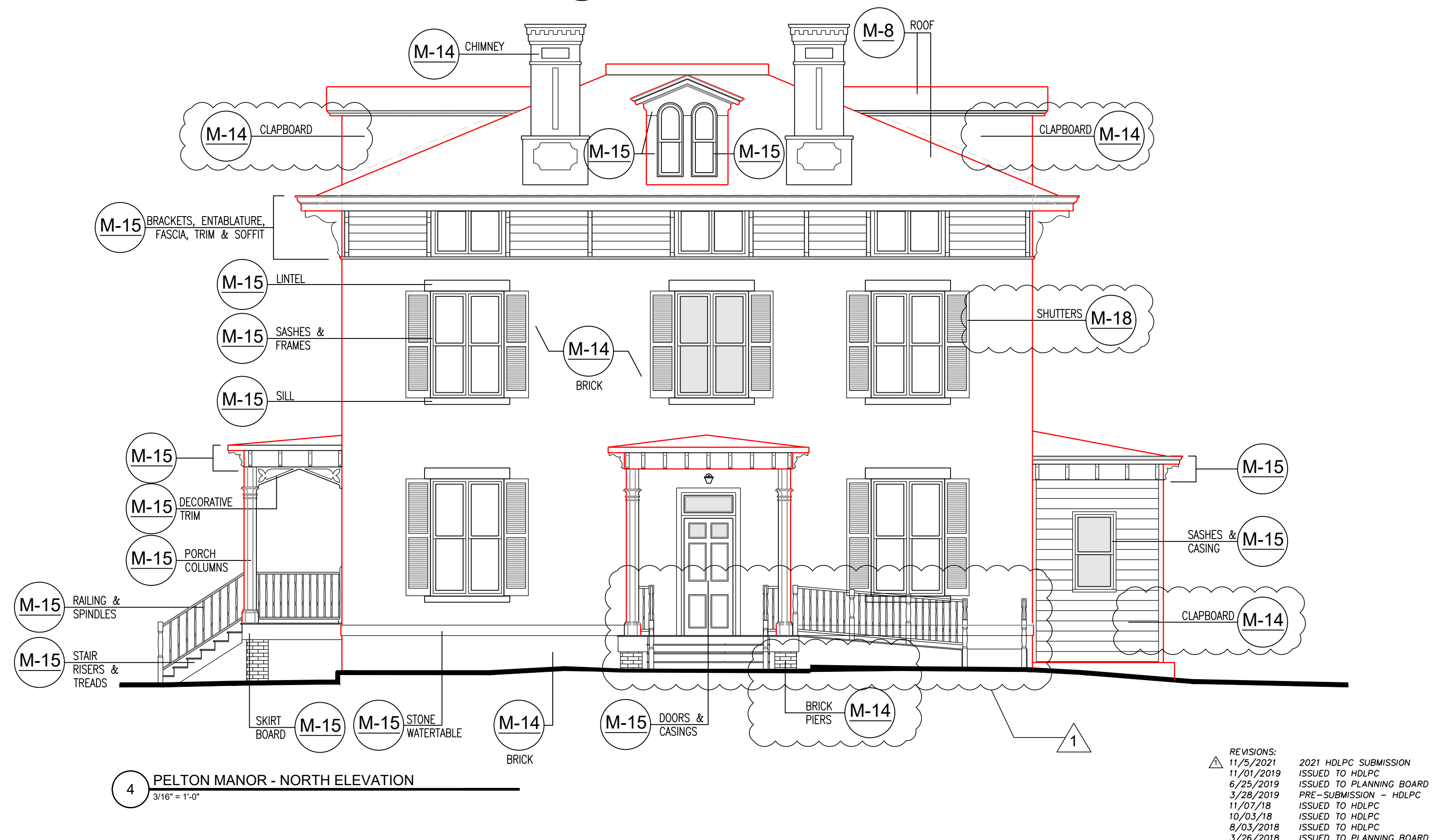
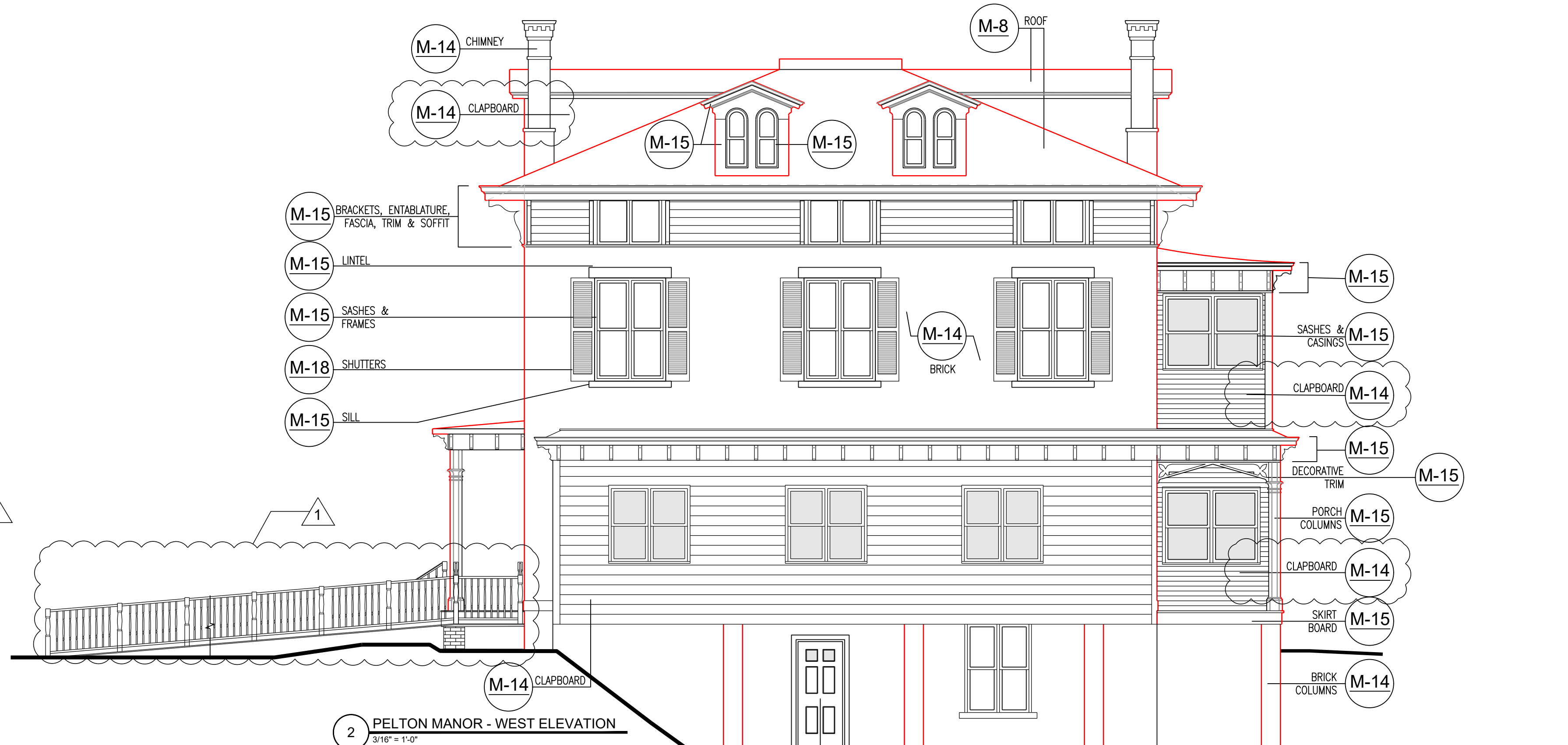
PROJECT NAME:

Pelton Mount Carmel

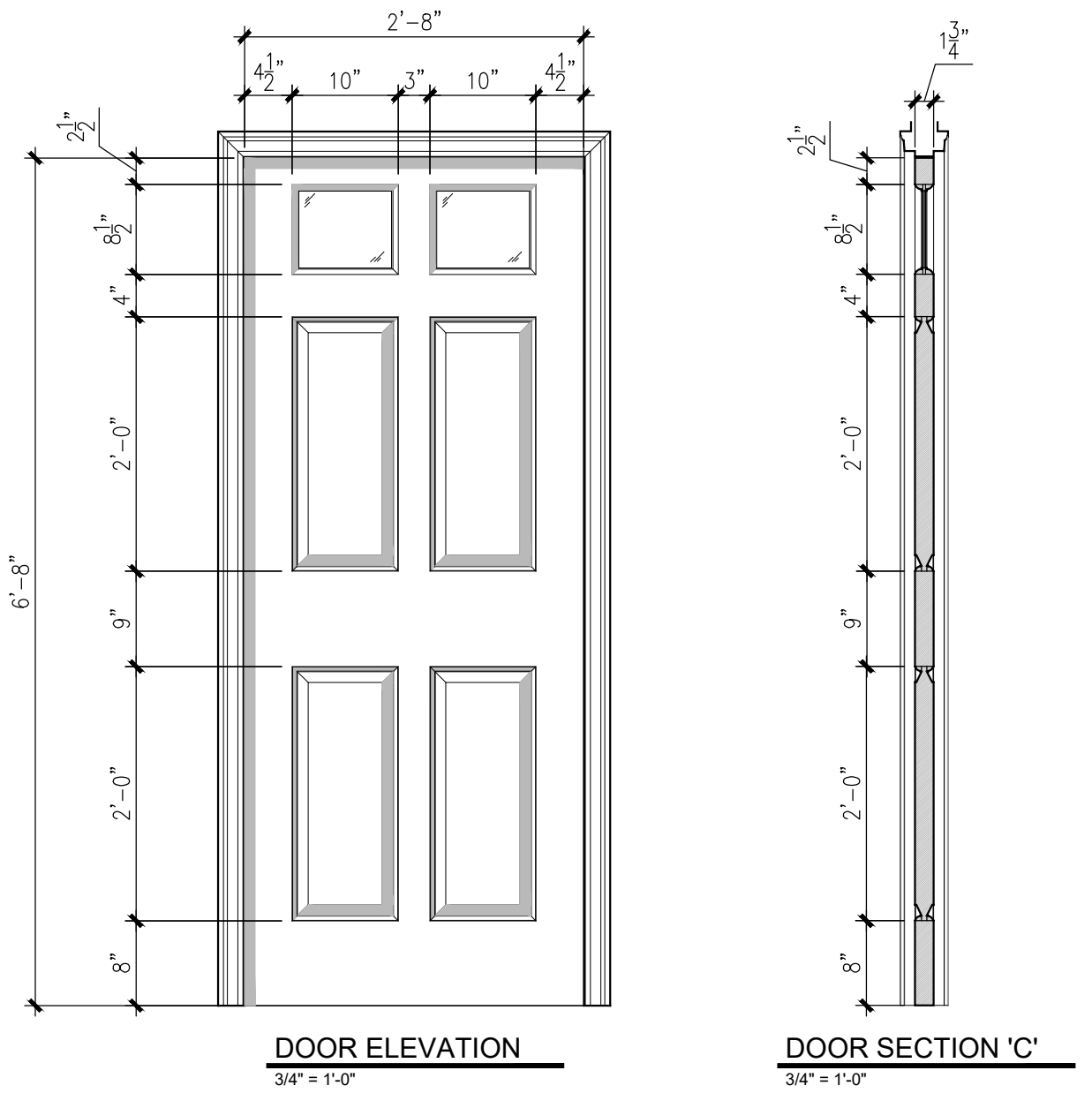
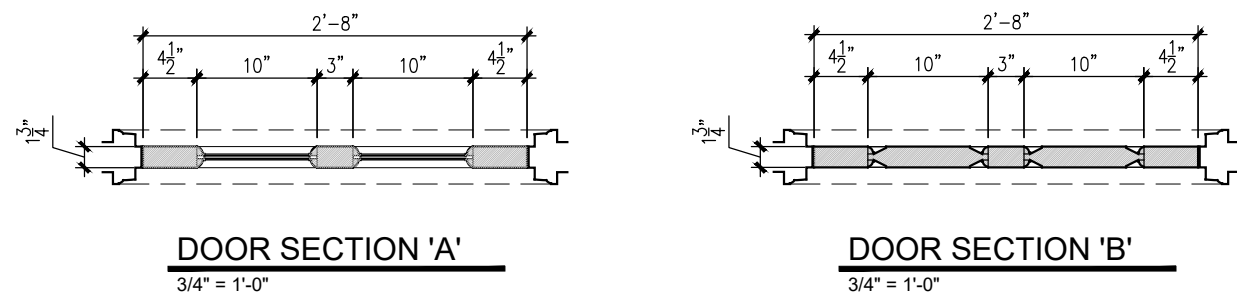
36 N. Clover St.
Poughkeepsie, NY 12601

PRELIMINARY
ELEVATIONS -
PELTON MANOR

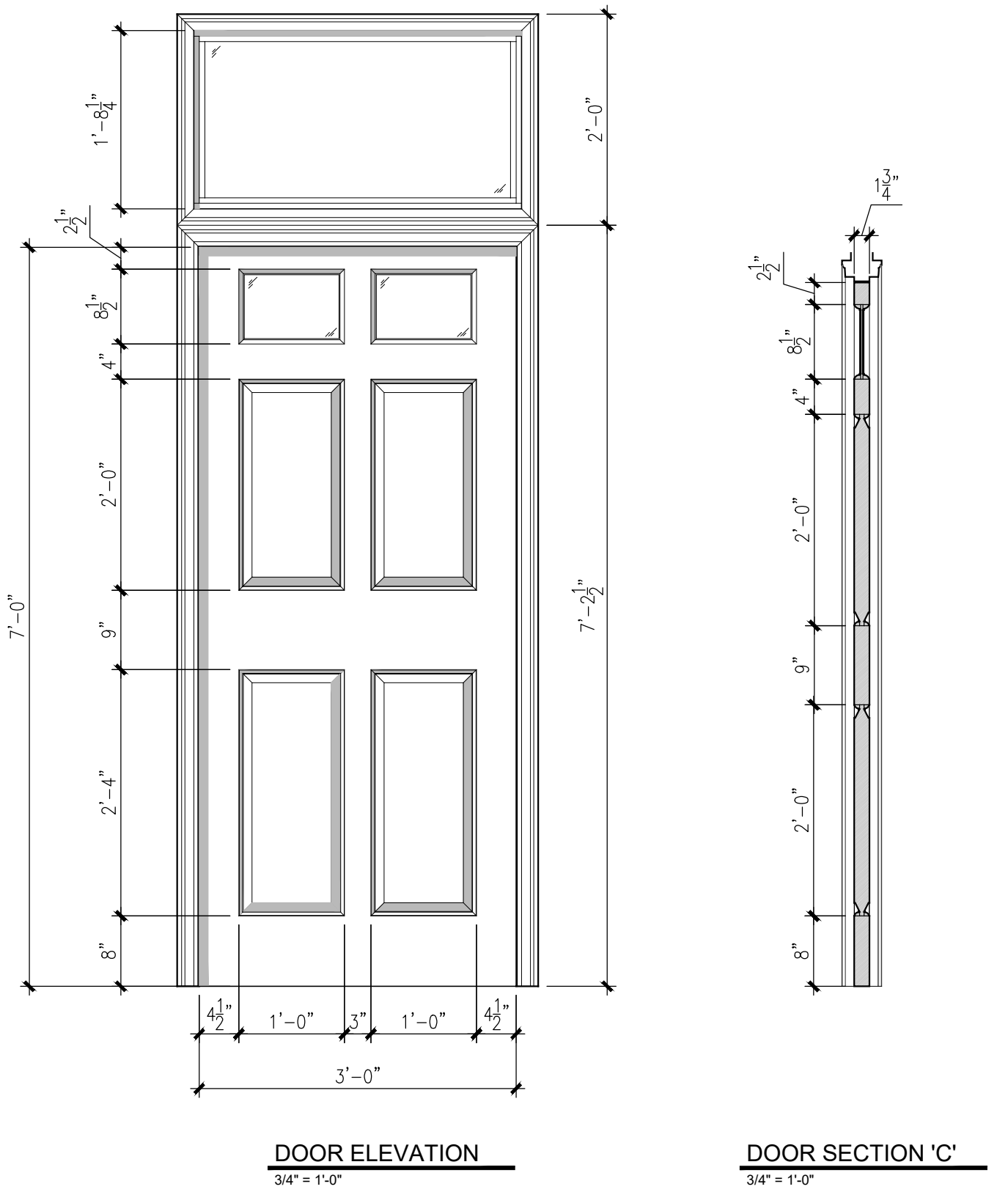
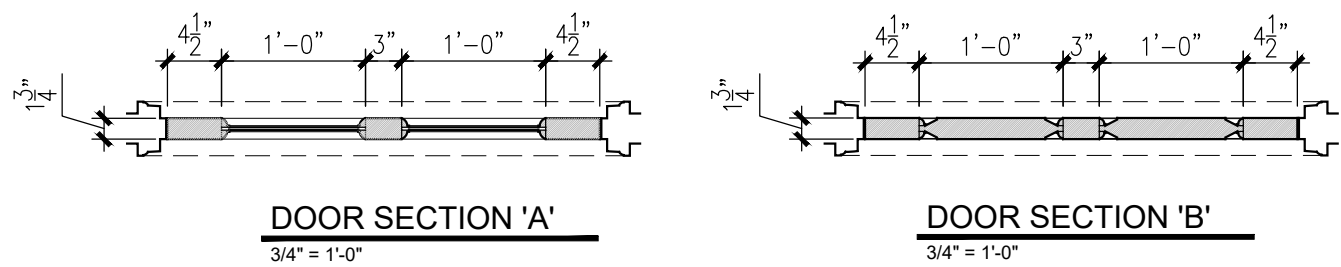
DRAWN BY:	M.L.L.	PZ-08
JOB No.	Y1022	
DATE:	7/5/2017	



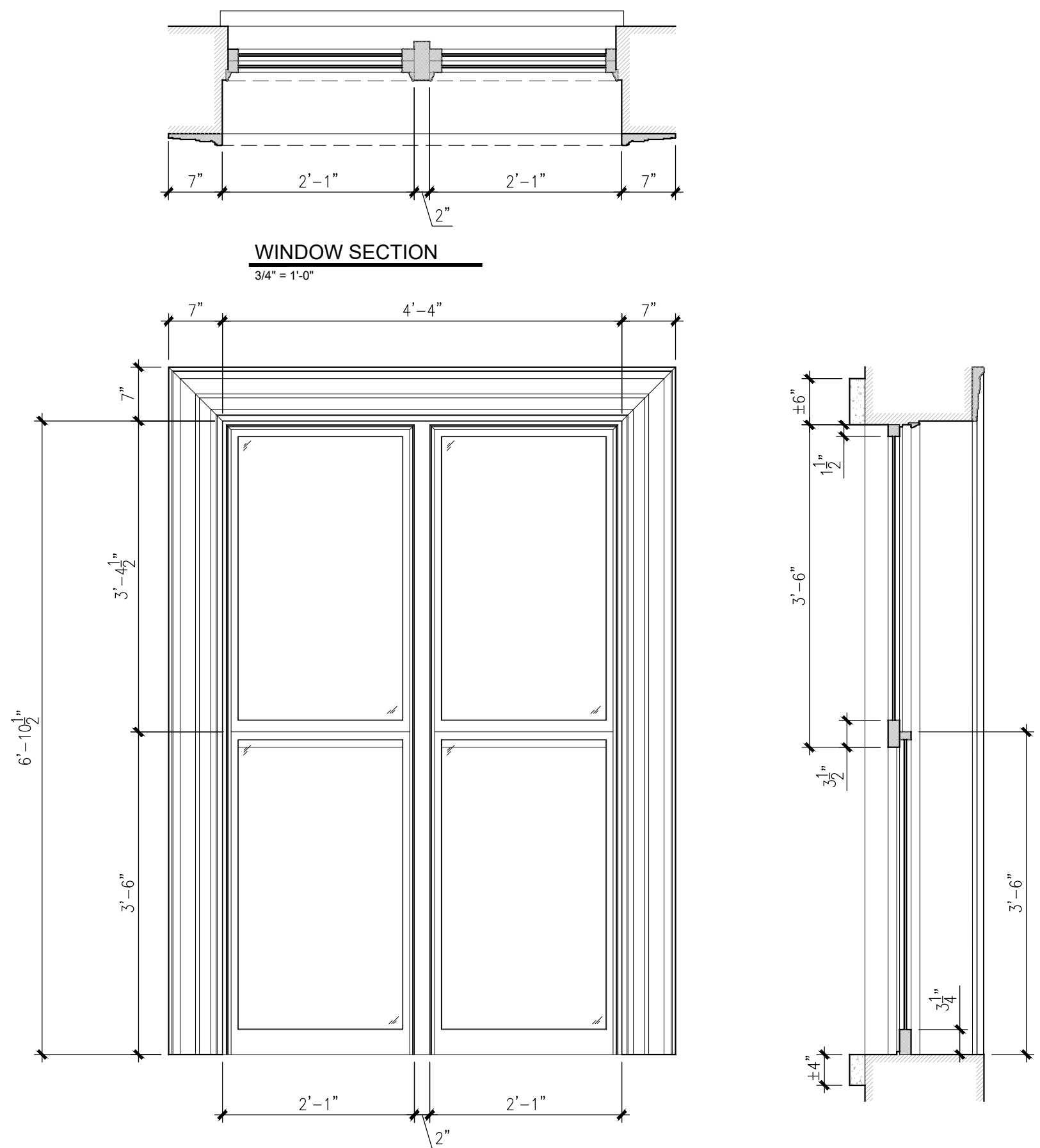
Page 98 of 263



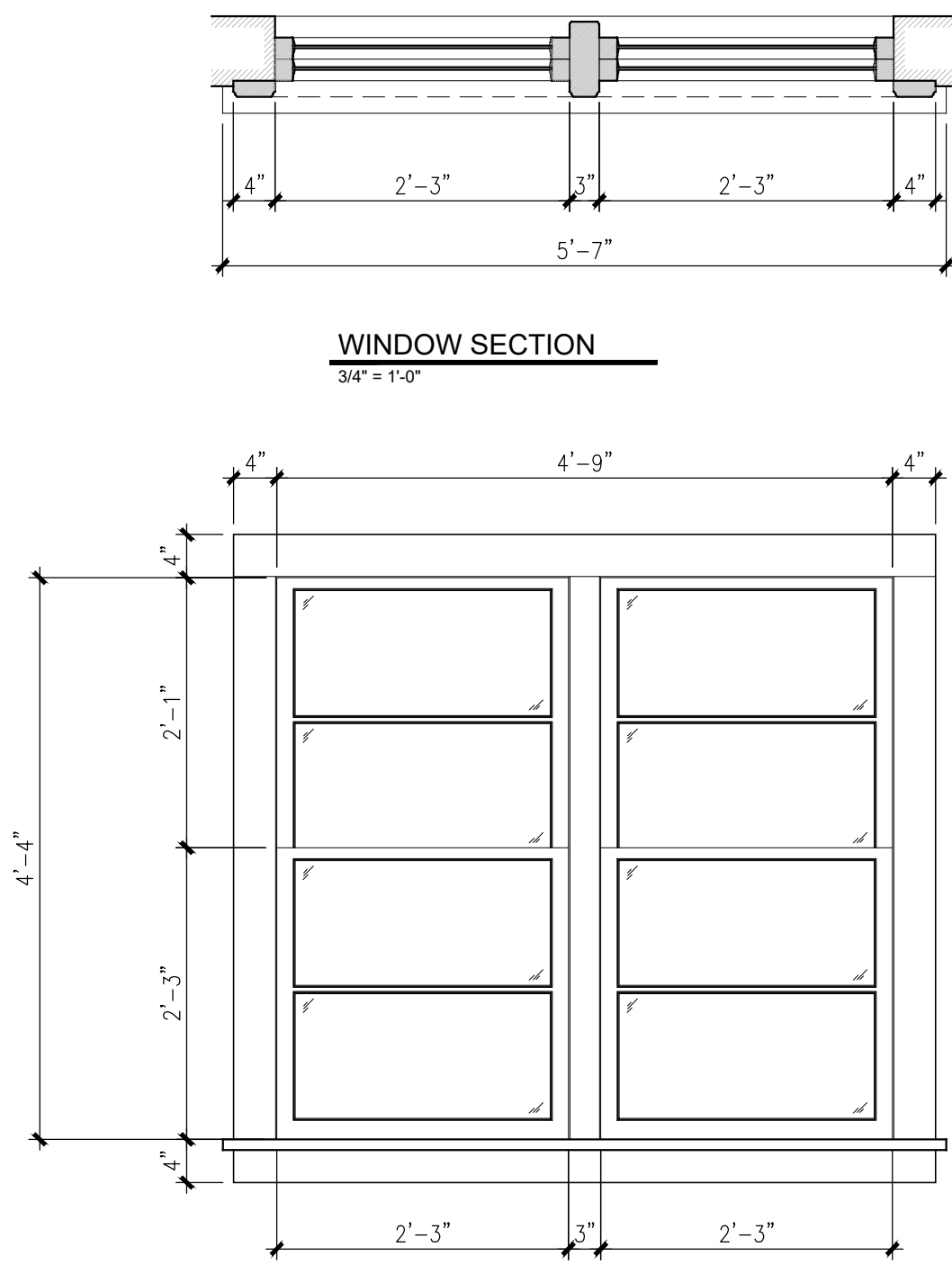
1 EAST FACADE ENTRANCE DOOR - 32X80
AS NOTED



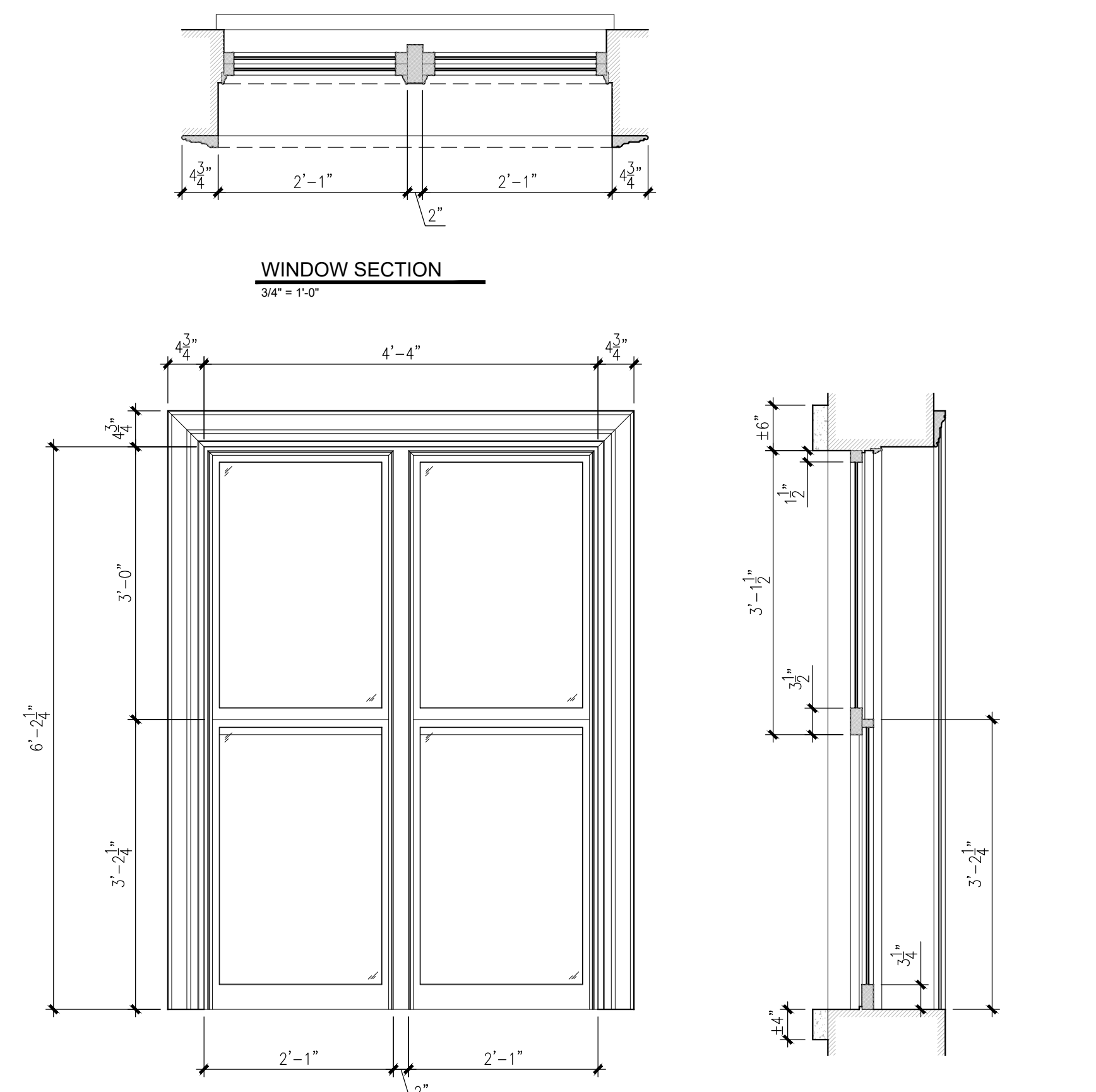
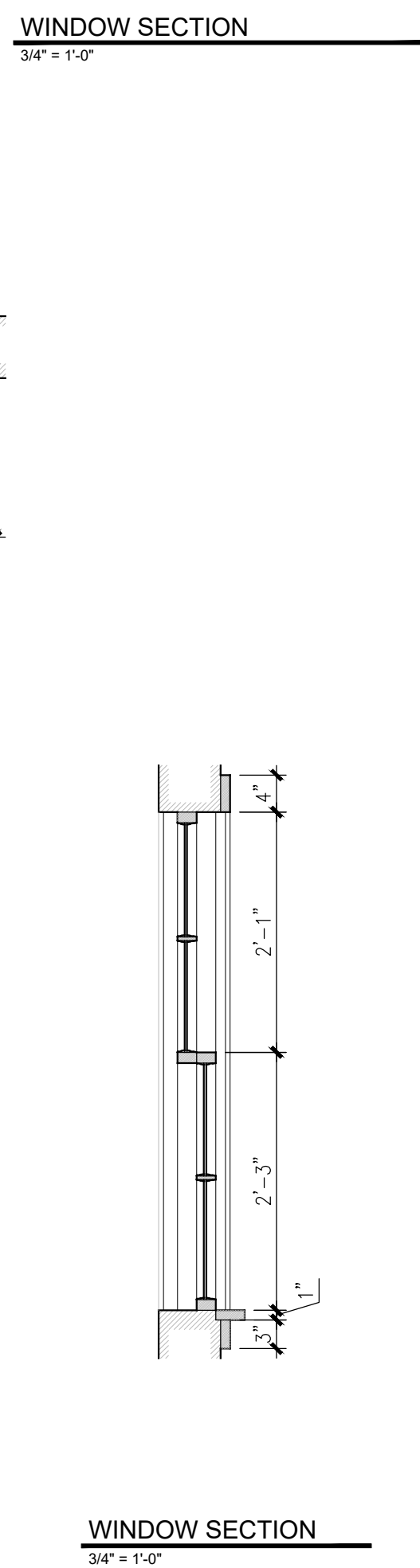
2 NORTH FACADE ENTRANCE DOOR - 38X84
3/4" = 1'-0"



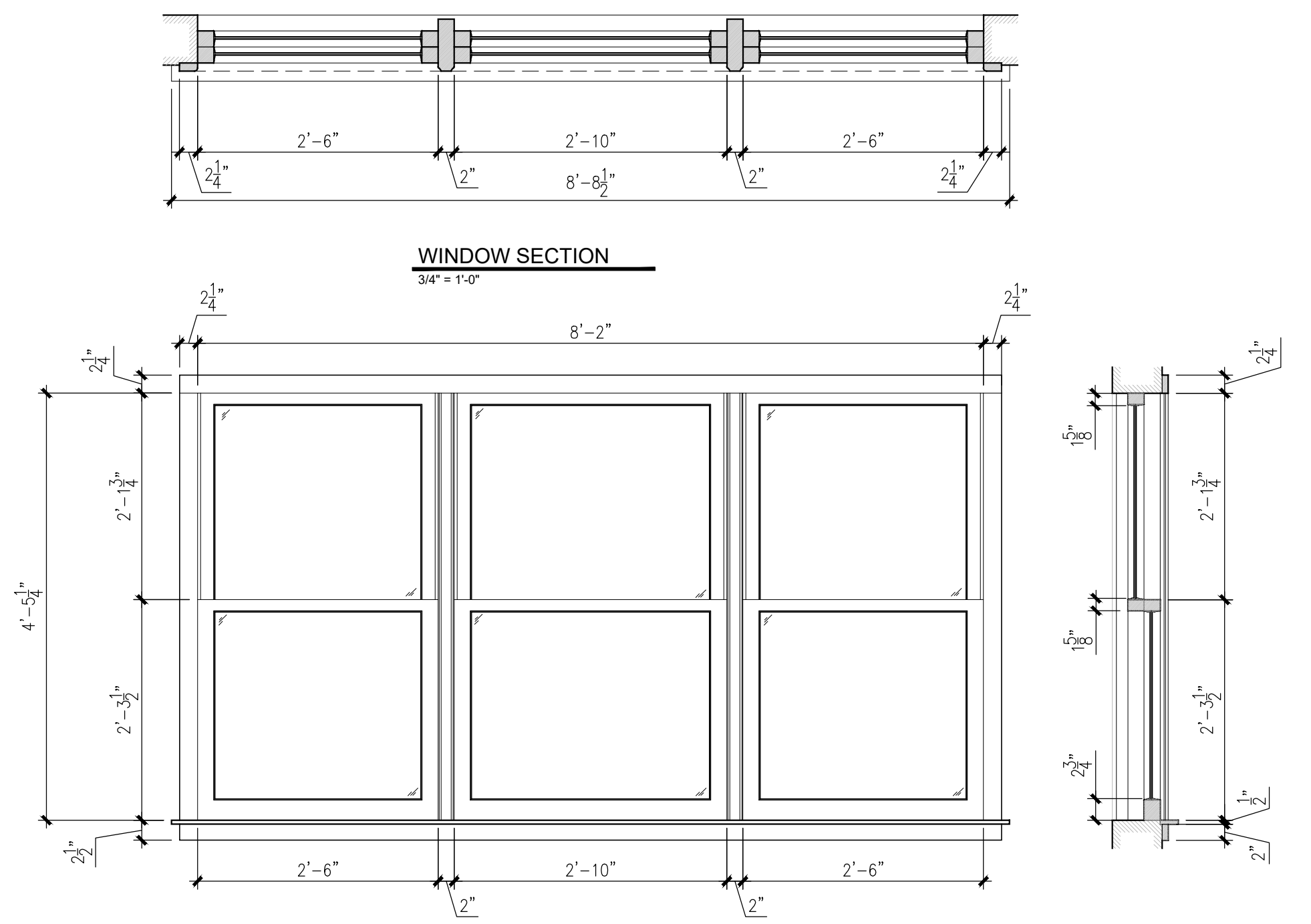
3 FIRST FLOOR WINDOW - PRIMARY
3/4" = 1'-0"



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

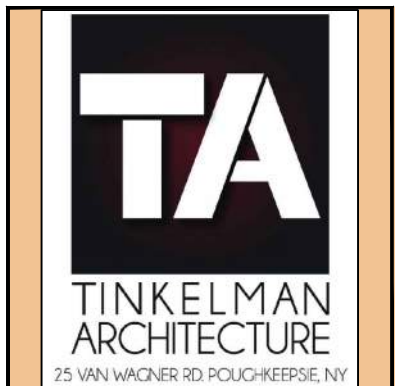


5 SECOND FLOOR WINDOW - PRIMARY
3/4" = 1'-0"



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

WINDOW SECTION
3/4" = 1'-0"



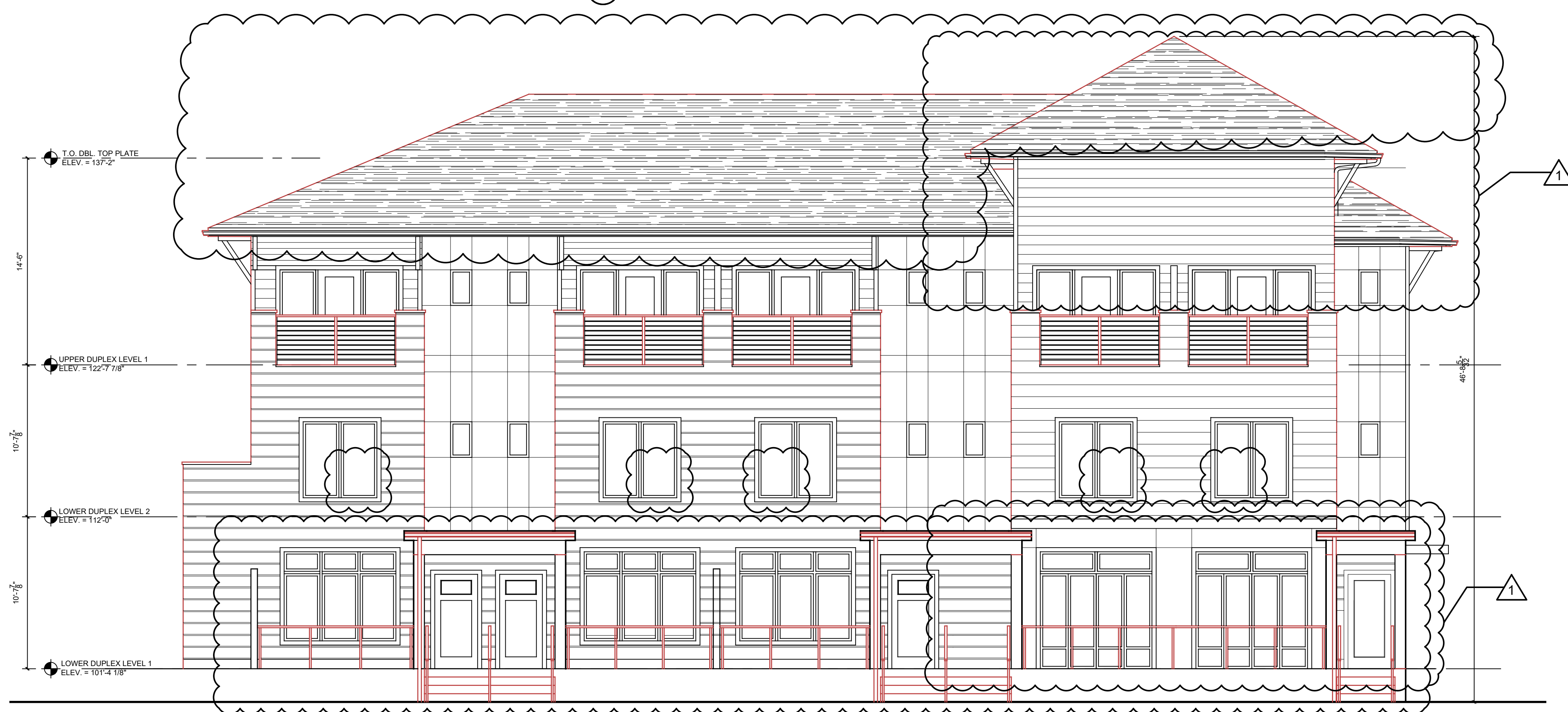
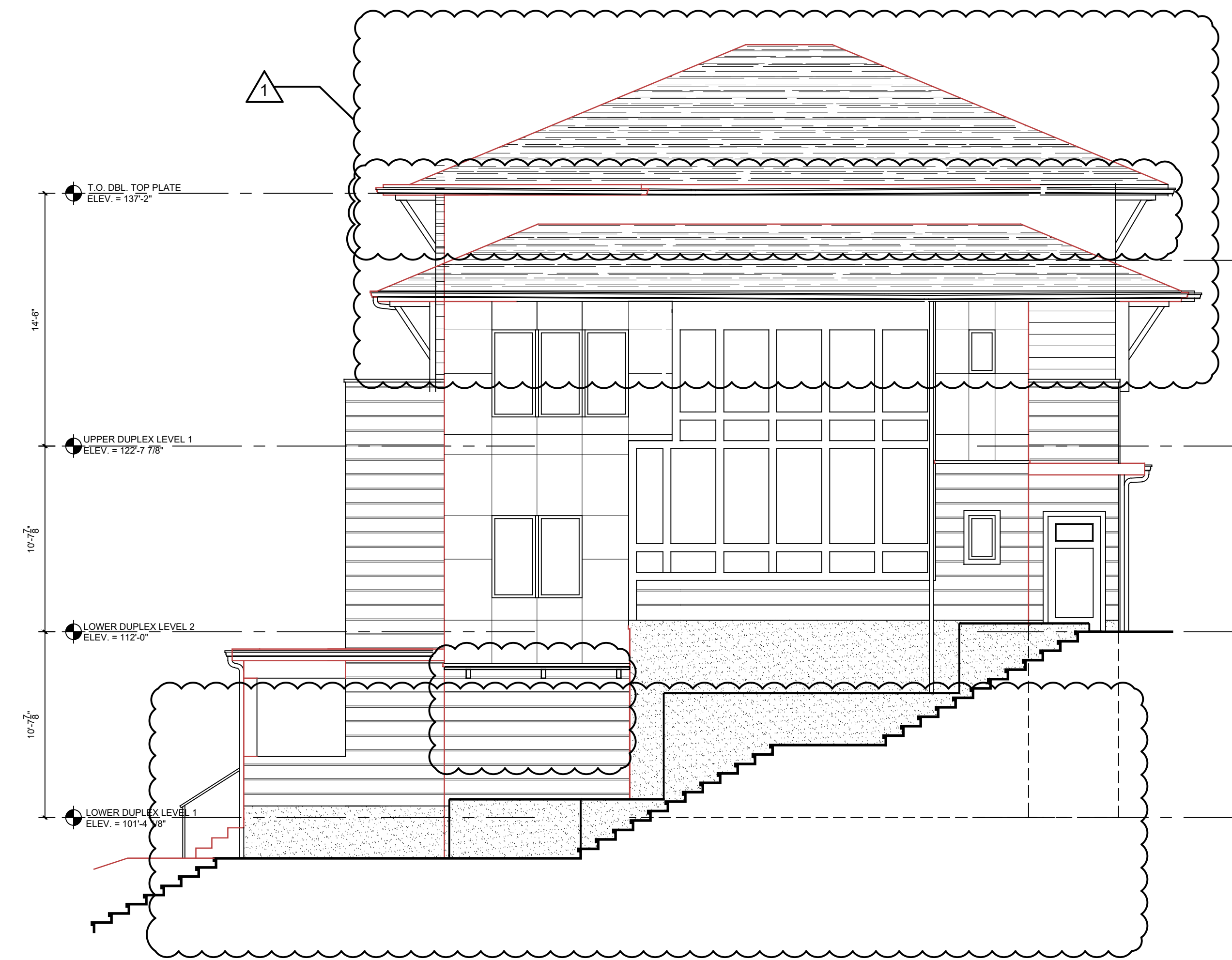
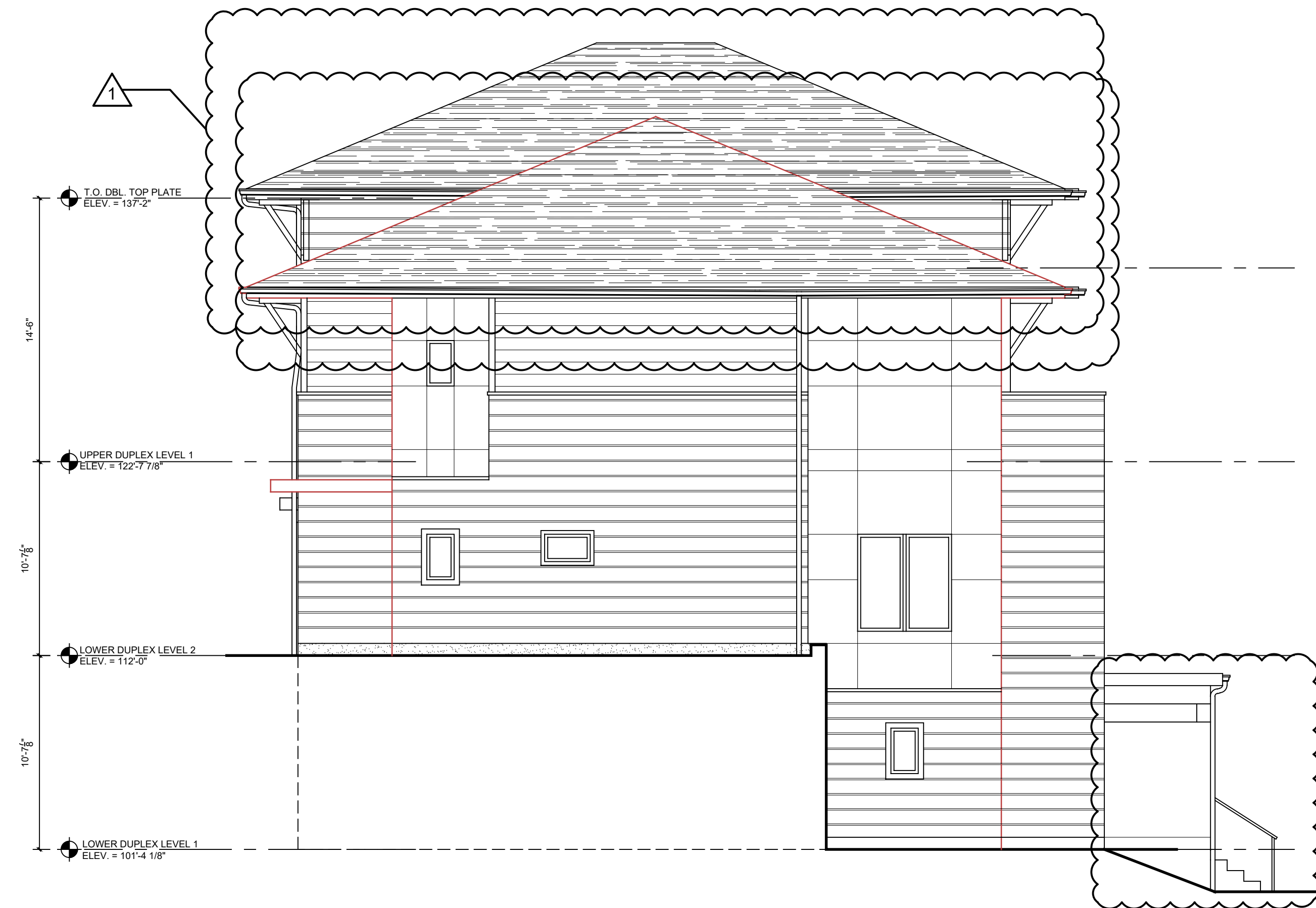
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CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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

EXISTING PELTON MANOR FENESTRATION	
DRAWN BY: COM	PZ-08.2
JOB No. Y1022	
DATE: 10/22/2019	

P:\TA Jobs\Y1022 - 36 N Clover\Drawings\2021.11.03 HDLPC\Sheets\Y1022-PZ-08.2 EXISTING FENESTRATION- PELTON MANOR.dwg



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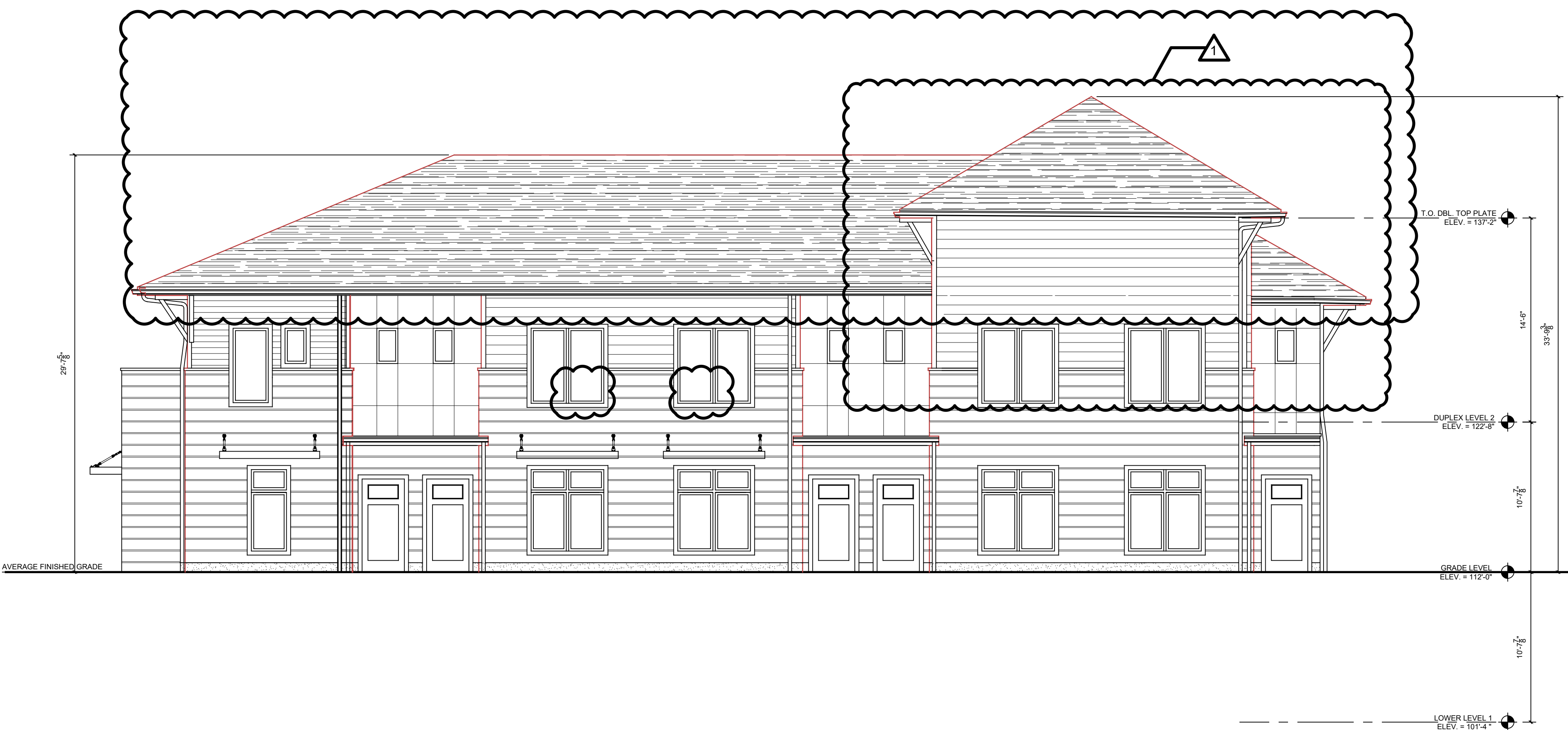
CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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

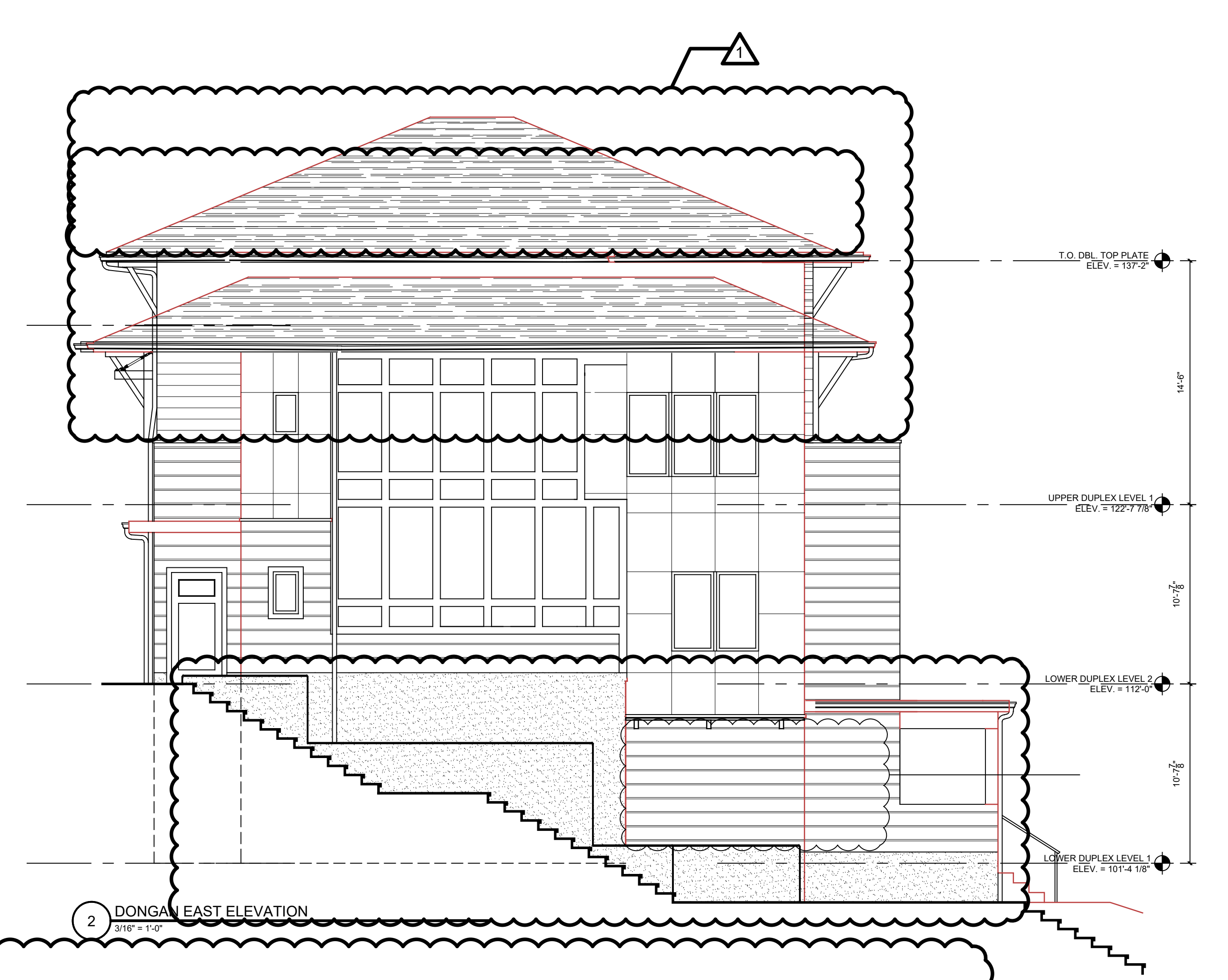
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11/01/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
8/03/2018 ISSUED TO HDLPC
3/28/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

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

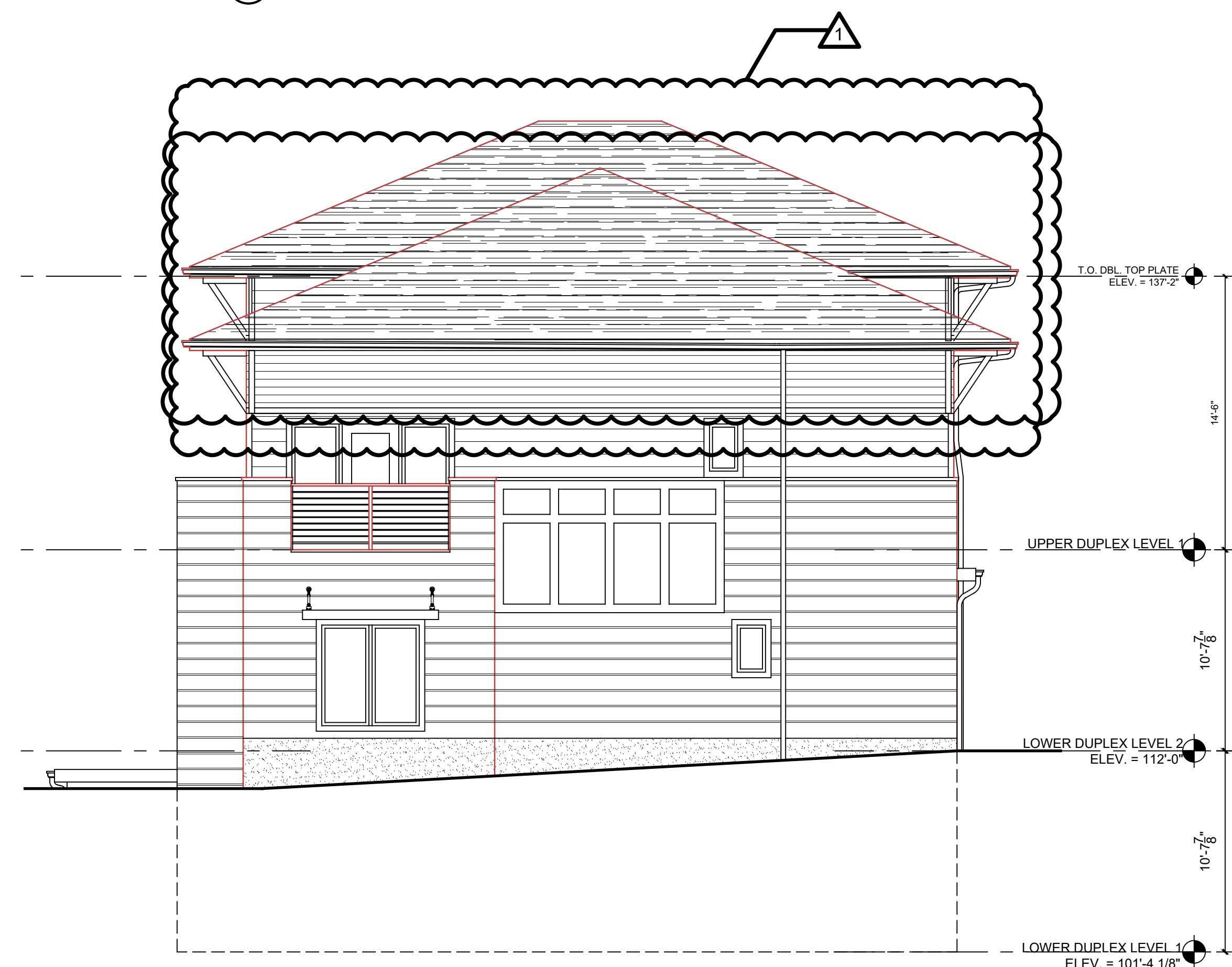
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1 DONGAN SOUTH ELEVATION
3/16" = 1'-0"



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



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



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

TA

TINKELMAN
ARCHITECTURE

25 VAN WAGNER RD. POUGHKEEPSIE, NY

CLIENT:

Pelton Partners LLC

25 Van Wagner Road

Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel

36 N. Clover St.

Poughkeepsie, NY 12601

PRELIMINARY
ELEVATIONS -
DONGAN

DRAWN BY:
J.D.

JOB No.
Y1022

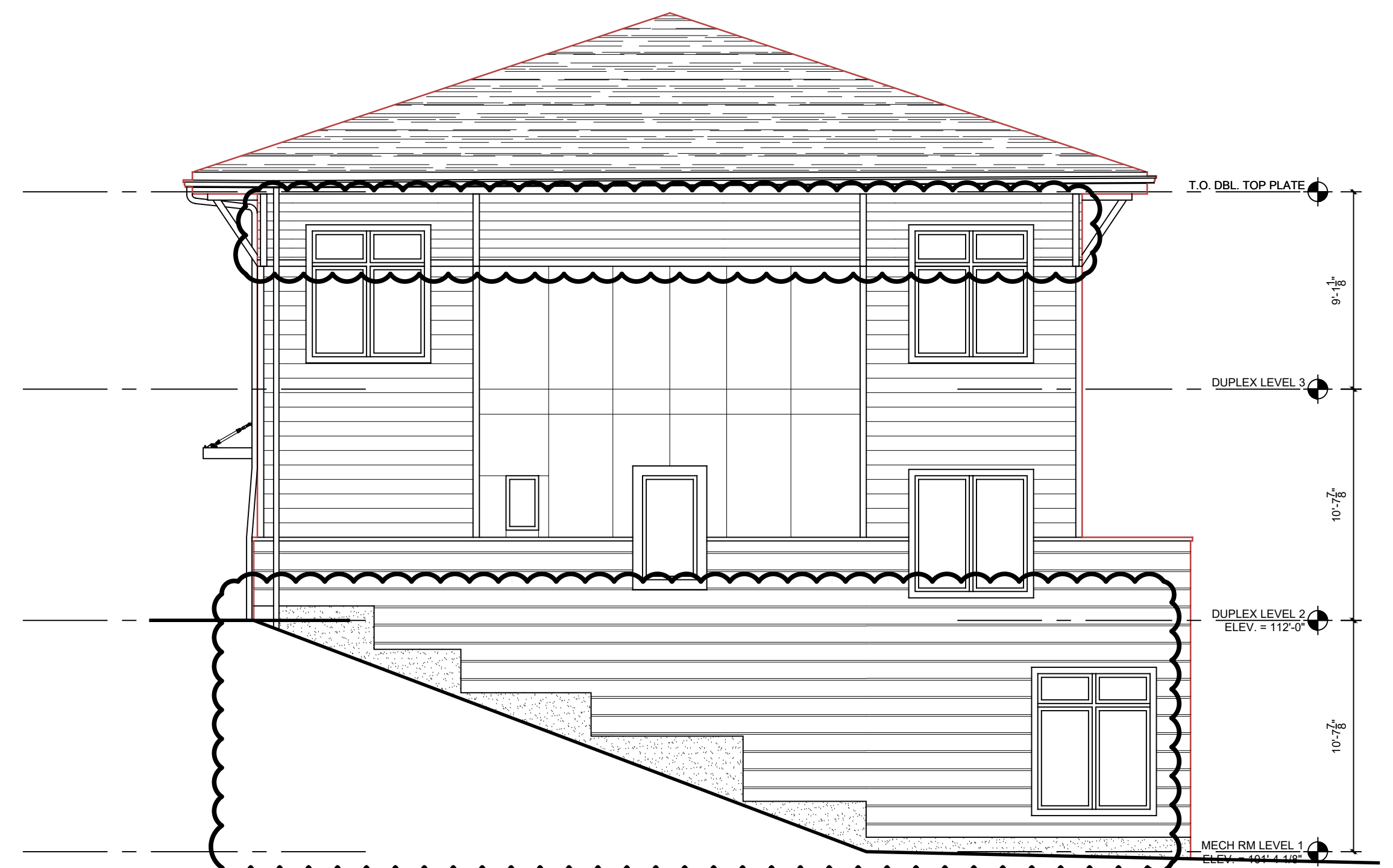
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7/5/17

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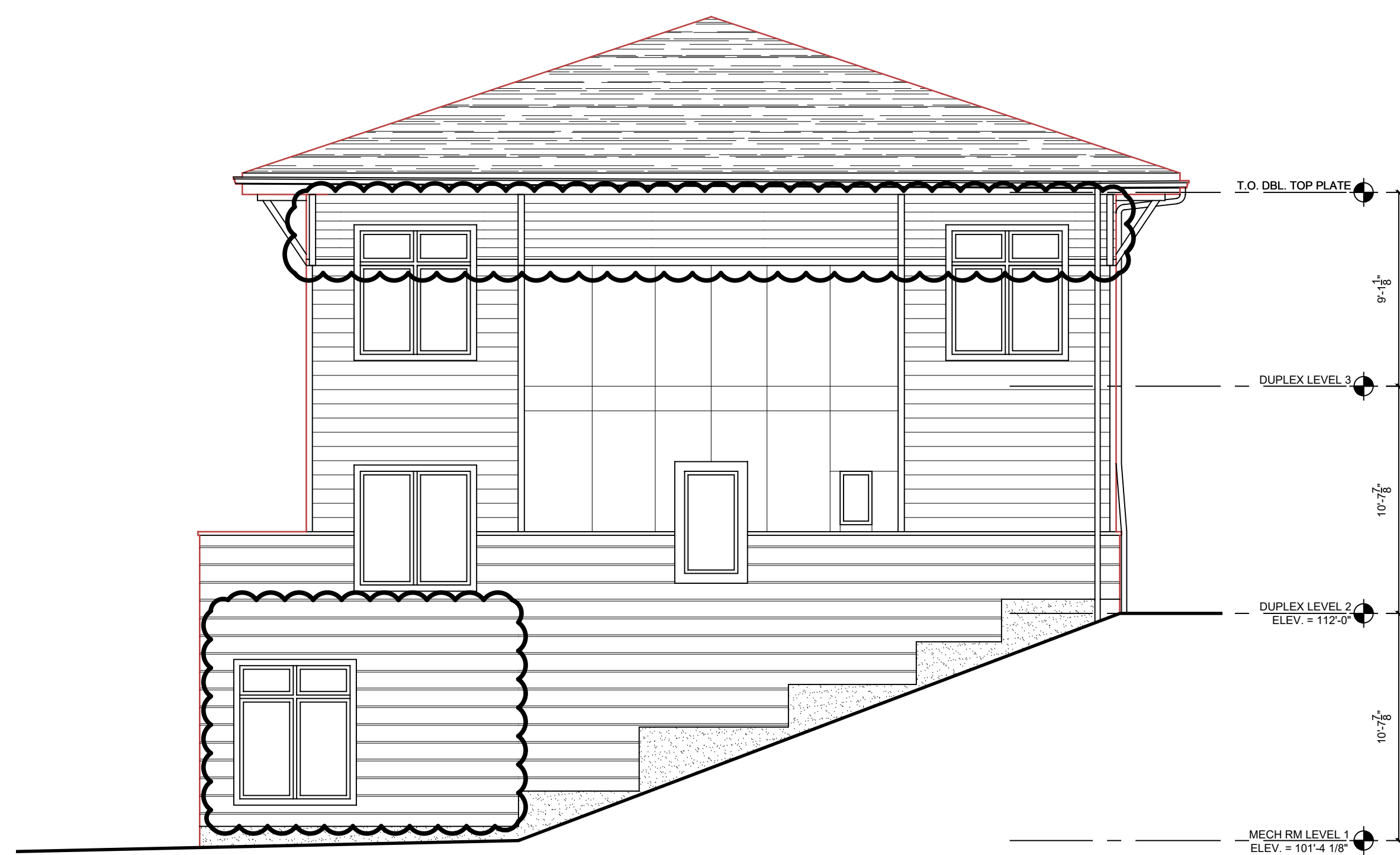
© TINKELMAN ARCHITECTURE PLLC, 2017 P:\TA Jobs\Y1022 - 36 N. Clover\Drawings\2021.11.03 HDLPC\Sheets\Y1022-PZ-12 PRELIMINARY ELEVATIONS - DONGAN.dwg Page 101 of 263



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



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



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



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

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

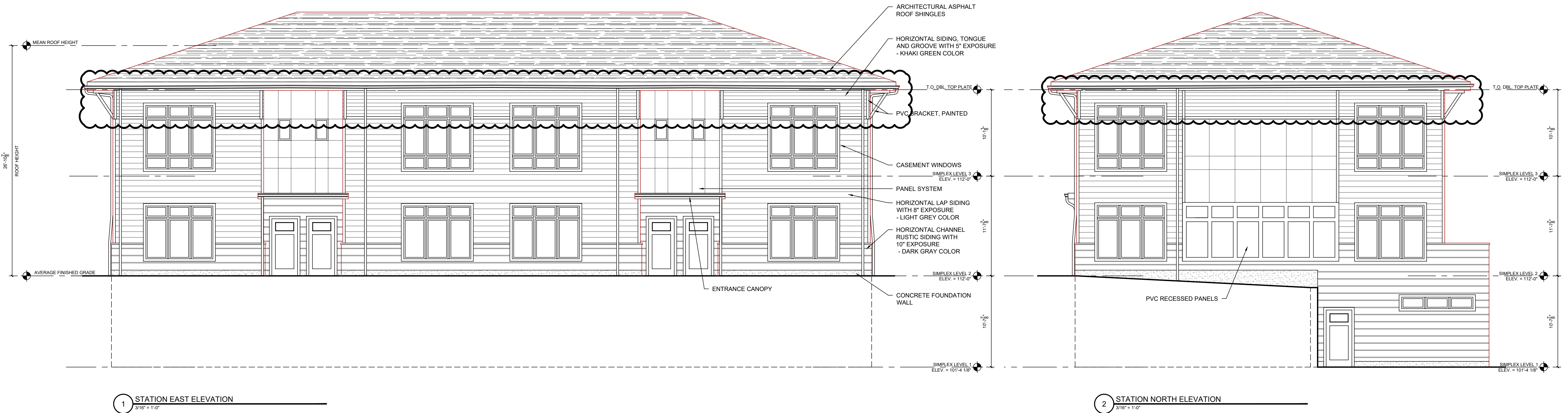


CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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

PRELIMINARY
ELEVATIONS -
RIVER

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



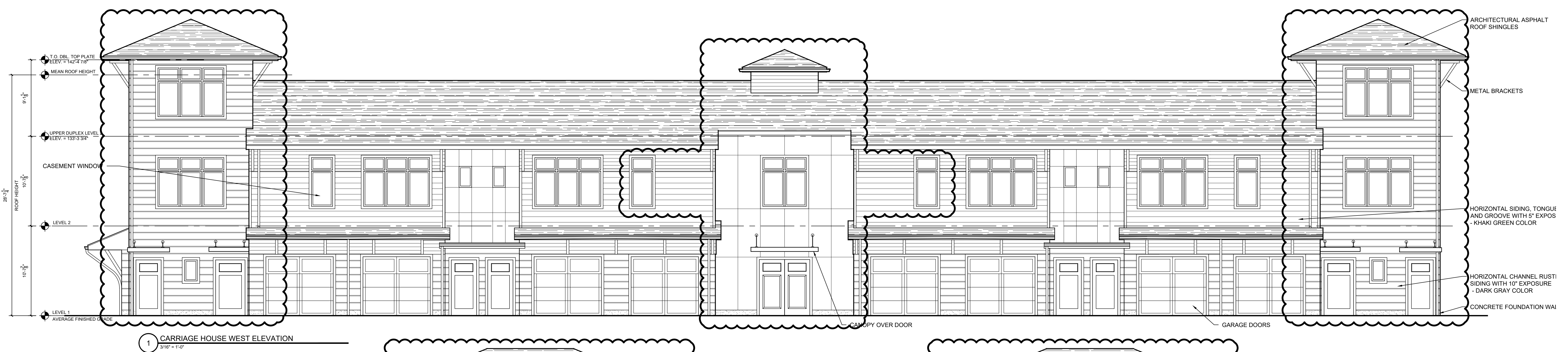


CLIENT:
 Pelton Partners LLC
 25 Van Wagner Road
 Poughkeepsie, NY 12603

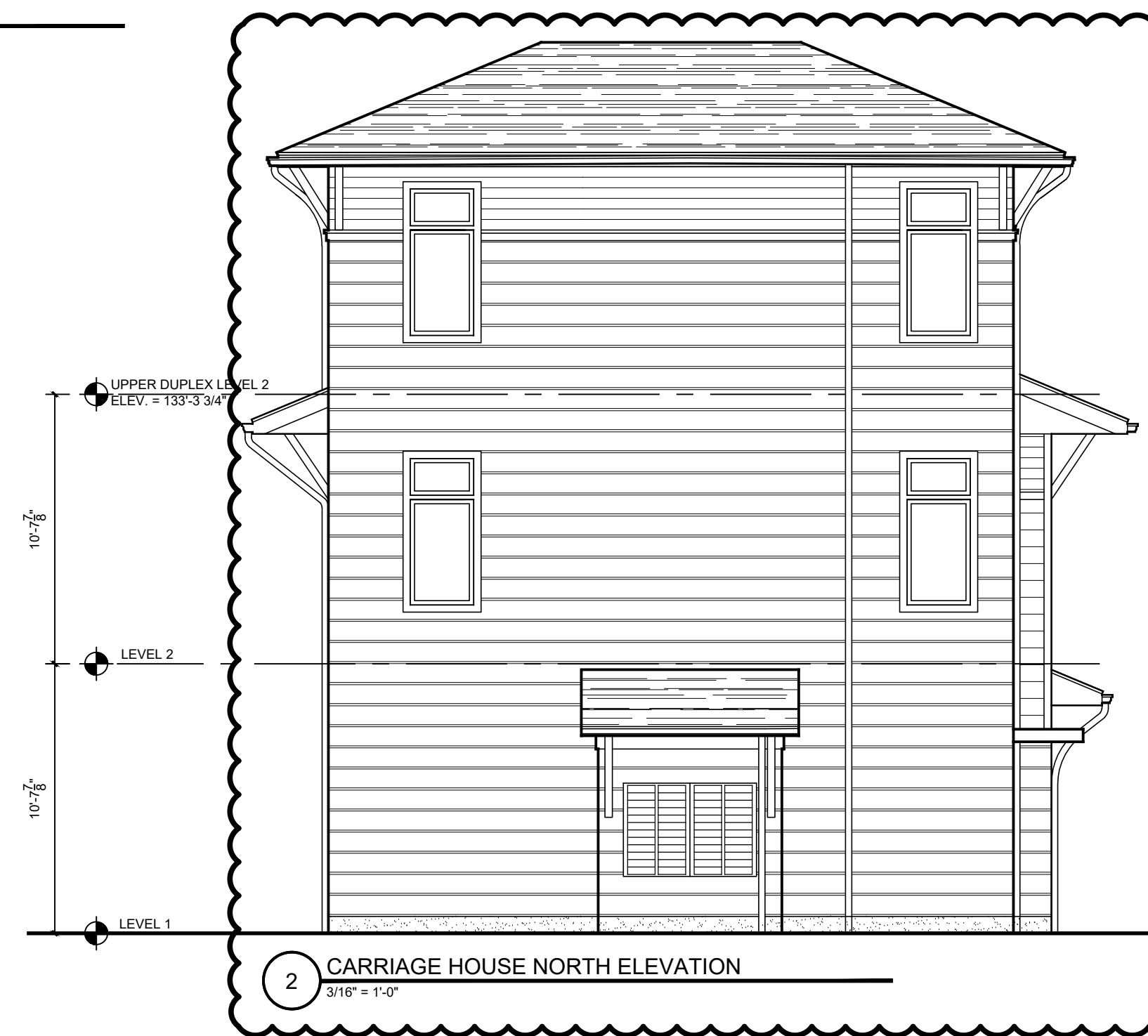
PROJECT NAME:
 Pelton Mount Carmel
 36 N. Clover St.
 Poughkeepsie, NY 12601

REVISIONS:
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 6/25/2019 ISSUED TO PLANNING BOARD
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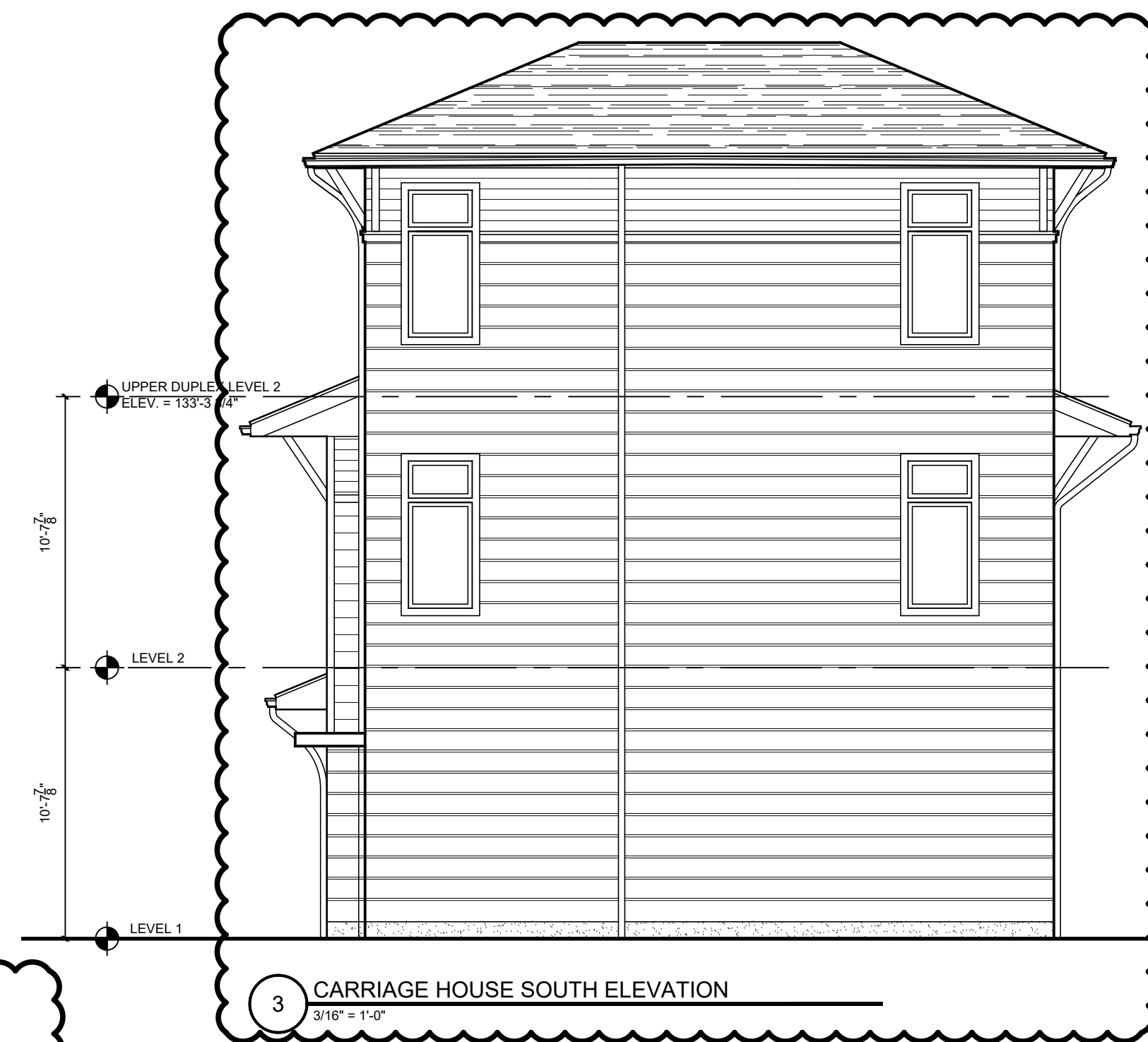
PRELIMINARY ELEVATIONS - STATION
 DRAWN BY: J.D.
 JOB No. Y1022
 DATE: 7/5/17
PZ-16



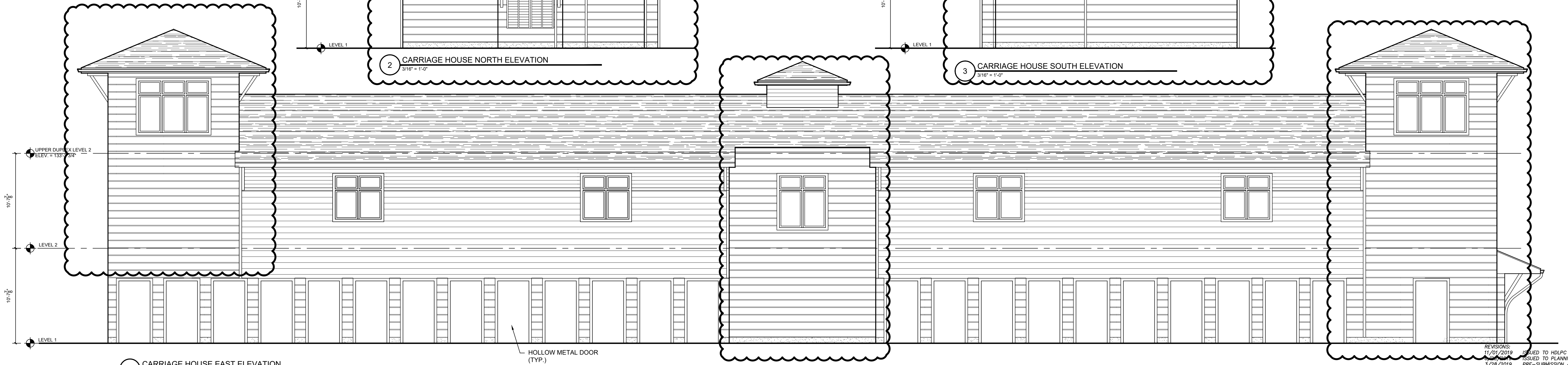
1 CARRIAGE HOUSE WEST ELEVATION
3/16\"/>



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

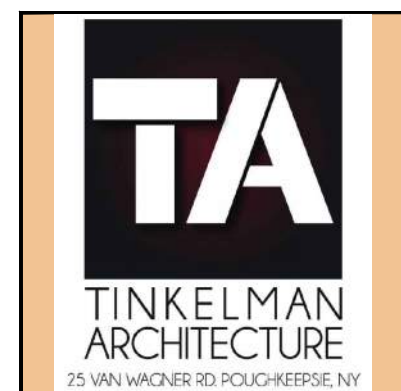


3 CARRIAGE HOUSE SOUTH ELEVATION
3/16\"/>



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

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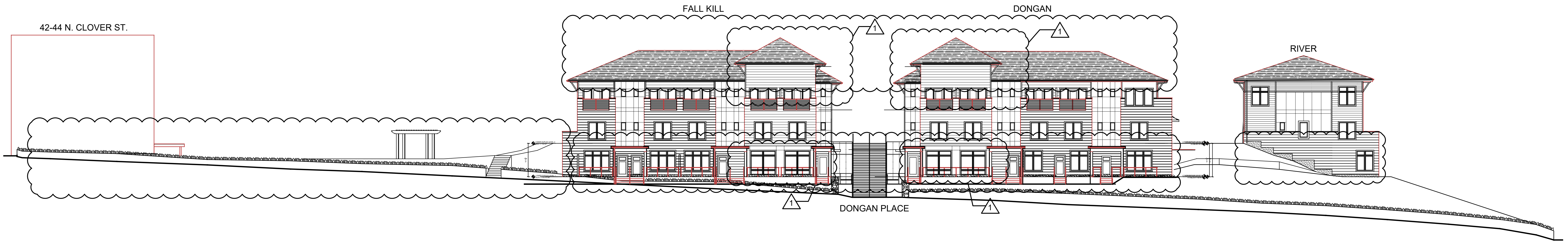


CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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

PRELIMINARY
ELEVATIONS -
CARRIAGE HOUSE

DRAWN BY:
J.D.
JOB No.
Y1022
DATE:
7/5/17
PZ-18



1 STREET VIEW AT DONGAN PLACE
NTS



2 STREET VIEW AT DAVIES PLACE
NTS

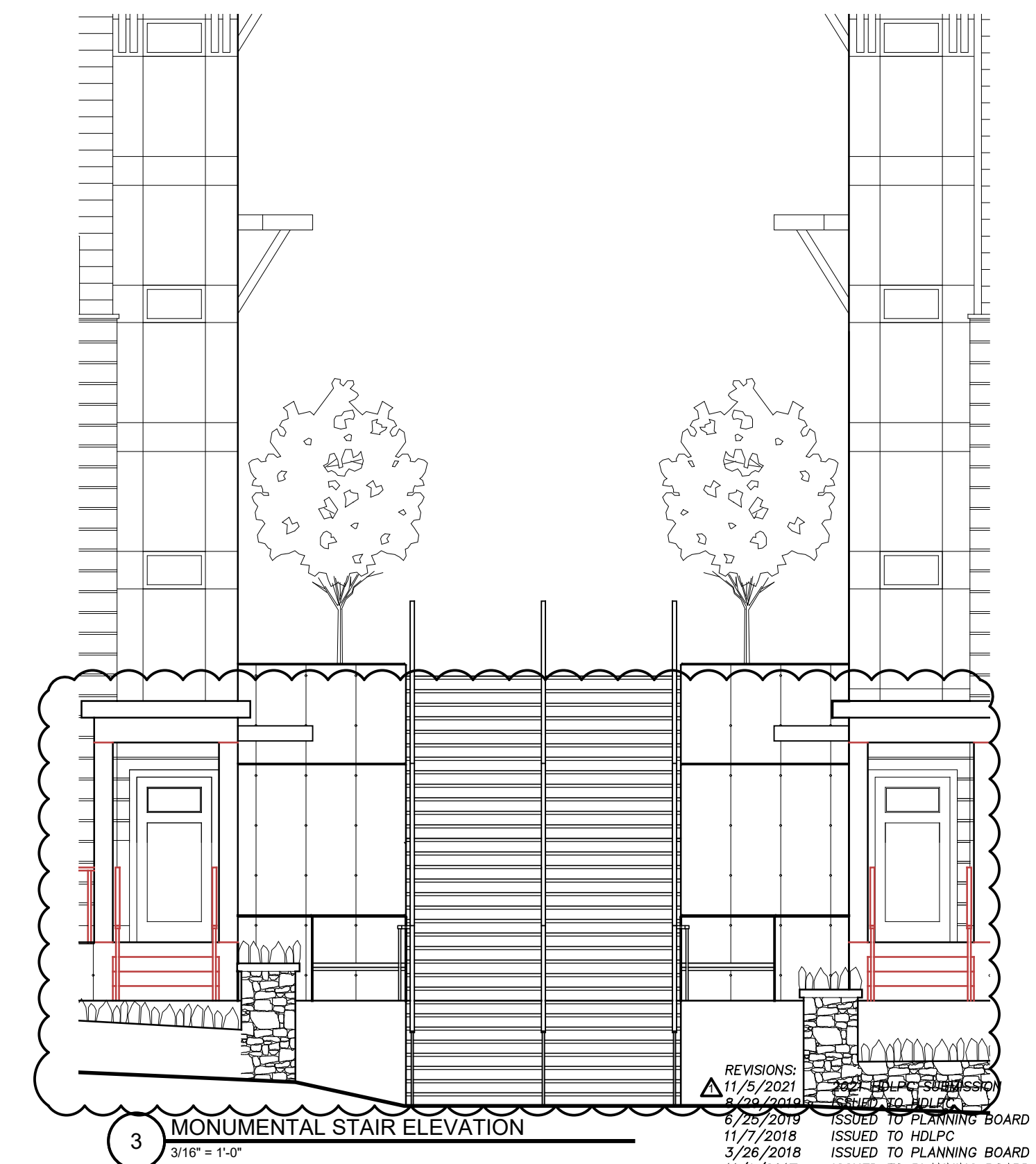
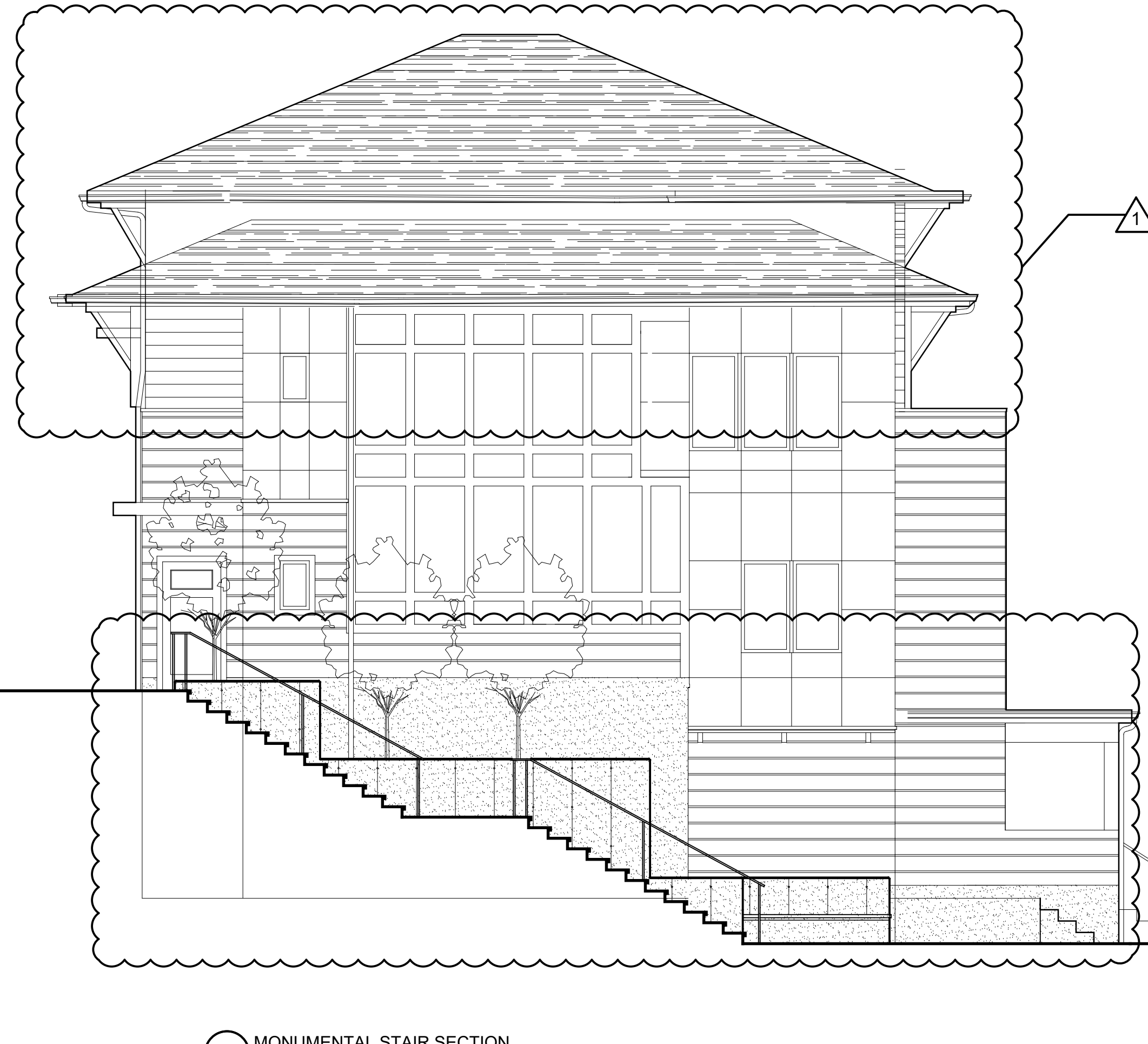
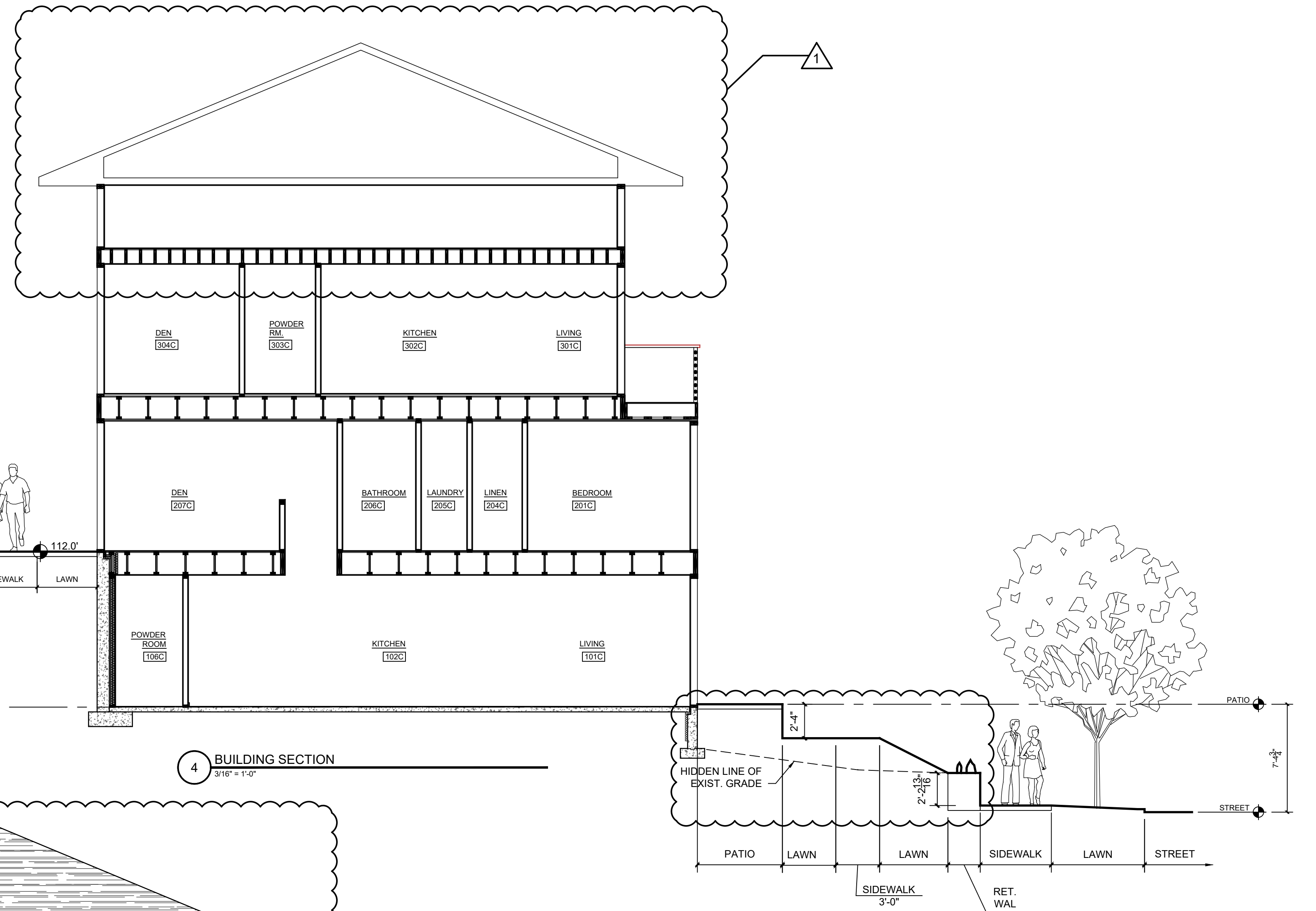
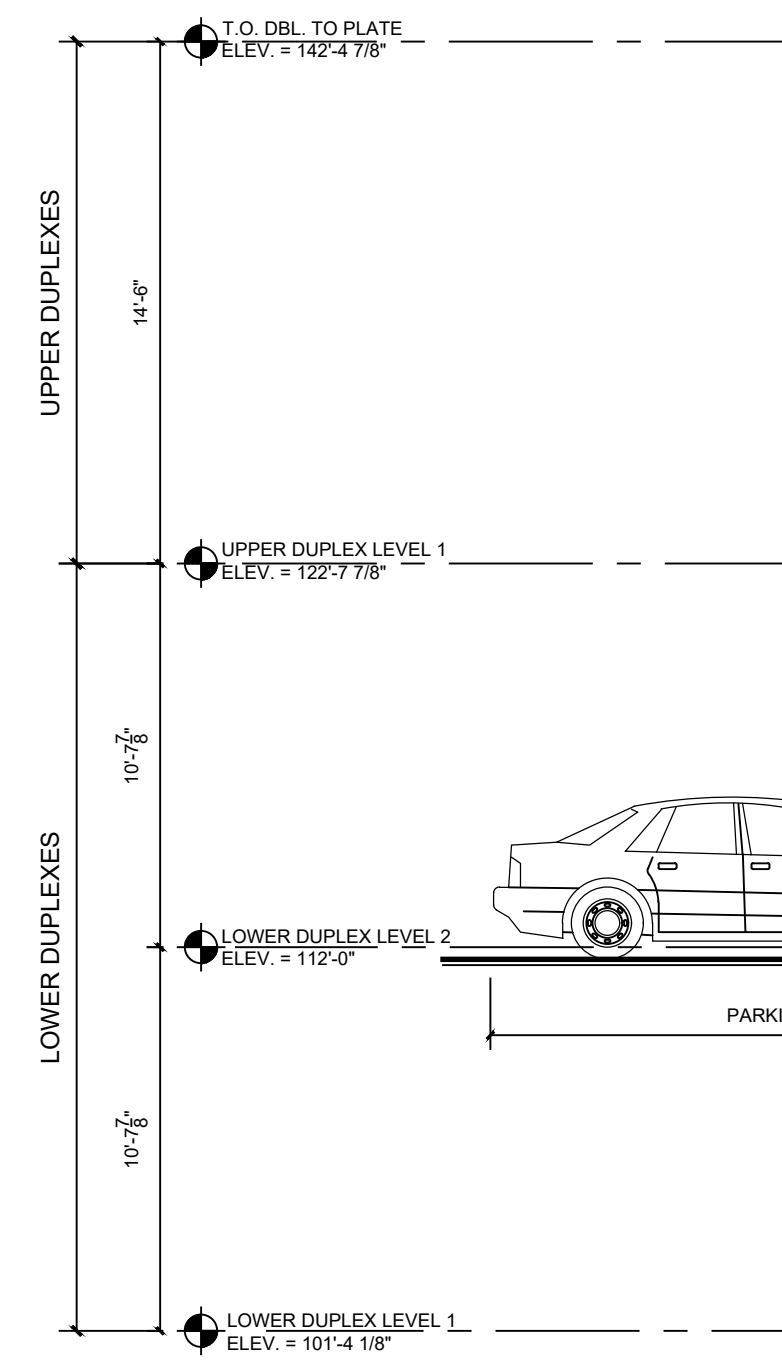
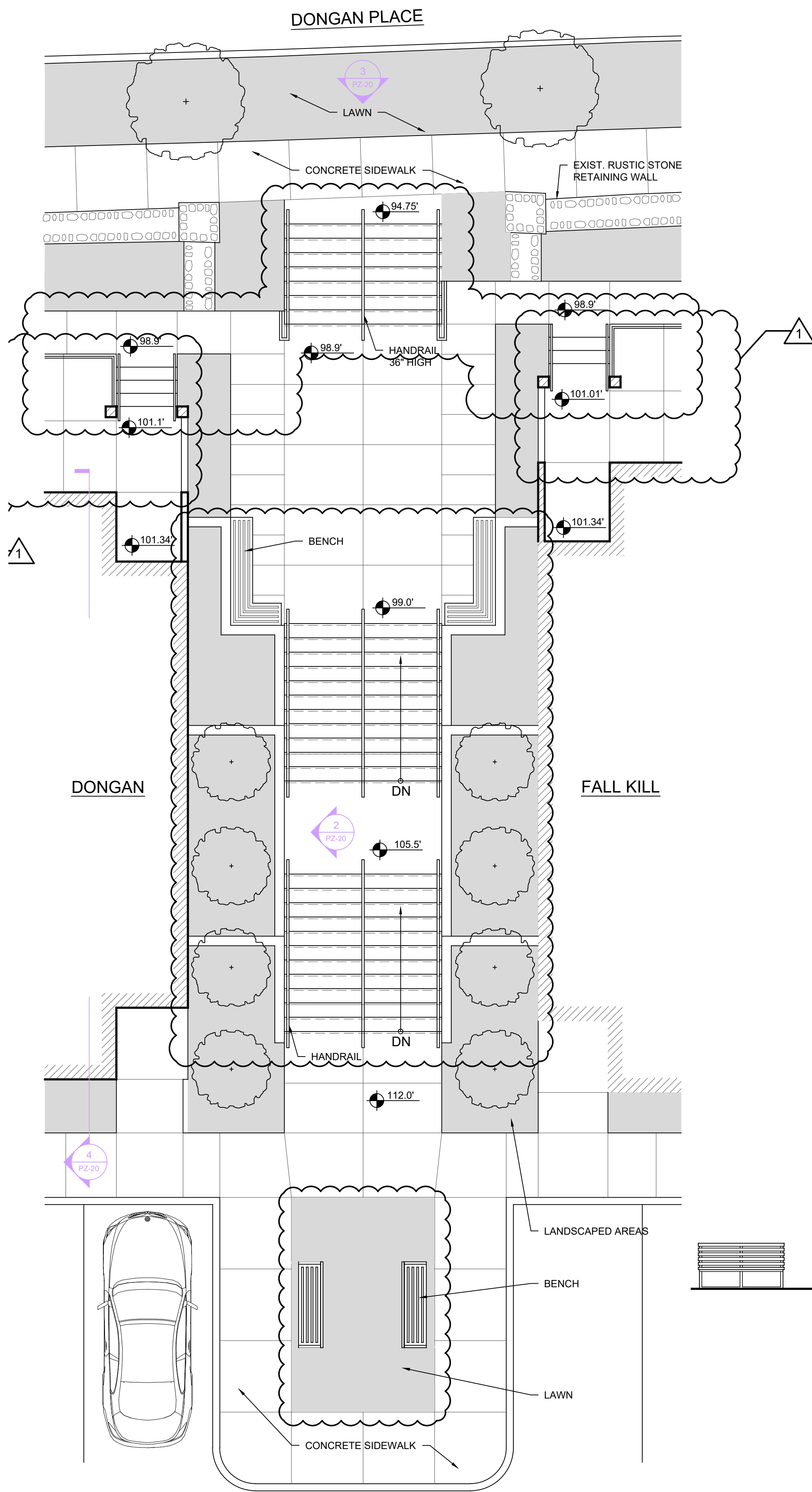
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3/28/2019 PRE-SUBMISSION - HDLPC
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8/03/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
1/24/2017 ISSUED TO HDLPC



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

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

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



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

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

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

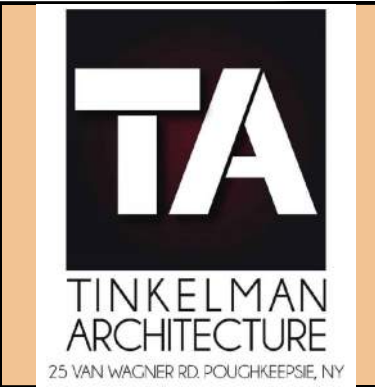
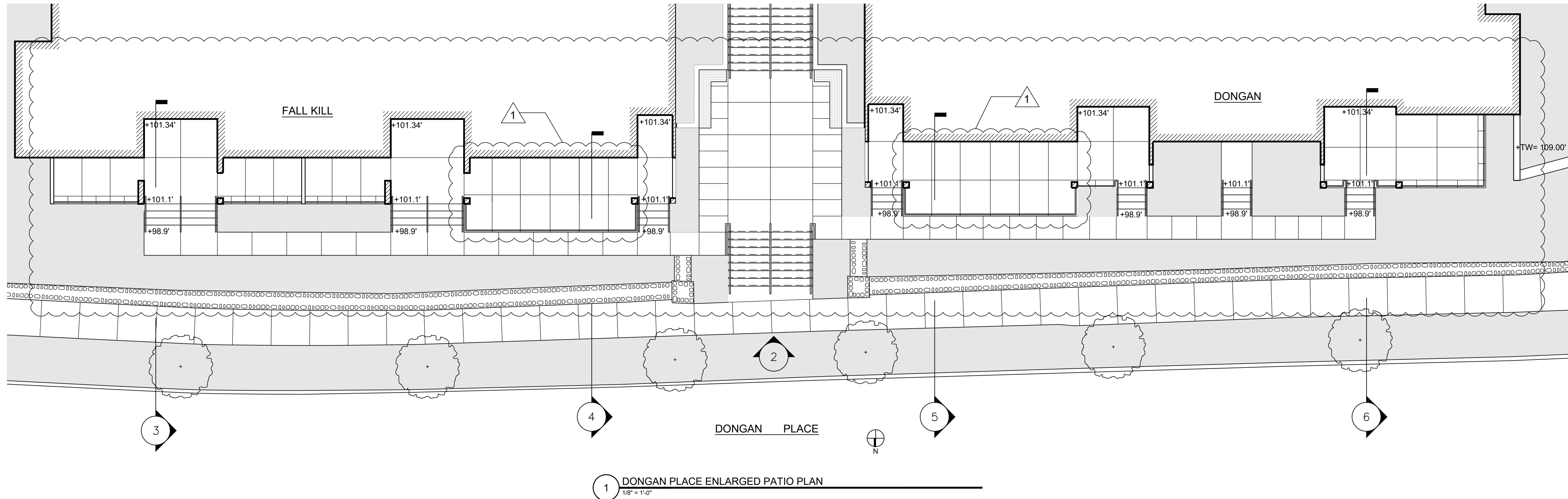
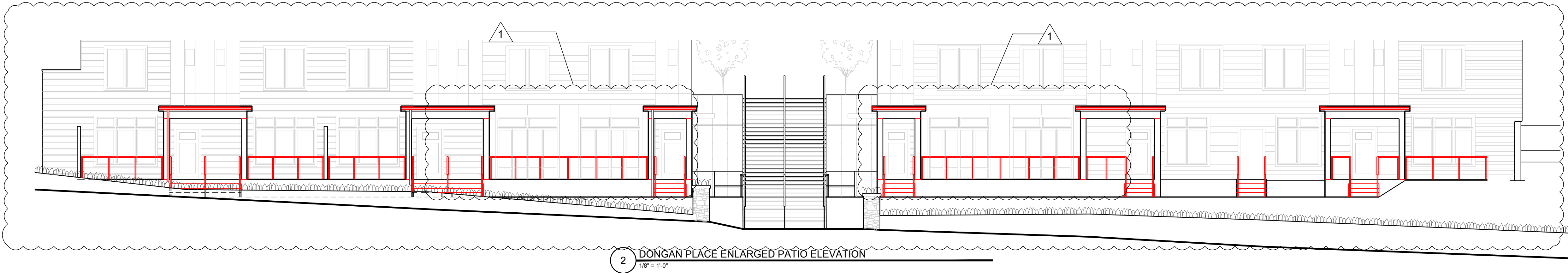
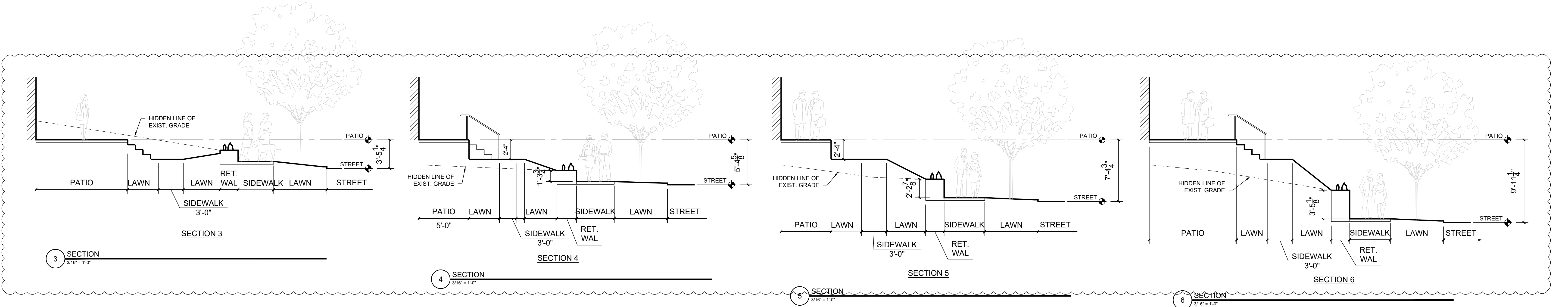


CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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

ENLARGED
MONUMENTAL STAIR
PLAN & ELEVATIONS

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



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

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

REVISIONS:	
11/5/2021	2021 HDLPC SUBMISSION
8/25/2019	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD

DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS	
DRAWN BY: M.L.L.	PZ-23
JOB No. Y1022	
DATE: 4/12/18	

36 NORTH CLOVER STREET - DONGAN MATERIAL MODEL



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

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





Heathered Moss JH50-20



MATERIAL "M1"

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

MATERIAL "M1" ALTERNATE

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



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



MATERIAL "M2"

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



MATERIAL "M2" ALTERNATE

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



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



Peppercorn

MATERIAL "M3"

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

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

M-3



MATERIAL "M4"

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

M-4



MATERIAL "M5"

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

M-5



MATERIAL "M6"

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



MATERIAL "M7"

o Windows

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



MATERIAL "M8"

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

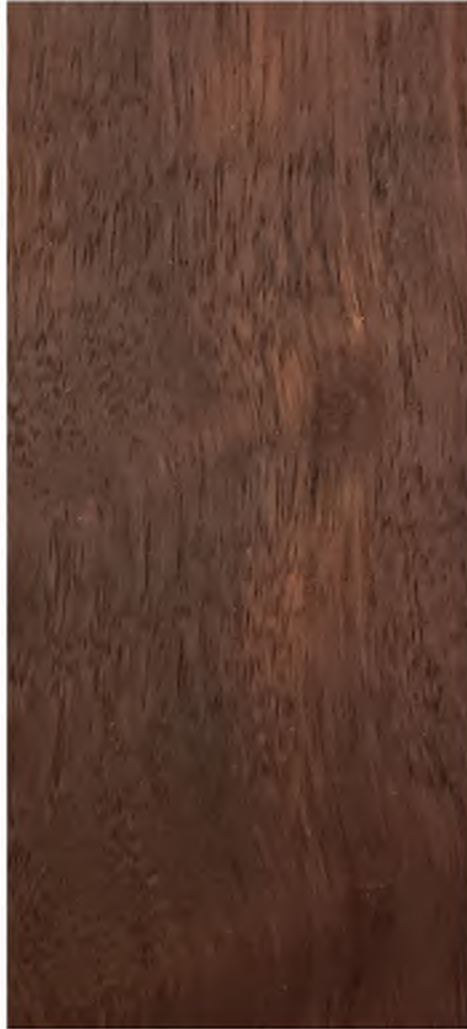
M-8



MATERIAL "M9"

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

M-9



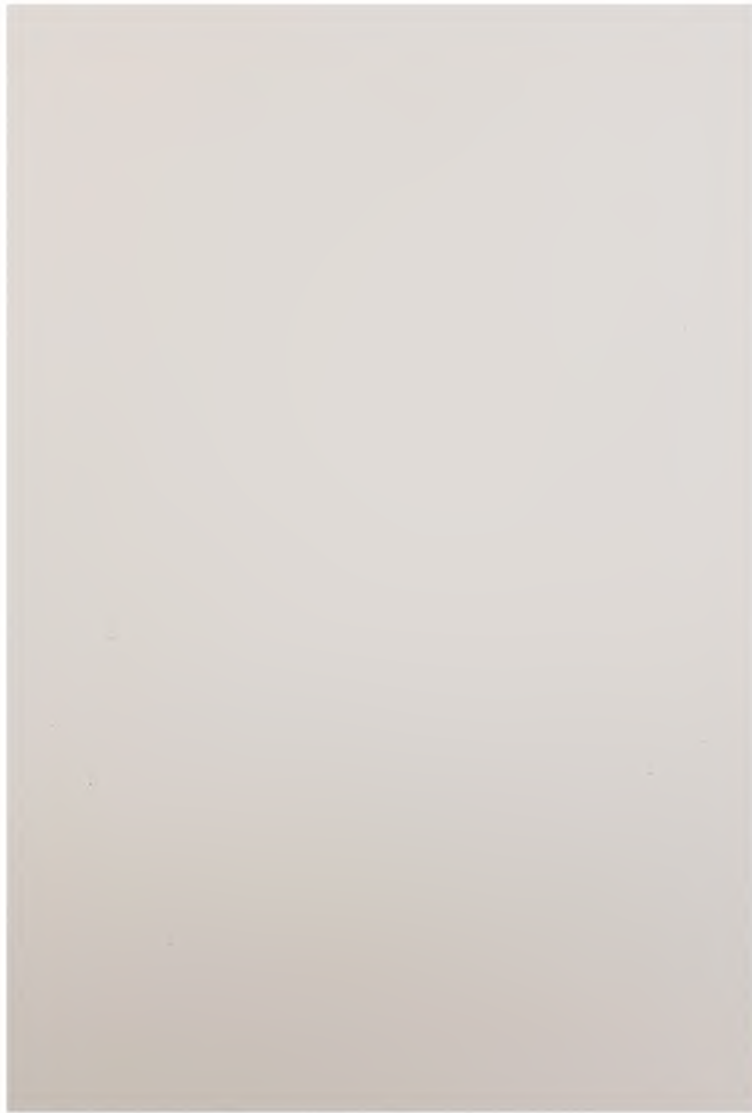
MATERIAL "M10"

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



MATERIAL "M11"

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



MATERIAL "M12"

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

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

M-12



MATERIAL "M13"

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

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

M-13



MATERIAL "M14"

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

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

M-14



MATERIAL "M15"

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

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

M-15



NOT USED

MATERIAL "M16"

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

~~M-16~~

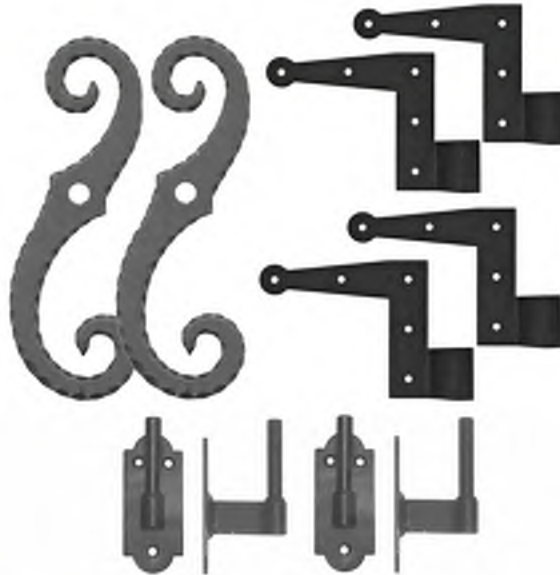


MATERIAL "M17"

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

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

M-17



MATERIAL "M18"

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

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

M-18

Providence[®] LED



architectural
arealighting



[®] HUBBELL
Lighting



ORDERING INFORMATION

EXAMPLE: PROS-Y2-3050-MAL-TRA59U

MODEL
PROS
PROB

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

1. MODEL

PROS	Providence Small LED
PROB	Providence Bollard LED

2. DISTRIBUTION

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

3. LUMEN PACKAGE

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

4. COLOR

AWT	Arctic White
BLK	Black

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

5. OPTIONS

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

6. MOUNTING
PROS

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

WALL MOUNT

WMA59D	Mount down
WMA59U	Mount up

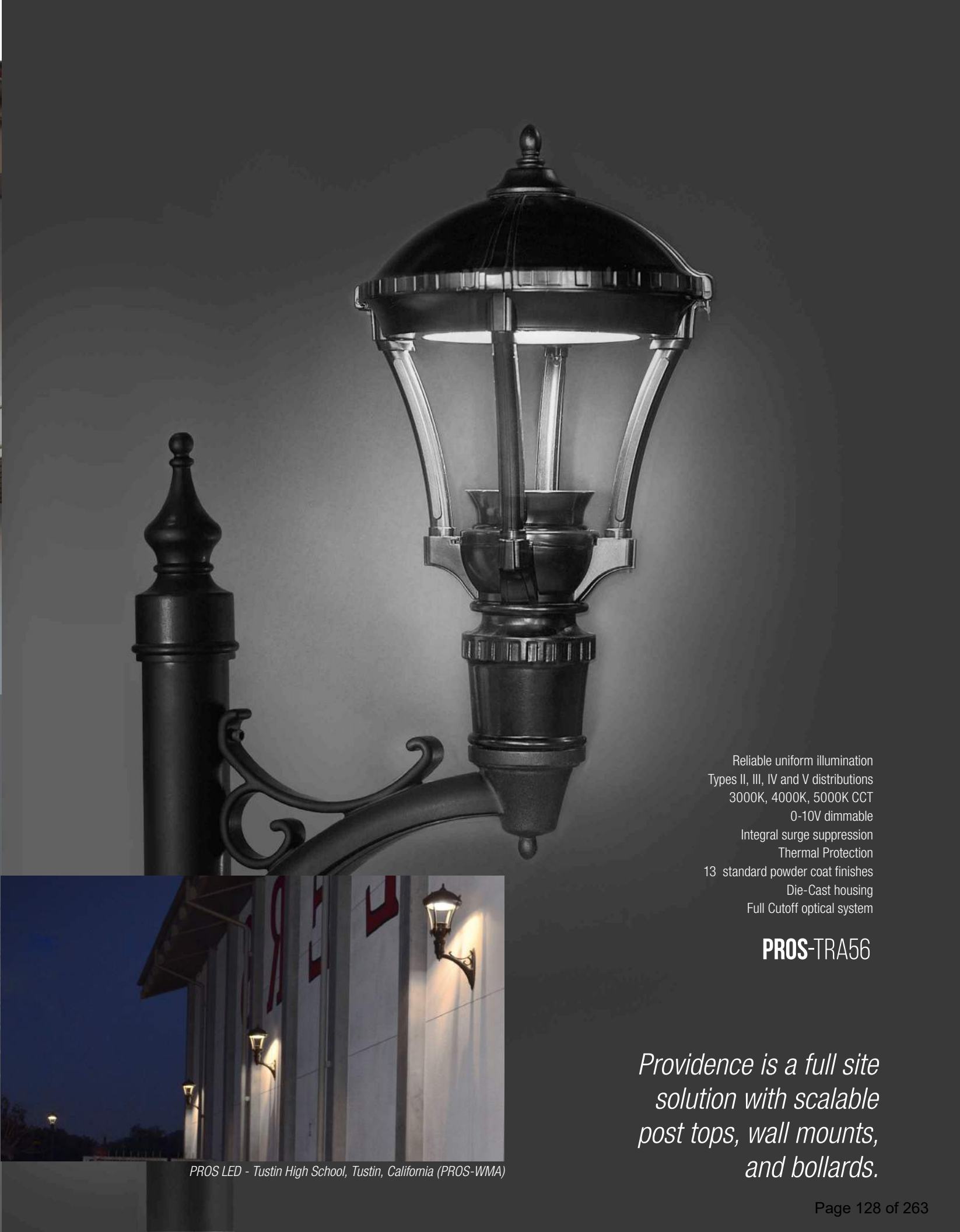
POLE MOUNT

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

TRA59D	Mount down
TRA59U	Mount up

PROB

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



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

PROS-TRA56

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



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



Providence®
LED Bollard



Architectural Area Lighting
16555 East Gale Ave. | City of Industry | CA 91745
T 626.968.5666 | F 626.369.2695 | www.aal.net



HUBBELL
Lighting

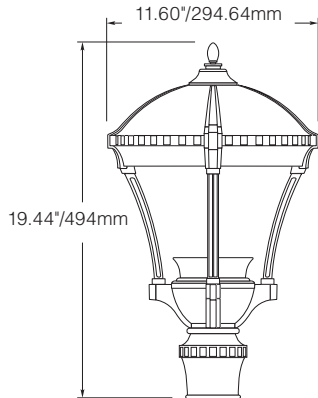
© 2015 Architectural Area Lighting | Design Patents | Made in the USA | PROB-PROS Sept 2015

FEATURES

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

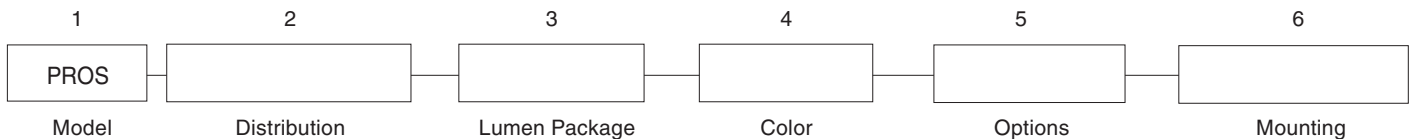


SPECIFICATIONS



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

ORDERING INFORMATION



1. MODEL

PROS Providence Small LED

2. DISTRIBUTION

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

3. LUMEN PACKAGE

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

4. COLOR

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

5. OPTIONS

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

6. MOUNTING

Standard mount shall slip over a 3\"/>

WALL MOUNT

WMA59D Mount down
WMA59U Mount up

POLE MOUNT

Side mounts

TRA59D Mount down
TRA59U Mount up

LUMINAIRE PERFORMANCE

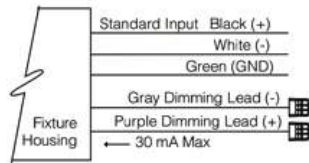
Light Engine	Lensing	Distribution	Ordering Code	Ordering Code													Average System Watts		
				5000K CCT					4000K CCT					3000K CCT					
				Delivered Lumens	Efficacy (Lm/W)	BUG Rating			Delivered Lumens	Efficacy (Lm/W)	BUG Rating			Delivered Lumens	Efficacy (Lm/W)	BUG Rating			
				3050					3040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

ELECTRICAL CHARACTERISTICS

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

WIRING LEADS

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



LED COLOR

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

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

TM-21 LIFETIME CALCULATION

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

SPECIFICATIONS

HOUSING

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

OPTICAL

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

ELECTRICAL

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

SERVICING

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

MOUNTING

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

FINISH

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

CERTIFICATION

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

WARRANTY / TERMS AND CONDITIONS OF SALE

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

Summary of Notable Findings Taken from the Historic District Neighborhood Analysis

From: Pelton Partners, LLC

Prepared by: Tinkelman Architecture

Date: September 13, 2018

Overview

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

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

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

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

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

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

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

Defining Compatibility in the District and Neighborhood of the Pelton Manor

From: Pelton Partners, LLC

Prepared by: Tinkelman Architecture

Date: April 27, 2018

1. Overview

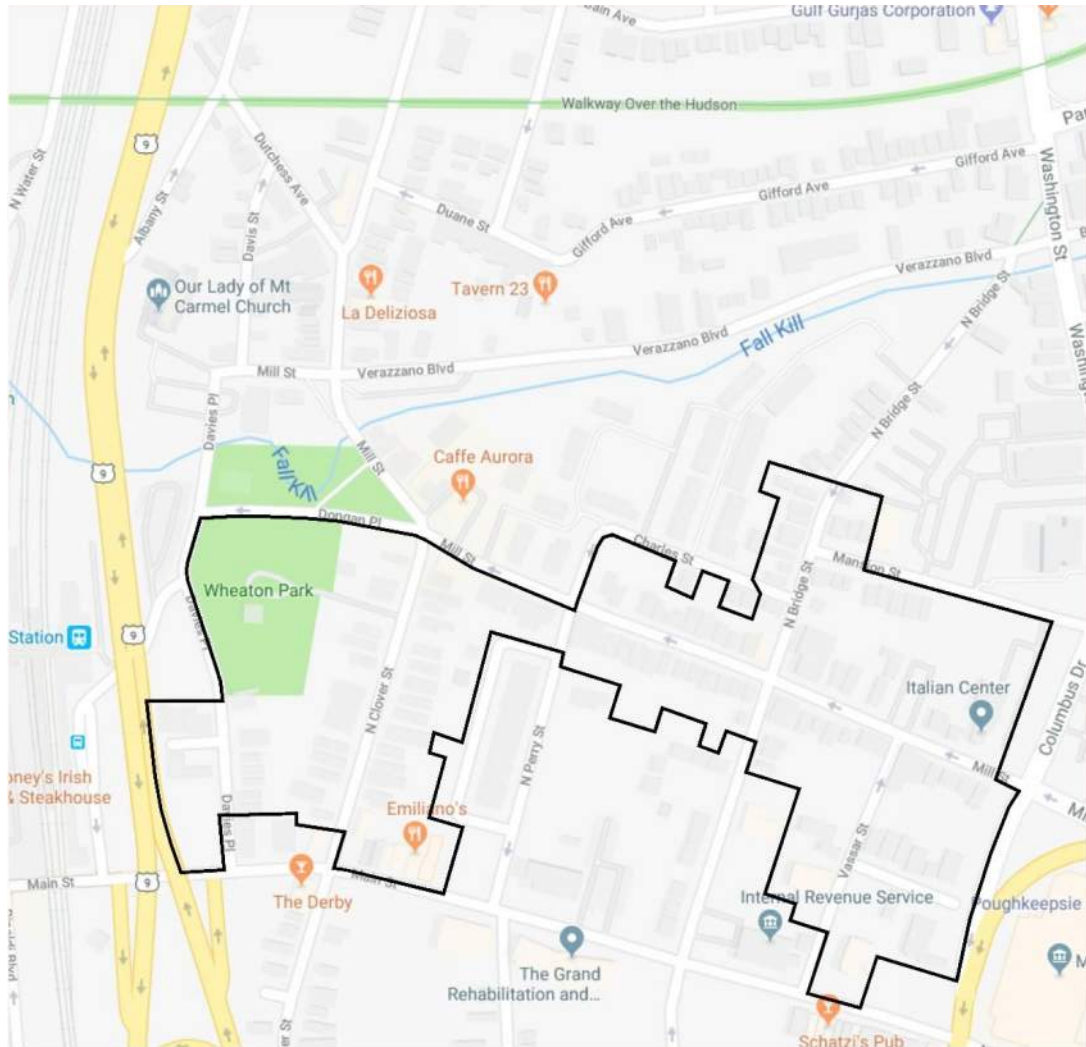
The purpose of this document is to provide an in-depth analysis of the defining features of architectural compatibility within the Mill Street / North Clover Street Historic District, and the immediate neighborhood of the Pelton Manor. The City of Poughkeepsie's Charter Section 19-6.1(e)(1)(b) determines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

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

2. The Mill Street / North Clover Street Historic District

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

Map 1

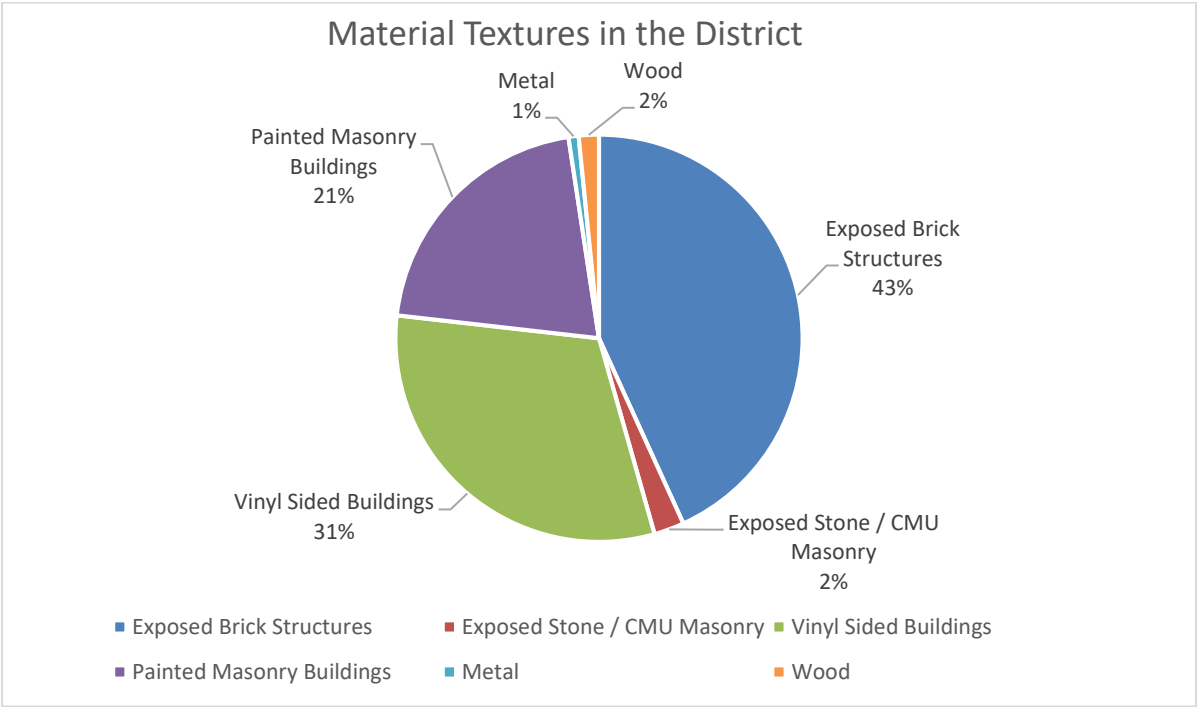


2a. Materials / Textures

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

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

Figure 1

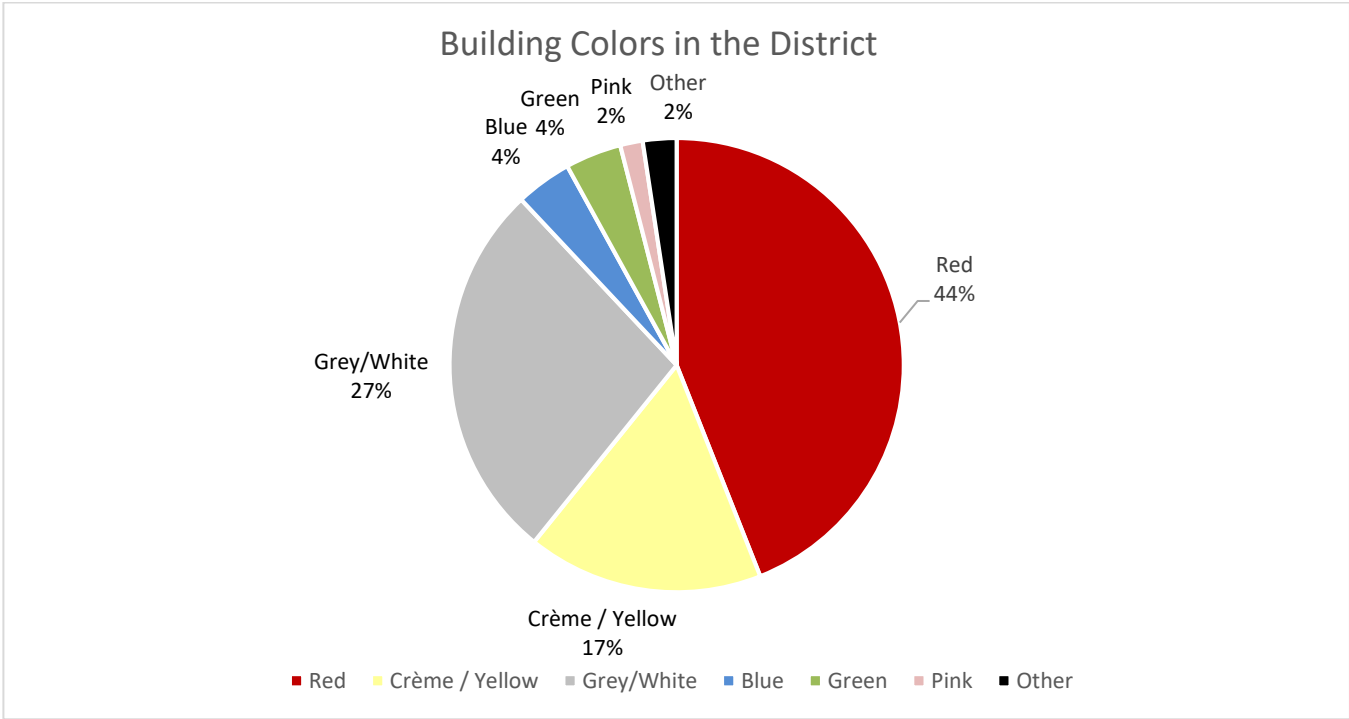


2b. Color

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

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

Figure 2

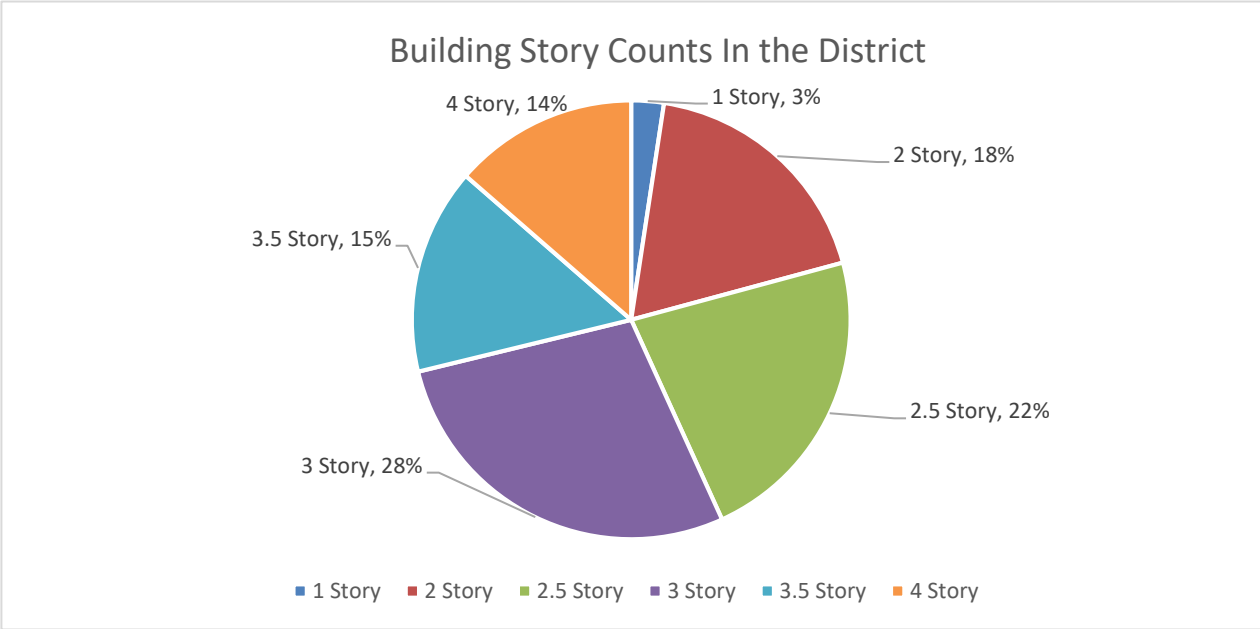


2c. Height, Scale, and Massing

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

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

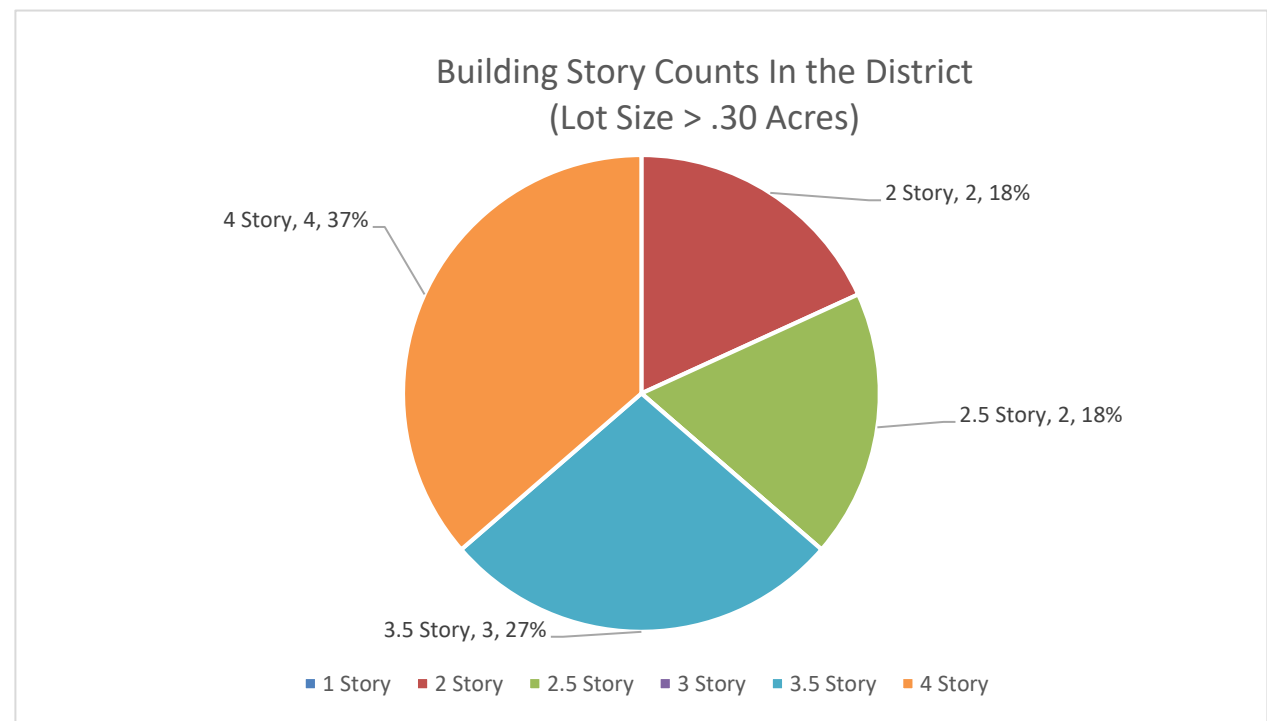
Figure 3



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

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

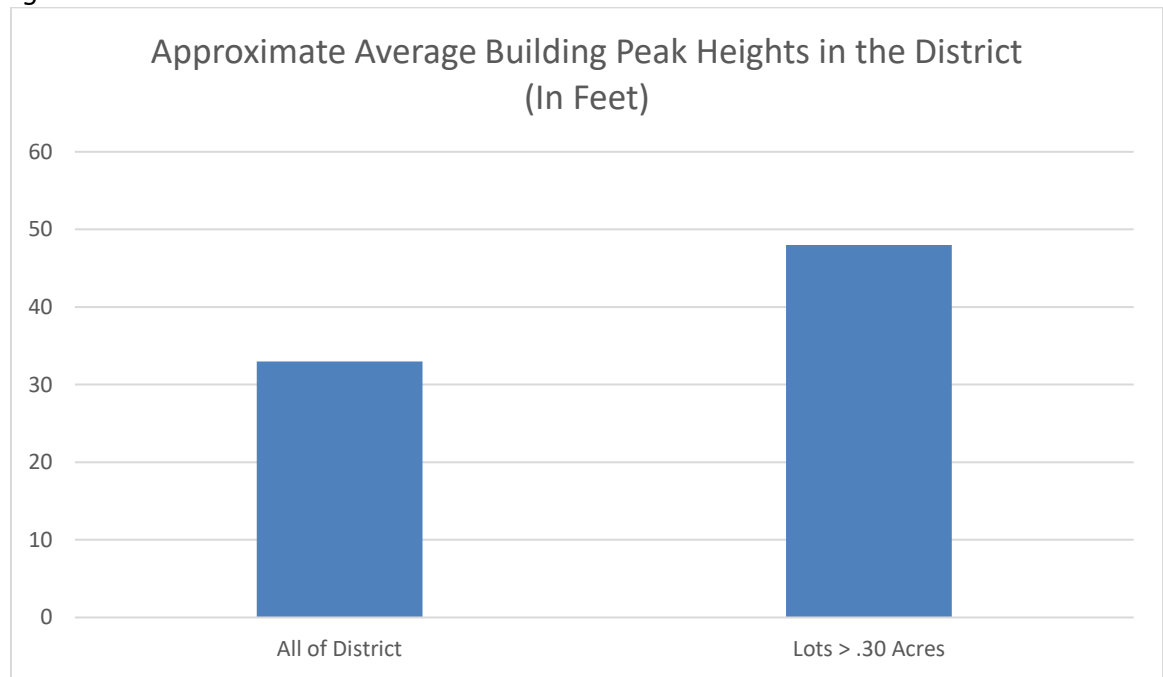
Figure 4



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

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

Figure 5



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

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

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

Figure 6

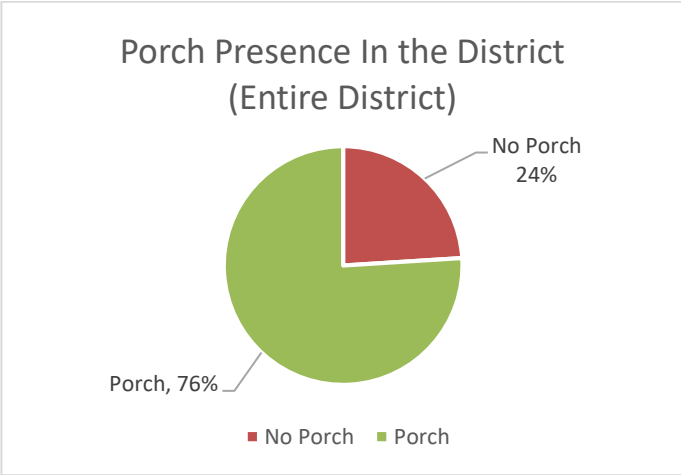
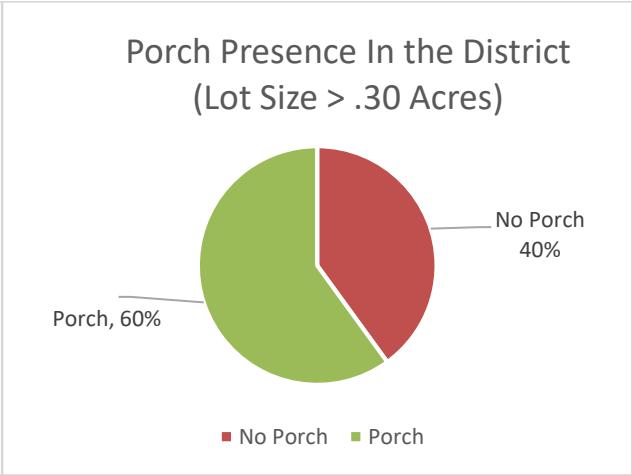
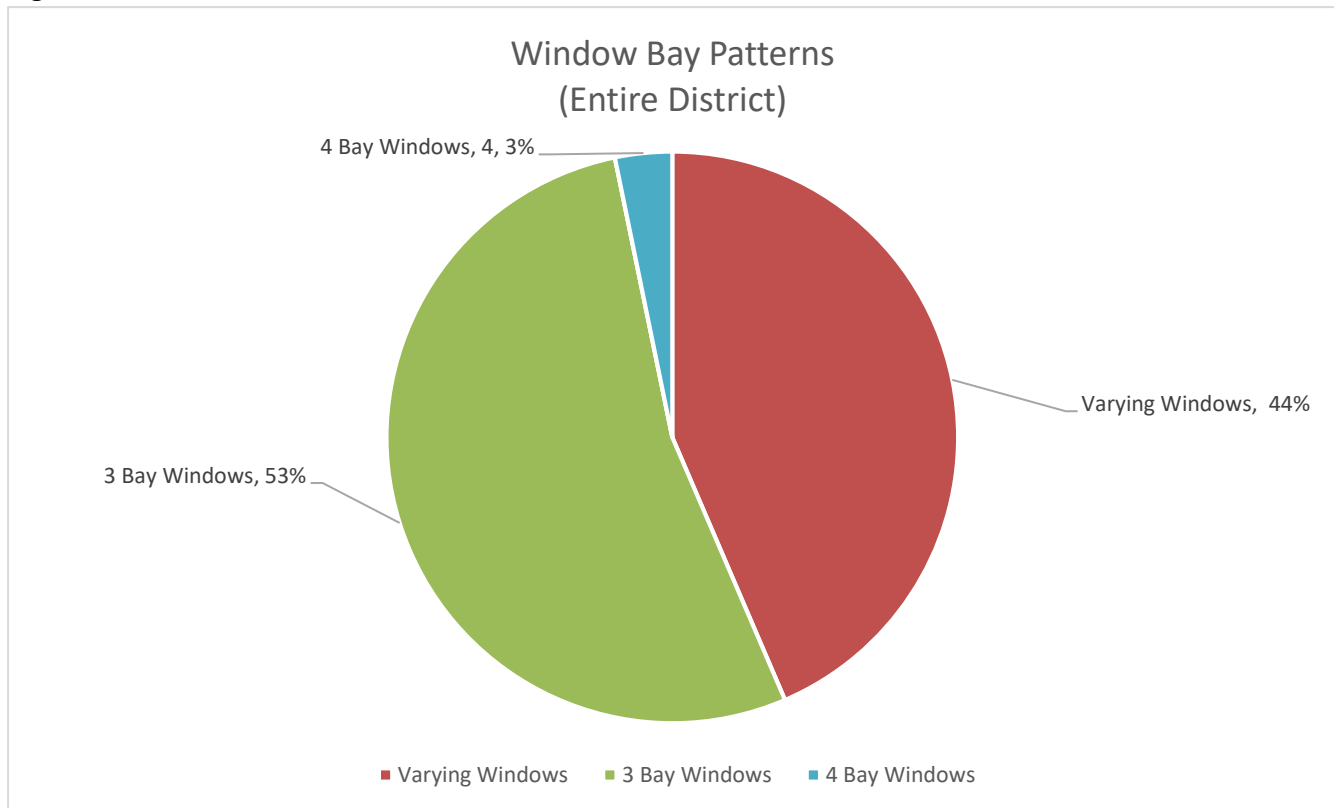


Figure 7



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

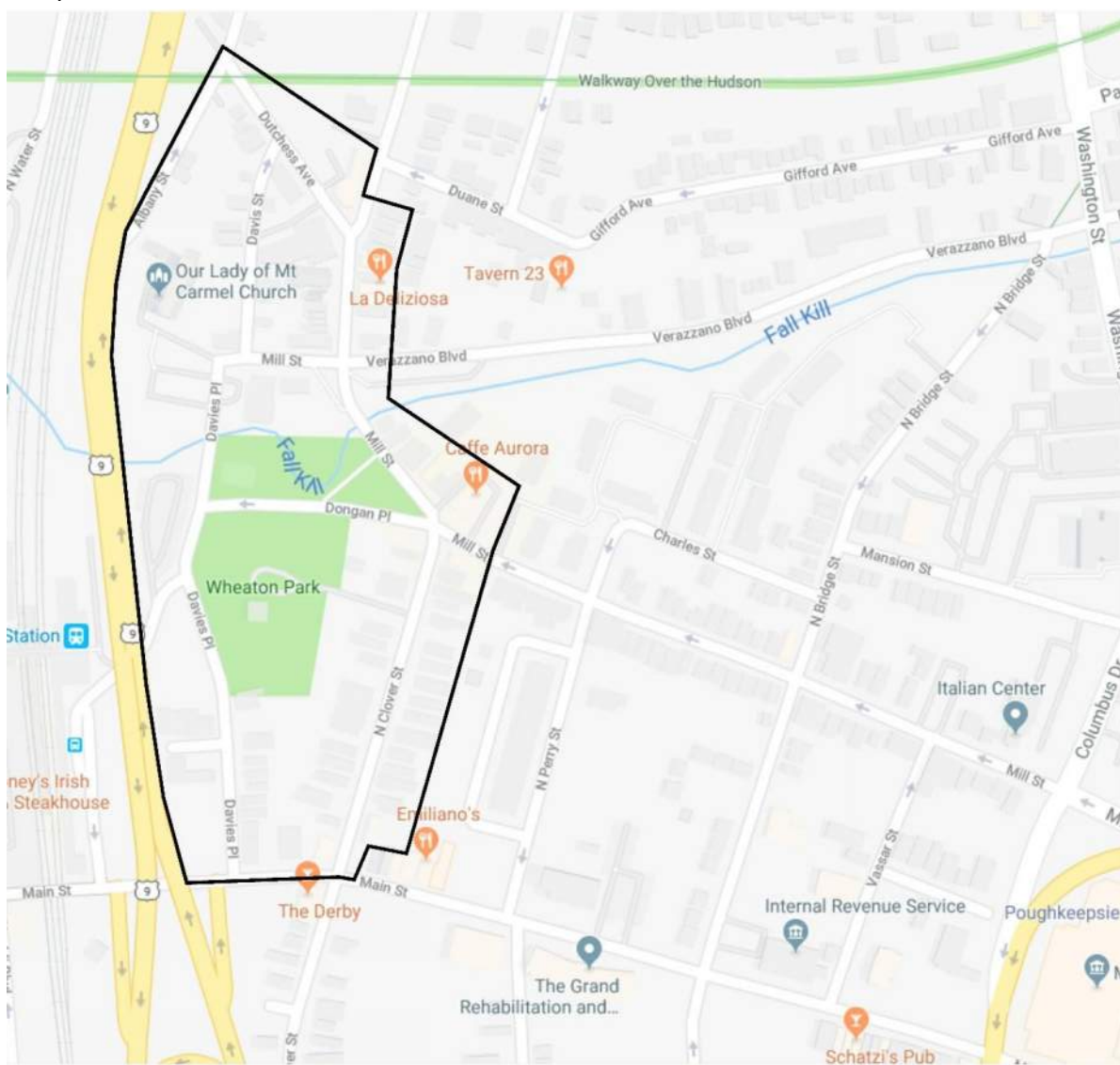
Figure 8



3. The Pelton / Mount Carmel Neighborhood

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

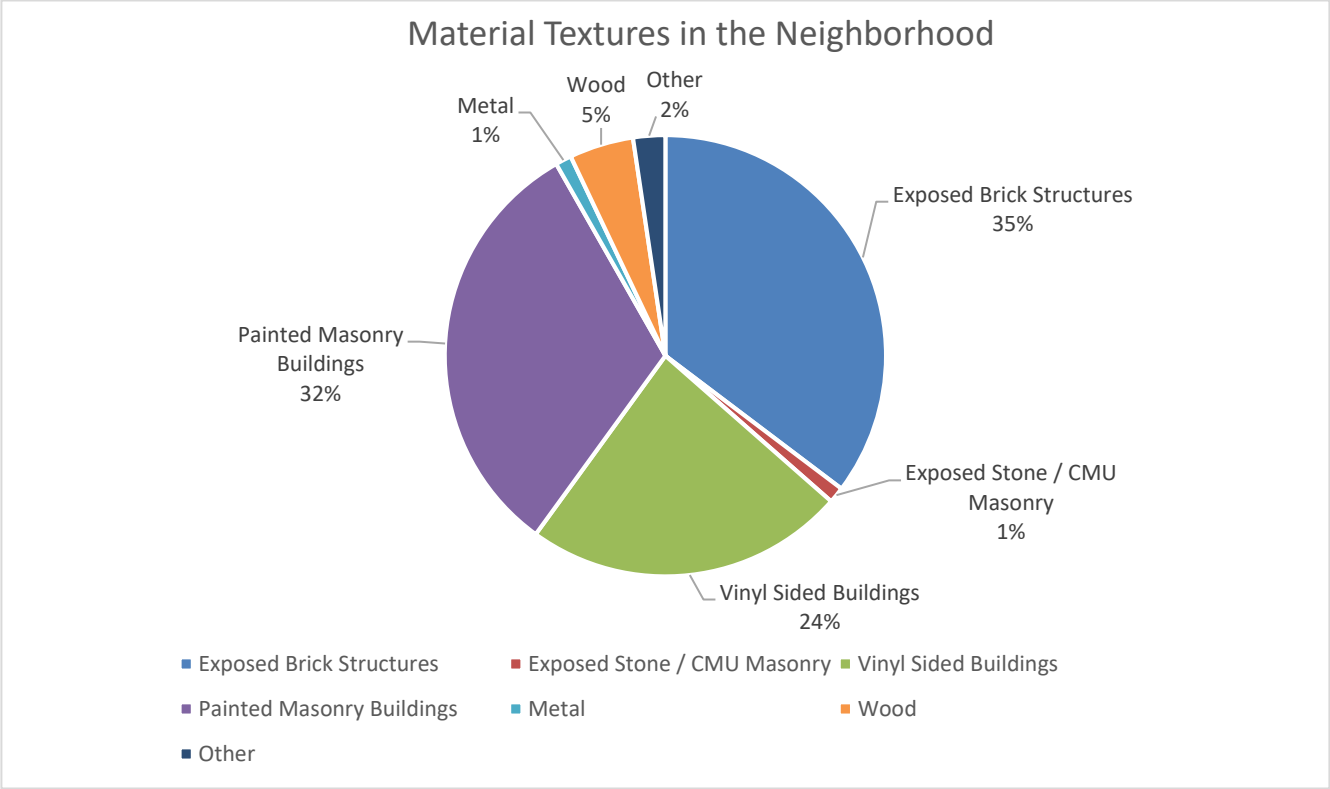
Map 2



3a. Materials / Textures

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

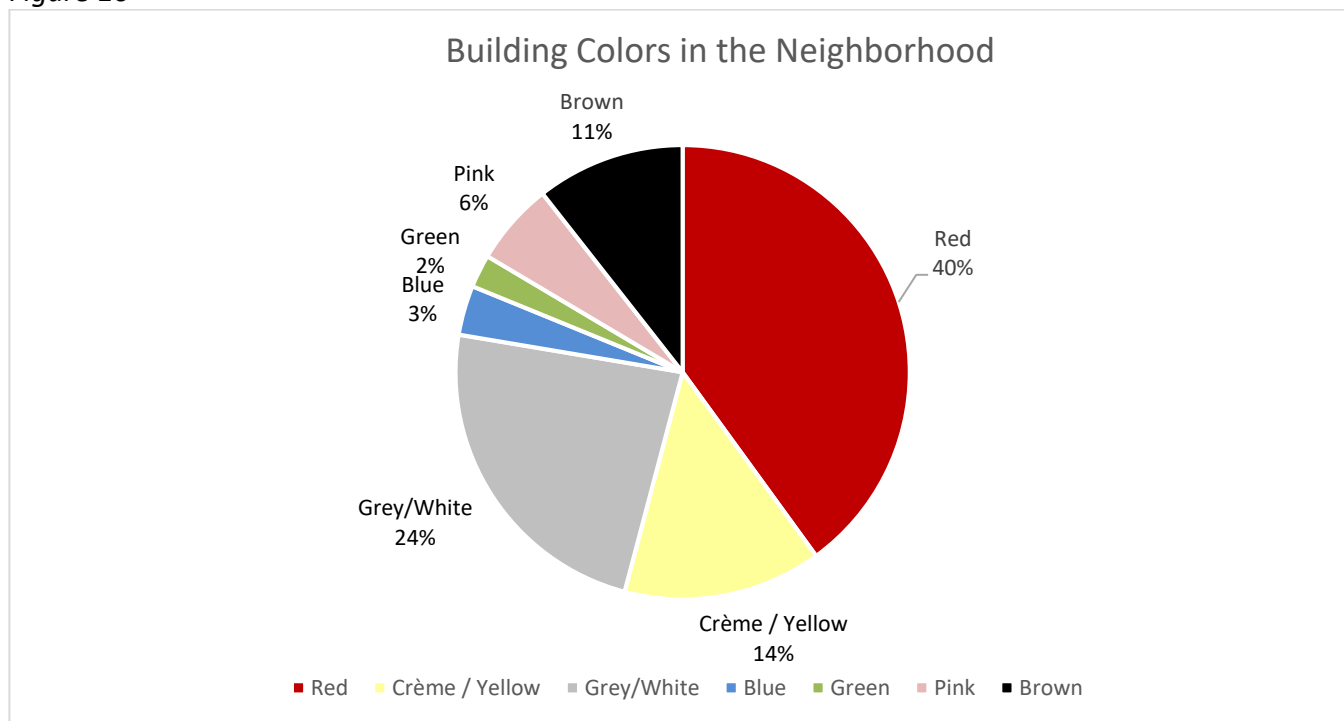
Figure 9



3b. Color

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

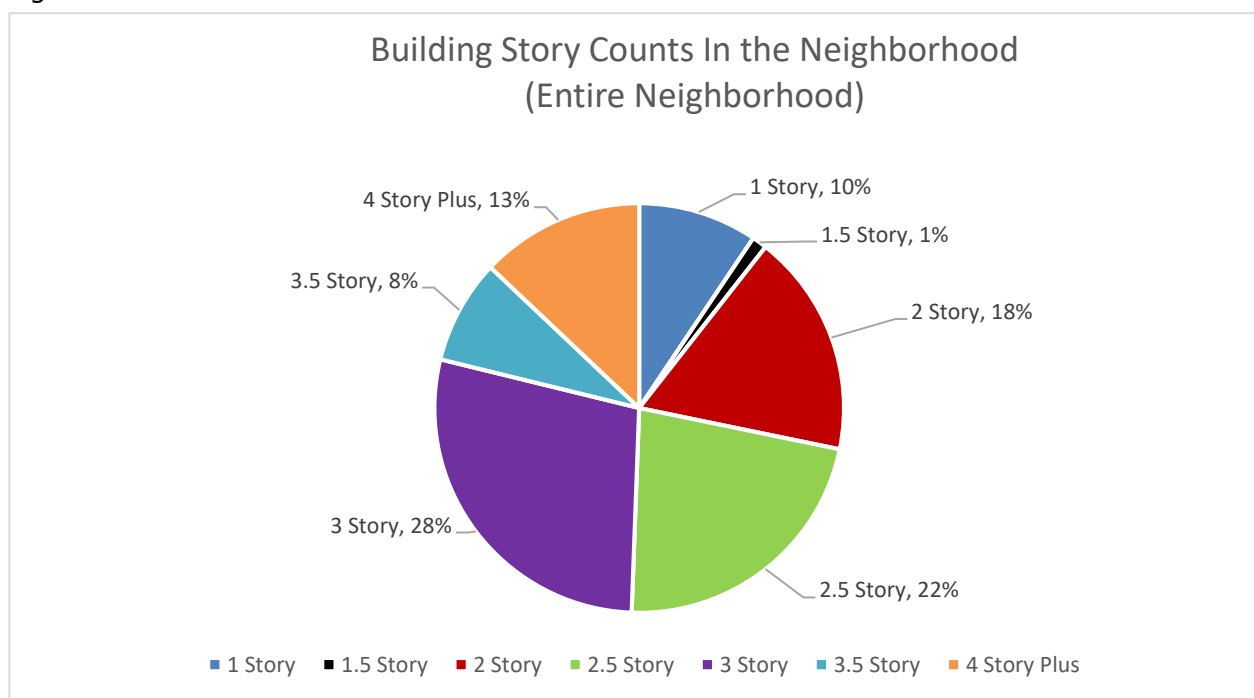
Figure 10



3c. Height, Scale, and Massing

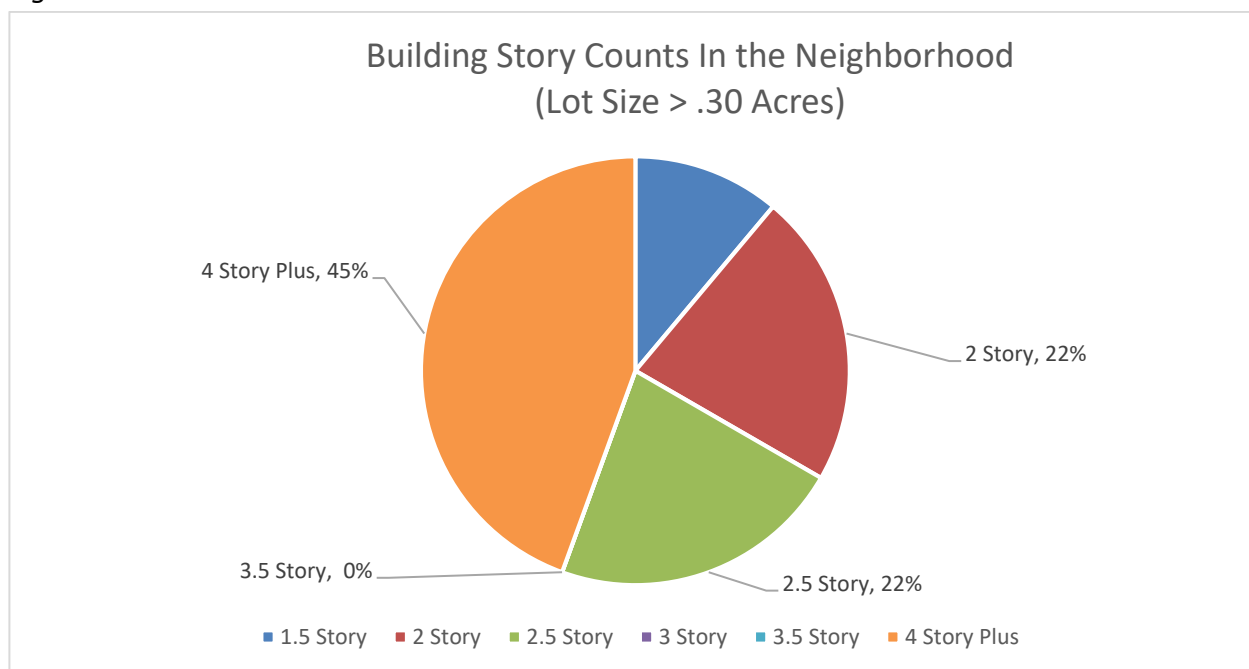
As with the Historic District analysis, this study looked at height, scale and massing as interrelated compatibility features to be considered. Once again, we first looked at height in regard to the number of stories of all buildings in the neighborhood. Buildings were rounded to the nearest half story.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

Figure 11



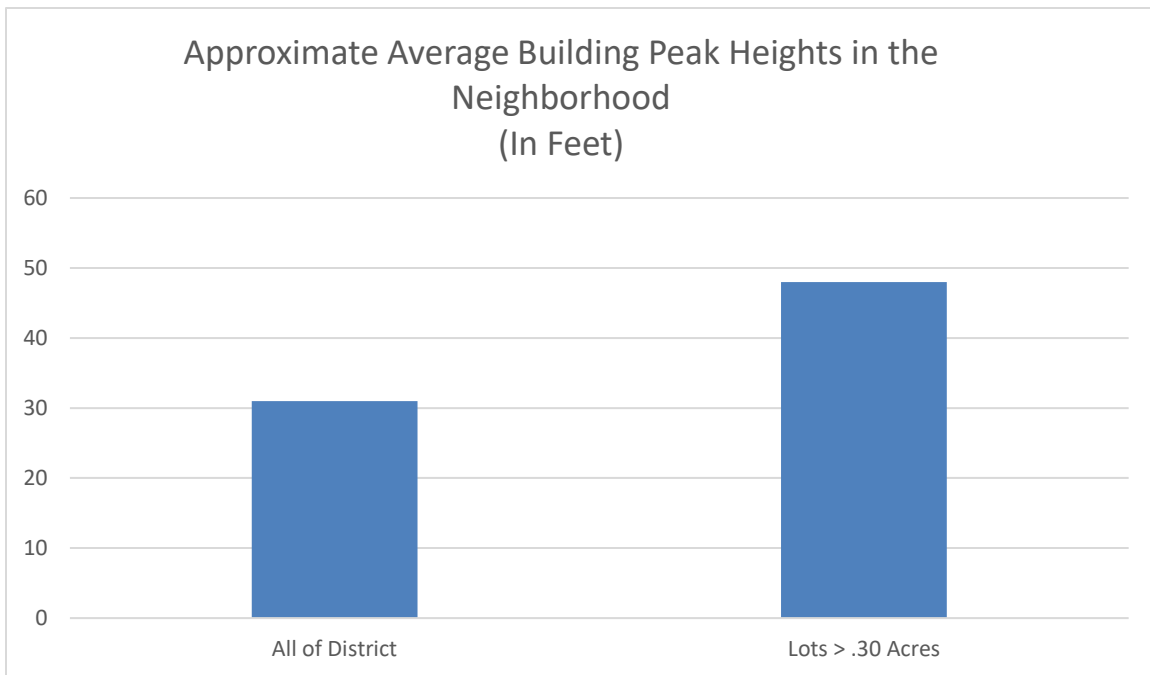
Remaining consistent with our study of the Historic District, we also looked at heights of buildings on larger parcels over .30 acres to see if larger parcel size affected average building height. *Figure 12* shows our findings. We see a significant and definitive jump in the presence of 4-Story buildings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

Figure 12



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

Figure 13



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

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

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

Figure 14

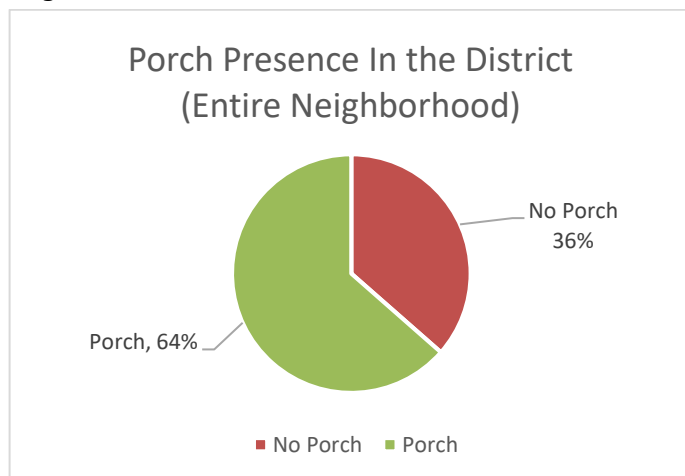
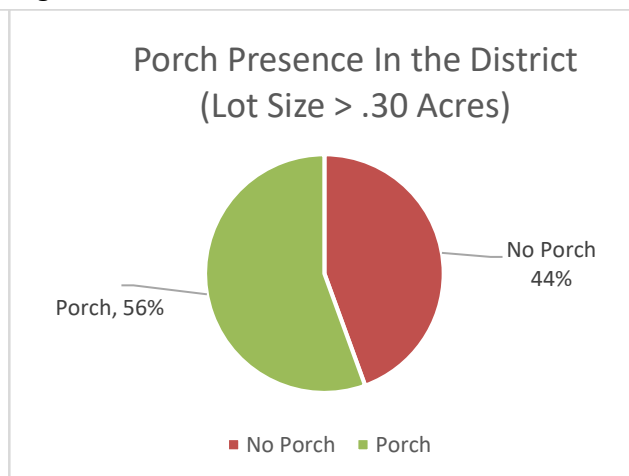
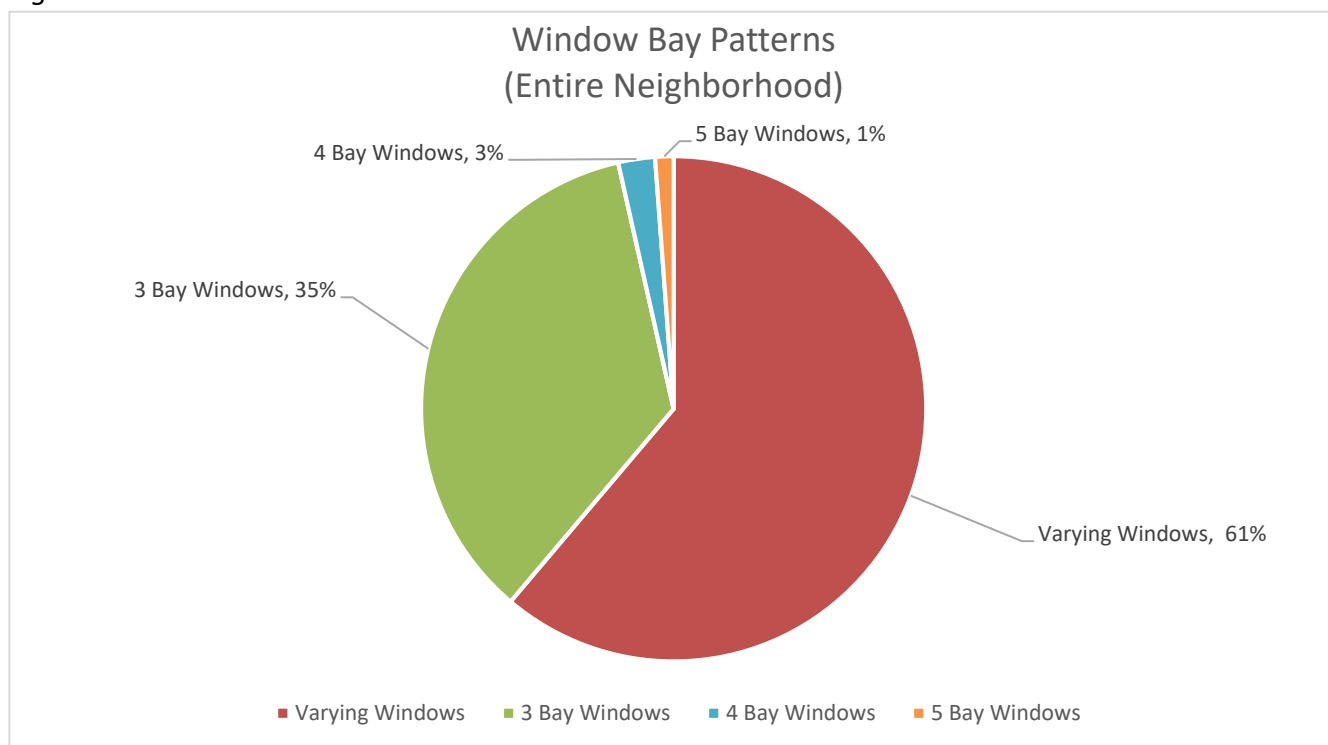


Figure 15



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

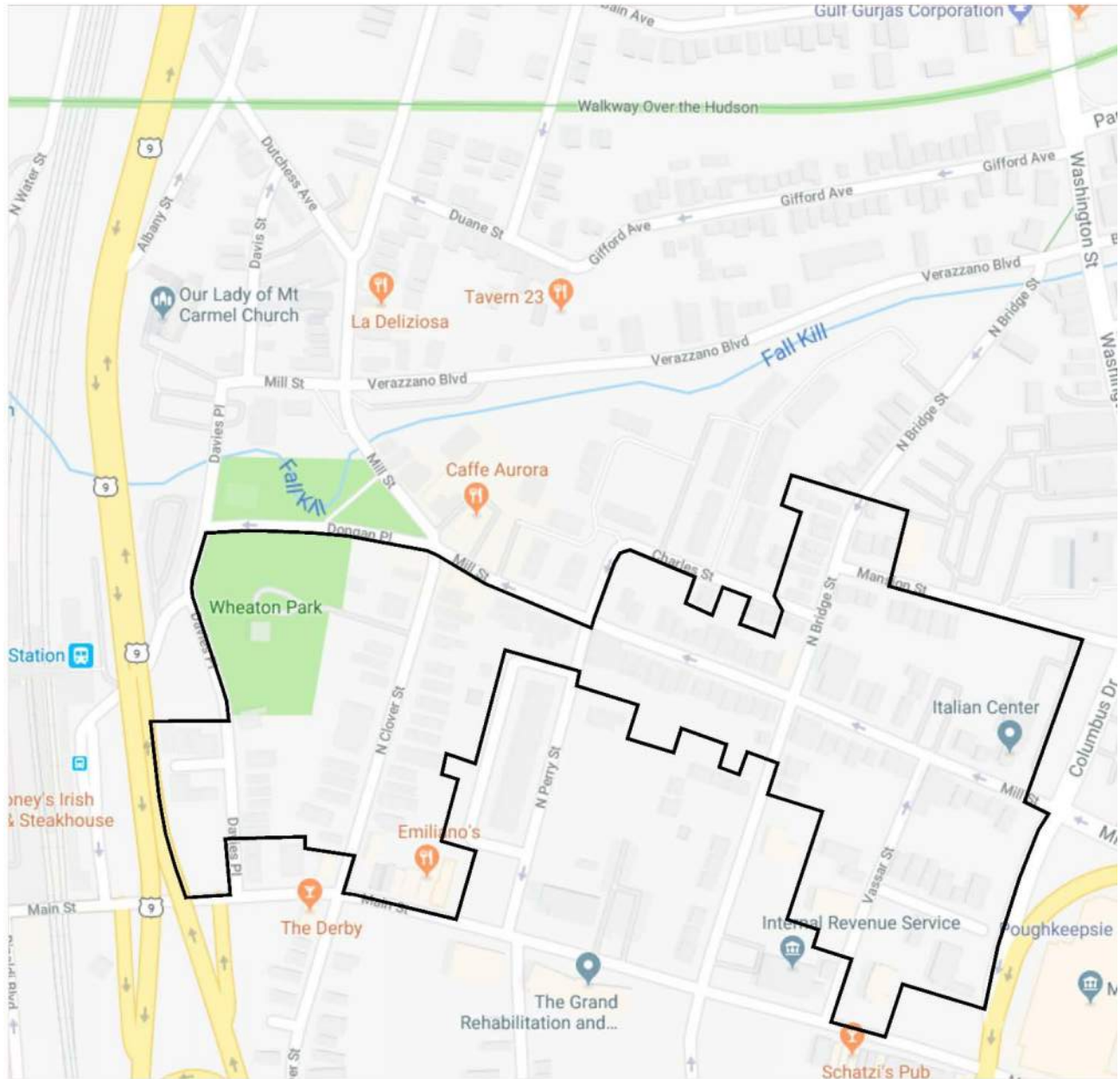
Figure 16



4. Overall Compatibility Observations.

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

Mill Street / North Clover Street Historic District Buildings



Lafayette Place Buildings

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

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

Property Address:

1 Lafayette Place, Poughkeepsie, NY



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

Property Address:

3 Lafayette Place, Poughkeepsie, NY



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

Property Address:

5 Lafayette Place, Poughkeepsie, NY



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

Property Address:

7 Lafayette Place, Poughkeepsie, NY



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

Property Address: 11 Lafayette Place, Poughkeepsie, NY



Number of Stories: 2
Peak Height: +/- 23'
Use: Community Services (Religious)
Materials: Stacked Brick
Color: Brown
Texture: Masonry
Scale / Massing: Gable Roof
Setback from Street: +/- 18 FT
Lot Size: .85 Acre
Building Footprint (SF): +/- 4,072
Building Coverage: +/- 11%
Siting: Entrance Towards Street
Window Patterns: None
Porch: Yes
General Notes:

Vassar Street Buildings

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

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

Property Address:	24 Vassar Street, Poughkeepsie, NY
	Number of Stories: 4 Peak Height: +/- 40' Use: Commercial Apartments Materials: Brick / Cedar Shake Color: Grey, Red Texture: Masonry and Vinyl Scale / Massing: Mansard Roof Setback from Street: +/- 7 FT Lot Size: .13 Acre Building Footprint (SF): +/- 2,151 Building Coverage: +/- 38% Siting: Entrance Towards Street Window Patterns: 3 Bay Porch: Yes General Notes:

Property Address:	26 Vassar Street, Poughkeepsie, NY
	Number of Stories: 2.5 Peak Height: +/- 27' Use: Residential – 2 Family Materials: CMU Color: Grey Texture: Masonry Scale / Massing: Flat Roof Setback from Street: +/- 38 FT Lot Size: .11 Acre Building Footprint (SF): +/- 3,114 Building Coverage: +/- 65% Siting: Entrance Towards Street Window Patterns: None Porch: None General Notes:

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

Mill Street Buildings

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

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

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

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

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

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

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

Property Address:

211 Mill Street, Poughkeepsie, NY



Number of Stories: 2

Peak Height: +/- 25'

Use: Commercial Apartments

Materials: Vinyl Siding, Wood Siding, Brick

Color: Red, White

Texture: Masonry, Wood, and Vinyl

Scale / Massing: Gable, Flat Roof

Setback from Street: +/- 5 FT

Lot Size: .18 Acre

Building Footprint (SF): +/- 4,635

Building Coverage: +/- 59%

Siting: Entrance Towards Street

Window Patterns: 3 Bay

Porch: Yes

General Notes:

*Long connected side façade with no breaks

Property Address:

207 Mill Street, Poughkeepsie, NY



Number of Stories: 3

Peak Height: +/- 30'

Use: Residential – 2 Family

Materials: Brick

Color: Red

Texture: Masonry

Scale / Massing: Gable, Flat Roof W/ Parapet

Setback from Street: +/- 5 FT

Lot Size: .17 Acre

Building Footprint (SF): +/- 1,750

Building Coverage: +/- 23%

Siting: Entrance Towards Street

Window Patterns: 3 Bay

Porch: Yes

General Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Address:

182 Mill Street, Poughkeepsie, NY



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

Property Address:

180 Mill Street, Poughkeepsie, NY



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

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

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

Property Address:

174 – 172 Mill Street, Poughkeepsie, NY



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

Property Address:

195 Mill Street, Poughkeepsie, NY



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

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

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

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

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

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

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

Property Address:

181 Mill Street, Poughkeepsie, NY



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

Property Address:

179 Mill Street, Poughkeepsie, NY



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

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

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

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

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

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

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

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

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

Property Address:

146 – 144 Mill Street, Poughkeepsie, NY



Number of Stories: 3

Peak Height: +/- 31'

Use: Commercial – Mixed Use

Materials: Brick, Wood,

Color: Red, Grey,

Texture: Masonry, Vertical Wood Siding,

Scale / Massing: Flat Roof

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

Lot Size: .14 Acre

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

Building Coverage: +/- 67%

Siting: Entrance Towards Street

Window Patterns: None

Porch: No

General Notes:

*Corner Lot

*Two Lots tie together with no break

+/- 70 Linear Feet on Mill Street

+/- 75 Linear Feet on N. Clover

North Clover Street Buildings

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

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

Property Address:

36 North Clover, Poughkeepsie, NY



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Address:

38 North Clover, Poughkeepsie, NY



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

Property Address:

32 North Clover, Poughkeepsie, NY



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

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

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

Property Address:

18 North Clover, Poughkeepsie, NY



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

Property Address:

16 North Clover, Poughkeepsie, NY



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

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

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

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

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

Main Street Buildings

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

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

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

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

Property Address:

111 Main Street, Poughkeepsie, NY



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

Property Address:

111 – 115 Main Street, Poughkeepsie, NY



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

Davies Place Buildings

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

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

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

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

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

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

Davies Court Buildings

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

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

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

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

North Bridge Street Buildings

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

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

Property Address:

29 N. Bridge Street, Poughkeepsie, NY



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

Property Address:

32 N. Bridge Street, Poughkeepsie, NY



Number of Stories: 3
Peak Height: +/- 30'
Use: Residential – 3 Family
Materials: Brick
Color: Red
Texture: Masonry
Scale / Massing: Mansard Roof
Setback from Street: +/- 3.5 FT
Lot Size: .03 Acre
Building Footprint (SF): +/- 800
Building Coverage: +/- 61%
Siting: Entrance Towards Street
Window Patterns: 3 Bay
Porch: Yes
General Notes:

Property Address:	46 N. Bridge Street, Poughkeepsie, NY
	Number of Stories: 3 Peak Height: +/- 30' Use: Residential – 2 Family Materials: Painted Brick Color: Red Texture: Painted Masonry Scale / Massing: Gable Roof Setback from Street: +/- 1 FT (Both Sides) Lot Size: .04 Acre Building Footprint (SF): +/- 1,056 Building Coverage: +/- 60% Siting: Entrance Towards Street Window Patterns: 3 Bay Porch: Yes General Notes: *Corner Lot, High Building Coverage

Property Address:	48 N. Bridge Street, Poughkeepsie, NY
	Number of Stories: 3.5 Peak Height: +/- 30' Use: Residential – 2 Family Materials: Vinyl Color: Green Texture: Vinyl Scale / Massing: Gable, Flat Roof Setback from Street: +/- 2 FT (Both Sides) Lot Size: .06 Acre Building Footprint (SF): +/- 1200 Building Coverage: +/- 61% Siting: Entrance Towards Street Window Patterns: None Porch: Yes General Notes: *Corner Lot, High Building Coverage

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

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

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

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

Property Address:

58 N. Bridge Street, Poughkeepsie, NY



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

Property Address:

60 N. Bridge Street, Poughkeepsie, NY



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

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

Mansion Street Buildings

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

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

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

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

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

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

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

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

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

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

Property Address:

4 Mansion Street, Poughkeepsie, NY



Number of Stories: 2.5

Peak Height: +/- 27'

Use: Residential – 3 Family

Materials: Vinyl

Color: Grey

Texture: Vinyl

Scale / Massing: Gable, Flat Roof

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

Lot Size: .10 Acre

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

Building Coverage: +/- 34%

Siting: Entrance Towards Street

Window Patterns: None

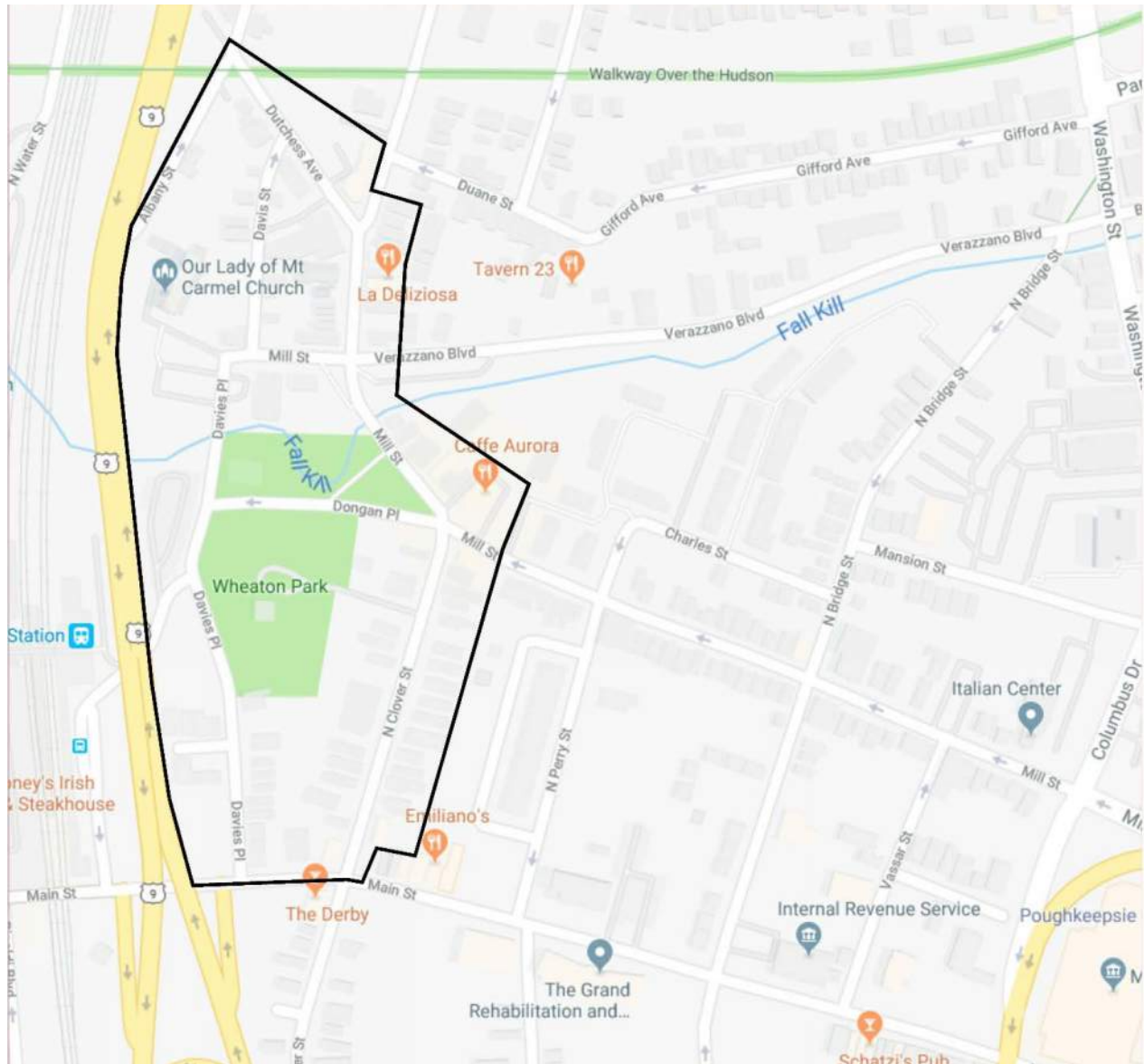
Porch: Yes

General Notes:

***Corner Lot**

+/- 45 Linear Feet on N. Bridge Street

Historic Neighborhood Buildings



Property Address:

146 – 144 Mill Street, Poughkeepsie, NY



Number of Stories: 3

Peak Height: +/- 31'

Use: Commercial – Mixed Use

Materials: Brick, Wood,

Color: Red, Grey,

Texture: Masonry, Vertical Wood Siding,

Scale / Massing: Flat Roof

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

Lot Size: .14 Acre

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

Building Coverage: +/- 67%

Siting: Entrance Towards Street

Window Patterns: None

Porch: No

General Notes:

*Corner Lot

*Two Lots tie together with no break

+/- 70 Linear Feet on Mill Street

+/- 75 Linear Feet on N. Clover

Property Address:

39 North Clover, Poughkeepsie, NY



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

Property Address:

37 North Clover, Poughkeepsie, NY



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

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

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

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

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

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

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

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

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

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

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

Property Address:

36 North Clover, Poughkeepsie, NY



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

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

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

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

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

Property Address:

38 North Clover, Poughkeepsie, NY



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

Property Address:

32 North Clover, Poughkeepsie, NY



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

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

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

Property Address:

18 North Clover, Poughkeepsie, NY



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

Property Address:

16 North Clover, Poughkeepsie, NY



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

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

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

Property Address:

8 North Clover, Poughkeepsie, NY



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

Property Address:

6 North Clover, Poughkeepsie, NY



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

Davies Place Buildings

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

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

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

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

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

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

Davies Court Buildings

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

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

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

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

Main Street

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

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

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

Mill Street

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

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

Property Address:

114 Mill Street, Poughkeepsie, NY



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

Property Address:

97 Mill Street, Poughkeepsie, NY



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

Property Address:

109 Mill Street, Poughkeepsie, NY



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

Property Address:

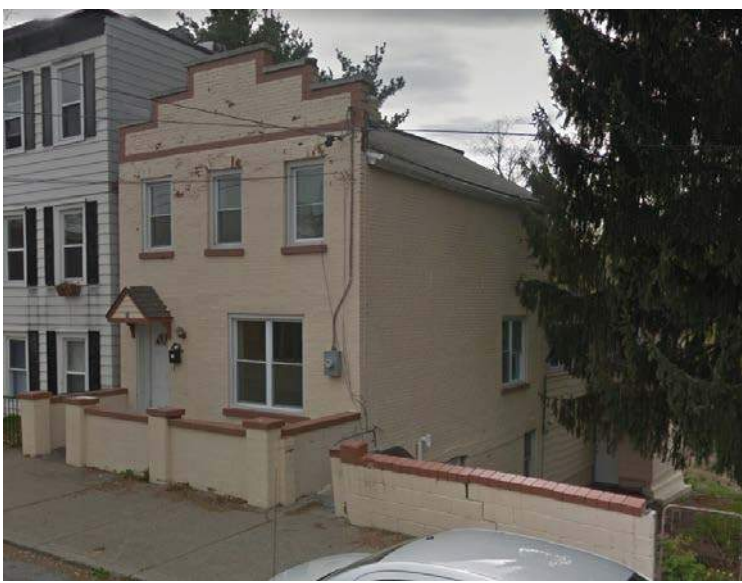
113 Mill Street, Poughkeepsie, NY



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

Davis Street

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

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

Property Address:

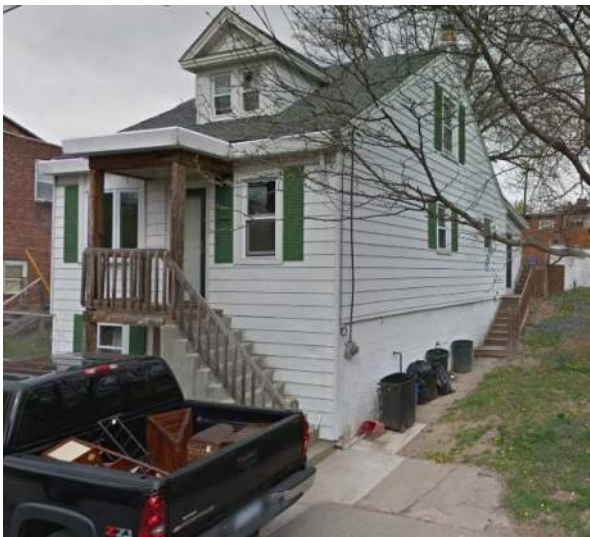
24 Davis Street, Poughkeepsie, NY



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

Property Address:

5 Davis Street, Poughkeepsie, NY



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

Property Address:

9 Davis Street, Poughkeepsie, NY



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

Property Address:

11 Davis Street, Poughkeepsie, NY



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

Albany Street

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

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

Property Address:

62 Dutchess Avenue, Poughkeepsie, NY



Number of Stories: 2.5
Peak Height: +/- 23'
Use: Residential – 1 Family
Materials: Brick
Color: Red, Green
Texture: Masonry
Scale / Massing: Gable Roof
Setback from Street: +/- 5 FT
Lot Size: .04 Acre
Building Footprint (SF): +/- 580
Building Coverage: +/- 33%
Siting: Entrance Towards Street
Window Patterns: Varying
Porch: Yes
General Notes:

Dutchess Avenue

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

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

Property Address:

60 Dutchess Avenue, Poughkeepsie, NY



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

Property Address:

58 Dutchess Avenue, Poughkeepsie, NY



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

Property Address:

56 Dutchess Avenue, Poughkeepsie, NY



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

Property Address:

54 Dutchess Avenue, Poughkeepsie, NY



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

Property Address:	50 Dutchess Avenue, Poughkeepsie, NY
	Number of Stories: 4 Peak Height: +/- 35' Use: Residential – 1 Family Materials: Painted Brick Color: Brown Texture: Painted Masonry Scale / Massing: Gable Roof Setback from Street: +/- 5 FT Lot Size: .47 Acre Building Footprint (SF): +/- 1292 Building Coverage: +/- 6% Siting: Entrance Towards Street Window Patterns: 3 Bay Porch: No General Notes: **Corner Lot

Delafield

Property Address:	2 Delafield Street, Poughkeepsie, NY
	Number of Stories: 3 Peak Height: +/- 35' Use: Commercial - Mixed Materials: Painted Brick Color: Creme Texture: Painted Masonry Scale / Massing: Gable, Flat Roof Setback from Street: +/- 3 FT Lot Size: .28 Acre Building Footprint (SF): +/- 4,520 Building Coverage: +/- 37% Siting: Entrance Towards Street Window Patterns: Varying Porch: Yes General Notes: **Corner Lot +/- 132' of unbroken façade.

Property Address:

3 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:

5 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:

7 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:

11 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:

145 Mill Street, Poughkeepsie, NY



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

Property Address:

139 Mill Street, Poughkeepsie, NY



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

Property Address:

137 Mill Street, Poughkeepsie, NY



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

Property Address:

135 Mill Street, Poughkeepsie, NY



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

Property Address:

133 Mill Street, Poughkeepsie, NY



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

Property Address:

131 Mill Street, Poughkeepsie, NY



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

Property Address:

129 Mill Street, Poughkeepsie, NY



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

Property Address:

127 Mill Street, Poughkeepsie, NY



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

Property Address:

2 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:

6 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:

8 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:

10 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:	12 Mt Carmel Place, Poughkeepsie, NY
	Number of Stories: 3 Peak Height: +/- 35' Use: Residential – 3 Family Materials: Vinyl, Brick Color: Grey, Creme Texture: Vinyl, Brick Scale / Massing: Flat Roof Setback from Street: +/- 5 FT Lot Size: .05 Acre Building Footprint (SF): +/- 1,150 Building Coverage: +/- 52% Siting: Entrance Towards Street Window Patterns: 3 Bay Porch: No General Notes:

Property Address:	14 Mt Carmel Place, Poughkeepsie, NY
	Number of Stories: 3 Peak Height: +/- 33' Use: Commercial – Mixed Use Materials: Brick Color: Brown Texture: Masonry Scale / Massing: Flat Roof Setback from Street: +/- 3 FT Lot Size: .083 Acre Building Footprint (SF): +/- 1,316 Building Coverage: +/- 36% Siting: Entrance Towards Street Window Patterns: 4 Bay Porch: Yes General Notes:

Property Address:

20 Mt Carmel Place, Poughkeepsie, NY



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

Property Address:

1 Delafield Street , Poughkeepsie, NY



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

Property Address:

3 Delafield Street, Poughkeepsie, NY



Number of Stories: 3

Peak Height: +/- 35'

Use: Residential – 1 Family

Materials: Vinyl

Color: Brown

Texture: Vinyl

Scale / Massing: Shed Roof

Setback from Street: +/- 5 FT

Lot Size: .05 Acre

Building Footprint (SF): +/- 1,150

Building Coverage: +/- 52%

Siting: Entrance Towards Street

Window Patterns: Varying

Porch: no

General Notes: