



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

Common Council Chambers
Tuesday, June 14, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of May 10, 2022 Meeting Minute

III. PUBLIC HEARINGS & DELIBERATIONS

1. 135 MAIN STREET: AREA VARIANCES: ADJOURNED TO JULY

2. 15 NORTH CHERRY STREET: AREA VARIANCES

Application for area variances relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Variances are requested of Section 19.4.3(11) requiring 73 parking spaces to allow 22, Section 19-4.13(1) prohibiting front yard parking to allow front yard parking, and Section 19-4.18(2)(a) which prohibits uses within 30 feet of the Fallkill Creek to allow a refuse area within that distance. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-009

3. 45 READE PLACE: AREA VARIANCE

Application for area variances relative to the proposed replacement of two wall signs, one on the north-east and one on the south-west of the hospital building at 45 Reade Place. Variances are requested of Sections 19-

4.9(9)(i)(1) and 19-4.9(9)(i)(2) of the Zoning Ordinance relative to the height, size and placement of wall signs. Owner: Vassar Brothers Hospital; Applicant: Nuvance Health Vassar Brothers Hospital; Consultant: Tracey Diehl; Grid #6061-43-843721; Zoning District: Hospital Medical (H-M) District; File #2022-007B

4. 84 NORTH HAMILTON STREET: USE VARIANCE

Application for use variance to allow the re-establishment of a grocery store in the vacant North Hamilton Street as a grocery store. Section 19-3.15 (2) of the Zoning Ordinance does not permit grocery stores in the R-4 District in which the property is located. The previous use of the property as a grocery store was nonconforming and was discontinued for a period in excess of one year, thus necessitating the use variance in order to be reestablished. Owner/Applicant: Joyce White; Consultant: Joyce Stanton, Licensed Real Estate Broker; Grid #6162-77-092099; Zoning District: Medium High Residential (R-4) District; File #2022-013

5. PARKER AVENUE: AREA VARIANCE

Application for area variance relative to the proposed installation of solar panels as an accessory use on the surface parking lot on Parker Avenue. A variance are requested of Section 19-4.13 of the Zoning Ordinance, which requires that accessory uses be set back a minimum of six (6) feet from the property line to allow a zero lot line set-back from the east, west and north property lines. Owner: Northside Junction, LLC; Applicant: Caroline Alsup; Grid # 162-54-125385; Zoning District: Walkway Gateway; File #2022-015.



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
DRAFT MINUTES OF MAY 10, 2022**

Present

Scott Parker, Chairman
John Gildard
Thomas Klug
Steven Reifler
Jessica Vinall

Excused

Rob Page

Staff

Judith Knauss, Deputy Zoning Administrator

The virtual meeting was called to order at 6:03pm with the pledge of allegiance.

On a motion by Thomas Klug, seconded by Steven Reifler, the minutes from April 12, 2022, were approved unanimously.

15 NORTH CHERRY STREET: AREA VARIANCES

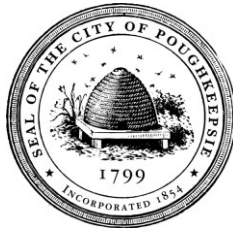
Application for area variances relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Variances are requested of Section 19.4.3(11) requiring 73 parking spaces to allow 22, Section 19-4.13(1) prohibiting front yard parking to allow front yard parking, and Section 19-4.18(2)(a) which prohibits uses within 30 feet of the Fallkill Creek to allow a refuse area within that distance. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-009

The applicant has requested that consideration of the application be adjourned to the June 14, 2022 meeting.

On a motion by Jessica Vinall, seconded by Thomas Klug, the Board re-opened the public hearing. There were no speakers. On a motion by John Gildard, seconded by Thomas Klug, the hearing was adjourned to June 14, 2022.

135 MAIN STREET: AREA VARIANCES

Application for area variances relative to the application for subdivision of the property at 135 Main Street into two lots of record, and construction of a new building with 72 dwelling units on the new lot with an existing 119 unit multiple on the original lot. Variances requested of Sections 19-3.17(4)(b), 19-3.17(4)(f)(1), 19-3.17(4)(i), 19-3.17(4)(e), 19-4.3(11), and 19-4.13 of the Zoning Ordinance relative to lot area, front and side yard set-backs, usable open space, off-street parking and set-backs for accessory uses. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zone: Urban Density (R-6) District; File #2021-023



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
DRAFT MINUTES OF MAY 10, 2022**

Appearing on behalf of the application were Steven Tinkleman, Ken Spillberg and Robert Turner.

Steven Tinkelman provided an extensive narrative description of the project and the variances. Feels that even if the open space requirement isn't technically met, there is usable open space in the courtyard and on the roof, and other meaningful open space around the buildings and lot. He explained he considered the front yard setback on South Perry Street to be the simplest of the three variances requested, as the bulk of the building meets the set-back and only the port-cochere intrudes into the set-back, to provide protection to the elderly from the weather.

The number of parking spaces provided is more than half of the requirement (68 provided, 107 required). At least ½ of the residents will not drive or own a vehicle. Could have more parking, but would lose more greenspace.

There was discussion about the need for the subdivision, which will create an "invisible line." The two lots will be attached to each other through easements and also through practical use, instead of a ground lease or other arrangement, which would be considered weak collateral for a loan.

There was discussion of the number of units in phase 1 (119) and the total number of units is phase 2 (72). The number of units dedicated to the "frail and elderly" will be half of that, or 36 units. The remaining units will be for income eligible senior citizens.

There was discussion relative to the open space, with an acknowledgement there is considerable open space that may just not meet the definition of such.

All site improvements are meant to enhance the site and the quality of life for the tenants.

The traffic study was prepared by an unrelated 3rd party firm.

A letter describing the supportive housing program for the frail and elderly, and the need for such a program, was provided by Mary Linge of Hudson River Housing. The program is ESHI: Empire State Supportive Housing Initiative.

On a motion by John Gildard, seconded by Steven Reifler, the Board opened the public hearing.

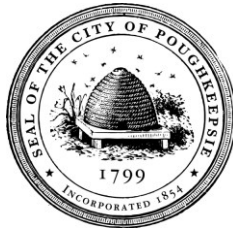
Speaking were:

- Jeremy Phillips, owner of Zeus and Schatzi's:
 - Project not good for the City.



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
DRAFT MINUTES OF MAY 10, 2022**

- Parking issues.
- Need to speak to balance for the community
- No 2-3 bedroom units
- Rose Street/Fallkill Commons is a problem, Hudson River Housing not providing the promised support for residents: 1 police call in 2018, 132 police calls in 2019, 243 police calls in 2020
- This is a strip of Main Street that flourishes: this project does not fit into the block: we don't need another Rose Street
- Naomi Brooks, South Grand Avenue
 - Changes to the comp plan and waterfront plan are close at hand: maybe there should be a moratorium
 - In the absence of a moratorium, the current comp plan should be used as a guide for variances: these 3 variances requested vary radically from the requirements
 - Does not fit on North Perry Street, where the majority of the buildings are 2 stories: it will be an undesirable change in the character of the neighborhood
 - Open space is obscured
 - Parking study failed to account for h/c works, friends, family
- Anthony Curtis, Bridge Street
 - Lives at the corner of Main Street: has lived on that block for 20 years
 - Nicest part of Poughkeepsie
 - The building should not go up if the owners can't control what they already own
 - Plenty of spaces need to be fixed up, but not in this neighborhood. Needs to be somewhere else
 - Don't want this in our neighborhood
- Alessandro Milanese, Milanese Restaurant
 - Spoke to Gary Beck, who said the proposal was not even close to what was required
 - Very concerned about crime rate
 - This is vulnerable population that will attract a criminal element
 - Asked what is meant by frail and elderly
 - Has been encouraged by the foot traffic in the area, people enjoying themselves, enjoying Main Street. Doesn't want to slow that down, wants to keep it going
 - Restaurant has been there 50 years, wants to be there another 50 years



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
DRAFT MINUTES OF MAY 10, 2022**

- Laurie Sandow, South Grand Avenue
 - Mentioned a letter from Hudson River Housing she had received, with no “cc’s” at the bottom, which she stated was the same letter in the packet now addressed to the Planning Board chair. She wondered how it migrated to the PB Chair, and who else might it have been circulated to?
 - Stated that she stood by comments made at other meetings including the County Legislature, Common Council and Planning Board, relative to other projects including the Wallace Campus project and supportive units funded by ESSHI
 - Stated that ESSHI is a cash cow for developers
 - Stated that a line drawn from 26 Oakley Street through 135 Main Street, the Wallace Campus, 514 Main Street and Fallkill Commons would outline the “Bermuda Triangle of existing and proposed supportive housing units in the City of Poughkeepsie.”
 - Wanted hourly time and date stamped photographs of the parking, rather than taking the word of the study
 - She implored the Board not to approve the application but to start connecting the dots to get a full picture off developments, proposed
 - The applicant talks about quality of life but does
- Daniel Milanese, Milanese Restaurant
 - Wanted to add to his brother’s comments that whenever there is an event, voting parties, etc, Admiral Halsey has asked if they can use the Milanese parking lot.
 - The restaurant allows them to use the lot only on Mondays when they are closed.
 - On Mondays, he claims their lot is packed full of cars for Admiral Halsey, and that on the other days the street is full of cars.

On a motion by Steven Reifler, seconded by Thomas Klug, the public hearing was closed.

Following the closing of the public hearing, the Board and the applicant further discussed the application.

The existing building is restricted to 55 years and older, with developmentally disabled people excepted. The applicant will check on when that agreement ends. The restrictions relative to the frail and elderly for the new building will be in place for 50 years.

The applicant pointed out that this development will create more live, more of an urban environment and will support local business.



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
DRAFT MINUTES OF MAY 10, 2022**

The applicant pointed out that this project has nothing to do with the homeless shelter proposed for Oakley Street, or any of the other projects mentioned.

The applicant urged the ZBA members to review the presentation.

The ZBA members indicated that they were generally not ready to make a decision at this time, although they also indicated that some of the variances requested, particularly the front yard setback, were not substantial.

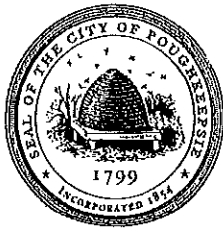
Additional information was requested:

- More information relative to the ESSHI program
- Parallels to other projects mentioned
- Information relative to police calls to Admiral Halsey. It was suggested that most calls would be 911 calls for assistance, given the nature of the tenants in the building (primarily seniors), and not crime
- More information on density and how this project compares to the general area
- More information relative to parking (relative to the Milanese parking lot and street parking)
- The restrictions on both buildings, including the specific populations and the lifetime of the agreements
- Comparison to other developments for the elderly, such as St. Simeon's
- More information on ESSHI (as it is a funding source utilized for different populations)

As to the suggestion that 2 or 3 bedroom units be provided, the applicant indicated that the population to be served by the building would not be looking for units of that size. The units have been “right sized” to the need.

Further consideration of the application was deferred to the June 14, 2022 meeting of the Board.

On a motion by Thomas Klug, seconded by Jessica Vinall, the meeting adjourned at 7:24pm.



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

FEE: \$350.00
CODE: A2112
ID# 060010
IPS# _____

ZBA 2022-009

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 15 NORTH CHERRY STREET

ZONING DISTRICT: C-3

OWNER INFORMATION:

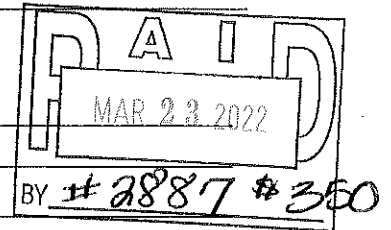
Name: NORTH CHERRY HOLDINGS LLC

Address: 18 SOPHIA ST

MONSEY, NY 10952

Phone: 917-642-0410

Email: shragy@ccofny.com



APPLICANT INFORMATION:

Name: CHAIM HIRSCH

Address: 7 LETY LANE

SUFFERN, NY 10901

Phone: 917-642-0410

Email: shragy@ccofny.com

CONSULTANT INFORMATION:

Name: AB ARCHITEKTEN

Address: 62 ALLEN STREET, 2ND FLOOR

NEW YORK, NY 10002

Phone: 212-334-1232

Email: mackerson@abarchitekten.com

SUBJECT OF APPEAL

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

Name and title of agent: JUDITH KNAUSS, DEPUTY ZONING ADMINISTRATION

Date of decision/determination/violation: MARCH 7TH, 2022

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

RECEIVED

MAR 22 2022

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 15 NORTH CHERRY STREET

AREA VARIANCE REQUESTS

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

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
<u>19-3.24(2)(b)(9)(vii)</u>	<u>OFF-STREET PARKING PROVIDED ON SITE OR WITHIN 600 FT.</u>	<u>NO OFF SITE PARKING PARKING PROPOSED.</u>
<u>19-4.3(11)</u>	<u>73 OFF-STREET PARKING SPACES REQUIRED.</u>	<u>22 OFF-STREET PARKING SPACES PROPOSED.</u>
<u>19-4.13(1)</u>	<u>DOES NOT PERMIT PARKING IN FRONT YARD.</u>	<u>PARKING PROPOSED IN FRONT YARD.</u>
<u>19-4.18(2)(a)</u>	<u>PROHIBITS USES WITHIN 30 FT OF FALLKILL CREEK.</u>	<u>PROPOSED REFUSE AREA WITHIN 30 FT OF FALLKILL CREEK</u>
<u> </u>	<u> </u>	<u> </u>

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

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

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

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



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

March 7, 2022

Chaim Hirsh
North Cherry Holdings LLC
7 Lety Lane
Suffern, NY 10901

RE: 15 North Cherry Street

Dear Mr. Hirsh:

The Development Department is in receipt of your zoning review request relative to the property at 15 North Cherry Street and the proposed conversion of the warehouse thereon to a multiple residence containing 42 dwelling units. The Department is also in receipt of an application for site plan and special permit review relative to the same conversion.

The property is located in an area of the City zoned General Commercial (C-3) District. The conversion of existing building in C-3 Districts to residential use is permitted, with site plan and special permit approval from the Planning Board, pursuant to the provisions of Section 19-3.24(2)(b)(9) of the Zoning Ordinance, as follows:

- i. A building is in existence on the effective date of this chapter.
- ii. No dwelling unit shall contain more than two bedrooms.
- iii. The minimum floor area of a dwelling unit not containing a separate bedroom shall be 400 square feet.
- iv. The minimum floor area of a one-bedroom dwelling unit shall be 600 square feet.
- v. The minimum floor area of a two-bedroom dwelling unit shall be 750 square feet.
- vi. The minimum floor area for a work/live loft shall be 800 square feet; and no such loft shall be used as a retail shop, gallery or any other use which relies on regular customer or client visitation as a normal part of its operation. No such loft shall serve as a place from which, commercial vehicles are dispatched or operated.
- vii. Off-street parking space shall be provided in accordance with the requirements of Section 19-4.3 of this chapter, and such space shall be located within 600 feet of the premises.

Review of the proposal for compliance with these criteria and the other applicable criteria of the Ordinance reveals the following deficiencies:

- Section 19-3.24(2)(b)(9)(vii) requires that off-street parking be provided in accordance with Section 19-4.3, and that such parking shall be located within 600 feet of the property: 73 spaces are required: 22 spaces are provided on site, additional spaces are not provided within 600 feet;



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

- Section 19-4.3(11) requires that 73 off-street parking spaces be provided: 22 spaces are provided on site;
- Section 19-4.3(1) requires that not more than 12 parking spaces shall be permitted in a continuous row without being interrupted by landscaping: there are 22 spaces in a row without interruption by landscaping;
- Section 19-4.13(1) does not permit parking in front yards: the parking is proposed to be located entirely within the front yard;
- Section 19-4.13(1) requires that all accessory uses be set back a minimum of six (6) feet from any side or rear property line: the children's playground and dog park appear to be located on the north and east property lines on some of the pages submitted, although the landscape plan appears to suggest a setback of at least six (6) feet from the north property line and three (3) feet from the east property line (unless these uses are integrated into the landscaping);
- Section 19-4.18(2)(a) prohibits any structure or use of land other than for parking, recreation or open space within 30 feet of the top of the banks of the Fallkill Creek as defined by the Director of Development: the refuse area is proposed to be located approximately 20 feet from what appears to be the top of the banks (the retaining wall along the Creek).

Therefore, the proposal is hereby denied. You may, within sixty (60) days of the date of this communication, either:

- 1) Make application to the Zoning Board of Appeals, requesting that variances be granted (application attached); or,
- 2) Revise the plan to the degree possible to comply with the provisions of the Zoning Ordinance as outlined herein to eliminate or reduce the need for any variances.

Also attached please find a site plan check sheet, annotated to identify deficiencies in the site plan/special permit application. Attached you will also find a workshop for preparation of a Conservation Analysis, which is also required. It is recommended that if you have not yet done so, you contact Acting Fire Chief Joseph Franco to review the plans, particularly with regard to your plans for fire suppression (including whether or not there is adequate water pressure for any sprinkler systems).

Please feel free to contact me if you have any questions in this regard.

Very truly yours,

Judith Knauss
Deputy Zoning Administrator

15 North Cherry Street, Poughkeepsie, NY
Proposed Adaptive Reuse Project
Zoning Board of Appeals Resubmission 01
May 24th, 2022

Zoning Board of Appeals Area Variance Application

Project Description:

The proposed adaptive reuse project, located at 15 North Cherry Street in Poughkeepsie, New York, focuses on bringing new life to a building initially constructed in the late 1800's. Through implementation of a floor-through unit typology, the development takes advantage of the existing building's long narrow floor plate with east and west exposures. The units' floor-through layout affords desirable double exposure and cross ventilation to residents. The addition of exterior stairs and balconies activates the façade and signifies the building's new use. The industrial character of the converted manufacturing building is preserved and celebrated while offering a more residential complexion as seen from the street. The composition of balconies and exterior stairs creates a memorable formal expression, with which residents can identify and connect, while lending individuality to the variety of units.

In order to achieve the proposed intent, the applicant seeks Area Variances to allow for the maximum parking the site is able to accommodate and locate a proposed refuse area so as to have a positive impact on the aesthetic of the proposed development while maintaining access for maintenance. The existing structures' footprints predate the current zoning ordinances, and no changes are proposed that would increase or create additional noncompliance. The proposed typology mix in the main three-story structure is a mix of one- and two-bedroom units, in compliance with the minimum sizes as per Section 19-3.24(2)(b)(9). The existing one-story structure on the south side of the lot, as well as the open area in the north side yard of the site, are proposed to be used for amenities associated with the residential occupancy. A kids' playground and dog run are located at the north and an onsite gym and co working café are located at the south. These amenities will promote fitness and social interaction.

Due to the nature of existing site conditions - an existing narrow rear yard and small side yard adjacent to the Fall Kill Creek - the proposed development locates all provided parking in the confines of the front yard. Consideration for a reduced parking requirement is sought considering the demographic the project is designed to seek, the available parking in proximity to the site, the project's proximity to Main Street where public transportation is available, as well as other measures that are being explored. The development seeks to appeal to an active, forward-thinking demographic, while still providing parking for less mobile residents. The remaining portions of the improved property shall be landscaped to provide buffering, minimize erosion and stormwater runoff, and improve the aesthetic of the site.

RECEIVED

JUN 03 2022

This proposed project endeavors to contribute to the ever-improving quality of Poughkeepsie's architectural landscape. Through a circulation typology conducive to social interaction, and personal fitness, it prioritizes the well-being of Poughkeepsie's future inhabitants.

Update on Ordinance Deficiencies:

The following Ordinance Deficiencies were noted during this project's initial review and the proposed work has been adjusted to resolve them as follows:

- Section 19-4.3(1) requires that not more than 12 parking spaces shall be permitted in a continuous row without being interrupted by landscaping: we have added a 3'-0" wide planting strip within the row of 22 spaces so that the maximum number of uninterrupted parking spaces shall be 12.
- Section 19-4.13(1) requires that all accessory uses be set back a minimum of six (6) feet from any side or rear property line: we have added the landscaping to the plan along with dimensions showing that the children's playground and dog park proposed on the north and east property lines are setback from the property lines 6'-0" or more. These uses will not be integrated into the landscaping.

Sincerely,

Alex Blakely

15 North Cherry Street, Poughkeepsie, NY
Proposed Adaptive Reuse Project
Zoning Board of Appeals Resubmission 01
May 24th, 2022

Zoning Board of Appeals Area Variance Application

Variance Request Explanation:

(1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be detriment to nearby properties? If not, please explain why.

The granting of the requested variances will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. The granting of these variances will allow for the adaptive reuse of the existing buildings on this site, provide additional market rate dwelling units and compliment the adaptive reuse of the Underwear Factory across the street.

(2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, in any, have been explored. Why is the variance necessary?

The variances being sought are in relation to parking and location of refuse collection on the site. These variances are being sought because of:

Existing site limitations:

- Narrow rear yard (0'-14')
- Small side yard (approximately 42' wide) that is adjacent to Fallkill Creek
- Limited front yard (51.5'-53.5' deep x approximately 314' long)

Existing investment costs and projected rate of return:

- Require 42 units (36 one-bedroom & 6 two-bedroom) in order to make the project viable (see attached 15 North Cherry Street Development Pro Forma Worksheet)

Additional On-Site Parking was explored in the side yard and potentially an additional 7-8 parking spaces could be provided, yet these spaces would need to be at or close to the top of the bank of the Fallkill Creek. This would not only restrict adding a greenway buffer along the creek but also has structural implications for the creek retaining wall. In lieu of parking in this area, the Applicant has proposed open space, outdoor amenities for the residents.

Regarding the Parking Requirements of Section 19-3.24(2)(b)(9)(vii)

- Vacant Lots within 600' of the how been identified (see attached Vacant Lots Within 600' of Site Map) and the Applicant has analyzed incorporating one or more of these sites into the project in order to provide additional parking for this project.

RECEIVED

JUN 03 2022 Page | 1

The project needs a contained, screened area for refuse that is accessible for emptying and maintenance. We are/have been working to place this area so have as little impact on the site as possible while not removing any parking spaces that the site is able to provide.

Regarding the Use Limitations in Section 19-4.18(2)(a)

- Existing site conditions have been analyzed (see attached Site Area Diagram in Regards to Refuse Area Plan) and potential locations of the Refuse Area have been explored; the current proposed location is in recognition that all the available locations for this need area within 30' of the Fallkill Creek; further while placing it closer to the existing Building places the Refuse Area further from the Creek, upon review and in conjunction with feedback from the Planning Board, such a location would still fall within 30' of the Creek, detract from the aesthetic of the Building and obstruct access to either the proposed outdoor amenities in the north Side Yard or the indoor amenities / main building entry in the existing one-story South structure.

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

While the requested area variances may substantially deviate from the requirements, the requested area variances are not substantial considering the demographic the project is designed to seek, the parking available in proximity to the site, the project's proximity to Main Street where public transportation is available, as well as other measures that are being explored.

The design of this adaptive reuse project seeks to appeal to an active, forward-thinking demographic, while still providing parking for less mobile residents. In order to appeal to this market, the proposed project's design features:

- Walk-up access only is provided to the Units above the ground floor designed to be attractive and a positive attribute for the Dwelling Units
- On-site Amenities are included:
 - a) Alternative means of transportation (bicycles and other forms of electric personal transportation devices, PTDs): prominent, safe, secure storage for the residents
 - b) Alterative work environment that reduces/eliminates commuting: coworking space
 - c) Outdoor Recreation Spaces: private balconies, common play area, dog run and rooftop communal social spaces with food preparation capabilities

Additional Parking is/could be made available within the area that could be utilized to accommodate residents that were not provided on-site parking:

- Existing On-street exist could be utilized in conjunction with the community at large (see attached Vacant Lots Within 600' of Site Map that shows existing on-street parking)
- Making on-street parking available on North Cherry Street between Main Street and Maple Street is being explored with the City. (see attached Vacant Lots Within 600' of Site Map that shows potentially available North Cherry on-street parking)

- Existing Parking within walking-distance could be arranged to accommodate additional Off-Street parking for the residents' (see attached Off Street Parking within 3/4 mile of site)

Public Transportation is readily available (see attached Public Transit Routes, Dutchess County Map); if the frequency of existing Public Transportation is determined not be sufficient, a shuttle provided by the Applicant from the site to the train station is being discussed subject to further review.

The requested area variance for the Refuse Area is not substantial. Refuse area will have restricted access for maintenance staff only and will be maintained at a regular interval.

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

The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. These variances will allow for a currently neglected and dormant building to be brought back to life, activating the street corridor between itself and the Underwear Factory. This proposed project endeavors to contribute to the ever-improving quality of Poughkeepsie's architectural landscape.

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

The requested variances are the result of the unique property restraints as previously outlined. We have seen these restraints as an opportunity to design a unique response to the existing conditions, leading us to propose a circulation typology conducive to social interaction, and personal fitness, which prioritizes the well-being of Poughkeepsie's future inhabitants.

The number of Dwelling Units proposed is in line with the size of the existing Building and market demands. Based upon the Developer's Pro Forma Worksheet (see attached 15 North Cherry Street Development Pro Forma Worksheet) the proposed type and number of Dwelling Units make this a viable project.

Sincerely,

Alex Blakely

RECEIVED

JUN 03 2022

PARCEL DATA

TAX MAP INFORMATION	SECTION 6162, BLOCK 79, LOT 344012
PARCEL ADDRESS	NORTH 15 CHERRY STREET POUGHKEEPSIE, NEW YORK 12601
LOT AREA	0.90± ACRES

PROPERTY LOCATION AND SIZE

JURISDICTION	CITY OF POUGHKEEPSIE, NY
NAME	15 NORTH CHERRY STREET
ADDRESS	15 NORTH CHERRY STREET, POUGHKEEPSIE, NY 12601
SIZE	0.90 ACRES OR ± 39,204 SQ FT

ADJACENT PROPERTIES TAX MAP INFORMATION:

PARCEL #	PARCEL ADDRESS	AREA	OWNER	OWNER ADDRESS
326997	519 MAIN ST, POUGHKEEPSIE 126010000	0.01 ACRES	YEUNG , SHING FU (PRIMARY)	1055 DUTCHER DR, FISHKILL NY 12524
330013	8 N CHERRY ST, POUGHKEEPSIE 126010000	0.43 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
333026	N CHERRY ST, POUGHKEEPSIE 126010000	0.25 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
339035	418 MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	MCGRANE , PETER (PRIMARY)	164 WHITMAN RD, YONKERS NY 107100000
348034	420-422 MAPLE ST, POUGHKEEPSIE 126010000	0.14 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
356033	MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
363017	17 ROSE ST, POUGHKEEPSIE 126010000	0.84 ACRES	FALKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
358007	9 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	JANENDO , JOHN JR A (PRIMARY)	9 ROSE ST, POUGHKEEPSIE NY 126010000
356004	7 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	MARKOVIC , ANTO (PRIMARY)	40 OLD ROUTE 52, STORMVILLE NY 12582
354999	ROSE ST, POUGHKEEPSIE 126010000	0.22 ACRES	FALKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
343990	521 MAIN ST, POUGHKEEPSIE 126010000	0.54 ACRES	521-527 MAIN STREET CORP (PRIMARY)	PO BOX 4, BILLINGS NY 125100000

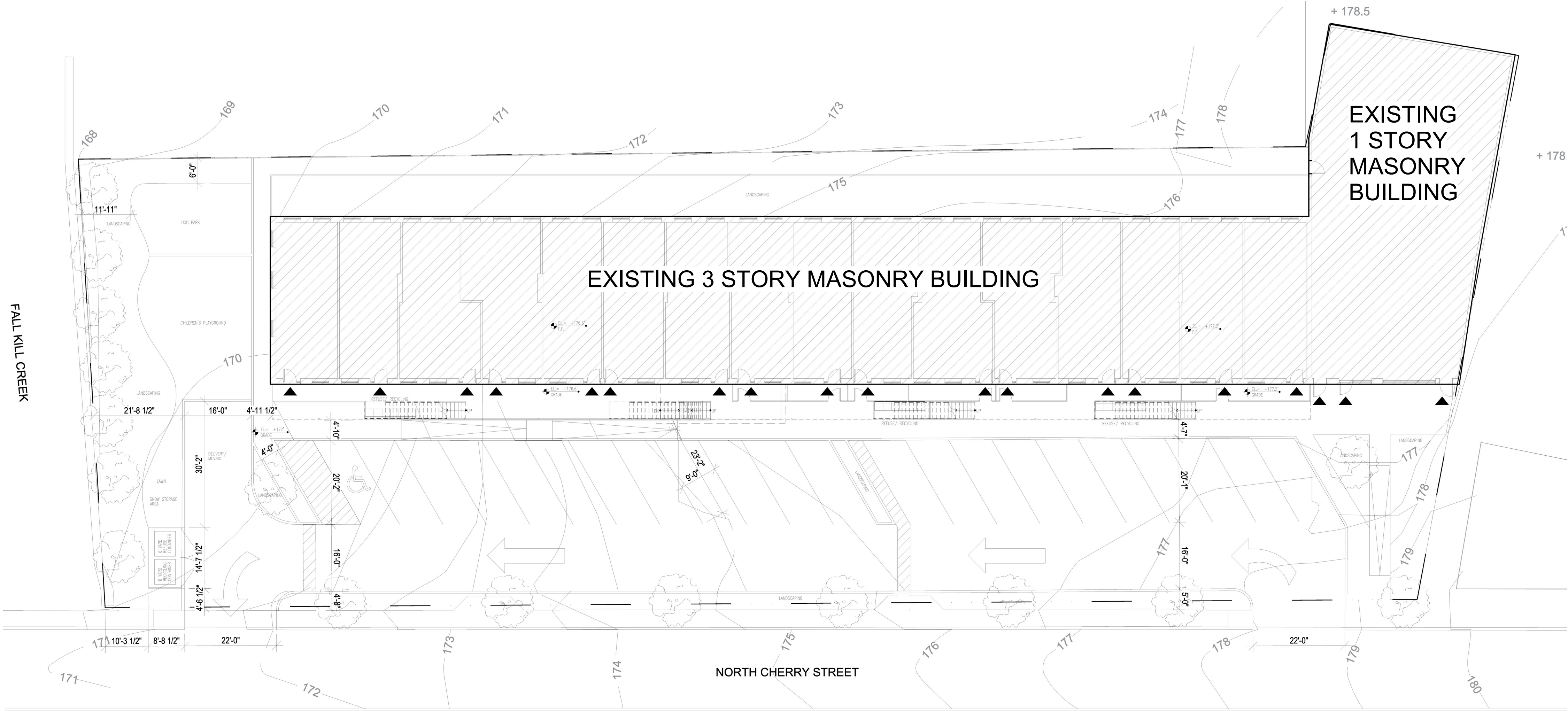
NO EXISTING OR PROPOSED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, COVENANTS OR DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.



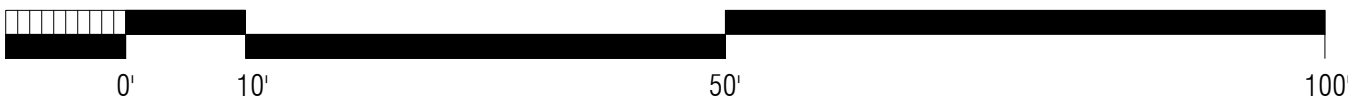
1 TAX MAP
N.T.S.



2 LOCATION MAP
N.T.S.



3 SITE PLAN.
1/16" = 1'-0"



This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

JANET REDI TRUST
2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603

OWNER

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	REVISION	03.29.22
#	DATE	DESCRIPTION
	SUBMISSION	02.22.22
ISSUES / REVISIONS		

abarchitekten

62 Allen Street, 2nd Fl
New York New York 10002
T 212.334.1232
F 212.334.4520
www.abarchitekten.com



15 NORTH CHERRY ST

SITE PLAN

AB	PROJECT #
CHECKED BY	AS INDICATED
SCALE	DATE

A-100.00

DRAWING # 01 OF 04

- BULKHEAD
47' - 2"
- T.O. PARAPET
38' - 7"
- ROOF
37' - 2"
- 3RD FLOOR
24' - 6"
- 2ND FLOOR
12' - 6"
- 1ST FLOOR
0' - 0"
- CELLAR
-11' - 0"



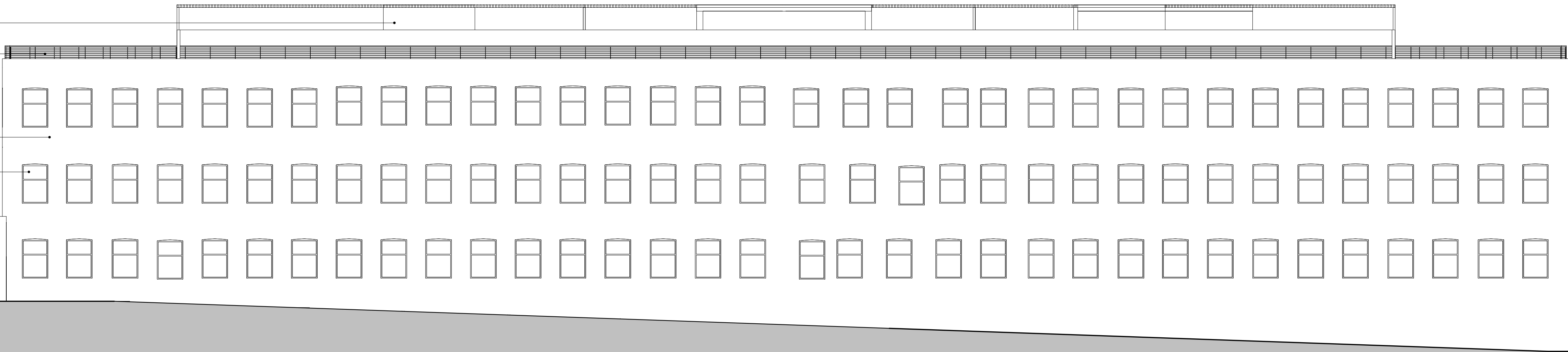
- BULKHEAD
- PAINTED METAL RAILINGS
- PAINTED METAL STAIR
- EXISTING BRICK FACADE, TO BE RESTORED
- REPLACEMENT WINDOWS, TYP.
- NEW GLAZED STOREFRONT

1 WEST ELEVATION
3/32" = 1'-0"



- BULKHEAD
47' - 2"
- T.O. PARAPET
38' - 7"
- ROOF
37' - 2"
- 3RD FLOOR
24' - 6"
- 2ND FLOOR
12' - 6"
- 1ST FLOOR
0' - 0"
- CELLAR
-11' - 0"

- BULKHEAD
- PAINTED METAL RAILING
- EXISTING BRICK FACADE, TO BE RESTORED
- REPLACEMENT WINDOWS, TYP.



2 EAST ELEVATION
3/32" = 1'-0"



This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

JANET REDI TRUST
2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603

OWNER

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	REVISION	03.29.22
#	SUBMISSION	02.22.22

ISSUES / REVISIONS

abarchitekten

62 Allen Street, 2nd Fl
New York New York 10002
T 212.334.1232
F 212.334.4520
www.abarchitekten.com



15 NORTH CHERRY ST

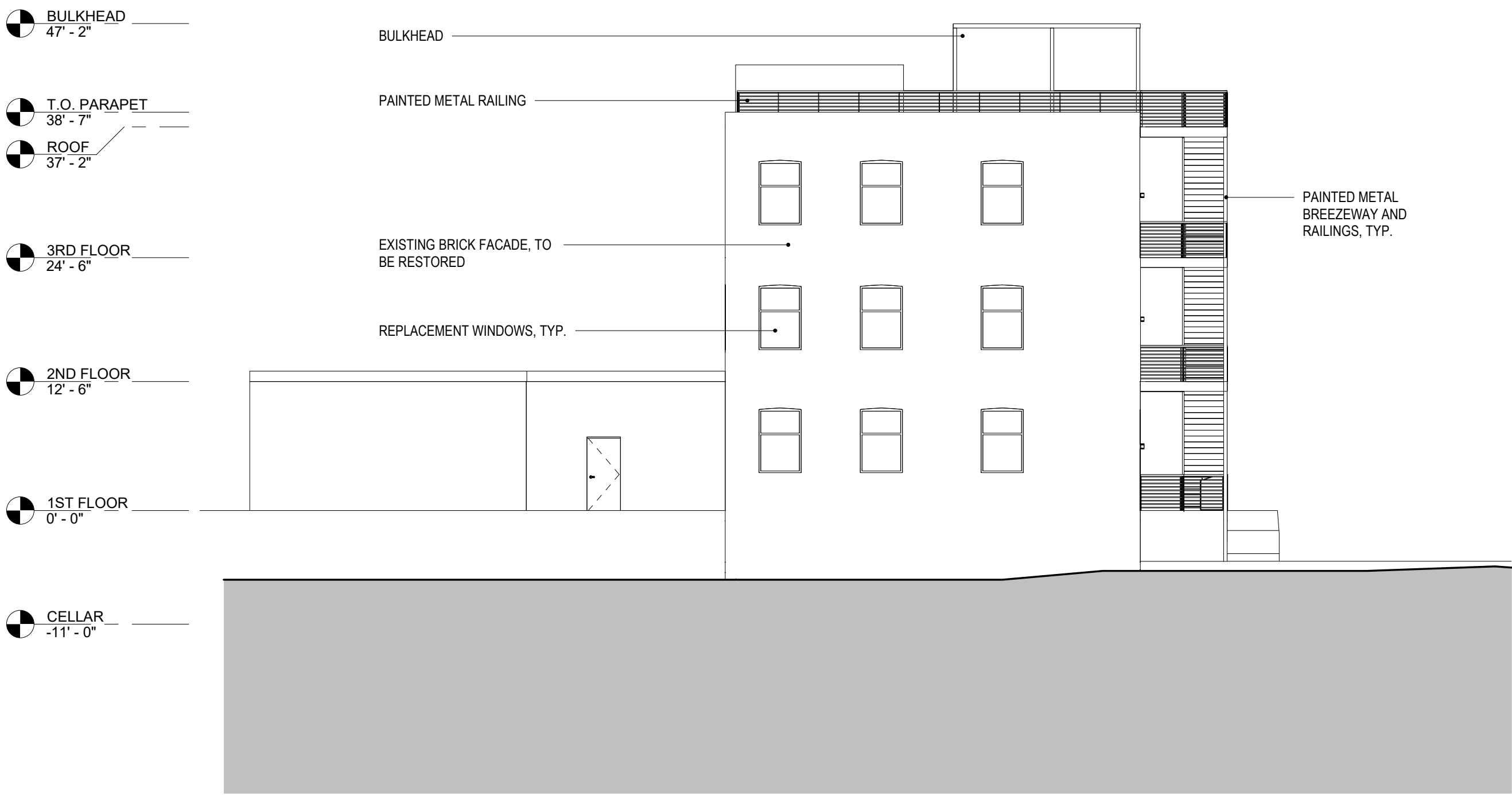
EAST AND WEST
ELEVATIONS

AB		
CHECKED BY	PROJECT #	
3/32" = 1'-0"	03.29.22	
SCALE	DATE	

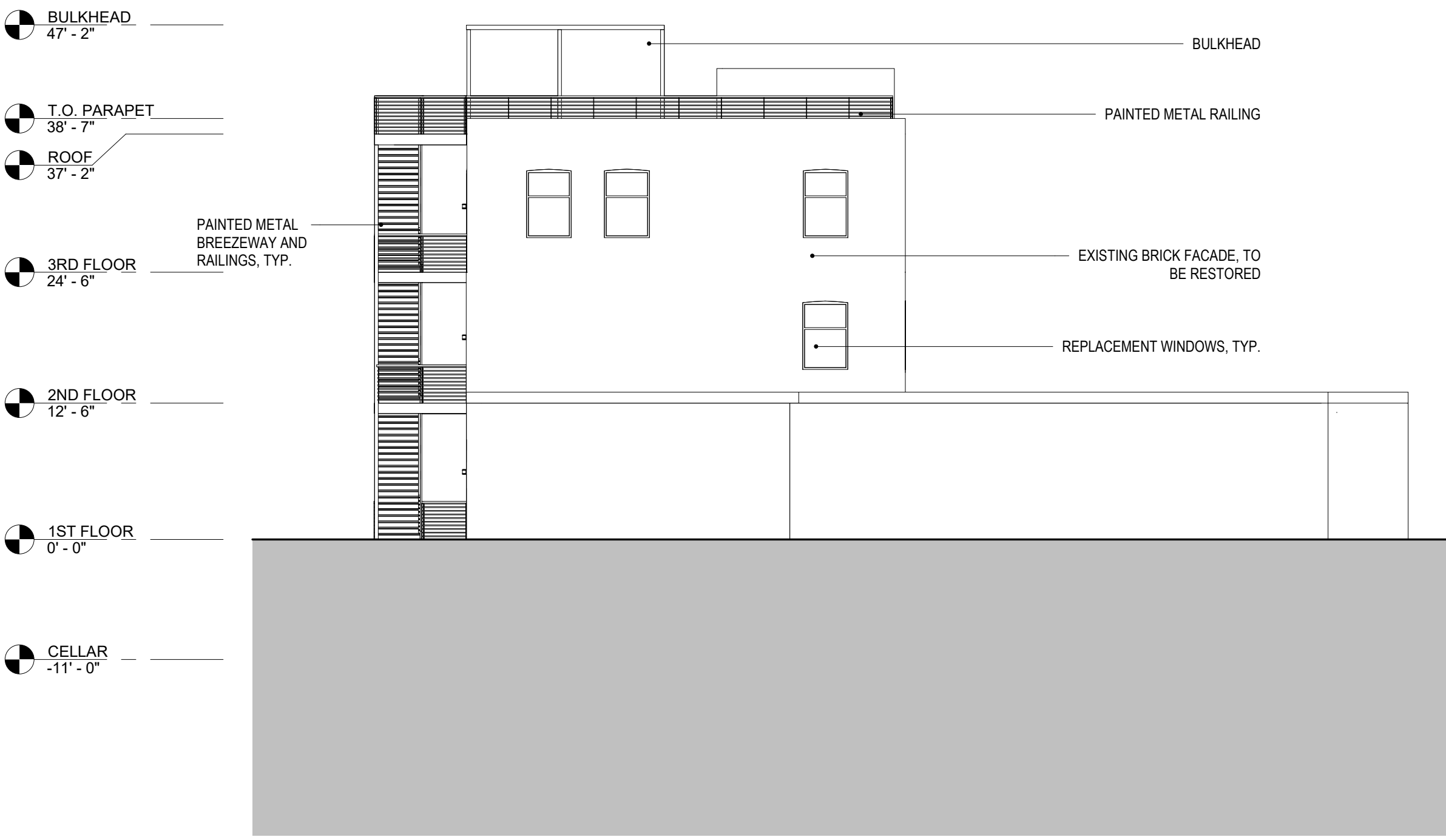
A-401.00

DRAWING #

25 OF 42



1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

JANET REDI TRUST
2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603

OWNER

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	REVISION	03.29.22
#	SUBMISSION	02.22.22

ISSUES / REVISIONS

abarchitekten

62 Allen Street, 2nd Fl
New York New York 10002
T 212.334.1232
F 212.334.4520
www.abarchitekten.com



15 NORTH CHERRY ST

SOUTH AND NORTH
ELEVATIONS

DRAWING TITLE	
AB	
CHECKED BY	PROJECT #
3/32" = 1'-0"	03.29.22
SCALE	DATE

A-402.00

DRAWING #

04 OF 04





























FOR RENT
STORAGE
914-489-9093

15



15 North Cherry Street
Poughkeepsie, New York
June 14, 2022

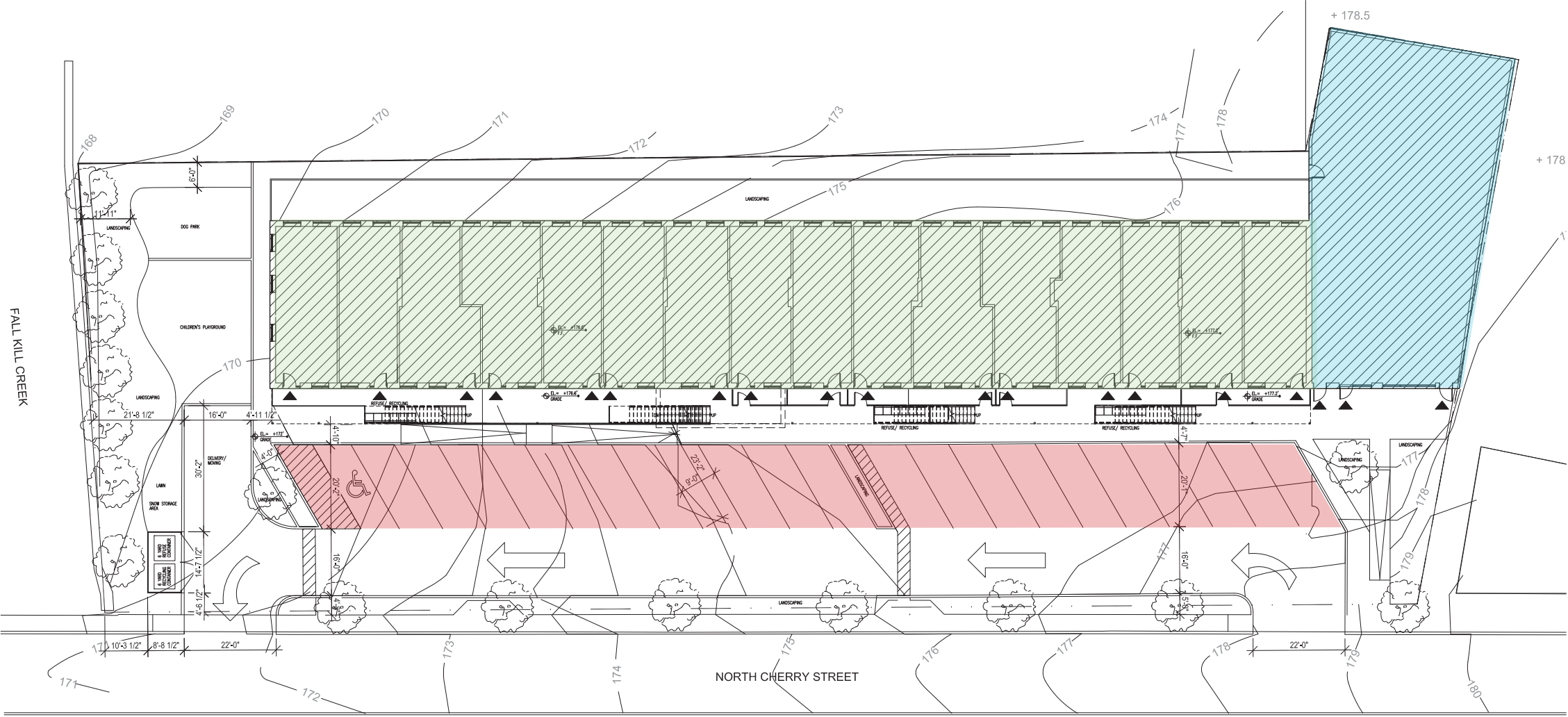
abarchitekten

2	Site Demolition Plan	7	Site Area Diagram
3	Site Plan	8	Vacant Lots
4	1st & 2nd Floor Plans	9	Off Street Parking
5	3rd Floor & Roof Plans	10	Public Transit Routes
6	Area Tabulations		



KEY

- PARKING
- RESIDENTIAL
- AMENITIES



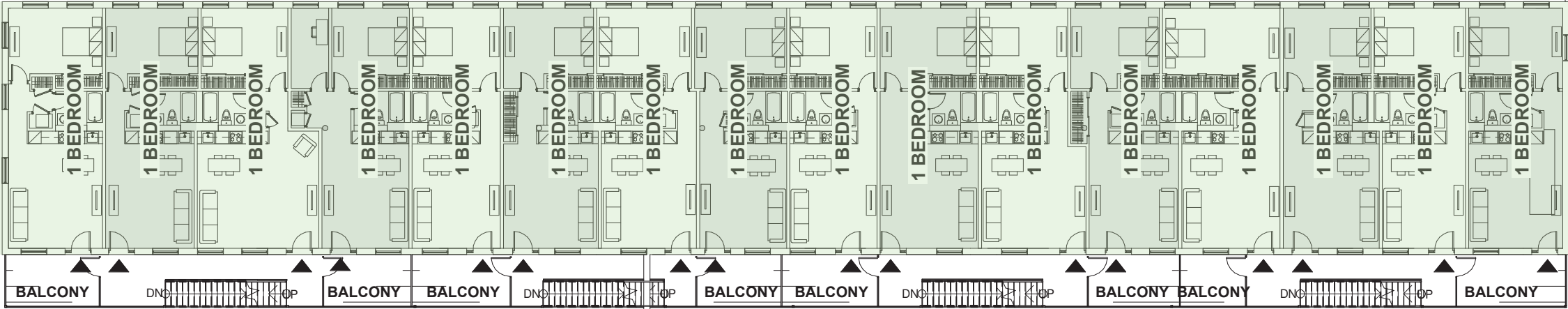
SCALE: 1/32" = 1'-0"



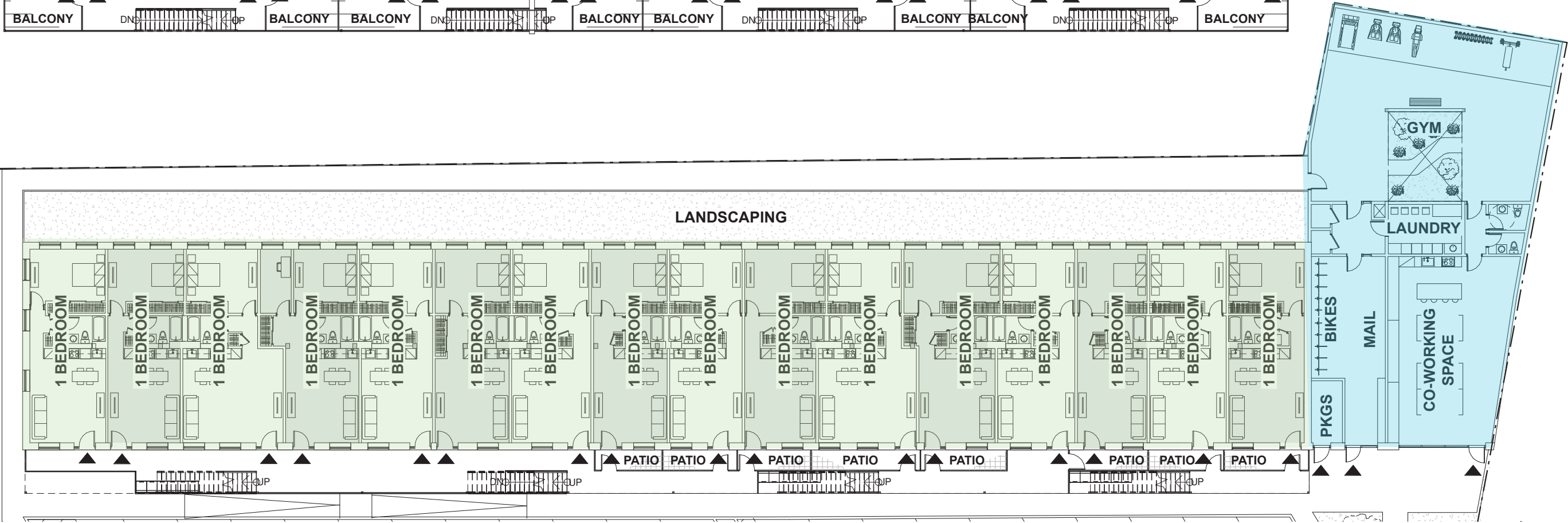
KEY

- PARKING
- RESIDENTIAL
- AMENITIES

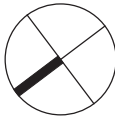
2ND FLOOR



1ST FLOOR



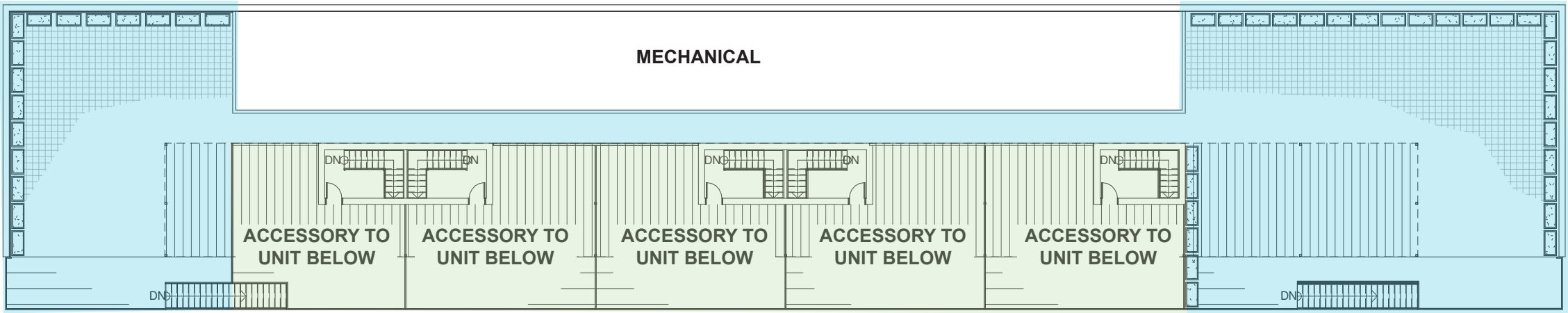
SCALE: 3/64" = 1'-0"



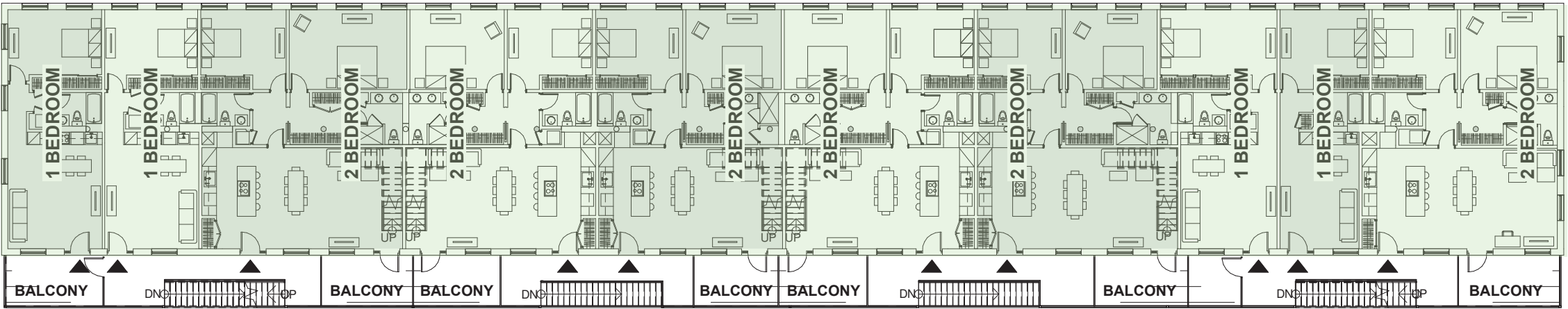
KEY

- PARKING
- RESIDENTIAL
- AMENITIES

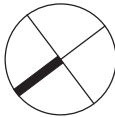
ROOF



3RD FLOOR



SCALE: 3/64" = 1'-0"



NORTH 15 CHERRY STREET, POUGHKEEPSIE, NY
SECTION 6162, BLOCK 79, LOT 344012
0.90 ACRES OR + 39,204 SQ FT

BUILDING GROSS FLOOR AREA - EXISTING			
FLOOR	3-STORY BLDG GROSS F.A.	1-STORY BLDG GROSS F.A.	TOTAL GROSS F.A.
CELLAR	5,274.89		5,274.89
1ST FLOOR	10,549.39	3,489.79	14,039.18
2ND FLOOR	10,292.39		10,292.39
3RD FLOOR	10,292.39		10,292.39
TOTAL ABOVE GRADE	31,134.17	3,489.79	34,623.96
TOTAL INCL. CELLAR	36,409.06	3,489.79	39,898.85

BUILDING GROSS FLOOR AREA - PROPOSED			
FLOOR	RESIDENTIAL GROSS F.A.	AMENITIES GROSS F.A.	TOTAL GROSS F.A.
CELLAR	4,987.62		4,987.62
1ST FLOOR	10,005.12	3,489.79	13,494.91
2ND FLOOR	10,005.12		10,005.12
3RD FLOOR	10,005.12		10,005.12
TOTAL ABOVE GRADE	30,015.36	3,489.79	33,505.15
TOTAL INCL. CELLAR	35,002.98	3,489.79	38,492.77

F.A. RATIO (LOT/GROSS F.A.)0.98

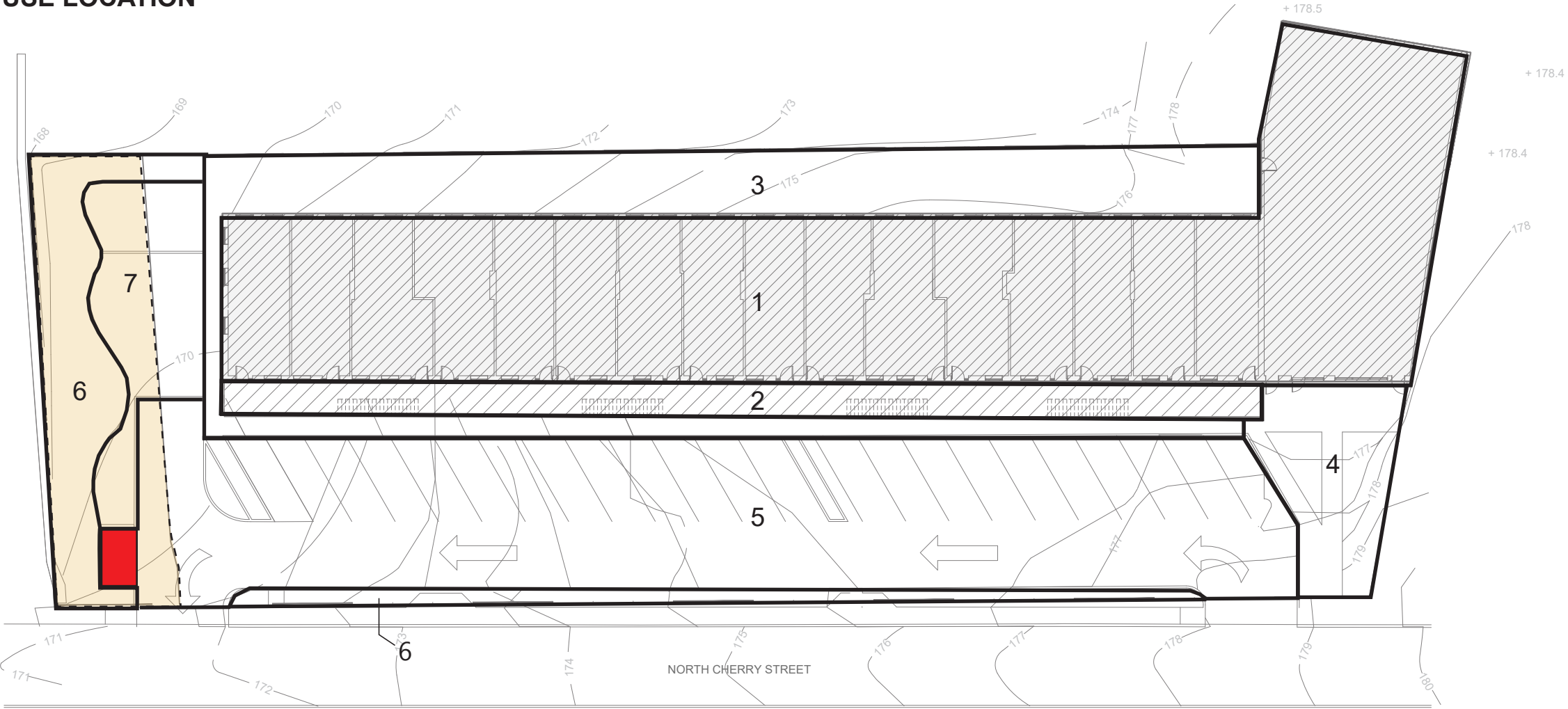
PARKING SCHEDULE					
	UNIT TYPE	UNITS	REQUIRED BY TYPE	REQUIRED	PROVIDED
RESIDENTIAL TOTAL	STUDIO	0	1 SPACE PER UNIT	0	
	ONE BEDROOM	36	1.5 SPACES PER UNIT	54	
	TWO BEDROOM	6	2 SPACES PER UNIT	12	
	ADDITIONAL 10% VISITOR REQUIREMENT			7	
TOTAL				73	22

UNIT SCHEDULE				
FLOOR	UNIT TYPE			TOTAL
	STUDIO	1-BED	2-BED	
CELLAR				0
1ST FLOOR		16	0	16
2ND FLOOR		16	0	16
3RD FLOOR		4	6	10
ROOF/BULKHEAD				0
TOTAL UNIT COUNT	0	36	6	42

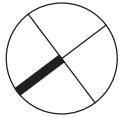
KEY

- 1 EXISTING BUILDING AREA
- 2 EXTERIOR BUILDING CIRCULATION
- 3 PEDESTRIAN CIRCULATION
- 4 MAIN PEDESTRIAN BUILDING ENTRY
- 5 VEHICULAR CIRCULATION AND PARKING
- 6 LANDSCAPING
- 7 EXTERIOR AMENITIES (PLAYGROUND AND DOG RUN)

 AREA WITHIN 30 FT FROM FALL KILL CREEK
 PROPOSED REFUSE LOCATION



SCALE: 1/32" = 1'-0"



SITE AREA DIAGRAM
REGARDING REFUSE AREA

15 NORTH CHERRY STREET
MAY 24, 2022

POUGHKEEPSIE
NEW YORK

abarchitekten



KEY

VACANT LOT

CITY OWNED LOT

PROPERTY LINES

EXISTING ON STREET PARKING

WITHIN 600 FEET

POTENTIAL NORTH CHERRY

ON STREET PARKING

FALL KILL CREEK

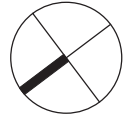
EXISTING VACANT LOTS TO CONSIDER FOR OFF STREET PARKING

LOT #	OWNER	LOTS	SIZE (ACRES)
1	PIEDMONT PROPERTIES	6	0.6
2	HERBERT REDL	3	0.79
3	NEW YORK STATE	2	0.21
4	JANKOVICS LLC	4	0.42
5	112 PERRY LLC	1	0.15

EXISTING ON STREET PARKING SPACE CALCULATION

STREET	SPACES
S. CHERRY ST.	+/- 5
MAIN ST.	+/- 65
WINNIKEE AVE.	+/- 10
BEMENT AVE.	+/- 6
GRANT ST.	+/- 9
HARRISON ST.	+/- 7
ROSE ST.	+/- 16
TOTAL	+/- 120

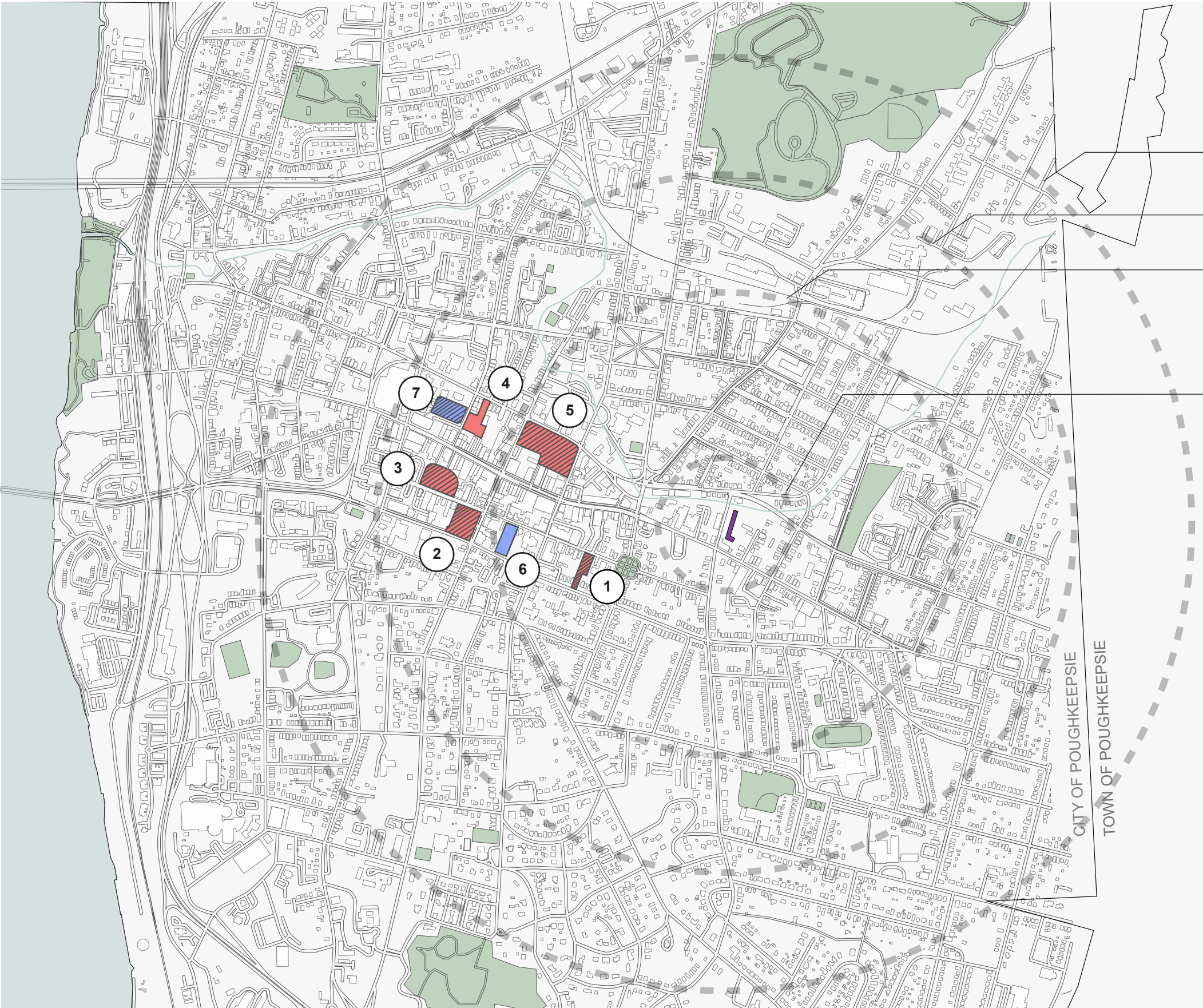
POTENTIAL NORTH CHERRY ON STREET PARKING SPACE CALCULATION	+/- 11
--	--------



VACANT LOTS
WITHIN 600' OF SITE

15 NORTH CHERRY STREET
MAY 24, 2022

POUGHKEEPSIE
NEW YORK



KEY

PARKING LOT

PARKING GARAGE

MUNICIPAL PARKING LOT

MUNICIPAL PARKING GARAGE

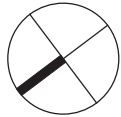
1 MILE RADIUS

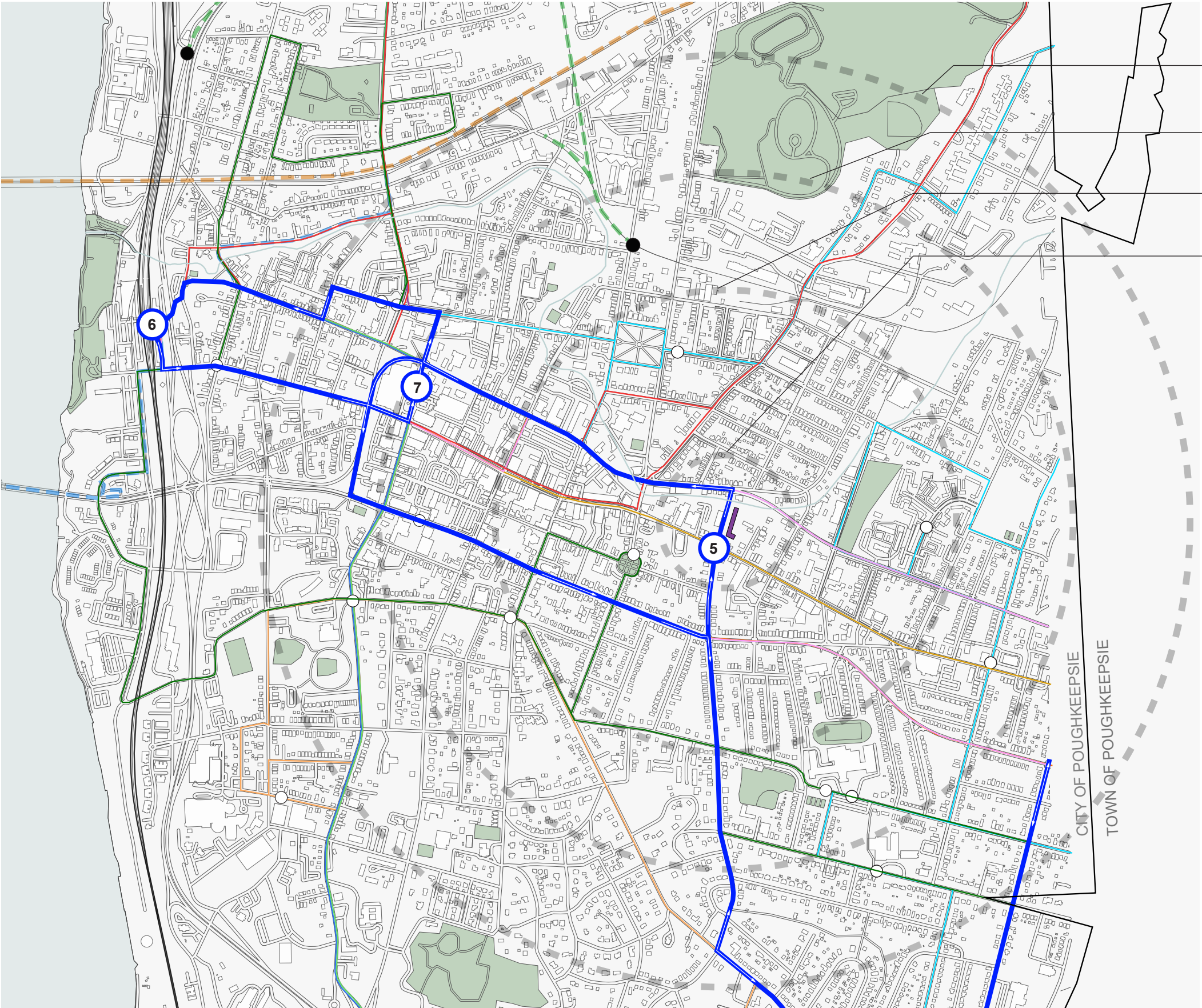
3/4 MILE RADIUS

1/2 MILE RADIUS

600 FOOT RADIUS

EXISTING OFF STREET PARKING LOTS	SPACES
1. LOT 1	+/- 60
2. ACADEMY ST. LOT	+/- 180
3. 29 CANNON ST. LOT	+/- 140
4. GARDEN ST. LOT	+/- 100
5. CRANELL ST. LOT	+/- 300
APPROXIMATE TOTAL	+/- 780
EXISTING OFF STREET PARKING GARAGES	
6. 88 CANNON ST. GARAGE	+/- 240
7. MARKET ST. GARAGE	+/- 520
APPROXIMATE TOTAL	+/- 760
APPROXIMATE OFF STREET PARKING SPACES AVAILABLE	
	1,500+
APPROXIMATE OFF STREET PARKING SPACES AVAILABLE IN A GARAGE	
	700+





1 MILE RADIUS

3/4 MILE RADIUS

1/2 MILE RADIUS

600 FOOT RADIUS

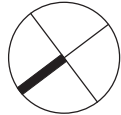
KEY

Poughkeepsie Bus Routes

- Route A - PK to Fishkill
- Route B - PK to Beacon
- Route C - PK to Tivoli
- Route D - PK to Wassaic
- Route E - PK to Pawling
- Route H - PK Transit Hub to Dutchess County College
- Route J - PK Transit Hub to Hyde Park
- Route K - PK to The Shoppes at South Hills
- Route L - PK to Stop & Shop or Adam Fairace Farms
- Route M - PK to Grand Avenue at Hooker Ave.
- Route P - PK Transit Hub to PK Highschool
- PRL - PK Train Station to Hudson River Housing
- Urban Trail path
- W.R.S. Dutchess Rail Trail
- Walkway Loop Trail
- Poughkeepsie Train Station
- Access to Urban Trail
- Other Bus Stops
- PRL Stops: 5 - N Cherry St & Main St
6 - Poughkeepsie Train Station
7 - Dutchess County Transit Hub

FREQUENCY OF PRL LINE STOPS IN MORNING AND EVENING DURING RUSH HOURS 40 MIN.

PRL LINE TRAVEL TIME BETWEEN SITE AND POUGHKEEPSIE TRAIN STATION 10 MIN.



Prepared By:



Property Details	
Property Type	Multi-Family
Gross Building Area	39,897 SF
Gross Rentable Area	34,623 SF
Net Rentable Area	30,090 SF
Efficiency Rate	87%
Number of Units	42
Storage Units	43
Parking Spots	22
Year Built	2024
Address	15 N Cherry St
City, State & Zip	Poughkeepsie, NY 12601

Purchase Information	
Purchase Price	\$1,350,000
Purchase Price / Unit	\$32,143
Purchase Price / SF	\$33.84

Timeline	
Analysis Start Date	9/30/2022
Purchase	Month 0
Approvals	Month 0
Construction Documents	Month 2
Demo Begins	Month 3
Construction Begins	Month 4
Construction Ends	Month 22
Lease-Up Period Begins	Month 23
Lease-Up Period Ends	Month 25
Refinance	Month 28
Sale	Month 120

Construction Costs	
Hard Costs	\$7,900,000
Soft Costs	\$1,400,000
Total	\$9,300,000

Total Project Costs	
Total Project Costs	\$11,837,176
Total Project Cost / Unit	\$281,838
Cost/SF	\$297
Stabilized Return on Cost	5.63%
Stabilized Value	\$11,113,024
Value/Unit	\$264,596

Construction Financing	
Loan Amount	\$8,877,882
LTC	75%
Interest Rate	5.50%
Loan Fee	2.00%
Term	28 Months

Permanent Financing	
Refinance Month	Month 28
NOI	\$677,568
Financing Value	\$11,292,795
Loan Amount (DSCR)	\$7,955,628
Valuation Cap Rate	6.00%
LTV	70%
DSCR	1.25x
Debt Yield	8.52%
Interest Rate	5.50%
Payments	\$542,054
Loan Constant	6.81%
Interest-Only Period	0 Months
Loan Fee	2.00%
Amortization	360 Months
Term	Month 120

Sources	
Equity	\$2,959,294
Debt	\$8,877,882
Total	\$11,837,176

Uses	
Purchase Price	\$1,350,000
Closing Costs	\$316,052
Carrying Costs	\$211,667
Hard Construction Costs	\$7,900,000
Soft Construction Costs	\$1,400,000
Capitalized Interest	\$481,900
Loan Fees	\$177,558
Total	\$11,837,176

Sale Details	
Sale Price	\$13,598,512
NOI	\$849,907
Sale Price/Unit	\$323,774
Cost of Sale	\$475,948
Closing Costs	3.50%
Exit Cap Rate	6.25%
Hold Period	120 Months

Unit Mix				
Unit Type	# of Units	SF	Rent	Rent/SF
	42	716	\$2,019	\$2.82
1BD/1BA	17	600	\$1,850	\$3.08
1BD/1BA	2	610	\$1,850	\$3.03
1BD/1BA	3	620	\$1,850	\$2.98
1BD/1BA	1	630	\$1,850	\$2.94
1BD/1BA	1	640	\$1,850	\$2.89
1BD/1BA	4	650	\$1,850	\$2.85
1BD/1BA	2	670	\$1,875	\$2.80
1BD/1BA	2	680	\$1,875	\$2.76
1BD/1BA	1	690	\$1,875	\$2.72
1BD/1BA	1	700	\$1,875	\$2.68
1BD/1BA + Office	1	670	\$2,050	\$3.06
1BD/1BA + Office	1	680	\$2,050	\$3.01
2BD/1.5BA	1	1260	\$2,650	\$2.10
2BD/1.5BA + Roof Terrace	1	1200	\$2,975	\$2.48
2BD/1.5BA + Roof Terrace	1	1220	\$2,975	\$2.44
2BD/1.5BA + Roof Terrace	1	1240	\$2,975	\$2.40
2BD/1.5BA + Roof Terrace	1	1250	\$2,975	\$2.38
2BD/1.5BA + Roof Terrace	1	1330	\$3,100	\$2.33

Stabilized Economic Vacancy	
Physical Vacancy	3.00%
Concessions	1.00%
Bad Debt	1.00%
Other Loss	0.00%

Assumptions	
Annual Revenue Escalation	3.00%
Lease-Up Concession (Free Rent)	2 Months

*1 month free rent + 1 month rent to leasing broker

Stabilized Other Income			
Item	Annual Income	Monthly	% Occupied
Storage Units	\$58,050	\$150	75%
Parking	\$59,400	\$225	100%
Laudry Income	\$12,600	\$25	100%
Total	\$130,050		

Annual Operating Expenses		
Expenses	Per Unit/Year	Total
Payroll	\$750	\$31,500
General & Administrative	\$300	\$12,600
Marketing	\$300	\$12,600
Repairs & Maintenance	\$250	\$10,500
Turnover Costs	\$250	\$10,500
Contract Services	\$500	\$21,000
Utilities	\$1,100	\$46,200
Insurance	\$550	\$23,100
Management Fee	\$1,061	\$44,544
Property Taxes	\$5,303	\$222,720
Total	\$10,363	\$435,264

Assumptions	
Annual Expense Growth Rate	3.00%
Capital Expense Reserve/Unit	\$250
Management Fee (% of EGI)	4.00%
Property Tax Estimate (% of EGI)	20.00%
Stabilized Expense Ratio	40.12%

Year Year Ending	0 9/30/2022	1 9/30/2023	2 9/30/2024	3 9/30/2025	4 9/30/2026	5 9/30/2027	6 9/30/2028	7 9/30/2029	8 9/30/2030	9 9/30/2031	10 9/30/2032
Revenue											
Gross Rental Revenue		\$0	\$169,600	\$1,031,517	\$1,062,463	\$1,094,337	\$1,127,167	\$1,160,982	\$1,195,811	\$1,231,686	\$1,268,636
Physical Vacancy		\$0	(\$84,800)	(\$30,946)	(\$31,874)	(\$32,830)	(\$33,815)	(\$34,829)	(\$35,874)	(\$36,951)	(\$38,059)
Concessions		\$0	(\$28,267)	(\$148,865)	(\$10,306)	(\$10,615)	(\$10,934)	(\$11,262)	(\$11,599)	(\$11,947)	(\$12,306)
Bad Debt		\$0	(\$565)	(\$8,517)	(\$10,203)	(\$10,509)	(\$10,824)	(\$11,149)	(\$11,483)	(\$11,828)	(\$12,183)
Other Loss		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Rental Income		\$0	\$55,968	\$843,189	\$1,010,080	\$1,040,383	\$1,071,594	\$1,103,742	\$1,136,854	\$1,170,960	\$1,206,089
Other Income											
Storage Units		\$0	\$5,115	\$62,428	\$64,300	\$66,229	\$68,216	\$70,263	\$72,371	\$74,542	\$76,778
Parking		\$0	\$5,234	\$63,879	\$65,796	\$67,770	\$69,803	\$71,897	\$74,054	\$76,275	\$78,564
Laudry Income		\$0	\$1,110	\$13,550	\$13,957	\$14,375	\$14,807	\$15,251	\$15,708	\$16,180	\$16,665
Total Other Income		\$0	\$11,460	\$139,857	\$144,053	\$148,374	\$152,826	\$157,410	\$162,133	\$166,997	\$172,006
Effective Gross Revenue		\$0	\$67,428	\$983,046	\$1,154,133	\$1,188,757	\$1,224,420	\$1,261,152	\$1,298,987	\$1,337,956	\$1,378,095
Expenses											
Payroll		\$0	(\$2,776)	(\$33,875)	(\$34,892)	(\$35,938)	(\$37,017)	(\$38,127)	(\$39,271)	(\$40,449)	(\$41,662)
General & Administrative		\$0	(\$1,110)	(\$13,550)	(\$13,957)	(\$14,375)	(\$14,807)	(\$15,251)	(\$15,708)	(\$16,180)	(\$16,665)
Marketing		\$0	(\$2,220)	(\$13,550)	(\$13,957)	(\$14,375)	(\$14,807)	(\$15,251)	(\$15,708)	(\$16,180)	(\$16,665)
Repairs & Maintenance		\$0	(\$925)	(\$11,292)	(\$11,631)	(\$11,979)	(\$12,339)	(\$12,709)	(\$13,090)	(\$13,483)	(\$13,887)
Turnover Costs		\$0	(\$925)	(\$11,292)	(\$11,631)	(\$11,979)	(\$12,339)	(\$12,709)	(\$13,090)	(\$13,483)	(\$13,887)
Contract Services		\$0	(\$3,699)	(\$22,584)	(\$23,261)	(\$23,959)	(\$24,678)	(\$25,418)	(\$26,181)	(\$26,966)	(\$27,775)
Utilities		\$0	(\$4,071)	(\$49,684)	(\$51,174)	(\$52,710)	(\$54,291)	(\$55,920)	(\$57,597)	(\$59,325)	(\$61,105)
Insurance		\$0	(\$4,069)	(\$24,842)	(\$25,587)	(\$26,355)	(\$27,145)	(\$27,960)	(\$28,799)	(\$29,663)	(\$30,552)
Management Fee		\$0	(\$2,697)	(\$39,322)	(\$46,165)	(\$47,550)	(\$48,977)	(\$50,446)	(\$51,959)	(\$53,518)	(\$55,124)
Property Taxes		\$0	(\$13,486)	(\$196,609)	(\$230,827)	(\$237,751)	(\$244,884)	(\$252,230)	(\$259,797)	(\$267,591)	(\$275,619)
Total Expenses		\$0	(\$35,979)	(\$416,600)	(\$463,081)	(\$476,973)	(\$491,282)	(\$506,021)	(\$521,201)	(\$536,838)	(\$552,943)
Expense Ratio			53.36%	42.38%	40.12%	40.12%	40.12%	40.12%	40.12%	40.12%	40.12%
Net Operating Income		\$0	\$31,449	\$566,447	\$691,052	\$711,784	\$733,137	\$755,131	\$777,785	\$801,119	\$825,152
Yield on Cost			4.79%	5.84%	6.01%	6.19%	6.38%	6.57%	6.77%	6.97%	
Capital Expense Reserves		\$0	(\$1,803)	(\$11,139)	(\$11,474)	(\$11,818)	(\$12,172)	(\$12,538)	(\$12,914)	(\$13,301)	(\$13,700)
Total Capital Expenses		\$0	(\$1,803)	(\$11,139)	(\$11,474)	(\$11,818)	(\$12,172)	(\$12,538)	(\$12,914)	(\$13,301)	(\$13,700)
Interest Payment		\$0	(\$29,647)	(\$389,883)	(\$430,892)	(\$424,621)	(\$417,997)	(\$410,999)	(\$403,607)	(\$395,797)	(\$387,547)
Principal Payment		\$0	\$0	(\$70,791)	(\$111,163)	(\$117,433)	(\$124,057)	(\$131,055)	(\$138,448)	(\$146,257)	(\$154,507)
Total Loan Payment		\$0	(\$29,647)	(\$460,673)	(\$542,054)	(\$542,054)	(\$542,054)	(\$542,054)	(\$542,054)	(\$542,054)	(\$542,054)
Cash Flow After Debt Service		\$0	\$0	\$94,634	\$137,524	\$157,912	\$178,911	\$200,540	\$222,817	\$245,764	\$269,398
Cash on Cash Return			3.20%	4.65%	5.34%	6.05%	6.78%	7.53%	8.30%	9.10%	
Capital Events											
Land Acquisition Price	(\$1,350,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Closing Costs	(\$316,052)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Expenses	\$0	(\$4,087,394)	(\$5,212,606)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Carrying Costs	\$0	(\$115,455)	(\$96,212)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,598,512
Costs of Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$475,948)
Loan Capital Events											
Construction Loan Draws	\$0	\$3,087,164	\$5,308,818	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permanent Loan Funding	\$0	\$0	\$0	\$7,955,628	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Payoff	\$0	\$0	\$0	(\$8,877,882)	\$0	\$0	\$0	\$0	\$0	\$0	(\$6,961,918)
Loan Fees	\$0	(\$177,558)	\$0	(\$159,113)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Levered Net Cash Flow	(\$1,666,052)	(\$1,293,242)	\$0	(\$986,733)	\$137,524	\$157,912	\$178,911	\$200,540	\$222,817	\$245,764	\$6,430,045
Total Return On Investment			-33.34%	4.65%	5.34%	6.05%	6.78%	7.53%	8.30%	217.28%	
IRR	8.05%										
Avg. Annual Return	9.19%										
Avg. Cash On Cash Return	6.37%										
Equity Multiple	1.92x										
Stabilized Return on Cost	5.63%										



**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**

FEE: \$350.00
CODE: A2112
ACTIVITY #

APPLICATION TO THE ZONING BOARD OF APPEALS
CITY OF POUGHKEEPSIE, NEW YORK

REQUEST FOR AREA VARIANCE(S)

(TYPE, OR PRINT IN DARK INK)

I. OWNER INFORMATION

Name: VASSAR BROTHERS HOSPITAL
Address: 54 PAGE PARK DRIVE
POUGHKEEPSIE NY 12603
Phone #: _____

II. APPLICANT INFORMATION

Name: NUVANCE HEALTH VASSAR BROTHERS HOSPITAL
Address: 45 READE PLACE
POUGHKEEPSIE NY 12603
Phone #: _____

(If the applicant is not the owner, proof that the owner consents to the application must be provided.)

III. CONSULTANT INFORMATION

Name: TRACEY DIEHL
Address: 6487 HILLIARD DRIVE
CANAL WINCHESTER OH 43110
Phone #: 614-828-8215

IV. PROPERTY INFORMATION

Property Address (subject of appeal): 45 READE PLACE
Tax Parcel #: 131300-6061-43-843721-0000
Date property acquired: 1976
Present use of property: HOSPITAL CAMPUS
Zoning District: H-M
Dimensions: Lot Area 21.22 (sq. ft.) Width 946 ft
Depth 1004 ft. Frontage on street VARIOUS ft.
Is the property currently for sale or is the applicant preparing to sell? NO

V. REASON FOR APPEAL

This application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator, or other City of Poughkeepsie Agent:

(name, and title of agent: JUDITH KNAUSS).

A copy of this decision, dated FEBRUARY 17, 2022, must be attached.

VI. REQUEST FOR AREA VARIANCE

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

I/We, (insert name of applicant) NUVANCE HEALTH VASSAR BROTHERS HOSPITAL,
hereby apply to the Zoning Board of Appeals for a variance of the following requirements of the Zoning Ordinance:

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
Sec. 19-4.9(9)(i)(1)	MAX HEIGHT 12' ABOVE GRADE	SIGNS ARE 122' AND 62'7"
Sec. 19-4.9(9)(i)(2)	MAX SIZE 60 SQ. FT.	SIGNS ARE 530.30 SQ. FT.
Sec. 19-4.9(9)(i)(2)	NOT ABOVE 2ND STORY	SIGNS ARE ABOVE 2ND STORY
Sec. 19-4.9(9)(i)(2)	MAX 3' IN HEIGHT	SIGNS EXCEED 3' IN HEIGHT

VII. VARIANCE REQUEST EXPLANATION

Pursuant to Section 19-9.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall consider the applicant's responses to the following:

Note: It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied for each variance requested.

PLEASE ATTACH RESPONSES ON A SEPARATE SHEET.

- (i) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.
- (ii) Why is the granting of the variance necessary? Could the same result could be achieved by some other feasible means that doesn't require a variance? Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.).
- (iii) Is (Are) the requested area variance(s) substantial? If not, explain why it (they) is (are) not substantial.
- (iv) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? If not, please justify why it (they) won't have an adverse effect.
- (v) Is your need for the area variance(s) the result of self-created difficulties on your part? If not, please explain how the difficulties are not self-created.

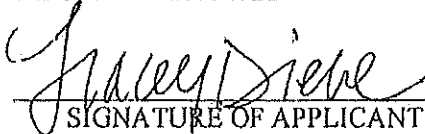
VIII. LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Eleven (11) copies.
3. Color photos of site conditions (8 copies)
4. Complete Short EAF (see explanation under Submission Requirements).
5. Other attachments deemed pertinent by the applicant (please list):
 - a) sign drawings
 - b) legend of proposed signs
 - c) criteria answers
 - d) site plan waiver

IX. SIGNATURE AND VERIFICATION

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

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



 SIGNATURE OF APPLICANT

5/24/2022

 DATE

VARIANCE REQUEST EXPLANATION

LISTING AND BRIEF EXPLANATION of AREA VARIANCES REQUESTED:

The applicant is proposing two wall signs on its new hospital building, one on the east side and one on the west side. Each sign requires 4 area variances¹, but the variances concern two basic issues: where the signs are located on the building, and the size of the signs.

AREA VARIANCE # 1, 2, 3, & 4 (LOCATION OF SIGN ON BUILDING):

- a. Variances 1 & 2 seek relief from City Code 19-4.9(9)(i)(1), which provides that the bottom of a wall sign shall be a minimum of 8' or a maximum of 12' above the sidewalk. The applicant proposes signs located 122' (east) and 62'7" (west) above grade.
- b. Variances 3 & 4 seek relief from City Code 19-4.9(9)(i)(2), which for buildings of two stories or more, requires that a wall sign shall not extend above the bottom sill of windows on the second story. The applicant proposes signage above the second story.

AREA VARIANCE # 5, 6, 7, & 8 (SIGN DIMENSIONS):

- c. Variances 5 & 6 seek relief from City Code 19-4.9(9)(i)(2), which provides that wall signs shall not exceed a height of 3'. Each sign is proposed to be 5'1-3/4" tall at its highest point.
- d. Variances 7 & 8 seek relief from City Code 19-4.9(9)(i)(2), which provides that wall signs shall not exceed an area in square feet equal to one times the length of the frontage, up to a maximum of 60 square feet. Each sign is 530.3 square feet.

DESCRIPTION OF PROPOSED ACTIVITY

The following is a description of the project and its neighborhood and community setting, which applies to all of the area variances.

Project Summary:

The project involves the installation of two identical wall signs on the northeastern and southwestern facades of the recently completed Medical Center addition (the "East Sign" & "West Sign", respectively). Both signs will state the new title of the hospital – the logo "Nuvance Health" followed by "Vassar Brothers Medical Center." Each proposed sign is 530.30 square feet, with the sign height ranging from 4'-6" to 5'1-3/4". The bottom of the Eastern Sign will be located 122' above grade, and that of the West Sign 62'7" above grade. The signage letters will be internally LED-illuminated, and Nuvance Blue in color.

Project Setting:

The proposed signage will adorn the recently constructed Nuvance Vassar Brothers Medical Center located at 45 Reade Place in the City of Poughkeepsie. Reported as the largest project in the Poughkeepsie's history, the Medical Center is a 752,000 square foot, eight floor patient pavilion consisting of operating rooms, private medical/surgical rooms, critical care rooms, conference center, administrative offices, a cafeteria, and an emergency department. The state-of-the-art facility is the lynchpin of the Vassar Brothers hospital campus, representing its most significant transformation since the hospital opened in 1887.² The Medical Center and associated buildings comprising the hospital campus are classified within the City's Hospital-Medical District, which was established in order to promote and encourage expansion of the Center's medical-related land

¹ The odd-numbered variances are those relating to the east side of the building. The even-numbered variances are those relating to the west side of the building.

² *Walsh-Consigli JV Transforms Vassar Brothers Medical Center: Poughkeepsie's Largest Project Well Underway*, Debra Wood, Constructioneer (April 1, 2018), <https://www.acppubs.com/articles/7375-walsh-consigli-jv-transforms-vassar-brothers-medical-center>.

uses. Since its founding, this anchor institution has become one of Poughkeepsie's two largest nongovernmental employers, with an estimated 1,600 individuals employed.³

Situated on the western end of the hospital campus, the innovative building's design is a "homage to the slow-moving curve of the neighboring Hudson River."⁴ The Medical Center benefits from its location along Route 9, a major north-south route. The Medical Center is accessed from the east by Livingston Street, which intersects with north-south traveling Lincoln Ave and Fox Street. The proposed signage will be situated upon the building in a manner and scale that is visible from these intersections, as well as from Route 9 prior to the exit ramp leading to the hospital. The attached drawing set contains an aerial of the property showing the project setting.

DETAILED DESCRIPTION AND EVALUATION OF EACH VARIANCE

FACTS RELEVANT TO THE REQUESTED AREA VARIANCE RELIEF

The proposed signage is necessary to allow patients/visitors to be able to locate the building. Nowhere is wayfinding more important than for those in need of urgent medical care. The signs provide visibility from all major abutting roadways. The location and scale of the signs on the building facade are necessary to fulfill their wayfinding purposes so that individuals approaching the campus may safely identify their direction, building, service, and navigate their way through the campus from roadways at posted speed limits. The signage on the southwestern façade, facing Route 9, precedes the exit off ramp signage and allows drivers the opportunity to switch into the right lane before reaching the off ramp at Columbia Street. Similarly, the signage located on the northeastern façade permit drivers approaching the intersection of Livingston and Lincoln to properly and quickly identify the new facility. The proposal allows the medical facility to be recognizable in emergencies from all surrounding roadways.

In addition to the wayfinding objectives, the signage promotes design quality and integrity with the Medical Center. The uniformity and appropriateness of the East and West signs, when considering the scale and importance of the new building and location of abutting roadways, enables the applicant to bring the historic institution into the next century. The signage is low contrast, with subtle and refined details that benefit and complement the state-of-the-art facility. The signage will continue to enhance consistency of signage throughout the campus, which is currently comprised of buildings of different styles and time periods. The East and West signs match, in color and font, the recently approved sign located on the northern hospital building. To assure the signage is aesthetically suited to the building, the colors of the wall signs are proposed in a low-contrast color that blends with the exterior facades of the building. They are fitting additions to the City's recently developed economic asset.

Further, the signs are proportionate to the façade on which they are placed. The United States Sign Council proposes the legibility for signs of this type and the applicant is following those guidelines. The signs are consistent in size and the minimum necessary for clear legibility. The façades are large, and a smaller sign would prove ineffective for a hospital to be seen in all weather conditions at all posted speed limits in all types of emergencies. Aesthetically, a smaller sign that complies with the zoning size and location limitations, would be lost on the façade, and it would not be legible at the necessary distances.

The signage renderings are attached in the pages that follow. These visual renderings show signage that complies with the dimensional provisions, restricting the sign to approximately 60 square feet and 1'8-5/8" in height. The applicant believes that the larger scale is the minimum scale that provides necessary visibility from Route 9 and the various streets abutting the property to the east of the new building. It is also much more attractive and balanced and pleasing in appearance.

³ City of Poughkeepsie, Downtown Revitalization Initiative Submission.

⁴ *Vassar Brothers Builds \$545M Medical Center in Poughkeepsie*, Cindy Riley, Construction Equipment Guide (April 30, 2018), <https://www.constructionequipmentguide.com/vassar-brothers-builds-545m-medical-center-in-poughkeepsie/40152>.

AREA VARIANCE # 1, 2, 3, & 4 (LOCATION OF SIGN ON BUILDING):

City Code 19-4.9(9)(i)(1) requires that the bottom of wall signs must be 8-12' above the sidewalk, and City Code 19-4.9(9)(i)(2) requires that for buildings of two stories or more, a wall sign shall not extend above the bottom sill of windows on the second story.

- a. **Variance # 1:** A variance to allow a sign 122' above grade (east).
- b. **Variance # 2:** A variance to allow a sign 62'7" above grade (west).
- c. **Variance # 3 & 4:** Variance relief to allow sign location above the bottom sill of windows on the second story.

The variances relating to wall signage location are being considered together, because the issues are interrelated, and the same facts apply to the four requested variances.

5-part test analysis (General City Law 81-b(4)(b); City Code 19-8.4(2)(d)(2))

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

The wall signage will not change the character of the neighborhood. The signs will be situated upon the northeastern and southwestern faces of the newest addition to the Medical Center campus. The stylistic components of the signs will match the recently approved sign located on the northern building on the campus, thereby harmonizing the structures and bringing consistency to the historic campus. As noted, the height of the signs is necessary to enable individuals to navigate to the hospital campus and new building from the abutting roadways—lowering these signs would frustrate this purpose and negate any wayfinding intent.

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

The applicant has no alternative to an area variance to convey the identifying information to individuals approaching the site from Route 9 and the various roadways to the east of the building addition, due to the strict limits of the City Code sign provisions. The only compliant way to situate the signage on the facades would be to place them 12' above grade and no taller than the bottom of the second story windowsills. As the southwestern façade does not contain windows within the first 12' above grade and the northeastern facade is primarily composed of glass, the applicant physically cannot meet the latter requirement. Indeed, the topography of the project site is not normal. The new facility is above road grade and a sign positioned at that level would not be appropriate for this façade design. The signage is part of the overall well thought out design of this structure and to position it elsewhere interrupts the design. Also, the intent is for the signage to be seen beyond any trees and at all lines of sight. For both signs, a lowered location would frustrate the identification purpose sought by the applicant.

3. Whether the requested area variance is substantial.

The requested area variance relief increases the height at which both signs can be placed on the building. Both signs are proposed above the second story and will be located 122' and 62'7" above grade, where 12' is allowed. Yet, substantiality of a variance is not judged in purely mathematical terms but relates to the substantiality of the actual impact of the proposed use on the neighborhood. The following factors indicate the requested sign location variances are not substantial: The property is located within the existing hospital campus and Hospital-Medical Zoning District, the latter of which's purpose includes promotion of medical-related uses. The signs are subtle in style and color and not garish or overly bright.

The scale of this building—752,000 square feet—is much larger than a customary commercial building in downtown Poughkeepsie. The signage provisions contained in the Code do not account for larger structures but instead apply general requirements to all land uses, thus neglecting to account for what has been termed the largest development in the City's history.

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

There is no physical or environmental adverse effect. The signs are not overly bright, or disturbing in the night sky.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.

The difficulty is self-created based upon the need to identify the location of the hospital. Yet this is not alone a reason to deny an area variance. Based on the other factors and overall balancing test, this is a reasonable request.

Is this the appropriate minimum variance (General City Law 81-b(4)(c); City Code 19-8.4(2)(d)(3))?

Yes. The proposal does not create adverse impacts that require minimization of size as mitigation. The applicant has already assured that there is no adverse impact by its design and choice of colors. There is no realistic way to minimize the variance as to sign location of the signs and still provide the benefit sought by the applicant, particularly in light of the limited surface options available. The East and West Signs are essential to providing adequate visibility for drivers approaching the project site. Signs located on the second floor, 12' above grade would not be visible to approaching drivers to the extent the applicant intends to achieve by maximizing the lines of sight to the greatest extent.

Overall Balancing Test

Taking into consideration the benefit to the applicant of the variance as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant, should the variance be granted, and, if so, should any conditions be imposed?

From the applicant's viewpoint, the proposed sign locations are consistent with the Hospital Medical District and the particular location of the applicant's property, and does not create a detriment to the neighborhood or community that needs to be weighed against the benefit to the applicant by the grant of the variance.

AREA VARIANCE # 5, 6, 7, & 8 (SIGN DIMENSIONS):

City Code 19-4.9(9)(i)(2) requires that wall signs shall not exceed a height of 3', and City Code 19-4.9(9)(i)(2) requires that wall signs shall not exceed an area equal to one times the length of the frontage, up to a maximum of 60 square feet.

- a. **Variance # 5 & 6:** Variance relief to allow signs that are 4'-6" to 5'1-3/4" in height, exceeding the permitted 3'.
- b. **Variance # 7 & 8:** Variance relief to allow signs that are 530.30 square feet.

The variances relating to wall signage dimensions are being considered together, because the issues are interrelated, and the same facts apply to the four requested variances.

5-part test analysis (General City Law 81-b(4)(b); City Code 19-8.4(2)(d)(2))

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

The wall signage dimensions will not change the character of the neighborhood. The area is characterized as a hospital campus center that directly abuts Route 9. The proposed sign size is necessary for individuals to identify the location of the new Medical Center from Route 9, prior to the exit off ramp, and from the Livingston Street intersection to the east of the new building. The scale of the signage is appropriate to the use, the building, and the surrounding medical campus.

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

Because of the unique circumstances of the physical setting and need for legibility from abutting roadways, an area variance is the only method available to obtain appropriately scaled signs.

3. Whether the requested area variance is substantial.

The requested area variance relief increases the square feet of the signage from a maximum permitted 60 to 530.3 and the height of the sign from 3' to 5'1-3/4". As noted, substantiality is not determined by the numerical deviation from the code provisions but the overall impact on the surrounding area. Given the scale of the building at issue here—the east and west elevations amount to 620' and 685' long, respectively—the signage as proposed would not have an adverse impact on the neighborhood. Additionally, the factors mentioned in the preceding substantially analysis as to sign location apply equally here.

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

There is no physical or environmental adverse effect.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.

The applicant's difficulty is related to physical circumstances in the area affecting visibility of the signs for drivers approaching on Route 9 and Livingston Street. This is not a difficulty of the applicant's making. Even if the difficulty is considered "self-created," this alone does not justify the denial of an area variance.

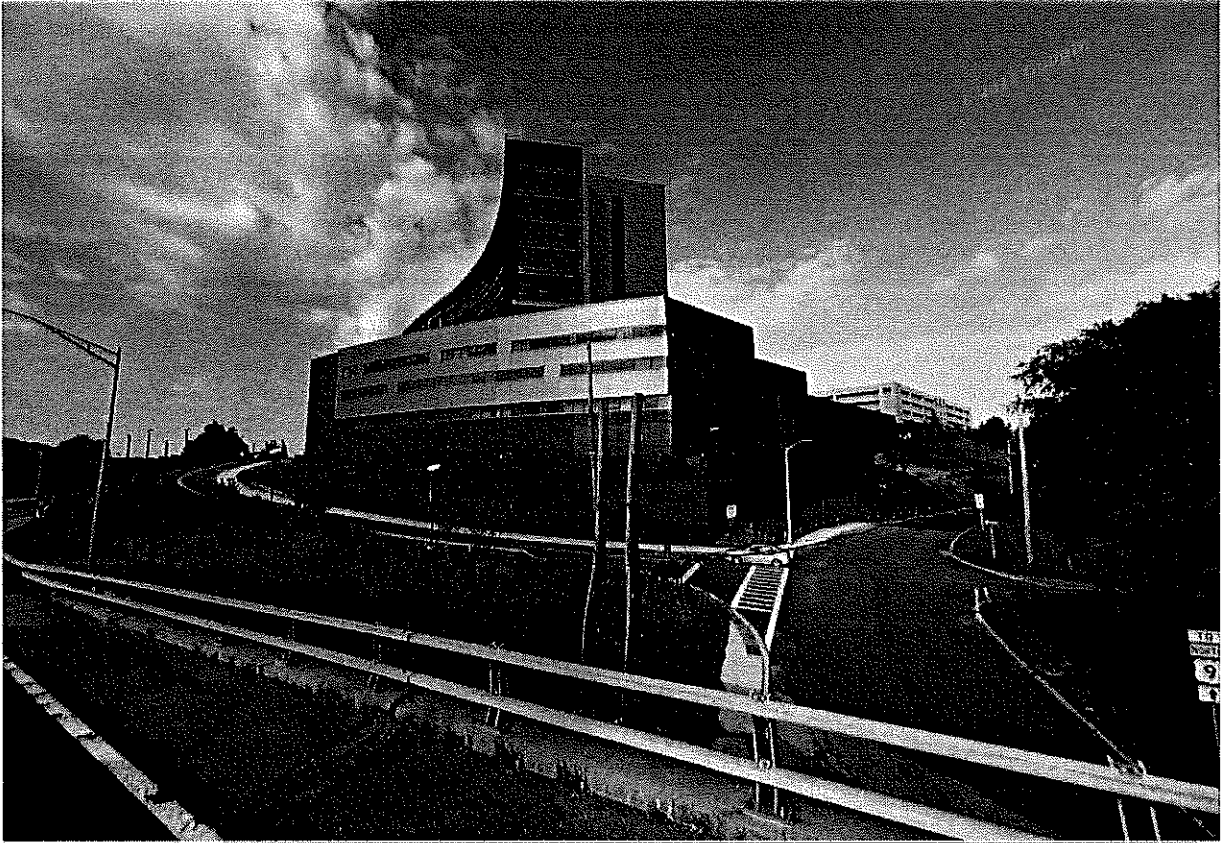
Is this the appropriate minimum variance (General City Law 81-b(4)(c); City Code 19-8.4(2)(d)(3))?

Yes. This is the minimum sign that can be adequately seen in the circumstances.

Overall Balancing Test

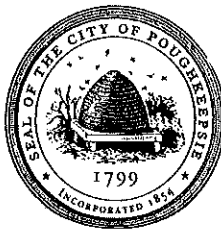
Taking into consideration the benefit to the applicant of the variance as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant, should the variance be granted, and, if so, should any conditions be imposed?

From the applicant's viewpoint, the proposed sign dimensions are consistent with the Hospital Medical District and the particular location of the applicant's property, and does not create a detriment to the neighborhood or community that needs to be weighed against the benefit to the applicant by the grant of the variance.



SITE PLAN WAIVER REQUEST

We have submitted a FOIL request to uncover the approved site plan. The existing signs are already in place and would remain in the same location. The aerial views are provided in lieu of the site plan requirement. We hereby request a site plan waiver given the nature of the existing signs and the existing campus. There would not be any change to sign locations etc.



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

May 10, 2022

Tracey Diehl
6487 Hilliard Drive
Canal Winchester, OH 43110

RE: 45 Reade Place

Dear Ms. Diehl:

The Development Department is in receipt of revised materials relative to the proposed placement of two wall signs on the new hospital building located at 45 Reade Place.

Please be advised that review of these materials reveals the following deficiencies:

- 1) Section 19-4.9(9)(i)1): provides that the bottom of a wall sign shall be a maximum of 12 feet from grade: both signs are more than 12 feet from grade;
- 2) Section 19-4.9(9)(i)(2) limits the height of wall signs to three (3) feet: both signs are more than three feet in height;
- 3) Section 19-4.9(9)(i)(2) limits the square footage of wall signs to one times the length of the building, up to a maximum of 60 square feet: both signs exceed the sign the maximum permitted;
- 4) Section 19-4.9(9)(i)(2) provides that wall signs shall not extend above the bottom sill of the second story windows: both signs as proposed are well above the bottom sill of the second story windows.

Therefore, the signs as proposed are hereby denied. You may, within sixty (60) days of the date of this letter, either:

- 1) Make application to the Zoning Board of Appeals, requesting that variances be granted; or,
- 2) Revise the signs to comply with the criteria of the Zoning Ordinance.

Please feel free to contact me if you have any questions in this regard.

Very truly yours,

Judith Knauss
Deputy Zoning Administrator

Stratus™

stratusunlimited.com

888.503.1569

LOCATION NUMBER:

8001

SITE ADDRESS:

45 Reade Pl
Poughkeepsie, NY
12601-3947



VICINITY SITE PLAN

Scale: 1/128"=1'-0"





EAST ELEVATION

Scale: NTS

±620'-0" - Building Curves

142'-0"

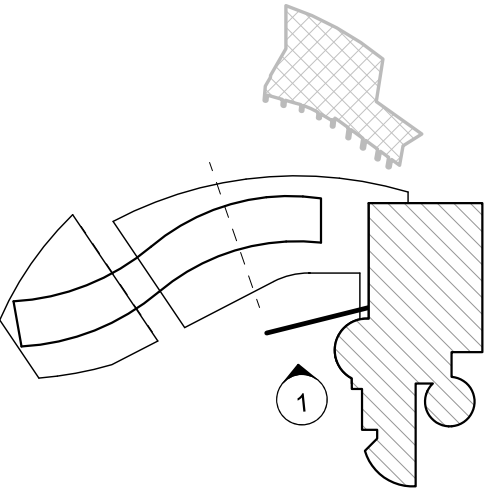
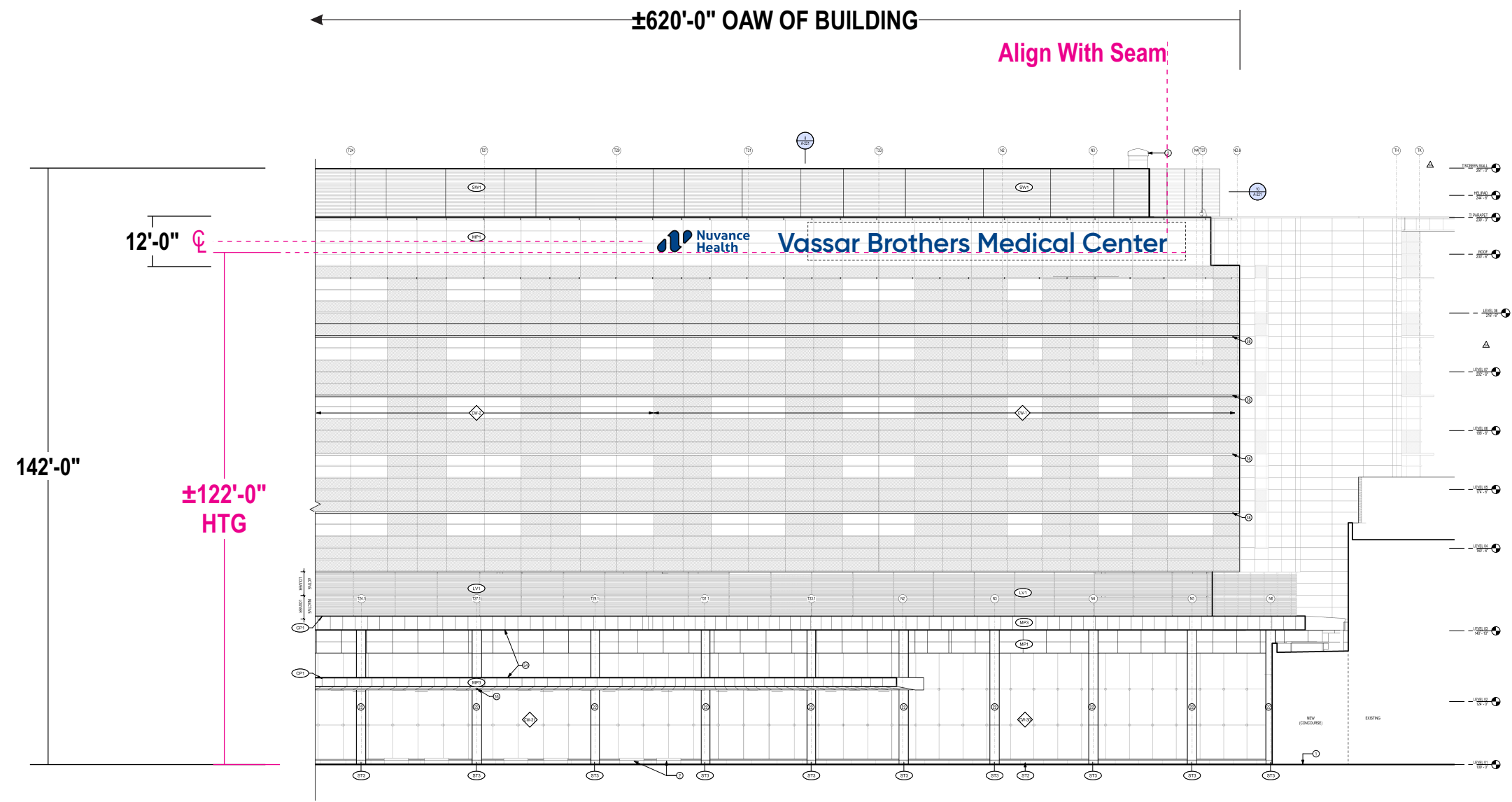


01 EAST ELEVATION

Scale: 1/32"=1'-0"

VARIANCE

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	530.3

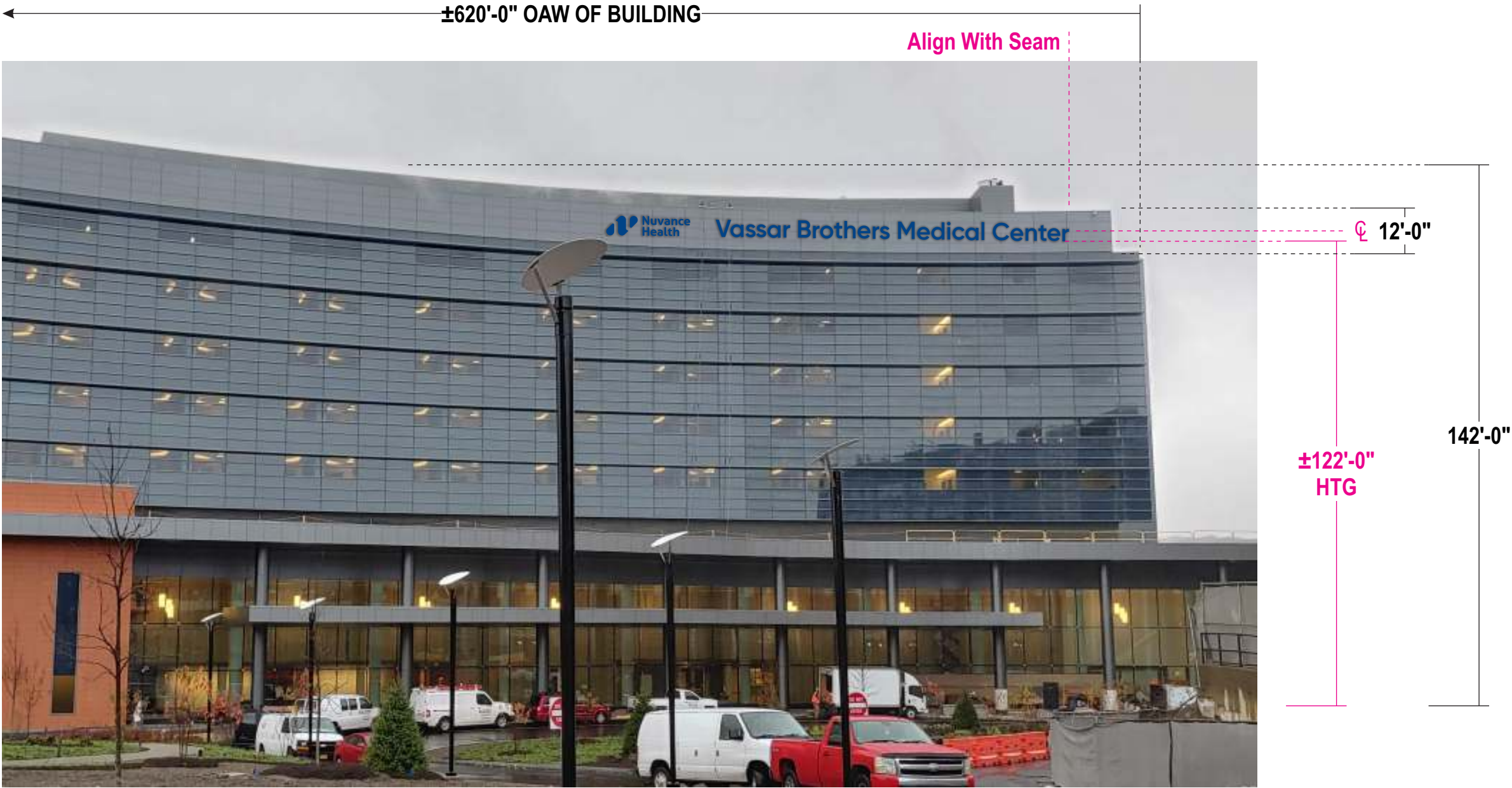


01 EAST ELEVATION

Scale: ±1/32"=1'-0"

VARIANCE

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	530.3



ILLUSTRATES VARIANCE SIGNAGE FROM ±330' AWAY

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	530.3



ILLUSTRATES VARIANCE SIGNAGE FROM ±660' AWAY

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	530.3



ILLUSTRATES VARIANCE SIGNAGE FROM ±645' AWAY

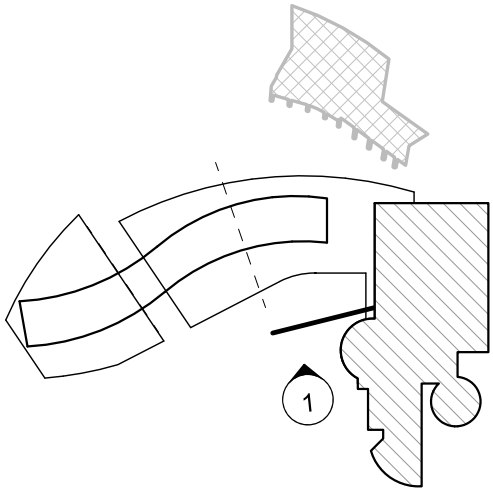
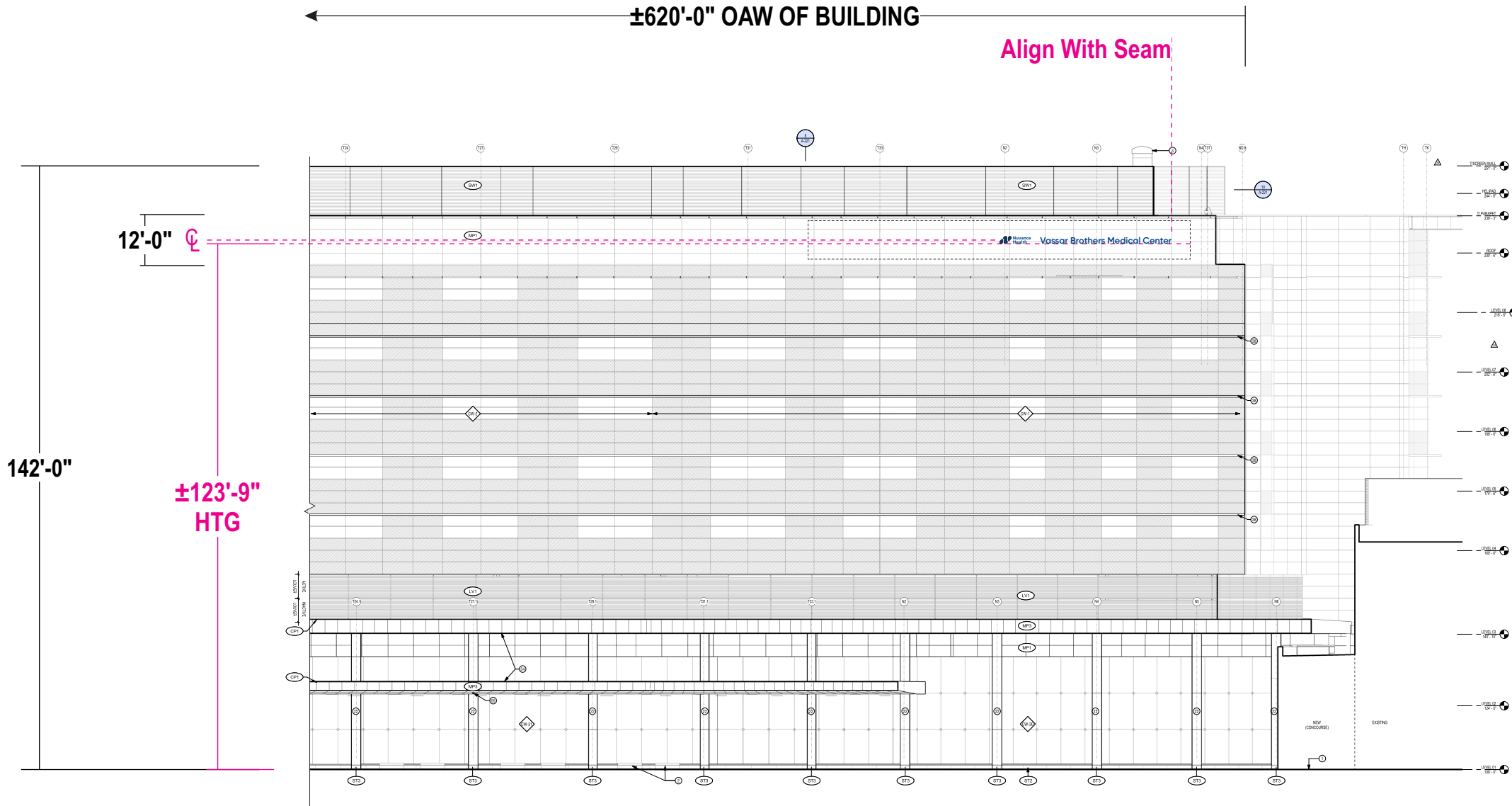
01

EAST ELEVATION

Scale: 1/32"=1'-0"

CODE ALLOWED

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	58.9

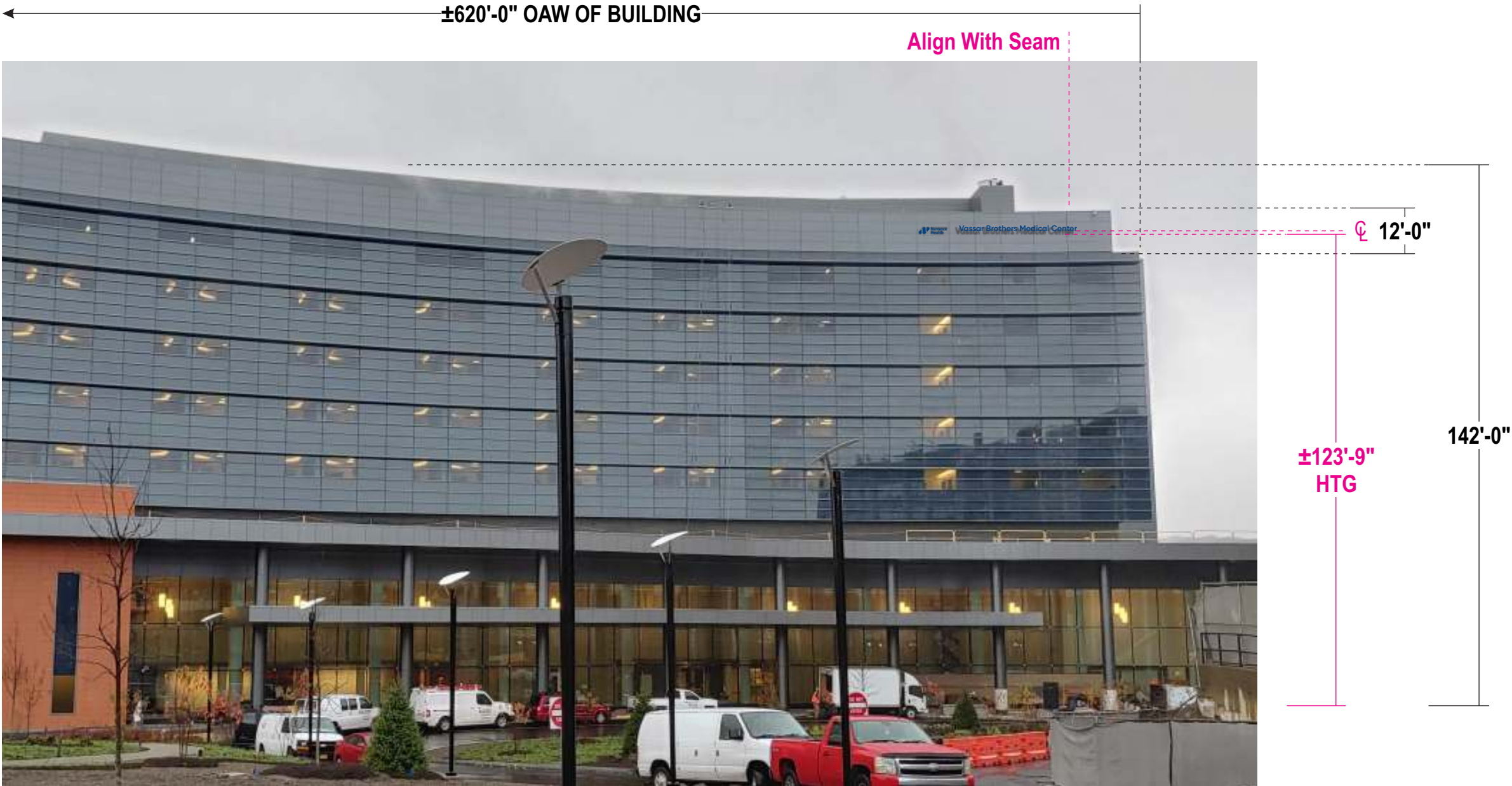


01 EAST ELEVATION

Scale: 1/32"=1'-0"

CODE ALLOWED

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	58.9



ILLUSTRATES CODE ALLOWED SIGNAGE FROM ±330' AWAY

01

EAST ELEVATION

Scaled Proportionately

CODE ALLOWED

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	58.9



ILLUSTRATES CODE ALLOWED SIGNAGE FROM ±660' AWAY

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	58.9



ILLUSTRATES CODE ALLOWED SIGNAGE FROM ±645' AWAY

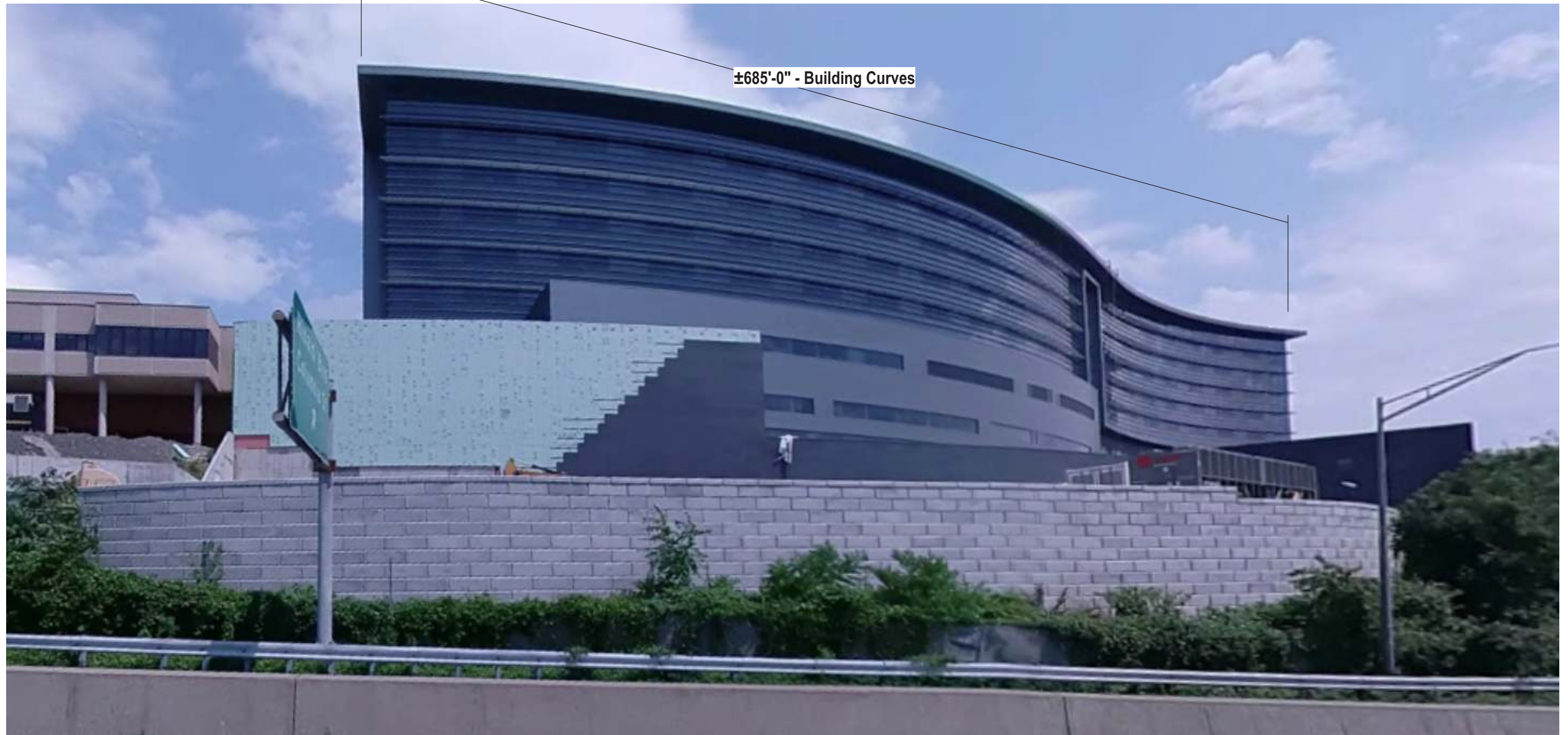
SOUTHWEST ELEVATION

Scale: NTS



WEST ELEVATION

Scale: NTS



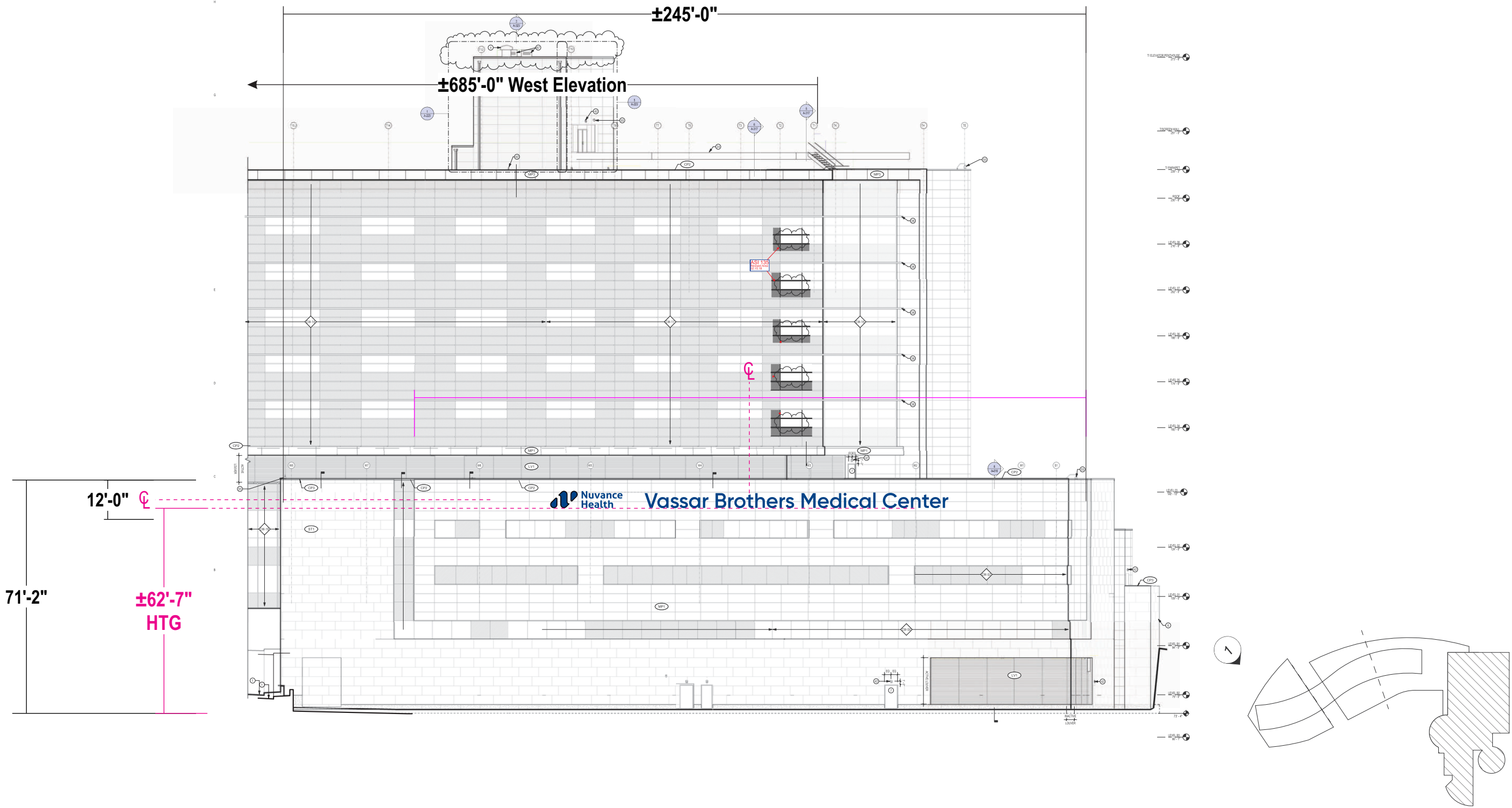
02

SOUTHWEST ELEVATION

Scale: 1/32"=1'-0"

VARIANCE

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	530.3



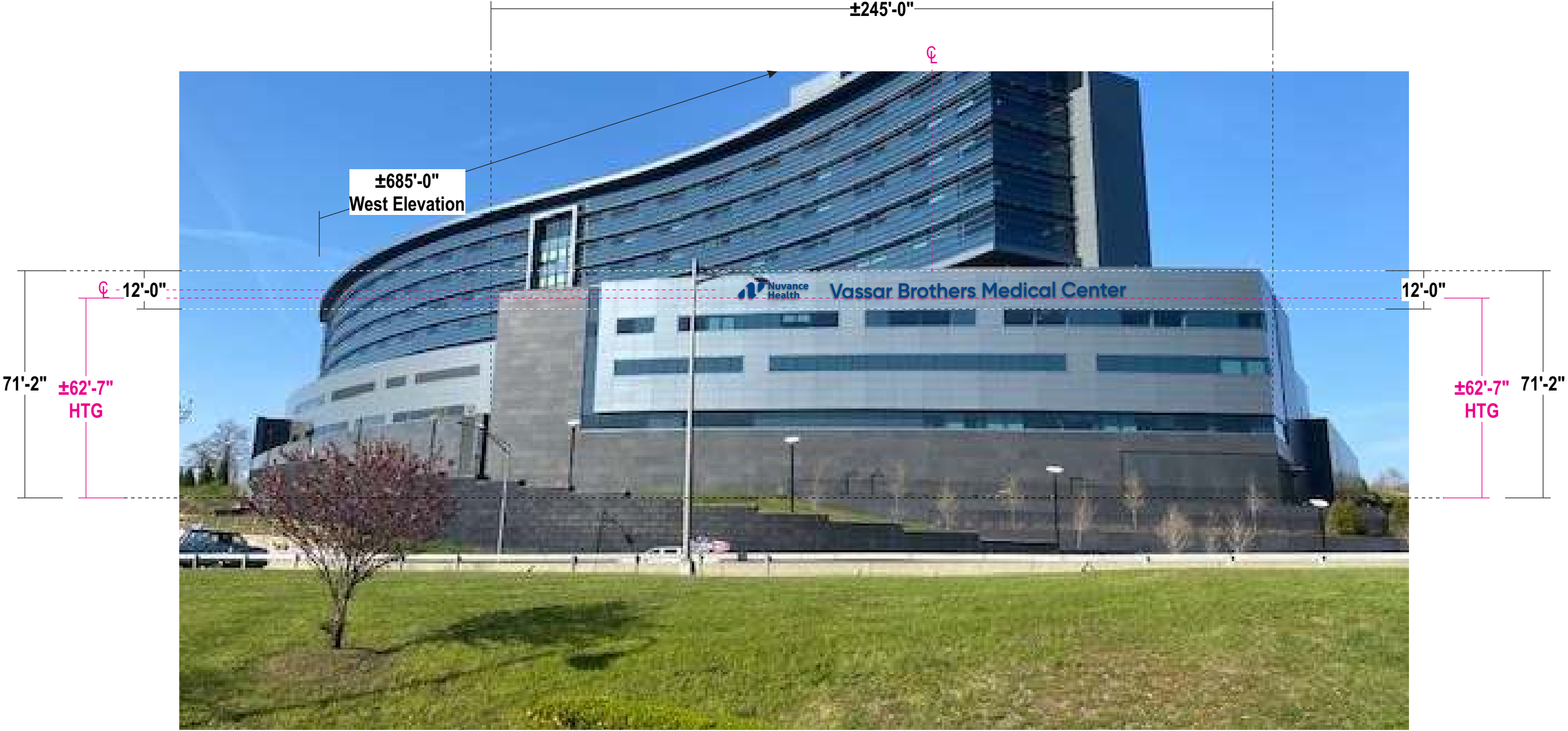
02

SOUTHWEST ELEVATION

Scale: 1/32"=1'-0"

VARIANCE

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	530.3



ILLUSTRATES VARIANCE SIGNAGE FROM ±270' AWAY

SOUTHWEST ELEVATION

Scale: $1/32"=1'-0"$

CODE ALLOWED

Architectural drawing of the West Elevation of a building. The drawing shows a large rectangular structure with a grid of windows and a central entrance. The drawing includes dimensions: ±245'-0" width, ±685'-0" height, and a 12'-0" section cut. A pink line indicates a 64'-4" height (HTG). The drawing is labeled "Vassar Brothers Medical Center" and "WEST ELEVATION". A small inset shows a site plan with a red arrow pointing to the building location.

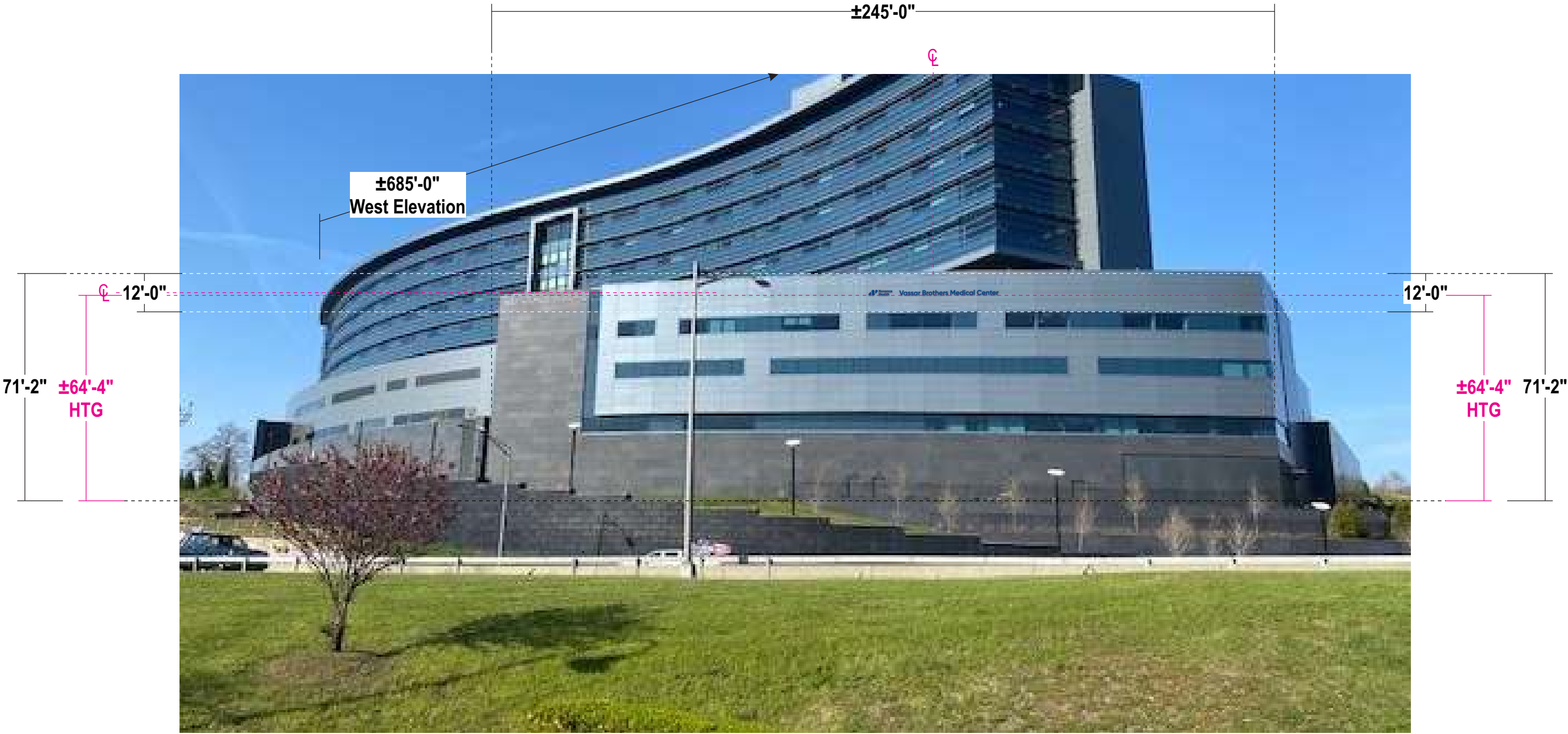
02

SOUTHWEST ELEVATION

Scale: 1/32"=1'-0"

CODE ALLOWED

ALLOWABLE SF:	60
EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	58.9



ILLUSTRATES CODE ALLOWED SIGNAGE FROM $\pm 270'$ AWAY

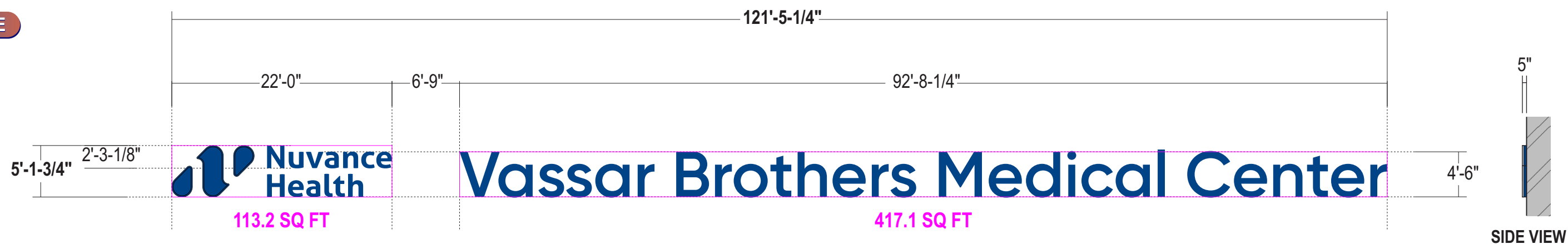
FACE LIT CHANNEL LETTERS - BLUE

PLS-54-B

Scale: $\frac{3}{32}'' = 1'-0''$

530.3 square feet

VARIANCE



FACES:

.177" thick #7328 White polycarbonate w/ surface applied dual color film to match PMS 7687; To illuminate white at night.

CUSTOM SPECS DUE TO LARGE SIZE OF LETTERS

Fabricated 1" x 1-1/2" metal retainers painted Blue
CUSTOM SPECS DUE TO LARGE SIZE OF LOGO

TRIMCAP:

1" jewelite - painted Nuvance Blue

RETURNS:

5" deep .063 alum. paint exterior Nuvance White, semi-gloss / insides painted w/ light enhancement paint (lettersets cap ht. larger than 30")

BACKS:

.125 alum. backs - insides painted w/ light enhancement paint (lettesets cap ht larger than 36")

ILLUMINATION:

Illuminate w/ white Sloan (or approved equivalent) LEDs (6500k); Remote power supplies

WALL MATERIAL:

NOT PROVIDED AT THIS TIME

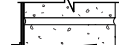
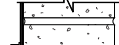
INSTALL:

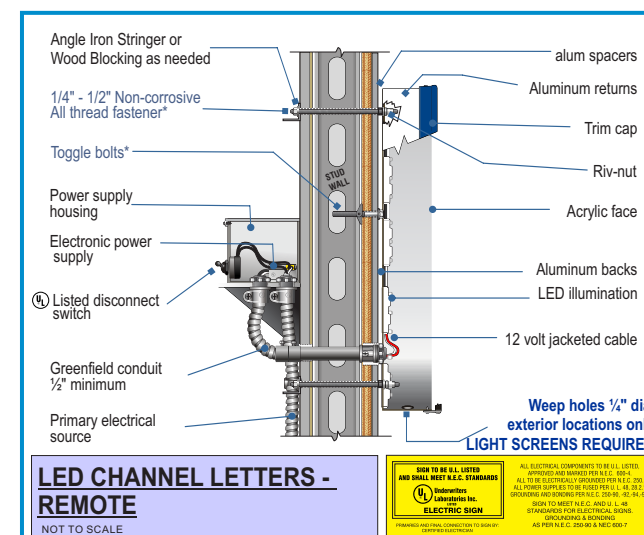
Preferred install is thru bolted to wall surface w/ 1/2" alum. spacers at connection points to allow for (greenfield connectors) using min 3/8" all thread fasteners; min 4 per letter. blocking as required

QUANTITY:

(2) TWO sets required for East & Southwest Elevations

INSTALLATION NOTE:
LETTERS TO BE THRU BOLTED BY DRILLING THRU THE WALL
DEPTH OF $\pm 36"$ REFER TO ENGINEERING DRAWINGS FOR DETAILS.

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø 3/8" THREADED ROD	ø 3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE



Simulated night time view



Vassar Brothers Medical Center

COLOR PALETTE



FACES:

3M perforated dual color film
printed to match PMS 7687C



TRIMCAPS:

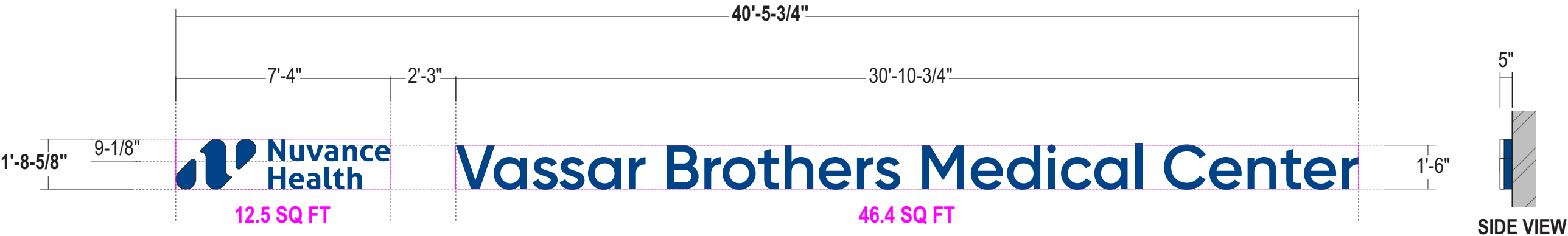
PMS 7687C,
MP 73230 (R191582), semi-gloss



RETURNS:

White MP 27386, semi-gloss

CODE ALLOWED



- FACES:

.177" thick #7328 White polycarbonate w/ surface applied dual color film to match PMS 7687; To illuminate white at night.
CUSTOM SPECS DUE TO LARGE SIZE OF LETTERS
- TRIMCAP:

1" jewelite - painted Nuvance Blue
- RETURNS:

5" deep .063 alum. paint exterior Nuvance White, semi-gloss / insides painted w/ light enhancement paint (lettersets cap ht. larger than 30")
- BACKS:

.125 alum. backs - insides painted w/ light enhancement paint (lettesets cap ht larger than 36")
- ILLUMINATION:

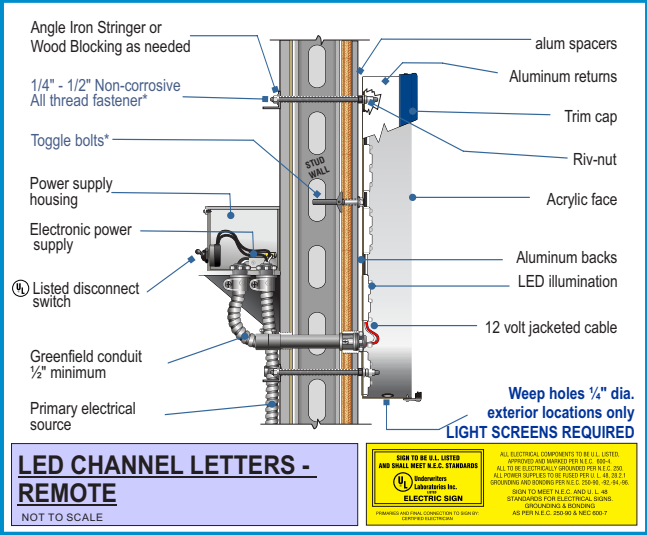
Illuminate w/ white Sloan (or approved equivalent) LEDs (6500k); Remote power supplies
- WALL MATERIAL:

NOT PROVIDED AT THIS TIME
- INSTALL:

Preferred install is thru bolted to wall surface w/ 1/2" alum. spacers at connection points to allow for (greenfield connectors) using min 3/8" all thread fasteners; min 4 per letter. blocking as required
- QUANTITY:

(2) TWO sets required for East & Southwest Elevations

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	ø 1/2" SLEEVE ANCHOR (ø 3/8" BOLT), 2" MIN. EMBEDMENT	ø 3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø 3/8" THREADED ROD	ø 3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE



Simulated night time view

Vassar Brothers Medical Center

COLOR PALETTE

FACES:

3M perforated dual color film printed to match PMS 7687C

TRIMCAPS:

PMS 7687C, MP 73230 (R191582), semi-gloss

RETURNS:

White MP 27386, semi-gloss

INSTALLATION NOTE:
LETTERS TO BE THRU BOLTED BY DRILLING THRU THE WALL
DEPTH OF ±36" REFER TO ENGINEERING DRAWINGS FOR DETAILS.

Short Environmental Assessment Form **Part 1 - Project Information**

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Nuvance Health Vassar Brothers Hospital							
Name of Action or Project: Wall sign, 19 ground signs , variances							
Project Location (describe, and attach a location map): 45 Reade Place							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: Nuvance Health Vassar Brothers Hospital		Telephone: 614-828-8215					
		E-Mail: tracey@expeditethediehl.com					
Address: 54 Page Park Drive							
City/PO: Poughkeepsie		State: NY	Zip Code: 12603				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td align="center">☐</td> <td align="center">☐</td> </tr> </table>	NO	YES	☐	☐
NO	YES						
☐	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td align="center">☒</td> <td align="center">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		0 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): hospital ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐ NO ☐ YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☒	YES ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Tracey Diehl</u> Date: <u>12/8/2021</u> Signature: <u><i>Tracey Diehl</i></u>		



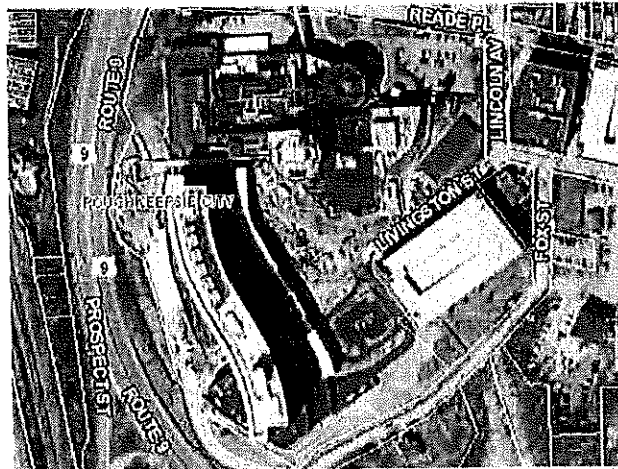
Final Roll

Parcel Grid Identification #: 131300-6061-43-843721-0000
Municipality: City of Poughkeepsie

Parcel Location:
45 Reada Pl

Owner Name on March 1:
Vassar Brothers Hospital, (P)

Primary (P) Owner Mail Address:
64 Page Park Dr
Poughkeepsie NY 12603



Parcel Details

Size (acres): 21.22 AC (C)
File Map:
File Lot #:
Split Town:
Land Use Class: (641) Community Services: Health: Hospitals
Appl. Dist.: (0)
School District: (131300) Poughkeepsie City School District

Assessment Information (Current)

Land: \$1619000
Total: \$225000000
County Taxable: \$0
Town Taxable: \$0
School Taxable: \$0
Village Taxable: \$0

Tax Code: N: Non-Homestead
Roll Section: 8
Uniform %: 100
Full Market Value: \$ 225000000

Tent. Roll: 5/1/2021
Final Roll: 7/1/2021
Valuation: 7/1/2020

Last Sale/Transfer

Sale Price: \$0
Sale Date: 0
Deed Book:
Deed Page:
Sale Condition: ()
No. Parcels: 0

Site Information

Site Number: 1
Water Supply: (3) Comm/public
Sewer Type: (3) Comm/public
Desirability: (3) Normal
Zoning Code:
Used As: (Z16) Hospital

Commercial/Industrial/Utility Building Information

Site Number: 1
Bldg Sec: 1 Bldg Number: 1
Year Built: 1978
No. Stories: 7
Gross Floor Area: 500000
Boeck Model: (0538) 5-8 sty hospital reinf conc
Const. Qual.: (1) Average -

Air Cond. %: 100
Sprinkler %: 100
Alarm %: 100
No. Elevator: 13
Basement sf.: 0

Number Identical: 0
Condition Code: 3

Site Number: 1
Bldg Sec: 1 Bldg Number: 2
Year Built: 1949
No. Stories: 3
Gross Floor Area: 37000
Boeck Model: (0536) 2-4 sty hospital reinf conc
Const. Qual.: (1) Average -

Air Cond. %: 100
Sprinkler %: 100
Alarm %: 100
No. Elevator: 0
Basement sf.: 9250

Number Identical: 0
Condition Code: 3

Site Number: 1
Bldg Sec: 1 Bldg Number: 3
Year Built: 1982
No. Stories: 1
Gross Floor Area: 4939
Boeck Model: (0531) 1 sty hospital load sup
Const. Qual.: (1) Average -

Air Cond. %: 0
Sprinkler %: 0
Alarm %: 0
No. Elevator: 0
Basement sf.: 0

Number Identical: 0
Condition Code: 3

Site Number: 1
Bldg Sec: 1 Bldg Number: 4
Year Built: 1950
No. Stories: 1
Gross Floor Area: 2665
Boeck Model: (0655) Utility bldg load sup
Const. Qual.: (1) Average -

Air Cond. %:
Sprinkler %:
Alarm %:
No. Elevator:
Basement sf.:

0 0 0 0 0

Number Identical: 0
Condition Code: 3

Site Number: 1
Bldg. Sec.: 1 Bldg. Number: 5
Year Built: 1963
No. Stories: 1
Gross Floor Area: 87000
Boack Model (0856) Utility bldg pre-eng
Const. Qual: (3) Above Average

Air Cond. %: 0
Sprinkler %: 0
Alarm %: 0
No. Elevator: 0
Basement sf.: 0

Number Identical: 0
Condition Code: 4

Commercial Rental Information:

Site Number: 1
Use Number: 1
Used As: (Z16) Hospital
Unit Code: Total Rent Area: Area 1 Bdrms Apts Area 2 Bdrms Apts Area 3 Bdrms Apts
() 896000 0 0 0

Total Units: No. 1 Bdrms Apts No. 2 Bdrms Apts No. 3 Bdrms Apts
0 0 0 0

Exemption Information:

Exemption: 28210
Name: Amount:
Hospital \$225000000

ABSOLUTE NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

This report was produced with ParcelAccess Internet on 12/17/2021. Developed and maintained by OCIS - Dutchess County, NY.

SUBJECT PROPERTY



617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

MAY 04 2022

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <u>Restoring A Storefront To Be Used Again</u>							
Project Location (describe, and attach a location map): <u>84 N. Hamilton Street, Poughkeepsie NY 12601</u>							
Brief Description of Proposed Action: <u>Owner would like permission to have the once neighborhood storefront to be able to be used for one again. It was once an unique addition to the neighborhood.</u>							
Name of Applicant or Sponsor: <u>Joyce White Joyce White</u>		Telephone: <u>845 485-2143</u>					
		E-Mail: <u>N/A</u>					
Address: <u>9 Amato Drive</u>							
City/PO: <u>Poughkeepsie</u>		State: <u>NY</u>	Zip Code: <u>12601</u>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? <u>Variance</u> If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <u>Variance</u>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action?		<u>0.13</u> acres					
b. Total acreage to be physically disturbed?		<u>0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.13</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland <u>(care within 200 ft)</u>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☒	YES ☐	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? <i>was a storefront for 40 years</i>	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <i>already is</i>	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <i>already there</i>	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain? <i>unsure</i>	NO ☐	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☒ NO ☐ YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☒	YES ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Joyce White</u> Date: _____ Signature: _____		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community? <i>improve it</i>	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? <i>no</i>	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? <i>no</i>	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? <i>no</i>	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? <i>no</i>	☒ ☒	☐ ☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? <i>not at all</i>	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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

There was a storefront on the house which was open & operational for over 50 years. Having the storefront reopened will assist the Protected Classes (disabled, low income, middle to old aged, etc) people in the neighborhood as it had many, many years ago. Many people appreciate a corner neighborhood store, especially during winter months, snow days, etc as food, chips, soda, water etc are essential needs in life. For those who do not drive, having the convenience of a nearby store & always appreciated.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT



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

FEE: \$1000.00
CODE: A2112
ID# 209130
IPS# 28A-2002
013

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION

PROPERTY ADDRESS: 84 N. Hamilton St., Pough. NY 12601
ZONING DISTRICT: R4

OWNER INFORMATION:

Name: Joyce White
Address: 9 Amato Drive
Poughkeepsie, NY 12601
Phone: 845 485-2143
Email: N/A

APPLICANT INFORMATION:

Name: "Same as above"
Address: _____
Phone: _____
Email: _____

CONSULTANT INFORMATION:

Name: Joyce Stanton
Address: 1531 Haight Avenue
Poughkeepsie, NY 12603
Phone: 845 489-8784
Email: _____

SUBJECT OF APPEAL

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

Name and title of agent: JUDITH KNAUSS
Joyce Stanton / Broker C21 Hudson Valley Realty
Date of decision/determination/violation: 5/4/22

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

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION
PROPERTY ADDRESS: _____

USE VARIANCE REQUESTS

SECTION	PROHIBITING	TO ALLOW
<u>R4</u>	<u>Storefront</u>	<u>Storefront</u>
<u>19-3.15(2)</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (c) of the Zoning Ordinance, no use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

- 1) The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence (The applicant must demonstrate, by competent financial evidence, that they cannot realize a reasonable financial return on their property for any of the currently permitted uses in the Zoning District. The financial statement should relate only to the subject property and not to the applicant's personal finances);
- 2) The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood (Please explain how the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood. For example, does the subject property have unique constraints or characteristics not found in other properties in the district or neighborhood?);
- 3) The requested use variance, if granted, will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered and the intent of the Zoning Ordinance will not be adversely affected.
- 4) The alleged hardship has not been self-created (An applicant cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property in a position to know the conditions for which the applicant is seeking relief). Explain fully how the hardship is not self-created.

Responses to the above questions shall be attached to and submitted with the application. **Use as many sheets as necessary.**

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION

PROPERTY ADDRESS: 84 N. Hamilton St., Poughkeepsie, NY 12601

LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short Environmental Assessment Form. Please note that in some instances it may be determined that a Full EAF is required.
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

SIGNATURE AND VERIFICATION

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

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

Joyce E. White
SIGNATURE OF APPLICANT

5-2-2022
DATE

84 N HAMILTON ST POUGHKEEPSIE NY ADDITIONAL INFORMATION
QUESTIONS 1 - 4

84 N HAMILTON ST, POUGHKEEPSIE, NY IS A BLDG WITH 3 APARTMENTS (STUDIO, ONE AND TWO BEDROOM) A FORMER STOREFRONT AND FIVE GARAGES WHICH CAN BE USED FOR THE TENANTS. THE STOREFRONT WAS CLOSED APPROXIMATELY FOUR YEARS AGO DUE TO THE OWNER'S PASSING.

THERE IS NO FINANCIAL HARDSHIP BUT WOULD LIKE TO REESTABLISH A STOREFRONT WHICH WOULD BE BENEFITIAL TO THE NEIGHBORHOOD. THERE ARE NEIGHBORS WHO STILL ASK ABOUT THE STORE BEING REOPENED AND SPEAK ON HOW THEY APPRECIATED THE EASE OF ACCESS TO FOOD, BEVERAGES AND OTHER EDIBLES. THE STORE WAS NEVER A PROBLEM AND WELL RESPECTED.

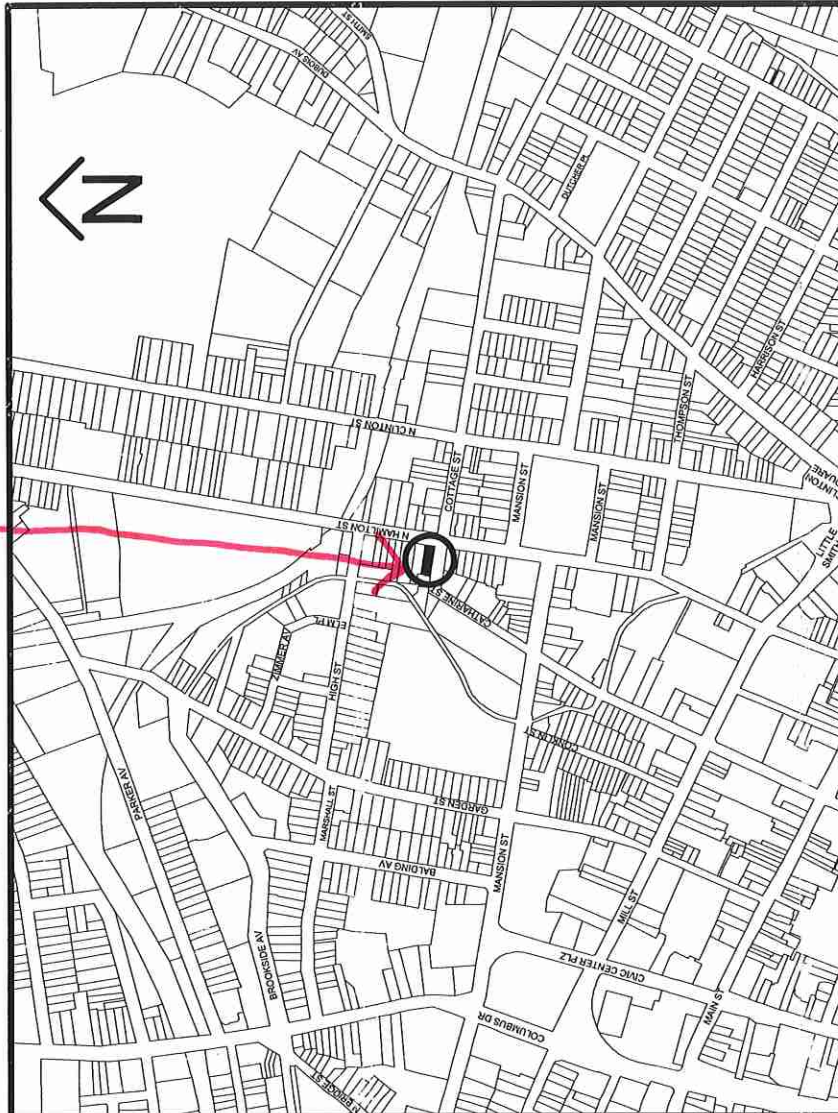
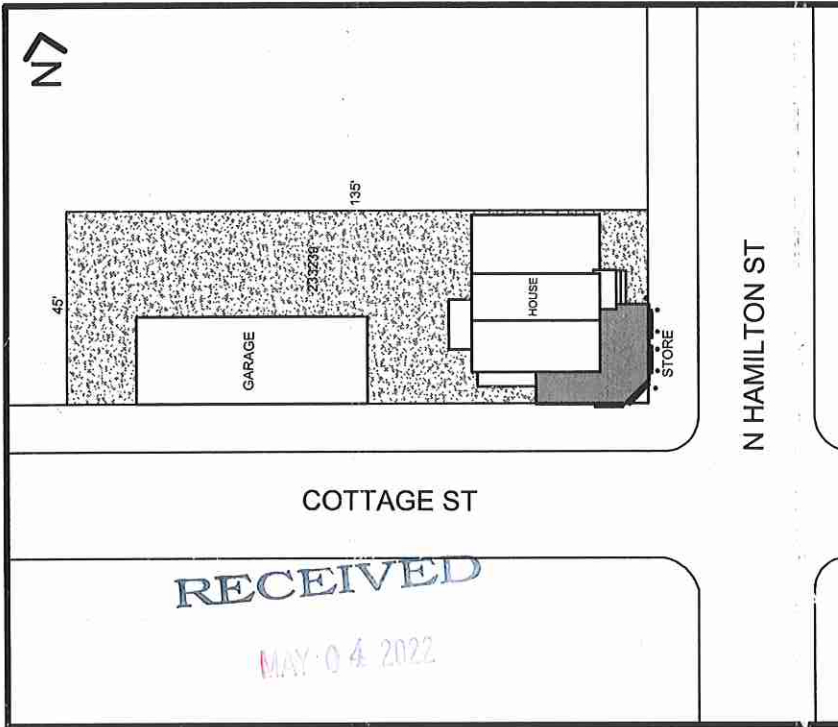
THE COST TO CONSTRUCT A STUDIO OR ONE BEDROOM APT WOULD NOT BE WORTH THE INVESTMENT OF ADDING ANOTHER APT TO THE BLDG. THE PLUMBING, KITCHEN, BATHROOM & PERMITS WOULD BE OVERWHELMING. PUTTING IT BACK TO ITS NON CONFORMING USE WOULD MORE COST EFFECTIVE. THE PRICES OF ALL SUPPLIES HAVE GONE UP. HAVING A STOREFRONT WOULD BE UNIQUE FOR THE NEIGHBORHOOD BECAUSE THERE ARE NONE FOR AT LEAST A MILE AND THE COST TO CONSTRUCT IS MINIMAL AS THERE WAS ONE THERE FOR MANY YEARS. THE NEIGHBORS APPEAR TO MISS THE STOREFRONT AS IT WAS AN ASSET AND A VERY GOOD CONVENIENCE FOR SENIORS AND THOSE WITHOUT CAR. ALTHOUGH PUBLIC TRANSPORTATION IS OFFERED, IT IS LIMITED. THE STOREFRONT WOULD BE VERY UNIQUE AND BENEFICIAL TO THE NEIGHBORHOOD AS A WHOLE.

IT WILL BETTER THE NEIGHBORHOOD ESPECIALLY THOSE WITHOUT TRANSPORTATION WHO MUST HAVE THEIR BASIC NEEDS (FOOD) MET AS FOOD IS ESSENTIAL. THERE WAS A STOREFRONT THERE FOR MANY, MANY YEARS.....50 YEARS, I BELIEVE, WITHOUT PROBLEMS. A GREAT CONVENIENT LOCATION FOR THOSE WITH DISABILITIES, ANYONE WHO NEEDS THEIR BASIC NEEDS MET, SENIORS, ETC.

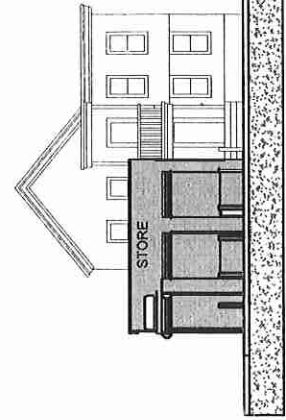
ITS NON CONFORMING USE DUE TO THE PASSING OF THE OWNER ABOUT FOUR YEARS AGO. THE FORMER STORE'S NAME WAS PAUL MARTIN'S; IF YOU LOOK IT UP, YOU WILL SEE THERE WERE NO PROBLEMS, DISPUTES OF ANY KIND THERE. THE PASSING OF THE OWNER WAS NOT SELF CREATED AS THE DEATH WAS NOT ANTICIPATED. WE ARE ASKING IF THE STOREFRONT CAN BE ALLOWED ONCE AGAIN IN THIS NEIGHBORHOOD AS IT WAS A GREAT AMENITY & ADDITION TO THIS AREA.

SUBJECT PROPERTY

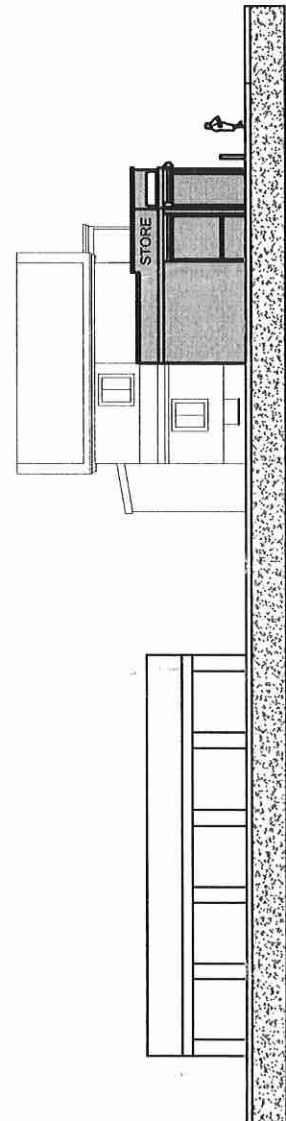
84 N HAMILTON ST



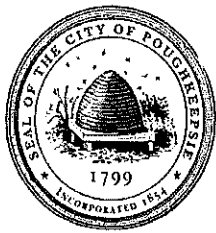
LOCATION



N HAMILTON ST

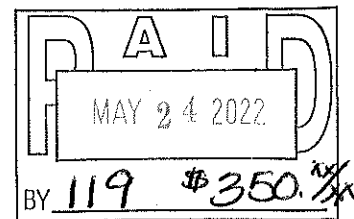


COTTAGE ST



**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



ZBA 2022-015

FEE: \$350.00
CODE: A2112
ACTIVITY #

ID# 372171

APPLICATION TO THE ZONING BOARD OF APPEALS
CITY OF POUGHKEEPSIE, NEW YORK

REQUEST FOR AREA VARIANCE(S)

(TYPE, OR PRINT IN DARK INK)

I. OWNER INFORMATION

Name: Northside Junction, LLC
Address: 1 Civic Center Plaza
Suite 200
Phone #: 512-496-2418 (Caroline Alsup direct line)

II. APPLICANT INFORMATION

Name: Caroline Alsup on behalf of Northside Junction LLC
Address: Same
Phone #: Same

(If the applicant is not the owner, proof that the owner consents to the application must be provided.)

III. CONSULTANT INFORMATION

Name: MASS Design Group
Address: 289 Main Street
Suite 101
Phone #: 857-233-5788

IV. PROPERTY INFORMATION

Property Address (subject of appeal): approx. 61 Parker Ave (north of 58 Parker Ave)
Tax Parcel #: 6162-54-12125385
Date property acquired: June 2020
Present use of property: Vacant Lot
Zoning District: Walkway Gateway District, G-CM

Dimensions: Lot Area 0.93 (sq. ft.) Width 408 ft.
Depth 161 ft. Frontage on street 408 ft.

Is the property currently for sale or is the applicant preparing to sell? No

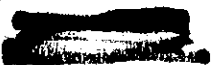
RECEIVED

MAY 24 2022

V. REASON FOR APPEAL

This application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator, or other City of Poughkeepsie Agent:

(name and title of agent: Judith Knauss, Deputy Zoning Administrator).

A copy of this decision, dated Monday, May 23rd 2022, must be attached. 

VI. REQUEST FOR AREA VARIANCE

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

I/We, (insert name of applicant) Northside Junction, LLC,
hereby apply to the Zoning Board of Appeals for a variance of the following requirements of the Zoning Ordinance:

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-3.25, 7. h0	Solar considered accessory use	-
19-4.13(1):	Accessory uses 6' from property line 	0' setbacks

VII. VARIANCE REQUEST EXPLANATION

Pursuant to Section 19-9.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall consider the applicant's responses to the following:

Note: It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied for each variance requested.

PLEASE ATTACH RESPONSES ON A SEPARATE SHEET.

VII. VARIANCE REQUEST EXPLANATION

Pursuant to Section 19-9.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall consider the applicant's responses to the following:

Note: It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied for each variance requested.

Revised January 2018: Previous Editions Obsolete

(i) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

We are requesting a 0' setback around all edges in order to reach the number of solar panels needed to achieve net-zero at 58 Parker Ave.

The granting of this area variance will not produce an undesirable change. Solar canopies on this previously vacant lot will be attractive, minimal and demonstrative of good sustainability practice in the City of Poughkeepsie in generating clean energy for 58 Parker Ave. They will also add further dimension and shade to the otherwise open surface parking area. The 6' setbacks required for this accessory use will negatively impact the layout and functionality of these canopies and they do not produce a more attractive design.

The configuration of the site is unusual and triangular. Because of it's configuration, the property boundary is imperceptible, only physically being bounded by a neighboring property to the east and Parker Ave. The New York State property to the north in actuality appears continuous with this private property. The need for a 0' setback at this norther rear edge is also the most critical for the success of the overall project, as the 6' boundary in this location in particular would not allow us the amount of space needed for the solar array to achieve net-zero.

This northern portion of this parcel abuts further open landscape owned by New York State, which includes a large, tall rock outcropping. A sidewalk in this area owned by New York state runs just in front of this rock outcropping. Our property line is nearly 20 feet away from this sidewalk. Any structure abutting the property line directly will already be significantly set back from perceptible physical edge – in this case the sidewalk.

The two remaining 6' setbacks pose issues for the layout, as the amount of solar panels needed may increase. The location of the property line to the east relative to the adjacent property to the west, and landscaping buffer on Parker Ave, we feel already meet the intent of the 6' setback for these areas. Waiving these further setbacks would help enormously to attractively lay out the canopies without needing to reduce overall capacity because of a slight overhang into the 6' setback.

RECEIVED

MAY 24 2022

(ii) Why is the granting of the variance necessary? Could the same result could be achieved by some other feasible means that doesn't require a variance? Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.).

It is necessary in order to increase the capacity of the solar panel canopies in order to achieve the net-zero goal of the 58 Parker Ave development. We have explored several other options for locating solar at 58 Parker, but because of existing building conditions, tree cover and brownfield issues, this is prohibitively expensive and does not create efficient energy production layouts.

(iii) Is (Are) the requested area variance(s) substantial? If not, explain why it (they) is (are) not substantial.

Six feet overall is not substantial, and for the above mentioned reasons, the setback would regardless not be perceivable.

(iv) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? If not, please justify why it (they) won't have an adverse effect.

No, as the solar canopy is an open-air structure, the environmental impact will be minimal – limited to the creation of foundations, and shading the pavement. Shading the pavement will actually decrease heat gain of the parking lot and protect cars beneath them from snow, hail, etc.

(v) Is your need for the area variance(s) the result of self-created difficulties on your part? If not, please explain how the difficulties are not self-created.

It is the difficulty of balancing net-zero energy with the requirements of setbacks on site and extreme limitations of further solar at 58 Parker Ave (we have maximized rooftop solar.) The site setbacks are not self-created, and there is not another achievable alternative for location or design of the solar canopies.

- (i) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.
- (ii) Why is the granting of the variance necessary? Could the same result could be achieved by some other feasible means that doesn't require a variance? Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.).
- (iii) Is (Are) the requested area variance(s) substantial? If not, explain why it (they) is (are) not substantial.
- (iv) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? If not, please justify why it (they) won't have an adverse effect.
- (v) Is your need for the area variance(s) the result of self-created difficulties on your part? If not, please explain how the difficulties are not self-created.

VIII. LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Eleven (11) copies.
3. Color photos of site conditions (8 copies)
4. Complete Short EAF (see explanation under Submission Requirements).
5. Other attachments deemed pertinent by the applicant (please list):

- a) _____
- b) _____
- c) _____
- d) _____

IX. SIGNATURE AND VERIFICATION

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

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



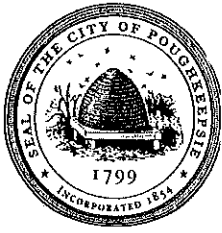
 SIGNATURE OF APPLICANT

5/23/2022

 DATE

RECEIVED

MAY 24 2022



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

May 23, 2022

Northside Junction, LLC
ATTN: Caroline Alsup
1 Civic Center Plaza Suite 200
Poughkeepsie, NY 12601

RE: 61 Parker Avenue

Dear Ms. Alsup:

The Development Department is in receipt of your zoning review request relative to the proposed installation of a proposed array of free-standing solar canopies on the property at 61 Parker Avenue, the parking lot that will serve the renovation of the building at 58 Parker Avenue for workspace for Scenic Hudson.

Solar arrays are an accessory use specifically permitted in the Walkway Gateway District in which the property is located, pursuant to the provisions of Section 19-3.25(7)(h) of the Zoning Ordinance. Pursuant to Section 19-4.13, accessory uses require a six (6) foot set back. The required set back of the proposed array is not met along the rear (north) property line, where is appears no set-back is proposed. You also indicated that it is possible that as the design of the array, including the assessment of need and supply, proceeds, it is possible that the size of the array will expand, and require the set-back variance along the entire north property line and a portion of the east and west property lines as well.

You may, within sixty (60) days of the date of this letter, either:

- 1) Make application to the Zoning Board of Appeals, requesting a variances be granted; or,
- 2) Revise the plan to illustrate compliance with the Zoning Ordinance.

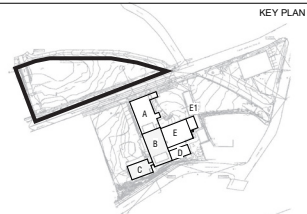
Please note that should the variance be granted, the inclusion of the array is an amendment to the plan which will require approval by the Planning Board, pursuant to Section 19-6.1 of the Zoning Ordinance. Your options relative to seeking this approval are:

- 3) Apply for a site plan amendment at this time, detailing the solar array and any alterations that are known at this time; or
- 4) Apply for approval of the as-built plan detailing all changes that may occur over the course of the project.

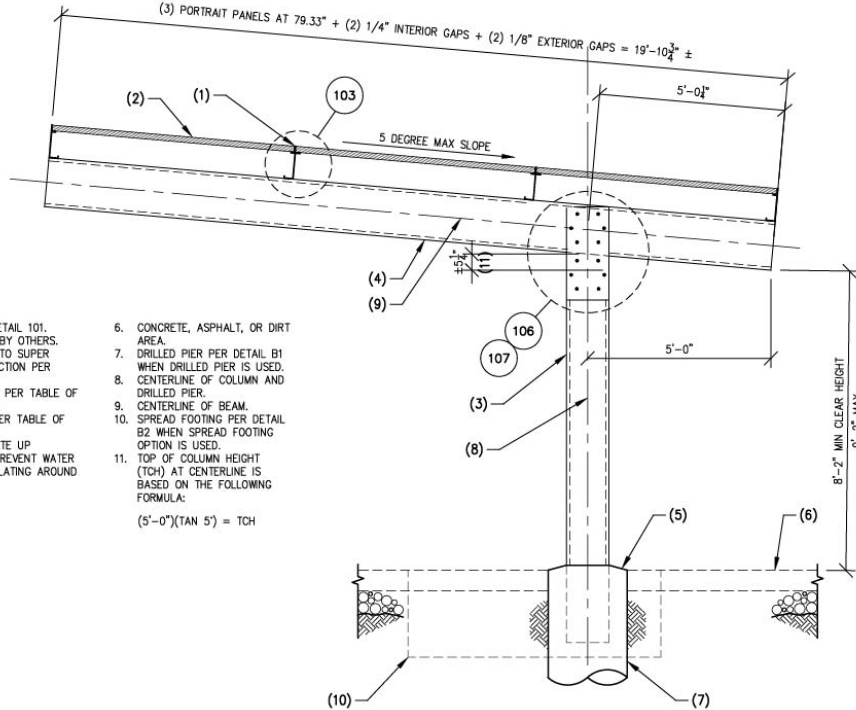
Please let me know if you have any further questions in this regard.

Very truly yours,

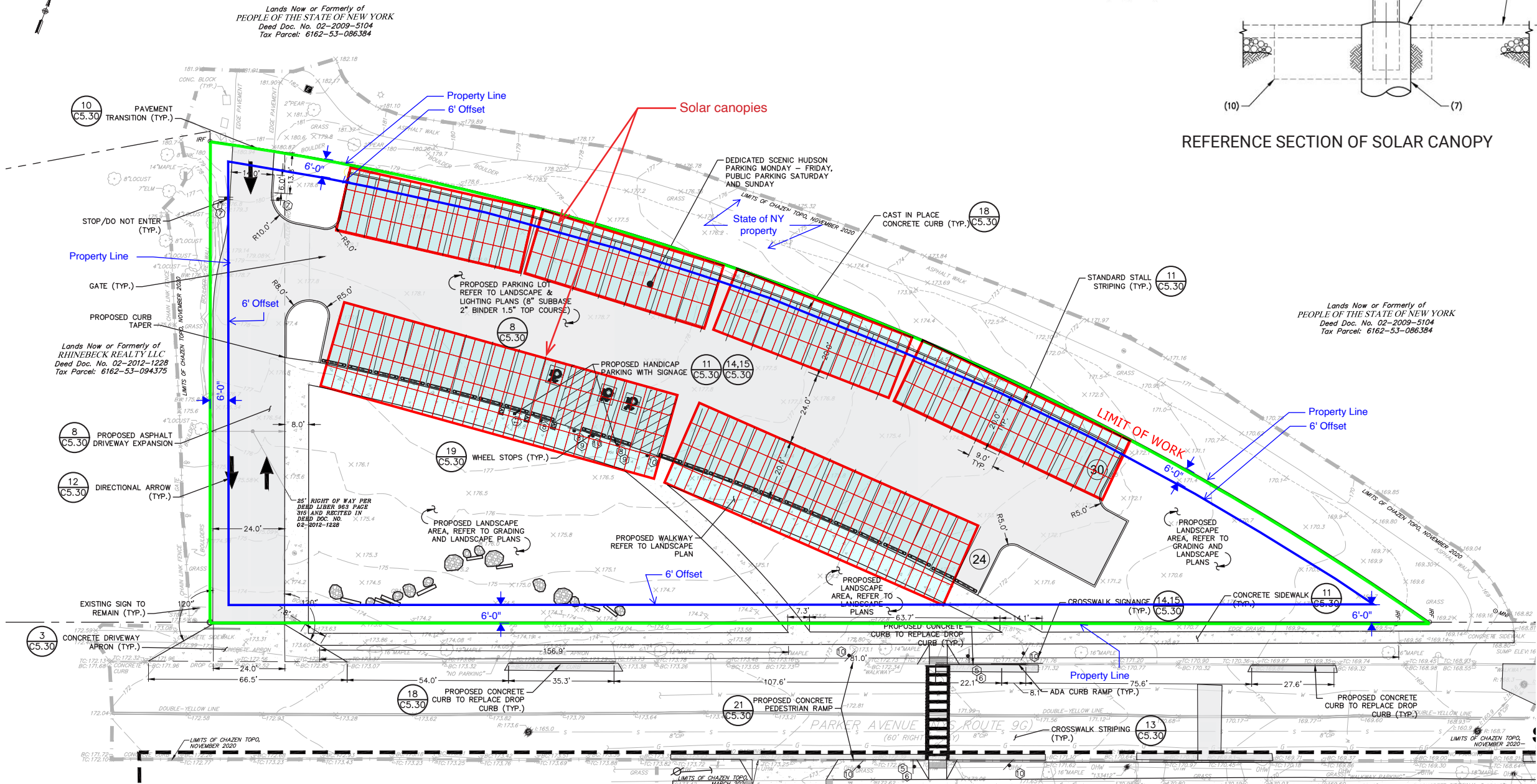
Judith Knauss
Deputy Zoning Administrator



Reference image of solar canopy design



REFERENCE SECTION OF SOLAR CANOPY



MASS.

OWNER:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA, STE 200
POUGHKEEPSIE, NY, 12601

58 PARKER AVE
POUGHKEEPSIE NY 12601

LAYOUT OF SOLAR CANOPY DESIGN OVER PARKING AREA
SCALE: 1:40

Architect
MASS DESIGN GROUP
289 MAIN STREET
SUITE 101
POUGHKEEPSIE NY 12601

Landscape Consultant
STOSS
54 OLD COLONY AVENUE,
THIRD FLOOR
BOSTON MA 02127

Civil Engineering + Site Structural
LA BELLA ASSOCIATES
21 FOX ST
POUGHKEEPSIE NY 12601

Structural Engineer
SILMAN
32 OLD SLIP
NEW YORK NY 10005

Sustainability Engineer
TRANSOLAR KLIMA ENGINEERING
200 EAST 23RD STREET
SUITE 403
NEW YORK NY 10010

MEP Engineer
VANDERWEIL ENGINEERS
1001 6TH AVE
NEW YORK NY 10018

FP + Code Consultant
HOWE ENGINEERS
101 LONGWATER CIRCLE
SUITE 203
NORWELL MA 02061

Lighting Consultant
SCHWINGHAMMER
335 W 38TH STREET #1
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

Exterior Wall Consultant
WISS, JANNEY, ELSTNER ASSOCIATES, INC.
330 PFINGSTEN ROAD
NORTHBROOK, IL 60062

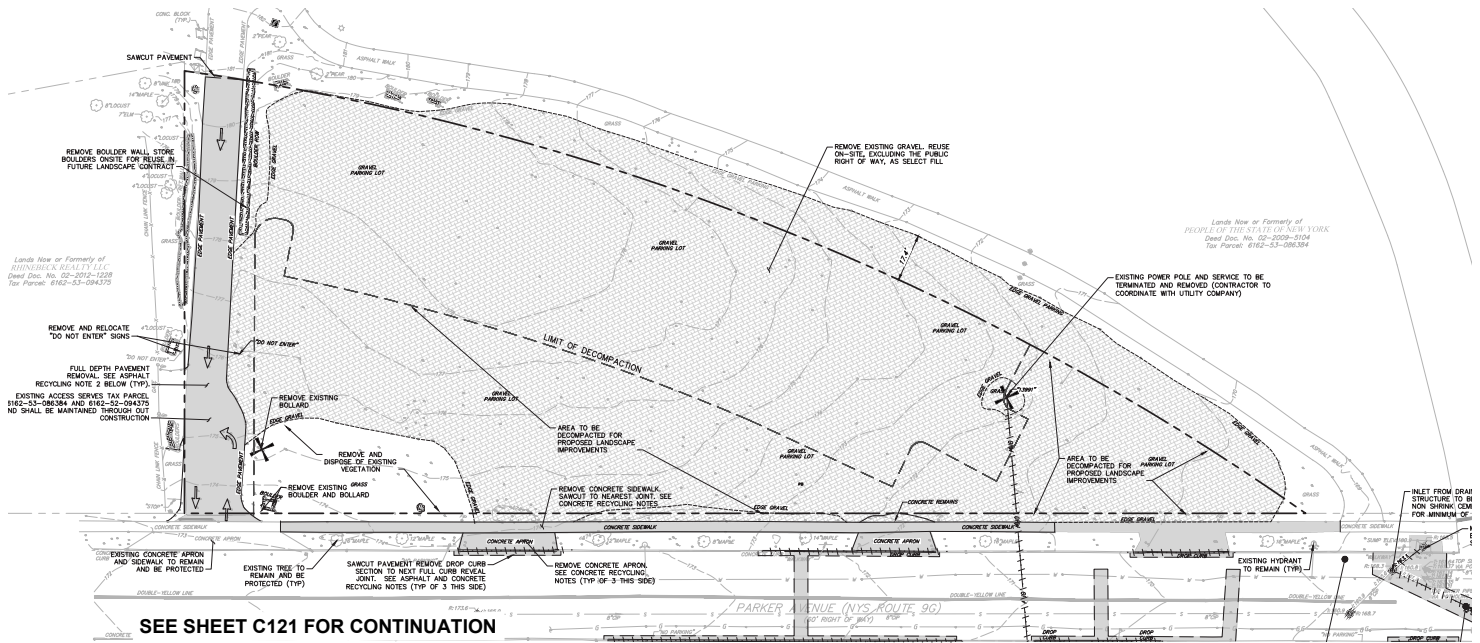
Elevator Consultant
VDA
120 EAGLE ROCK AVENUE, SUITE 310
EAST HANOVER, NJ 07936

STAMP + SIGNATURE

NOT FOR CONSTRUCTION



SOLAR CANOPY



Property line location relative to current extent of gravel and New York State sidewalk - about 20' of distance





Full Environmental Assessment Form Part 1

Workspace at 58 Parker Avenue

**Parker Avenue
City of Poughkeepsie
Dutchess County, New York**

Issued: August 3, 2021

Prepared for:

Northside Junction, LLC
1 Civic Center Plaza #200
Poughkeepsie, NY, 12601

Prepared by:

Chazen Engineering, Land Surveying &
Landscape Architecture Co., D.P.C.
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-454-3980

Chazen Project No. 82105.00



TABLE OF CONTENTS

PROJECT NARRATIVE

1.0	INTRODUCTION.....	1
1.1	Project Summary.....	1
1.2	Anticipated Permits/Approvals.....	2
2.0	LAND USE, ZONING, AND PUBLIC POLICY	3
3.0	SOILS AND WATER RESOURCES	5
3.1	Soils.....	5
3.2	Water Resources.....	6
3.3	Floodplain	6
4.0	UTILITIES	7
4.1	Water and Wastewater.....	7
4.2	Stormwater	7
5.0	TRAFFIC.....	7
6.0	ENDANGERED, THREATENED, AND RARE SPECIES AND SIGNIFICANT HABITAT	8
7.0	HISTORIC AND ARCHEOLOGICAL RESOURCES	8
8.0	ENVIRONMENTAL CONTAMINATION	8

LIST OF TABLES

Table 1:	Anticipated Approvals/Permits.....	3
Table 2:	Characteristics of Soil Types within Project Area.....	6
Table 3:	Estimated Traffic Generation.....	7

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

FIGURES

- Figure 1: USGS Location Map
- Figure 2: Orthophoto Tax Map
- Figure 3: Land Use Map
- Figure 4: Soils Map
- Figure 5: Wetland, Stream, and Floodplain Map
- Figure 6: NYSDEC Environmental Resource Map
- Figure 7: NYSOPRHP Cultural Resource Information System (CRIS) Map
- Figure 8: Map of Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources

PROJECT NARRATIVE

1.0 INTRODUCTION

1.1 Project Summary

The Applicant, Northside Junction, LLC is seeking site plan approval for the proposed adaptive reuse of the former 58,000 SF Standard Gage and Coal Storage manufacturing building for a new approximately 48,000 square-foot (SF) Workspace (Workspace) and 28 surface parking spaces for Scenic Hudson located at 58 Parker Avenue. The project also includes construction of 54 surface parking spaces (including three accessible spaces) on the adjacent lot north of Parker Avenue (North Parker Lot) that is currently occupied by a gravel parking lot. Vehicular access to the new Workspace will be modified from the existing location and provided at the west side of the property. Pedestrian access is provided at grade across the site and amongst elevated walkways between buildings. Access to the North Parker Lot will be accessible via a single access drive, reducing existing accesses from four to one. New York State Office of Parks Recreation and Historic Preservation (NYSOPRHP) maintains an existing access easement on the western side of the North Parker Lot for means of access. A walkway and a crosswalk over Parker Avenue will provide access for visitors and staff traveling to and from the Workspace. The North Parker Lot will be available for public parking on the weekends.

The total project site area is comprised of approximately 3.03 acres and is zoned Gateway Commercial (G-CM), which is part of the Walkway-Gateway District (W-G). The project site is comprised of two parcels (see Figures 1 and 2), identified as follows:

- Tax parcel 6162-62-148369 (58 Parker Avenue, approximately 2.1 ac.)
- Tax parcel 6162-54-125385 (Parker Ave, 0.93 ac.)

The site is part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program and is classified as “A,” which is assigned to non-registry (non-State Superfund sites) sites where work is underway and not yet complete. The site had several former manufacturing uses, including the Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The company was a generator of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room). A Remedial Investigation Work Plan (RIWP), which identifies the investigation methodology and site-related contamination was approved by NYSDEC on December 17, 2020. The Remedial Investigation was completed and documented in a March 11, 2021 Report and a Remedial Action Work Plan (RAWP) is proposed to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils. The Applicant is currently working with the NYSDEC on the RAWP.

Demolition to portions of the existing former manufacturing building will be undertaken affecting the southeast corner of the building (proposed demolition of two, one-story additions on three story building (three story building to remain)) and the east edge of the building (two-story wood frame building, one-story garage, and two steel buildings).

The proposed Workspace will include:

- Buildings A and B (totaling 35,230) will provide for the 22,010 SF Workspace serving 80 staff. The buildings will be fully renovated per historic preservation best practices. These buildings will also include an additional 13,220 SF, which may be used as community coworking and event space, also shared with Scenic Hudson staff. This area may include coworking, canteen, event space, gym, and support spaces (i.e., mech, electrical, water, locker rooms).
- Building C will provide approximately 3,210 SF of space for Scenic Hudson Parks Shop, including a solar array canopy attached to the existing building. The ground floor will be used for tool repair, parks maintenance projects, materials storage (lumber, seed mix, fence, plumbing) and a wood/metal woodshop. Outdoor storage will be provided in trailers. This building will be fully renovated per historic preservation best practices.
- Building D 3,445 SF will receive core and shell/exterior historic preservation. Building proposed for future community partner fit out.
- Building E 5,540 SF to receive core and shell/exterior historic preservation. Building proposed for future community partner fit out.
- Building E1 and Smokestack totaling 745 SF to receive core and shell/exterior historic preservation. Building proposed for outdoor classroom space for approximately 90 students.
- A photovoltaic (PV) canopy will be provided in the 28-space parking area to the west side of the building.

The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site and resulting in reduced visibility of the North Parker Lot and provision of engaging spaces accessible to the public. Connections to nearby Fall Kill Creek Walkway, future Dutchess Rail Trail, and the Walkway will be possible across the site.

1.2 Anticipated Permits/Approvals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie Zoning Board of Appeals	Area Variances
City of Poughkeepsie – Zoning Administrator	Floodplain development permit for grading (pending potential FEMA changes)
City of Poughkeepsie – Water and Sewer Department	Water and Sewer Connections
Dutchess County Department of Planning and Development	GML 239m referral
New York State Department of Environmental Conservation (NYSDEC)	GP-0-20-001 SPDES General Permit for Discharges during Construction Activities, Remedial Action Work Plan
City of Poughkeepsie DPW	Highway Work Permit
NYS OPRHP	Historic Consult

2.0 LAND USE, ZONING, AND PUBLIC POLICY

The site is surrounded by a mix of land uses, including residential, commercial, industrial, residential, community services, parks and recreation, and vacant areas, see Figure 3. The site abuts the Walkway to the north and the future Dutchess County Rail Trail to the east. There is residential development abutting the site to the west and south, commercial development to the north and east and the County Jail is located to the east. The Fallkill Creek is located to the south. The project site is not within the City's Local Waterfront Revitalization (LWRP) and therefore is not subject to a coastal consistency review.

According to the City of Poughkeepsie Comprehensive Land Use and Zoning Ordinance, Section 19-3.25, "the purpose of the W-G District is to revitalize this mixed industrial and residential area of the City so that it becomes a vibrant and attractive walkable mixed-use neighborhood where people will want to live, shop and invest. An additional purpose of this District is to encourage visitors to the Walkway and the Dutchess Rail-Trail to visit surrounding areas, before or after their visit, in order to help revitalize the neighborhood." Specifically, the W-G District includes the following specific intentions:

- (a) Enhance the quality of the City's built environment and promote site layout and architectural design that is compatible with the historic character of the community and the national prominence of the Walkway Over the Hudson State Historic Park.
- (b) Provide for the safety and comfort of pedestrians through an interconnected network of sidewalks and trails so that work, shopping, schools, and recreation will be within walking distance of each other, allowing independence to those who do not drive.

- (c) Provide an interconnected network of streets, bicycle routes, and bicycle lanes to disperse traffic so that the City's vehicular system will be easy to navigate for both bicyclists and drivers.
- (d) Promote the development of new residential and mixed uses at densities sufficient to encourage public transit use for residents and visitors.
- (e) Strengthen the economic base of the City by providing expanded opportunities for residential and commercial mixed-use development, removing barriers to adaptive reuse of former industrial buildings, facilitating remediation of distressed properties, and encouraging the use of open and vacant lands for community gardens and landscaping.
- (f) Incorporate green infrastructure and green development practices for stormwater management and renewable energy into the development review process.
- (g) In mixed-use buildings, encourage ground floor uses that generate and serve pedestrian traffic, such as retail, personal services and restaurants.
- (h) Facilitate the preservation, renovation, and adaptive reuse of historic buildings.
- (i) Provide for a range of visually and physically accessible civic spaces within the District including parks, plazas, playgrounds, squares and greenways for the enjoyment of residents and visitors and for the creation of comfortable and sociable spaces for celebrations and events.
- (j) Encourage the continued use of factory buildings for viable light manufacturing uses, which provide local jobs for residents, when such uses are compatible with nearby residential and tourism-oriented uses.
- (k) Implement the goals and recommendations of the City's Comprehensive Plan and the Hudson River Valley Greenway Compact.

The W-G District consists of three subdistricts: the Gateway Residential Mixed-Use (G-RM) Subdistrict, the Gateway Commercial Mixed-Use (G-CM) Subdistrict and the Gateway Office Manufacturing (G-OM) Subdistrict. The G-CM Subdistrict is described as an area with traditional neighborhood retail and other small-scale commercial uses that adjoin residential neighborhoods, primarily at intersections and near the Walkway entrances on Parker Avenue. The G-CM Subdistrict is intended to encourage vertical mixed-use shop-front buildings with first floor retail, personal service, and entertainment uses and second and third stories used primarily for offices, hospitality uses and apartments.

The proposed Workspace (anticipated to be defined as an office use in the G-CM District) and accessory parking lot are permitted uses in the G-CM District. Buildings proposed for future community partner fit out are anticipated to include permitted uses. Parking on the North Parker Lot will be located at the rear of the lot and will be only minimally visible due to the undulating landscaping design. Demonstration of compliance with bulk and dimensional standards and supplemental regulations applicable to the project is included on the site plan. Required parking for office uses is 2.5 spaces per 1,000 SF of floor area. The Project is anticipated to require area variances to allow a reduced number of parking spaces. There are a

number of pre-existing nonconforming conditions, including less than minimum frontage occupancy requirement on Parker Street and less than minimum required lot width.

The proposed project is consistent with the purpose and intent of the W-G District for the following reasons:

- The project includes adaptive reuse of the historic Standard Gage and Coal Storage manufacturing building.
- The adaptive reuse of the building will include renovation and historic preservation to the highest standards.
- The site design will use innovative and engaging landscape design that reuses on-site natural materials to the greatest extent possible.
- The site design includes pedestrian connections that will enhance public access to cultural and recreational resources located nearby, including Fallkill Creek Walkway, future Dutchess Rail Trail, and the Walkway.
- The introduction of 80 Scenic Hudson staff and visitors to the Workspace and future community partner uses will revitalize the area.
- The project incorporates green infrastructure into stormwater management.
- The project includes solar panels that will be placed on the roof and canopies to provide electric service.
- The project may include geothermal wells.

For the reasons noted above, the proposed project is anticipated to be consistent with the City's zoning and public policy and will not result in significant adverse impacts.

3.0 SOILS AND WATER RESOURCES

3.1 Soils

Figure 4 shows the soil types that are expected to be present on the project site, and Table 2 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

Table 2: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
100	(DwB) Dutchess-Cardigan-Urban land complex, undulating, rocky	Dutchess (40%)	1 to 6%	well	>6	>80
		Cardigan (30%)		well	>6	20 to 40

Rock encountered during the construction will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

Based on this information, the proposed project will not result in any significant adverse impacts related to soils.

3.2 Water Resources

According to NYSDEC wetland and stream information available through GIS (Figure 5), the EAF Mapper, and Environmental Resource Map (Figure 6), there are no NYSDEC or federally regulated wetlands or streams located on the project site. There is a NYSDEC Class C stream, Fallkill Creek (Regulation 862-393) that travels along the southern side of Brookside Avenue near to the property. The National Wetland Inventory (NWI) identifies the Fallkill Creek as riverine (R3UBH).

No impact to the Fallkill Creek is proposed as part of the project. With the implementation of the Stormwater Pollution Prevention Plan (SWPPP) and drainage improvements there will be no significant adverse impact to the stream.

3.3 Floodplain

The southeastern portion of the site, in the vicinity of proposed adaptive reused Buildings B and D, is located within the 100-year floodplain. Some grading (no construction) may occur within the 100-year floodplain; therefore, a floodplain development permit may be sought. However, the Applicant has submitted a Letter of Map Amendment (LOMA) to Federal Emergency Management Agency (FEMA) to remove the project site, including the building, from the floodplain.

4.0 UTILITIES

4.1 Water and Wastewater

Municipal water and sewer service currently serve the project site. All sanitary discharge from the project will be via gravity. The site will be connected to the municipal sewer in Brookside Avenue.

According to the New York State Department of Environmental Conservation (NYSDEC) *Design Standards for Intermediate Sized Wastewater Treatment Systems*, March 2014, the proposed project is expected to require water usage of 1,200± gallons per day (gpd) (15 gpd multiplied by 80 staff) for Scenic Hudson staff. According to the Development Impact Assessment Handbook, Urban Land Institute, 1994, an office use employs an average of 3 persons per 1,000 SF. For the remaining area proposed for community partner fit out (approximately 9,730 SF) a total of 30 employees are estimated, requiring 450 gpd, for a total water demand of 1,650 gpd. It is anticipated that the City's municipal water system and wastewater treatment plant has capacity to serve the proposed use.

4.2 Stormwater

The project development will require ground disturbance in excess of one acre; therefore, a SWPPP is being prepared pursuant to NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management facilities, and other construction-phase pollution controls. The North Parker Lot will include a bioretention area and reduction in impervious area. The Workspace site will include a sand filter system and reduction in impervious area. New catch basins will be constructed on the overall site, a new catch basin and manhole will be constructed within Parker Avenue, and a new conveyance system will be constructed on the eastern portion of the property connecting the overall site for stormwater management to Garden Street. The existing drainage in the vicinity of the site along Parker Avenue will be disconnected from the City of Poughkeepsie sanitary system and will be rerouted to the new City drainage line being conveyed to Garden Street. With the implementation of the new drainage system and the SWPPP, no adverse impacts related to stormwater will occur. Additionally, the Applicant will be redirecting approximately 0.9 acres of runoff from the City's sanitary system, which contributes to the City's sanitary sewer system inflow and infiltration issues.

5.0 TRAFFIC

The *Trip Generation Manual, 10th Edition* published by the Institute of Transportation Engineers (ITE) is the industry-standard resource for estimating the traffic generated by various types of land uses and it was used to estimate the site generated trips for this project. Based on data for General Office Building (Land Use Code 710), the proposed project will generate 52 total trips in the weekday morning and 53 total trips in the evening peak periods, See Table 5.

Table 3: Estimated Traffic Generation

Land Use	General Office Building Land Use Code 710
AM Peak Hour Trips Entering the Site	43
AM Peak Hour Trips Exiting the Site	9

Total AM Peak Trips added to Adjacent Street Traffic	52
PM Peak Hour Trips Entering the Site	10
PM Peak Hour Trips Exiting the Site	43
Total PM Peak Trips added to Adjacent Street Traffic	53

Note: Analysis uses 110 employees and the fitted curve equation in the ITE Manual (10th Edition) to determine the AM and PM peak hour trip generation.

According to the NYSDEC guidance on how to assess traffic impacts a general office building with less than 67,000 SF is not likely result in 100 peak hour trips, which is a threshold provided by NYSDEC to assist in determinations of significant increases to traffic. As demonstrated above in Table 5, the ITE trip generation data indicates that the project (assuming total office use) would result in less than 100 trips during the AM and PM peak hours. For the reasons stated above, no significant adverse impacts related to traffic are anticipated to occur.

6.0 ENDANGERED, THREATENED, AND RARE SPECIES AND SIGNIFICANT HABITAT

According to the NYSDEC, there are no known occurrences of endangered, threatened or rare species or a Significant Natural Community on or in the vicinity of the project site. According to the US Fish and Wildlife Service (USFWS) information for planning and consultation (IPAC), there is potential for the Indiana Bat species on or in the vicinity of the project site. The site is fully developed within an urban area. It is recommended that tree clearing occur between October 31st and March 31st to ensure no potential take of the Indiana bat. With the clearing restriction and considering that removal of trees is less than ten acres, no significant adverse impacts to the Indiana Bat are anticipated to occur.

7.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project site does not contain and is not adjacent to any National or State Historic Register site. The project is pursuing Historic Rehabilitation Tax Credits and consultation with NYSOPRHP has indicated that the Standard Gage Company Plant may be eligible for listing in the State and National Registers of Historic Places. Consultation is ongoing with NYSOPRHP and the National Park Service regarding eligibility. The rehabilitation work proposed to the Standard Gage Company Plant will be done in accordance with the Secretary of the Interior's Standards.

8.0 ENVIRONMENTAL CONTAMINATION

As described in the introduction, the site is part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program and is classified as "A," which is assigned to non-registry (non-State Superfund sites) sites where work is underway and not yet complete.

The site had several former manufacturing uses, including the Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The company was a generator

of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room).

A Remedial Investigation Work Plan (RIWP), which identifies the investigation methodology and site-related contamination was approved by NYSDEC on December 17, 2020. The Remedial Investigation was completed and documented in a March 11, 2021 Report and a Remedial Action Work Plan is proposed for approval to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils.

An environmental easement will be required for remedial activities associated with 58 Parker Avenue as it relies upon one or more institutional and/or engineering controls. The Environmental Easement will run with the land in favor of the State (NYSDEC), subject to the provisions of ECL Article 71, Title 36, and will contain use restriction(s) and/or any prohibition(s) on the use of land in a manner inconsistent with engineering controls. The placement of an Environmental Easement will; provide an effective and enforceable means of encouraging the reuse and redevelopment of a controlled property, at a level that has been determined to be safe for a specific use, while ensuring the performance of operation, maintenance, and/or monitoring requirements. With these measures in place, no significant adverse impacts to public health will occur.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) PART 1 FORM

Full Environmental Assessment Form

Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Scenic Hudson Workspace and Parking		
Project Location (describe, and attach a general location map): 58 Parker Avenue and 61 Parker Avenue, Poughkeepsie NY 12601 (vacant Standard Gage facility and accessory lot)		
Brief Description of Proposed Action (include purpose or need): The Applicant, Northside Junction, LLC is seeking site plan approval for the proposed adaptive reuse of the former 58,000 SF Standard Gage and Coal Storage manufacturing building for a new approximately 48,000 square-foot (SF) workspace (Workspace) and 28 surface parking spaces for Scenic Hudson located at 58 Parker Avenue. The project also includes construction of 54 surface parking spaces (including three accessible spaces) on the adjacent lot north of Parker Avenue (North Parker Lot) that is currently occupied by a gravel parking lot. The total project site area is comprised of approximately 3.03 acres and is zoned Gateway Commercial (G-CM), which is part of the Walkway-Gateway District (W-G). The project site is comprised of two parcels: Tax parcel 6162-62-148369 (58 Parker Avenue, approximately 2.1 ac.) and Tax parcel 6162-54-125385 (Parker Ave, 0.93 ac.). Buildings A and B will provide Workspace space and may include coworking, event space, canteen, and a gym. Building C will include the Parks Maintenance Shop, with a solar array canopy. Buildings D and E are proposed to include future community partners. Building E1 will provide outdoor classroom space. Buildings A - C will be renovated and historically preserved, Buildings D - E will receive core and shell/exterior historic preservation. The overall site will be designed with an undulating landscape allowing for natural materials to remain on site and resulting in reduced visibility of the North Parker Lot.		
Name of Applicant/Sponsor: Northside Junction, LLC, Caroline Alsop, Project Manager	Telephone: 845-473-4440	
	E-Mail: calsup@scenichudson.org	
Address: 1 Civic Center Plaza #200		
City/PO: Poughkeepsie	State: New York	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as above.	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board: Site Plan Approval	Summer 2021
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	Zoning Board of Appeals: Area Variances	Fall 2021
d. Other local agencies ☒ Yes ☐ No	Zoning Admin - floodplain grading permit (pending potential FEMA changes); Water/Sewer PW Dept.	Winter 2021, Fall 2021
e. County agencies ☒ Yes ☐ No	GML 239M Referral	Fall 2021
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC SPDES GP-0-20-001 and Remedial Action Plan; OPRHP consultation	Winter 2021, Winter 2021, Winter 2021
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No
City's 1998 Comprehensive Plan: Site is included within the Cottage Street Business Park Study Area. Site rezoned to Walkway - Gateway District in 2013.

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

Remediation Sites: C314131 Tax Parcel: 148369

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Walkway-Gateway Overlay District (W-G): Gateway Commercial Mixed-Use (G-CM)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie School District

b. What police or other public protection forces serve the project site?

City of Poughkeepsie Police Department with support from the Dutchess County Sheriff's Department and NYS Police

c. Which fire protection and emergency medical services serve the project site?

City of Poughkeepsie Fire Department

d. What parks serve the project site?

Walkway over the Hudson NYS Park, Dutchess Rail Trail, Fallkill Creek walkway

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Office and Education

b. a. Total acreage of the site of the proposed action? _____ 3.03 acres

b. Total acreage to be physically disturbed? _____ 2.44 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.39 acres Applicant owns Tax Parcel: 177385, which is not part of the proposed project.

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: _____ 18 months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ 	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☒ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? <u>Removal of existing gravel parking lot as well as contaminated fill site-wide</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>2,200 CY</u> • Over what duration of time? <u>three months</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils. The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site.</u>	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ <u>2.31</u> acres	
vi. What is the maximum area to be worked at any one time? _____ <u>1.5</u> acres	
vii. What would be the maximum depth of excavation or dredging? _____ <u>2.5</u> feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: _____ <u>On-site materials will be used to supplement for imported fill wherever possible. Initial remediation efforts indicate various levels of PCBs in the soils which may make reclamation difficult.</u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 1,650 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 1,650 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie Sewage Treatment Plant
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ None iii. Parking spaces: Existing <u>111</u> Proposed <u>82</u> Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☒ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>Modification of existing curb cut/entrance along Parker Avenue</u> vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ <u>287 MWh per year</u> ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Local Grid and Solar Arrays</u> iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>8 AM - 5 PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u>	ii. During Operations: • Monday - Friday: <u>8 AM - 5 PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u>
i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u>	ii. During Operations: • Monday - Friday: <u>8 AM - 5 PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u>		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>Temporary noise sources during construction compliant with City Code.</u> ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: <u>Tree/brush areas located within the site will be removed. However, new landscaping will be installed in conformance with City Code, and will be provided to the Planning Board for review.</u>
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Lighting will be in compliance with City Code and other applicable codes and regulations.</u> ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☒ Yes ☐ No If Yes: i. Describe proposed treatment(s): <u>Pest control may be required after occupation of the building. Application would be by licensed applicators using minimal levels of application required.</u> ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ TBD tons per _____ TBD (unit of time) • Operation : _____ 0.065 tons per _____ day (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>Demolition and construction waste may be recycled at the discretion of the contractor.</u> • Operation: <u>Recyclables will be separated and stored for recycling.</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Construction and demolition debris will be hauled away by a licensed solid waste hauler for disposal at a demolition debris landfill or other licensed facility.</u> • Operation: <u>Solid waste will be collected and hauled away regularly by a licensed solid waste hauler for disposal at the Dutchess County Resource Recovery Agency facility or other licensed facility.</u>

Per Environmental Engineering by Joseph A. Salvat, 4th Edition, 1992, an office worker is proposed to generate 1.5 pounds (lbs) of waste per day. Therefore, 110 employees would generate 165 lbs per day or 0.0625 tons per day.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
ii. Anticipated rate of disposal/processing:
• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
• _____ Tons/hour, if combustion or thermal treatment
iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☒ Yes ☐ No
If Yes:
i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
None.
ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
A Remedial Action Work Plan is proposed for approval to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils.
iii. Specify amount to be handled or generated 2,640 tons/month One time removal of material
iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site.
v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☒ Yes ☐ No
If Yes: provide name and location of facility: _____
Materials removed from the site will be carted by licensed contractors and disposed of at a licensed facility.
If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
i. Check all uses that occur on, adjoining and near the project site.
☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Gravel Parking lot, Community uses
ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.26	1.73	+0.48
• Forested	0.05	0.05	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.93	1.25	+0.32
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: <u>Gravel Parking Lot</u>	0.79	0.00	-0.79

v. Is the project site subject to an institutional control limiting property uses? ☒ Yes ☐ No	
• If yes, DEC site ID number: <u>C314131</u> • Describe the type of institutional control (e.g., deed restriction or easement): <u>Anticipated environmental easement</u> • Describe any use limitations: <u>To be determined</u> • Describe any engineering controls: <u>To be determined</u> • Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No • Explain: <u>The remediation work plan is currently under review by regulatory agencies.</u>	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? <u>1</u> feet	
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? <u>< 1 %</u>	
c. Predominant soil type(s) present on project site:	
<u>Dutchess-Cardigan Urban Land</u>	<u>100 %</u>
<u>Complex</u>	<u>%</u>
<u></u>	<u>%</u>
d. What is the average depth to the water table on the project site? Average: <u>> 6</u> feet	
e. Drainage status of project site soils: ☒ Well Drained: <u>100 %</u> of site ☐ Moderately Well Drained: <u></u> % of site ☐ Poorly Drained <u></u> % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: <u>100 %</u> of site ☐ 10-15%: <u></u> % of site ☐ 15% or greater: <u></u> % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: <u></u>	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name <u>Fallkill (Tax Parcel 148369)</u>	Classification <u>C</u>
• Lakes or Ponds: Name <u></u>	Classification <u></u>
• Wetlands: Name <u></u>	Approximate Size <u></u>
• Wetland No. (if regulated by DEC) <u></u>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: <u></u>	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No	Tax Parcel 148369
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No	
If Yes: i. Name of aquifer: <u></u>	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ Common Dutchess County Species _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No NYSDEC Automated answer - Answer should be yes If Yes: i. Species and listing (endangered or threatened): _____ NYSDEC: None; USFWS: Indiana Bat _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: <u>Standard Gage Company Plant</u> iii. Brief description of attributes on which listing is based: _____	☒ Yes ☐ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>varies</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Municipal, County, State, Federal Recreation resources, State and National Historic Sites, Scenic Byways</u> iii. Distance between project and resource: _____ 1 - 5 miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

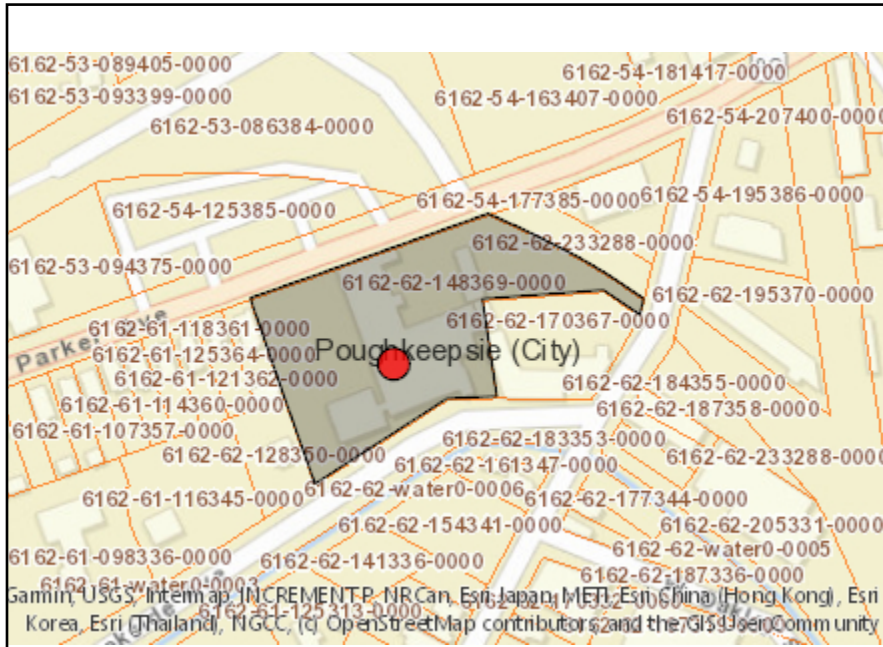
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

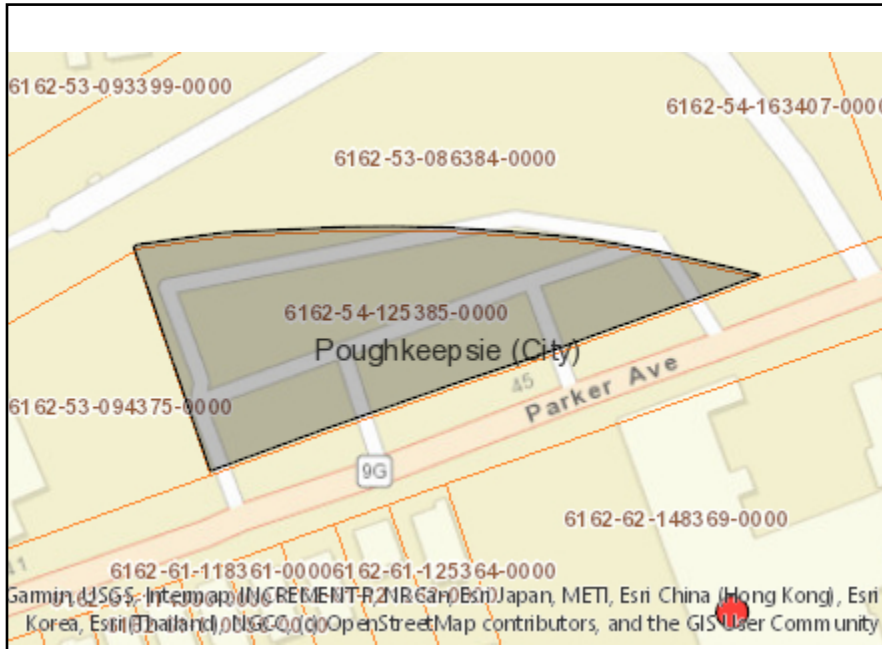


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:C314131
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C314131
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00036, C314131, B00020, 314122, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



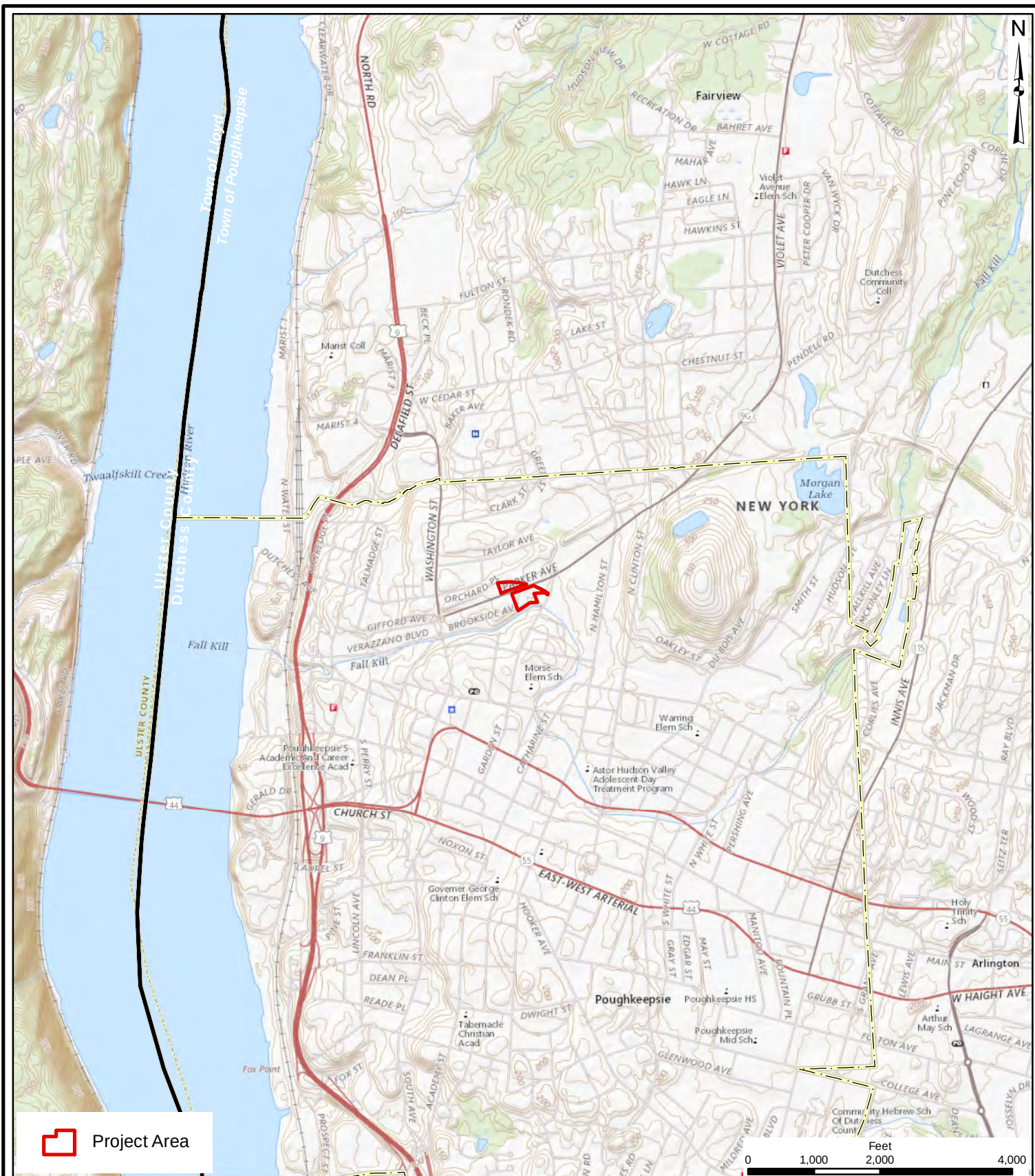
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00036, C314131, B00020, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

FIGURES



THE Chazen COMPANIES
 Proud to be Employee Owned
 Engineers
 Land Surveyors
 Planners
 Environmental & Safety Professionals
 Landscape Architects

Hudson Valley Office:
 21 Fox Street, Poughkeepsie, NY 12601

Capital District Office:
 547 River Street, Troy, NY 12180

North Country Office:
 20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
 1 North Broadway, Suite 803, White Plains, NY 10601

www.chazencompanies.com Phone: (888) 539-9073

Scenic Hudson Workspace

USGS Location Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 2,000 feet
Project:	82105
Figure:	1





THE
Chazen
COMPANIES

Provided to be Employee Owned
Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

Hudson Valley Office:
21 Fox Street, Poughkeepsie, NY 12601

Capital District Office:
547 River Street, Troy, NY 12180

North Country Office:
20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601
www.chazencompanies.com Phone: (888) 539-9073

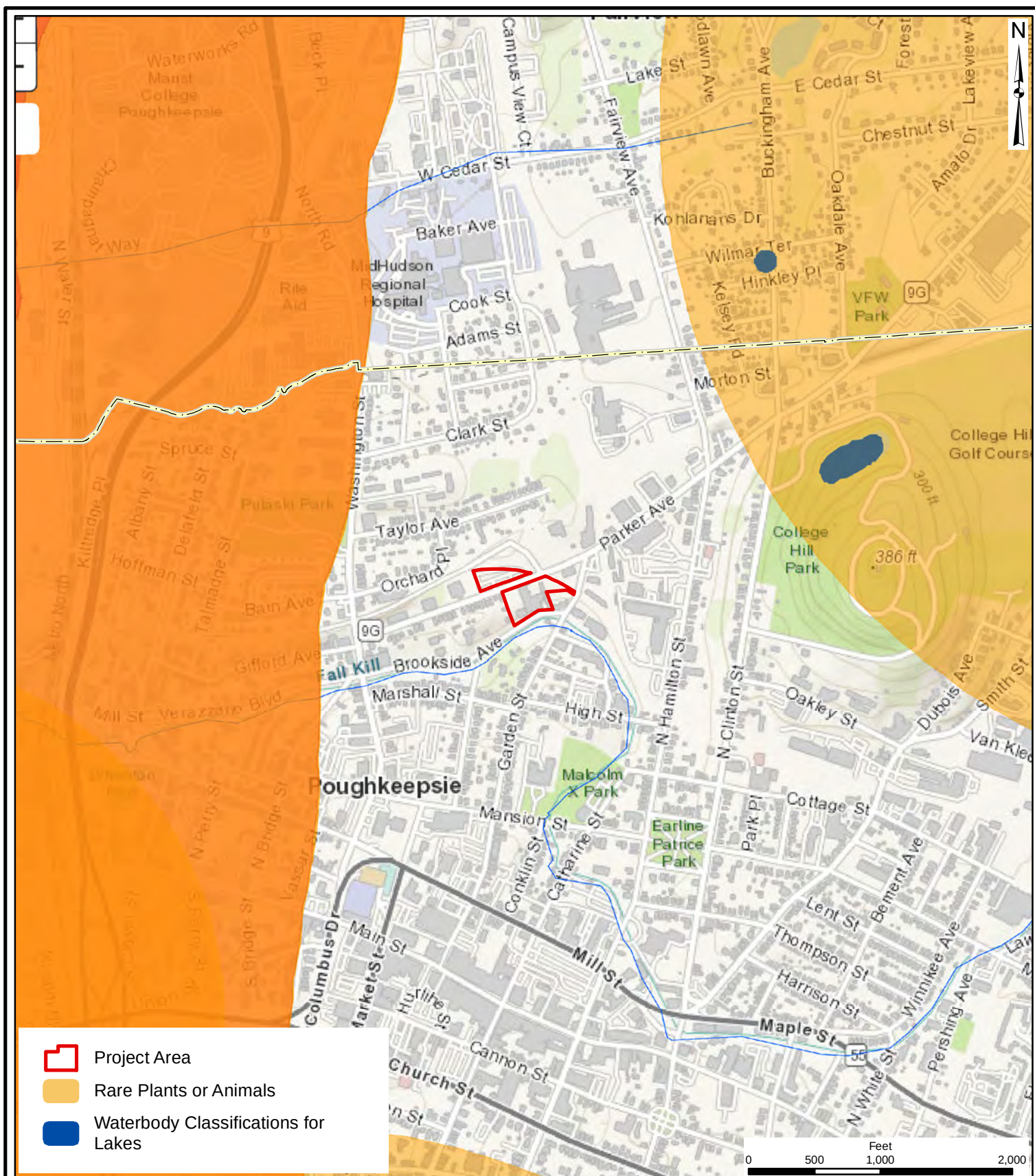
Scenic Hudson Workspace

Soils

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 150 feet
Project:	82105
Figure:	4





Hudson Valley Office:
21 Fox Street, Poughkeepsie, NY 12601

Capital District Office:
547 River Street, Troy, NY 12180

North Country Office:
20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601

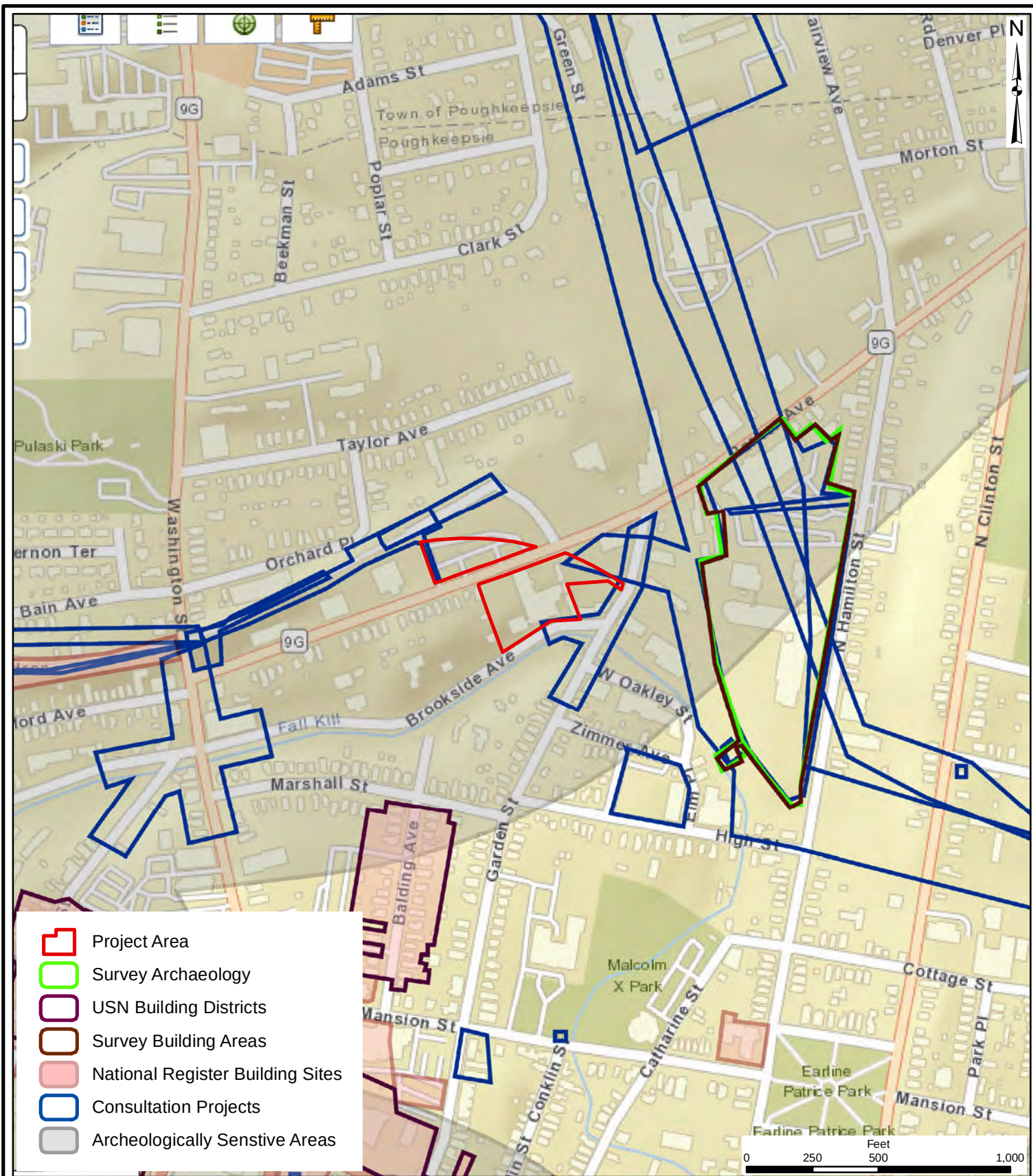
www.chazencompanies.com Phone: (888) 539-9073

Scenic Hudson Workspace

NYSDEC Environmental Resource Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 1,000 feet
Project:	82105
Figure:	6



Hudson Valley Office:
21 Fox Street, Poughkeepsie, NY 12601

Capital District Office:
547 River Street, Troy, NY 12180

North Country Office:
20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601

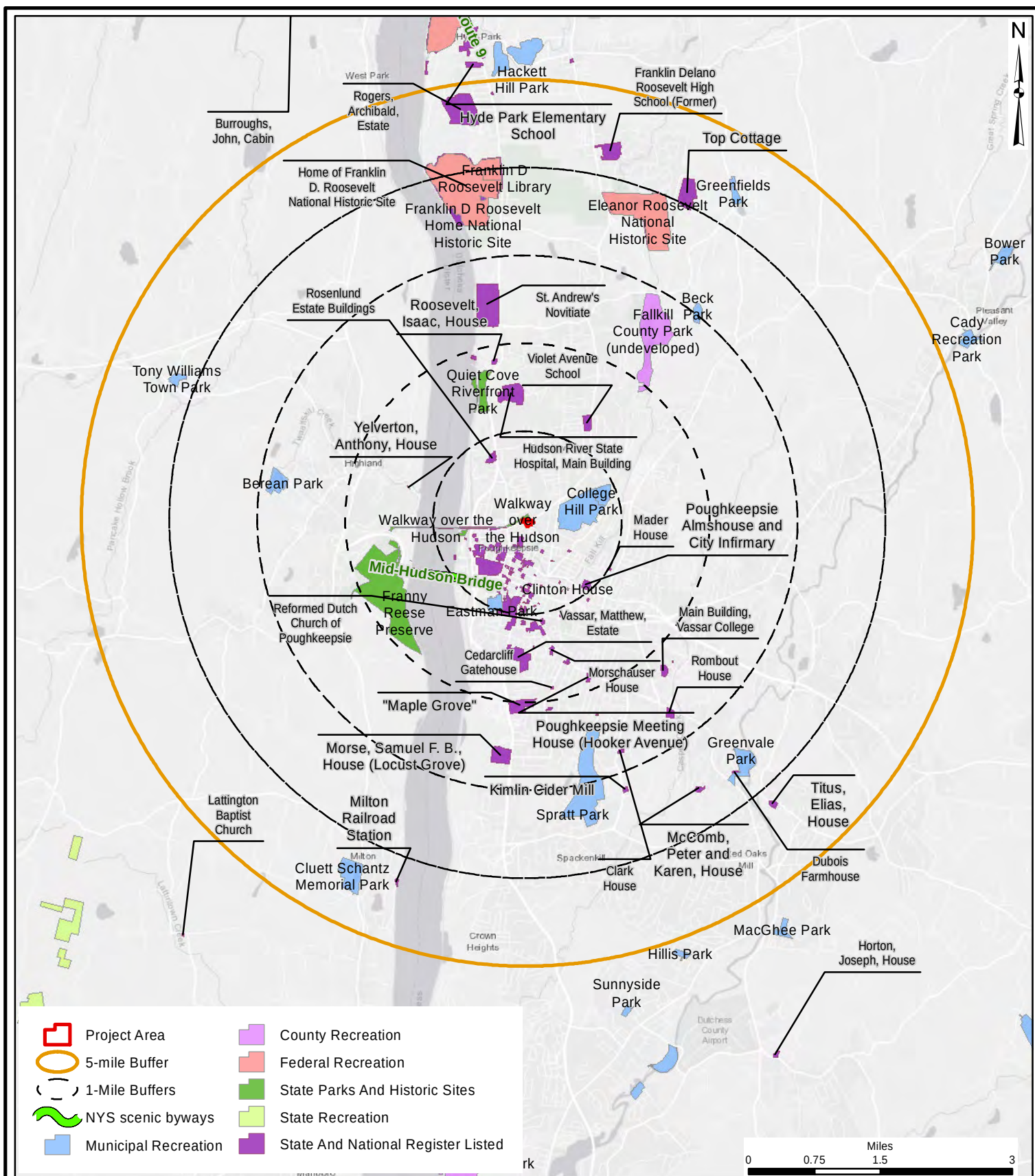
www.chazencompanies.com Phone: (888) 539-9073

Scenic Hudson Workspace

NYSOPRHP Cultural Resource Information System (CRIS) Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 500 feet
Project:	82105
Figure:	7



Hudson Valley Office:
21 Fox Street, Poughkeepsie, NY 12601

Capital District Office:
547 River Street, Troy, NY 12180

North Country Office:
20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601

www.chazencompanies.com Phone: (888) 539-9073

Scenic Hudson Workspace

Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources within 5 Miles

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 7,920 feet
Project:	82105
Figure:	8