



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

Common Council Chambers
Tuesday, July 12, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF JUNE 14, 2022 MINUTES

III. PUBLIC HEARINGS & DELIBERATIONS

**1. 135 MAIN STREET: AREA VARIANCES: PUBLIC HEARING
POSTPONED TO AUGUST**

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. 117 NORTH HAMILTON STREET AREA VARIANCES

Application for area variances relative to the proposed construction of a

wholesale storage, warehousing, manufacturing, creative, retail, contracting business. Variances are requested of Section 19- 3.29(4)(d) which requires a 25 foot landscape buffer to allow a fence on the north boundary, and Section 19-4.14(3)(a) which prohibits a fence within 10 feet of a wall containing legal windows to allow a fence within 10 feet of the wall of the building to the north. Owner: 117 N Hamilton, LLC/North Hamilton Parcel LLC; Applicant: Baxter Development Corp.; Consultant: Rohde, Soyka & Andrews, Consulting Engineers, PC; Grid #6162-63-271278/266293; Zoning District: Light Industrial (I-1) District;



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
MEETING AGENDA FOR TUESDAY, JULY 12, 2022
3RD FLOOR CITY HALL, 62 CIVIC CENTER PLAZA**

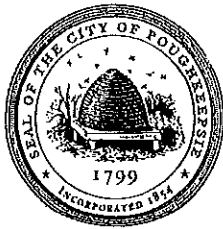
- I. CALL TO ORDER**
- II. APPROVAL OF JUNE 14, 2022 MINUTES**
- III. PUBLIC HEARINGS & DELIBERATIONS**
 - 1) 135 MAIN STREET: AREA VARIANCES:**
PUBLIC HEARING POSTPONED TO AUGUST

- 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

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**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:

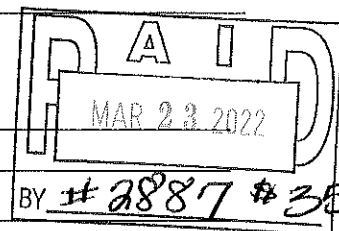
Name: NORTH CHERRY HOLDINGS LLC

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>

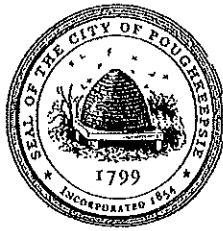
VARIANCE REQUEST JUSTIFICATION

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;



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- 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.

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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.

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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) Alternative 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

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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	FALLKILL 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	FALLKILL 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

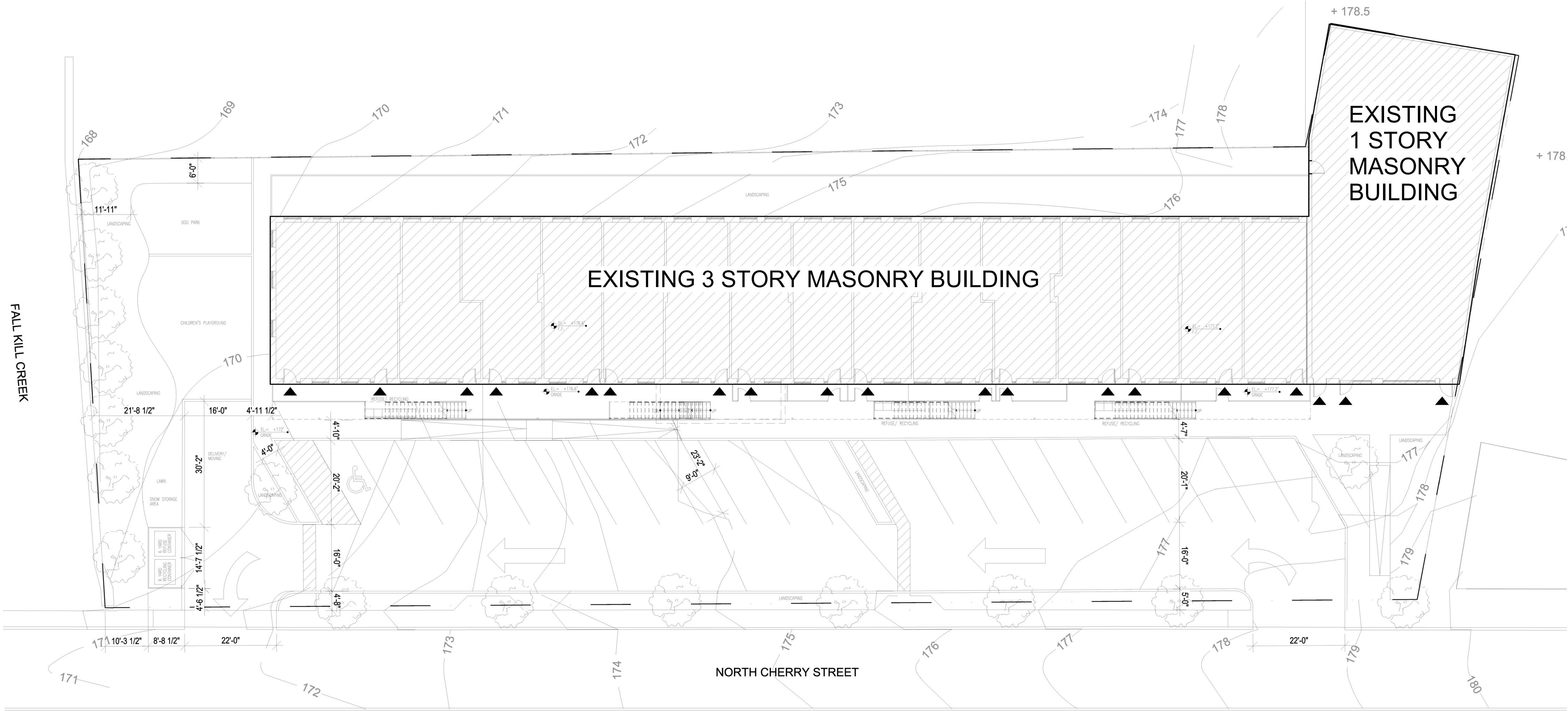
NO EXISTING OR PROPOSED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, COVENANTS OR DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.



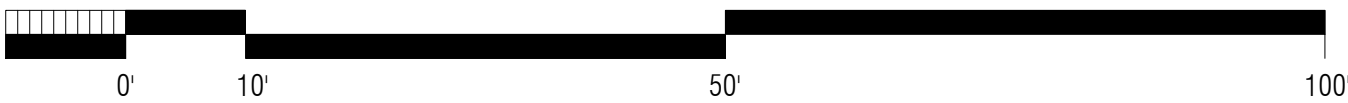
1 TAX MAP
N.T.S.



2 LOCATION MAP
N.T.S.



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



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JANET REDI TRUST
2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603

OWNER

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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"

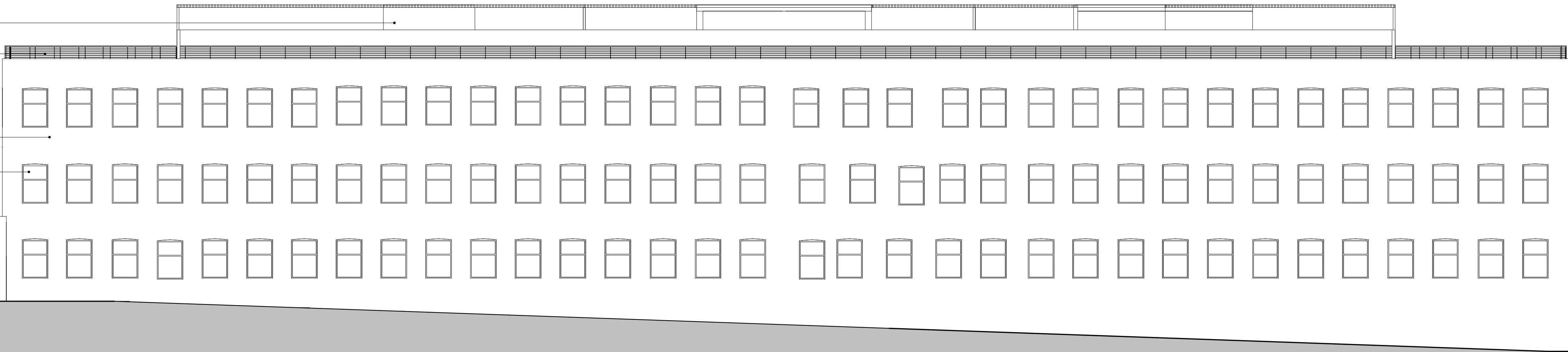


1 WEST ELEVATION
3/32" = 1'-0"



- 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"



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JANET REDI TRUST
2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603

OWNER

10		
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1	REVISION	03.29.22
#	SUBMISSION	02.22.22

ISSUES / REVISIONS

abarchitekten
62 Allen Street, 2nd Fl
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T 212.334.1232
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www.abarchitekten.com



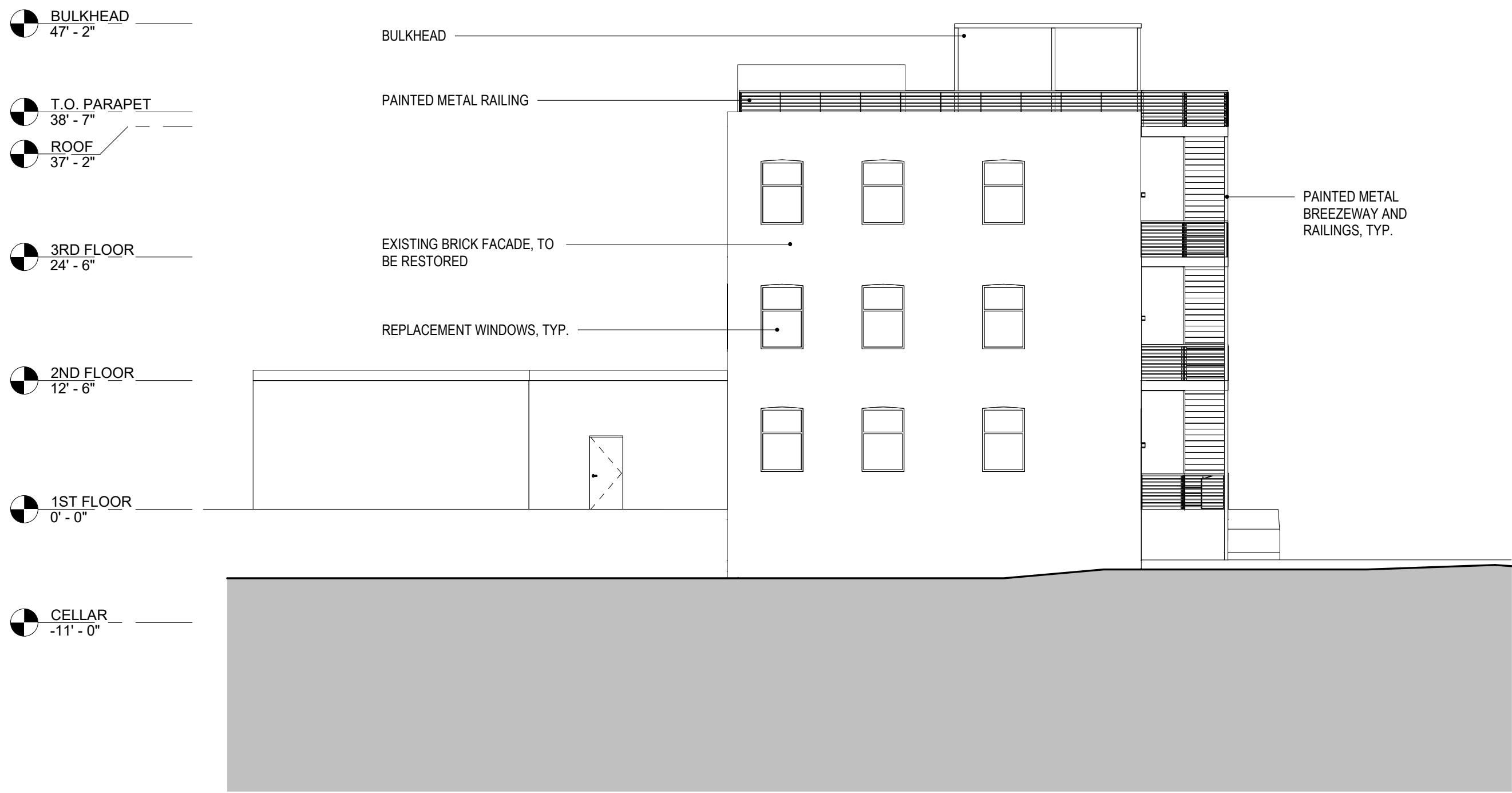
15 NORTH CHERRY ST

EAST AND WEST
ELEVATIONS

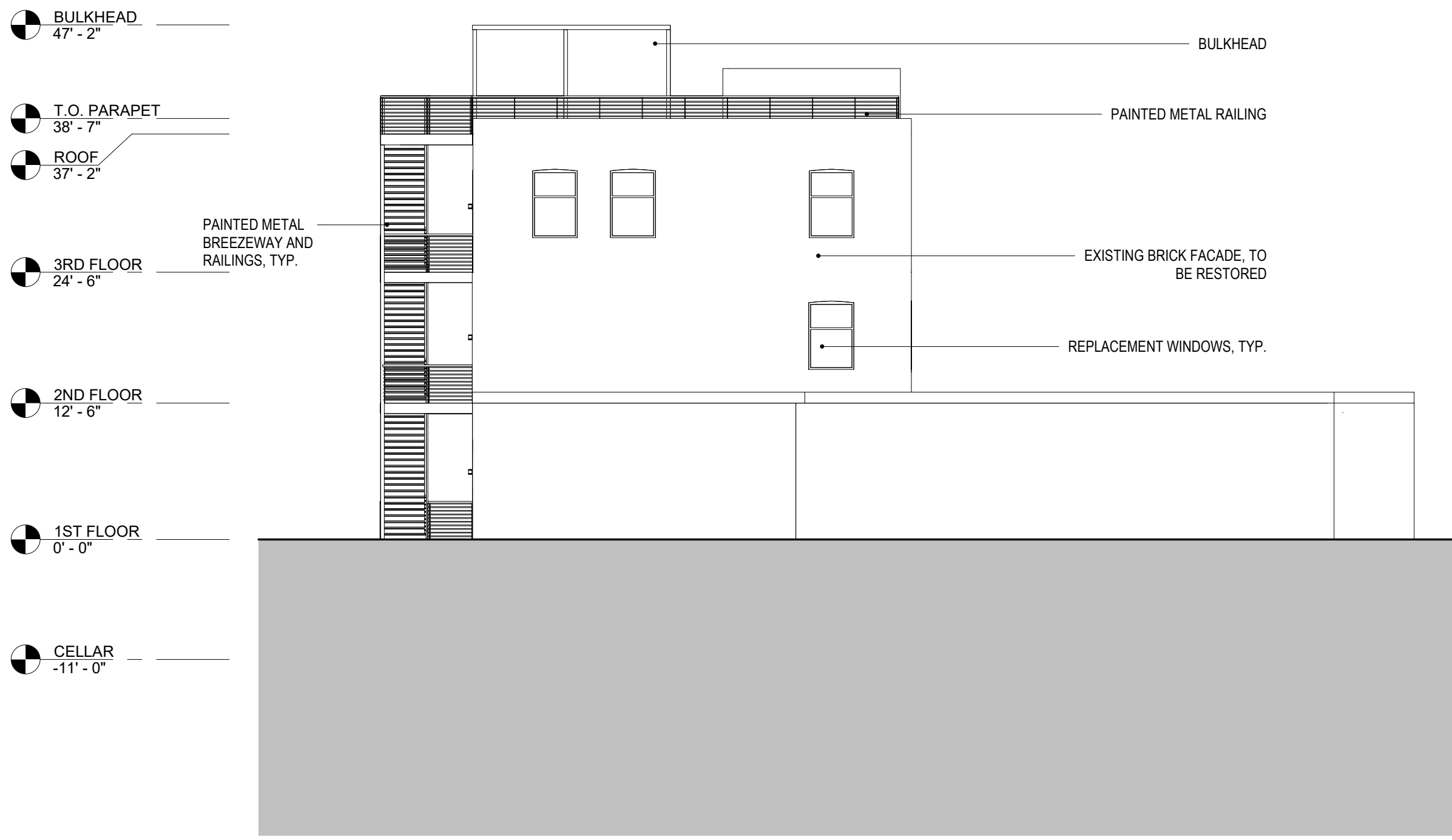
AB		
CHECKED BY	PROJECT #	
3/32" = 1'-0"	03.29.22	
SCALE	DATE	

A-401.00
DRAWING #

25 OF 42



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



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



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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
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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















POUGHKEEPSIE UNDERWEAR FACTORY















FOR RENT
STORAGE
914-489-9093

15

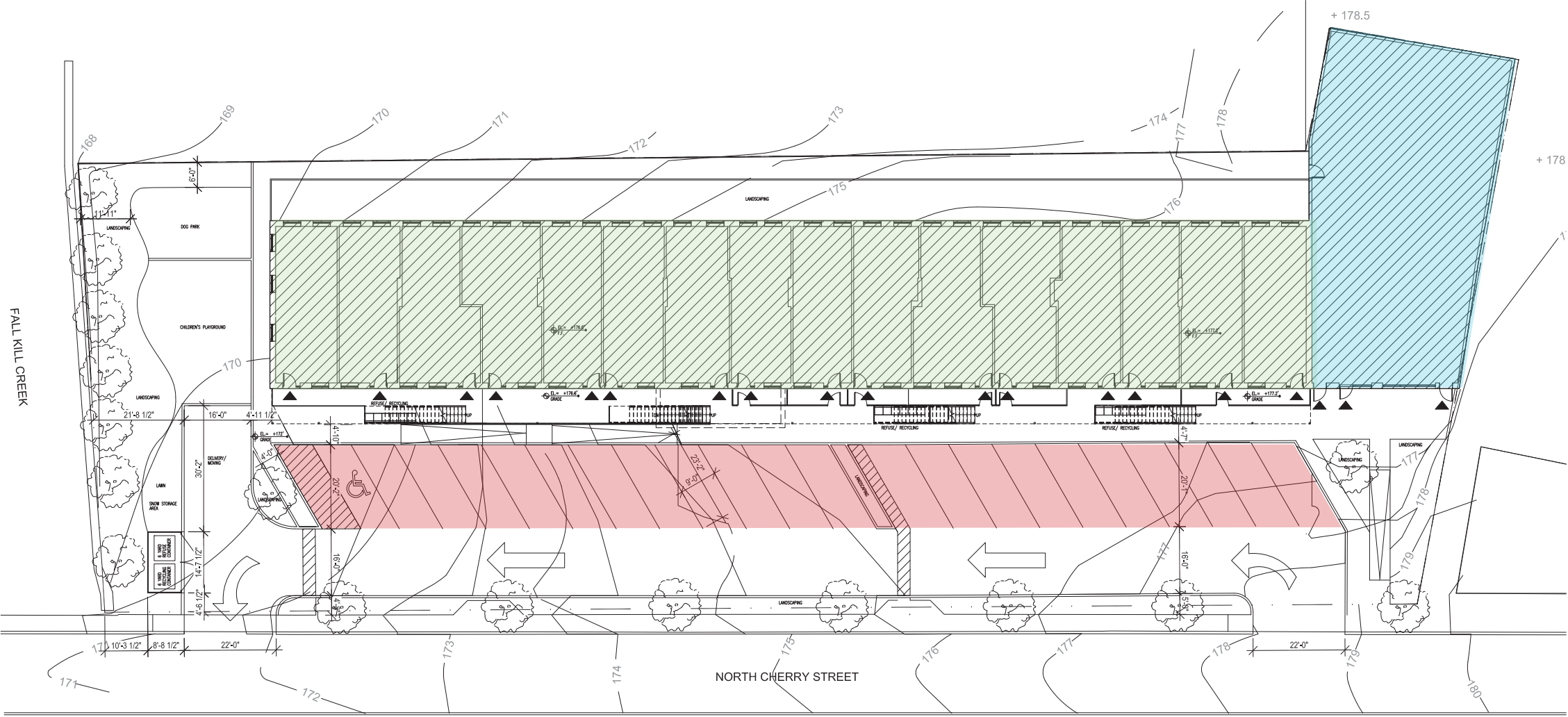
15 North Cherry Street
Poughkeepsie, New York
June 14, 2022

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"



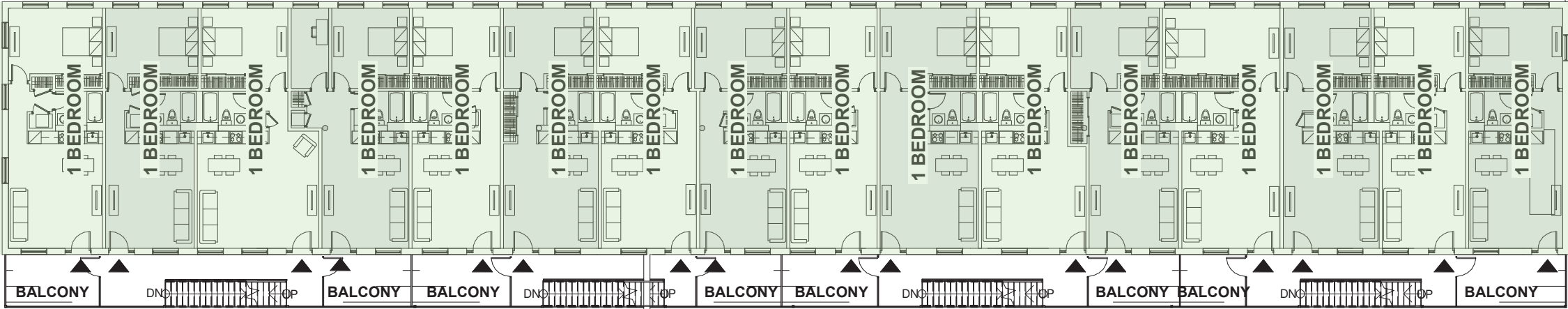
KEY

PARKING

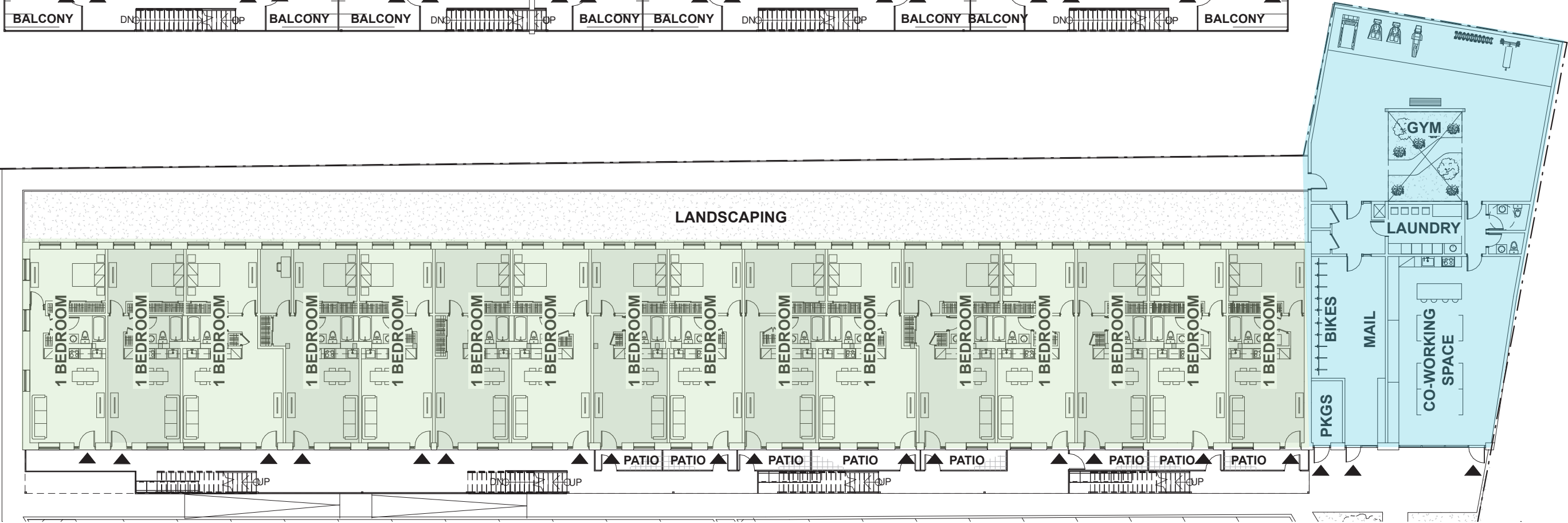
RESIDENTIAL

AMENITIES

2ND FLOOR



1ST FLOOR



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

0'

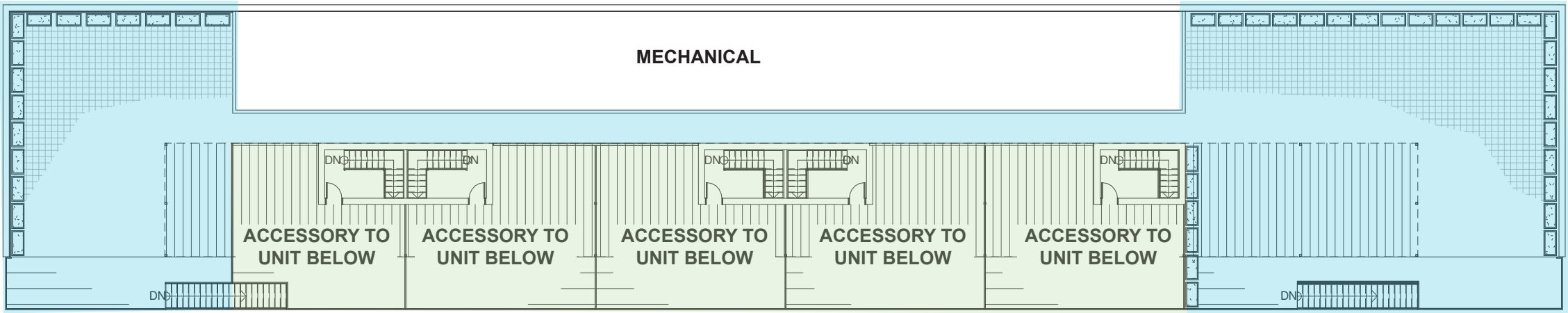
10'

50'

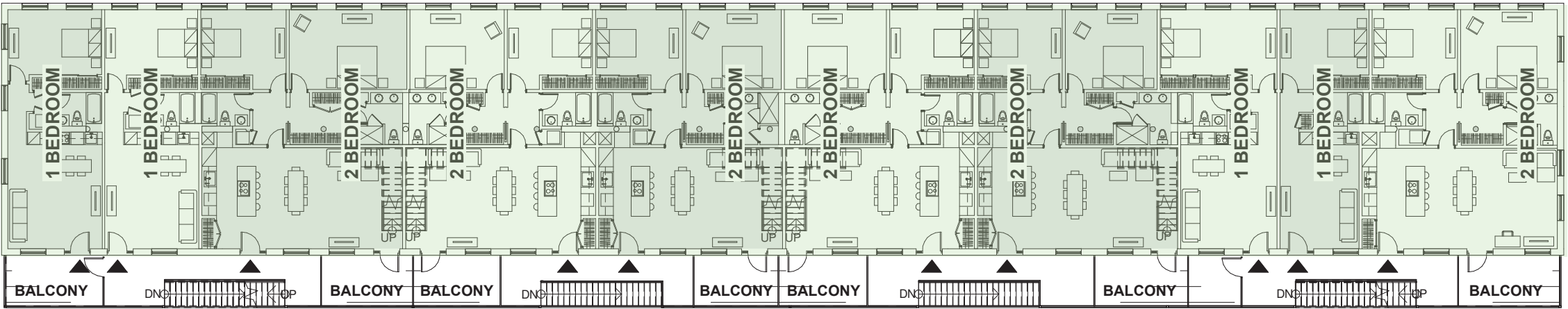
KEY

- PARKING
- RESIDENTIAL
- AMENITIES

ROOF



3RD FLOOR



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

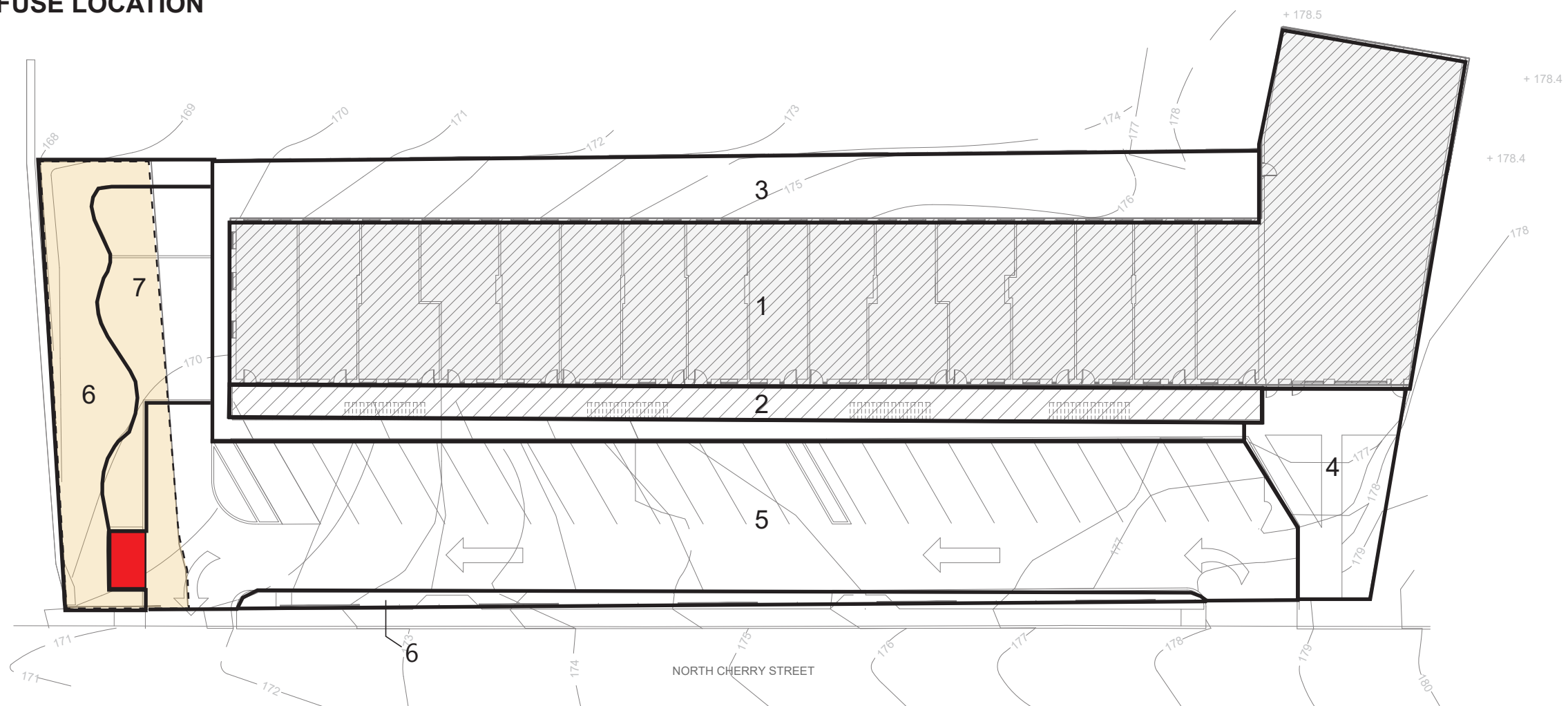
PARKING SCHEDULE					
	UNIT TYPE	UNITS	REQUIRED BY TYPE	REQUIRED	PROVIDED
RESIDENTIAL TOTAL	STUDIO	0	1 SPACE PER UNIT	0	
	ONE BEDROOM	36	1.5 SPACES PER UNIT	54	
	TWO BEDROOM	6	2 SPACES PER UNIT	12	
	ADDITIONAL 10% VISITOR REQUIREMENT			7	
TOTAL				73	22

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

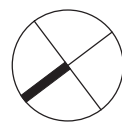
KEY

- 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



VACANT LOT

CITY OWNED LOT

PROPERTY LINES

EXISTING ON STREET PARKING WITHIN 600 FEET

POTENTIAL NORTH CHERRY ON STREET PARKING

FALL KILL CREEK

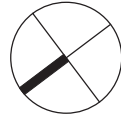
EXISTING VACANT LOTS TO CONSIDER FOR OFF STREET PARKING

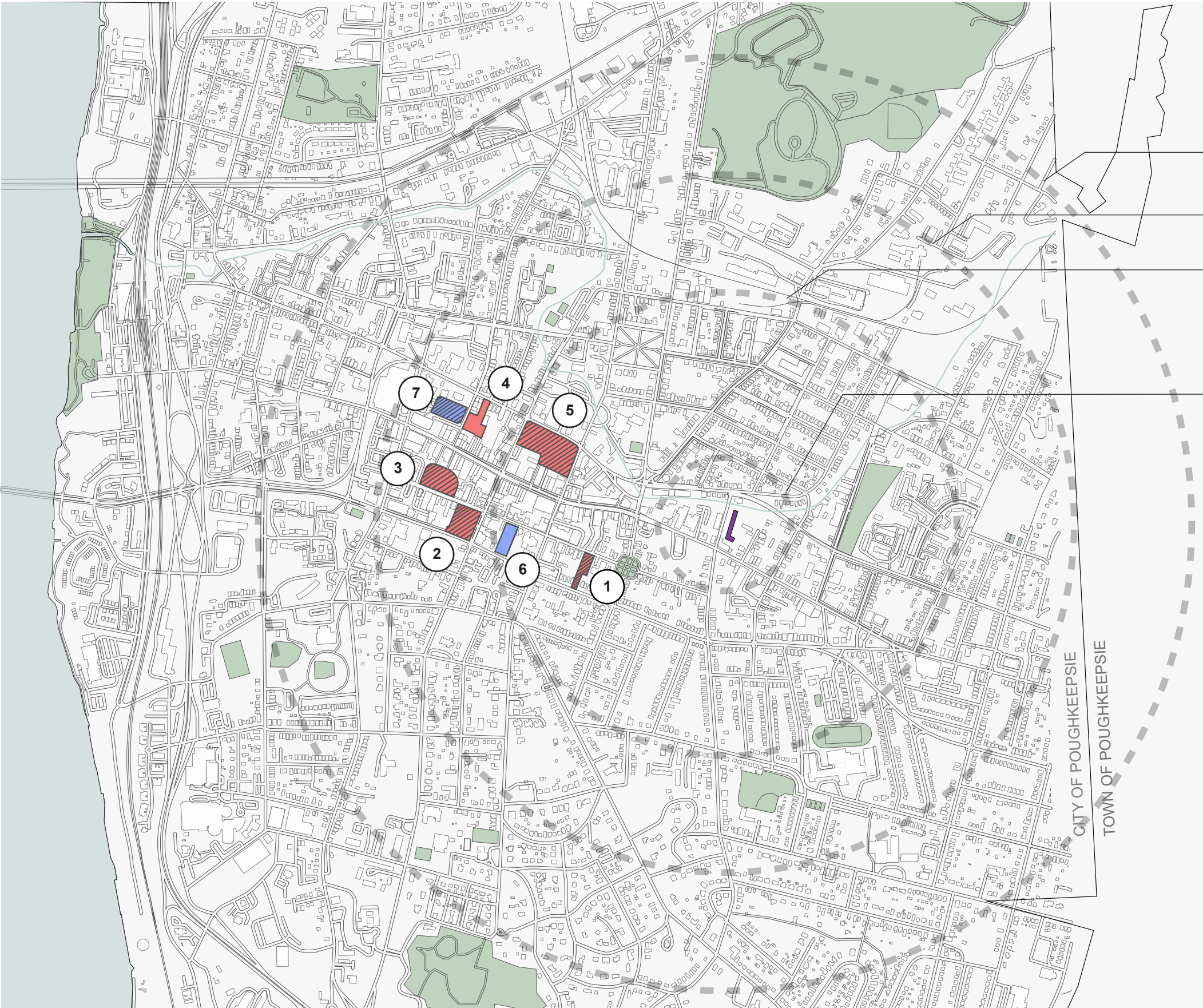
LOT #	OWNER	LOTS	SIZE (ACRES)
1	PIEDMONT PROPERTIES	6	0.6
2	HERBERT REDL	3	0.79
3	NEW YORK STATE	2	0.21
4	JANKOVICS LLC	4	0.42
5	112 PERRY LLC	1	0.15

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
--	--------





KEY

PARKING LOT

PARKING GARAGE

MUNICIPAL PARKING LOT

MUNICIPAL PARKING GARAGE

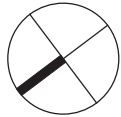
1 MILE RADIUS

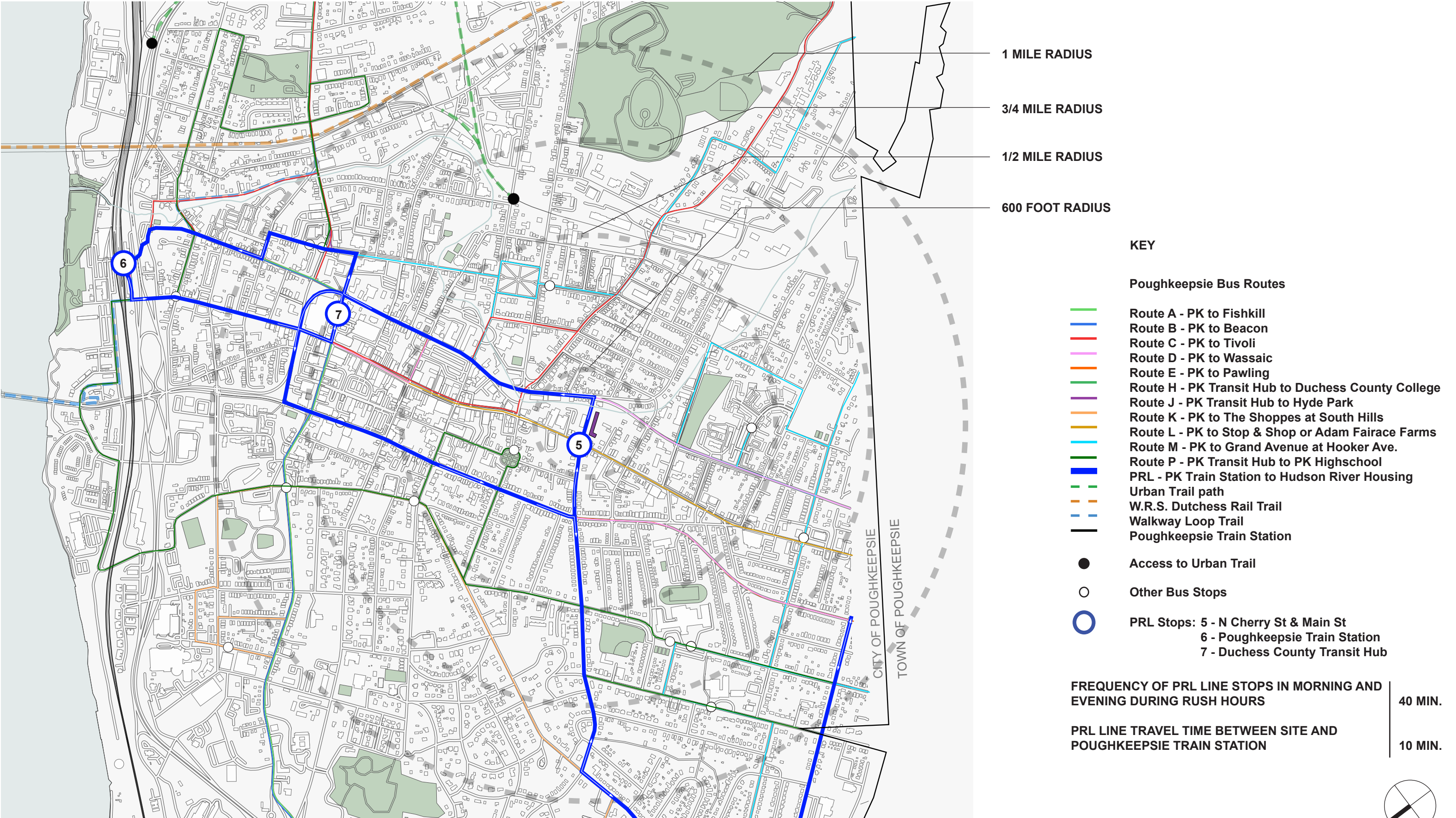
3/4 MILE RADIUS

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+





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
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# _____
IPS# _____

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 117 North Hamilton Street, Poughkeepsie, NY 12601

ZONING DISTRICT: Light Industrial (I-1) District

OWNER INFORMATION:

Name:	<u>North Hamilton Parcel LLC / Eric Baxter</u>	<u>117 North Hamilton LLC / Mark DiCorcia</u>
Address:	<u>278 Mill Street #100</u>	<u>186 Cottage Street</u>
	<u>Poughkeepsie, NY 12601</u>	<u>Poughkeepsie, NY 12601</u>
Phone:	<u>845-471-1047</u>	<u>845-464-0207</u>
Email:	<u>eric@baxterbuilt.com</u>	<u>trueforminc@verizon.net</u>

APPLICANT INFORMATION:

Name:	<u>North Hamilton Parcel LLC / Eric Baxter</u>	<u>117 North Hamilton LLC / Mark DiCorcia</u>
Address:	<u>278 Mill Street #100</u>	<u>186 Cottage Street</u>
	<u>Poughkeepsie, NY 12601</u>	<u>Poughkeepsie, NY 12601</u>
Phone:	<u>845-471-1047</u>	<u>845-464-0207</u>
Email:	<u>eric@baxterbuilt.com</u>	<u>trueforminc@verizon.net</u>

CONSULTANT INFORMATION:

Name:	<u>Rohde Soyka & Andrews Consulting Engineers PC / John Andrews</u>
Address:	<u>40 Garden Street</u>
	<u>Poughkeepsie, NY 12601</u>
Phone:	<u>845-452-7515</u>
Email:	<u>jandrews@rsaengrs.com</u>

SUBJECT OF APPEAL

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

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

Date of decision/determination/violation: 07/05/2022

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 117 North Hamilton Street, 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 EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):
 - Complete a NRI Conservation Analysis for your site
 - Update landscape plan to show trees slated for removal
 - Update site plan to show outline of structures on adjoining properties
 - [See additional requests from PB below](#)

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

7/5/22

DATE

Eric Barber

Print Name

ADDITIONAL ATTACHMENTS

Optional requests for consideration by the board:

- Adding windows and a commercial space to the back building for some kind of restaurant or ice cream shop that could face the proposed Urban Trail

>> We have elected not to include materials for this, as the design of the building includes a side yard between the building and the future Urban Trail.

-The board requested looking at various color alternatives and signage for the back building. I'm noting this as optional as this will likely be discussed at the architectural work session

>> See attached for updated design with new color alternative and signage.

BAXTER

DEVELOPMENT

July 5, 2022

The City of Poughkeepsie New York Planning & Zoning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Re: 117 North Hamilton Street

To Whom it may concern,

We write to you regarding our upcoming project at 117 North Hamilton Street and in response to the questions and comments posed by the Planning Board. Attached, you will find the ZBA Area Variance application, in addition to the following materials:

- Site Plan (updated to show outline of structures on adjoining properties)
- Color photos of site conditions
- SEQRA
- NRI Conservation Analysis
- Landscape Plan (updated to show trees slated for removal)
- Render (updated with new building color and signage option)

The request for the variance is for relief of 20-feet on the northeast corner of the site (in response to zoning ordinance 19-3.29(4)(d) that calls for a 25-foot landscaped buffer). The intent of the zoning ordinance is to provide a substantial barrier between industrial/commercial and residential properties, and this intent is achieved throughout the site design.

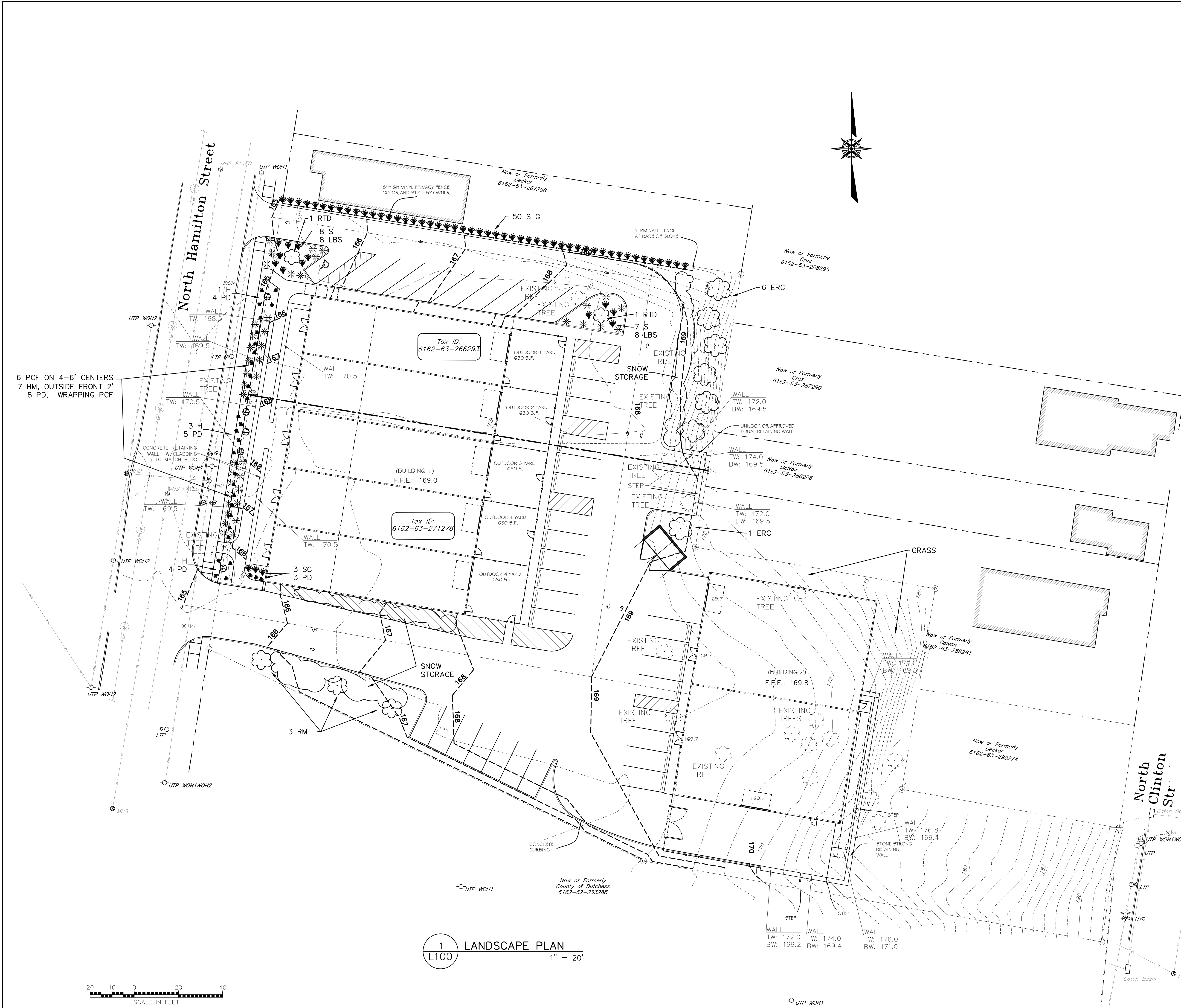
Throughout the site, all but one building edge are more than 25-feet from the property line, and in some instances the barrier is > 175-feet. In the one instance where the buffer is < 25-feet, the intent to have a buffer that provides a considerable barrier between the new development and the residential homes is still achieved through an opaque fence, thick landscaping and a natural slope that sets our property well below the neighboring parcel. The opaque fence will be 8-feet high, with at least 3-feet of landscaping along the outer portion of this fence, inclusive of large evergreens. Additionally, the natural landscaping ends up positioning our site well below the foundation of the neighboring property, so it aids in creating a vertical buffer that provides the same intent that the zoning ordinance calls for.

If anything still remains unclear after your review of the submitted materials, please let us know.

Thank you,



Eric Baxter
Vice President
Baxter Development Corp.



NOTES

1. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
2. USE EXTREME CAUTION TO PROTECT UTILITIES.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
4. QUANTITIES GIVEN ON THE PLANTING LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
5. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
6. ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 2 INCHES (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
7. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF ENGINEER'S FINAL WRITTEN APPROVAL.
8. TOP SOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1PART SAND
 - 1 PART HUMUS
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX
9. CONTRACTOR TO COORDINATE PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES.
10. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.

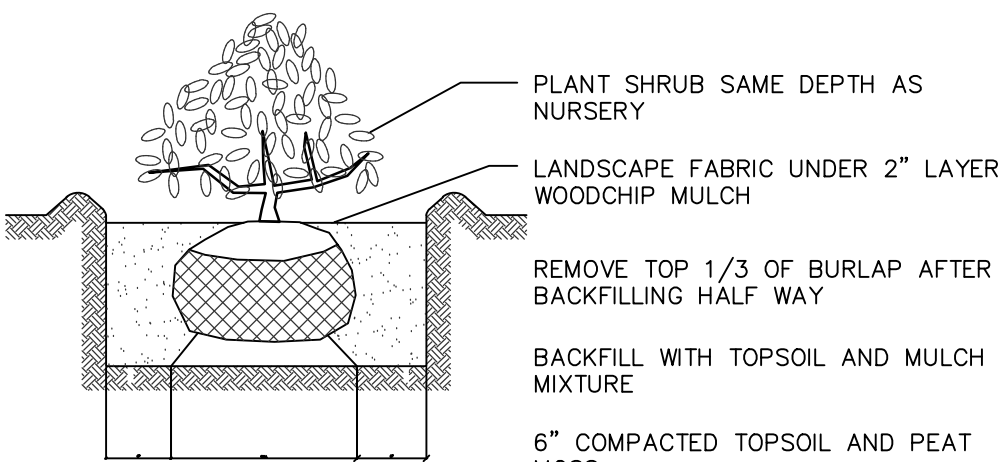
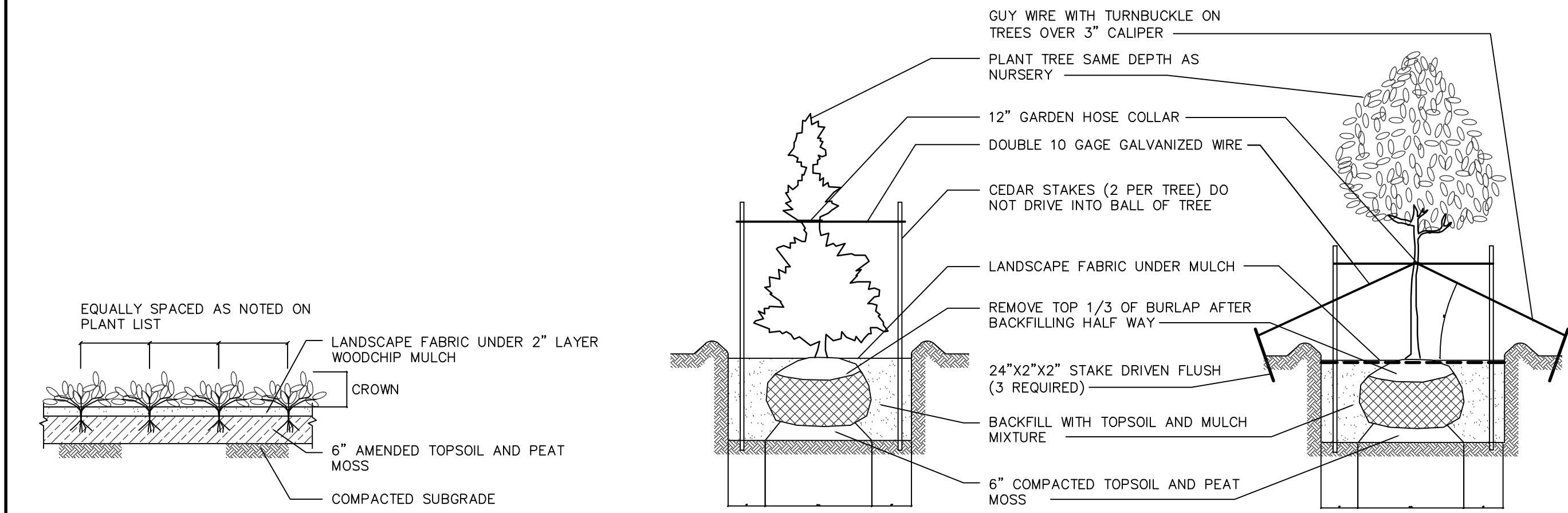
LEGEND

- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED GRASSES
- PROPOSED PERENNIALS

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Trees					
7	ERC	<i>Juniperus virginiana</i>	Eastern Red Cedar	5-6'	B&B
3	RM	<i>Acer rubrum</i>	Red Maple	2-2.5" C	B&B
Shrubs					
2	RTD	<i>Cornus alba</i> "siberica"	Red Twig Dogwood	3 - 5' Hgt	1 Gal
5	H	<i>Hydrangea paniculata</i> "little quick fire"	Hydrangea	3 - 5' Hgt	1 Gal
Grasses					
50	SG	<i>Panicum virgatum</i> "Shenandoah"	Switch Grass	1 Gal	18" O.C.
32	PD	<i>Sporobolus heteroepis</i>	Prairie Dropseed	1 Gal	18" O.C.
12	LBS	<i>Carex sprengeii</i>	Long Beaked Sedge	1 Gal	18" O.C.
Perennials					
12	PCF	<i>Echinacea purpurea</i>	Purple Cone Flower	2 Gal	
14	HM	<i>Agastache</i> "Summer Sky"	Hummingbird Mint	2 Gal	
15	S	<i>Sedum herbstfreude</i> "autumn joy"	Stonecrop	2 Gal	

ALL AREAS NOT OTHERWISE COVERED BY ASPHALT, BUILDINGS OR LANDSCAPE PLANTINGS, SHALL BE TOPSOILED, SEEDED WITH LAWN (GRASS) PLANTED.

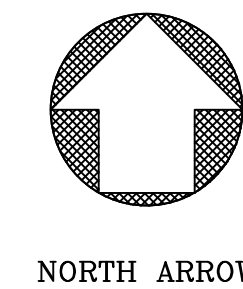


GROUNDCOVER PLANTING
NO SCALE

PLANTING
NO SCALE

SHRUB PLANTING
NO SCALE

JVA	JVA	BY
PER CITY COMMENT	REVISION	
2	1	NO. DATE
7/5/22	9/27/22	



• Alteration of this drawing, except by a Licensed Professional Engineer or Architect, is prohibited.
• The user of this drawing shall verify all dimensions shown and date of alteration.
• This line is one inch long.

DRAWN BY:	KMC	1" = 20'
CHECKED BY:	JVA	
DATE:	APRIL 2022	
SCALE:		

ROUDE SOYKA
& ANDREWS
Consulting Engineers PC
Poughkeepsie, N.Y. 12601
40 Garden Street
Pax: (845) 882-8335

117 NORTH HAMILTON STREET
NORTH HAMILTON, NEW YORK
DUTCHESS COUNTY, NEW YORK
LANDSCAPE PLAN

PROJECT NUMBER:
21-786-01
DRAWING NUMBER:
L100
9 OF 9

Full Environmental Assessment Form
Part 1 - Project and Setting

117 N Hamilton - 5
SEQRA
3.29.2022

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: 117 N Hamilton		
Project Location (describe, and attach a general location map): 117 N Hamilton Street, City of Poughkeepsie, Dutchess County, - easterly side of N Hamilton St., approx. 250' north of its intersection with High St.		
Brief Description of Proposed Action (include purpose or need): The action involves Site Plan approval for the redevelopment of vacant land with construction of two (2), one tall story, multi-tenant warehouse facilities, 15,712 and 7710 square feet, to be connected to existing City water and sewer facilities, including outdoor access-controlled storage areas with landscaping, paved parking and maneuvering areas involving two (2) existing lots of record which are to be combined into one lot totaling 1.63 acres . Portions of the site are in an area of special flood hazard with no identified base flood elevation which requires a flood plain development permit and for which structures are required to be elevated 3'0" above the highest adjacent grade.		
Name of Applicant/Sponsor: Baxter Development Corp., Attn: Eric Baxter		Telephone: 845-471-1047 E-Mail: eric@baxterbuilt.com
Address: 278 Mill Street, Suite 100		
City/PO: Poughkeepsie	State: NY	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): SEE ATTACHED ADDITIONAL INFORMATION		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	City Counsel - Rezone Tax parcel 266293	12.20.2022 Approved
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	City Planning Board- Site Plan	
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	City Zoning Board - Possible Area Variance	
d. Other local agencies ☒ Yes ☐ No	Building Inspector - Flood Plain Development Permit	
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
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 I	
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	
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): _____ _____ _____	
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?

Light Industrial - I-1

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? Previously approved I-1 for Tax Parcel 266293

C.4. Existing community services.

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

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

City of Poughkeepsie Police Department

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

City of Poughkeepsie Fire Department

d. What parks serve the project site?

All City of Poughkeepsie Park Facilities

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)? commercial - warehousing, contractor storage

b. a. Total acreage of the site of the proposed action? 1.63 acres

b. Total acreage to be physically disturbed? 1.39 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.63 acres

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: 6 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 <u>2</u> ii. Dimensions (in feet) of largest proposed structure: <u>32'</u> height; <u>92.125'</u> width; and <u>131.17'</u> length iii. Approximate extent of building space to be heated or cooled: <u>23,422 gross</u> 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 (c.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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ 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? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

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: 7 units at 4 employees per unit times 15 gpd per employee

i. Total anticipated water usage/demand per day: 420 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 Water Service Area
- 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: 7 units at 4 employees per unit times 15 gpd per employee

i. Total anticipated liquid waste generation per day: 420 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: Joint City/Town wastewater treatment facility
- 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

• Do existing sewer lines serve the project site? ☒ Yes ☐ No • Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒ Yes ☐ No If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1.2</u> acres (impervious surface) 0.57 IMPERVIOUS EXISTING TO BE REDEVELOPED _____ Square feet or <u>1.63</u> acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? ON-SITE STORMWATER MANGAMENT FACILITIES DISCHARGE TO GROUND WATER _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

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): _____ iii. Parking spaces: Existing _____ Proposed _____ 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: _____ 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: _____ customary electric usage ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ connection to existing CHGE grid 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: _____ 7 am - 4:30 pm • Saturday: _____ 7 am - 4:30 pm (possible) • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 7 am - 5 pm • Saturday: _____ 7 am - 5 pm (possible) • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7 am - 4:30 pm • Saturday: _____ 7 am - 4:30 pm (possible) • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 7 am - 5 pm • Saturday: _____ 7 am - 5 pm (possible) • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ 7 am - 4:30 pm • Saturday: _____ 7 am - 4:30 pm (possible) • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 7 am - 5 pm • Saturday: _____ 7 am - 5 pm (possible) • Sunday: _____ • Holidays: _____		

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>DURING CONSTRUCTION ONLY - DURING WORKING HOURS ONLY</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
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>Building mounted LED lighting aimed downward - greater than 50' to nearest occupied structure</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): _____	
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: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>recycling existing concrete to be removed</u> • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Royal Carting</u> • Operation: <u>Royal Carting</u>	

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: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of 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): Dutchess County Jail facility

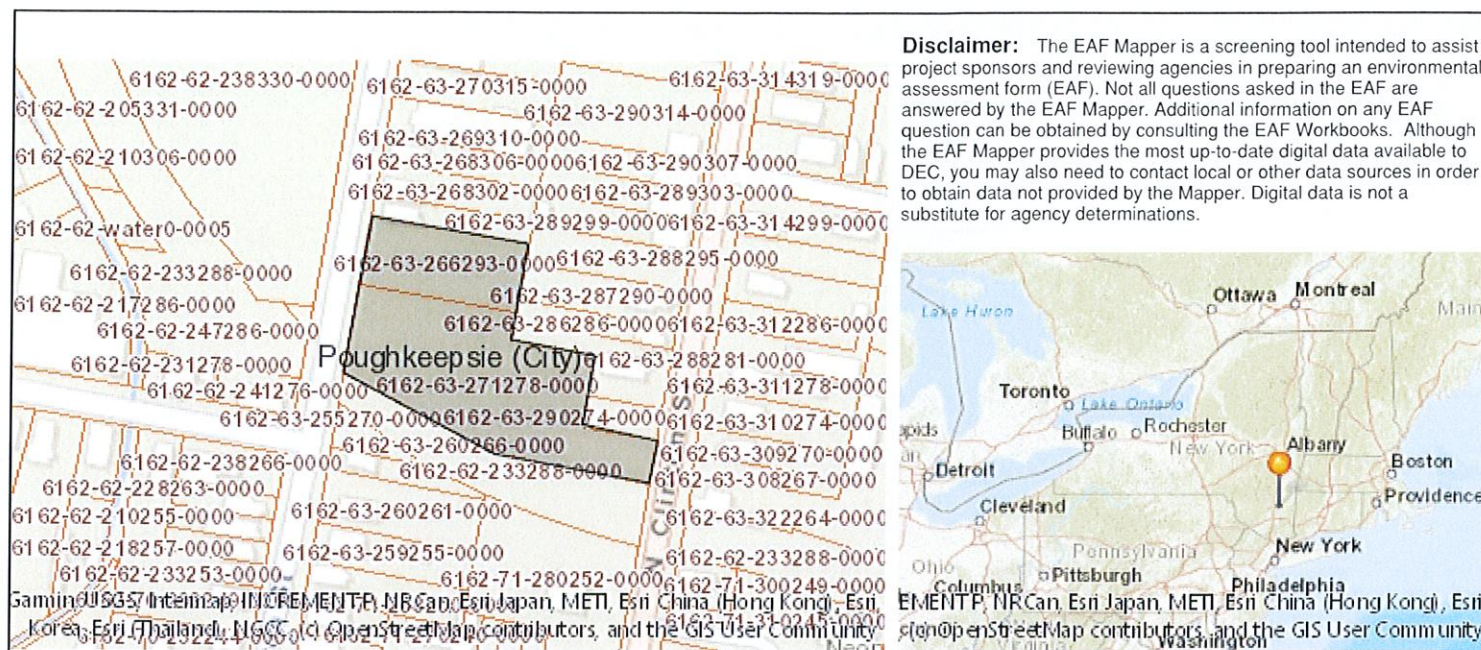
ii. If mix of uses, generally describe:
some surrounding residential - mixed uses single and multifamily

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.57	1.20	+0.63
• Forested	0.58	0.15	-0.43
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.24	0	-0.24
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0.24	0	-0.24
• Other Describe: <u>Lawn/Landscaping</u>		0.28	+0.28

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? 5.0+/- feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">DxB-Dutchess Cardigan Urban</td> <td style="width: 30%; text-align: right;">75 %</td> </tr> <tr> <td>BeC-Bernardston silt loam</td> <td style="text-align: right;">24 %</td> </tr> <tr> <td>Ur-Urban land</td> <td style="text-align: right;">1 %</td> </tr> </table>		DxB-Dutchess Cardigan Urban	75 %	BeC-Bernardston silt loam	24 %	Ur-Urban land	1 %						
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BeC-Bernardston silt loam	24 %												
Ur-Urban land	1 %												
d. What is the average depth to the water table on the project site? Average: 5.0+/- feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site						
☒ Well Drained:	100 % of site												
☐ Moderately Well Drained:	_____ % of site												
☐ Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	_____ % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	_____ % of site												
☐ 10-15%:	_____ % of site												
☐ 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> </table> If Yes to either i or ii, continue. If No, skip to E.2.i.		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								
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ii. Do any wetlands or other waterbodies adjoin the project site?	☒ Yes ☐ No												
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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>Fall Kill</u></td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name <u>Fall Kill</u>	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name <u>Fall Kill</u>	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
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: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No													
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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____											
i. Name of aquifer: _____													

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____
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 If Yes: i. Species and listing (endangered or threatened): _____ _____ _____
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: _____



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, C314130, C314131, C314134, 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]	No
E.3.i. [Designated River Corridor]	No

**117 N HAMILTON
CITY OF POUGHKEEPSIE**

**LONG ENVIRONMENTAL ASSESSMENT FORM
PART 1 – PROJECT INFORMATION**

**ADDITIONAL INFORMATION
March 29, 2022**

OWNERSHIP:

- PARCEL: 266293
117 N Hamilton, LLC
186 Cottage Street
Poughkeepsie, 12601
Size: 0.43 Acres
Telephone : 845-465-0207
Email: truforminc@verizon.net
- PARCEL: 271278
North Hamilton Parcel, LLC
278 Mill St., Suite 100
Poughkeepsie, NY 12601
Size: 1.20 Acres
Telephone: 845-471-1047
Email: eric@baxterbuilt.com



Dutchess County
New York

117 N Hamilton
Dutchess County, NY

Printed by:
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ParcelAccess
Internet
11/4/2021



**Department of
Environmental
Conservation**

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Former Hamilton Reproduction

Site Code: B00020

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 166-186 North Hamilton Street

City: Poughkeepsie (c) **Zip:** 12601-

County: Dutchess

Latitude: 41.71181953

Longitude: -73.92125559

Site Type:

Estimated Size: 1.96 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Ground Water Use Restriction

Vapor Mitigation

Soil Management Plan

Landuse Restriction

Site Management Plan

Site Owner(s) and Operator(s)

Site Description

Location: The Former Hamilton Reproduction site is a 1.96-acre site located in an urban area in the City of Poughkeepsie. The site consists of four tax parcels: 150 North Hamilton Street (portion of parcel), 182 North Hamilton Street, 104 Parker Avenue, and 108 Parker Avenue. **Site Features:** The 108 Parker Avenue parcel was redeveloped into a four-story office building, housing the Dutchess County Sheriff Department. The 150 North Hamilton Street, 182 North Hamilton Street, and 104 Parker Avenue parcels are undergoing redevelopment as part of the Dutchess County Law Enforcement Center expansion. **Current Zoning and Land Use:** The site is currently active and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial and residential uses. The nearest residential area is 0.1 miles east and northeast of the site along Hamilton Street. **Past Use of the Site:** From 1913 until 1992 the site was used for various manufacturing operations including buttons, clothing, electronics manufacturing and assembling, and printing. Prior uses that appear to have led to site contamination include machining, parts cleaning, a leaking underground storage tank, and release of wastewater into a storm water system. **Site Geology and Hydrogeology:** The bedrock underlying the site is the Austin Glen shale and greywacke formation. The weathered shale bedrock was observed between 1 to 20 feet bgs. The overburden soils range in thickness from 1 to 15 feet, and consist of tightly packed sandy silts, gravel and fill materials. An unconfined aquifer is found in soils deeper than six feet at the site. Local groundwater is towards the south following local topography. Generally, groundwater flow in the area is estimated to flow to the southwest towards the nearby Fallkill Creek.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

ethylbenzene

iron

trichloroethene (TCE)

benzo(b)fluoranthene

tetrachloroethene (PCE)

toluene

benzene

copper

benzo(a)anthracene
dibenz[a,h]anthracene
lead
chromium
chrysene
indeno(1,2,3-cd)pyrene
arsenic
benzo(a)pyrene
benzo(k)fluoranthene
xylene (mixed)

Site Environmental Assessment

Post-Remediation: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were SVOCs, chlorinated VOCs and BTEX constituents, found in soil, groundwater, and the drainage system sediment and water. Prior to Remediation: Soil, groundwater and the drainage system sediments and water were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include chlorinated VOCs, SVOCs, and BTEX constituents. Soil- Several chlorinated VOCs were found to exceed their respective soil cleanup objectives (SCOs), in and around a catch basin at the southwest corner of the former building. Tetrachloroethane (PCE) was found at a maximum concentration of 18 parts per million (ppm), with an SCO of 1.4 ppm. Trichloroethene had a maximum concentration of 3.1 ppm (SCO of 0.7 ppm); cis-1,2-dichloroethene had a maximum concentration of 3.2 ppm (SCO of 0.3 ppm); and 1,1,1-trichloroethane had a maximum concentration of 0.8 ppm (SCO of 0.76 ppm). The SVOCs detected that exceeded their SCOs were benzo(a)anthracene at a maximum concentration of 4.8 ppm (SCO of 0.22 ppm); benzo(a)pyrene at 9.8 ppm (SCO of .006); benzo(b)fluoranthene at 15 ppm (SCO of 1.1 ppm); benzo(k)fluoranthene at 13 ppm (SCO of 1.1 ppm); dibenzo(a,h)anthracene at 0.46 ppm (SCO of 0.014 ppm); indeno(1,2,3-cd)pyrene at 5 ppm (SCO of 3.2 ppm); and chrysene at 12 ppm (SCO of 0.4 ppm). Data does not indicate any off-site impacts in soil related to this site. Groundwater- The VOCs that exceeded their SCOs were benzene at a maximum concentration of 120 parts per billion (ppb), with a guidance value (GV) of 1 ppb; 1,1-dichloroethane at 93 ppb (GV of 5 ppb); cis-1,2-dichloroethene at 440 ppb (GV of 5 ppb); ethylbenzene at 78 ppb (GV of 5 ppb); PCE at 1,100 ppb (GV of 5 ppb); toluene at 27 ppb (GV of 5 ppb); 1,1,1-trichloroethane at 110 ppb (GV of 5 ppb); trichloroethene at 510 ppb (GV of 5 ppb); trichlorofluoromethane at 8.3 ppb (GV of 5 ppb); vinyl chloride at 34 ppb (GV of 2 ppb); xylene at 64 ppb (GV of 5 ppb). The only SVOC that exceeded its guidance value (10 ppb) was naphthalene at 14 ppb. Data does not indicate any off-site impacts in groundwater related to this site. Surface Water (site drainage system)- the following contaminants were found to exceed their guidance values of 5 ppb: 1,1-dichloroethane at 53 ppb; 1,1,1-trichloroethane at 5.4 ppb; and trichlorofluoromethane at 5.6 ppb.

Site Health Assessment

Exposures to potentially contaminated groundwater and/or soils are not expected because public water serves this municipality and contaminated soils have been removed. The environmental easement requires that the potential for vapor intrusion into any buildings developed on the site must be evaluated, including provisions for mitigation of any impacts identified.

For more Information: [E-mail Us](#)

Refine This Search



**Department of
Environmental
Conservation**

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Crannell Square

Site Code: C314130

Program: Brownfield Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 35 Catharine Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.703861111

Longitude: -73.924555556

Site Type:

Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.

Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie, NY, 12601

Current Owner Name: Crannell Square Limited Partnership

Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place, NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. **Site Features:** The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. **Current Zoning and Land Use:** The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. **Past Use of the Site:** The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. **Site Geology and Hydrogeology:** Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

benzo(b)fluoranthene

benzo(a)pyrene

benzo(a)anthracene

chrysene

mercury

carbon tetrachloride

arsenic
benzo(k)fluoranthene
chloroform
trichloroethene (TCE)
indeno(1,2,3-cd)pyrene
tetrachloroethene (PCE)
dibenz[a,h]anthracene
lead

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each.

The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m³) of tetrachloroethylene (PCE), 0.67 ug/m³ of trichloroethene (TCE), and 0.51 ug/m³ of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

[For more Information: E-mail Us](#)

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**Department of
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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Standard Gage & Coal Storage Site

Site Code: C314131

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 58 Parker Avenue & 164 Garden Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.711277778

Longitude: -73.924638889

Site Type:

Estimated Size: 2.466 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Northside Junction, LLC

Current Owner(s) Address: One Civic Center Plaza, Suite 200
Poughkeepsie, NY, 12601

Site Document Repository

Name: Poughkeepsie Public Library - Adriance Memorial Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Site Location: The Site is comprised of two parcels, 58 Parker Avenue (Lot 148369) and 164 Garden Street (Lot 177385) in Poughkeepsie, New York. The Site is located in a mixed commercial, industrial, residential and recreational use neighborhood. **Site Features:** The site is 2.46 acres and the two

parcels are separated by a historical rail spur which is owned by the county. The Parker Avenue Parcel is developed with a former manufacturing facility, historically owned and operated by the Standard Gage Company. The Garden Street Parcel is developed with a single-story 6,000 square foot commercial warehouse. Three unregistered USTs were removed in 2008 and replaced with one (1) 1,000-gallon tank and two (2) 500-gallon tanks. Current Zoning and Land Use: The Site is split between two zoning districts; the Parker Avenue Parcel is zoned in the G-CM (Gateway Commercial Mixed-Use) district and the Garden Street Parcel is zoned in the G-OM (Gateway Office Manufacturing) district. Both districts are consistent with the proposed use, since each district permits office space, community squares, greenways, and recreational uses. Past Use of the Site: Penn Central Railroad owned and operated the land north of the Site and the land separating the two parcels in the late 1880's. In 1913, the Anchor Bolt & Nut Company, a manufacturer of Farming Tools, Bolts and Nuts operated on the parcel on Parker Avenue. A 2-story structure labeled R.B. Kelley & Son Coal Elevator on the Garden Street portion of the site is depicted on the 1913 Sanborn Map. By 1950, Standard Gage Co. Inc. was operating at 58 Parker Avenue with multiple 1- to 2-story structures. Standard Gage Co., Inc. operated on this Parcel (which also had a historic address of 70 Parker Avenue) for more than 50 years until approximately 2001. The company was a RCRA 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). By 1950, the Garden Street Parcel was still being operated as a coal storage facility, which included four (4) structures. TEK Bearing Co, Inc. appears to have been the operator on the Garden Street Parcel from 1970 to 1980. From approximately 1980 through 2014, Harmon and Castella Printing was operating in the Bearing Warehouse structure. In 2010, this property was shared between two (2) companies, Harmon and Castella Printing and Castle HRS Drawn Carriage SVC. The Garden Street Parcel has a spill history. NYSDEC Spill #0804049 was opened when a 550-gallon UST was discovered to be leaking and a 1,000-gallon UST was discovered with a penetration. A total of 16.09 tons of petroleum-impacted soil was excavated from the tank grave and later disposed. The Garden Street Parcel has one (1) 1,000-gallon tank and two (2) 500-gallon tanks present. The tanks are in the process of being properly registered as of 2021. Site Geology and Hydrogeology: The topography slopes downward to the south southwest toward the Fall Kill Creek. The Fall Kill Creek is located immediately south of Brookside Avenue, down-gradient of the property, which flows from east to west toward the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

methylene chloride

tetrachloroethene (PCE)

cis-1,2-dichloroethene
perfluorooctanoic acid
trichloroethene (TCE)
arsenic
perfluorooctane sulfonic acid
1,1,1-Trichloroethane(TCA)
benzo(a)anthracene
chromium
mercury

Site Environmental Assessment

Soil and groundwater and soil were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include arsenic, mercury, chromium and PFAS in soil and trichloroethylene (TCE) and Cis-1,2-Dichloroethylene and PFAS in groundwater. Soil - Arsenic was found in ten locations in shallow soil across the property. Chromium is found in shallow soil, predominantly in the area around Building A. Mercury was identified in deep soils in five locations. PFAS was identified in shallow soil north and west of Building A. Maximum concentrations of arsenic found on site (approximately 38 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (16 ppm). Maximum concentrations of mercury found on site (5 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (0.73 ppm). Maximum concentrations of chromium (600 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (180ppm). PFOS was measured in surface soil at concentrations ranging from 1.2 ppb to 1.95 ppb, exceeding the guidance value for unrestricted use of 0.88 ppb. Data does not indicate any off-site impacts in soil related to this site. Groundwater - The primary contaminants of concern in groundwater are TCE and Cis-1,2-DCE. TCE is present at a maximum concentration of 22.4 ppb and Cis-1,2-DCE is present at 132 ppb in bedrock south of Building A. TCE and its associated degradation products are found in groundwater at the southern end of the site near building A, slightly exceeding groundwater standards (typically 5 ppb). TCE from the site has migrated down-gradient to the site boundary and off-site at concentrations ranging from 6 to 9 ppb slightly exceeding the groundwater standard of 5ppb. Two off-site groundwater wells monitor off-site impacts on the southern portion of the site. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 17.7 and 17.1 parts per trillion (ppt), respectively, exceeding the Maximum Contaminant Level (drinking water standard) of 10 ppt in groundwater." Soil Vapor - TCE was detected in soil vapor at elevated concentrations and was also detected in sub-slab samples at concentrations up to 3,700 micrograms per cubic meter. Concentrations of TCE in sub-slab samples indicate that mitigation of vapors is likely needed in buildings south of Building A. Data indicates off-site impacts in soil vapor related to this site may exist on the south eastern boundary of the site. Special Resources Impacted/Threatened: A Fish and Wildlife Impact Analysis (FWIA) was performed in 2021 and

concluded that appropriate remediation measures to remove or contain the contaminated soils and groundwater would be necessary to prevent potential offsite contamination.

Site Health Assessment

People are not drinking contaminated groundwater associated with the site because the area is served by a public water supply that is not affected by site-related contamination. People may contact contaminated soils if they dig below the onsite building foundation and ground surface/site cover. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern but is a concern for any site buildings on the site when the site is redeveloped for re-use and occupancy. Soil vapor intrusion is a potential concern for at least one nearby off-site building, and needs further evaluation.

For more Information: [E-mail Us](#)

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Wallace Campus

Site Code: C314134

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 319, 325, 327-329 & 331 Main Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.703661111

Longitude: -73.925775

Site Type:

Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC

Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie, NY, 12601

Current Owner Name: IIC Properties Inc.

Current Owner(s) Address: 14 Catherine Street
Poughkeepsie, NY, 12601

Current Owner Name: Wallace Campus Manager LLC

Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria, NY, 11103

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street

Poughkeepsie, NY 12601

Site Description

Location: The Wallace Campus BCP site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south.

Site Features: The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards.

Current Zoning and Land Use: The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones. The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots.

Past Use of the Site: Information regarding site environmental history was obtained from a July 2020 Phase I ESA, which included review of historical maps, ownership and occupant records, local records, regulatory records and previous subsurface investigations. A Phase II ESA was subsequently issued in October 2020. The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving chlorinated solvents), and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Additional investigative work was conducted in 2020, including geophysical survey, advancement of 24 soil borings to a maximum depth of 15 feet below grade surface (bgs) across the site, the installation of 3 permanent groundwater monitoring wells, and the installation of 6 soil vapor probes. Soils located along the eastern and northern portions of 319 Main Street, within a layer of fill materials that extends to approximately 7 feet bgs, contain polycyclic aromatic hydrocarbons (PAHs) and lead above restricted residential use (RRU) soil cleanup objectives (SCOs), and lead and mercury were reported above RRU SCOs in soil at other portions of the site.

Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to

be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

indeno(1,2,3-cd)pyrene
benzo(a)pyrene
benzo(k)fluoranthene
copper
chrysene
manganese
methylene chloride
nickel
perfluorooctane sulfonic acid
zinc
lead
mercury
sodium
benzo(a)anthracene
perfluorooctanoic acid
acetone
benzo(b)fluoranthene

Site Environmental Assessment

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: [E-mail Us](#)

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**Department of
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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Qual Krom Site

Site Code: B00036

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 28 Orchard Place

City: Poughkeepsie Zip: 12602

County: Dutchess

Latitude: 41.712122207

Longitude: -73.926662504

Site Type:

Estimated Size: 0.2 Acres

Site Owner(s) and Operator(s)

Site Description

This 0.2 acre site is located in a residential section in the City of Poughkeepsie. The site is bordered by an abandoned railroad grade and residential housing. The facility was operated as a metal plating facility until 1987 by the same PRP that operated the hazardous waste site Qual Krom, ID No. 314013. The City took ownership in 1988 for back taxes. Abandoned drums were found inside and outside the building. Samples were collected in 1989. A partial removal was performed in 1992. The drums and wastes that were in the building were similar to those removed from the outside the building. In 1996 the USEPA conducted a CERCLA removal action. It included stabilization of the building; containerization of the vat sludges, drums, and labpacks; inventorying, sampling and analysis

of all materials for waste characterization; and disposal. This site was initially designated a potential Registry site ('P' site) and was then remediated under the Environmental Restoration Program. Asbestos abatement, building demolition and soil removal has been completed. Based upon the fact that soil cleanup numbers for unrestricted residential use were met in the excavation confirmation samples, an Environmental Easement will not be required for the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic

lead

mercury

chromium

Site Environmental Assessment

The primary contaminants of concern at the site are metals. The site has been remediated. Asbestos abatement, building demolition and soil removal has been completed. An Environmental Easement will not be required for the property

Site Health Assessment

This site no longer represents a public health concern because metals-contaminated soils were excavated and properly disposed off-site and municipal water serves the area.

For more Information: [E-mail Us](#)

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**Department of
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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: HRH Lead Abatement Site

Site Code: 314122

Program: State Superfund Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 55 Garden Street

City: Poughkeepsie **Zip:** 12601

County: Dutchess

Latitude: 41.705761

Longitude: -73.925741

Site Type:

Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company

Current Owner(s) Address: 313 Miller Street
Poughkeepsie, NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site

Features: The 0.17 acre site includes a single family home with small front and rear yards. Current

Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of

the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: [E-mail Us](#)

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Department of
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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Schatz Plant

Site Code: 314074

Program: State Superfund Program

Classification: 02

EPA ID Number:

Location

DEC Region: 3

Address: 70 FAIRVIEW AVENUE

City:POUGHKEEPSIE Zip: 12601

County:Dutchess

Latitude: 41.71668964

Longitude: -73.92178268

Site Type: STRUCTURE

Estimated Size: 30 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Lot Six Realty Corporation

Current Owner(s) Address: 70 Fairview Avenue
Poughkeepsie,NY, 12601

Current Owner Name: SCHATZ FEDERAL BEARING COMPANY

Current Owner(s) Address: 70 FAIRVIEW AVE.
POUGHKEEPSIE,NY, 12601

Owner(s) during disposal: SCHATZ FEDERAL BEARING COMPANY

Current On-Site Operator: Schatz Federal Bearings Company

Stated Operator(s) Address: 70 Fairview Avenue
Poughkeepsie,NY 12601

Hazardous Waste Disposal Period

From: 1910 **To:** 1981

Site Description

Location: The Schatz Plant Site (Site) is located at 10-70 Fairview Avenue in the City and Town of Poughkeepsie, Dutchess County, New York. The Site consists of four tax parcels and occupies an area of approximately 30 acres. **Site Features:** The original Schatz Plant Facility, two stand-alone buildings, and miscellaneous debris and storage boxes occupy the three northernmost parcels of the Site (~22 acres). A bearing manufacturing plant currently operates on the southernmost parcel of the Site (approx. 8 acres). **Current Zoning and Land Use:** The area south of the Site is primarily industrial, with residential areas located to the north and east. A formerly utilized railroad bed abuts the west side of the Site, and immediately beyond the western boundary is a residential area and medical facilities. **Past Use of the Site:** The Schatz Company began operations at the Site in 1910, started manufacturing ball bearings in 1915, and increased the plant size in 1920 and 1926. The company filed for bankruptcy in 1980 was closed in 1981. The Schatz Company name was purchased in 1983 and Schatz Manufacturing currently produces bearings at a plant located on the southernmost parcel of the Site at 10 Fairview Avenue, owned by the Schatz Land Company. The remaining three tax parcels making up the Site were purchased in 1988 and are presently owned by Lot Six Realty Corporation and Hudson Valley Management Associates. Currently, the property owner leases space in the former manufacturing facility to various small commercial/industrial entities. **Site Geology and Hydrogeology:** The site geology at the Schatz Plant Site consists of lacustrine silts and fine sands overlying weathered Austin Glen Formation phyllites. The fill and lacustrine sediments (overburden) range in thickness from 0.5 feet to 27 feet. Weathered bedrock ranges in thickness from less than 2 feet to 7 feet on-site. Competent bedrock was found at depths across the site ranging from 7.5 feet to 30 feet below grade. Groundwater flow direction across the site is generally west-northwesterly from Fairview Avenue towards the Hudson River. Groundwater movement in the bedrock is limited primarily to fractures, joints and bedding planes.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

PCBS (1.7 PPM- 330 PPM) (B007)
TOLUENE, ETHYLBENZENE & XYLENES
polychlorinated biphenyls (PCB)
DRUMS OF WASTE CONTAINING:

Site Environmental Assessment

Nature and Extent of Contamination: Contaminants of concern at the site include PCBs, SVOCs (PAHs), and metals (lead, chromium, arsenic, and antimony). Extensive PCB contamination was found in numerous floor wipe, floor drain, and floor sweeping samples collected within Building #3, the Heat Treatment Building, and the former Rehabilitation Center. In 1996, approximately 1,800 cubic yards of PCB-contaminated soil was removed from the southern edge of the site. In October 2009

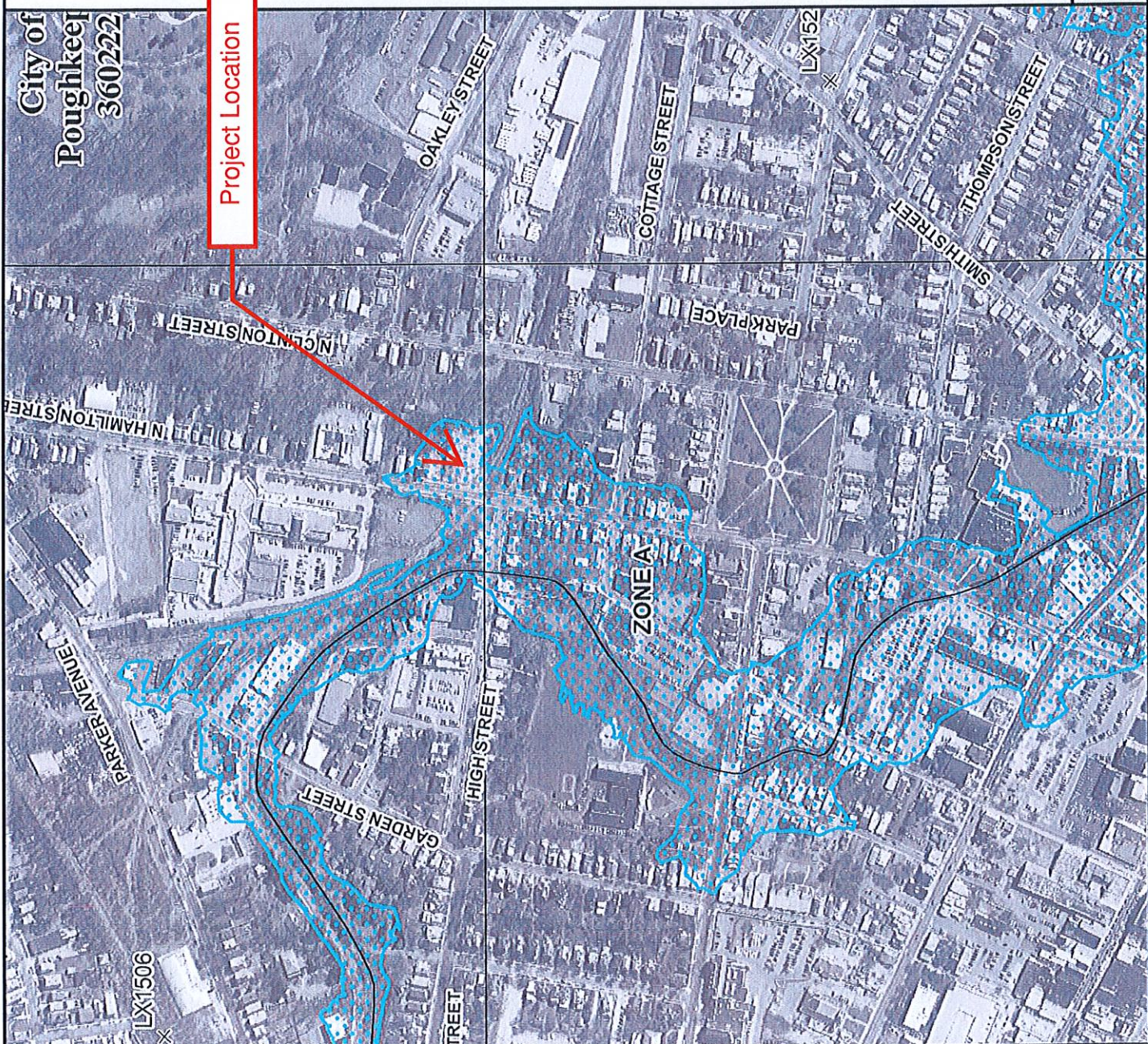
USEPA performed an emergency response action to identify, remove and dispose of hazardous materials abandoned in the facility buildings. By March 2011, all of the staged and containerized wastes were shipped off-site for disposal and EPA demobilized from the site. The USEPA evaluated the results of the test pitting and soil sampling performed around the facility in 2010 for possible additional removal action, however, no additional action is planned by the USEPA at this time. The southernmost parcel of the Site has been previously remediated.

Site Health Assessment

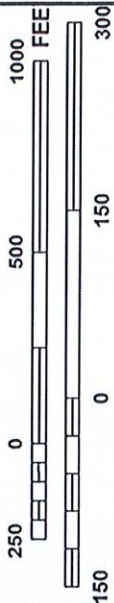
Polychlorinated biphenyls (PCBs) were detected in soil at several on-site locations. PCB-contaminated soil was excavated and disposed of at an off-site location in 1996. PCBs have been detected at concentrations above the NYSDOH cleanup guideline on the floors in two on-site buildings and in the soil at several on-site locations. One of the contaminated buildings (#3) is readily accessible. PCBs were detected on the subflooring of the on-site building that previously housed a rehabilitation center; however, since the subfloor is inaccessible, contact with contaminated surfaces is not expected. To minimize potential exposures to contaminated building surfaces, NYSDOH has recommended restricting access to authorized persons only. PCBs were not detected during two rounds of air sampling conducted in the rehabilitation center. Exposures to site-related contaminants in drinking water are not expected since nearby homes and businesses are supplied with public drinking water.

For more Information: [E-mail Us](#)

Refine This Search



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0358E

FIRM

FLOOD INSURANCE RATE MAP

for DUTCHESS COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
POUGHKEEPSIE, CITY	360222
OF	
POUGHKEEPSIE, TOWN	361142
OF	

PANEL 358 OF 602

MAP SUFFIX: E

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
36027C0358E

EFFECTIVE DATE
MAY 2, 2012

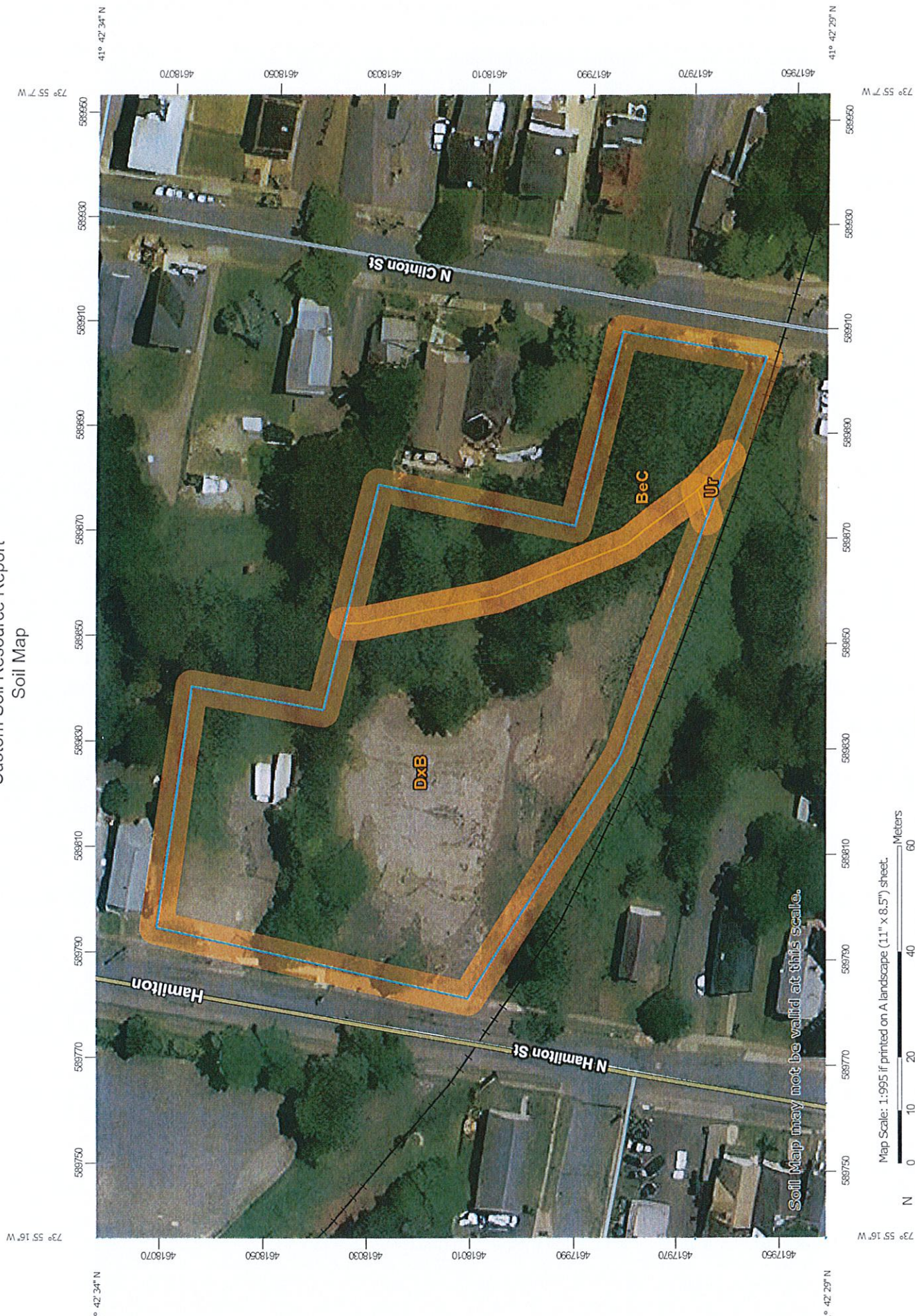
Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:995 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Area of Interest (AOI)

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Soils

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

Special Point Features

- Water Features
- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeC	Bernardston silt loam, 8 to 15 percent slopes	0.4	24.1%
DxB	Dutchess-Cardigan-Urban land complex, undulating, rocky	1.3	75.6%
Ur	Urban land	0.0	0.3%
Totals for Area of Interest		1.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

BeC—Bernardston silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9rdn
Elevation: 0 to 1,000 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bernardston and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bernardston

Setting

Landform: Till plains, hills, drumlinoid ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy, acid, dense till derived mainly from phyllite, shale, slate, and schist

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 27 inches: silt loam
H3 - 27 to 80 inches: silt loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 15 to 30 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Punsit

Percent of map unit: 5 percent
Hydric soil rating: No

Pittstown

Percent of map unit: 5 percent

Hydric soil rating: No

Stockbridge

Percent of map unit: 5 percent

Hydric soil rating: No

Unnamed soils, fine-loamy

Percent of map unit: 3 percent

Hydric soil rating: No

Sun

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

Canandaigua

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

DxB—Dutchess-Cardigan-Urban land complex, undulating, rocky

Map Unit Setting

National map unit symbol: 9rfr

Elevation: 20 to 1,000 feet

Mean annual precipitation: 41 to 47 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Dutchess and similar soils: 30 percent

Cardigan and similar soils: 25 percent

Urban land: 20 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dutchess

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy till derived mainly from phyllite, slate, schist, and shale

Typical profile

H1 - 0 to 8 inches: silt loam

Custom Soil Resource Report

H2 - 8 to 28 inches: silt loam

H3 - 28 to 86 inches: channery silt loam

Properties and qualities

Slope: 1 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Cardigan

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy till or colluvium derived from phyllite, slate, shale, and schist

Typical profile

H1 - 0 to 8 inches: channery silt loam

H2 - 8 to 20 inches: channery loam

H3 - 20 to 30 inches: channery silt loam

H4 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 6 percent

Depth to restrictive feature: 20 to 40 inches to lithic bedrock

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low
(0.00 to 0.06 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Udorthents

Percent of map unit: 10 percent

Hydric soil rating: No

Georgia

Percent of map unit: 5 percent

Hydric soil rating: No

Nassau

Percent of map unit: 5 percent

Hydric soil rating: No

Massena

Percent of map unit: 4 percent

Hydric soil rating: No

Sun

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb

Mean annual precipitation: 41 to 47 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent

Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent

Hydric soil rating: No

Rock outcrop

Percent of map unit: 1 percent

Hydric soil rating: Unranked

Unnamed soils, undisturbed

Percent of map unit: 1 percent

Hydric soil rating: Unranked

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117 N Hamilton-Wetlands

Dutchess County, NY

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ParcelAccess

0 110 220 ft

ParcelAccess
Internet
11/5/2021

BAXTER

DEVELOPMENT

July 5, 2022

The City of Poughkeepsie New York Planning & Zoning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Re: 117 North Hamilton Street

To Whom it may concern,

We offer the following comments for your consideration. The comments are numbered to correspond to the variance request justification outlined in the Zoning Board of Appeals Area Variance Application.

VARIANCE REQUEST JUSTIFICATION

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.

The granting of the variance will not produce an undesirable change in the character of the neighborhood, and it will not be a detriment to nearby properties. The intent of the zoning ordinance is to provide a substantial barrier between industrial/commercial and residential properties, and this intent is achieved throughout the site design.

The buildings on site have been situated to meet all setback requirements, including the 25-foot buffer wherever feasible. The adjacent residential zoning district adjoins the project site along its northerly and easterly property lines. In areas where that 25-foot buffer is not maintained, the design limits the development within that buffer, provides alternatives such as fencing and landscaping and mimics prior conditions, placing the proposed access drive in the existing locations and separating the building from the adjacent parcels by parking. The proposed fencing is opaque, 8 feet in height and allows for 3 feet of landscaping on the outer portion of the fence. The proposed development works with the site, allowing the existing topography to the east to remain. There is a change in grade which will remain intact and landscaped with evergreens. The streetscape is fully landscaped with the building set back away from the property lines, creating a visual break between the proposed development and the adjacent properties with the site access drives located between the buildings and the adjacent parcels further creating a sense of separation.

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?

This is a redevelopment project. The project is constrained by the former rail line, soon to be rail trail, to the south and existing developed lands to the north. The property is deeper than adjacent parcels, with a portion extending out to N Clinton Street. The topography slopes up steeply to the east. The westerly portion of the property is in an area of special flood hazard. The buildings must be elevated above the flood elevation which necessitates filling the building footprint to raise the finished floor elevation. Moving the building footprint is not feasible due to the transitions required to match existing grades at the various property lines. The buildings have been located to otherwise work with the topography to limit the impacts to adjacent parcels.

The design incorporates various elements to compensate for the area where the 25-foot buffer is not feasible to achieve. As noted elsewhere, a series of design choices were implemented and incorporated into the design to fulfill the intent of the buffer requirement. These design choices include:

- 8-foot-high privacy fence along the north property line
- 3-foot (or more) dense, landscape buffer that is inclusive of large evergreens on the northeast corner
- 40-foot setback for the front building to the property line
- Maintain similar location of the driveway with previous pavement
- Maintain same curb cut location as existing
- Parking in the same area, facing the building

Changes to the floor plans & site design were explored (i.e., reducing parking, relocating the access drives), but any concessions to the buildable square footage or adjustments in the building layout would not be financially feasible to develop, leaving the property in its current less-than-desirable state (a vacant lot that is not maintained and often loitered). For this reason, the variance is required to proceed with the development.

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

The variance is not substantial. We are requesting to modify the area variance for one portion of the site, from a 25-foot buffer to a 20-foot buffer. On this eastern building edge that faces north, there is a steep grade change between the proposed building and the neighboring structure, which ends up contributing to a vertical buffer that will ensure that the new development is not obtrusive to the surrounding residents. All other parts of the site are over 25-feet from the property line.

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DEVELOPMENT

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

The variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Throughout the proposed site design, the intent to have a substantial buffer between the new commercial & warehouse space is achieved. Nearly all buildings have been set back more than 25-feet from the neighboring homes, and the landscape design throughout the site is greatly enhancing the current environment. A separate landscape design plan has been submitted to help beautify the site, and a new dense ecological buffer will run along the perimeter of the property to ensure the residents privacy remains intact.

The natural land slope will be untouched and surrounding it will be landscaping that ties together design elements with the unique topography to provide an appropriate buffer. By working with the existing landforms to screen and buffer the proposed development, we are avoiding any detrimental impact to the current environmental conditions.

The proposed project does not introduce any adverse elements to the neighborhood, as it revitalizes a vacant site. It serves as an attractive transition between the abandoned rail line, soon to be Rail Trail, and the existing community. It will be enhancing the surrounding area through the aesthetic improvements to the site (new landscaping & tasteful building design), new business & job creation (4 commercial spaces) and a pleasant walking experience along a section of the future Rail Trail that will run adjacent to the site. Improved lighting throughout the site and consistent occupancy will limit loitering and dark, unpoliced corners of the neighborhood to create a safer environment for its residents. Without the variance, the development cannot be completed and the lot will remain vacant.

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

The need for the area variance is unique to the property. As noted above, this is a redevelopment project, essentially an infill between an existing developed neighborhood and an abandoned rail line. The proposed development is consistent with prior site development and serves to provide a reasonable transition between uses. The natural topography with a steep grade change in elevation, prohibits designing a project that maintains a 25-foot buffer at all edges. For the portions of the property that are within the 25-foot buffer, the development has been minimized to just include a small number of parking spaces and a masonry refuse enclosure or incorporate design elements that meet the intent of the required buffer.

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We respectfully request that the Zoning Board consider the design, the proposed landscaping, the existing topography, and landscaping, and modify the buffer requirement and/or permit the identified factors to serve as an acceptable substitute for the 25-foot buffer.



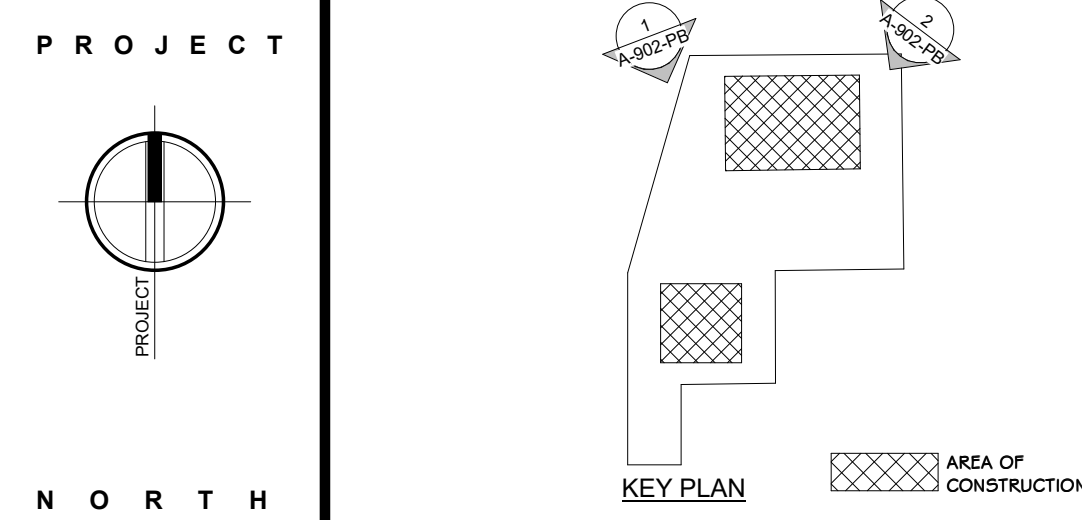
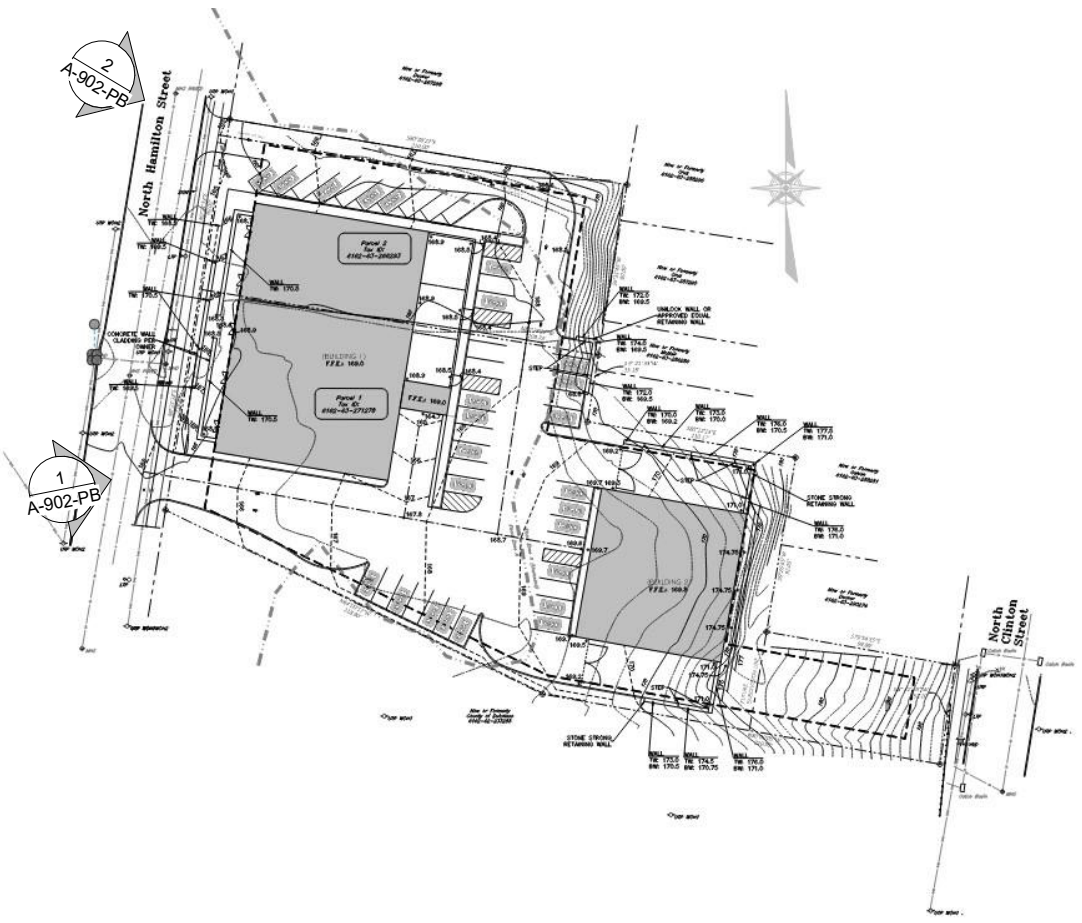
1 EXTERIOR RENDERING



2 EXTERIOR RENDERING

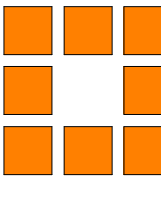
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.



100% SCHEMATIC DESIGN

REVISIONS:		
NUM.	DATE	DESCRIPTION

	ANDERSON DESIGN GROUP		ARCHITECTURE PLANNING INTERIORS	
	25 WALLKILL AVE. • MONTICOMERY • NY 12549 O: 845.294.2724 F: 888.305.6442		WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM	

Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name: EXTERIOR RENDERINGS

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22

Drawing Number: A-902-PB

117 N HAMILTON
City of Poughkeepsie, Dutchess County, New York
July 5, 2022

POUGHKEEPSIE NATURAL RESOURCE INVENTORY
NARRATIVE

The project site, identified as 117 N Hamilton Street, is comprised of two existing lots of record: Tax Parcel No. 6162-63-266293, 0.43 acre and Tax Parcel No. 6162-63-271278, 1.20 acres. The two (2) existing lots are to be combined into one lot totaling 1.63 acres.

Geology and Soils

According to the Geology and Soils map, the site is underlain by Graywacke, shale bedrock. The site's surficial geology is of glacial till soils, specifically Dx-B-Dutchess-Cardigan (urban land complex) and BeC-Bernardston silt loam. The geology and surface soils are typical for the area and there are no unique geologic features on the site.

Water Resources

According to the Water Resources map, the front portion of the site lies within the Flood Hazard Area of the Fall Kill. The Fall Kill and its identified riparian buffer in this area are situated west of the former rail bed, which is located just south of the site. No aquatic resources are situated on or immediately adjacent the subject parcels.

Habitats

The sites which make up 117 North Hamilton are highly disturbed urban lots with no habitat of any significance. According to the NRI Habitat Map, much of the site, specifically the bulk of the larger parcel, is identified as waste ground. The rear portion of the same parcel is identified as upland hardwood forest; however, no trees are found in the bulk of this on-site designation. A number of trees will be removed, particularly along the easterly edge in the building footprint. Most of the trees at the rear of the sites nearest the North Clinton Street residential lots will be maintained. No specimen or high value trees exist on site.

Land Use

The NRI Land Use Map indicates the larger lot to be vacant and the smaller to be residential. Both appear to have been historically developed and now lie vacant. No structures exist on either parcel. The site is surrounded predominantly by mixed residential and commercial. The Dutchess County Jail facility lies east and northeast of the site and the former railbed, also identified as vacant land, forms the site's southern boundary.

Historic Resources

According to the NRI Historic Resources Map, the nearest historic sites are the Guilford Dudley Memorial at College Hill Park and St. Paul's Episcopal Church on Mansion Street. Both lie roughly 0.15 miles distant. The site is not located within or immediately adjacent to any historic districts, buildings, or archeological sites.

Recreational Resources

The site is situated several blocks (approximately 0.15 miles) distant the Malcolm X Park (southeast), Earline Patrice Park (south), and College Hill Park (northeast). The project will have no impact upon these resources. The site is also bound to the south by the former railbed. Improvement of the subject parcel would be beneficial with regard to development of the adjacent rail trail linear park.

Pollinator Pathway

According to the NRI Pollinator Pathway map, 117 North Hamilton Street is not located within any greenspace or any potential pathway. No pollinator gardens are in the immediate vicinity of the site nor are any potential future gardens in this area. The map shows pollinator pathways closely match the recreational resources in this area.

Poughkeepsie NRI Map - Geology & Soils 117 North Hamilton Street



6/28/2022, 10:34:30 AM

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Graywacke, shale (Oag)

1:2,257

0 0.02 0.04 0.07 0.08 mi
0 0.03 0.07 0.13 km

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Poughkeepsie NRI Map - Water Resources 117 North Hamilton Street



6/28/2022, 10:36:37 AM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Surface Water

Riparian Buffers

Flood Hazard Areas

Perennial Stream or Not Classified

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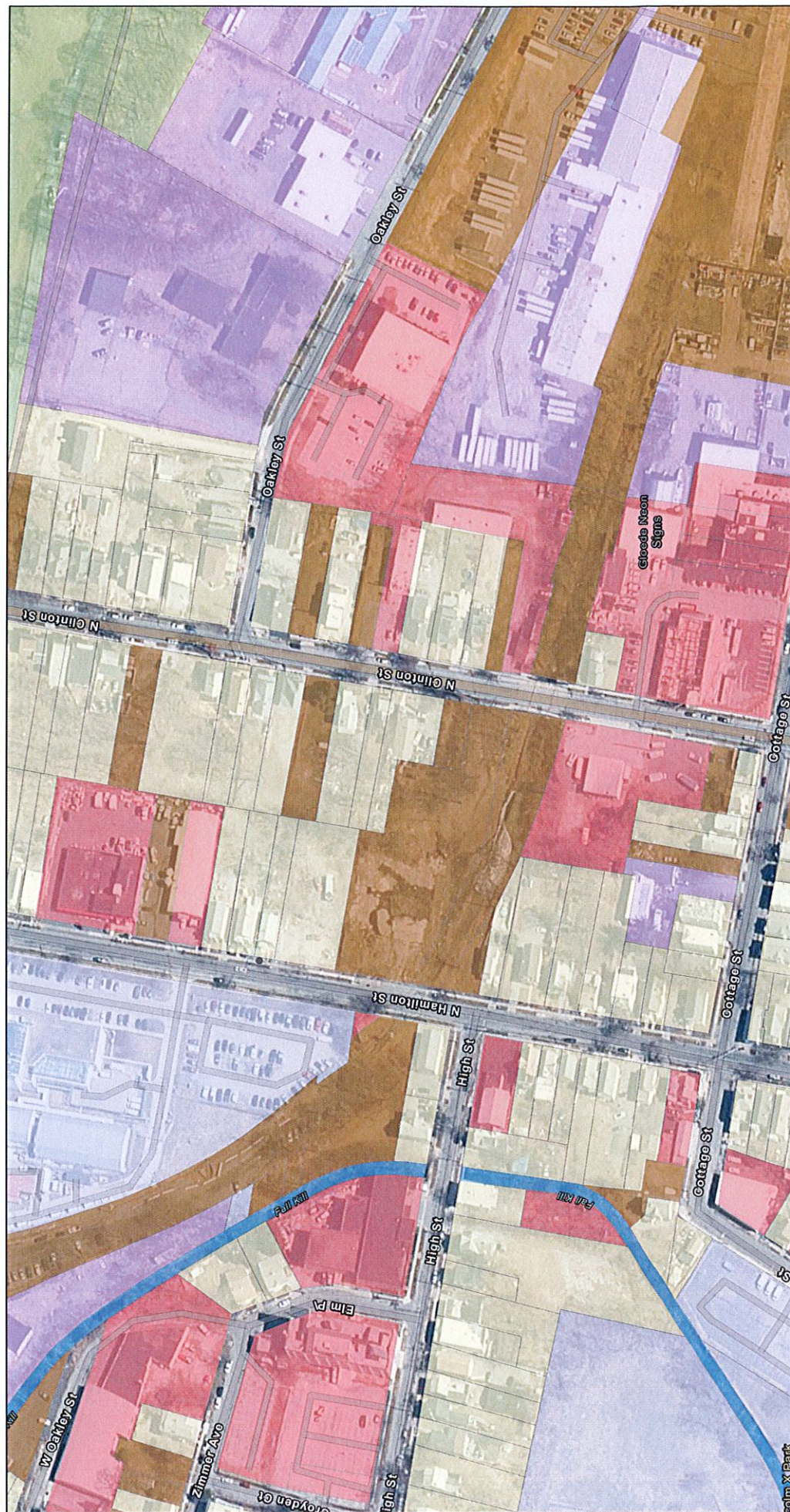
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Poughkeepsie NRI Map - Habitats 117 North Hamilton Street



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Poughkeepsie NRI Map - Land Use 117 North Hamilton Street



6/28/2022, 10:31:16 AM

City of Poughkeepsie Boundary

Land Use by Parcel

Commercial

Community Services

Industrial

Recreation and Entertainment

Residential

Vacant Land

Water

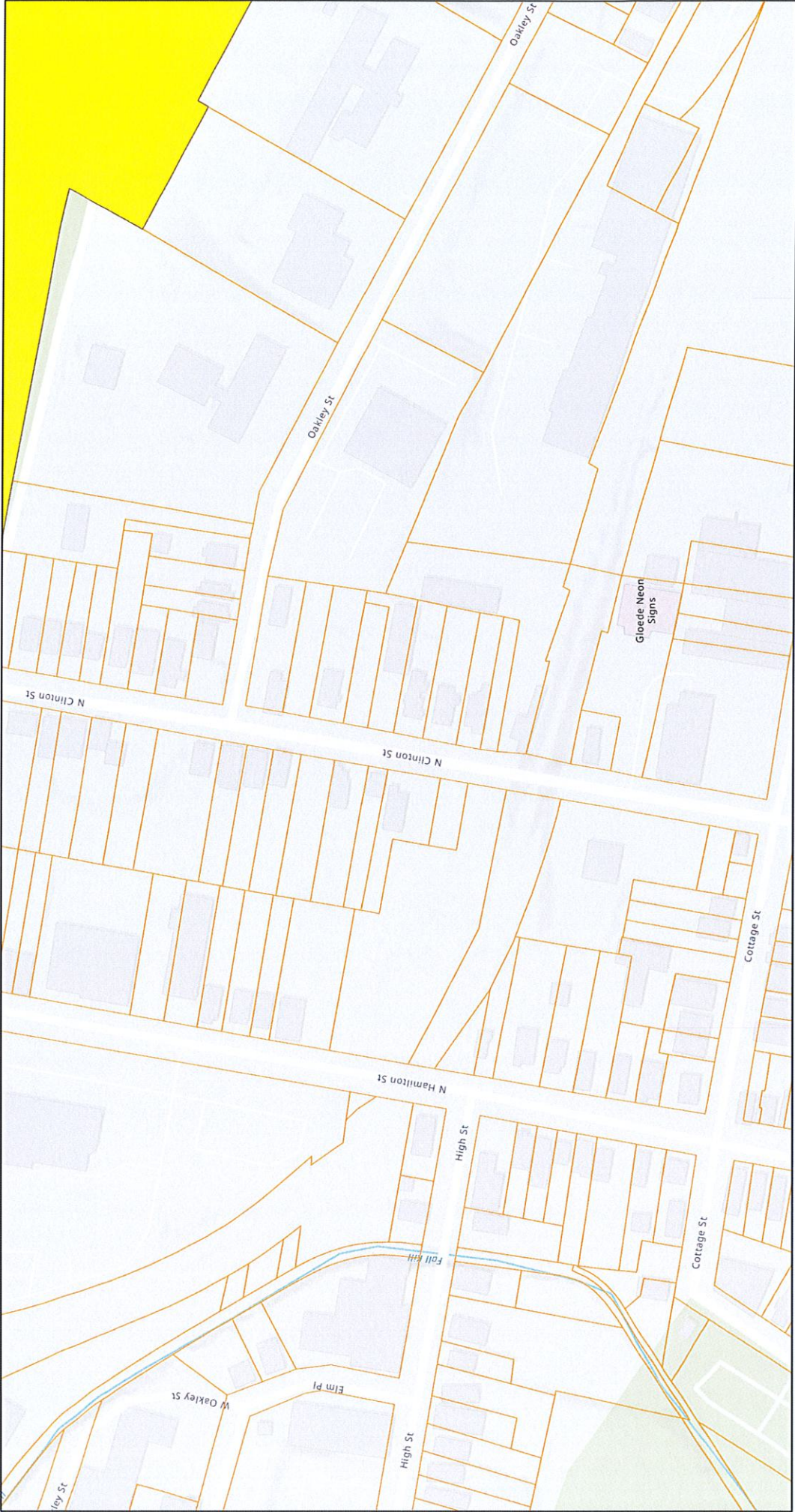
1:2,257

0 0.02 0.04 0.08 mi
0 0.03 0.07 0.13 km

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Poughkeepsie NRI Map - Historic Resources 117 North Hamilton Street



6/28/2022, 10:40:09 AM

Parcel Boundaries

Historic Sites (2021)

Local

City of Poughkeepsie Boundary

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Poughkeepsie NRI Map - Recreational Resources 117 North Hamilton Street



6/28/2022, 10:49:46 AM

Parcel Boundaries

City of Poughkeepsie Boundary

Trails

Parks and Open Spaces

1:2,257

0 0.02 0.04 0.07 0.08 mi
0 0.03 0.07 0.13 km

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Poughkeepsie NRI Map - Pollinator Pathway 117 North Hamilton Street



6/28/2022, 10:46:55 AM

Poughkeepsie Greenspace

Pollinator Pathway

Poughkeepsie Boundary

New York State, Maxar, Microsoft



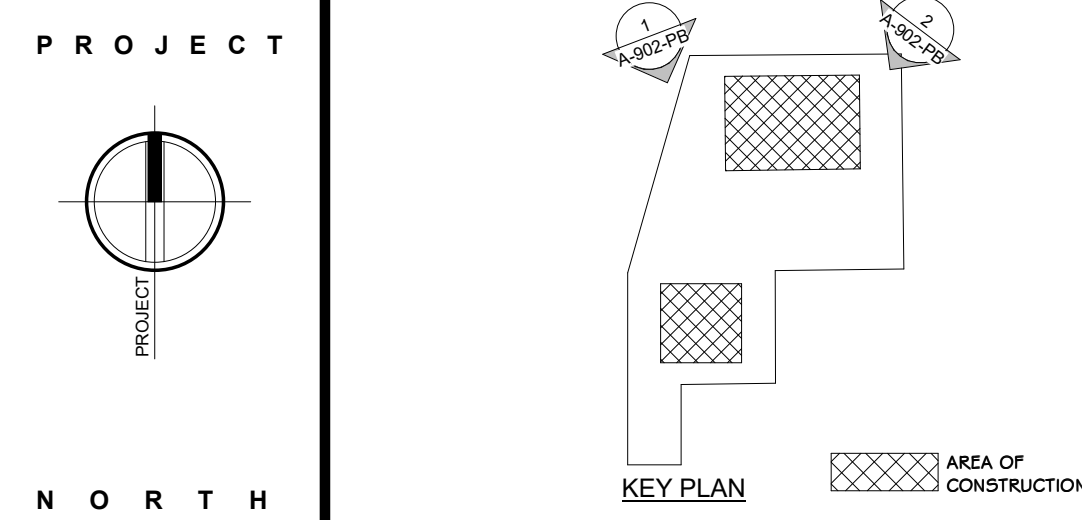
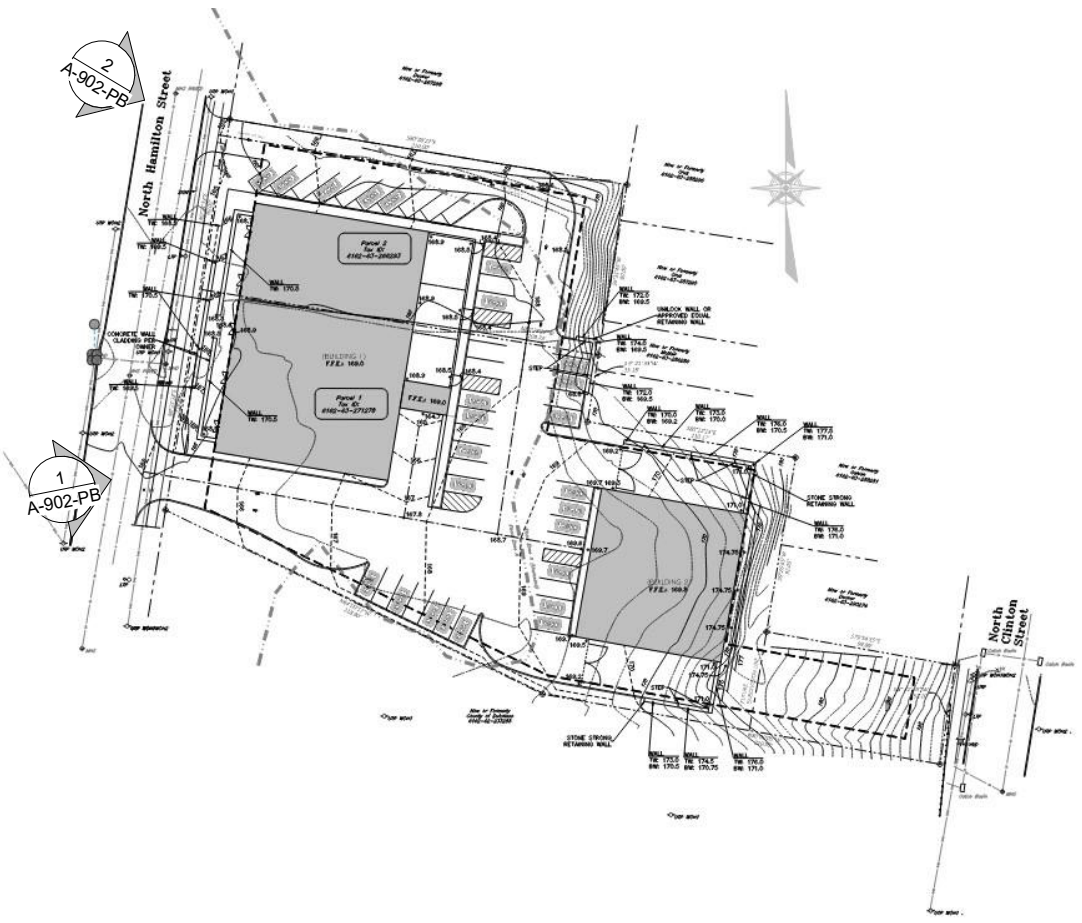
1 EXTERIOR RENDERING



2 EXTERIOR RENDERING

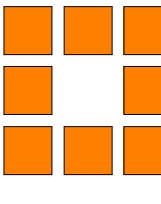
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.



100% SCHEMATIC DESIGN

REVISIONS:		
NUM.	DATE	DESCRIPTION



ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE. • MONTICOMERY, NY 12549
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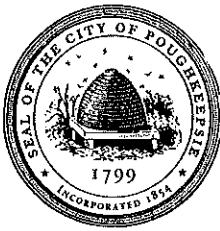
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name: EXTERIOR RENDERINGS

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22

Drawing Number: A-902-PB



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

June 14, 2022

Eric Baxter
278 Mill Street, Suite 100
Poughkeepsie, NY 12601

RE: (117) North Hamilton Street

Dear Mr. Baxter:

The Development Department is in receipt of a letter dated June 1, 2022, and plans with a revision date of 5/31/22, relative to your application for site plan review for the proposed construction of a wholesale storage and warehouse facility on two vacant parcels of land on North Hamilton Street.

As you know, the property is located in an area of the City of Poughkeepsie zoned Light Industrial (I-1) District. The use of property in I-1 Districts for wholesale storage and warehousing is permitted, pursuant to the provisions of Section 19-3.29(2)(a)(1) of the Zoning Ordinance. The revised plans have been reviewed for compliance with the provisions of the Zoning Ordinance relative to I-1 Districts. This review replaces the previous review of April 22, 2022. The following deficiency was noted to remain:

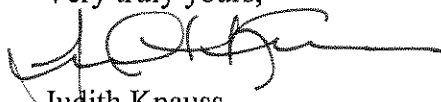
- 1) Section 19-3.29(4)(d) provides that where a lot in an I-1 District adjoins a lot in the residential district, that a landscaped buffer of a least 25 feet shall be provided along said property line: **the property abuts an R3A District along the north and east property boundaries, but no 25 foot landscape buffer is provided along any of those boundaries.** Please note that while you indicate in your letter that that that zoning ordinance provides alternatives to allow modification or substitution of the landscaping requirements, those alternatives are relevant to Section 19-4.11 of the Ordinance and are not applicable in this instance. The requirement for the 25 foot landscape buffer is built in to the requirements of the I-1 District.

Therefore, the application as submitted remains deficient. You may, within sixty (60) days of the date of this determination, either:

- 1) Make application to the Zoning Board of Appeals, requesting a variance; or,
- 2) Revise that plan to reflect compliance with this provision.

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

Very truly yours,


Judith Knauss
Deputy Zoning Administrator





