



COMMON COUNCIL MEETING

Tuesday, September 6, 2022

Common Council Chambers

6:30 p.m.

I. ROLL CALL

II. REVIEW OF MINUTES:

Common Council Meeting – August 22, 2022

Common Council Meeting – August 29, 2022

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

IV. PUBLIC PARTICIPATION

V. CHAIRPERSON'S COMMENTS AND PRESENTATIONS

VI. MAYOR'S COMMENTS

VII. NEW & UNFINISHED BUSINESS:

VIII. REPORTS OF COMMITTEES AND BOARDS:

CONSENT AGENDA:

IX. MOTIONS AND RESOLUTIONS:

- 1. R-22-58, Resolution Approving the Sanitation Can Budget Amendment**
- 2. R-22-59, Resolution Supporting The New York Clean Slate Act**
- 3. R-22-60, Resolution Approving Legal Fee Agreement with Joule Assets Inc.**
- 4. R-22-61, Negative Declaration Under SEQRA for the proposed adoption of the PK4Keeps Comprehensive Plan**
- 5. R-22-62, Resolution Adopting the PK4Keeps Comprehensive Plan**
- 6. R-22-63, Resolution Authorizing The City to Agree to an Amendment to The IMA Between and Among The Member Communities of The Hudson 7**

X. ORDINANCES AND LOCAL LAWS:

ACTION AGENDA:

XI. MOTIONS AND RESOLUTIONS:

1. **R-22-64**, Resolution For Budget Amendment Due To Sales Tax Payment

XII. ORDINANCES AND LOCAL LAWS:

XIII. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:

1. **A COMMUNICATION FROM CITY ADMINISTRATOR NELSON** – Regarding
The Proposed Sale of Sale of City Owned Property at 171 S. Cherry Street
2. **A COMMUNICATION FROM CITY ADMINISTRATOR NELSON** – Regarding
Accepting a Grant from the MHR Foundation

XIV. ANNOUNCEMENTS:

XV. ADJOURNMENT:

RESOLUTION
(R-22-58)

**INTRODUCED BY CHAIR SALEM & COUNCILMEMBERS LONG, THOMPSON
PATTERSON, SHOOK AND DEICHLER:**

WHEREAS, the Common Council by resolution R-21-93 adopted a budget for the fiscal year 2022 (the “2022 Budget”); and

WHEREAS, the City undertook a Pilot program wherein City provided Trash cans were given to the homeowners fronting on both the east- and west-bound arterials; and

WHEREAS, Dutchess County undertook a sanitation study in 2018 in which it was recommended that the City standardize and provide trash cans throughout the City; and

WHEREAS, the Common Council wishes to make changes to the adopted budget by means of a budget amendment to provide funding for a city-wide Trash Can initiative (less the properties included in the Pilot program mentioned above); and

WHEREAS, approval of this resolution will not result in a funding increase to the 2022 Budget for the City of Poughkeepsie, but it is necessary to transfer the funds to appropriate budget lines; and

WHEREAS, the Common Council of the City of Poughkeepsie has determined that this resolution constitutes a Type II action as defined by the New York State Environmental Quality review Act and 6 NYCRR Part 617; and

NOW, THEREFORE,

BE IT RESOLVED, that the 2022 Budget adopted by the Common Council as Resolution R-21-93 is amended as shown on Schedule A, annexed hereto and made a part hereof.

SECONDED BY _____.

Schedule A- Citywide Sanitation Can Replacement Program

G/L	Description	Decrease	Increase
01-20-1900 7498.AR	From ARPA Contingency	\$ (450,000)	\$ -
01-01-1010 7469.AR	From ARPA Ward-Specific Funds*	\$ (200,000)	
01-01-1010 7469.AR	From ARPA Comprehensive Plan	\$ (95,000)	\$ -
01-11-7310 7469.AR	From ARPA "Other Undesignated Youth Services"	\$ (50,000)	\$ -
01-08-8160 7423.AR	To ARPA Sanitation Can Replacement	\$ -	\$ 795,000

*\$25,000 from each of the 8 Wards

RESOLUTION
(R-22-59)

INTRODUCED BY CHAIR SALEM & COUNCILMEMBERS LONG, MENIST, JOHNSON, SHOOK, FLOWERS, CHERRY, THOMPSON & DEICHLER:

WHEREAS: The New York Clean Slate Act (S.1553D/A. 6399C) was introduced on June 7th, 2021, as a comprehensive Justice reform measure to provide those with certain judicial convictions once they become eligible to be automatically sealed after they have served their time; and

WHEREAS, it is estimated that 2.3 million people in New York State have criminal conviction records; and

WHEREAS, people with criminal conviction records face thousands of civil barriers to employment, licensing, housing and educational opportunities long after they have completed their sentences; and

WHEREAS, racial disparities and socio-economic discrimination are rampant throughout the criminal legal system, and statistics and anecdotal evidence show that convictions for even low level offenses result in cyclical harm and structural instability for individuals, families and communities; and

WHEREAS, excluding individuals with criminal records from full participation in society through a system of perpetual punishment creates intergenerational trauma and exacerbates racial and economic inequality; and

WHEREAS, studies have shown that historically Black and Latinx New Yorkers are far more likely to be stopped, arrested, prosecuted, convicted and incarcerated in the criminal legal system than white New Yorkers; and

WHEREAS, people of color are far more likely to be discriminated against based on a conviction record; and

WHEREAS, it has been estimated that people who have been to prison lose an average of \$484,400 in earnings over their lifetime; and

WHEREAS, it has been estimated that excluding individuals with conviction histories from the workforce costs the economy between \$78 billion and \$87 billion in lost gross domestic product; and

WHEREAS, approximately 95% of incarcerated people return to their communities after serving their sentences; and

WHEREAS, giving people access to jobs, housing, education and licenses to practice a trade increases their participation in the economy and reduces the likelihood they will return to prison, thereby making our communities safer; and

WHEREAS, only approximately 2,500 of an estimated 600,000 eligible people — or less than 0.5% — have had their records sealed since New York’s current application-based sealing law went into effect in 2017; and

WHEREAS, A system of automatic sealing and expungement of criminal records is essential to provide relief to those who need it most; and

WHEREAS, the Clean Slate Act would remove systemic barriers to stable housing, employment and education and allow millions of New Yorkers to participate fully in civic life and in their communities; and

WHEREAS, numerous other states, including Pennsylvania, Michigan, Utah and Connecticut, have already passed “Clean Slate” legislation.

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council of the City of Poughkeepsie calls on the New York State Legislature to pass and the Governor to sign the Clean Slate Act.

SECONDED BY _____.

RESOLUTION
(R-22-60)

INTRODUCED BY CHAIR SALEM_____:

WHEREAS, by Resolution R-22-39, the City of Poughkeepsie Common Council authorized the commencement of litigation, on behalf of the City, along with Joule Assets Inc. (“Joule”) and other participating municipalities as Plaintiffs (collectively referred to as “Plaintiffs”), against Columbia Utilities LLC for the purpose of enforcing the Community Choice Aggregation Supply Agreement (Supreme Court, Ulster County, EF-2022-1113); and

WHEREAS, the resolution authorized the retention of Hodgson Russ, LLP as outside counsel; and

WHEREAS, Hodgson Russ, LLP was retained at no cost to the City because Joule is responsible for the payment of all legal fees incurred in the litigation; and

WHEREAS, Joule has requested that the City execute the attached Legal Fee Agreement, attached hereto as **Exhibit A**, which provides that: in the event that there is Award paid or payable to the Parties and/or the Program Participants, and prior to the payment to the Parties or Program Participants, proceeds of such Award will be paid first to: (a) any outstanding Legal Fees owed to Plaintiff’s Counsel in relation to the Litigation, and then (b) to reimburse Joule for any Legal Fees previously paid by Joule to Plaintiff’s Counsel in relation to the Litigation.

NOW, THEREFORE,

BE IT RESOLVED, the Common Council hereby authorizes the Mayor to execute the attached Legal Fee Agreement.

SECONDED BY _____.

LEGAL FEE AGREEMENT

This Legal Fee Agreement (this "**Agreement**") dated as of this ____ day of _____, 2022 is entered into by and between the Town of Saugerties, Town of New Paltz, Village of New Paltz, City of Beacon, Town of Clinton, Town of Marbletown, City of Poughkeepsie, the Town of Red Hood (each, a "**Municipality**" and collectively, the "**Municipalities**"), Fred Costello, Tim Rogers (each, an "**Individual Plaintiff**"), and Joule Assets Inc ("**Joule**") (Joule, the Municipalities and the Individual Plaintiffs are referred to collectively as the "**Parties**").

WHEREAS, the Municipalities, the Individual Plaintiffs and Joule have commenced a legal action by Summons and Verified Complaint filed June 3, 2022, against Defendants Columbia Utilities Power, LLC and Columbia Utilities, LLC (the "**Defendants**") in Ulster Supreme Court (the "**Court**"), Index EF2022-1113 seeking injunctive equitable and legal relief arising from a breach by Defendants of certain Electricity Supply Agreements (the "**ESAs**") between and among the Defendants, the Municipalities, the Town of Philipstown, the Village of Cold Spring, and Joule (together with all other claims, actions, collateral proceedings, proceedings in bankruptcy, appeals and settlement negotiations related thereto, the "**Litigation**");

WHEREAS, the ESAs were entered into in relation to a Community Choice Aggregation Program established by the Municipalities, the Town of Philipstown and the Village of Cold Spring, with Joule serving as Program Administrator, that was to provide electricity supply on an opt-out basis to residents and small businesses of the Municipalities, the Town of Philipstown and the Village of Cold Spring (the "**Program Participants**");

WHEREAS, on June 7, 2022, the Court issued a Temporary Restraining Order in relation to the relief sought by the Parties in the Litigation;

WHEREAS, on June 13, 2022, the Parties and the Defendants, by their attorneys, agreed to a Court-ordered stipulation that extended the Temporary Restraining Order and extended return dates in relation to the Litigation until late August, 2022;

WHEREAS, the Parties and the Defendants agreed to use this time for settlement discussions;

WHEREAS, in relation to the Litigation, the Parties have each engaged the law firm of Hodgson Russ LLP to collectively represent them (together with any additional or other firm retained by the Parties, "**Plaintiff's Counsel**");

WHEREAS, on June 16, 2022, Hodgson Russ received an email from the law firm of McDermott Will & Emery LLP ("**McDermott**") indicating that McDermott had been retained by Columbia Utilities Power as "restructuring counsel" and would like to discuss Columbia's financial condition and a potential resolution of the Litigation;

WHEREAS, such discussions have begun and are expected to continue;

WHEREAS, in the event that the Parties and Defendants are unable to resolve the Litigation, it is anticipated that Litigation will proceed in the ordinary course;

WHEREAS, the Parties desire to have an agreed-upon mechanism and understanding for the payment of all legal fees and related costs and expenses incurred in relation to the Litigation ("**Legal Fees**");

WHEREAS, the Parties desire that Joule be reimbursed for Legal Fees to the extent that the Parties receive a settlement or judgment in relation to the Litigation on their behalf and/or on behalf of the Program Participants in the CCA Program (an “Award”);

NOW, WHEREFORE, the Parties agree as follows:

1. In the event that there is Award paid or payable to the Parties and/or the Program Participants, and prior to the payment to the Parties or Program Participants, proceeds of such Award will be paid first to: (a) any outstanding Legal Fees owed to Plaintiff’s Counsel in relation to the Litigation, and then (b) to reimburse Joule for any Legal Fees previously paid by Joule to Plaintiff’s Counsel in relation to the Litigation;

2. Except to the extent provided in the foregoing paragraph 1, in no event shall the Municipalities or the Individual Plaintiffs be responsible for any Legal Fees; and

3. For avoidance of doubt, each Municipality reserves the right to approve all settlements including without limitation any award for attorneys’ fees.

4. Each municipality reserves the right to review Legal Fees for reasonableness. The parties shall use good faith efforts to resolve any disagreement as to the reasonableness of the Legal Fees.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

Municipalities:

TOWN OF SAUGERTIES

By: _____
Name:
Title:

TOWN OF NEW PALTZ

By: _____
Name:
Title:

VILLAGE OF NEW PALTZ

By: _____
Name:
Title:

CITY OF BEACON

By: _____
Name:
Title:

TOWN OF CLINTON

By: _____
Name:
Title:

TOWN OF MARBLETOWN

By: _____
Name:
Title:

CITY OF POUGHKEEPSIE

By: _____
Name:
Title:

TOWN OF RED HOOK

By: _____
Name:
Title:

Individual Plaintiffs

FRED COSTELLO

TIM ROGERS

Joule

JOULE ASSETS INC.

By: _____
Name:
Title:

RESOLUTION

(R-22-61)

RESOLUTION OF THE CITY OF POUGHKEEPSIE COMMON COUNCIL CONCERNING A DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE PERTAINING TO THE PROPOSED ADOPTION OF THE CITY OF POUGHKEEPSIE COMPREHENSIVE PLAN

INTRODUCED BY _____:

WHEREAS, the City of Poughkeepsie Common Council assigned the task of reviewing and updating the City's Comprehensive Plan to a steering committee that worked, in conjunction with the City of Poughkeepsie's Department of Planning & Zoning, czbLLC and Ingalls Planning & Design, to solicit feedback from the broader public and developed a draft document known as *PK4Keeps: A Comprehensive Plan for Poughkeepsie* (the "Comprehensive Plan"); and

WHEREAS, the Steering Committee submitted the draft Comprehensive Plan to the Common Council for their consideration; and

WHEREAS, the adoption of the Comprehensive Plan is a Type I action pursuant to the State Environmental Quality Review Act (SEQRA) 6 NYCRR 617.4(b)(1) and the proposed plan will not require permits and approval from any other local, regional and State agencies prior to adoption of the plan and a coordinated SEQRA review is not required; and

WHEREAS, the Common Council referred the matter to the Dutchess County Department of Planning and Development to review the draft plan pursuant to GML §239-m and General City Law §28-a(6)(b) by resolution R-22-38 adopted on May 2, 2022; and

WHEREAS, the Dutchess County Department of Planning and Development issued its comments by letter dated _____

WHEREAS, the Common Council, as the only involved agency, declared itself lead agency for the SEQRA review of the proposed Comprehensive Plan by resolution R-22-38 adopted on May 2, 2022 ; and

WHEREAS, a public hearing on the draft comprehensive plan was held on June 21, 2022 and, thereafter, a Final Comprehensive Plan dated August 2022 was prepared; and

WHEREAS, in consideration of issuing this negative declaration the Common Council of the City of Poughkeepsie the Common Council considered the following;

1. Full Environmental Assessment Form including
Parts 1-3 Dated August 22, 2022 (Parts 1 & 2) and August 30, 2022 (Part 3)
2. Supporting information contained in FEAF dated August 30, 2022

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. That the attached Negative Declaration dated August 30, 2022 is hereby accepted and incorporated as part of this resolution.
2. That the Common Council, as lead agency, hereby determines that the proposed action, as previously outlined herein, and for the reasons set forth in the attached determination of non-significance, will not result in a significant adverse impact on the environment and thus declares, authorizes and approves that a negative declaration in the form and substance annexed hereto be authorized and approved.
3. That based upon the determination that the proposed action will not have a significant impact on the environment, the Common Council further determines as lead agency that an Environmental Impact Statement (EIS) is not required for the proposed action.
4. That pursuant to Section 617.12(b)(2) of the New York State Environmental Quality Review Act (SEQRA), the Common Council shall, as lead agency, maintain a file of its determination and supporting reasons that shall be available for public inspection in the Office of the City Chamberlain, First Floor, Municipal Building, 62 Civic Center Plaza, Poughkeepsie, New York 12602; and shall file a copy with the City of Poughkeepsie chief executive officer.

SECONDED BY COUNCILMEMBER _____.

Information required by 6 NYCRR §617(a)(1):

Name and Address of Lead Agency:

City of Poughkeepsie Common Council

62 Civic Center Plaza

Poughkeepsie, NY 12601

Name, Address and Telephone Number of a person who can provide additional information:

Natalie Quinn, Development Director

62 Civic Center Plaza

Poughkeepsie, NY 12601

(845) 451-4047

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Adoption of City of Poughkeepsie Comprehensive Plan		
Project Location (describe, and attach a general location map): City of Poughkeepsie NY; Dutchess County		
Brief Description of Proposed Action (include purpose or need): The proposed action includes the adoption of the City of Poughkeepsie's comprehensive plan. The City's existing comprehensive plan is more than 20 years old and is in need of updating. The intent of the comprehensive plan is to provide a general guide for decision-making. The planning process included multiple public input meetings and regular meetings with the comprehensive plan steering committee. The plan includes community values, principles and priorities as well as goals, strategies, and recommended actions. As individual recommended actions are advanced, a more detailed SEQR process will be completed as required by New York State Law. This will be particularly applicable to recommended actions that involve physical alterations and improvements to land. Adoption of a comprehensive plan is a Type I action under SEQR.		
Name of Applicant/Sponsor: City of Poughkeepsie		Telephone: (845) 451-4007
		E-Mail: nquinn@cityofpoughkeepsie.com
Address: 62 Civic Center Plaza		
City/PO: Poughkeepsie	State: NY	Zip Code: 14840
Project Contact (if not same as sponsor; give name and title/role): Natalie Quinn, Development Director		Telephone: (845) 451-4007
		E-Mail: nquinn@cityofpoughkeepsie.com
Address: 62 Civic Center Plaza		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Property Owner (if not same as sponsor):		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 Common Council Adoption of Comprehensive Plan	Adoption is anticipated in June of 2022
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Dutchess County Planning Board, New York GML Section 239 Review	June of 2022
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 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No	
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. If Yes, what is the zoning classification(s) including any applicable overlay district?	☒ Yes ☐ No
The City of Poughkeepsie has an adopted zoning code with a variety of residential, commercial, industrial and special districts. There are 11 residential districts, 4 commercial districts, 2 industrial districts and 5 special districts.	
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? If Yes,	☐ Yes ☒ No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located? <u>Poughkeepsie City School District</u>	
b. What police or other public protection forces serve the project site? <u>Poughkeepsie City Police Department</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Poughkeepsie City Fire Department</u>	
d. What parks serve the project site? <u>Bartlett Park, College Hill Park, Dutchess Rail Trail, Eastman Park, Kaal Rock Park, King Street Park, Lincoln Park, Mansion Square Park, Pulaski Park and Pool, Reservoir Square Park, Soldier's Memorial Fountain, Spratt Park and Pool, Upper Landing Park, Walkway Over the Hudson Trail, Wheaton Park</u>	

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)? _____	
b. a. Total acreage of the site of the proposed action?	_____ acres
b. Total acreage to be physically disturbed?	_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ 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: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
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:

i. Total anticipated water usage/demand per day: _____ 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: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 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): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ 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)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
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? _____ 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) _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
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? _____ 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) _____ 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 Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ 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: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ 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: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • 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: _____	
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: _____	
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: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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): _____

ii. If mix of uses, generally describe:

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• 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)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No i. If Yes: explain: _____
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No If Yes, i. Identify Facilities: _____ _____
e. Does the project site contain an existing dam? ☐ Yes ☐ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No If Yes: i. Has the facility been formally closed? ☐ Yes ☐ No • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____

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?	_____ feet
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings?	☐ Yes ☐ No _____ %
c. Predominant soil type(s) present on project site:	_____ _____ _____ % _____ % _____ %
d. What is the average depth to the water table on the project site? Average:	_____ feet
e. Drainage status of project site soils:	☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained: _____ % of site
f. Approximate proportion of proposed action site with slopes:	☐ 0-10%: _____ % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site
g. Are there any unique geologic features on the project site? If Yes, describe:	☐ Yes ☐ No _____ _____
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☐ No
ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams:	Name _____ Classification _____
• Lakes or Ponds:	Name _____ Classification _____
• Wetlands:	Name _____ 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:	
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: _____	

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Natalie Quinn Date _____

Signature _____ Title Development Director

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project :	Comprehensive Plan
Date :	August 22, 2022

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i> ☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☒ NO ☐ YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☒ NO ☐ YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

1. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. ☒ NO ☐ YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☒ NO ☐ YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. ☒ NO ☐ YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. ☒ NO ☐ YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. ☒ NO ☐ YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i> ☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) If "Yes", answer questions a - h. If "No", go to Section 18.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
See attached Comprehensive Plan

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Poughkeepsie Common Council as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: PK4Keeps: A Comprehensive Plan for Poughkeepsie

Name of Lead Agency: City of Poughkeepsie Common Council

Name of Responsible Officer in Lead Agency: Sarah Salem

Title of Responsible Officer: Councilmember At-Large, Chair

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Natalie Quinn, Development Director

Address: 62 Civic Center Plaza, Poughkeepsie, NY 12601

Telephone Number: 845-451-4047

E-mail: nquinn@cityofpoughkeepsie.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

CITY OF POUGHKEEPSIE

PK4KEEPS: A COMPREHENSIVE PLAN FOR POUGHKEEPSIE

FEAF PART 3 EVALUATION OF IMPACTS SUPPORTING NEGATIVE DECLARATION

Introduction

The City of Poughkeepsie Comprehensive Plan – PK4Keeps: A Comprehensive Plan for Poughkeepsie (the “Comprehensive Plan”) — was developed over a fifteen month period and was guided by input from a steering committee and the broader public to ensure that the resulting vision is a reflection of the community’s values, priorities, and desired direction. The Comprehensive Plan was initially prepared by a consultant team, including czb and Ingalls Planning & Design (the “Consultant”), and guided by a steering committee of local residents, businesses owners, and civic leaders who worked closely with the Consultants throughout the process. Their input was supplemented by knowledge from City staff and officials from other public agencies familiar with the City’s character, policies and patterns of development.

It was the intent of the Consultant, and the Comprehensive Plan Steering Committee (the “Committee”) to develop a new Comprehensive Plan for the 21st Century to focus Poughkeepsie on a vision for a more sustainable, equitable, and dynamic place where all areas stand to benefit from the city’s inherent assets and opportunities, and where farsighted decisions nurture a more resilient, engaged, and beloved community.

The fifteen month process began with a strong public engagement effort that included two online surveys, three in-person public open house events, and four rounds of Kitchen Table Conversations between Committee members and their neighbors, friends, and colleagues. With remarkable consistency, community voices identified the components of the PK4Keeps vision for the future: what Poughkeepsians value, what they prioritize, and the direction they want the community to take. Identified core values include being inclusive, entrepreneurial, and far-sighted. The community also supported a “change of course” to meaningfully advance Poughkeepsie’s three priorities: Improve residential quality of life, expand access to good and affordable housing opportunities, and strengthen civic life and commercial vitality. Using community input along with gathered empirical data and information about the City and its resources, the Committee and the Consultant developed a draft Comprehensive Plan.

The Common Council formally accepted the Draft Comprehensive Plan, dated May 2022 and then began the review process. The Common Council held a public hearing on June 21, 2022 to gather input from members of the community and submitted the draft Comprehensive Plan for comment by Dutchess County Department of Planning & Development. Then, having assembled and carefully considered the comments and input made during the review process, the Consultant revised the draft Comprehensive Plan as required to formalize a final Comprehensive Plan that addresses all appropriate comments. Further, the Common Council, in discharging its duties as lead agency in the review of the adoption of the Comprehensive Plan under the New York State Environmental Quality Review Act (“SEQRA”), carefully reviewed the Comprehensive Plan itself and Parts 1 and 2 of the full Environmental Assessment Form (the “EAF”).

Because the Comprehensive Plan was drafted to align with principles of sustainability and with a commitment to the goals of the New York State Climate Smart Communities program, the analysis contained throughout the document is specifically incorporated into this Negative Declaration in its entirety. Set forth below is a summary of many of the actions and priorities set forth in the Comprehensive Plan and how those policies are intended to improve the economic, environmental, and social sustainability of the City in the coming decade.

As a general note, the adoption of a Comprehensive Plan sets the policy priorities for the City for the next decade. As described in the Prioritized Action Plan within Part 4 of the plan, once adopted, the City will take various steps to implement the Comprehensive Plan's stated policy objectives. The City's actions to implement the Comprehensive Plan will occur over a varied time frame. Some actions, such as zoning updates to encourage mixed-use development and improve quality of place, will occur in the near term, while others, will have a more extended timeframe. Future actions taken by the City, many of which will also be subject to SEQRA, will be guided and informed by the policy objectives and goals of the Comprehensive Plan. Once the Comprehensive Plan is adopted, the SEQRA review of all future SEQRA Actions, Type I and Unlisted alike, will have to evaluate whether and how the proposed action is consistent with the Comprehensive Plan. See, e.g. Full EAF, Part 2, Question 17; short EAF Part 2, Question 1.

Evaluation of Potential Project Impacts (Elaboration on Part 2 Questions)

The Common Council, as Lead Agency under SEQRA, has carefully reviewed the Comprehensive Plan, which is incorporated in its entirety into this Negative Declaration, and Parts 1 and 2 of the full EAF. Because, as mentioned above, one of the primary objectives of the Comprehensive Plan is to integrate principles of sustainability into the City's laws, policies and practices, the Common Council responded "No or small impact may occur" for each of the environmental impact evaluation questions in EAF Part 2.

Impact on Land (EAF Part 2, question 1). After completing Part 2 of the EAF the Common Council has determined that the adoption of the Comprehensive Plan will not have the potential to have any significant negative impacts on land. The adoption of the Comprehensive Plan will not cause any physical disturbance to land within the City. Moreover, the Comprehensive Plan proposes policies that will be protective of the land. For example, the Comprehensive Plan recommends integration of smart-growth development polices into the city-wide zoning code to continue the City's growth as a cultural hub for the Mid-Hudson region. PK4Keeps vision for making this hub community a more vibrant urban center that successfully competes for residents and businesses is essential absorb demand that might otherwise push urban sprawl farther and farther to the region's edges. As indicated in Part 1 of the EAF, the city is not located within a Coastal Erosion Hazard Area (see EAF Part 1Bi(iii)).

Impact on Geological Features (EAF Part 2, question 2). The adoption of the Comprehensive Plan will not have any significant negative environmental impacts on geological features. The Comprehensive Plan identifies both the Hudson River and Fall Kill Creek as outstanding assets within the community (See page 31). The Comprehensive Plan incorporates by reference the city's Local Waterfront Revitalization Plan, which contains specific consideration and protection for view sight lines protecting views of and from the Hudson River. The city does not contain any geological feature listed as a registered National Natural Landmark.

Impacts on Surface and Ground Water (EAF Part 2, questions 3 and 4). Protection of natural resources, including the protection of streams and watercourses, for future generations is a significant policy goal of the City of Poughkeepsie. To that end, the Comprehensive Plan is fully aligned with the city's other land use policies, including the zoning code and the Local Waterfront Revitalization Program. The Comprehensive Plan proposes updating Chapter 19 of the City Code, which will reinforce protections for natural resources that already exist in the code. The LWRP is wholly consistent with the Comprehensive Plan in calling for improvements to public access to waterfront resources while protecting water, air, and land quality along Poughkeepsie's waterways. There are no actions proposed in the Comprehensive Plan that in increased runoff or wastewater discharges, turbidity in waterways, or non-point source pollution. Furthermore, there are no proposals within the Comprehensive Plan that call for additional water supply wells, bulk storage of chemical products in proximity to ground water aquifers, or any other proposal that threatens drinking water resources.

Impact on Flooding (EAF Part 2, question 5). The Comprehensive Plan does not propose any actions that may result in development on lands subject to flooding. The Comprehensive Plan proposes to update Chapter 19 of the City Code, which will reinforce existing flood damage prevention requirements for the purpose of protecting human life and health and minimizing expenditure of public funds for flood-related damage. Future projects that may be proposed within flood areas will continue to be subject to the supplementary regulations found in Section 19-4.6.

Impacts on Air (EAF Part 2, question 6): The adoption of the Comprehensive Plan does not undertake or permit any state regulated air emission sources. Moreover, the Comprehensive Plan promotes smart growth planning and development that will incorporate form-based land use regulation elements that promote a mix of uses and greater walkability within the city. These are necessary steps to make Poughkeepsie a more attractive place for walking, biking and other alternative modes of transportation, resulting in less reliance on single occupant automobiles and therefore reduce greenhouse gas emissions. Furthermore, recognizing that buildings play a significant role in carbon emissions, the Comprehensive Plan promotes existing language within Chapter 19 that focuses on green building design incentives.

Impacts on Plants and Animals (EAF Part 2, question 7). The Comprehensive Plan does not propose any actions that may result in the loss of flora or fauna or degradation the degradation of habitat. The Comprehensive Plan promotes smart growth and development within an existing urban center, providing an attractive environment to build rather than greenfield sites outside of the city. The Comprehensive Plan promotes investing in the city's parks and recreational areas, which may result in the restoration or creation of natural habitat areas. For example, the city has been working with park advocates at College Hill to create a pollinator meadow.

Impacts on Agricultural Resources (EAF Part 2, question 8). The Comprehensive Plan does not propose any actions that may impact agricultural resources. The City of Poughkeepsie is a highly developed city and has not contained any agricultural resources since its early days as a village in the 18th and 19th centuries. However, by promoting smart growth within existing urban centers, the Comprehensive Plan does indirectly promote the protection of agricultural resources by providing an attractive place to develop as opposed to farms and other greenfield sites in the surrounding area.

Impact on Aesthetic Resources (EAF Part 2, question 9). Poughkeepsie's existing land use controls, including the zoning code and the Local Waterfront Revitalization Program, are in harmony

with the Comprehensive Plan. The regulations from those two documents help protect significant aesthetic resources such as view sheds. No changes to the zoning code are proposed that would alter the existing development potential and decrease the public's ability to enjoy scenic views. The Comprehensive Plan also proposes an increased operations and maintenance budget for the city's parks, which allow the city to expand the public's access to scenic areas.

Impact on Historic and Archaeological Resources (EAF Part 2, Section 10). Poughkeepsie has a rich history, with many buildings of architectural and historical significance. The Comprehensive Plan does propose actions that would occur in historic and archeological areas of significance, but it is not anticipated that such actions will result in detrimental effects. To the contrary, the Comprehensive Plan proposes that more areas within the city be identified for eligibility to the National Register, making them stronger candidates for historic tax credits, which would allow buildings and neighborhoods to be improved in a contextually sensitive way, preserving the history that makes Poughkeepsie unique.

Impact on Open Space and Recreation (EAF Part 2, Section 11). The Comprehensive Plan focuses on improving the quality of life for residents of the City of Poughkeepsie. Access to quality parks and recreational areas is important to quality of life, and the plan proposes no actions that would result in the loss of recreational opportunities or a reduction of open space. The Comprehensive Plan proposes increased budget for parks maintenance and operations in an effort to reach levels closer to the per capita median for small cities in the United States. The Comprehensive Plan also proposes and "friends of" system focused on single parks, which would work in partnership with the city DPW to maintain and program parks.

Impact on Critical Environmental Areas (EAF Part 2, Section 12). Currently there are no Critical Environmental Areas within the jurisdictional boundary of the City of Poughkeepsie.

Impact on Transportation (EAF Part 2, Section 13). The Comprehensive Plan proposes no action that will detract from access to alternative modes of transportation. In fact, the Plan is aligned with other recent studies such as the Poughkeepsie 9/44/55 project that seeks alternatives to the East-West and North-South traffic arterials within the city boundary. The Plan's smart growth approach encourages more walking, biking and transit use, and it encourages more efficient land development within the city center and other densely developed sections of the city. The Plan does not propose any action that may result in increased traffic that may exceed the capacity of the existing road network.

Impact on Energy (EAF PART 2, Section 14). The City of Poughkeepsie is an already-developed urban area, and the Comprehensive Plan proposes no action that would require a new, or an upgrade to an existing, substation for electricity needs, nor will it require new or extended energy transmission lines. The Comprehensive Plan proposes to continue existing incentives within certain zoning districts for green building development, acknowledging that buildings are a significant source of energy consumption. With more energy efficient buildings, the City of Poughkeepsie can do its part to reduce strain on the energy system.

Impact on Noise, Odor and Light (EAF Part 2, Section 15). The adoption of the Comprehensive Plan will not directly cause or permit any physical modification to property within the City of Poughkeepsie. Thus noise, odor and light regulations as they currently exist will continue after the adoption of the Plan.

Impact on Human Health (EAF Part 2, Section 16). The adoption of the Comprehensive Plan does not have the potential to expose the residents of the City of Poughkeepsie to new or existing sources of contaminants. As described at length in the Comprehensive Plan itself, the policies and goals of the Comprehensive Plan are aimed at ensuring that Poughkeepsie continues to thrive as a healthy community into the future by, among other things, making positive changes to make the city, that neighborhoods across the city are safer and feel safer to residents from all backgrounds.

Consistency with Community Plans (EAF Part 2, Section 17). The proposed Action is the adoption of the City of Poughkeepsie Comprehensive Plan, which will guide the policies, decisions and legislative agenda of the city into the next decade. If the Comprehensive Plan is adopted, the SEQRA review of all future actions occurring within the city will have to be evaluated for consistency with the Comprehensive Plan.

Consistency with Community Character (EAF Part 2, Section 18). Land Development under the Comprehensive Plan is expected to be in harmony with the City of Poughkeepsie's character, history and traditions, while allowing the city the flexibility to evolve with time and reflect the attitudes, styles and traditions of future residents. No actions are proposed by the Comprehensive Plan that would replace or eliminate any existing facilities of historic significance to the community. No actions are proposed by the Plan that would displace affordable or low income housing, and in fact, the plan supports the preservation and rehabilitation of affordable housing. There are no proposed actions that would result in an alteration of the existing natural landscape.

Conclusion

Based on the foregoing, and on the Comprehensive Plan which is incorporated herein by reference in its entirety, the Common Council finds, as Lead Agency under SEQRA, that the adoption of the Comprehensive Plan, which is a SEQRA Type I Action, will have no significant adverse environmental impacts and therefore an Environmental Impact Statement is not required for the proposed Action and issues a Negative Declaration for the proposed Action.

RESOLUTION

(R-22-62)

RESOLUTION OF THE CITY OF POUGHKEEPSIE COMMON COUNCIL ADOPTING THE CITY OF POUGHKEEPSIE COMPREHENSIVE PLAN

INTRODUCED BY _____ :

WHEREAS, the City of Poughkeepsie Common Council assigned the task of reviewing and updating the City's Comprehensive Plan to a steering committee that worked, in conjunction with the City of Poughkeepsie's Department of Planning & Zoning, czbLLC and Ingalls Planning & Design, to solicit feedback from the broader public and developed a draft document known as *PK4Keeps: A Comprehensive Plan for Poughkeepsie* (the "Comprehensive Plan"); and

WHEREAS, the Steering Committee submitted the draft Comprehensive Plan to the Common Council for their consideration; and

WHEREAS, the adoption of the Comprehensive Plan is a Type I action pursuant to the State Environmental Quality Review Act (SEQRA) 6 NYCRR 617.4(b)(1) and the proposed plan will not require permits and approval from any other local, regional and State agencies prior to adoption of the plan and a coordinated SEQRA review is not required; and

WHEREAS, the Common Council referred the matter to the Dutchess County Department of Planning and Development to review the draft plan pursuant to GML §239-m and General City Law §28-a(6)(b) by resolution R-22-38 adopted on May 2, 2022; and

WHEREAS, the Dutchess County Department of Planning and Development issued its comments by letter dated June 21, 2011; and

WHEREAS, the Common Council, as the only involved agency, declared itself lead agency for the SEQRA review of the proposed Comprehensive Plan by resolution R-22-38 adopted on May 2, 2022 ; and

WHEREAS, a public hearing on the draft comprehensive plan was held on June 21, 2022 in compliance with General City Law §28-a(7)(a) and (c); and

WHEREAS, a Final Comprehensive Plan dated August 2022 was prepared and is attached hereto; and

WHEREAS, the Common Council adopted a Negative Declaration of Environmental Significance as to the adoption of the Comprehensive Plan on September 6, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby adopts the attached Final Comprehensive Plan, dated August 2022.

SECONDED BY COUNCILMEMBER _____.



PK4 Keeps

A Comprehensive Plan
for Poughkeepsie

AUGUST 2022



Prepared for:
City of Poughkeepsie



Prepared by:
czb LLC and Ingalls Planning & Design

Acknowledgements

Mayor Rob Rolison

City of Poughkeepsie Common Council

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1st Ward: Debra Long

2nd Ward: Evan Menist

3rd Ward: Lorraine Johnson

4th Ward: Nathan Shook

5th Ward: Yvonne Flowers

6th Ward: Natasha Cherry

7th Ward: Nedra Patterson Thompson

8th Ward: Megan Deichler

Steering Committee

Shane Bartholomew

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City of Poughkeepsie



Planning
Consultants



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PLAN SUMMARY

The first decades of the 21st Century were a time of achievement as well as stalled progress for the City of Poughkeepsie. Both pride and frustration are evident when the community assesses where it is today and where it wants to be tomorrow.

What will it take to put Poughkeepsie on a better, more sustainable path for **the next 20 years?**

How can the community realize long-sought change while embracing its one-of-a-kind assets?



PK4Keeps is a comprehensive plan that the City of Poughkeepsie can use to forge a new path over the next two decades.

Using PK4Keeps to shape Poughkeepsie's future will require a commitment to make decisions that consistently reflect...

Poughkeepsie's core values and the principles that will put those values into action

CORE VALUES

INCLUSIVE

ENTREPRENEURIAL

FAR-SIGHTED

PRINCIPLES



BUILD AND MAINTAIN OUR FISCAL STRENGTH

WORK TOGETHER AND INCLUDE ALL VOICES

SUPPORT CREATIVITY AND RISK-TAKING

TAKE THE LONG VIEW

These values and principles are defined in Part 2

the community's priorities and chosen outcomes

Improve residential quality of life



- Sense of safety for all
- Public schools are neighborhood assets
- Basic infrastructure is well-maintained

Expand access to good and affordable housing



- Homeownership expands
- Neighborhoods improve and retain affordable opportunities

Strengthen civic life and commercial vitality



- Businesses develop and thrive along Main Street
- PK is a community of choice in the region
- North/south divide diminishes

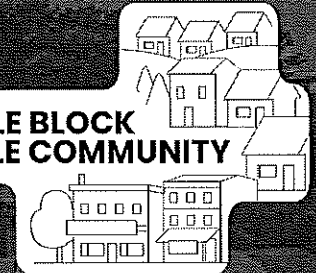
a commitment to change

Application of Poughkeepsie's values and principles, and advancing its priorities, will often require that the community do things differently—not for the sake of change but to achieve different outcomes.

a new way of working together

Making major strides on community priorities under the condition of constrained resources will require geographic focus and determined partnerships with residents at the center – a Whole Block / Whole Community approach to community improvement.

**WHOLE BLOCK
WHOLE COMMUNITY**



Introduction

Poughkeepsie today is a city defined by its contrasts and contradictions.

They begin—as Poughkeepsie began—at the river, where the Walkway Over The Hudson, the envy of any waterside city and a bold reclamation of a historic asset, overlooks a riverfront that feels remote and underutilized.



They continue inland, where a Main Street with exceptional businesses, large areas of intact historical charm, excellent topography, and emergent energy is less than the sum of its parts—an incoherent corridor that fails to deliver on its full potential to connect and gather the community.

They can be found in every neighborhood, where a superb park system is in need of investment and stewardship, where public education (in a city with New York's oldest tax-supported library) is a cause for real concern, and where outstanding residential environments and ones that are marked by years of disinvestment are often close to one another.

And they can be found in most conversations about Poughkeepsie's present and future. Fear that change is happening too quickly exists alongside frustration about hesitance and stagnation. Enthusiasm about the unique opportunities made possible by the city's history, location, and cultures is tempered by the recognition and weight of its challenges—especially of the social and economic divides within the city that are mirrored by equally deep city-suburban divides.

A new comprehensive plan is an opportunity to define a clear vision for the community to collectively work towards. Against the backdrop of paradoxes that describe Poughkeepsie in the early 2020s, this is not an easy task—not when there is much uncertainty about a fundamental question: “Who is Poughkeepsie’s future for?” But, defining such a vision—and providing the tools for making decisions that will support that vision day by day and year after year—is what PK4Keeps is about.

PK4Keeps is a plan to focus Poughkeepsie on a vision for a **more sustainable, equitable, and dynamic place** where all areas stand to benefit from **the city’s inherent assets and opportunities**, and where farsighted decisions **nurture a more resilient, engaged, and beloved community.**

Sustainable how?

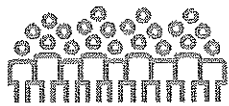
Economic and fiscal
Environmental
Social

As a guide for making—and taking ownership of—decisions that consistently align with the community’s vision, PK4Keeps will help Poughkeepsie’s public officials, residents, business stakeholders, and institutional leaders make sound decisions for the next 20 years when confronted with both predictable and unforeseeable choices. Whenever a decision can be tied to a collective understanding of what is most important to Poughkeepsie, the PK4Keeps vision will be one step closer to reality.

It does so by giving clarity to Poughkeepsie’s utmost priorities, providing values and principles as a basis for sound decision-making, and pointing the community in a direction that will allow it to make the tangible progress needed to cultivate—over time, by every inch of progress made to erode these contradictions—renewed confidence and trust.

The Process to Define a New Vision for Poughkeepsie

PK4Keeps was developed over three phases during 2021 and 2022. It was guided by input from a steering committee and the broader public to ensure that the resulting vision is a reflection of the community's values, priorities, and desired direction.



Steering Committee

A steering committee of **local residents, businesses owners, and civic leaders** worked closely with project consultants throughout the process. Their input was supplemented by knowledge from **city staff and officials** from other public agencies.



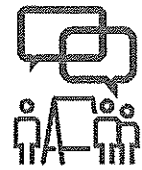
Kitchen Table Conversations

Steering committee members hosted **four rounds of Kitchen Table Conversations** during the planning process—small, facilitated conversations with groups of neighbors, friends, and colleagues. These conversations aided the identification of community values and priorities.



Online Surveys

Nearly **500 completed responses** were provided by community stakeholders during two month-long surveys, providing direction on Poughkeepsie's priority issues and the most important outcomes to achieve.



Open Houses

In-person, interactive open houses were **held three times during the planning process** to update the public and generate feedback on values, priorities, and preferred outcomes.

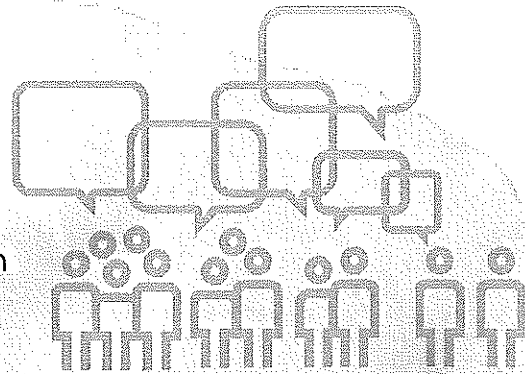
Beyond the open houses, **PK4Keeps.org** was used to keep the public up-to-date on the planning process and its findings.

How did we get here?

In recognition of the role that inequality has played in Poughkeepsie, a special briefing was prepared early in the process to document north/south fissures, their roots, and how they are expressed in the city today.



With remarkable consistency, community voices identified the components of the PK4Keeps vision for the future: what Poughkeepsians value, what they prioritize, and the direction they want the community to take.



OUR PRIORITIES



Improve residential quality of life



Expand access to good and affordable housing opportunities



Strengthen civic life and commercial vitality

OUR CORE VALUES



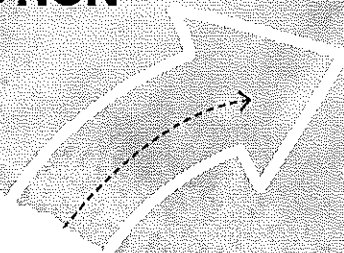
We are committed to being...

INCLUSIVE

ENTREPRENEURIAL

FAR-SIGHTED

OUR DIRECTION



A Change of Course

to meaningfully advance Poughkeepsie's priorities

Note: Housing is considered to be affordable if the occupant household is paying 30% or less of their gross income on monthly housing costs. This standard definition is used whenever affordable housing is mentioned in PK4Keeps.

What does our future look like if we realize the PK4Keeps vision?

Poughkeepsie in the 2040s is a place where...



Our decisions consistently reflect our core values

WE ARE INCLUSIVE

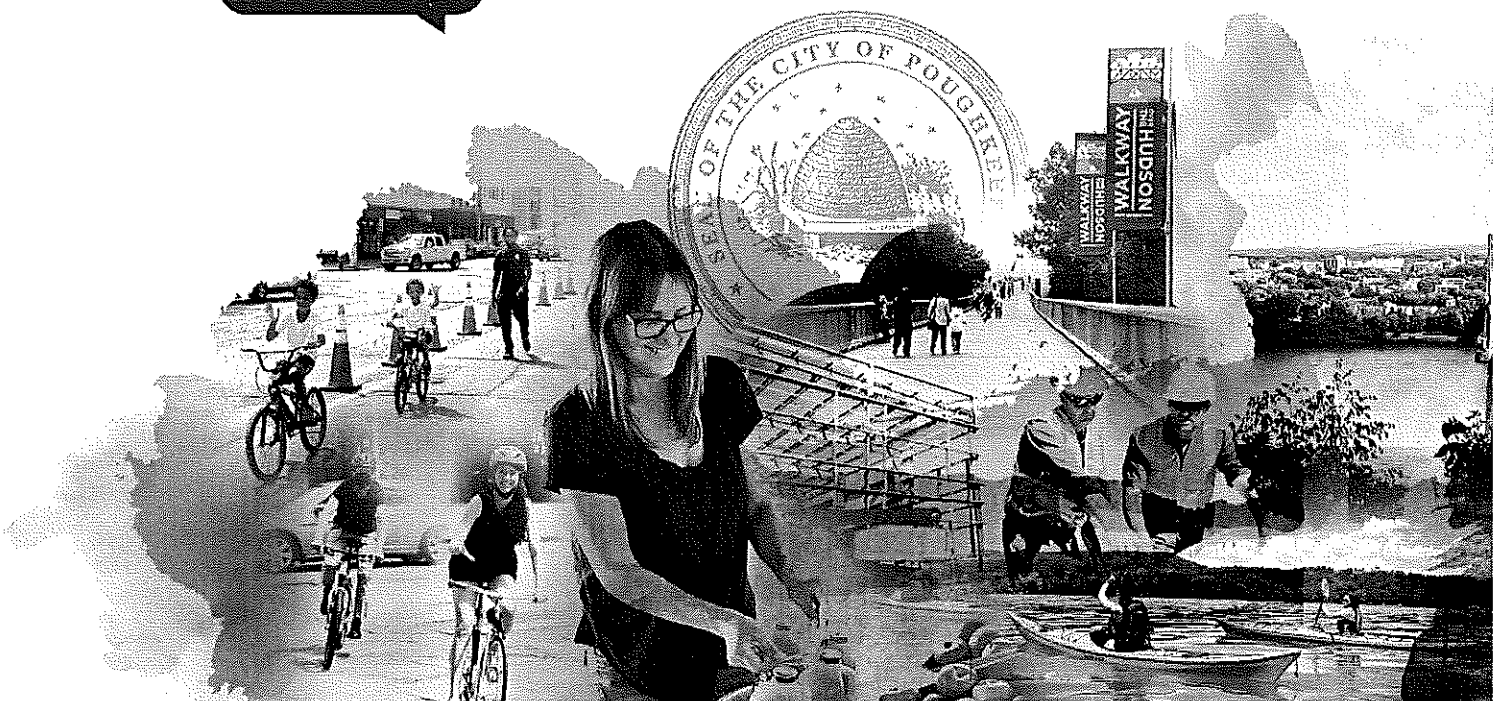
WE ARE ENTREPRENEURIAL

WE ARE FAR-SIGHTED

We embrace new ways to address our challenges and opportunities

We have followed through on our commitment to **change course**. If something isn't producing results, we work together to find new solutions and refine them until they work.

Experimentation through the Whole Block / Whole Community framework has honed our civic creativity.



Residential quality of life has improved

We feel safe in our neighborhoods, we feel confident about our schools, and our streets and parks reflect a community of rising standards.

Access to good and affordable housing has expanded

The quality of our housing has improved due to renewed investment and pride, and more Poughkeepsians can affordably access this housing.

Civic life and commercial vitality are stronger

Our downtown and Main Street are thriving with new and growing businesses, more and more people are becoming engaged on local issues, and we are emerging as the region's model for equitable prosperity.

Our community is more equitable, more sustainable, and more adaptable to change.

- ✓ Our tax base is growing and supporting investments in our priorities
- ✓ People are engaged and work together to solve problems on their blocks
- ✓ We are a community of choice in the Mid-Hudson region for residents and businesses
- ✓ We make the most of our numerous assets



By making decisions in this manner and achieving these outcomes, Poughkeepsie in the 2040s has also advanced the **six sustainability elements of New York State's Climate Smart Communities program:**

Support alternative modes of transportation

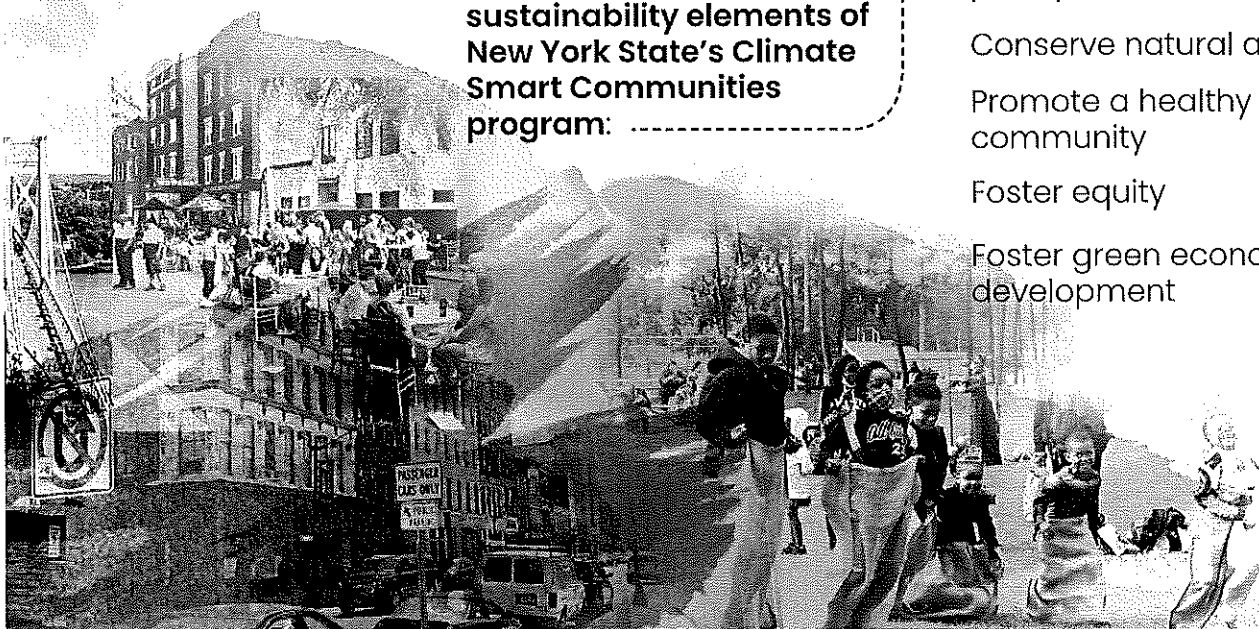
Promote smart growth principles in land-use policies

Conserve natural areas

Promote a healthy and safe community

Foster equity

Foster green economic development



What is a comprehensive plan?

Comprehensive plans provide the legal basis for enacting and enforcing zoning regulations and other policies that shape where and how development happens. In New York, local planning and zoning are enabled by State laws that set the parameters for municipal governance.

More broadly, comprehensive plans have the potential to provide communities with strategic direction on any number of issues that are deemed important—if they prioritize key issues, are grounded by what is known about those issues, and provide direction on how to consistently make decisions that support the plan.

How does a plan become a reality?

A comprehensive plan's vision—as expressed by core values, priorities, preferred outcomes, and recommended strategies—becomes a reality only when a community is willing to make the choices that will bring it to fruition. How the community spends money, shapes regulations and policies, and decides “what goes where” should all be consistent with the comprehensive plan.



Land Use and Design Regulations (Zoning)

The comprehensive plan is the legal basis for the zoning code, which determines land use, density, and other characteristics of the built environment. The adoption of zoning updates after the plan's completion will be the first real test of implementation.



Transportation and Infrastructure

The comprehensive plan should influence how federal, state, and local transportation and infrastructure dollars are allocated to improve conditions, boost capacity, or change how infrastructure is used.



Capital Improvement Plan (CIP)

CIPs involve the annual allocation of resources to pay for improvements to public facilities, equipment, and infrastructure. The comprehensive plan should provide significant direction for CIPs.



Parks and Recreation

The CIPs, general fund, and zoning code can all be used to support investment to or expansion of parks and recreational facilities to meet quality of life goals expressed by the plan.



Housing and Neighborhood Policy

Goals related to housing can be realized through the zoning code, as well as the allocation of resources to encourage specific types of investments in new or existing housing.



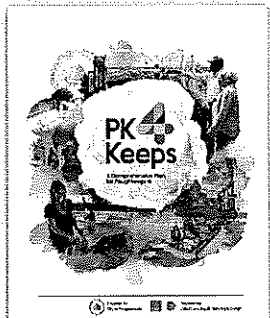
Small Area Plans

The comprehensive plan cannot provide detailed direction for what should happen on every block. But subsequent plans or updated plans for specific neighborhoods, corridors, and districts can be developed to apply the overall goals of the comprehensive plan at a more granular level.



Economic Development Policy

Actions to promote economic activity of specific types and in specific places—to create jobs, build the tax base, or provide desired services—can be molded to reflect goals, trends, and conditions described in the plan.



To support the application of PK4Keeps as a strategic decision-making guide for Poughkeepsie, this document is organized into four parts that outline the components of the PK4Keeps vision and how to make choices as a community that will help realize that vision.



PART 1

OUR PRIORITIES AND DIRECTION

Influential trends of the past 20 years, priorities expressed by the community during the PK4Keeps process, and the “change of course” prescribed by the plan are outlined in Part 1. This part of PK4Keeps provides focus and **ensures that the plan is grounded** to what is actually known and knowable about key issues.



PART 2

OUR VALUES AND PRINCIPLES

Poughkeepsie’s core values and the planning principles that stem from those values are the **foundation of this plan’s role as a decision-making guide**. Part 2 describes these values and principles, what they mean, and offers a primer on how to apply them on a regular basis.



PART 3

OUR CHOSEN OUTCOMES

Part 3 narrows the priorities outlined in Part 1 into specific **outcomes to measure and influence through responsive strategies and policies**. It describes a set of outcomes for each priority as well as broader outcomes that will indicate progress towards achieving the PK4Keeps vision.



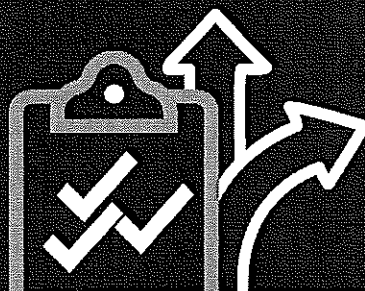
PART 4

OUR PLAN FOR ACTION

A strategic framework for implementation that marks a clear change of course for Poughkeepsie is outlined by Part 4. **The Whole Block / Whole Community approach and the tools and processes** that will be needed to put it into action are described to provide implementation with a clear path forward.

PART

1



OUR PRIORITIES AND DIRECTION

- 16 Key Trends and Conditions**
- 20 How did we get here?**
- 22 PK4Keeps Priorities**
- 24 Improve Residential Quality of Life**
- 26 Expand Access to Good and Affordable Housing Opportunities**
- 28 Strengthen Civic Life and Commercial Vitality**
- 30 Direction**

The first two decades of the 21st Century was a complicated period for the City of Poughkeepsie.

Serious strides were made on several fronts such as educational attainment, the production of new housing, crime rates, and the development of superb community assets. At the same time, incomes were stagnant, housing costs remained unaffordable for nearly half of all households, the city's fiscal health was precarious, and concerns about fundamental services such as schools and public safety lingered.

This mixture of achievement and stalled progress has directly shaped the PK4Keeps planning process—especially the contours of the three priorities identified by the community and the change of course that describes this plan's direction for the next 20 years.

This section of PK4Keeps presents key findings about some of the most important trends that have been shaping Poughkeepsie, what is known about the community's priority issues, and the rationale for pivoting in a new direction to achieve the PK4Keeps vision.

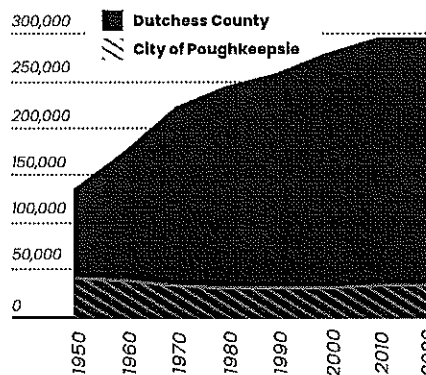
Key Trends and Conditions

Population is stable, with modest declines and rapid aging projected

Poughkeepsie was 23% smaller in 2020 than at its peak in 1950, but the population has largely stabilized since reaching a low point in 1980. After a few decades of modest population growth through 2010, the city declined by 3.5% between 2010 and 2020—a period when the Town of Poughkeepsie grew by almost 5%.

At the county level, limited population growth over the past decade is projected to continue into the next 20 years due, in part, to a rapid aging of the population. Notably, the city's population is younger, and has been aging at a slower rate, than the rest of the county.

Population Change Since 1950



Median Age

	Dutchess County	City of Poughkeepsie
2000	36.7	33.3
2010	39.4	35.3
2019	42.2	37.8

Source: U.S. Census Bureau, Decennial Census and ACS 5-Year Estimates

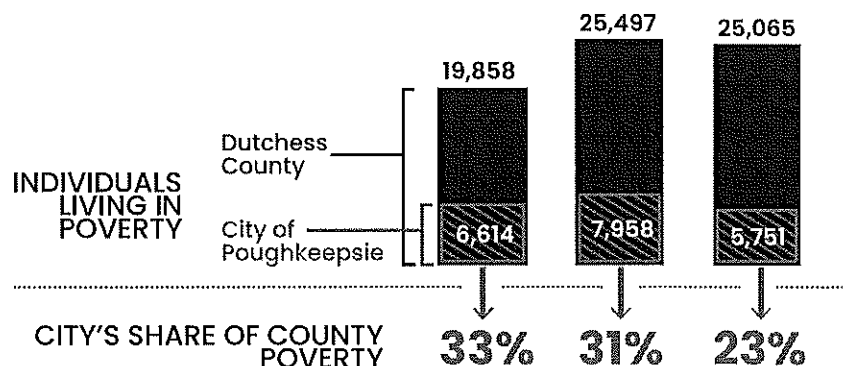
Poverty has declined in the city, but is still high—especially for children

Contrary to trends in many of upstate New York's cities, the poverty rate in Poughkeepsie was lower in 2019 than it was in 2000—after experiencing a rise in the wake of the Great Recession. In addition to a smaller poverty rate, the city's share of poverty in the county has fallen sharply since 2000, resulting in less concentrated poverty within the county.

Despite these positive trends, the city's poverty rate remains more than double the countywide rate. And child poverty (25.9% in 2019) remains stubbornly high despite falling over the past decade.

Poverty Levels Since 2000

		2000	2012	2019
POVERTY RATE	Dutchess County	7.5%	9.1%	9.0%
	City of Poughkeepsie	22.7%	25.9%	19.4%



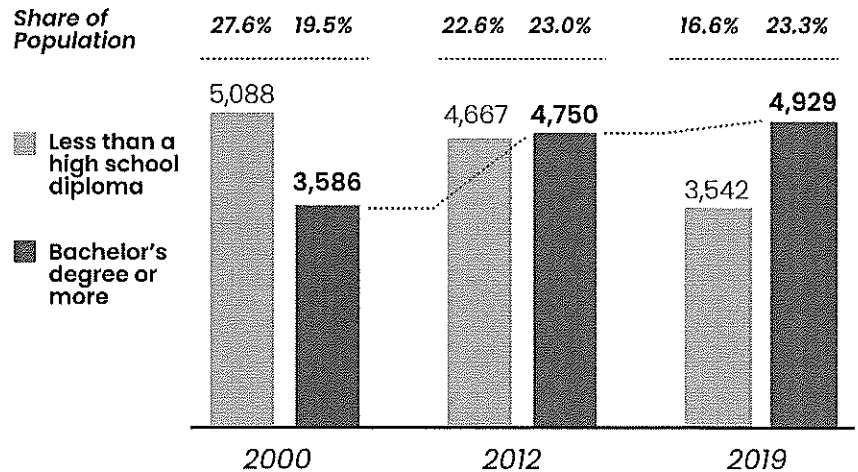
Source: U.S. Census Bureau, Decennial Census and ACS 5-Year Estimates

A profound shift in educational attainment has occurred since 2000

The declining poverty rate in Poughkeepsie has occurred alongside a dramatic change in educational attainment. In 2000, there were nearly 1,500 more adults in the city without a high school diploma than there were adults with at least a four-year college degree. By 2019, the reverse was true. The decline in adults without a high school diploma was largely driven by a natural decrease (deaths) of older adults who were raised early in the 20th Century when leaving school to enter the workforce was much more common.

Despite the rise in college graduates who live in the city, their share of the population (23.3%) remained well below countywide levels (35%).

Educational Attainment for Persons Age 25+ in Poughkeepsie



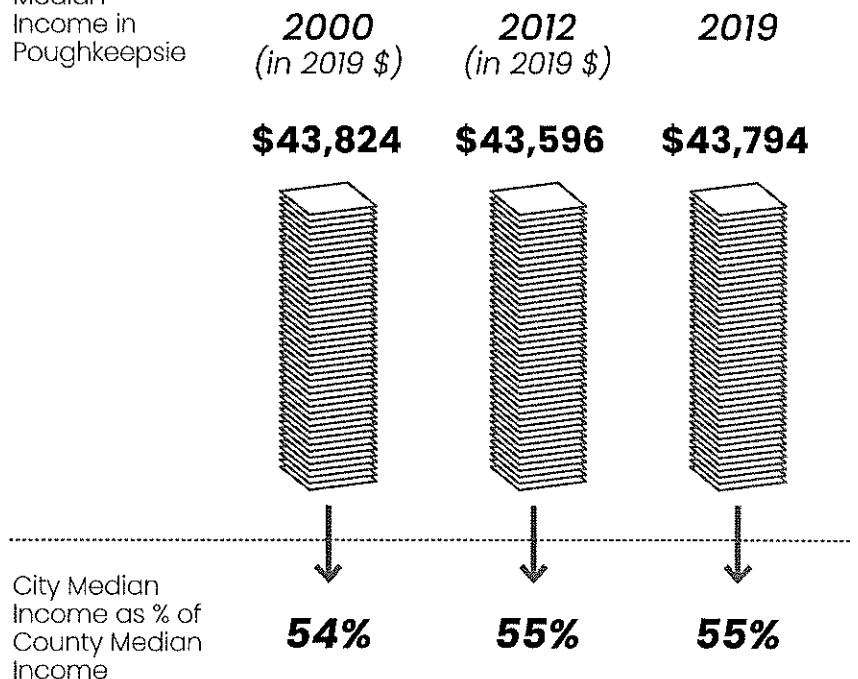
Source: U.S. Census Bureau, Decennial Census and ACS 5-Year Estimates

City income levels have stagnated and remain well below county levels

Despite the transformational shift in educational attainment in Poughkeepsie since 2000, the median household income has barely budged when adjusted for inflation—and remains just over half of Dutchess County's median income.

The high share of adults in the city with less than an associate degree (67.4% compared to 54.1% countywide), and income stagnancy among those households, is one cause. Another potential cause is the presence of early-career college graduates in the city who have a high probability of shifting to other parts of the county as they pair-up, form families, and earn higher incomes.

Household Median Income in Poughkeepsie



Source: U.S. Census Bureau, Decennial Census and ACS 5-Year Estimates; Inflation adjustments based on CPI

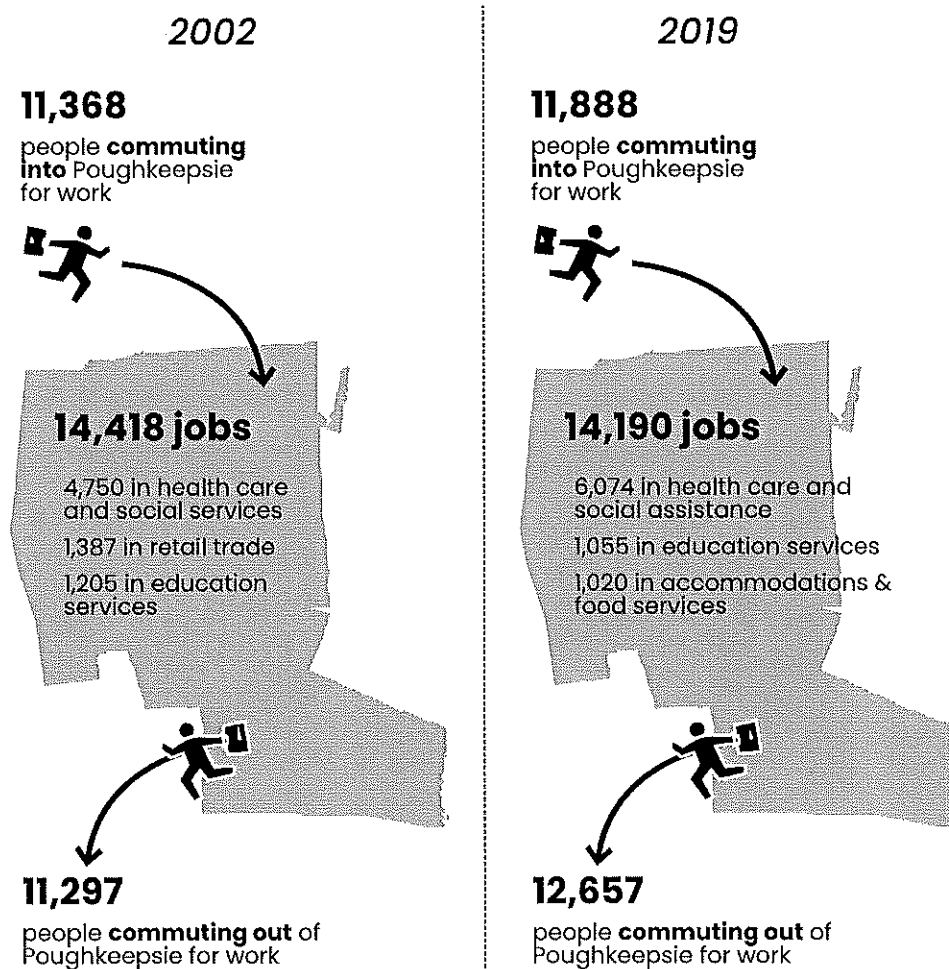
The job market in Poughkeepsie has become increasingly regional

The number of jobs in the City of Poughkeepsie remained mostly flat in the 14,000 to 14,500 range between 2002 and 2019. Underneath those totals, however, some important changes took place. The health care sector, for example, became increasingly dominant, rising from a 32% share of all jobs in the city to 43%. The second and third largest sectors in 2019—education and accommodations/food services—were well behind at 7% each.

Another notable trend over this period was the continued reliance on commuting to fill city jobs and for city residents to get to their jobs. In 2002, 21% of jobs in the city were held by Poughkeepsie residents, a share that fell to 16% (or 1 in 6) by 2019. The share of workers residing in Poughkeepsie who traveled at least 10 miles to get to their jobs climbed from 41% in 2002 to 54% by 2019, and the share traveling at least 50 miles grew from 18% to 29%.

The highly and increasingly dispersed nature of employment and residential locations in the region has implications for transportation—especially congestion on the area's highways and arterials. It also raises important questions about community goals and investments. For example, what is the right balance to strike between investments in residential quality of life and investments that support the viability of major employers and institutions that draw most of their workers from elsewhere?

Commuting Trends, 2002 and 2019



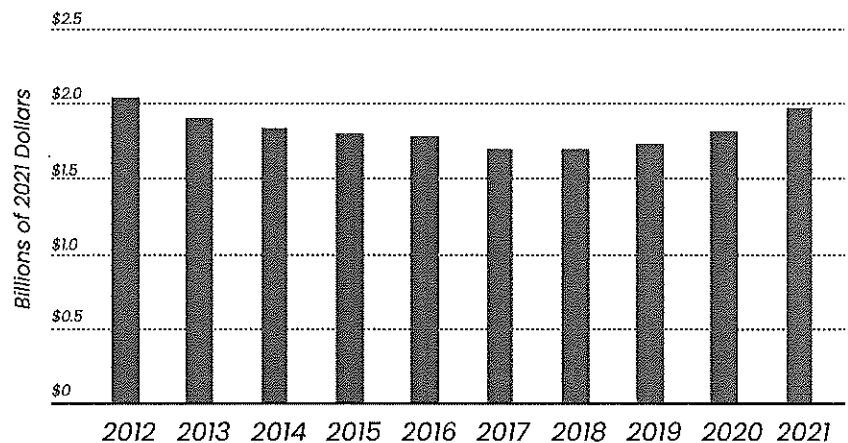
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics

City's fiscal health has been tenuous, but is improving

After decades of experiencing a steady erosion of its tax base, Poughkeepsie's financial condition became critical during the middle of the last decade when its credit rating was downgraded to just above junk bond status—hindering the City's ability to invest in the future. A decline in the property tax base following the Great Recession played a role in this.

Poughkeepsie's fiscal outlook has improved in recent years and its tax base has rebounded. But its fiscal health remains weak compared to the county and surrounding municipalities.

City's Taxable Assessed Value, Adjusted for Inflation, 2012–2021



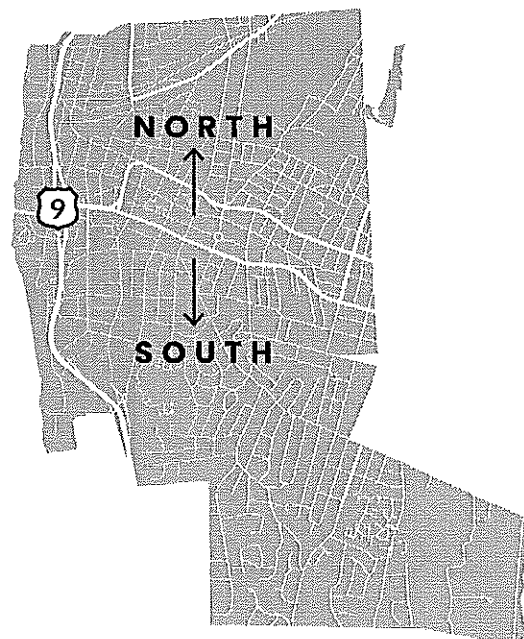
Source: czb analysis of City of Poughkeepsie budget documents; inflation adjustments based on CPI

A longstanding north/south divide in the city remains highly influential

Understanding change in Poughkeepsie will often hinge on where one is looking within the city—to the north or to the south. This divide has a long history and continues to have a heavy influence on how change is experienced in Poughkeepsie and the issues that rise to the surface.

This division—which has become more acute during a time of widening wealth gaps both nationally and locally—has significant implications for long-term planning and plan implementation.

Poughkeepsie's North/South divide



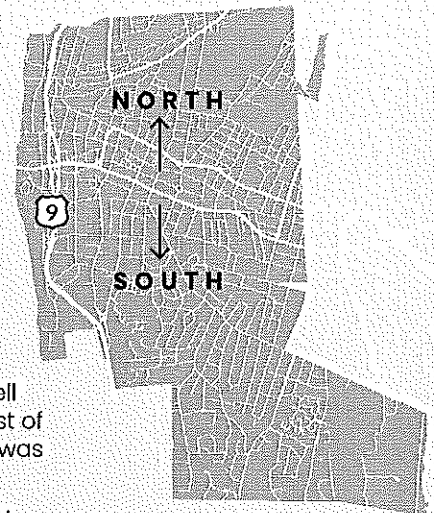
The North/South Divide in Poughkeepsie

How did we get here?

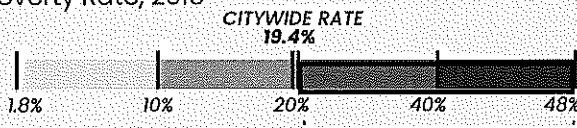
The PK4Keeps process explored north/south divisions in Poughkeepsie from a number of different angles to understand its history, its presence in current demographic, socioeconomic, and housing conditions, and its influence on efforts to plan for the future. One of the clearest expressions of the divide came from looking at patterns of poverty, race, and ethnicity. The overall poverty rate in Poughkeepsie was 19.4% in 2019. Along most of the Main Street corridor and the bulk of the north side, however, the

rate was above—sometimes well above—20%. Meanwhile, on most of the south side the poverty rate was under 10%.

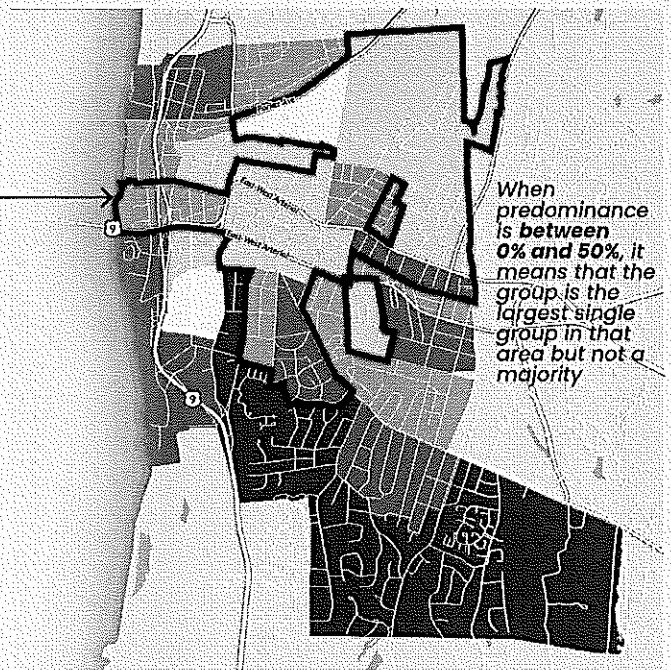
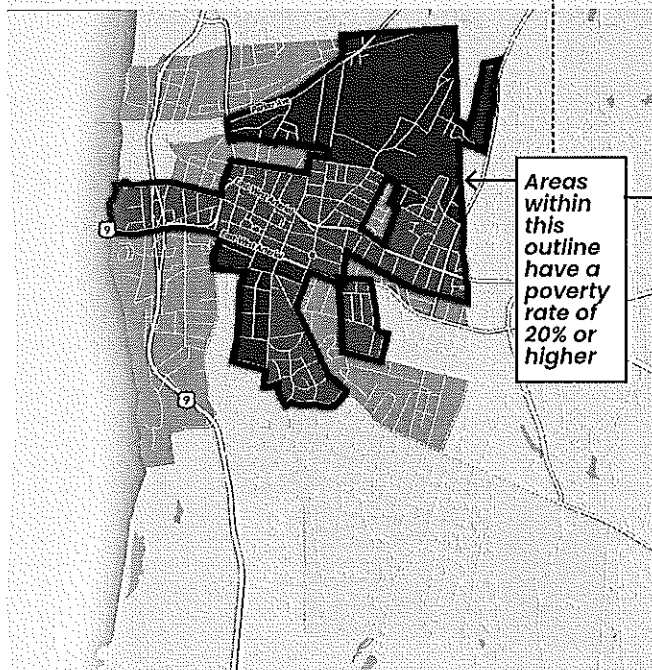
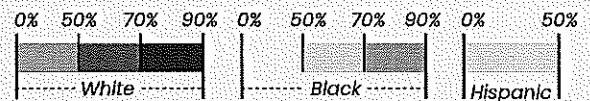
These concentrations of poverty clearly correlate with racial and ethnic distributions in the city. Among areas that were predominately Black in 2019, most had a poverty rate above 20%, as did one of the two block groups that were predominately Hispanic. Every block group with a poverty rate under 10% was predominately white.



Poverty Rate, 2019



Predominant Race or Ethnicity, 2019



Source: American Community Survey, 5-Year Estimates; analysis by block group

Source: American Community Survey, 5-Year Estimates; analysis by block group

These patterns have a long history in Poughkeepsie. In 1938, for example, neighborhoods in the city were graded by the federal **Home Owners' Loan Corporation**



as part of a process to inform lending decisions by banks that were still in the grip of the Great Depression. Most of the north side and areas closest to the river received the two lowest grades (C and D), while most of the south side received the two highest grades (A and B). C/D areas tended to have higher shares of immigrants (then 12% of the city's population) and Black residents (then 3% of the population), while A/B areas tended to be mostly white and native-born. The presence of immigrants and Black residents played a role in these evaluations, as did housing quality, and mixing of land uses.

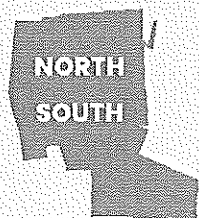
The 1938 grades influenced postwar lending practices within city neighborhoods and were reflected by housing conditions in 2021, which were notably stronger in areas that had long ago been rated "A".

Average Conditions in 2021 by HOLC Grade Boundaries

1938 HOLC Grade	2021 Average Property Condition Score (lower scores equate to better conditions)
A	1.86
B	3.00
C	3.32
D	3.23

Discriminatory mortgage underwriting practices from the 1930s up through the 1968 Fair Housing Act are a few among **many historical layers that are reflected in current conditions and contribute to the range of issues** that the Poughkeepsie community contends with in the early 2020s.

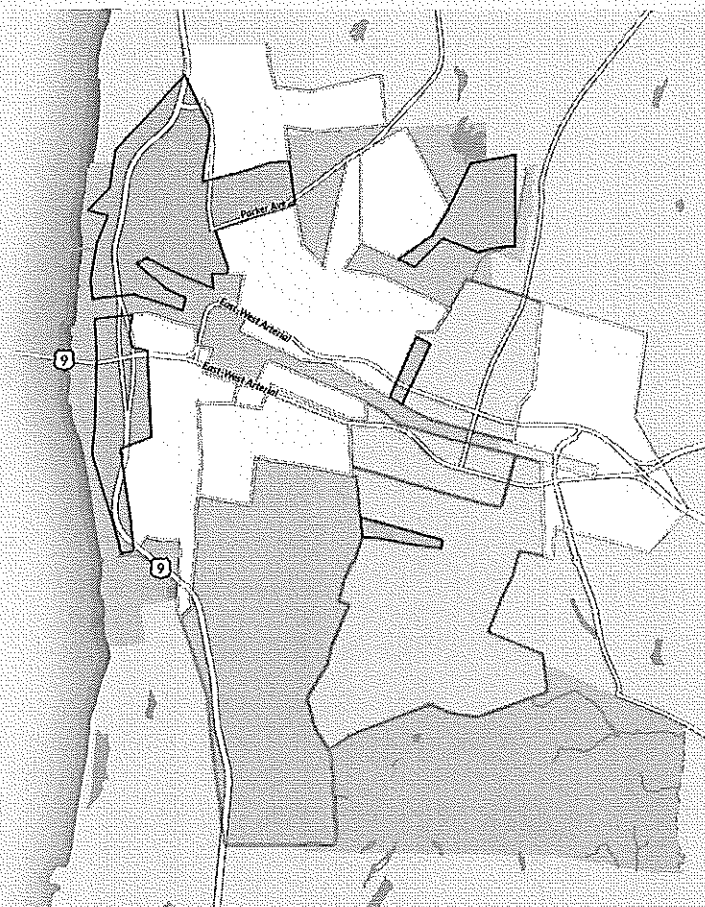
Layers beneath the divide



Residential Evaluations

1938 HOLC Area Grades

A	B	C	D
Best	Still Desirable	Declining	Hazardous



Source: czb cross-analysis of 2021 field survey results and 1938 HOLC grades; HOLC digital boundaries courtesy of Mapping Inequality Project at University of Richmond

Boundaries drawn by the federal Home Owners' Loan Corporation (HOLC) in 1938

The **distribution of rental housing** and its relationship to Industrial Age corridors and early zoning

The **location of mid-century public infrastructure**, such as **highways and public housing**

The **construction of new housing outside the city after 1950** and its relationship to **discriminatory loan underwriting practices**

The role that **school district boundaries** have played, in tandem with housing costs, as a segregative device

These three priorities, which are not ranked, feed into and influence one another. The components that make for a **strong residential quality of life** influence the **quality of housing opportunities** for households at every income level. Together, these serve as a precondition for **a city with vibrant civic and commercial spheres**.

PK4KEEPS PRIORITIES

How these priorities emerged

The key trends and conditions that broadly describe how Poughkeepsie has changed in recent years serve as context for understanding where we've been, where we are, and where we might be going. So, too, do the three priorities that emerged from the PK4Keeps planning process.

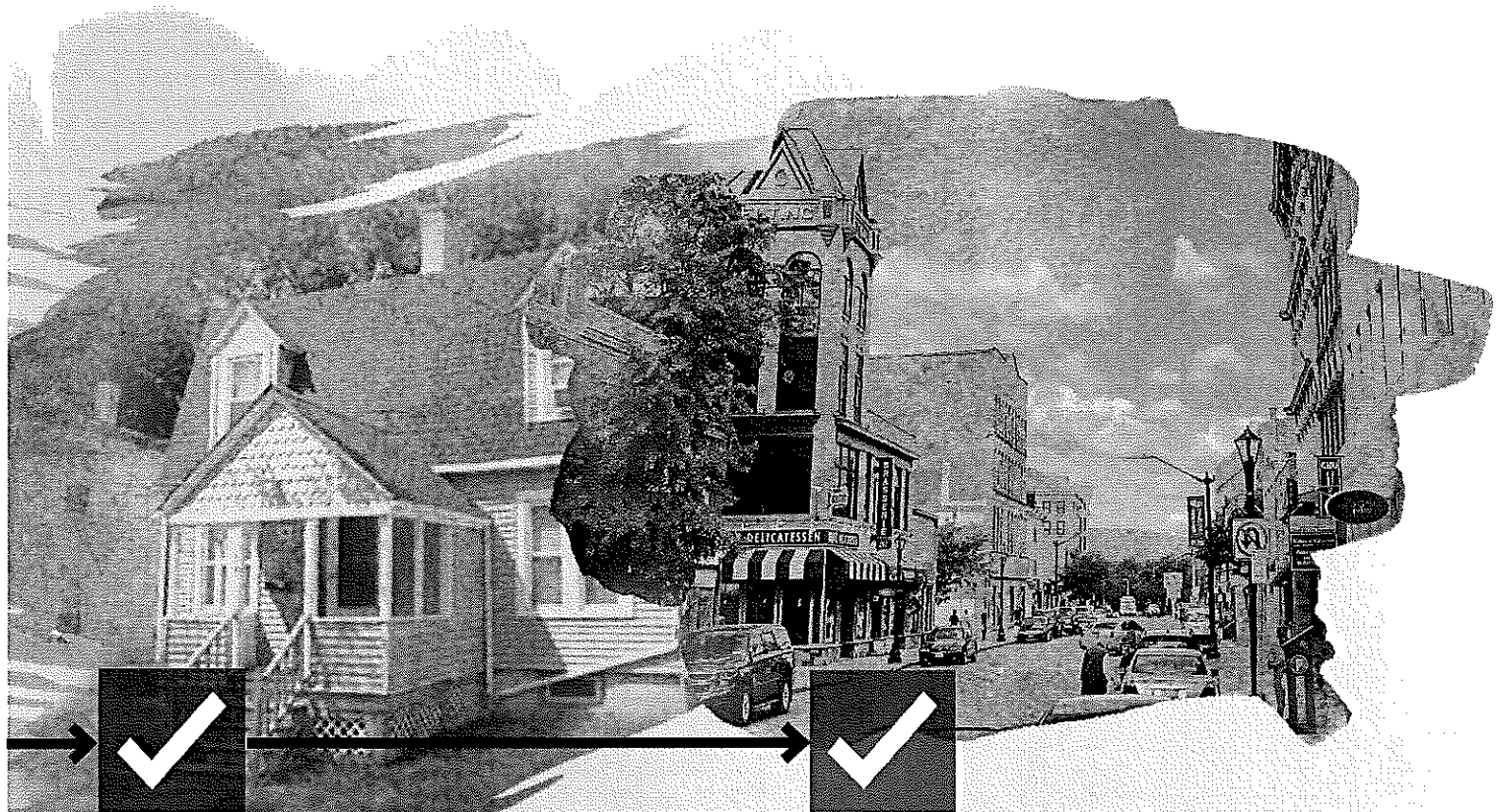
Each priority is broad in scope, encompasses a range of issues directly or indirectly, and will play a central role in determining Poughkeepsie's health and sustainability over the next two decades. Analysis of these priorities revealed where we are starting our work from, why these priorities matter, and what is likely to happen if the city remains on its present course.



Improve residential quality of life

What this priority refers to:

- Sense of safety and comfort
- "First-choice" neighborhoods with broad appeal
- Feeling of connectedness to neighbors
- Confidence in neighborhood direction
- Services and amenities that support family well-being



Expand access to good and affordable housing opportunities

What this priority refers to:

Condition and appeal of the city's housing stock
Presence of high-quality housing options
Healthy levels of reinvestment and upkeep
Opportunities to afford good housing throughout the city
Diverse housing options for a diverse population

Strengthen civic life and commercial vitality

What this priority refers to:

Engagement in the civic life of the community
Active participation in decision-making and plan implementation
A Main Street that brings the community together
Expansion of small and growing businesses that actively choose to be here
A model for an economically thriving, equitable, and sustainable small city



Improve residential quality of life What do we know?

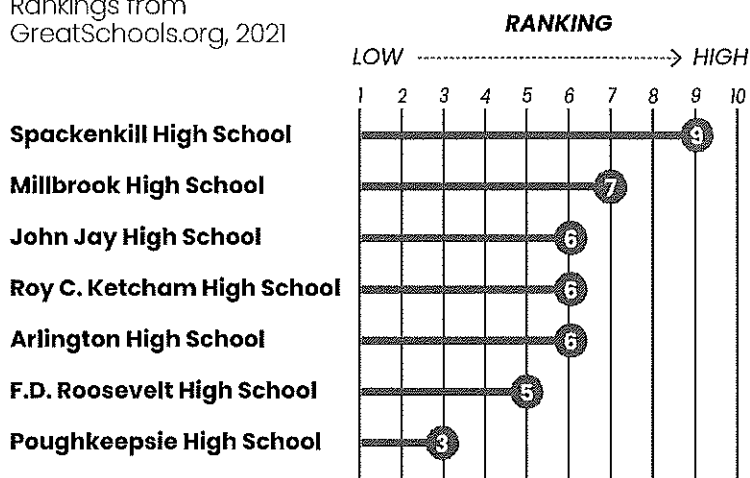
Quality of public schools a major influence on desirability of Poughkeepsie neighborhoods

Public school performance has a direct impact on the prospects of Poughkeepsie's youth. But it also influences decisions that many families make to live in Poughkeepsie or not.

Currently, school performance is viewed as a serious constraint on neighborhood quality of life and desirability, and a factor that puts the city at a competitive disadvantage to surrounding communities. Among the public high schools in Poughkeepsie and nearby school districts, Poughkeepsie's ranks lowest overall according to indicators of quality compiled by GreatSchools.org.

A \$99 million rebuilding plan for the Poughkeepsie City School District was approved by voters in 2020, and new infusions of state aid are anticipated.

High School Summary
Rankings from
GreatSchools.org, 2021



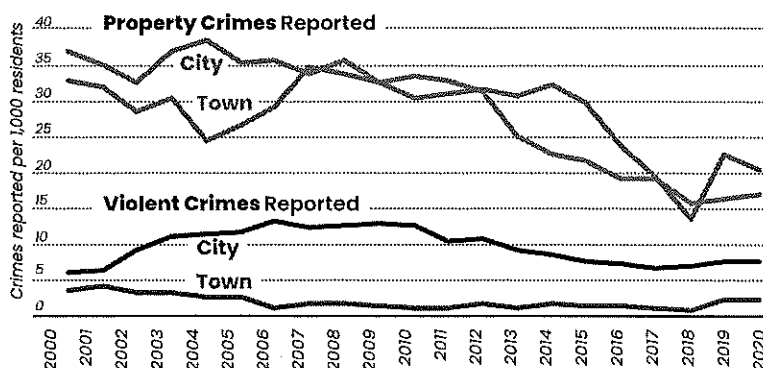
Source: GreatSchools.org

Crime levels have climbed after years of decline and remain a key quality of life concern

As in most American cities, levels of crime in Poughkeepsie are lower today than they were a generation ago. According to data reported to the FBI by the Poughkeepsie Police Department, the number of property crimes reported annually fell nearly 60% between 2004 and 2018 before ticking up slightly. And the number of violent crimes fell almost 50% between 2006 and 2018 before also seeing a recent uptick.

The impression left by historical periods of high crime, the continuing gap between the City and Town when it comes to violent crime rates, and the recent upticks in crime combine to keep public safety as a primary quality of life concern for many residents.

Property and Violent Crime Rates in City and Town of Poughkeepsie, 2000-2020



Source: czb analysis of data from the FBI's Uniform Crime Reporting Program; rates based on averaging of 2000, 2010, and 2020 populations

Park system is well-developed, but spending on upkeep is low

Poughkeepsie has a remarkable collection of parks for a city of five square miles, as well as some extraordinary recreational assets—such as Walkway Over the Hudson—to supplement City-owned parks.

Years of disinvestment, however, have taken a toll on city parks and their potential to serve as contributors to healthy neighborhoods. Per capita operating budgets that are a fraction of the national median for similarly-sized cities is one of the main factors behind this.

Major commitments to parks and pools in the City's latest five-year capital budget (much of it tied to Kaal Rock Park) is a significant change of course and a move towards "catching up" on long-deferred maintenance. Funds from the American Rescue Plan Act will play a major role in underwriting these commitments.

Highways have a clear impact on residential investment and quality of life

As a regional transportation, employment, and population center, Poughkeepsie hosts several busy transportation arteries. A few of them, including the East-West Arterial system, have a significant impact on neighborhoods and residential investment.

For example, 46% of residential properties within 1/8 of a mile of a state or federal route in Poughkeepsie showed signs of moderate or severe distress in 2021 compared to 30% of all residential properties in the city. And 73% of all distressed residential properties in the city were located within 1/4 mile of these routes.



73%

of residential properties that showed signs of moderate or severe distress in 2021 were within 1/4 mile of a state or federal route

Per Capita Annual Operating Expenditures for Parks

Median for cities with 20,000 to 49,999 residents

\$100.93

\$29.39

Poughkeepsie

Five-Year Capital Budget for Parks

Median for cities with 20,000 to 49,999 residents

\$3 million

Poughkeepsie

\$29.18 million
(spending planned for 2022-26)

\$7.5 million
(allocated as of March 2022)

Source: Analysis of current parks spending in Poughkeepsie (2022 budget) compared to median figures from the National Recreation and Park Association's (NRPA) 2020 Agency Performance Review

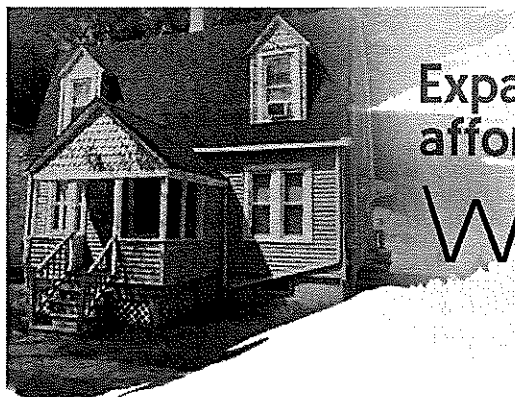
Major roads with a buffer of:

1/8 mile

1/4 mile



Source: czb analysis of major road locations and results from the 2021 field survey of residential property conditions



Expand access to good and affordable housing opportunities

What do we know?

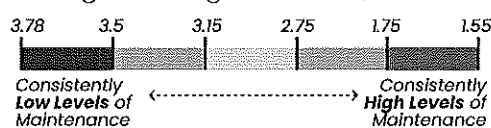
A large number of residential properties show signs of neglect, and an even larger number are vulnerable to future neglect

Housing conditions in Poughkeepsie are highly mixed. A survey of all residential properties in 2021 revealed that 30% of all properties (just over 2,100) showed signs of neglect and deferred maintenance. Nearly the same number of properties were in excellent or good shape. And 40% of all properties were somewhere in between and considered vulnerable to decline in the coming decade due to an absence of active ownership.

Distressed property conditions are more common along the Main Street corridor and areas to the north—a pattern that reflects wider north/south divides in Poughkeepsie and a history of racially discriminatory disinvestment. 41% of residential properties in areas of the city with an above average poverty rate, for example, showed signs of moderate or severe distress.

Rates of distress were also higher than the citywide average among rental properties (52%).

Average Housing Conditions, 2021



31% Excellent or Good

Pride of ownership and attention to detail is apparent. Property is healthy and contributes positively to neighborhood health.

40% Average Condition

Signs of disinvestment are not apparent, but neither are signs of active investment. Property is vulnerable to decline.

30% Moderate or Severe Distress

Deferred maintenance is apparent and has been mounting for a few years or many years. Property is clearly in decline and contributes negatively to neighborhood health.

Source: czb field survey of residential property conditions, 2021; analysis by block group

Housing prices and rents lag behind the rest of Dutchess County

Lower home values and prices in Poughkeepsie, compared to the rest of Dutchess County and much of the region, are a reflection of property conditions and marketability. Single-family homes, for example, sold for an average price between 2017 and 2020 that was 59% of the average sale price elsewhere in Dutchess County.

However, lower prices and values also make the Poughkeepsie market more accessible and represent opportunities for households who seek what Poughkeepsie has to offer.

City/County Housing Cost Comparisons

	City of Poughkeepsie	Dutchess County
Average sale price for single-family homes, 2017–20	\$187,702	\$315,757
Change in average sale price, 2012–16 to 2017–20	+18%	+22%
Median home value	\$196,800	\$282,000
Gross median rent	\$1,113	\$1,220

Source: czb analysis of data from 2015–2019 ACS Five Year Estimates and New York State SalesWeb

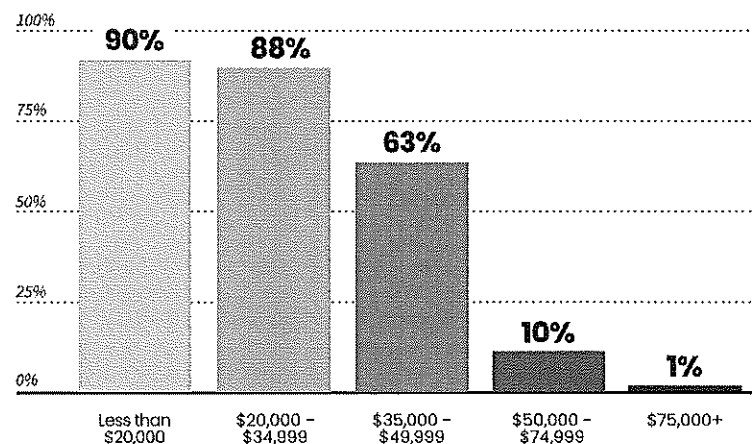
Despite lower prices and rents, many households are cost-burdened

While it is true that typical housing costs are lower in Poughkeepsie than elsewhere in the region, lower incomes in the city mean that many households are considered “cost burdened” and pay more than 30% of their monthly incomes on housing costs.

This is most commonly the case for renters who make less than \$50,000—and especially those who make less than \$35,000 and can afford to spend no more than \$875 per month on rent. For these households, paying for housing without assistance has been, and continues to be, a challenge in Poughkeepsie and anywhere in the region.



Percentage of Renters Cost Burdened, by Income



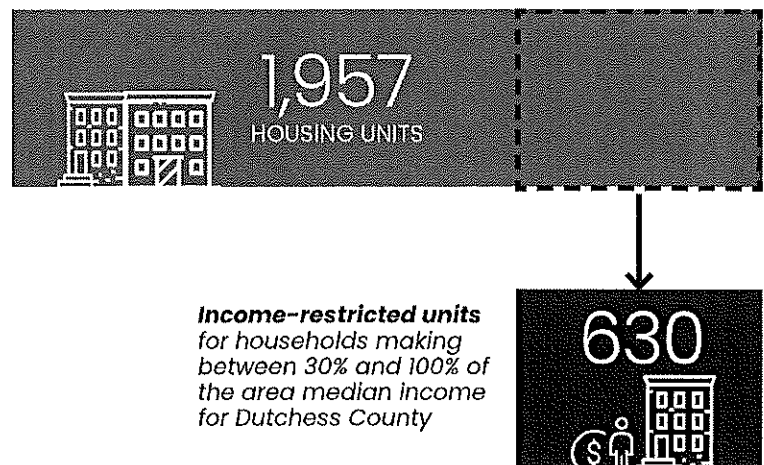
Source: czb analysis of data from 2015-2019 ACS Five Year Estimates

An ongoing uptick in housing development includes affordable units, but zoning is a barrier to diverse housing in many neighborhoods

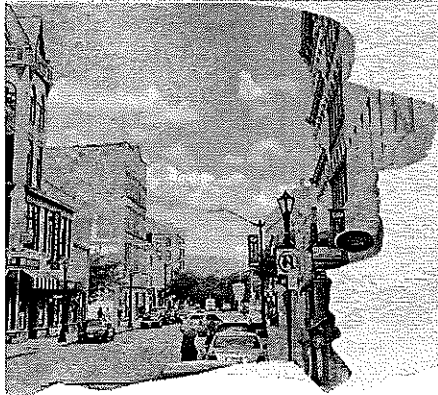
Poughkeepsie has experienced significant levels of new housing development and interest in recent years, with over 1,950 units at 46 different sites either completed, under construction, or in the planning and approval stages. Of these units, an estimated 630 (or one-third) are income-restricted to provide affordable housing.

While these new units are mostly in larger multi-family structures, the current zoning code presents barriers to the development of diverse housing types. In some areas that allow duplexes and triples, for example, the actual parcel dimensions are inadequate to meet code requirements for those housing types.

Number of housing units in properties recently completed, under construction, or in the planning/approval stage



Source: czb analysis of housing development inventory maintained by City of Poughkeepsie



Strengthen civic life and commercial vitality

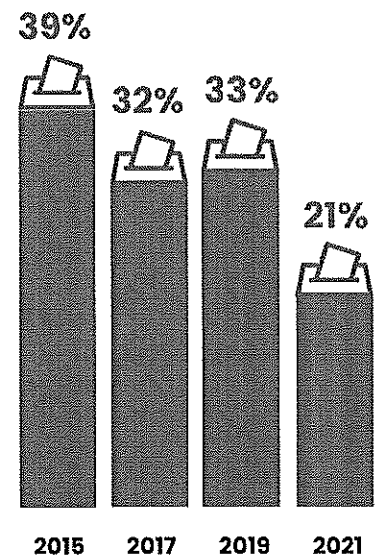
What do we know?

Disconnection and disengagement identified as a real, if somewhat intangible, problem

Discussions during the PK4Keeps planning process revealed deep concerns about levels of resident interest and involvement in local affairs. The erosion of traditional media as sources of information, the large number of renters who move frequently, difficulties with accessing or navigating public processes, low levels of trust, and a range of other factors were identified as possible contributors to this—within Poughkeepsie and in society more broadly.

Voter participation is one of a few ways to quantify this complex phenomenon. In 2021, 21% of active enrolled voters in Poughkeepsie voted for a Ward councilperson, down from 33% in 2019 (when mayor and county executive were also on the ballot) and 32% in 2017. In Dutchess County overall, participation in non-presidential elections since 2000 has averaged 38%.

Voter Participation in Recent Common Council Elections

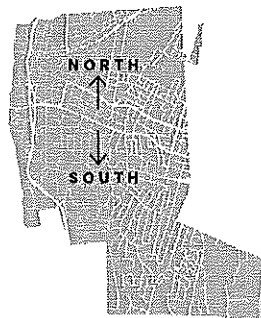


Source: czb analysis of active enrolled voters from New York State Board of Elections and Ward-level election results from Dutchess County Board of Elections

Gaps in prosperity and ownership reflect and perpetuate community fissures

Many factors can be used to understand differences between the north and south sides and their impact on civic life and community outlook. Gaps in prosperity are one factor. While the gap in household income between the north and south has been stable for 20 years, it is substantial, with the typical household in the south earning 1.6 times more than their typical neighbor to the north.

That gap is mirrored by an even greater gap in homeownership that has widened since 2000. While part of that gap is due to housing stock—there are more single-family houses in the south—the prosperity gap makes most of those homes inaccessible to households in the north. These gaps, combined with the fact that they seem to be fixed in place, shape how many residents see their place in Poughkeepsie's present and future and their ability to influence it for the better. Voter participation in northern voting districts, for example, is often much lower than in the south.



South to North Ratios

Number of times higher for Poughkeepsie's South side compared to the North Side:

in 2000 in 2019



Household Income

1.6 X HIGHER

1.6 X HIGHER



Homeownership Rate

2.7 X HIGHER

2.9 X HIGHER

This means that the homeownership rate on the city's south side was 2.9 times higher than on the north side in 2019

Source: czb analysis of Census Tracts north and south of the Main Street corridor using 2000 Decennial data and 2019 ACS 5-Year Estimates

Main Street is lagging behind, but can and should play a vital connective role

Main Streets and downtowns across New York have experienced remarkable progress over the past 20 years, with more residents, more businesses, and better public spaces providing communities with vibrant and diverse centers. While some progress has been made in Poughkeepsie, most parts of Main Street continue to struggle.

Vacancies at business addresses along the Main Street corridor, for example, have remained at or around 25% for several years—higher than vacancy rates elsewhere in the city and much higher than countywide rates. The total assessed value of properties along Main Street has also lagged, and most properties with residential units along Main Street (71%) show clear signs of deferred maintenance.

The Main Street corridor's position between the north and south sides means that it can and should plan an important role in connecting neighborhoods and contributing to economic opportunity and quality of life.

	Main Street Corridor	Poughkeepsie – Beyond Main Street	Dutchess County
Vacancy Rate at Business Addresses, Range for 2015–2021	23–25%	18–20%	10–12%
Change in Total Assessed Value, 2011–2020	-12.4%	-9.8%	+29.7%
Share of Residential Properties in Moderate or Severe Distress in 2021	71% 	29% 	NA

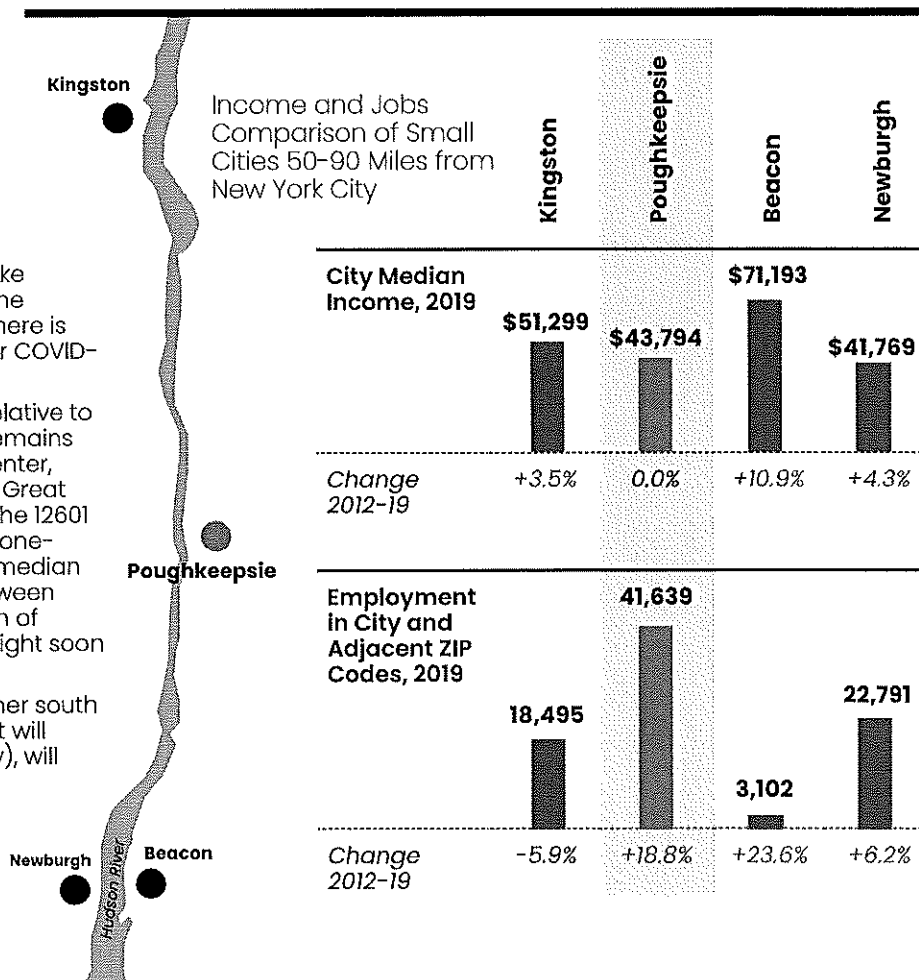
Source: czb analysis of business address vacancies at the Census Tract level from Valassis Lists; City of Poughkeepsie assessment data in current dollars; and 2021 field survey of residential property conditions

The city's competitive position within the region is unclear

Most counties between Westchester and the Capital Region lost population between 2010 and 2020—while counties closest to New York City and Albany grew. This and other factors make the long-term competitive position of the Mid-Hudson region unclear, although there is speculation that remote work and other COVID-era shifts will benefit the region.

Poughkeepsie's position in the region relative to other urban centers is also unclear. It remains the heart of the largest employment center, which saw substantial growth after the Great Recession. Of the nearly 42,000 jobs in the 12601 through 12604 ZIP codes, however, only one-third are in the city itself. And the city's median household income—which was flat between 2012 and 2019—was only 51% of the Town of Poughkeepsie's median income and might soon be eclipsed by Newburgh.

While growth in Beacon and areas farther south may signal a rising tide of demand that will reach Poughkeepsie (if it hasn't already), will that demand produce job and income gains within the city itself? If gains materialize, will they be equitable? Or, will the city lag as surrounding towns prosper—repeating patterns of the past 70 years?



Source: Analysis of U.S. Census Bureau ACS 5-Year Estimates and County Business Patterns

PK4Keeps Direction: A Change of Course



Poughkeepsie has experienced progress in important areas in recent years. As the review of existing conditions in Part 1 shows, this includes:



*a lower
poverty
rate*



*rising education
levels among
adults*



stabilization of City finances



*an acceleration
of investment in
housing, including
affordable housing*



*crime levels that
are lower than they
were a decade ago*

Each point of progress, however, has its caveats. And there are many facets of the community where stagnation or underperformance are the takeaways from the past decade.

These trendlines may appear to send mixed signals about where Poughkeepsie is headed. But the PK4Keeps process determined that, on its present course, Poughkeepsie is not likely to advance its top priorities in the manner and with the speed that the community is looking for.

Accordingly, PK4Keeps is a plan that proposes and embraces a change of course for Poughkeepsie. It recognizes that **the community is now in a position to innovate and evolve at a faster pace and on a wider range of issues**, and that this will be necessary to achieve the ambitious vision of PK4Keeps. In other words, marginal adjustments will not take Poughkeepsie where the community wants to be in the 2040s.



Outstanding assets to preserve and build upon as Poughkeepsie charts a new path

Embracing a change of course does not, however, mean rejecting what is working in Poughkeepsie or the assets that make it a place worth investing time and effort to improve. **No other community has the combination of geography, history, and architecture that Poughkeepsie has. Making the most of these assets will be a critical part of achieving the PK4Keeps vision.**



People



Culture

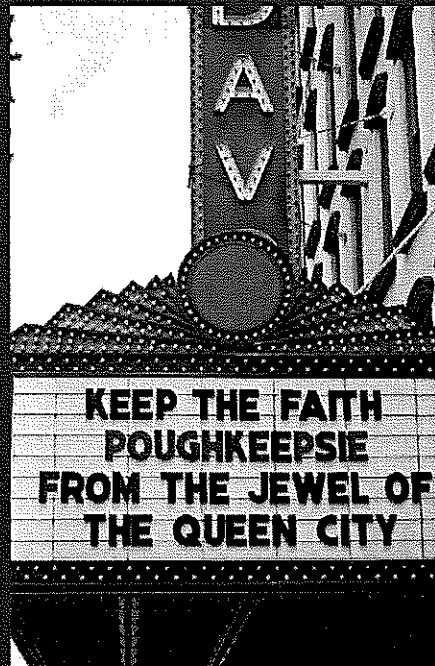




Landscape



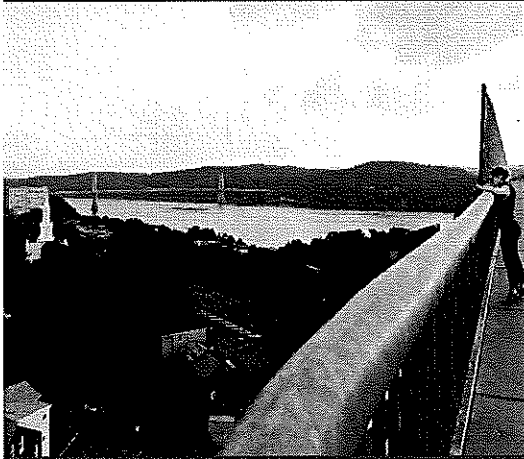
Neighborhoods



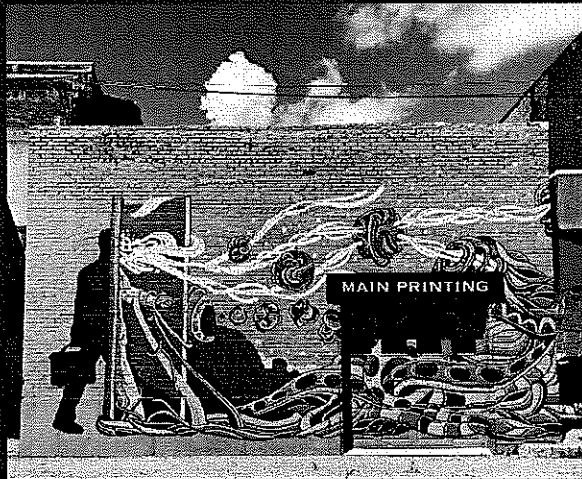
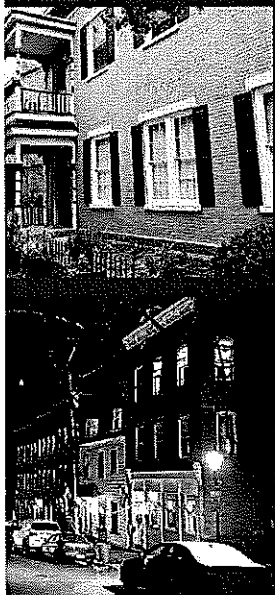
History



Energy

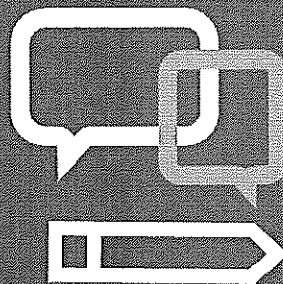


Innovation



PART

2



OUR VALUES AND PRINCIPLES

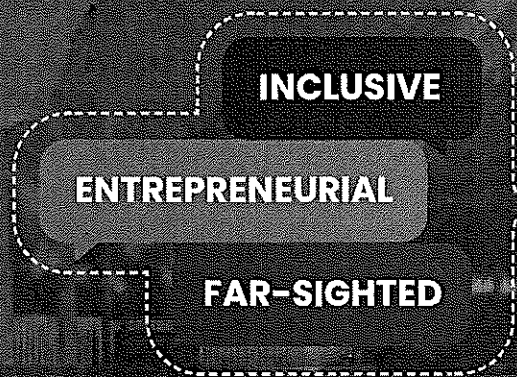
36 What are our core values? And what do they mean?

38 Our Values and Principles in practice

Decision-making that is consistent with PK4Keeps and its vision for Poughkeepsie will reflect core values enunciated by the community and the planning principles that derive from those values.

Interpretation of these values and principles as a community, and the application of them to a broad range of short-term and long-term decisions, will be an ongoing task and a key part of the implementation process. The decisions that accrue year by year—and their consequences—will determine how close Poughkeepsie gets to realizing the PK4Keeps vision.

Our Core Values



Our Planning Principles



**BUILD AND MAINTAIN
OUR FISCAL STRENGTH**

**WORK TOGETHER AND
INCLUDE ALL VOICES**

**SUPPORT CREATIVITY
AND RISK-TAKING**

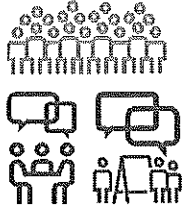
TAKE THE LONG VIEW

*What are our core values and planning principles?
What do they really mean?
How do we use them?*

What are our core values? And what do they mean?

Our core values are deeply-held, widely-shared beliefs that serve as **building blocks for our vision of the future**. They reflect what we are willing to defend and fight for as well as what we aspire to be. We're at our best when we act in ways that are consistent with these values.

The **values listed and defined here are based on work by the PK4Keeps steering committee, conversations they held in the community, and input from public open houses**. All three have aspirational qualities to them, but they also tap into the stronger elements of Poughkeepsie's past and present. When something truly "works" in Poughkeepsie, it is often because it reflects these values.



**WE ARE
COMMITTED
TO BEING:**

AN INCLUSIVE COMMUNITY

- We recognize that our community has struggled and continues to struggle with being an inclusive and welcoming place to all its citizens, and that a lack of collaboration has often held back our progress.
- The decisions we make going forward must include active participants from throughout the city to ensure that we truly benefit from all of our community's strengths and that ownership of what we achieve is shared.
- Our actions must reflect a commitment to meaningful collaboration and inclusion in order for Poughkeepsie to become more socially sustainable.

AN ENTREPRENEURIAL COMMUNITY

- Overcoming adversity in recent decades has required grit and creativity. We recognize that this is a strength and that it builds on a long history of community enterprise.
- The decisions we make should continue to reflect that we are willing to seize opportunities and try new approaches to familiar issues. This mindset will help Poughkeepsie become more sustainable on all fronts.

A FAR-SIGHTED COMMUNITY

- Poughkeepsie was founded nearly 350 years ago and reflects the cumulative work of over a dozen generations. We recognize that what we do today will have a long-term influence and must be made with an eye toward long-term impacts.
- Our decisions should always reflect consideration of long-term impacts and the level of boldness necessary to make a lasting imprint on important issues. Our fiscal and environmental sustainability depend on adherence to this value.



OUR PLANNING PRINCIPLES

Our planning principles are rules that govern what we do and help us **translate our values into actions**. PK4Keeps proposes four basic principles to invoke as decisions are made to ensure fidelity to the community's core values.

BUILD AND MAINTAIN OUR FISCAL STRENGTH

- A City that is fiscally strapped year after year will not be able to address important needs or invest sufficiently for long-term advancement. And a City overly reliant on state or federal resources will be subject to rules set in Albany and Washington that might not reflect Poughkeepsie's priorities and needs.
- The decisions we make should put our community in a position to boldly invest in itself and become more self-reliant.

WORK TOGETHER AND INCLUDE ALL VOICES

- When true collaboration is rare and too many people feel shut out of meaningful civic conversations, the result is often cynicism, distrust, and indifference.
- How we make decisions—and how we act on those decisions—should reflect a commitment to including historically ignored voices and building connections and trust within the community.

SUPPORT CREATIVITY AND RISK-TAKING

- Boldness and experimentation require a willingness to take risks. Nothing is guaranteed, but there are no rewards without risk. When there is insufficient appetite to take chances in a community, the common impulse is to abandon risk-takers and criticize failure, which discourages future risk-taking.
- The decisions we make should acknowledge the realities of risk and reflect a commitment to learning from our actions and moving forward.

TAKE THE LONG VIEW

- Hard times can erode a community's capacity to think long-term. While fixation on short-term solutions serves a practical purpose, it often leads to decisions that are at odds with the creation of long-term value.
- The decisions we make should always recognize and weigh the long-term costs (social, economic, fiscal, and environmental) of near-term convenience.

Our Values and Principles in Practice

Whether a decision aligns with these values and planning principles or not will not always be straightforward. A decision-making framework such as this requires a willingness by the community to openly interpret and discuss what the values and principles mean and how they should be applied. At a basic level, though, there are some simple rules to apply that will serve the community well.



Our values are our starting point and shape our planning principles

INCLUSIVE

ENTREPRENEURIAL

FAR-SIGHTED

Planning principles are rules that govern what we do and help us translate our values into action

BUILD AND MAINTAIN OUR FISCAL STRENGTH

WORK TOGETHER AND INCLUDE ALL VOICES

SUPPORT CREATIVITY AND RISK-TAKING

TAKE THE LONG VIEW

**DO****DON'T**

A key to interpreting whether a decision or activity is aligned with Poughkeepsie's values and planning principles—or whether adjustments are needed to bring it into alignment—is to have a basic grasp of what it means to reflect these values and principles and what it means to diverge from them.

☒ Cultivate value (demand) that can be extracted in ways that will help pay for public priorities.

☒ Use a strengthened financial position to equitably invest in Poughkeepsie's future.

☒ Ask the question: How does this action contribute to Poughkeepsie's desirability as a place to live or do business?

☒ Treat every project or civic discussion as an opportunity to widen the circle of participation and include more voices.

☒ Take full advantage of the diverse perspectives, experiences, and expertise in the community to improve the decisions that get made.

☒ Ask the question: Who else needs to be involved in making—and having ownership of—this decision?

☒ Encourage risk-taking by individuals and organizations by collectively sharing the risk.

☒ Treat inclusion and collaboration as intrinsic to being creative as a community.

☒ Ask the question: Are we doing this because it's how we've always done it, or because this is the best way to accomplish our goals?

☒ Look beyond the near-term costs and benefits of any decision.

☒ Use diverse perspectives to explore and predict what the long-range impacts of a decision might be, and how those impacts might ripple (in positive or negative ways) across seemingly unrelated subjects.

☒ Ask these questions: "Will this age well? Will we be proud of this a decade from now?"

☒ Mistake cheapness for frugality—doing so will lead to lower returns and higher costs down the road.

☒ Engage in a "worst first" mindset that only addresses problems when they become chronic or severe.

☒ Underinvest in basic assets and expect the savings to neutralize the long-term costs of deferred maintenance.

☒ Expect decisions based on a narrow range of perspectives to be well-rounded and "owned" by the community.

☒ Let the Ward system be an excuse to engage in zero-sum thinking.

☒ Shy away from complicated public conversations that are necessary to enlighten and persuade.

☒ Look for the first signs of failure to cast blame and discard an idea.

☒ Expect immediate results from an experiment when years may be needed to learn from experience and optimize.

☒ Reflexively ask "who else has done this?" before trying something new.

☒ Fixate on specific policies or programs instead of the challenges or opportunities that those tools are created to address.

☒ Let hot button issues distract attention and energy from the pursuit of well-defined outcomes.

☒ Allow decision-making to be overly bound by short-term constraints and operating assumptions.

How will these values and principles be tested?

Are we willing to change to make our priorities real?

If there is little or no willingness to change course—and do things differently—in order to advance what the community says is a priority, then it really isn't a priority.

For example, if expanding access to good and affordable housing opportunities means a true commitment to mixed-income development and a shift away from concentrating poverty in a few areas, will policies and resources be committed accordingly? If the answer is "no," this is not a priority and the status quo will be maintained.



Will we stand by our values as individuals, as well as collectively?

If our stated values are truly meaningful, they shouldn't just be values that we use to make decisions with public resources. They should influence our actions and expectations as citizens of Poughkeepsie.

If we say...

...we will **build and maintain our fiscal strength**, will we be mindful of our need to make Poughkeepsie more desirable and cultivate value that will help us pay for our priorities? Or will we sell ourselves short and expect our priorities to pay for themselves?

...**working together and including all voices is important**, do we reach out and connect with people and groups we aren't familiar with? Do we widen our sense of community? Or do we retreat behind long-established lines?

...**we support creativity and risk-taking**, will we patiently support new approaches to familiar problems, or calculated risks taken by members of our community? Or will we say "I told you so" at the first hint that something isn't working as hoped?

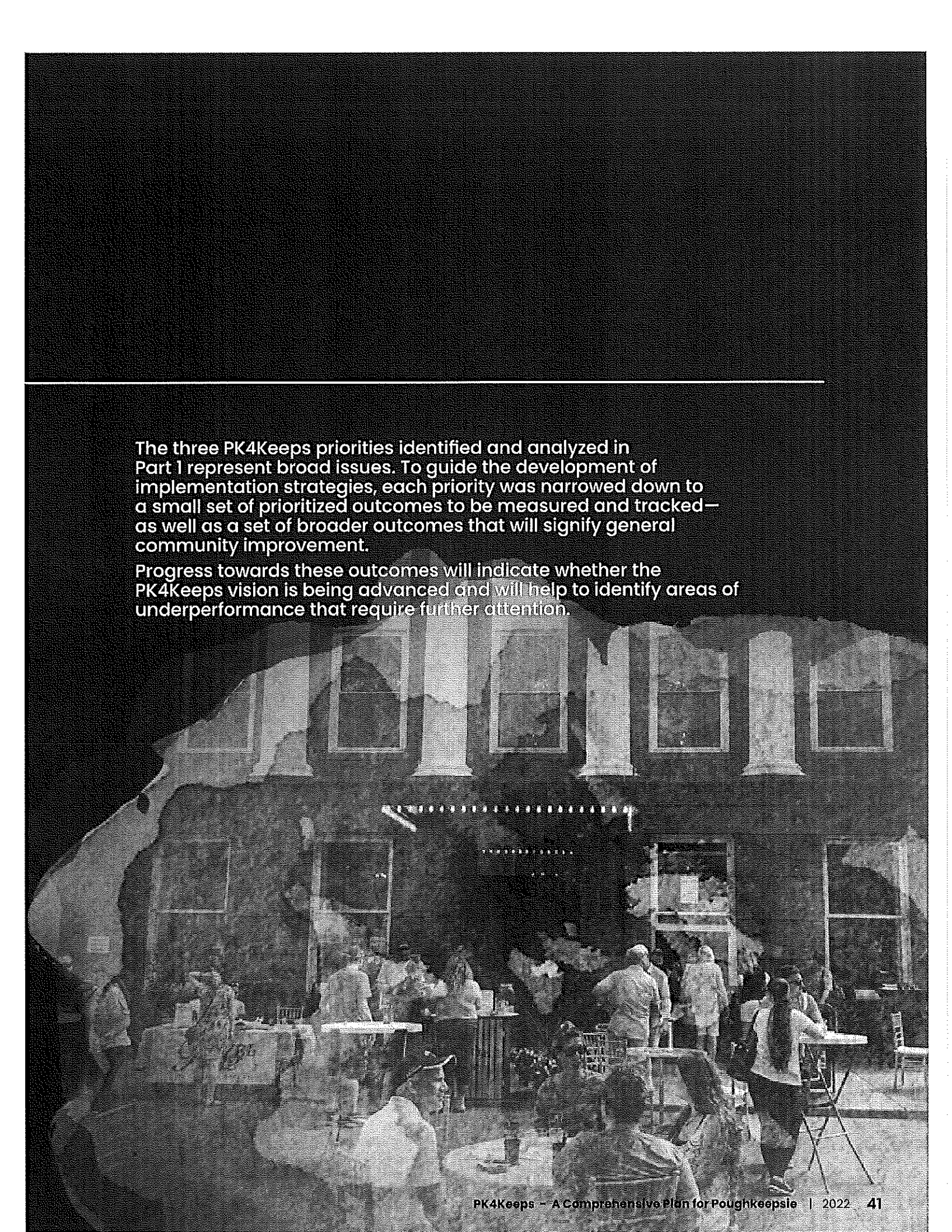
...we will **take the long view**, will we consistently and thoughtfully consider the impact a decision might have in 10 years or more? Or will we let short-term considerations dominate how we weigh our choices?

PART



OUR CHOSEN OUTCOMES

- 42 Expand access to good and affordable housing opportunities
- 44 Strengthen civic life and commercial vitality
- 46 Improve residential quality of life
- 48 Broader Outcomes to Prioritize
- 49 Assessing Outcomes at Different Scales



The three PK4Keeps priorities identified and analyzed in Part I represent broad issues. To guide the development of implementation strategies, each priority was narrowed down to a small set of prioritized outcomes to be measured and tracked—as well as a set of broader outcomes that will signify general community improvement.

Progress towards these outcomes will indicate whether the PK4Keeps vision is being advanced and will help to identify areas of underperformance that require further attention.

Improve residential quality of life

In addition to the quality and cost of housing, a number of other factors determine quality of life in Poughkeepsie's residential areas. Three, in particular, were singled out for attention during the PK4Keeps process and translated into plan outcomes: sense of safety, confidence in local schools, and the quality of essential neighborhood infrastructure.

Neighborhoods across the city are safer and feel safer to residents from all backgrounds.



Violent and property crime rates in Poughkeepsie posted healthy declines between the mid-2000s and mid-2010s before climbing once again. For both classes of crime, PK4Keeps sets target rates that are 5% lower by 2027 and 15% lower by 2032.



Violent crime rate

BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
7.7	7.3	6.5
per 1,000 residents 2020	per 1,000 residents 2027	per 1,000 residents 2032



Property crime rate

BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
16.8	16.0	14.3
per 1,000 residents 2020	per 1,000 residents 2027	per 1,000 residents 2032

Metrics to track through a PK4Keeps survey

Share of residents, by Ward, that:

- Feel safe in their neighborhoods
- Feel that safety in their neighborhood is improving or at least stable
- Have confidence and trust in the PPD



Schools are neighborhood assets and have the confidence of residents and parents.



Overall performance ratings from GreatSchools.org show Poughkeepsie Middle and High School have similarly low scores (3/10), and that the high school has a score that is 50% of the average score for high schools in southwest Dutchess County. PK4Keeps sets 2027 and 2032 targets that would narrow the regional performance gap.



Poughkeepsie Middle and high school performance ratings

	BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
High School:	3/10	4/10	6/10
Middle School:	3/10	4/10	6/10
	2021	2027	2032



Performance gap between Poughkeepsie High School and local average high school rating

	BASELINE	5-Year TARGET	10-Year TARGET
Poughkeepsie:	3/10	4/10	6/10
Local Average:	6/10	6/10	7/10
	2021	2027	2032

Metrics to track through a PK4Keeps survey

Share of residents, by Ward, that:

- Have a good impression about the direction of the Poughkeepsie City School District
- Have confidence in City schools
- Feel that schools are an asset to their neighborhood





Basic infrastructure, including parks, are well-maintained.



Street condition is a basic measurement of municipal infrastructure performance, and just under half of city streets eligible for federal aid in 2020 were deemed to be in good or excellent condition. PK4Keeps sets a good/excellent condition target of 50% by 2027 and 66% by 2032.

As outlined in Part 1, per capita spending on park maintenance and operations by the City of Poughkeepsie is less than 1/3rd of what peer cities of a similar size spend. PK4Keeps sets a target that would more than double per capita spending by 2032 towards an ultimate goal of parity with peer cities by 2040.



Share of local street mileage in good repair

BASELINE	5-Year TARGET	10-Year TARGET
46%	50%	66%
2020	2027	2032



Per capita resources devoted to park maintenance and operations

BASELINE	5-Year TARGET	10-Year TARGET
\$29	\$40	\$70
2020	2027	2032

Metrics to track through a PK4Keeps survey

Share of residents, by Ward, that:

- Use/visit parks at least once per month
- Have a good impression of park maintenance and improvements
- Are happy with the condition of public infrastructure on their block



A rigorous, statically valid survey performed every two years on subjects relating to quality of life and engagement in Poughkeepsie is recommended to track sentiments that reflect PK4Keeps outcomes and to gather actionable information at the Ward level

Expand access to good and affordable housing opportunities

The quality and affordability of housing in the City of Poughkeepsie has wide-reaching implications. The quality of life of city residents, who those residents are, and how a housing market with over 7,000 properties operates are all potentially impacted by how the City and other parties choose to intervene on this broad subject.

Out of numerous possible outcomes to seek on this priority, two rose to the top during the PK4Keeps process: the expansion of homeownership opportunities for working and middle-class households, and ensuring that areas with poor property conditions improve while retaining affordable housing opportunities.

Homeownership opportunities for working and middle-class households have expanded.

The homeownership rate for all households in 2019 was 35%. For households making less than \$100,000 (which is now considered to be squarely in the middle of the middle-class income spectrum) it was 28%. Keeping that rate from slipping will be a significant achievement. PK4Keeps sets an aggressive target of 32% by 2032.

On the north side, homeownership is lower—an average of 18% across the Census Tracts along and north of Main Street. PK4Keeps sets a similarly aggressive target of 25% by 2032.



Homeownership rate for households earning less than \$100,000

BASELINE	5-Year TARGET	10-Year TARGET
28%	30%	32%
2019	2027	2032

Note: The \$100,000 threshold (in 2019 \$) should be adjusted to reflect inflation



Homeownership rate on city's north side

BASELINE	5-Year TARGET	10-Year TARGET
18%	20%	25%
2019	2027	2032



Areas with the highest levels of deferred maintenance are in better condition but continue to provide affordable housing opportunities.



Among areas that had average property condition ratings in 2021 that were below the citywide average, the baseline condition score was 3.13 on a scale of 1 to 5 (where scores closer to '1' represent stronger conditions). PK4Keeps sets a target of 5% improvement on that score by 2027 and a 15% improvement by 2032.

In those same areas, 38% of rental units were affordable to a household earning Poughkeepsie's median income in 2019. Keeping that rate from falling (while conditions improve) and boosting it incrementally over the next 10 years is PK4Keeps' targeted outcome.



Average property condition rating in areas with below-average conditions in 2021

BASELINE	5-Year TARGET	10-Year TARGET
3.13	2.97	2.66
2019	2027	2032



In areas with below-average conditions in 2021, the share of rental units affordable to households making Poughkeepsie's median income

BASELINE	5-Year TARGET	10-Year TARGET
38%	40%	45%
2019	2027	2032

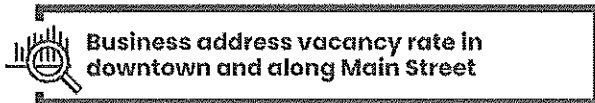
Strengthen civic life and commercial vitality

Healthy residential outcomes have the potential to contribute to a more civically active city that is also a vibrant regional center for commerce and culture. For this broad priority, three outcomes were identified as having particular importance to Poughkeepsie over the next two decades: a thriving small business scene along Main Street, Poughkeepsie's emergence as a clear community of choice in the region, and the erosion of historical north/south disparities.

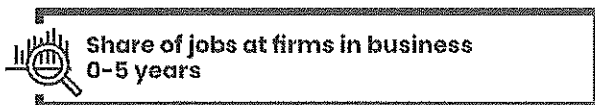
Small businesses are developing and thriving along Poughkeepsie's commercial corridors—especially downtown and along Main Street.

Poughkeepsie's downtown and Main Street corridor contain 40% of all business addresses in the city—in a wide range of office, retail, and other commercial spaces. But a persistently high share of those business addresses are vacant. PK4Keeps sets a target that would bring the vacancy rate of this core area to the county's current vacancy rate (12%) by 2032.

Growing the city's corps of young businesses in improved commercial properties is one way to fill vacancies in this important part of the city. PK4Keeps sets a target for the share of jobs at young companies—12%—that would bring the city on par with the state average. A higher share of jobs at young firms is a sign of business dynamism and an entrepreneurial culture.



BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
24%	18%	12%
2021	2027	2032



BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
8%	10%	12%
2021	2027	2032

Poughkeepsie is emerging as a community of choice for households and businesses in the Mid-Hudson region.

Emerging as a community of choice means that households and businesses that have options will increasingly choose the City of Poughkeepsie. PK4Keeps sets two measurements that reflect such increases. One is growth in the city's share of the county's family households—from the current baseline of 9.2% to a level (11%) that reflects the city's share of the overall county population.

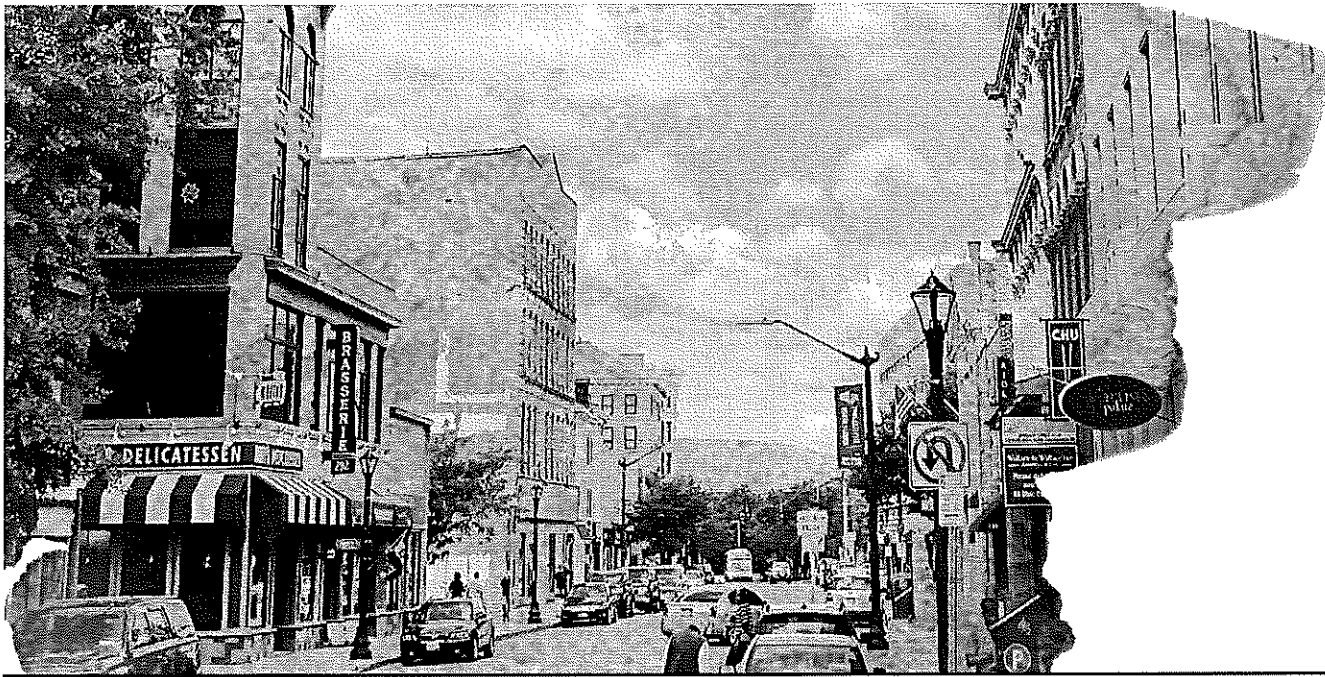
The other is growth in the city's share of jobs in the county, which is currently 12.3%. If downtown and Main Street become ever more attractive to a variety of young businesses, this share has the potential to grow modestly.



BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
9.2%	10%	11%
2021	2027	2032



BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
9.2%	14%	16%
2021	2027	2032



North/south disparities within the city have diminished.



North/south disparities in Poughkeepsie, and the corrosive impact they have on a shared sense of community in the city, did not take shape overnight and will not dissipate overnight. But movement towards the PK4Keeps vision should result in both a halt to disparities getting wider and movement in the right direction. PK4Keeps sets two targets that would reflect steady progress in the right direction: shrinkage of the household income ratio and the housing condition ratio between north and south.



South-to-north household income ratio

BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
1.6 2021	1.5 2027	1.4 2032



South-to-north housing condition ratio

BASELINE	→ 5-Year TARGET	→ 10-Year TARGET
.81 2021	.85 2027	.90 2032

Movement towards 1.0 signifies progress

Broader Outcomes to Prioritize

Beyond the PK4Keeps priorities, there are basic, broader outcomes that will indicate whether the PK4Keeps vision is being achieved and placing the City of Poughkeepsie in a position to maintain its gains and continue to move forward: financial capacity to do more than just survive from year to year and community capacity to make hard decisions and solve problems together.

The financial stability of the city has improved, enhancing its capacity to invest further in community priorities.

The City of Poughkeepsie's precarious financial condition has improved in recent years—and strengthening that condition further is one of the PK4Keeps planning principles. Lifting the City's bond rating from non-investment grade to investment grade is one of the fiscal outcomes set by this plan. The other is to see growth in the City's taxable assessed value that continues to exceed the rate of inflation—making up for years of stagnation and the significant dip following the Great Recession.



City of Poughkeepsie's bond rating

BASELINE	TARGET
Ba1	Baa1 or higher
(non-investment grade)	(investment grade)
2021 Moody's	2027+ Moody's



Change in taxable assessed value over previous five years, adjusted for inflation

BASELINE	5-Year TARGET	10-Year TARGET
15.5%	20%	20%
2017–2021	2022–27	2027–32

Involvement in civic affairs (broadly defined) is expanding and representative of Poughkeepsie's diverse population.

A reduction in apathy and a renewed sense of civic ownership and stewardship are part of the PK4Keeps vision. Greater engagement in Common Council elections is, therefore, an important outcome to track going forward. Are people engaged enough by local issues to show up on Election Day?

Other outcomes to consider tracking include the degree to which residents participate in neighborhood-level problem-solving through block clubs and similar volunteer activities.



Share of active registered voters casting a ballot for a Ward council candidate

BASELINE	TARGET
29%	40%
Average for 2017, 19, and 21	Average for 2027, 29, and 31

Metrics to track through a PK4Keeps survey

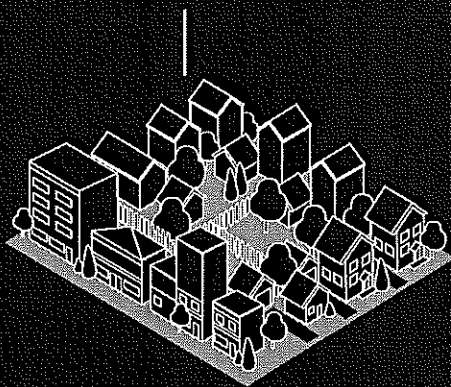
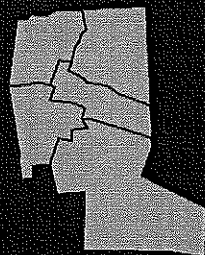
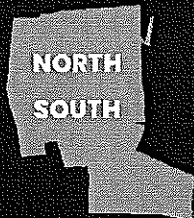
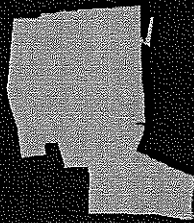
Share of residents, by Ward, that:

- Participate with or contribute to a neighborhood-level organization
- Have attended a community meeting in the past year



Assessing Outcomes at Different Scales

OUTCOMES



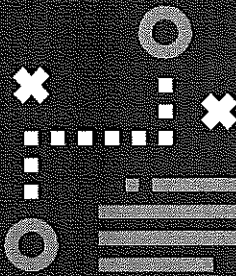
Most of the outcome measurements proposed by PK4Keeps use the city as the unit of analysis. There are practical reasons for this—such as the nature of the data sources and what is possible to extract from them. It is also helpful to understand how the city as a whole is fairing on these outcomes, especially when compared to other parts of the region.

In a few instances, the proposed measurements reflect concerns about Poughkeepsie's north/south divide and are designed to track the widening or narrowing of equity gaps. There are a number of other way to measure these gaps and the community is encouraged to explore those metrics and which ones might be meaningful as supplemental measurements.

While none of the outcome measurements presented here are Ward-specific or focus on any smaller geographies, the implementation framework presented in Part 4 will involve focused work at a small scale. This will require the selection and tracking of characteristics that are most meaningful and useful to the blocks involved and will depend on the nature of the work being performed (some may involve the simple re-scaling of citywide metrics).

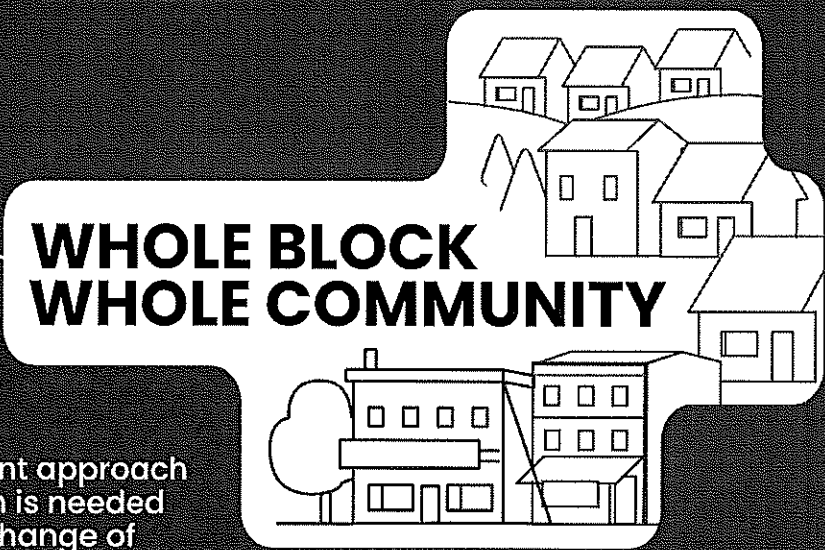
Getting the community invested in the selection and collection of data in their own neighborhood is highly recommended as a way to build ownership of results and an understanding of the components of neighborhood change.

PART 4



OUR PLAN FOR ACTION

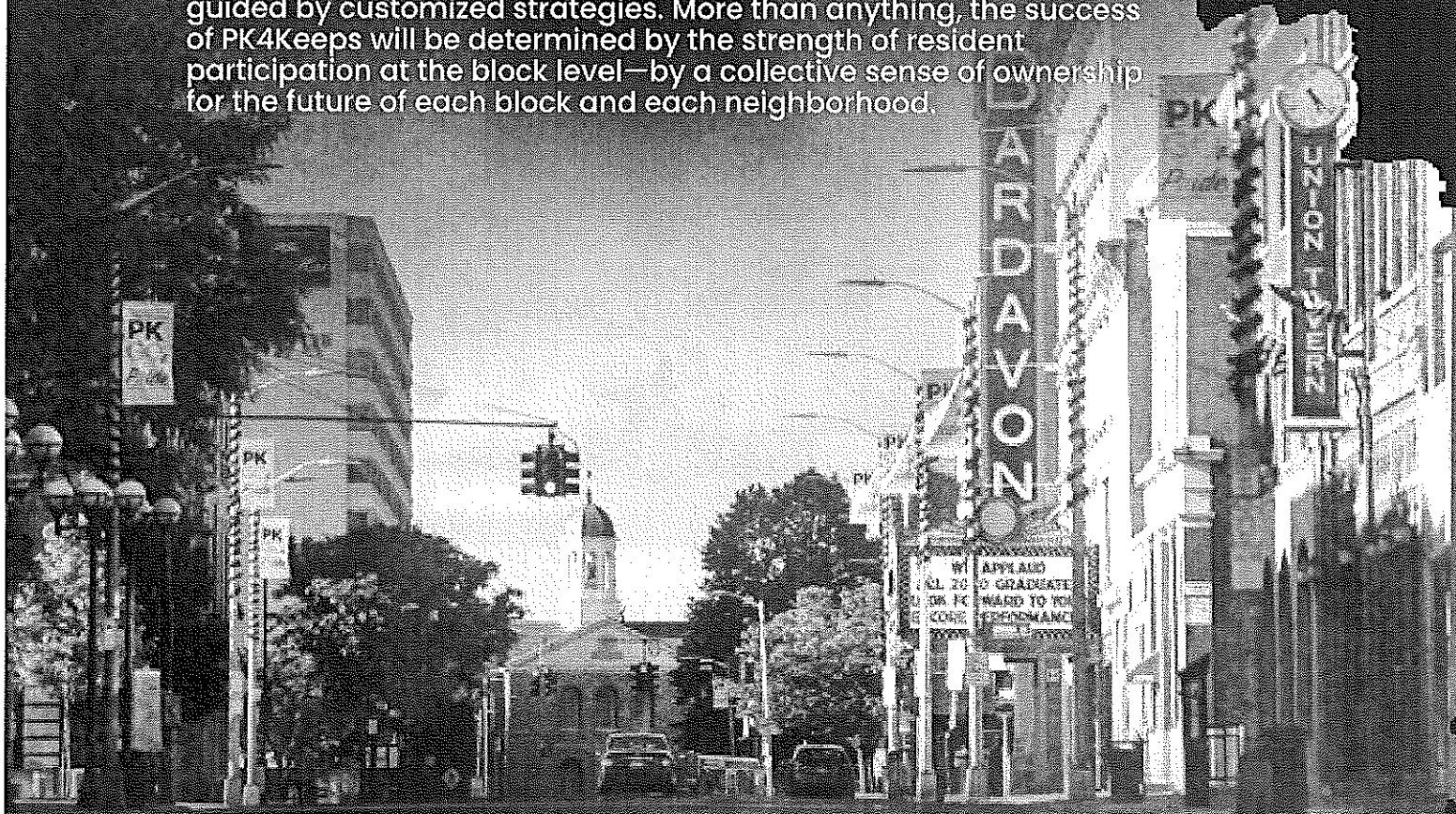
- 52 **Whole Block / Whole Community Framework
for Implementation**
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Guidance for Block Selection and Strategy
Development**
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WHOLE BLOCK WHOLE COMMUNITY

To achieve different outcomes around the community's priority issues, a different approach to plan implementation is needed in Poughkeepsie. This change of course is outlined in Part 4 as a Whole Block / Whole Community framework to implementation.

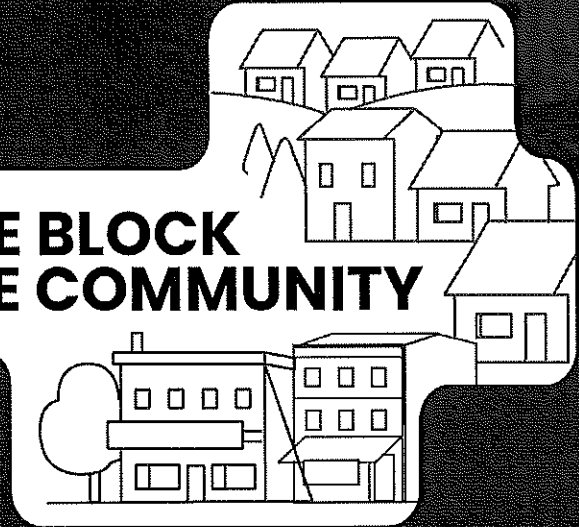
The Whole Block / Whole Community approach will require the assemblage of the right tools for the right jobs and a capacity to select areas of Poughkeepsie for focused and patient work guided by customized strategies. More than anything, the success of PK4Keeps will be determined by the strength of resident participation at the block level—by a collective sense of ownership for the future of each block and each neighborhood.



WHOLE BLOCK/ WHOLE COMMUNITY

FRAMEWORK FOR IMPLEMENTATION

WHOLE BLOCK WHOLE COMMUNITY

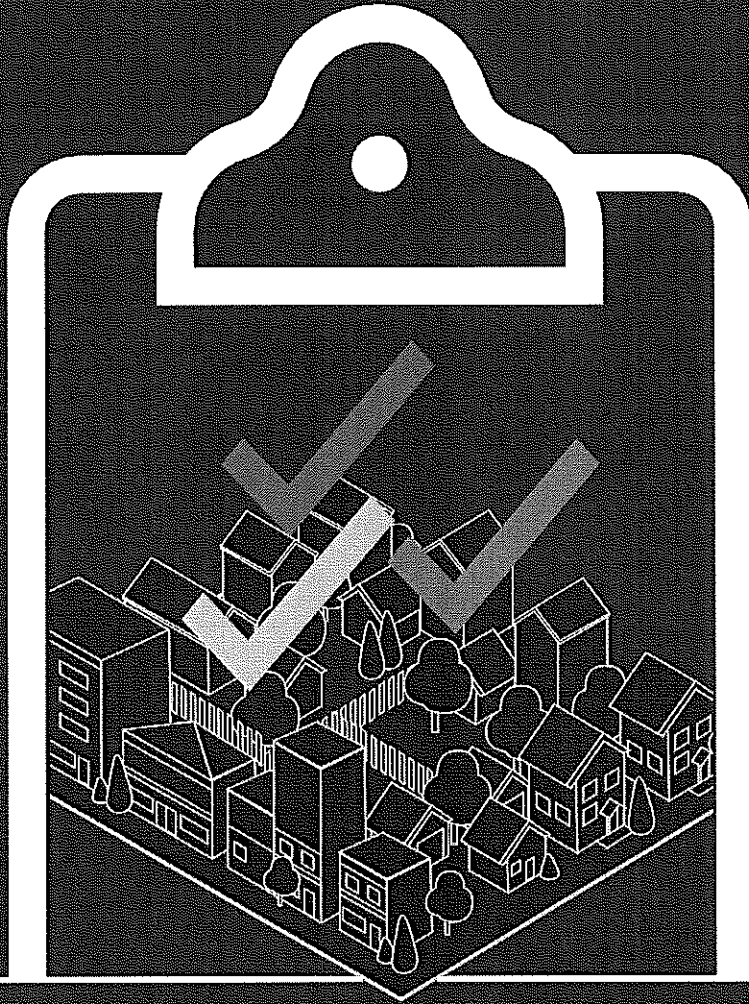


For decades, the City of Poughkeepsie—like many postindustrial cities—has been dealing with mismatches between the challenges and opportunities it has sought to address and the resources on hand to address them.

In many cases, this has taken the form of a mismatch between the scale of an issue and the funding available to do anything substantial about it—such as having a budget to completely fix only a fraction of the streets that need fixing at any given time. In other cases, it has taken the form of a mismatch between the goals being sought and the

tools being used—such as attempting to use federal anti-poverty grants to revitalize a neighborhood when a far more diverse set of tools is needed to rekindle confidence and spur reinvestment.

When insufficient funding has been the problem, typical responses have been to spread limited resources too thin, to use them in a one-off manner, or to pursue a “worst-first” approach that addresses an issue in order of severity—none of which put the city in a position to “catch up” on the condition being addressed. When wrong or incorrectly used tools have been the problem—which often stems from inadequate resources—promised results rarely materialize or last, feeding a sense of cynicism and distrust in the community.



The PK4Keeps vision for Poughkeepsie calls for a change of course based on a recognition that the community's priorities are not likely to be advanced in meaningful and sustainable ways without an adjustment to how the community has approached its most critical issues for several generations.

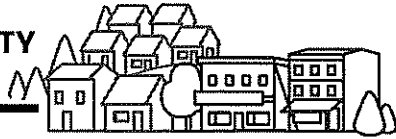
To initiate the change of course, this plan recommends the adoption of a new strategic framework to organize Poughkeepsie's implementation efforts—a **Whole Block / Whole Community approach that is intentional about responding differently to the persistent reality of constrained resources.**

The Whole Block / Whole Community approach is about community partnerships choosing to perform focused, patient, and holistic work

at the block level in order to realize tangible results that reflect the PK4Keeps vision. *Over time, the aim of this approach is to connect stabilized and strengthened blocks to one another and to their surrounding blocks so that increasingly wide areas of Poughkeepsie reflect the PK4Keeps vision.*

This focus at the block level is, fundamentally, about cultivating and strengthening a sense of community and putting it to work for the community. In a city where low levels of engagement have been identified as a pressing issue, this framework has the potential to boost civic participation where people live—at a level where an individual's impact is most palpable.

**WHOLE BLOCK
WHOLE COMMUNITY
FRAMEWORK**



Part 4 of PK4Keeps outlines **three interdependent steps** that will be needed to activate and maintain a Whole Block / Whole Community framework:

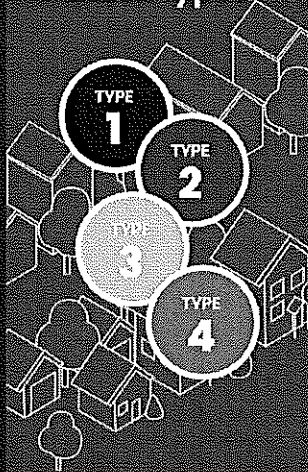
STEP

1

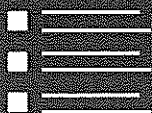
Tool Identification and Assembly

The first step is about selecting the right tools for the right jobs. It describes **four residential block types** and **three commercial block types**—all with specific challenges and opportunities. It then identifies **residential and commercial toolkits** that are responsive to the needs of those block types and that should be drawn from to achieve outcomes consistent with the PK4Keeps vision.

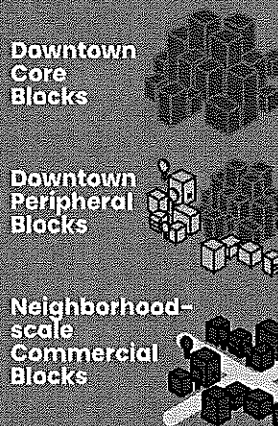
Four residential block types



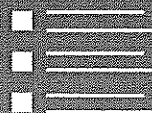
PK4Keeps Residential Toolkit



Three commercial block types



PK4Keeps Commercial Toolkit



STEP

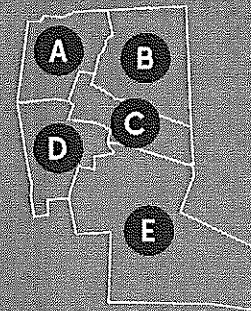
2

Guidance for Block Selection and Strategy Development

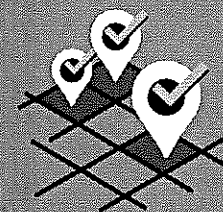
The second step begins with block selection. It outlines **principles** that should inform the selection of areas where focused work will occur and presents **five geographies** that are recommended for use in organizing the selection process. It concludes by describing the **development of tailored strategies** for selected blocks.



Principles for selecting areas of work



Five geographies for organizing the work



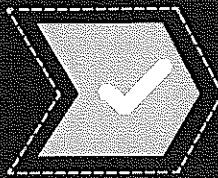
Tailored strategies for selected blocks

STEP

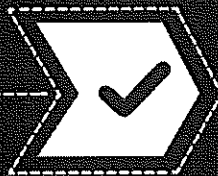
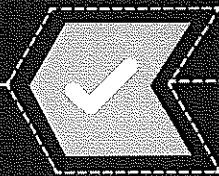
3

Prioritized Action Plan

The third step is focused on the **specific actions to take**—citywide—to assemble the toolkits required by the Whole Block / Whole Community framework, and **how to sequence work** during the first 12 to 24 months to activate the framework and put the community in a position to succeed.



Sequenced Actions



Focused Work Complemented by Work Citywide

A critical part of the Whole Block / Whole Community framework is the selection of small areas for focused attention. This does not mean that non-selected areas are ignored by plan implementation. Indeed, several tools mentioned in Part 4 need to be implemented at a citywide level—such as zoning updates, changes to code enforcement, and boosts in funding for parks, for example—to be of use in areas of focused work. And the values and principles expressed in Part 2 should be applied to decision-making citywide.

Tools outlined in Part 4 that are recommended for focused application will tend to be “additive” in nature—new practices that will begin and be tested on a small scale in selected areas that will be more widely applied as additional areas of focus are chosen.

PK4
Keeps



STEP

1

Tool Identification and Assembly

Four residential block types

TYPE
1

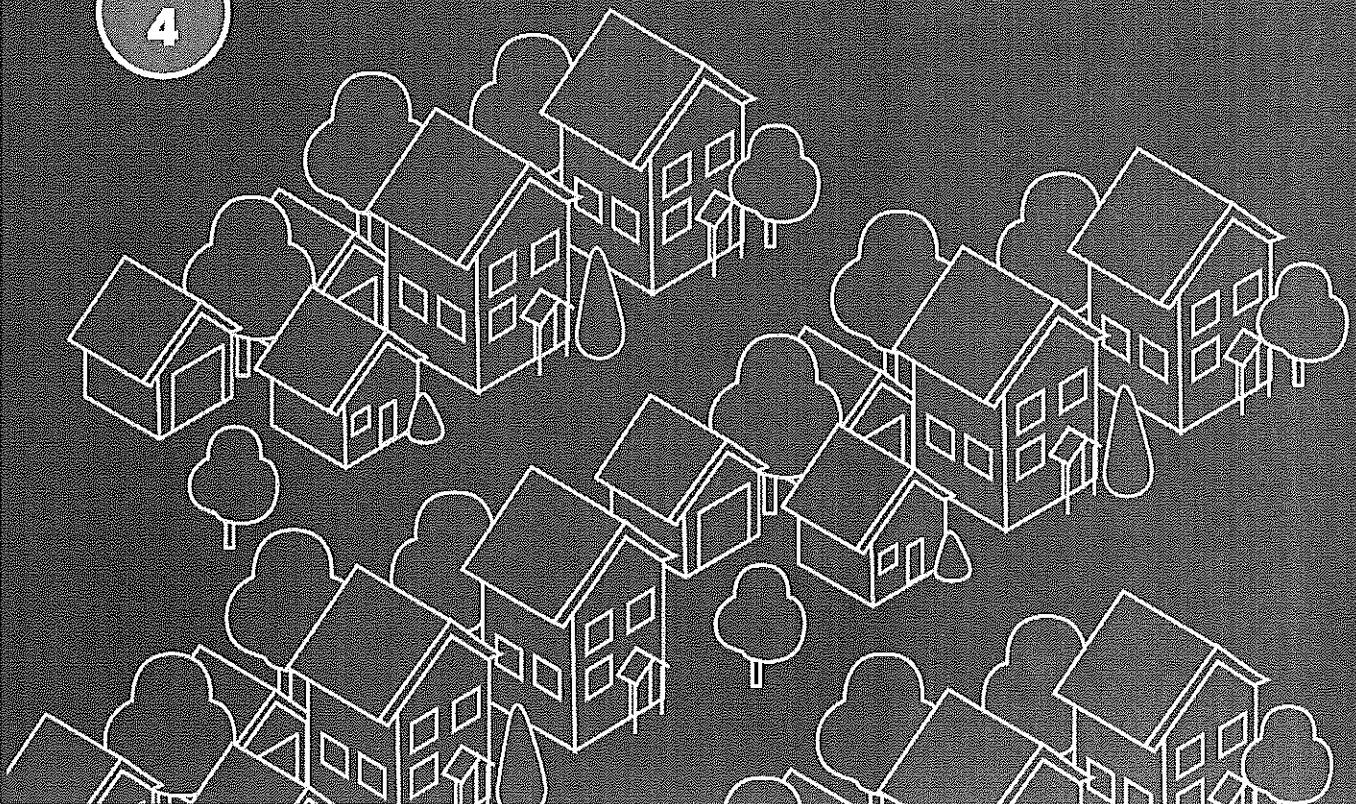
For a city of just five square miles, Poughkeepsie has many different types of neighborhoods with very distinct characteristics and needs. This means that even within PK4Keeps' priority issues, the exact combination of tools that will work best for one block may be different from those that will work best just two blocks away.

TYPE
2

To aid the development of appropriate toolkits—as well as the development of responsive strategies for blocks that are selected for focused attention—PK4Keeps has identified four residential block types that can be used to guide work on each type of block.

TYPE
3

This block typology recognizes that selected areas of work will often include a small series of blocks that are of different types—situations that will require great precision in tool selection and use.

TYPE
4



Note: This map is based on block-level analysis of three measurements: (1) average score from 2021 field survey of residential conditions, (2) change in average assessed value from 2011 to 2021, and (3) estimated owner-occupancy rate of single-family homes. Only blocks with at least eight residential properties were included.

STEP

1

Tool Identification and Assembly

What is essential about each residential block type?

Summary of guidance for the residential block types

Property Conditions, 2021

☐ Excellent or Good
 ☐ Average
 ☐ Moderate or Severe Distress

HIGHEST



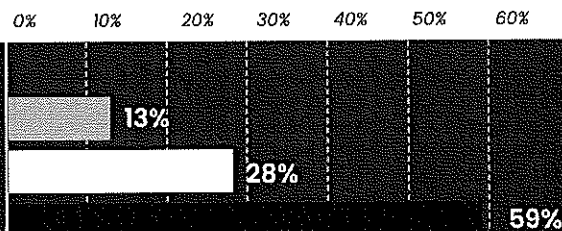
Cost per block to intervene in ways that yield sustainable results



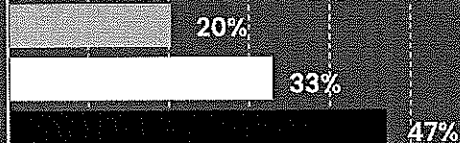
LOWEST



TYPE 1



TYPE 2

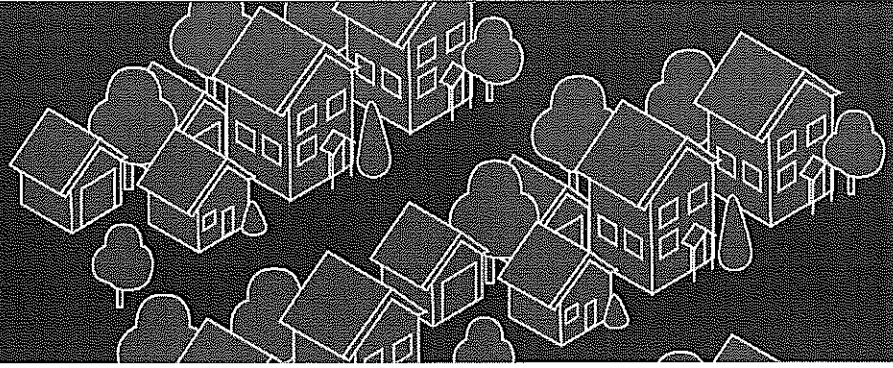


TYPE 3



TYPE 4





**Average Assessed
Value, 2021**
% Change Since 2011

**Homeownership
Rate for Single-
Family Homes,
2021**

Opportunities

Challenges

Goals

\$147,673
-32%

58%

Accessible pricing
for affordable
homeownership

Wide range of housing
types

60% of properties show signs
of deferred maintenance,
and another 30% are at risk
of slipping

High levels of absentee-
ownership with a poor track
record

**Stabilization to
protect community
assets, improve
quality of life,
and position the
block for inclusive
reinvestment.**

\$165,271
-22%

59%

Accessible pricing
for affordable
homeownership

20% of properties
show strong levels of
reinvestment and are
an asset to build on

Almost 50% of residential
properties show signs of
deferred maintenance

High levels of absentee-
ownership with a poor track
record

**A combination of
condition stabilization
and inclusive
reinvestment that
leverages the
presence of stronger
properties and
community assets.**

\$183,074
-9%

67%

Accessible pricing
for affordable
homeownership

One-third of properties
show strong levels of
reinvestment and are
an asset to build on

High adjacency to
stronger residential
blocks

Nearly 30% of homes have
deferred maintenance
issues and another 40% are
vulnerable to decline

**Inclusive
reinvestment that
leverages the
presence of stronger
properties and
community assets.**

\$253,619
+1%

80%

Highest rates of
homeownership and
healthy maintenance
in the city

Small, older homes
present opportunities
for first-time
homeowners

26% of properties are in
average condition and are
vulnerable to decline

**Maintain existing
strengths by
boosting confidence;
actively create
opportunities for
socioeconomic
inclusion.**

STEP

1

Tool Identification and Assembly

PK4Keeps Residential Toolkit

Which tools have the potential to play a strong role in addressing the opportunities and challenges of Poughkeepsie residential blocks in ways that align with the PK4Keeps vision?

This proposed residential toolkit outlines a collection of such tools and is organized into five categories. For the most part, these tools represent additions to, or expansions of, current interventions. A wide range of existing investments and tools may also be considered tools for implementing the PK4Keeps vision in Poughkeepsie's residential areas.



Development Regulations and Incentives

ACTIVITY OR OUTPUT

Zoning updates to improve quality of place

Zoning updates to expand affordable housing opportunities

CONDITION, CHALLENGE, OR OPPORTUNITY TO ADDRESS

Ensure that new development contributes to well-designed public/private realm

Reward new developments that contribute to mixed-income environments; strengthen diversity of housing stock

PK4KEEPS PRIORITIES



PK4Keeps Priorities with Direct Connection

Improve residential quality of life	✓	
Expand access to good and affordable housing opportunities		✓
Strengthen civic life and commercial vitality	✓	

OUTCOMES SUPPORTED

Poughkeepsie emerges as a community of choice in Mid-Hudson region for businesses and households

Affordable housing opportunities and options expand, even as conditions improve

INPUTS

Updated zoning ordinance

Updated zoning ordinance



Neighborhood Leadership and Community Engagement

Stimulate, coordinate, and build capacity of block clubs

Limited/declining levels of civic engagement and capacity to address localized issues; opportunity to boost confidence and sense of ownership

"Friends of..." system for city parks to bolster stewardship and usership

Underinvestment and underutilization hold back potential of park system

Expand youth outreach and engagement

Poughkeepsie has a younger population than the rest of Dutchess County and an opportunity to meaningfully engage young people through emerging tools and assets



Involvement in civic affairs is expanding

Basic infrastructure, including parks, is well-maintained; involvement in civic affairs is expanding

Involvement in civic affairs is expanding; neighborhoods across the city are safer and feel safer to residents of all backgrounds

Creation of neighborhood coordination capacity at City Hall

Expansion of public/private partnerships to fundraise, rally volunteers, program activities, and contribute to higher levels of maintenance

Capacity for youth engagement created by the new Youth Opportunity Union (YOU) and the new Youth Division within City government

STEP

1

Tool Identification and Assembly

PK4Keeps Residential Toolkit



Housing Conditions, Opportunities, and Reinvestment

ACTIVITY OR OUTPUT

Support rehab and preservation of existing affordable housing

Support homeownership via soft-second mortgages

Promote curb appeal and pride

Proactive code enforcement paired with compliance assistance

CONDITION, CHALLENGE, OR OPPORTUNITY TO ADDRESS

Improve condition of older rental stock while maintaining affordable opportunities in that segment of supply

Low homeownership reduces the potential for wealth generation for households and can lead to reduced levels of maintenance in a neighborhood

Properties that exhibit pride of ownership contribute to confidence and the desirability of a block or neighborhood

A large share of residential properties suffer from poor maintenance; some owners willingly neglect their properties while others are unable to afford needed repairs

PK4Keeps Priorities with Direct Connection

Improve residential quality of life	✓	✓	✓	✓
Expand access to good and affordable housing opportunities	✓	✓		✓
Strengthen civic life and commercial vitality				

OUTCOMES SUPPORTED

Affordable housing opportunities and options expand, even as conditions improve

Homeownership opportunities for working and middle-class families have expanded

Poughkeepsie is emerging as a community of choice for businesses and households

Areas with highest levels of deferred maintenance are in better condition but continue to provide affordable opportunities

INPUTS

Grants/low-interest loans for the rehab of naturally occurring affordable housing (with deed restrictions or minimum stay timelines) with possible support from newly established Dutchess County Housing Trust Fund

Potential partnership between local financial institutions, the newly established County housing trust fund, and local philanthropies

Small matching grants for property owners that invest in curb appeal improvements; recognition / celebration of outstanding exterior or garden improvements

Adjustment of current, more reactive, code enforcement practices to include proactive approaches; pair enforcement with financial assistance when appropriate



Public Infrastructure Investments

Increase operating/maintenance budget for parks

Proximity to parks, trails and open space traditionally increases property values unless maintenance or safety concerns are present

Additive resources for targeted improvements to public realm (on blocks of focus)

The quality of the public realm, if not properly maintained and updated, negatively impacts nearby residential units

Investments in school facilities and use of grounds as neighborhood assets

Older and more densely developed neighborhoods often do not have the land necessary for new park or recreational amenity development



Public Wellness and Safety

Expand residential lead abatement efforts

Younger populations in Poughkeepsie are often concentrated in areas with older rental units where lead plumbing and lead-based paint are most common

Boost resources for community policing (police/community partnerships)

Improve cooperation between police and neighborhoods

	✓	✓	✓	✓	✓
				✓	
		✓	✓		

Basic infrastructure, including parks, is well-maintained

Basic infrastructure, including parks, is well-maintained

Schools are neighborhood assets and have the confidence of residents and parents

Neighborhoods are safer and feel safer to residents of all backgrounds; areas with the highest levels of deferred maintenance are in better condition but continue to provide affordable housing opportunities

Neighborhoods are safer and feel safer to residents of all backgrounds

City commitment to increase funding for parks and recreation

Development of a multi-year citywide paving schedule; allocation of additive resources for prioritized investments in areas of focus

School bond for capital upgrades (ongoing); partnership with City Parks and neighborhood groups to promote reasonable community use of school grounds

Make lead awareness and abatement part of rental rehab and residential reinvestment efforts

Commitment by the City to increase police funding specifically aimed at neighborhood and community relationship-building based on national best practices

STEP

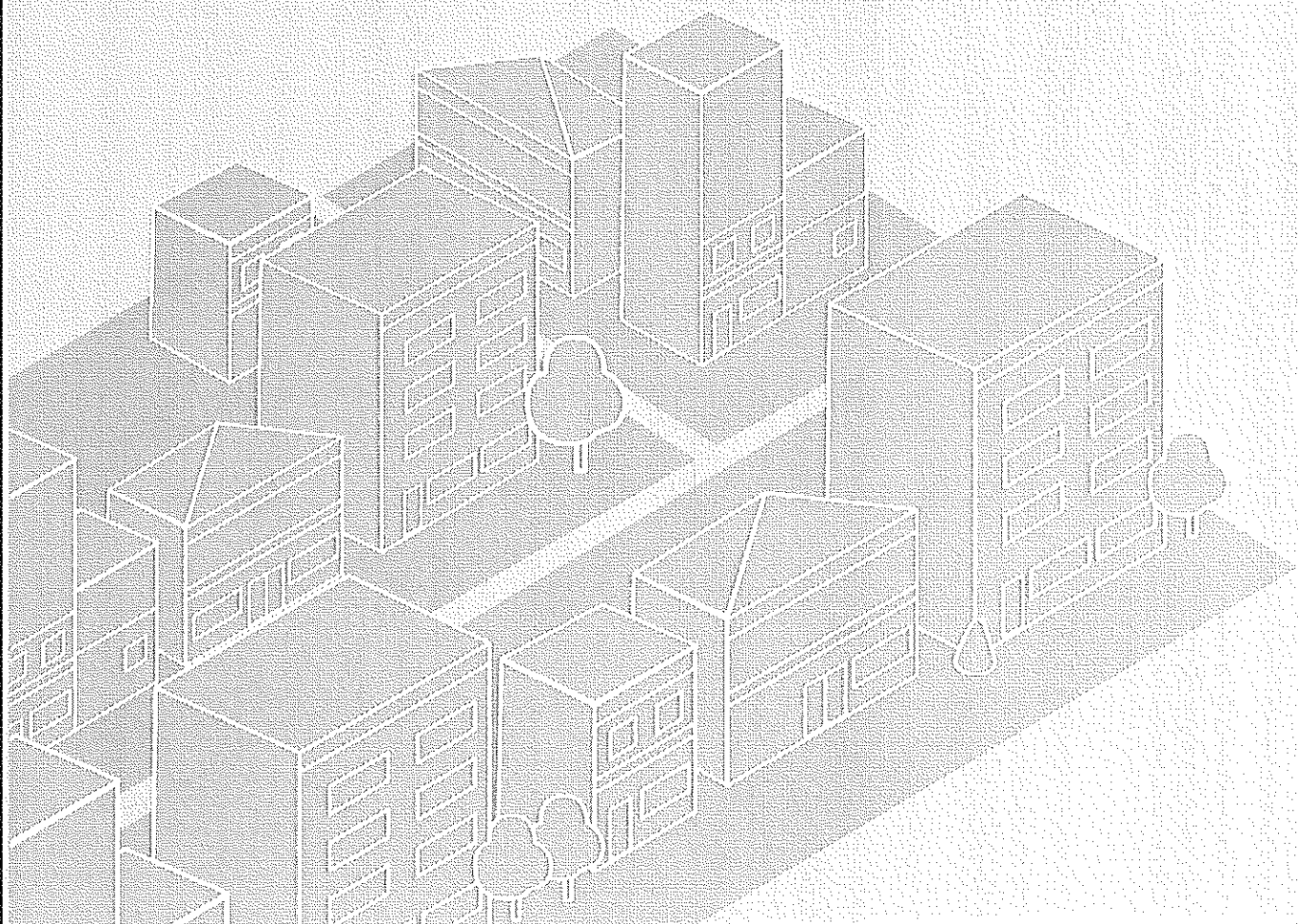
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Tool Identification and Assembly

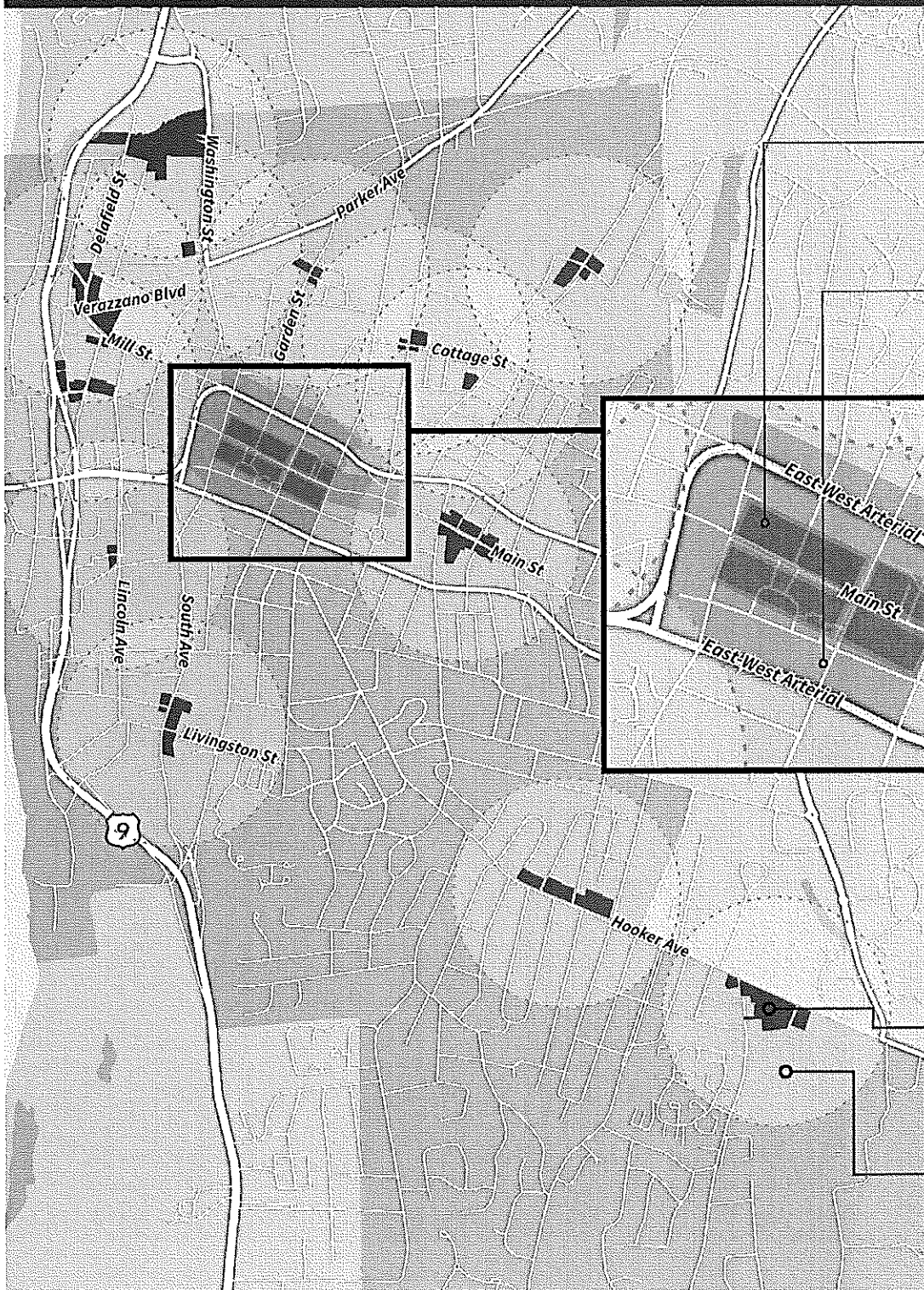
Three commercial block types

As a city that was already developed (for the most part) by the time car ownership became widespread, most of Poughkeepsie's residential blocks are within walking distance of a commercial block or corner. As a result, the city's commercial areas have a significant impact on the health and vitality of adjacent residential areas, and vice versa.

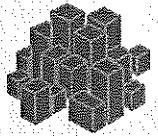
In order to complement a residential toolkit with one that is responsive to the needs of commercial areas, PK4Keeps has **identified three commercial block types** to guide toolkit and strategy development. The three types range from very specific to general in recognition of the hierarchy of commercial spaces in Poughkeepsie—with downtown being the dominant type.



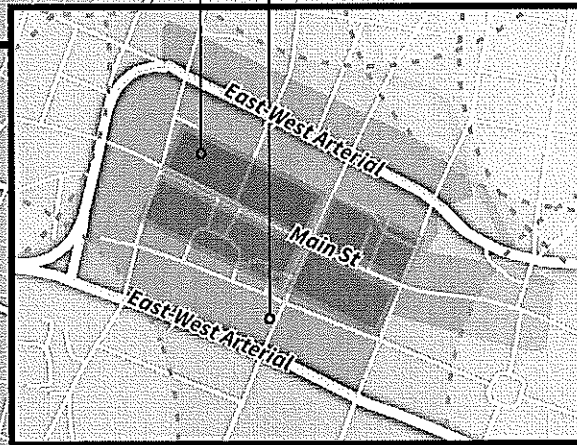
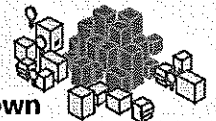
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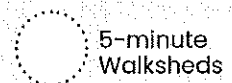
**Downtown
Core Blocks**



**Downtown
Peripheral Blocks**



**Neighborhood-
scale
Commercial
Blocks**



5-minute
Walksheds

STEP

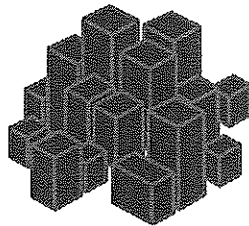
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Tool Identification and Assembly

What is essential about each commercial block type?

Summary of guidance for the commercial block types

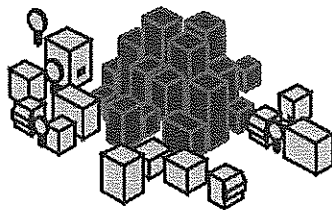
Downtown Core Blocks



Prevailing Conditions

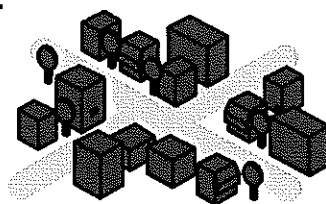
The Downtown Core Blocks—Main Street from Market to Hamilton—is a largely intact stretch of charming older buildings with a few notable gaps. But the quality of public spaces and property maintenance are highly uneven. Underutilized upper floor and even street-level spaces are abundant. Vacancies, poor maintenance, and inconsistency of space contributes to inadequate levels of perceived safety, as does the presence of individuals struggling with homelessness.

Downtown Peripheral Blocks

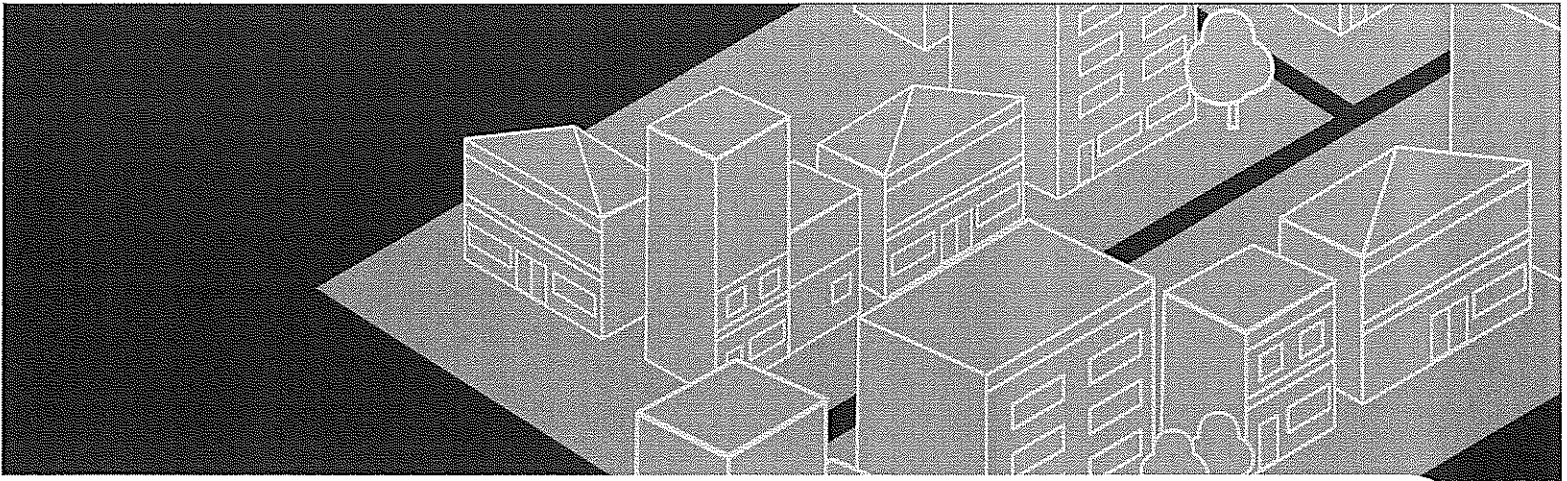


The downtown blocks that surround the core blocks on Main Street have some of the city's key assets, such as the Bardavon Theater, the Mid-Hudson Civic Center, and many popular businesses. But these blocks are dominated by surface parking and leftover spaces that make them feel incomplete and have a low sense of place. They play an important utility function for downtown (especially parking) but this is outweighed by their sense of emptiness and disorder.

Neighborhood-scale Commercial Blocks



Poughkeepsie's 13 neighborhood-scale commercial blocks vary considerably in size, scale, and condition. To a large extent, they reflect the residential blocks that surround them and reinforce prevailing residential conditions. At the parcel level, the typical building type on these blocks is a two- to three-story structure that is currently—or has the potential for—a mixture of commercial and residential uses.



Opportunities

The core blocks are a well-defined space given the rapid drop-off in density around them due to surface parking—this makes focused attention to them easier.

Major mixed-income residential developments are ongoing and will contribute to greater vibrancy.

Challenges

However well-defined, the core is still large and will require significant and carefully phased resources to transform public spaces and reactivate older buildings.

Goals

These core blocks become two of the strongest commercial blocks in the Hudson Valley—a magnet for a vibrant mix of businesses with an exceptional sense of place.

Some simple and creative methods can be used to enhance the pedestrian experience on these blocks until infill development takes place—as outdoor dining during COVID demonstrated.

Large empty parcels will ultimately support forms of infill that are better suited for new construction than adaptive reuse.

Patience will be a critical ingredient on these blocks, as infill may not be feasible for several years (and until the core blocks have been fully revitalized).

These blocks emerge as stronger utility blocks in the near-term with an improved sense of place; in the long-term, as core blocks fully revitalize, the peripheral blocks become critical locations for supportive residential and commercial infill development.

Neighborhood-scale commercial blocks offer opportunities for place-making that support commercial and residential improvement efforts.

Active and vibrant neighborhood commercial blocks can contribute to goals related to walkability and residential quality of life.

A vision for a given block must be grounded in the potential for surrounding neighborhoods to support commercial activities, and/or for the block to attract outside income.

One by one, these blocks contribute what they can to the emergence of mixed-use neighborhood hubs that have a distinctive sense of place and contribute to residential quality of life.

STEP

1

Tool Identification and Assembly

PK4Keeps Commercial Toolkit

Which tools have the potential to play a strong role in addressing the opportunities and challenges of Poughkeepsie's commercial blocks in ways that align with the PK4Keeps vision? Similar to the residential toolkit, this proposed commercial toolkit outlines a collection of relevant tools organized into categories.

To a large extent, these tools represent additions to, or expansions of, current interventions. A wide range of existing investments and tools may also be considered tools for implementing the PK4Keeps vision in Poughkeepsie's commercial areas.



Development Regulations and Incentives

ACTIVITY OR OUTPUT

Zoning updates to encourage mixed-use development and improve quality of place

CONDITION, CHALLENGE, OR OPPORTUNITY TO ADDRESS

Ensure that new development contributes to well-designed public/private realm; build on the successful example set by land use regulations within the Poughkeepsie Innovation District

PK4KEEPS PRIORITIES



PK4Keeps Priorities with Direct Connection

Improve residential quality of life
Expand access to good and affordable housing opportunities
Strengthen civic life and commercial vitality

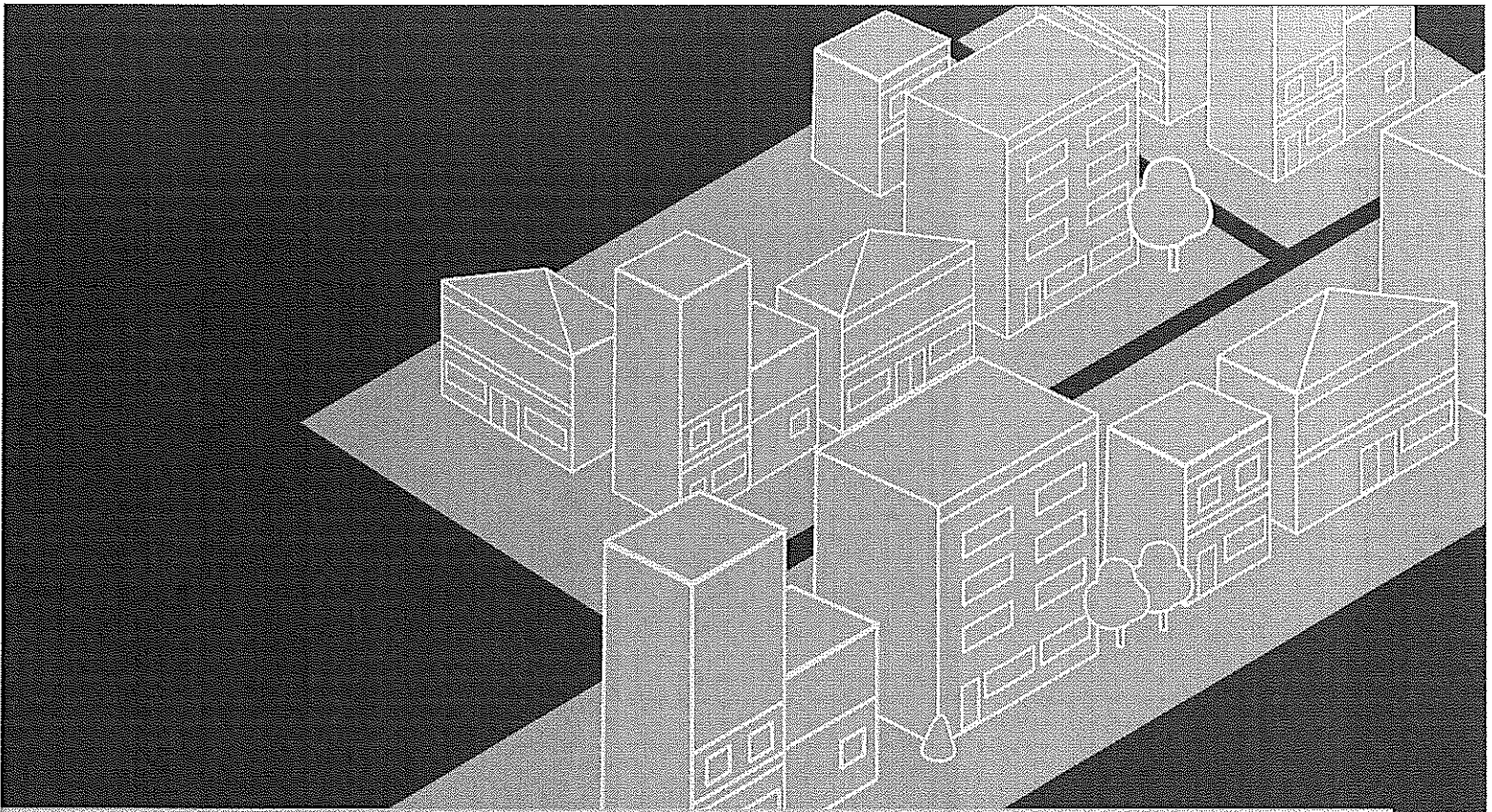


OUTCOMES SUPPORTED

Poughkeepsie emerges as a community of choice in Mid-Hudson region for businesses and households

INPUTS

Updated zoning ordinance



Zoning revisions to define minimum standards for commercial development

Address abrupt and unmitigated transitions between commercial and residential development

National Register listing of commercial districts

Make contributing historic resources eligible for the use of federal and state historic tax credits to aid with architecturally-sensitive renovations

Establish a private not-for-profit development corporation to proactively undertake catalytic projects that reflect the PK4Keeps vision

The scale of redevelopment work needed to accelerate progress, especially downtown, is significant and calls for additional capacity that is oriented to long-term community goals

✓		
✓	✓	✓

The residential character of neighborhoods is maintained as commercial development receives much needed investment

Poughkeepsie emerges as a community of choice in Mid-Hudson region for businesses and households

Poughkeepsie emerges as a community of choice in Mid-Hudson region for businesses and households; Small businesses are developing and thriving

Updated zoning ordinance

Identification of eligible districts and preparation of nominations

Establish and capitalize a new entity

STEP

1

Tool Identification and Assembly

PK4Keeps Commercial Toolkit



Business and Workforce Development

ACTIVITY OR OUTPUT

Support start-up entrepreneurial projects within the city

Capital support for existing or new commercial enterprises located in neighborhood commercial districts

Initiate a training program for established and emerging entrepreneurs

Bolster workforce development efforts through connections with Poughkeepsie youth

CONDITION, CHALLENGE, OR OPPORTUNITY TO ADDRESS

Opportunity to position Poughkeepsie as the go-to community in the region for new and expanding businesses

Lack of maintenance and ongoing investment has resulted in commercial establishments that appear tired

Local business owners or entrepreneurs often don't have access to business managers and may need educational sessions to hone their financial skills

Expose teenagers and young adults in Poughkeepsie to local economic opportunities that support skill development and provide a pathway to employment

PK4Keeps Priorities with Direct Connection

Improve residential quality of life		✓		
Expand access to good and affordable housing opportunities				
Strengthen civic life and commercial vitality	✓	✓	✓	✓

OUTCOMES SUPPORTED

Small businesses are developing and thriving

Poughkeepsie emerges as a community of choice in Mid-Hudson region for businesses and households; Small businesses are developing and thriving

Small businesses are developing and thriving

Small businesses are developing and thriving

INPUTS

Low interest loans; forgivable loans (based on number employed and duration

Loans, grants, or other financial tools to support improvements to physical space and building appearance

Establish a local small business support partnership that includes interested colleges

Coordination by the new Youth Opportunity Union, the City's Youth Division, and local business groups to connect young people with local businesses and organizations



Public Infrastructure Investments

Investments in streetscape (e.g., street trees, sidewalk, furniture, etc.) infrastructure

Initiate a downtown business improvement district

The quality of the public realm, if not properly maintained and updated, negatively impacts the private commercial development nearby

Downtown needs specialized attention and support to maintain public spaces and program activities; that support doesn't currently exist and won't materialize without designation of a responsible entity supported (in part) by the owners of downtown property



Public Safety and Health

Boost resources for community policing (police/business partnerships)

Sense of safety and predictability is an important precondition for thriving commercial districts



Poughkeepsie emerges as a community of choice in Mid-Hudson region for businesses and households

Poughkeepsie emerges as a community of choice in Mid-Hudson region for businesses and households; Small businesses are developing and thriving

Neighborhoods across the city are safer and feel safer to residents from all backgrounds

Development of a multi-year citywide paving schedule; allocation of additive resources for prioritized commercial block investments via bonding or TIF

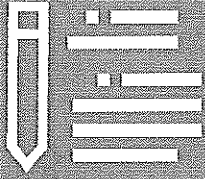
Initiate planning for a BID in concert with downtown property owners

Commitment by the city to increase police funding specifically aimed at establishing a partnership approach towards safety

STEP

2

Guidance for Block Selection and Strategy Development



Principles for Selecting Areas of Work

The selection of blocks (or 'areas of work') will, at a basic level, determine where and how the residential and commercial toolkits are applied. More importantly, the process of selecting areas of work will determine whether or not the PK4Keeps vision—and its call for a change of course—can be achieved. Can the community choose to focus its limited resources in a manner that will create

the potential for lasting progress on its priorities? Or will historical tendencies remain in place?

Making these difficult choices and living with the opportunity costs of focusing efforts in some places but not others is a capacity the Poughkeepsie community must grow to implement this plan and realize different outcomes. PK4Keeps provides two forms of guidance for making these choices: **selection principles** and a **set of districts** to organize the selection process and ensure that the Whole Block / Whole Community framework is applied in all parts of the city.



Potential Assets to Use as Guides for Selection

- Parks and Recreation Assets
- Public Schools



Residential Principles



1. **Be close to community assets:** Use focused work on a residential block as an opportunity to strengthen or preserve an asset within or adjacent to that block—with a special focus on parks and schools.
2. **Be close to a stronger block:** Proximity to a stronger block (a Type 1 next to a Type 2 or 3, for example) does double duty: it helps the stronger block and it gives work on the chosen block greater traction. Transitional areas (where multiple block types meet) have great strategic value.
3. **Have a clear connection to other areas of work:** An area of work should not seem orphaned from other areas of focus. Collectively, they should connect to one another through shared corridors, shared assets, or some other logic that contributes to momentum over time.
4. **Be visible:** The visibility of an area of work is an asset. The more people see and experience progress, the more likely it will be that confidence spills over and has a positive impact on other parts of the city.
5. **Be limited:** At any given time, there should be at least five residential areas of work in the city. The number should not exceed nine, however, to ensure that focus can be maintained.



Commercial Principles



Downtown Blocks

1. **Maintain focus on Downtown Core Blocks:** These blocks should always be areas of focused work.
2. **'Do no harm' on Downtown Peripheral Blocks:** These blocks will be helped by the focus on the Downtown Core Blocks and should not be selected as priorities themselves beyond improvements to quality of place. When investment energy materializes on the periphery, have regulations in place to ensure that it complements the core blocks and the PK4Keeps vision.

Neighborhood Commercial Blocks

1. **Take advantage of residential densities:** The more households that live within a five minute walk, the more likely a residential area is to contribute to the health of a commercial block.
2. **Be on a collector street:** Location on a street with traffic of at least 3,000 vehicles per day—but no more than 10,000—is an ideal range to support a visible and walkable commercial block.
3. **Be close to assets or areas of investment:** As with residential blocks, proximity to community assets or areas where substantial resources are being invested in infrastructure are important for commercial blocks.
4. **Be close to stronger residential blocks:** Proximity to stronger residential blocks helps in terms of access to discretionary income and sense of stability.
5. **Be limited:** Out of the 13 existing neighborhood commercial blocks that have been identified by PK4Keeps, no more than three should be selected for focused attention at any given time.

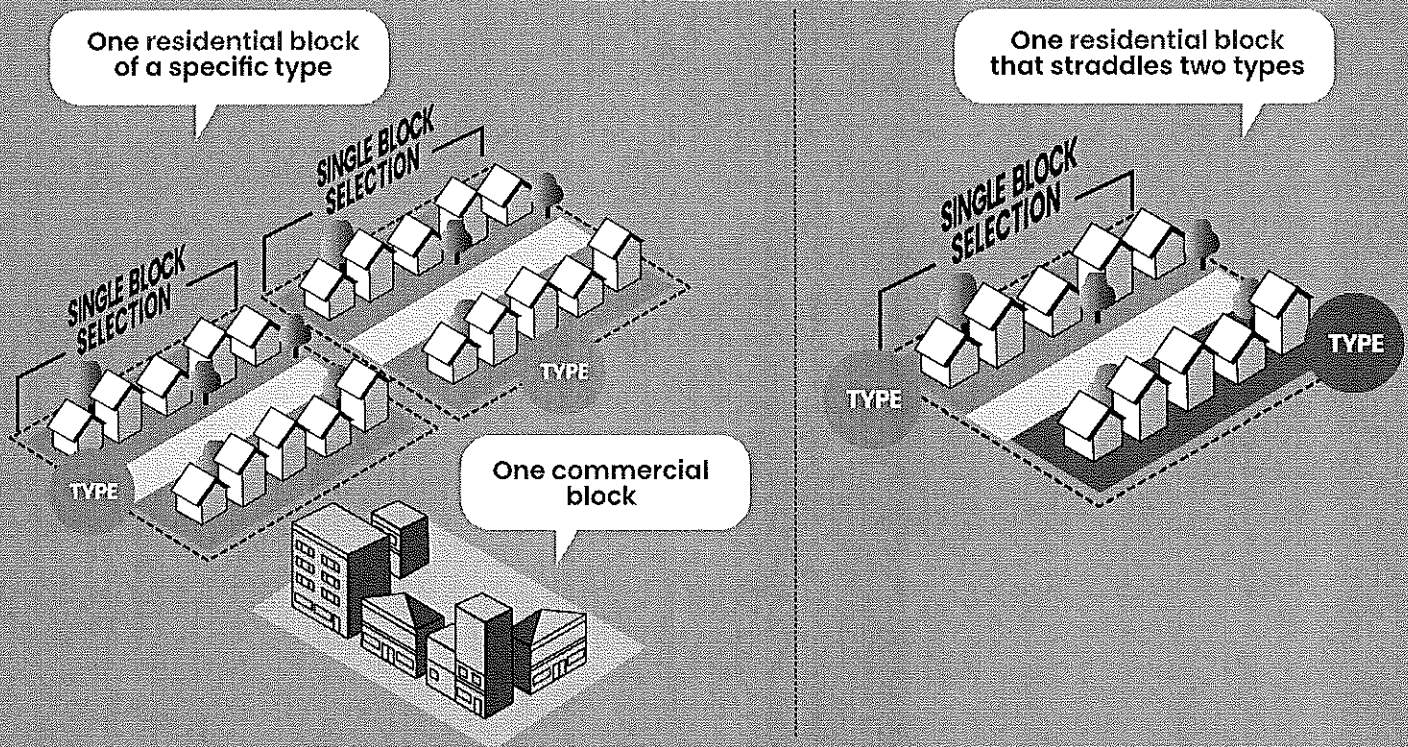
STEP

2

Guidance for Block Selection and Strategy Development

Potential Configurations for Selected Areas

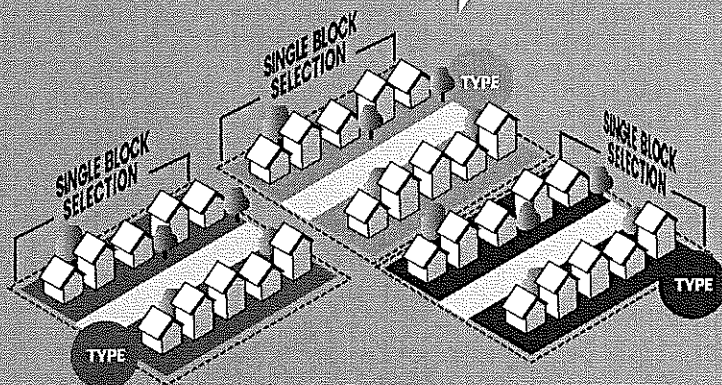
Every area of work will be distinct—chosen for its own reasons and in need of a customized strategy that draws from the PK4Keeps toolkits. As a result, it is possible the selected *areas of work at any given time will range from individual blocks to small clusters of blocks.*



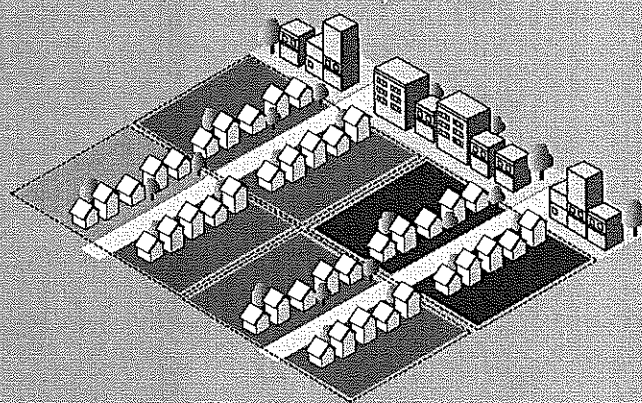
COMPLEXITY Lower ←

The least complex areas of work will be those that consist of a **single block**. Complexity is added if that single block is in a transitional area where physical and market conditions are more varied.

Two or three residential blocks of different types



Small cluster of residential and commercial blocks



→ Higher

The most complex areas of work—and those offering the highest returns—are those that integrate **residential and commercial blocks in a strategic cluster**. Such an area also runs the risk of being too large for the resources the community can realistically commit to it.

STEP

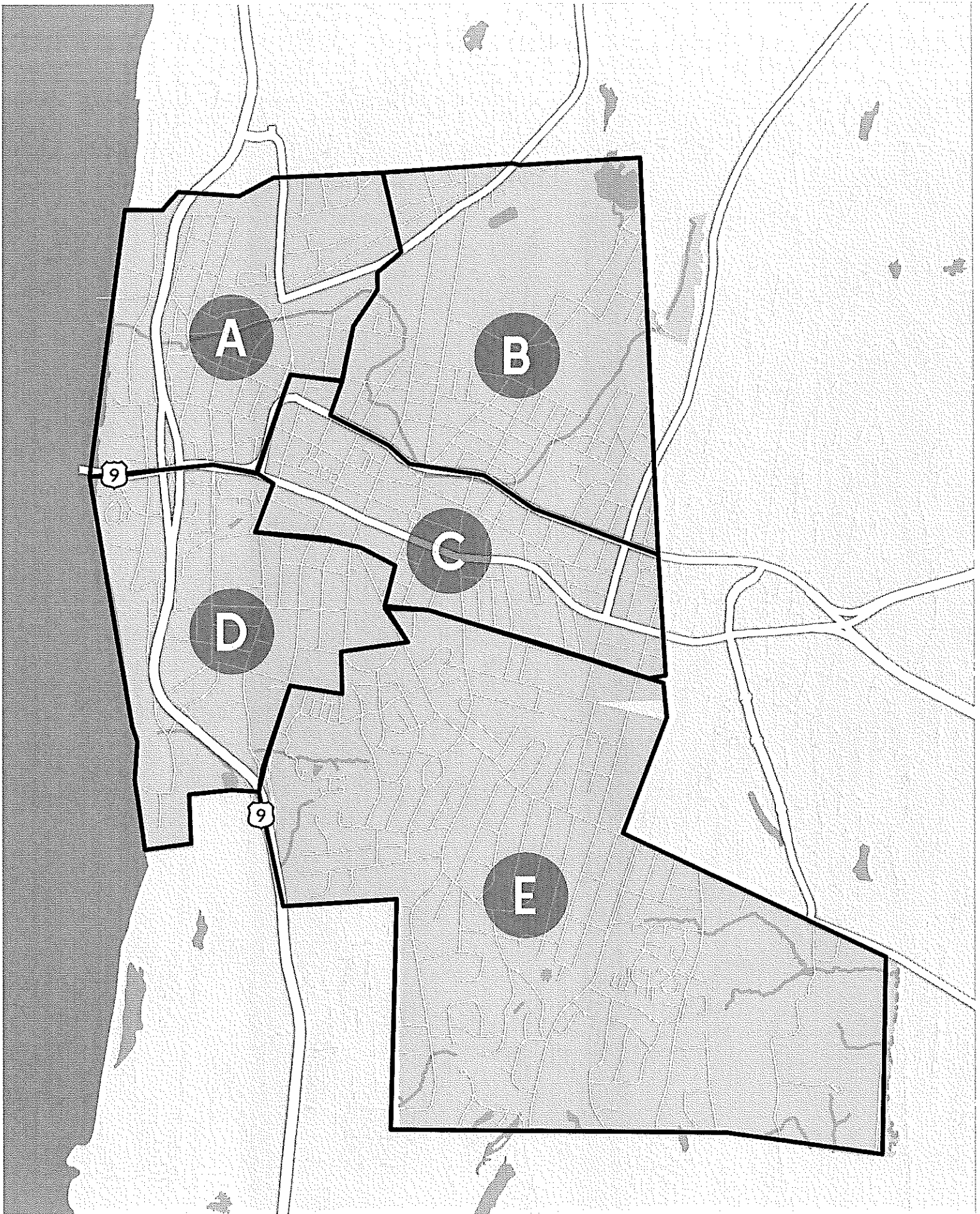
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Guidance for Block Selection and Strategy Development

Five Proposed Districts

In addition to the use of principles to guide the selection of areas of work, PK4Keeps recommends the use of a districting geography to organize selection. Five districts are proposed that each reflect a special combination of geographic conditions, residential conditions, and asset groupings.

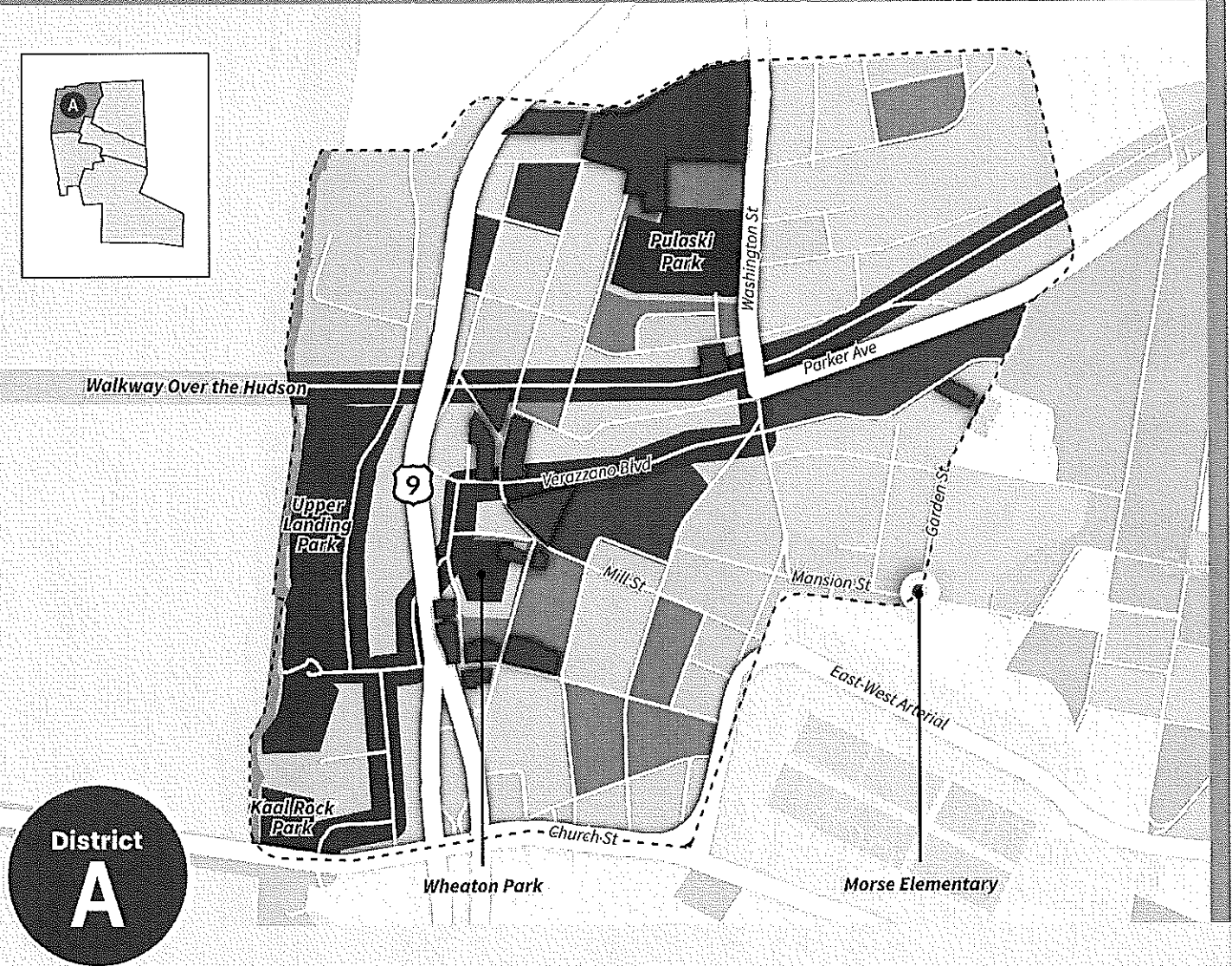
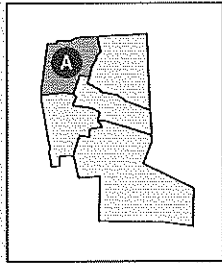
At any given time, it is recommended that an active area of work be present within each of these five districts.



STEP

2

Guidance for Block Selection and Strategy Development



District

A

District A has the city's most diverse and historic housing stock and some of its most distinctive commercial blocks. The residential fabric—most of it built before 1900, especially in the Union Street area—includes narrow lot single-family homes, duplexes, and apartment complexes. The character of these blocks is greatly enhanced by the amount of greenspace, prospects of the river, the Walkway Over the Hudson, and the uniqueness of the Little Italy commercial area.

Efforts here should strive to strengthen conditions on vulnerable Type 3 residential blocks, especially near city assets and commercial blocks. Inclusive reinvestment efforts that improve access to good rental housing will be important, as will efforts to boost owner-occupancy of single-family homes and duplexes.

RESIDENTIAL BLOCK TYPE



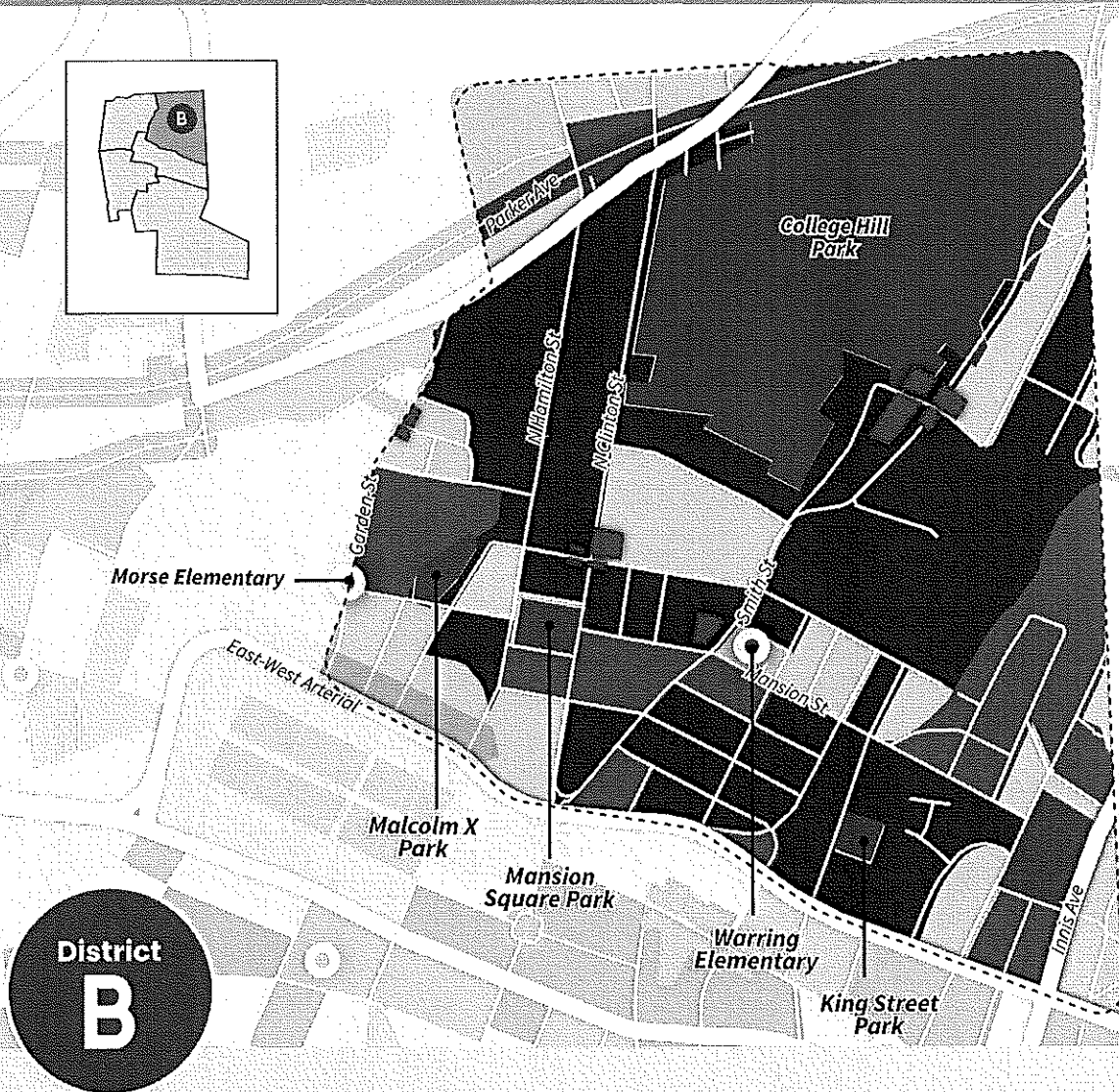
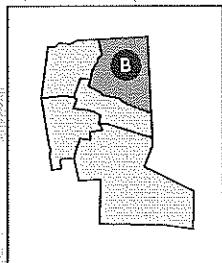
COMMERCIAL BLOCK TYPE

 Neighborhood-scale Commercial Blocks

ASSET TYPE

 Parks and Recreation Assets

 Public Schools



District B is home to more park acreage than any other district and hosts two of the city's four elementary schools. A majority of the District is made up of Type 1 and Type 2 residential blocks, which reflects high levels of deferred maintenance and absentee-ownership (even among single-family homes). Like District C, the East-West Arterial system has a clear impact on neighborhood livability and investment here and blunts the potential positive impact of the district's proximity to Main Street and downtown.

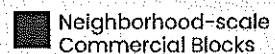
Efforts here should focus on stabilizing conditions that have been on the decline, especially around the schools—which will see considerable investment in the coming years—and around the district's parks. The rehab or inclusive redevelopment of blighted properties in those areas will serve to both preserve city assets while improving access to good housing. At the same time, lower land prices in this part of the city present opportunities for homeownership expansion through rehab of smaller existing properties or sensitive infill.

Over time, updates to the East-West Arterial should account for the need to better integrate this district with emerging assets along Main Street.

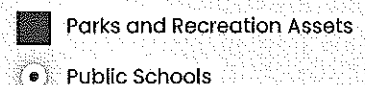
RESIDENTIAL BLOCK TYPE



COMMERCIAL BLOCK TYPE



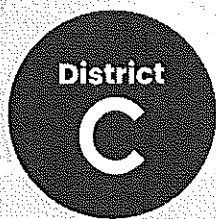
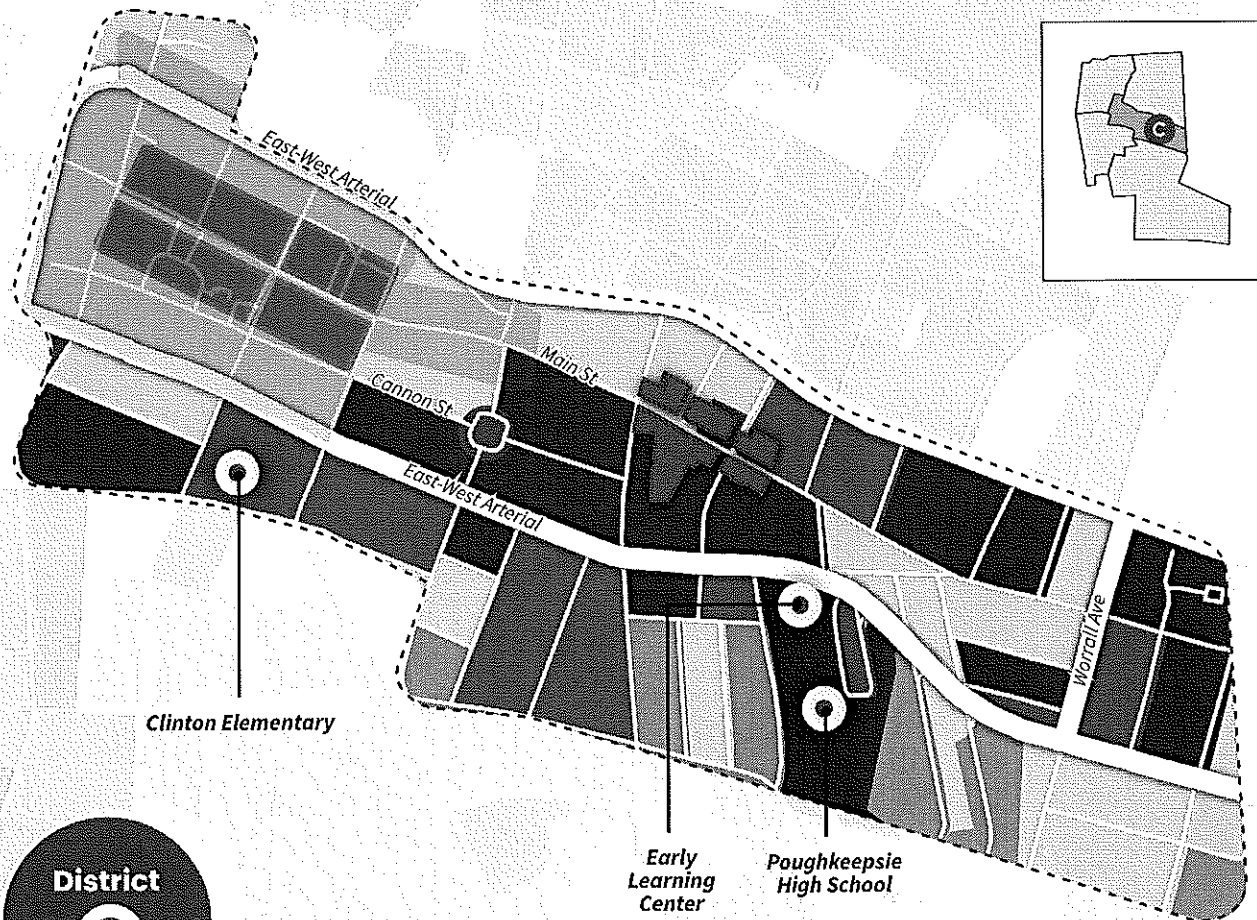
ASSET TYPE



STEP

2

Guidance for Block Selection and Strategy Development



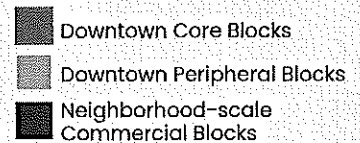
District C encompasses downtown Poughkeepsie, most of the city's Main Street corridor, multiple public schools, and a wide range of residential environments. More than any other district, the legacy of mid-20th Century urban renewal and highway development is apparent here—especially in the form of the East-West Arterial and its impact on neighborhood livability. But much remains intact, including a large and diverse supply of space for small business development.

Efforts here should include a fixed focus on the Downtown Core Blocks—making them as healthy and vibrant as possible—and on ensuring that Downtown Peripheral Blocks contribute to strength on the Core Blocks. Outside of downtown, efforts should focus on tying mixed-income reinvestments in residential properties to infrastructure upgrades and improvements—especially in relation to Poughkeepsie 9.44.55 planning.

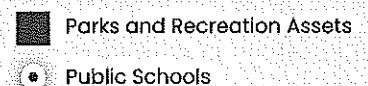
RESIDENTIAL BLOCK TYPE

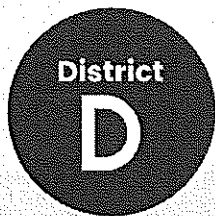
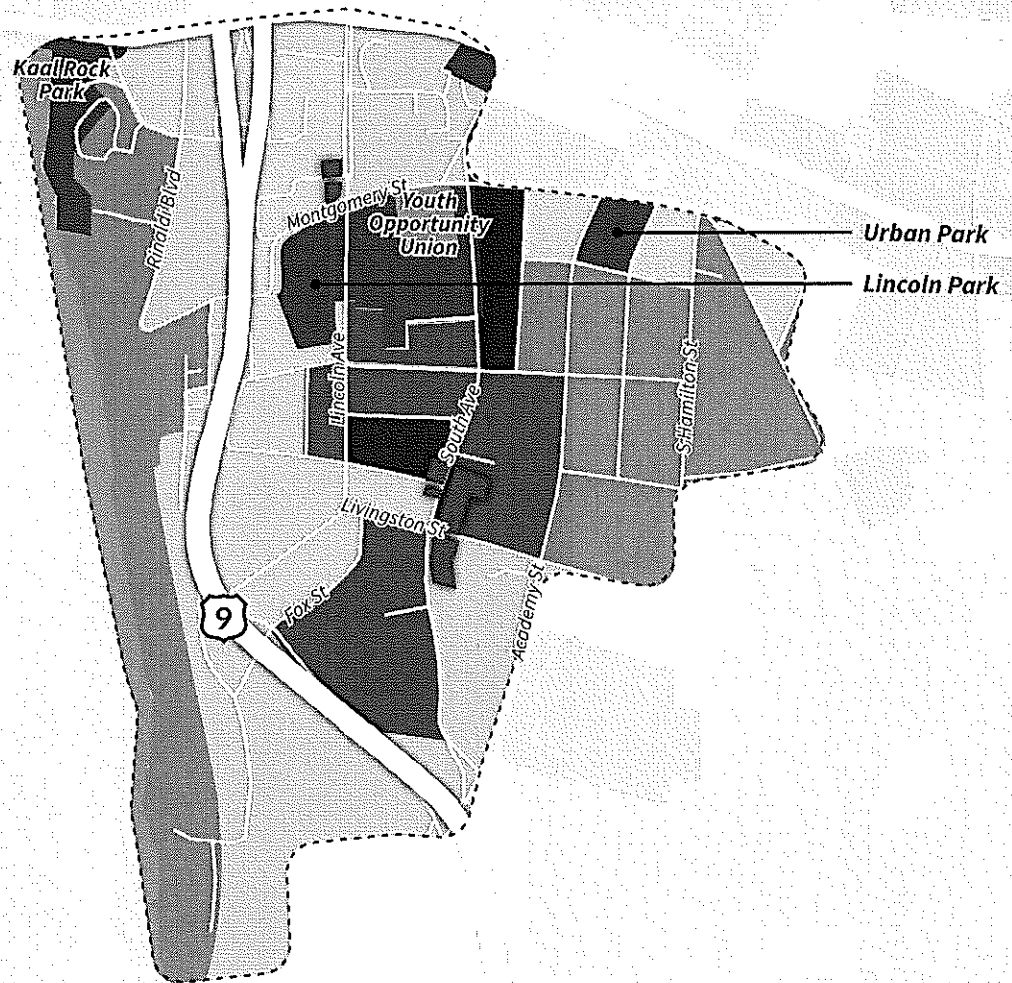
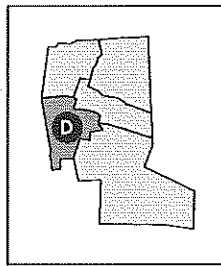


COMMERCIAL BLOCK TYPE



ASSET TYPE





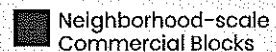
Historic Academy Street, Eastman and Lincoln Parks, the Youth Opportunity Union, and Vassar Brothers Medical Center are among the key assets in this district—most of which is 10-minutes or less, by foot, from downtown. This mixture of institutions, parkland, and older neighborhoods—along with newer housing across Route 9—presents a range of challenges and opportunities for block-level strategies.

Efforts here should aim to bolster recent reinvestment momentum between Garfield Place and S. Hamilton Street—chipping away at decades of deferred maintenance. They should also seek to improve the condition of rental stocks along the South Avenue corridor while preserving their affordability. The presence of the parks and new youth center, in particular, present an opportunity to expand levels of resident engagement and stewardship.

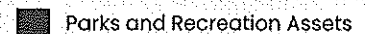
RESIDENTIAL BLOCK TYPE



COMMERCIAL BLOCK TYPE



ASSET TYPE



STEP

2

Guidance for Block Selection and Strategy Development

Bartlett Park

Forbus St.

College Ave.

Poughkeepsie Middle School

Springside

Hooker Ave.

Krieger Elementary

Beetwood Ave.

Wbur Blvd.

Spratt Park

Vassar Farm and Ecological Preserve

Zack's Way

District

E

District E includes almost all of Poughkeepsie's south side—an area of mostly single-family homes on Type 3 and Type 4 residential blocks. Property conditions and homeownership rates are generally strong, and the character of the housing reflects periods of development from the 1910s through 1960s. Hooker Avenue is the busiest street and features two small commercial nodes.

As an already strong residential asset for the City of Poughkeepsie, efforts here should preserve that strength—especially in areas where property maintenance and homeownership are vulnerable to decline (within and around Type 3 blocks). Efforts should also strive to expand access to affordable and inclusive housing opportunities here—including ownership of the many small and charming homes in the neighborhood and more diverse housing options along or adjacent to the Hooker Avenue corridor.

RESIDENTIAL BLOCK TYPE



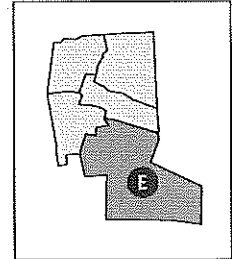
COMMERCIAL BLOCK TYPE

Neighborhood-scale Commercial Blocks

ASSET TYPE

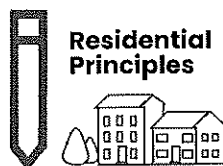
Parks and Recreation Assets

Public Schools

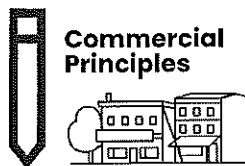


Together, the principles for selection and the district geographies should be viewed as guide rails for a selection process (described on the following pages) that will require open and transparent discussion to arrive at decisions that are balanced, sensible, and defensible.

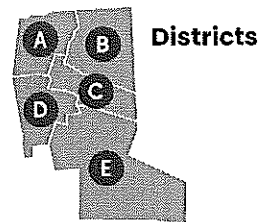
Selections should also express, in some combination, the core values and planning principles of PK4Keeps—but what might it mean to apply them to the selection process?



Residential Principles



Commercial Principles



Districts

CORE VALUES

INCLUSIVE

ENTREPRENEURIAL

FAR-SIGHTED

PRINCIPLES



BUILD AND MAINTAIN OUR FISCAL STRENGTH

WORK TOGETHER AND INCLUDE ALL VOICES

SUPPORT CREATIVITY AND RISK-TAKING

TAKE THE LONG VIEW

Thinking a few steps ahead

Every selection should be made with some sense of how that selection ties into a bigger picture, and where it might be wise to shift attention to as progress is made.

Building true partnerships

The potential for genuinely inclusive partnerships should be considered. Are there already stakeholders in place ready to share ownership of strategy development and implementation? Are there opportunities to cultivate and strengthen block-level leadership, which would have long-term benefits?

Potential for flexibility and innovation

Does the nature of the selection area reflect the potential for numerous small-scale and creative interventions that could add up to something of high impact after a few years? Or might the success of the selection area hinge on just one or two large interventions that may be difficult to pull off?

Investing for future returns

Is it foreseeable that near-term investments by public agencies, residents, and property owners (time, energy, and money) will pay off in tangible ways for all involved: better quality of life, better living environments, accessible housing, a stronger tax base?

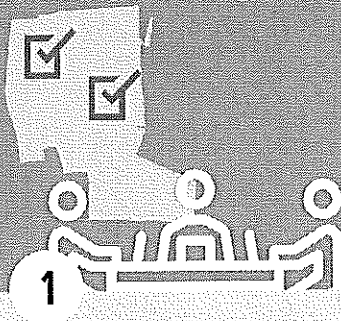
STEP

2

Guidance for Block Selection and Strategy Development

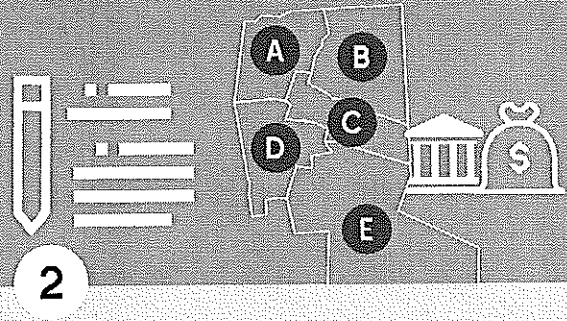
Recommended Process for the Selection of Areas of Work

With the exception of the Downtown Core Blocks, which are recommended for automatic selection, the Poughkeepsie community must own the process of selecting areas of work and determining how best to apply appropriate tools in those areas.



1 Establish a committee to recommend areas of work

Include representatives from the Common Council, Planning Board, and City staff from relevant departments on an ad hoc committee that will deliberate options and formally recommend areas of work for approval by the Common Council.

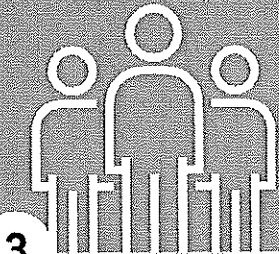


2 Use selection principles, district geographies, and levels of committed resources to choose areas of work

The ad hoc committee should use guidance from PK4Keeps, as well as an accounting of committed resources to make its recommendations (with resources helping to determine the geographic scale). Every effort should be made to recommend one area of work per district (including District C, where the chosen area would be in addition to the automatic selection of Downtown Core Blocks). For each recommended area, the committee should be able to clearly answer the following questions:

- Why are we choosing this area?
- What principles have we applied?
- How does this fit into a bigger picture?

WHOLE BLOCK WHOLE COMMUNITY



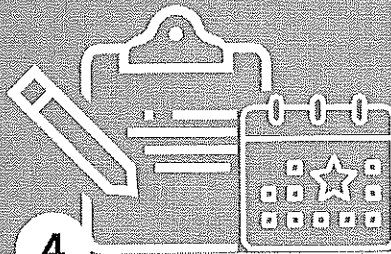
3

Create a Whole Block/ Whole Community working group to develop a strategy with residents and stakeholders in each area

A working group that includes City staff, representation from the Planning Board and Common Council, and partners from other public and non-profit agencies should be tasked with co-creating strategies with residents and stakeholders of each area of work. The strategy would answer questions such as:

What metrics/conditions will we be looking at to indicate that we are making progress? In other words, what specific outcomes are we after and how do they tie back to PK4Keeps?

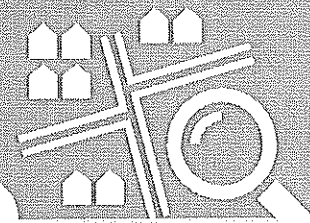
What is a feasible implementation timeline based on the scale of work to be completed by public or private stakeholders? What is the approximate cost?



4

Perform annual progress evaluations

An assessment of work completed, work in progress, and the status of stated outcomes to achieve should be reported to the Planning Board and Common Council annually.



5

Select additional areas as capacity allows

If outcomes have been achieved in one or more areas of work, and/or if more resources permit, reactivate the ad hoc committee to recommend additional areas of work.

STEP

3

Prioritized Action Plan

Action Planning to Support the Whole Block / Whole Community Framework

The first 12 to 24 months of plan implementation will be **a critical period of partnership formation, capacity development, policy updates, and shifts in resource allocation** to begin the patient and long-term process of putting PK4Keeps into action. The following is a list of prioritized steps and milestones for this period, followed by additional detail on action planning to fully assemble the residential and commercial toolkits.

Experimentation and flexibility should be seen as a necessity of the implementation process—which means that the exact nature of the activities implemented and their sequencing will be subject to the realities encountered on the ground. Regular revisions to this action plan will be needed, annually, to reflect decisions that have been made—**decisions that should always strive to apply the values, principles, strategic thrust of PK4Keeps.**



2022

WINTER

SPRING

SUMMER

FALL

WINTER

MILESTONE #1

Adopt zoning code updates to reflect PK4Keeps

An early test of plan implementation will be the successful completion and adoption of zoning code updates that align with this comprehensive plan. These updates will assist with implementation by ensuring that future development in the city reflects the PK4Keeps vision.

MILESTONE #2

Use the 2023 budget to begin resource allocation that supports plan implementation

Having a City budget that fully reflects the PK4Keeps vision will take multiple budget cycles to realize given the reality of constrained resources. But 2023 budget planning will be another early test of community willingness to begin the change of course that PK4Keeps represents.

In addition to modifications to individual department budgets, it will be necessary to recognize the need to invest in implementation capacity within City Hall—which is currently low. Two additional planners will be needed, along with a boost in neighborhood coordination capacity, to support the Planning Division's function as the management home of PK4Keeps.

2023

2024

SPRING

SUMMER

FALL

WINTER

SPRING

SUMMER

FALL

MILESTONE #3

Initiate PK4Keeps implementation review processes

The Planning Division should lead a comprehensive annual review of implementation progress from the prior year and planning for the coming 12-to-36 months. This process should include reports to, and feedback from, the Planning Board and Common Council.

On a more frequent basis (perhaps quarterly) the Planning Division should provide implementation updates to the Planning Board and Common Council. In doing so, it can demonstrate the application of the PK4Keeps decision-making framework and lead discussions on how best to align policymaking and resource allocation with the plan.

MILESTONE #4

Form the Whole Block / Whole Community recommendation committee

Formation of the ad hoc committee that will recommend focused areas of work under the Whole Block / Whole Community framework will be the first step in the process of making selections.

MILESTONE #5

Formalize a Whole Block / Whole Community working group

Separate from the ad hoc recommendation committee will be the formation of a complete working group, headed by the Planning Division, that will be charged with developing localized PK4Keeps strategies (in partnership with local stakeholders) to guide the application of appropriate tools in each area of work.

The Downtown Core Blocks, which is an automatic area of focus, will be the first area in need of a detailed strategy.

MILESTONE #6

Aim to launch Whole Block / Whole Community efforts in the first round of areas of work by summer 2024

The time needed to prepare for the formal launch of work in selected areas of work should not be underestimated. Capacity must be in place to develop effective localized strategies, and toolkits must be sufficiently resourced and managed to avoid false starts or spreading available resources too thin.

Summer 2024 is an aggressive but achievable timetable if earlier milestones are met and momentum is maintained.

STEP

3 Prioritized Action Plan

Action Planning to Support the Whole Block/Whole Community Framework

The following is an outline of specific actions or activities to take in support of plan implementation and is organized by the same categories as the residential and commercial toolkits presented earlier in Part 4. A general description of how to approach the activity, when it should be implemented, and who should be involved are included.

This outline of activities is highly malleable and should be re-assessed and updated on an annual basis to ensure that it reflects implementation resources, capacity, and lessons learned. It should also be recognized that many existing tools and efforts will also play an important role in the implementation of the PK4Keeps vision and should be continued in ways that align with the values and principles enunciated in Part 2.



Development Regulations and Incentives

WHAT
Update Chapter 19 of City Code (Zoning and Land Use Regulations) to reflect PK4Keeps vision and toolkit recommendations

HOW
Updates to Chapter 19 are included as the final phase of the PK4Keeps process and will be fully developed upon adoption of the comprehensive plan.

WHEN
2022

WHERE
Citywide

WHO
Updates prepared with oversight by an ad hoc technical committee; final updates to be recommended by Planning Board and adopted by Common Council

COST CONSIDERATIONS
Potential for effort to raise awareness about how the updated code works and educate neighborhood stakeholders.

WHAT
National Register listing of commercial districts to make historic tax credits more accessible

HOW
Identify districts that are eligible based on National Register criteria and prepare nomination paperwork for submission to the New York State Historic Preservation Office.

WHEN
2023-24

WHERE
Prioritize Main Street downtown and expand efforts to neighborhood commercial areas

WHO
Historic District and Landmark Preservation Commission; Planning Division

COST CONSIDERATIONS
Technical assistance needed with district identification and preparation of nomination paperwork.

WHAT
Establish a private not-for-profit development corporation to proactively undertake catalytic projects

HOW
Review the mission and functioning of model downtown development corporations in the Tri-State area; develop a feasible business plan that identified realistic capital partners; establish entity.

WHEN
Select model in 2024 and establish by 2026

WHERE
Primary focus on downtown and Main Street corridor

WHO
Planning Division in partnership with Poughkeepsie Alliance

COST CONSIDERATIONS
Technical assistance may be needed to explore options during the model identification stage. Model chosen will dictate capital requirements and sources.



Neighborhood Leadership and Community Engagement

WHAT

Stimulate, coordinate, and build capacity of block clubs

HOW

Create neighborhood coordination capacity in City Hall that would be dedicated to cultivating residential leadership capacity; maintain a budget for relevant activities and programs.

WHEN

Begin 2023 and maintain

WHERE

Citywide; would contribute key support to chosen areas of work under the Whole Block / Whole Community framework

WHO

Capacity may be provided at onset by Youth Division, with capacity expansion within Planning Division over time

COST CONSIDERATIONS

Need for added capacity may require extra staffing by 2026.

WHAT

"Friends of..." system for city parks to bolster stewardship and usership

HOW

Build the capacity of existing groups focused on single parks, or create or adapt a non-profit to serve as an organization base for a more comprehensive "Friends of PK Parks." Define partnerships with Public Works inclusive of fundraising for special activities or projects, volunteer engagement, and promotion.

WHEN

Begin by 2024 and maintain

WHERE

Citywide

WHO

Coalition of existing parks boosters, potentially aided by organizing capacity of Scenic Hudson and seeded by philanthropic community

COST CONSIDERATIONS

Regardless of eventual form, a role for "Friends of..." partners will be the identification of fundraising needs to support programming and project goals.

WHAT

Expand youth outreach and engagement

HOW

Leverage the capacity of the new Youth Opportunity Union and the City's new Youth Division to engage young people in community improvement efforts.

WHEN

Begin 2023 and maintain

WHERE

Citywide

WHO

Youth Division and partners involved in the Youth Opportunity Union

COST CONSIDERATIONS

Utilize emerging levels of capacity

3 Prioritized Action Plan



Housing Conditions, Opportunities, and Reinvestment

WHAT Support preservation and rehab of existing affordable housing	WHAT Support affordable homeownership via soft-second mortgages	WHAT Promote curb appeal and pride	WHAT Proactive code enforcement paired with compliance assistance
HOW Create program to partner with property owners on major rehabilitation of rental properties, requiring that a share of rehabbed units be preserved as affordable to Poughkeepsie households (with share reflecting degree of rehab support)	HOW Create a program (or refashion an existing program) to assist first-time homebuyers with downpayment and closing costs via a soft-second mortgage	HOW Create a program that provides small matching grants to property owners who make eligible curb appeal improvements to their properties; launch an initiative that celebrates home and garden/landscape improvements that set higher standards and build neighborhood confidence	HOW Modify existing code enforcement practices to put more resources and energy into proactive enforcement practices such as periodic sweeps; identify funding pool to assist eligible property owners with code compliance.
WHEN Begin by 2024 and maintain	WHEN Begin by 2024 and maintain	WHEN Begin by 2024 and maintain	WHEN Begin by 2024 and maintain
WHERE Prioritize in Whole Block / Whole Community areas of work	WHERE Managed by a local housing not-for-profit with administrative and promotional capacity, in partnership with local banks	WHERE Focus within Whole Block / Whole Community areas of work	WHERE Citywide
WHO Planning Division in partnership with Hudson River Housing, Dutchess County Planning, and other agencies	WHO Planning Division in partnership with Hudson River Housing, Dutchess County Planning, and other agencies	WHO Neighborhood coordination capacity within Planning Division, with financial partnerships with local banks, philanthropies, and neighborhood organizations	WHO Building Division with resources provided by Common Council; partnerships with local housing not-for-profits
COST CONSIDERATIONS Matching needs estimated at \$25,000 per unit rehabbed in partnership with private owners.	COST CONSIDERATIONS Potential sources include partnerships with local lenders and Dutchess County Housing Trust Fund.	COST CONSIDERATIONS Business sponsorships, local banks, and philanthropy are potential sources of small project funding.	COST CONSIDERATIONS Additional code enforcement staff may be needed; potential sources of emergency repair funds for eligible property owners to be identified.



Public Infrastructure Investments

WHAT Increase operation / maintenance budget for parks

HOW
Allocate additional resources for operation and maintenance of parks to reach levels closer to the per capita median for small cities in the U.S.; aim to increase the budget each year through 2030.

WHEN
2023 and onward

WHERE
Citywide

WHO
Common Council allocation of additional resources to Department of Public Works

COST CONSIDERATIONS
Incremental increases in general fund allocations to parks.

WHAT Additive resources for targeted improvements to public realm in areas of focus

HOW
Develop a clear, multi-year paving schedule and budget for the entire city; within that schedule and budget, identify additional capital to invest in public infrastructure in areas of focus.

WHEN
2023 and onward

WHERE
Whole Block / Whole Community areas of work (residential and commercial)

WHO
Include in Capital Improvement Planning by Public Works

COST CONSIDERATIONS
May include use of CDBG and CHIPS resources.

WHAT Investments in school facilities and use of grounds as neighborhood assets

HOW
Alongside ongoing investments in school facilities, identify opportunities to turn schoolyards into more useable and presentable neighborhood assets that reflect local needs and interests.

WHEN
2023 and onward

WHERE
Citywide; prioritize pilot efforts in Whole Block / Whole Community areas of work

WHO
PCSD, City, and Poughkeepsie Children's Cabinet, with guidance from the Trust for Public Land's Community Schoolyards project

COST CONSIDERATIONS
Integrate with wider City/PCSD service sharing discussions.

WHAT Initiate planning for a downtown business improvement district

HOW
Organize existing downtown interest groups around the emergence of a more formalized and active effort to maintain downtown spaces, oversee programming, and other efforts to support a stronger core blocks.

WHEN
2023

WHERE
Downtown

WHO
Downtown property owners, Planning Division, Dutchess County Regional Chamber of Commerce

COST CONSIDERATIONS
City resources may serve as seed money for operations and programming that would ultimately be covered by special property assessments and sponsorships.

Prioritized Action Plan



Public Wellness and Safety

WHAT

Boost resources for police / community partnerships

HOW

Identify opportunities to expand police department outreach and communication in the community. Increase staff capacity dedicated to relationship-building.

WHEN

Begin 2023 and maintain

WHERE

Citywide, with special effort focused on Whole Block / Whole Community areas of work

WHO

Poughkeepsie Police Department, neighborhood organizations, and community institutions

COST CONSIDERATIONS

Potential need for more staffing to boost relationship-building and communications capacity.

WHAT

Expand residential lead abatement efforts

HOW

Expand resources to bolster lead abatement efforts; use as an incentive for broader improvements to assisted properties

WHEN

Begin in 2024 and maintain

WHERE

Prioritize in Whole Block / Whole Community areas of work as a tool to support improvements to housing conditions

WHO

Planning Division in partnership with County Health Department and lead abatement service providers

COST CONSIDERATIONS

Potential sources of funds (to be matched by property owners) include Dutchess County Housing Trust Fund, CDBG, and City general fund



Business and Workforce Development

WHAT
Support start-up entrepreneurial projects within the city

HOW
Support and expand ongoing PKGO efforts through a campaign to promote Poughkeepsie as a home base for new small businesses and entrepreneurs, backed by tools to assist start-ups such as access to high-quality space, low-interest loans, or forgivable loans.

WHEN
Begin 2024 and maintain

WHERE
Downtown and Main Street corridor

WHO
Poughkeepsie Alliance, Dutchess County Economic Development Corporation, Think Dutchess Alliance for Business

COST CONSIDERATIONS
Identify capital requirements for a suite of ongoing PKGO tools and programming.

WHAT
Financial support for improvements to existing enterprises in commercial districts

HOW
Identify an appropriate long-term "home" for City economic development tools and strategy; assemble resources to support reinvestment by businesses and smaller property owners in commercial districts, providing financial incentives to upgrade operating space and improve the appearance of properties.

WHEN
Begin 2024 and maintain

WHERE
All commercial districts, with resources prioritized for Whole Block / Whole Community areas of work

WHO
Planning Division

COST CONSIDERATIONS
Identify capital requirements to support a suite of economic development tools.

WHAT
Initiate a training program for established and emerging entrepreneurs

HOW
In tandem with PKGO efforts, establish a local small business support partnership that combines the existing capacity of the Mid-Hudson SBDC with a wider range of local contributors and programming; reach out to Marist, Vassar, and CIA as potential partners.

WHEN
Begin 2024 and maintain

WHERE
Citywide

WHO
Mid-Hudson SBDC, Poughkeepsie Alliance, Think Dutchess, SCORE, and others

COST CONSIDERATIONS
Explore tuition and scholarship models to cover expenses and maximize access.

WHAT
Bolster workforce development through connections with Poughkeepsie youth

HOW
Use expanded youth engagement capacity in Poughkeepsie (City's Youth Division and Youth Opportunity Union) to create programming that connects teenagers and young adults to employers and organizations that have valuable skill-building opportunities

WHEN
Begin 2024 and maintain

WHERE
Citywide

WHO
Youth Division and Youth Opportunity Union, with potential involvement of Dutchess County Community College and other stakeholders in workforce training

COST CONSIDERATIONS
Identify capacity within partners to design and maintain programming, including youth and employer outreach

Sustainability and PK4Keeps

New York State Climate Smart Communities – Sustainability Elements



The City of Poughkeepsie has been certified in New York State’s Climate Smart Communities program since 2021. This comprehensive plan and its alignment with principles of sustainability is an additional commitment by Poughkeepsie to the goals of the Climate Smart Communities program. The following is an outline of how PK4Keeps and complementary efforts in the City of Poughkeepsie align with sustainability elements recognized by the Department of Environmental Conservation.

Support alternative modes of transportation

How does this element fit within the PK4Keeps vision?

Most parts of Poughkeepsie pre-date the dominance of the automobile and were originally designed to support a wide range of travel modes. PK4Keeps’ vision of inclusivity, neighborhoods with high quality of life, and a vibrant downtown at the heart of Poughkeepsie’s civic and commercial life is synonymous with a city where a range of transportation modes are safe and appealing.

How is each part of PK4Keeps responsive to this element?

PART 1

Part 1: Our Priorities and Direction

- Analysis of property conditions within close proximity to arterials and highways demonstrated the negative impact that busy, auto-dominated roadways have on residential conditions and quality of life.
- An examination of live/work patterns also revealed how commuting patterns and the low share of city jobs filled by city residents is a major contributor to today’s auto dominance.

PART 2

Part 2: Our Values and Principles

- Inclusiveness is a core value that contributes to the PK4Keeps vision, and ensuring that the mobility needs of all residents are integrated within city infrastructure is a key part of living up to this value.
- Far-sightedness is a planning principle that will contribute to decision-making in Poughkeepsie going forward. This requires thinking about the long-term impacts of infrastructure design and looking beyond the planning assumptions of the past that have contributed to auto dominance at the expense of other transportation modes.

PART 3

Part 3: Our Chosen Outcomes

- Relevant outcomes sought by PK4Keeps include: Neighborhoods across the city are safer and feel safer to residents from all backgrounds; basic infrastructure, including parks, are well-maintained; small businesses are developing and thriving along Poughkeepsie’s commercial corridors — especially downtown and along Main Street.

PART 4

Part 4: Our Plan for Action

- Update Chapter 19 of City Code (Zoning and Land Use Regulations) to reflect PK4Keeps vision and toolkit recommendations (p. 88)
- Increase operation / maintenance budget for parks (p. 91)
- Additive resources for targeted public realm improvements in areas of focus (p. 91)

How are complementary or aligned efforts in Poughkeepsie responsive to this element?

- The Poughkeepsie 9.44.55 planning effort to rethink the city’s arterials and Route 9 interchanges is wholly consistent with the PK4Keeps vision for a city with high residential quality of life and a thriving commercial core.
- Updates to Chapter 19 of the City Code will incorporate form-based land use regulation elements that promote walkability and the quality of the public realm in future development.
- Walk Bike Dutchess, the countywide pedestrian and bike plan, is consistent with the PK4Keeps vision and should be used to guide public realm improvements in the city whenever possible.

Promote smart growth principles in land use policies

How does this element fit within the PK4Keeps vision?

Poughkeepsie is a population, employment, health care, education, and cultural hub for the Mid-Hudson region. PK4Keeps vision for making this hub community a more vibrant urban center that successfully competes for residents and businesses is essential to achieving smart growth in the region. A fiscally strong city that is a community of choice for households and businesses will absorb demand that might otherwise push farther and farther to the region's edges.

How is each part of PK4Keeps responsive to this element?

PART 1

Part 1: Our Priorities and Direction

- Analysis of demographic trends showed that Poughkeepsie has achieved a more balanced share of regional poverty in recent years but continues to lag behind in terms of household income.
- A shaky fiscal foundation has become stronger in recent years but remains a vulnerability that prevents investment in core services and amenities that would boost the city's ability to compete for new development.
- Vacancy rates and assessed values along Poughkeepsie's commercial spine (Main Street) underperform compared to the rest of Dutchess County, and the city's competitive position among the region's other urban centers is unclear.

PART 2

Part 2: Our Values and Principles

- For smart growth to be achieved in the region, Poughkeepsie must be a strong urban center that attracts households and businesses. But it must do so in ways that are economically and socially inclusive in order to live up to the PK4Keeps' core value of inclusiveness.
- Growing and developing differently (compared to development patterns of the past 70 years) will be needed to realize smart growth in the region. Creativity and risk-taking are planning principles of PK4Keeps and will be needed for the community to break free from past habits.
- Far-sightedness is another planning principle of PK4Keeps and will be needed to ensure that near-term investments support the city's long-term competitiveness and its ability to be a community of choice for households and businesses.

PART 3

Part 3: Our Chosen Outcomes

- Relevant outcomes sought by PK4Keeps include: Neighborhoods across the city are safer and feel safer to residents from all backgrounds; schools are neighborhood assets and have the confidence of residents and parents; areas with the highest levels of deferred maintenance are in better condition but continue to provide affordable housing opportunities; small businesses are developing and thriving along Poughkeepsie's commercial corridors; Poughkeepsie is emerging as a community of choice for households and businesses in the Mid-Hudson region; the financial stability of the city has improved, enhancing its ability to invest in community priorities.

PART 4

Part 4: Our Plan for Action

- Update Chapter 19 of City Code (Zoning and Land Use Regulations) to reflect PK4Keeps vision and toolkit recommendations (p. 88)
- Establish a private, not-for-profit development corporation to proactively undertake catalytic projects (p. 88)
- Support preservation and rehab of existing affordable housing (p. 90)
- Initiate planning for a downtown business improvement district (p. 91)
- Support start-up entrepreneurial projects within the city (p. 92)

How are complementary or aligned efforts in Poughkeepsie responsive to this element?

- Updates to Chapter 19 of the City Code will incorporate form-based land use regulation elements that promote mixed-uses and walkability to support vibrant and thriving city neighborhoods that make the most of existing infrastructure.
- Poughkeepsie's Local Waterfront Revitalization Program update is wholly consistent with PK4Keeps in calling for a healthy balance of natural asset preservation and reinvestment along the city's waterfront in order to bolster local quality of life.

Conserve natural areas

How does this element fit within the PK4Keeps vision?

As a mostly built-out urban center in the Mid-Hudson region, the preservation and conservation of remaining natural areas is a critical part of achieving PK4Keeps' vision for a community with improved residential quality of life and more vibrant civic and commercial spheres -- both of which are supported and strengthened by well-stewarded natural assets.

How is each part of PK4Keeps responsive to this element?

PART 1

Part 1: Our Priorities and Direction

- PK4Keeps outlines a series of historical and recent patterns that require a change in direction going forward. But it recognizes the presence of outstanding assets that need to be preserved and strengthened while the city charts a new path, and that the Hudson River, Fall Kill, the city's parks, and a range of other natural and urban landscapes need to be protected for the city to realize its vision.

PART 2

Part 2: Our Values and Principles

- Being a far-sighted community is a core value of PK4Keeps, which has been translated into "taking the long view" as a planning principle. This part of the PK4Keeps decision-making framework call on the community to think seriously about the long-term impacts of its actions, especially as they relate to assets that are being stewarded for future generations.

PART 3

Part 3: Our Chosen Outcomes

- Relevant outcomes sought by PK4Keeps include: Basic infrastructure, including parks, are well-maintained; Poughkeepsie is emerging as a community of choice for households and residents in the Mid-Hudson region.

PART 4

Part 4: Our Plan for Action

- Update Chapter 19 of City Code (Zoning and Land Use Regulations) to reflect PK4Keeps vision and toolkit recommendations (p. 88)
- Friends of... system for city parks to bolster stewardship and usership (p. 89)
- Increase operation / maintenance budget for parks (p. 91)
- Additive resources for targeted public realm improvements in areas of focus (p. 91)

How are complementary or aligned efforts in Poughkeepsie responsive to this element?

- Updates to Chapter 19 of the City Code will protect parks and natural conservation areas from development and limit the impact of development in proximity to those assets.
- Poughkeepsie's Local Waterfront Revitalization Program update is wholly consistent with PK4Keeps in calling for improvements to public access to waterfront resources while protecting water, air, and land quality along Poughkeepsie's waterways.
- Poughkeepsie's Natural Resources Inventory is an important supplemental resource of PK4Keeps.

Promote a healthy and safe community

How does this element fit within the PK4Keeps vision?

The three priorities of PK4Keeps, when combined, describe a community where residents of all backgrounds feel safe, included, and engaged in a community with rising quality of life. They also describe an “active” community where people make the most of their walkable neighborhoods and downtown, use their parks more frequently, and are more engaged in problem-solving at the block and neighborhood levels with their fellow residents and civic leaders.

How is each part of PK4Keeps responsive to this element?

PART 1

Part 1: Our Priorities and Direction

- Underinvestment in civic spaces, including parks, is a key concern raised by analysis for PK4Keeps. Lack of investment in these spaces, combined with the impact of the city's arterial highways and vacancy conditions along Main Street contribute to a city that is often difficult for residents to engage with physically or socially.
- Although PK4Keeps shows that crime rates in the city have dropped since 2000, they are still high compared to surrounding towns and a recent uptick in crime has many residents unsettled.

PART 2

Part 2: Our Values and Principles

- The inclusiveness that is part of the PK4Keeps vision requires that decisions be made that take into account the full range of voices and needs of the diverse Poughkeepsie community. These voices will be essential to ensure that decisions and investments that aim to promote health and safety are actually responsive to Poughkeepsie's population.

PART 3

Part 3: Our Chosen Outcomes

- Relevant outcomes sought by PK4Keeps include: Neighborhoods across the city are safer and feel safer to residents from all backgrounds; basic infrastructure, including parks, are well-maintained; involvement in civic affairs (broadly defined) is expanding and representative of Poughkeepsie's diverse population.

PART 4

Part 4: Our Plan for Action

- Update Chapter 19 of City Code (Zoning and Land Use Regulations) to reflect PK4Keeps vision and toolkit recommendations (p. 88)
- Stimulate, coordinate, and build capacity of block clubs (p. 89)
- Friends of...” system for city parks to bolster stewardship and usership (p. 89)
- Expand youth outreach and engagement (p. 89)
- Proactive code enforcement paired with compliance assistance (p. 90)
- Investment in school facilities and use of grounds as neighborhood assets (p. 91)
- Increase operation / maintenance budget for parks (p. 91)
- Additive resources for targeted public realm improvements in areas of focus (p. 91)
- Boost resources for police / community partnerships (p. 92)
- Expand residential lead abatement efforts (p. 92)

How are complementary or aligned efforts in Poughkeepsie responsive to this element?

- Updates to Chapter 19 of the City Code will incorporate form-based land use regulation elements that promote mixed-uses and walkability to support vibrant and thriving city neighborhoods that are more safe and engaging.
- Poughkeepsie's Local Waterfront Revitalization Program update is wholly consistent with PK4Keeps in calling for improved public access to waterfront assets to support more active lifestyles.
- The Poughkeepsie 9.44.55 planning effort to rethink the city's arterials and Route 9 interchanges is wholly consistent with the PK4Keeps vision in its aim for improving neighborhood and transportation safety.

Foster equity

How does this element fit within the PK4Keeps vision?

Changing Poughkeepsie's direction away from a history of reinforcing inequities and towards a future that is inclusive and intentional about realizing equitable outcomes is at the heart of the PK4Keeps vision.

How is each part of PK4Keeps responsive to this element?

PART 1

Part 1: Our Priorities and Direction

- PK4Keeps calls attention to the historic North/South divide within Poughkeepsie, its impact on the city over time, and its continuing impact on residents and neighborhoods. It recognizes that this divide needs to be thoughtfully confronted as part of future decision-making processes to ensure that the benefits that accrue from the PK4Keeps vision are equitably shared.

PART 2

Part 2: Our Values and Principles

- The core value of inclusiveness, the principle of working together and including all voices, and the principle of taking the long-view are all key parts of a decision-making framework that is intentional about generating decisions that are more representative of the community and more "owned" by residents of all neighborhoods.

PART 3

Part 3: Our Chosen Outcomes

- Relevant outcomes sought by PK4Keeps include: Neighborhoods across the city are safer and feel safer to residents from all backgrounds; schools are neighborhood assets and have the confidence of residents and parents; homeownership opportunities for working- and middle-class households have expanded; areas with the highest levels of deferred maintenance are in better condition but continue to provide access to affordable housing opportunities; north/south disparities within the city have diminished; involvement in civic affairs (broadly defined) is expanding and representative of Poughkeepsie's diverse population.

PART 4

Part 4: Our Plan for Action

- Update Chapter 19 of City Code (Zoning and Land Use Regulations) to reflect PK4Keeps vision and toolkit recommendations (p. 88)
- Stimulate, coordinate, and build capacity of block clubs (p. 89)
- Expand youth outreach and engagement (p. 89)
- Support preservation and rehab of existing affordable housing (p. 90)
- Support affordable homeownership via soft-second mortgages (p. 90)
- Investment in school facilities and use of grounds as neighborhood assets (p. 91)
- Additive resources for targeted public realm improvements in areas of focus (p. 91)
- Boost resources for police / community partnerships (p. 92)
- Bolster workforce development through connections with Poughkeepsie youth (p. 93)

How are complementary or aligned efforts in Poughkeepsie responsive to this element?

- Updates to Chapter 19 of the City Code will incorporate land use regulation elements that diversify housing opportunities and require good urban form throughout the city.
- Poughkeepsie's Local Waterfront Revitalization Program update is wholly consistent with PK4Keeps in calling for improved public access to waterfront assets for all residents
- The Poughkeepsie 9.44.55 planning effort to rethink the city's arterials and Route 9 interchanges is wholly consistent with the PK4Keeps vision in its aim for improving neighborhood and transportation safety, especially in areas that have long been negatively impacted by the arterials
- The City of Poughkeepsie's Children's Cabinet works to ensure that all city youth and children have equitable opportunities to thrive and reach their full potential.
- The PKGO campaign promotes small businesses on Main Street, including minority- and women-owned businesses.

Foster green economic development

PART 1

How does this element fit within the PK4Keeps vision?

Economic development that occurs in the region's established centers, makes use of existing infrastructure, and contributes to reinvestment in existing or underutilized real estate represents the most environmentally sustainable approach to expanding the region's economy. PK4Keeps embraces Poughkeepsie's role as an established economic center and prioritizes the city's commercial vitality.

How is each part of PK4Keeps responsive to this element?

Part 1: Our Priorities and Direction

- Underutilization of commercial space is a key concern for downtown Poughkeepsie and the entire Main Street corridor. Analysis of vacant business addresses underscores the city's underperformance relative to the rest of Dutchess County.
- The status of Poughkeepsie and adjacent towns as a critical jobs center in the Hudson Valley is explored in Part 1, which finds that it is also one of the fastest growing employment hubs in the region.

PART 2

Part 2: Our Values and Principles

- Entrepreneurialism is a core value in Poughkeepsie that comes, in part, from a history of business innovation and a wide range of existing businesses that are finding ways to compete and thrive.
- Ensuring that Poughkeepsie residents have the skills and resources they need to access economic opportunities will be an important part of ensuring that Poughkeepsie's economy is more inclusive going forward, and that the economy benefits from a broader range of experiences and skills.

PART 3

Part 3: Our Chosen Outcomes

- Relevant outcomes sought by PK4Keeps include: Small businesses are developing and thriving along Poughkeepsie's commercial corridors, especially downtown and along Main Street; Poughkeepsie is emerging as a community of choice in the Mid-Hudson region.

PART 4

Part 4: Our Plan for Action

- Update Chapter 19 of City Code (Zoning and Land Use Regulations) to reflect PK4Keeps vision and toolkit recommendations (p. 88)
- National Register listing of commercial districts to make historic tax credits more accessible (p. 88)
- Establish private not-for-profit development corporation to proactively undertake catalytic projects (p. 88)
- Initiate planning for a downtown business improvement district (p. 91)
- Support start-up entrepreneurial projects within the city (p. 93)
- Financial support for improvements to existing enterprises in commercial districts (p. 93)
- Initiate a training program for established and emerging entrepreneurs (p. 93)
- Bolster workforce development through connections with Poughkeepsie youth (p. 93)

How are complementary or aligned efforts in Poughkeepsie responsive to this element?

- Updates to Chapter 19 of the City Code will incorporate form-based land use regulation elements that promote mixed-uses and walkability to support vibrant and thriving commercial areas
- Poughkeepsie's Local Waterfront Revitalization Program update is wholly consistent with PK4Keeps in calling for improved public access to waterfront assets that will make the city more competitive as a hub for employers with skilled workers.
- The Poughkeepsie 9.44.55 planning effort to rethink the city's arterials and Route 9 interchanges is wholly consistent with the PK4Keeps vision in its aim for making core commercial areas more vibrant and walkable places for businesses, their employees, and their customers

APPENDIX

PK4Keeps provides an overarching vision and decision-making framework for the City of Poughkeepsie. It builds on several recent planning initiatives in Poughkeepsie and Dutchess County and should be treated as a document that informs, and is informed by, a broad range of planning efforts and activities. Specific documents and ongoing initiatives or programs that can be referenced in tandem with PK4Keeps and that will likely play a supporting role in plan implementation include, but are not limited to, the following:

ECONOMIC DEVELOPMENT

- Poughkeepsie Innovation District Policy Framework (2019)
- Poughkeepsie City Center Revitalization Plan (2014)
- Main Street Economic Development Strategy (2015)
- Poughkeepsie Waterfront Redevelopment Strategy (2015)
- Mid-Hudson Regional Economic Development Strategy (2019)
- Dutchess County Tourism's Strategic Plan (2019)
- PKGO Branding Campaign

HOUSING

- Poughkeepsie Housing Needs Assessment (2022)
- Dutchess County Housing Needs Assessment (2022)
- Dutchess County Rental Housing Survey (Annual)
- Analysis of Impediments to Fair Housing Choice (2012)
- Hudson River Housing's First Time Homebuyers program

TRANSPORTATION

- Poughkeepsie 9.44.55: Rethinking the Arterials & Interchange (2022)
- Poughkeepsie Downtown Parking Improvement Plan (2018)
- Poughkeepsie City Center Connectivity Project (2017)
- Walk Bike Dutchess (2014)
- City of Poughkeepsie Transportation Strategy (1997)

ENVIRONMENT

- Poughkeepsie Local Waterfront Redevelopment Program Draft (pending)
- Poughkeepsie Natural Resource Inventory (2019)
- Mid-Hudson Regional Sustainability Plan (2013)
- Climate Adaptive Design Studio (2021)
- Climate Smart Communities Certification (2021)

YOUTH

- Youth Opportunity Union
- Poughkeepsie Children's Cabinet
- Dutchess County Youth and Police Initiative
- Dutchess County City Connects

PK4 Keeps

A Comprehensive Plan
for Poughkeepsie

City of Poughkeepsie



Planning
Consultants



RESOLUTION
(R-22-63)

INTRODUCED BY CHAIR SALEM_____:

WHEREAS, the Hudson River Estuary is the primary drinking water supply for over 100,000 people in the City and Town of Poughkeepsie, Village and Town of Rhinebeck, Town of Hyde Park, Town of Lloyd and Town of Esopus; and,

WHEREAS, maintaining and enhancing water quality in the Hudson River and its tributaries is essential to the public health, economic well- being, environmental resources and quality of life for these communities; and,

WHEREAS, source water protection is a series of measures, defined and encouraged through federal and state programs, including the Safe Drinking Water Act amendments of 1996 and New York's Drinking Water Source Protection Program, designed to take a watershed approach to protecting public drinking water supplies from contamination; and,

WHEREAS, a review of source water protection-related programs by the Center for Watershed Protection and Riverkeeper in 2018 recommended a number of actions, including the formation of an intermunicipal drinking water council and securing of funding for the council to hire support staff; and,

WHEREAS, a memorandum of agreement was entered into on 31st day of May 2018 by and between the seven municipalities to form the Hudson River Drinking Water intermunicipal Council (the Hudson 7); and,

WHEREAS, the City of Poughkeepsie has a voting member on the Council; and,

WHEREAS, Riverkeeper has provided an interim coordinator on a part-time basis for the Hudson 7 for the past five years with an end date of approximately January 1, 2023; and,

WHEREAS, a subcommittee formed by the Hudson 7 to define a coordinator position in 2020; and,

WHEREAS, through its first five years, the Hudson 7 has addressed significant source water issues, and has been recognized by all levels of government and the business community as a respected stakeholder in issues affecting the quality of the Hudson River; and

WHEREAS, ongoing work by the Hudson 7 includes developing a first-ever source water protection plan via New York State's Drinking Water Source Protection Program, negotiating protections for drinking water intakes during permitted construction and remediation activities, liaising with the U.S. Coast Guard and other agencies on industrial spill prevention and response, and other activities; and,

WHEREAS, none of these activities are possible by any municipality or drinking water utility alone, and have only been possible through the collective effort of members of the Hudson 7 and its partners; and,

WHEREAS, a key to ongoing progress on these and other issues requires dedicated support staff for the council; and,

WHEREAS, Dutchess County (DC) and Ulster County (UC) have each committed \$25,000 annually for three years to support the hiring of a full-time coordinator for the Hudson 7; and,

WHEREAS, DC's funding is contingent on all Hudson 7 members contributing to support the cost of a coordinator position. DC wants to be a voting member, as a party contributing monies; and,

WHEREAS, DC has also committed up to \$19,999 for legal services to support the hiring of a coordinator; and,

WHEREAS, the City of Poughkeepsie's commitment to hiring a coordinator is Five Thousand and 00/100 (\$5,000) Dollars per year for an initial three years, along with the commitments of the counties and other Hudson 7 municipalities; and,

NOW, THEREFORE,

BE IT RESOLVED, that the City of Poughkeepsie approves the revised Intermunicipal Agreement as attached at Exhibit A and authorizes the Mayor to execute the same.

Hudson River Drinking Water Intermunicipal Council
Memorandum of Agreement
Amendment #1

This Amendment is entered into as of this _____ day of _____, 2022, by and between the following undersigned participants (hereinafter referred to as "Party", or collectively, as "parties"):

Town of Esopus, 284 Broadway, Ulster Park, NY 12487

Town of Hyde Park, 4383 Albany Post Road, Hyde Park, NY 12538

Town of Lloyd, 112 Church Street, Highland, NY 12528

Town of Poughkeepsie, 1 Overocker Road, Poughkeepsie, NY 12603

City of Poughkeepsie, 62 Civic Center Plaza, Poughkeepsie, NY 12601

Village of Rhinebeck, 76 East Market Street, Rhinebeck, NY 12572

Town of Rhinebeck, 80 East Market Street, Rhinebeck, NY 12572

WHEREAS, the parties wish to continue to explore ways to protect, conserve, improve, and enhance the water quality in the Hudson River Estuary and its tributaries in this source watershed; and

WHEREAS, to continue to carry out the priorities and goals of the Hudson River Water Intermunicipal Council (hereinafter "Council"), also known as the "Hudson 7", the parties now desire financial contributions in order to hire a legal consultant and to hire a full time Protection Coordinator; and

NOW THEREFORE, the above parties agree to amend and add certain terms and additional parties to the original Memorandum of Agreement that was executed on May 31, 2018, as follows:

- 1) The parties now agree that the following are now added as members to the Council:
County of Dutchess, 22 Market Street, Poughkeepsie, NY 12601
County of Ulster, 244 Fair Street, Kingston, NY 12401
- 2) The parties agree that the County of Dutchess shall be a voting member. The Dutchess County Executive shall appoint a member to the Council who shall be his designated representative, with voting privileges.
- 3) The Ulster County Executive shall appoint a member to the Council who shall be his designated representative, with no voting privileges.
- 4) All parties, including the County of Dutchess and the County of Ulster, have agreed and committed to allocating funds annually, for three years, as indicated below, in order to provide financial assistance to the Council for purposes of hiring a full time "Protection Coordinator" (hereinafter "Coordinator") in the near future.
 - County of Dutchess shall contribute \$25,000 over a three-year period, with a total contribution of \$75,000.
 - County of Ulster shall contribute \$25,000 annually, over a three-year period, with a total contribution of \$75,000

- City of Poughkeepsie shall contribute \$5,000 annually, over a three-year period, with a total contribution of \$15,000.
 - Town of Poughkeepsie shall contribute \$5,000 annually, over a three-year period, with a total contribution of \$15,000.
 - Town of Hyde Park shall contribute \$5,000 annually, over a three-year period, with a total contribution of \$15,000.
 - Town of Rhinebeck shall contribute \$2,500 annually, over a three-year period, with a total contribution of \$7,500.
 - Village of Rhinebeck shall contribute \$2,500 annually, over a three-year period, with a total contribution of \$7,500.
 - Town of Lloyd shall contribute \$2,500 annually, over a three-year period, with a total contribution of \$7,500.
 - Town of Esopus shall contribute \$2,500 annually, over a three-year period, with a total contribution of \$7,500.
- 5) All parties agree that the financial contributions for hiring a coordinator be contingent upon and will commence upon the Council's adoption and implementation of a mechanism by which it may accept such funds, following advice and counsel from the legal consultant, hired herein.
- 6) The County of Dutchess has committed to contributing an additional one-time amount, not to exceed Nineteen Thousand Nine-Hundred and Ninety-Nine and 00/100 (\$19,999) Dollars, in order for the Council to hire a legal consultant.
- The purpose of such legal consultant will include, but not be limited to, advising the Council on appropriate organizational structures, exploring the potential of incorporating as a 501c3 entity or remaining as an intermunicipal collective providing a shared service pursuant to General Municipal Law 119-o, accepting monies before incorporating, revising By-laws, implementing mechanisms to allow the Council the ability to receive and disburse monies, open bank accounts, adding a treasurer, etc.
 - Since the Council does not yet have the ability to accept such monies, these monies will be controlled and disbursed through the County of Dutchess Planning Department, with submission of appropriate documentation.
- 7) **This Amendment shall not be considered formally adopted until approval and execution by all parties, including the County of Dutchess and County of Ulster.**
- 8) **ALL OTHER TERMS AND CONDITIONS OF THE UNDERLYING AGREEMENT, AND ANY AMENDMENT THERETO NOT EXPRESSLY AMENDED OR ALTERED BY THIS AGREEMENT, SHALL REMAIN IN FULL FORCE AND EFFECT.**

IN WITNESS WHEREOF, the parties hereto have executed this Amendment Agreement after such approval by each of their respective Chief Executive Officials.

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

TOWN OF ESOPUS

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

TOWN OF HYDE PARK

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

TOWN OF LLOYD

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

TOWN OF POUGHKEEPSIE

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

CITY OF POUGHKEEPSIE

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

TOWN OF RHINEBECK

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

VILLAGE OF RHINEBECK

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

ACCEPTED: COUNTY OF ULSTER

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

**EXECUTION OF AMENDMENT #1 TO THE HUDSON RIVER DRINKING WATER INTERMUNICIPAL
COUNCIL MEMORANDUM OF AGREEMENT**

ACCEPTED: COUNTY OF DUTCHESS

By (Print Name): _____

Signature: _____

Title: _____

Date: _____

APPROVED AS TO FORM:

APPROVED AS TO CONTENT

COUNTY ATTORNEY'S OFFICE

**COMMISSIONER OF PLANNING &
DEVELOPMENT**

RESOLUTION
(R-22-64)

INTRODUCED BY _____:

WHEREAS, the City of Poughkeepsie General Fund owes the City of Poughkeepsie Capital Projects Fund Six Million Two Hundred Sixty Seven Thousand Eight Hundred Sixty Four and 00/100 (\$6,267,864.00) Dollars; and

WHEREAS, the City of Poughkeepsie and the City of Beacon have previously entered into a Sales Tax Agreement with the County of Dutchess and that Agreement will expire in February of 2023; and

WHEREAS, by resolution R22-26, the Common Council authorized the Mayor and the Commissioner of Finance to amend the existing 2013 Sales Tax Agreement with the City of Beacon and County of Dutchess (the "2013 Sales Tax Agreement") and

WHEREAS, the amendment to the 2013 Sales Tax Agreement provided for a one time distribution to the City of Poughkeepsie in the amount of Three Million and 00/100 (\$3,000,000.00) Dollars to assist in reducing the City's deficit; and

WHEREAS, the amendment to the 2013 Sales Tax Agreement was approved by the New York State Comptroller by letter dated May 31, 2022; and

NOW, THEREFORE,

BE IT RESOLVED, the Common Council hereby authorizes the transfer of the Three Million and 00/100 (\$3,000,000.00) Dollars to the Capital Projects Fund from the General Fund to reduce the City's deficit.

SECONDED BY _____.

The City of Poughkeepsie New York

John Taylor
Assessor



62 Civic Center Plaza
Poughkeepsie, N. Y. 12601
845-451-4039
Fax: 845-451-4181

April 5, 2022

Mr Marc Nelson
City Administrator
City of Poughkeepsie

Re: 171 S Cherry Street – 6161-31-318779

Mr. Nelson,

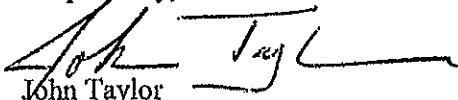
Pursuant to your request, I have been asked to estimate an opinion of market value for the above captioned subject property for the purpose of estimating market value. The value reported on the property is qualified by certain assumptions, limiting conditions and definitions. The Valuation was prepared for Mr Marc Nelson, and is intended for his specified use.

The property is located at 171 S Cherry Street, City of Poughkeepsie and consists of one parcel, totaling 0.17 acres, improved with a 2 Family home (NYS Class 220). At present, the improvement is vacant, does not have a C/O and is in need of rehabilitation. The dwelling is vacant/abandoned, and appears to be in poor condition. A visual inspection of the exterior has been performed. No interior inspection was performed. Additionally, it must be understood that no plans/survey have been reviewed, there are no known deed restrictions, zoning restrictions or other legal restrictions that would have an adverse effect on the establishment of market value.

To establish an opinion of market value, a Sales Approach was utilized based on sales of similar properties, within the subject's general market area. In this approach, value is based on the transfer of properties considered to be similar in use and condition. Due to the lack of more recent sales within the subject's immediate neighborhood similar in condition, it was necessary to expand the search and utilize sales with similar functional utility. Any and all data, reasoning and/or analysis used to develop the opinion of value has been retained and any depth of discussion is specific to the needs of the intended user.

After careful consideration, I have concluded an estimated Market Value of the subject property to be \$50,000.

Respectfully,


John Taylor
Assessor

**NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW
ACT (SEQRA) RESOLUTION REGARDING A SALE OF
CERTAIN CITY OWNED PROPERTIES
(R22-XX)**

BY COUNCILMEMBER _____ :

WHEREAS, the Common Council of the City of Poughkeepsie is considering the sale of city-owned property located at 171 South Cherry Street and identified as Tax Map No. 6161-31-318779; and

WHEREAS, the Common Council considers the proposed sale to be an Unlisted Action under Title 6 NYCRR, Section 617.2 of the SEQRA regulations; and

WHEREAS, the Common Council considers itself to be the only "involved agency" with respect to this proposed sale of properties; and

WHEREAS, the Common Council has reviewed the proposed sale of properties in accordance with Title 6 NYCRR, Section 617.11; and

WHEREAS, the Common Council has considered the hereto attached Short Environmental Assessment Form (EAF)

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. In accordance with Section 617.5(a)(1) of Title 6 NYCRR, the Common Council determines that the above described action is subject to SEQRA; and
2. In accordance with Section 617.5(a)(2) of Title 6 NYCRR, the Common Council determines that the action does not involve a federal agency; and
3. In accordance with Section 617.5(a)(3) of Title 6 NYCRR, the Common Council determines that the above described action does not involve any other agencies; and
4. In accordance with Section 617.5(a)(4) of Title 6 NYCRR, the Common Council classifies the above described action as an unlisted action. The Common Council in making such classification considered Section 617.12 of Title 6 NYCRR and determined that the above action did not fall into any of the categories listed under Type I, and also considered Section 617.13 of NYCRR and determined that the above described action did not fit under any of the categories listed under Type II Actions, thus reaching the conclusion that it is to be considered an unlisted action; and
5. In accordance with Section 617.5(a)(5) the Common Council determines that the above described project will not require a long EAF since the short EAF provides sufficient information; and

6. The Common Council officially makes a determination of non-significance in that the proposed sale of properties are not expected to result in a significant adverse impact on the environment and, therefore, the preparation of a draft environmental impact statement is not necessary; and
7. This determination shall be considered a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law; and
8. The City Chamberlain shall maintain a file of this determination as well as the attached EAF which is hereby made a part of this resolution.

SECONDED BY COUNCILMEMBER _____.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Sale of City-Owned Property located at 171 South Cherry Street.			
Project Location (describe, and attach a location map): 171 South Cherry Street			
Brief Description of Proposed Action: The City is selling a two-family, City-owned property located at 171 South Cherry Street. The proposed Buyer has proposed to purchase the property and renovate it.			
Name of Applicant or Sponsor: City of Poughkeepsie Common Council		Telephone: 845-451-4200 E-Mail: citychamberlain@cityofpoughkeepsie.com	
Address: 62 Civic Center Plaza			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐ YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		0.17 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.17 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>City of Poughkeepsie Common Council</u> Date: <u>9/6/22</u> Signature: _____ Title: <u>Chair</u>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

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

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Poughkeepsie Common Council

9/6/22

Name of Lead Agency

Date

Sarah Salem

Chair

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

RESOLUTION
(R-22-XX)

INTRODUCED BY COUNCILMEMBER _____:

WHEREAS, the City of Poughkeepsie has previously taken title to a two-family house located at 171 South Cherry Street (Tax Map No. 6161-31-318779), in the City of Poughkeepsie by reason of unpaid real property taxes; and

WHEREAS, the above mentioned property has been offered for sale by the City in accordance with the policy for the sale of City-owned property; and

WHEREAS, an offer has been received from Guido Alvarez in the amount of \$71,000; and

WHEREAS, the Property Acquisition and Disposition Committee, having considered the mission of the Committee and the policies of the City, has recommended that the City of Poughkeepsie accept this offer; and

WHEREAS, the Common Council hereby finds that the offer from Guido Alvarez is in the best interests of the City of Poughkeepsie; and

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council hereby makes the following determinations: (a) that there is no existing municipal purpose or need for this property, and (b) that the sale price and conditions imposed herein represent fair and adequate consideration for the conveyance; and be it further

RESOLVED, that the offer from Guido Alvarez to purchase premises known as 171 South Cherry Street (Tax Map No. 6161-31-318799), in the City of Poughkeepsie for the sum of \$71,000.00 is hereby approved subject to the hereinafter mentioned conditions and subject to such other and further conditions which the Corporation Counsel shall deem appropriate; and be it further

RESOLVED, that this sale is approved subject to the following conditions:

- A. The Purchaser shall within thirty (30) days of the date of this resolution, take title to such property.**
- B. The transfer of title and Purchaser's use of the Property shall be subject to all state, federal and local regulations including the City of Poughkeepsie and New York State Building Codes and the City of Poughkeepsie Zoning Ordinance and real property taxes coming due pursuant to law on and after the date of transfer of title;**

- C. Prior to the closing of title, Purchaser shall apply for and obtain the approval from the Planning Board and/or the Zoning Board of Appeals of any site plan approval or zoning variances required by law;**
- D. Purchaser shall accept such title to the real property as the City of Poughkeepsie is possessed of and agrees to accept such title by quitclaim deed subject to any defects or encumbrances as are of record. If necessary, Purchaser will promptly commence an RPAPL Article 15 action to quiet title.**
- E. Purchaser will apply for building permits for the renovation of the premises within 30 days after the closing of title, or in the case of the necessity of an Article 15 action, 30 days after title has been granted by the Court;**
- F. Purchaser shall abate any and all building code violations during the course of renovating the premises. Seller agrees that its Building Department will not issue any violations against the property until such time as relevant building permits have been issued and renovations have commenced. Seller further agrees that any violations will only reflect against work that is being done pursuant to permits issued, unless Purchaser has commenced work on items that are not a part of issued permits.**
- G. Purchaser agrees that, after building permits have been issued and renovations have commenced, it will complete work within one year. In the event Purchaser is unable to complete the work through no fault of its own, it will request an extension of time from the City's Corporation Counsel;**
- H. Purchaser agrees that it shall not use the agreed upon purchase price as a reason to grieve or otherwise contest the assessed value of the premises for purposes of real property taxation;**
- I. Purchaser agrees that once the project is completed, he will occupy the premises as his/her/their primary residence for a period of no less than three (3) years.**

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to sign the deed and any other documents required to effect the sale, provided such deed contains the terms contained herein together with such other terms and conditions which the Mayor and the Corporation Counsel shall deem appropriate, and the Mayor, the City Administrator and the Corporation Counsel are hereby authorized and directed to do all things necessary to give effect to the terms of this resolution.

SECONDED BY COUNCILMEMBER _____.

R E S O L U T I O N
(R-22-XX)

INTRODUCED BY COUNCILMEMBER CHERRY:

WHEREAS, The Millman Harris Romano Foundation “MHR” is family foundation based in Poughkeepsie whose mission statement is to improve the quality of life in the Poughkeepsie community through education, the arts, and community service; and

WHEREAS, the City has received an offer of a restricted-use monetary grant from MHR to fund the replacement of the existing twelve (12) light poles that border Bartlett Park and continue onto Circular Road; and

WHEREAS, the attached exhibit illustrates the specifications of the “Grand Series” light poles proposed to be installed at this location,

WHEREAS, it is the intent of the Common Council to accept these funds on behalf of the City as same will contribute to both the safety and further beautification of this area; and

NOW, THEREFORE, BE IT

RESOLVED, that the Common Council accepts the restricted-use grant from The Millman Harris Romano Foundation in an amount up to \$35,000; and be it further

RESOLVED, that the Mayor is authorized to execute the proposed grant disbursement agreement in substantially the same form as attached hereto and to take all steps necessary to process and receive such grant.

SECONDED BY _____.



August 9, 2022

Mark Nelson
City Administrator
City of Poughkeepsie
Civic Center Plaza
Poughkeepsie, NY 12601

Re: Bartlett Park Beautification Grant

Dear Mr. Nelson:

I am writing to you on behalf of the Millman Harris Romano Foundation to express our interest in providing a restrictive grant to the City of Poughkeepsie for the beautification of the Bartlett Park area. The Millman Harris Romano Foundation is a locally-operated family foundation that supports Educational, Healthcare, Arts and Community Services in the Poughkeepsie community.

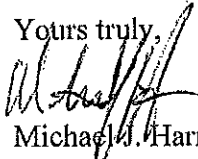
On behalf of MHR, my wife Jodé Millman and I, both MHR Board members and lifelong city residents, would like to propose the following neighborhood beautification program for Bartlett Park and Circular Road areas in the City of Poughkeepsie. The Foundation will fund the replacement of the existing Twelve (12) light poles that border Bartlett Park and continue onto Circular Road. The new decorative 10-foot black Aluminum poles will be consistent with those in the surrounding neighborhoods in the 4th and 6th Wards.

Attached are the specs for the poles and appurtenances from the supplier of preference Hapco Pole Products in Abingdon, VA. The approximate cost of each pole is \$1000.00. Upon acceptance of this proposal, MHR is prepared to fund the cost of the Hapco poles through a restricted use grant to the City of Poughkeepsie.

MHR was founded in 2002 and since its inception has made over \$750K in grants to organizations and events dedicated to enhancing the quality of living for people of all walks of life. Further information about our foundation, which sponsors Movies Under the Walkway, can be found at our website, www.mhrfoundation.org.

We look forward to hearing from you at your earliest convenience. We hope the city accepts our grant to beautify a wonderful city resource. If you have any questions, please contact me.

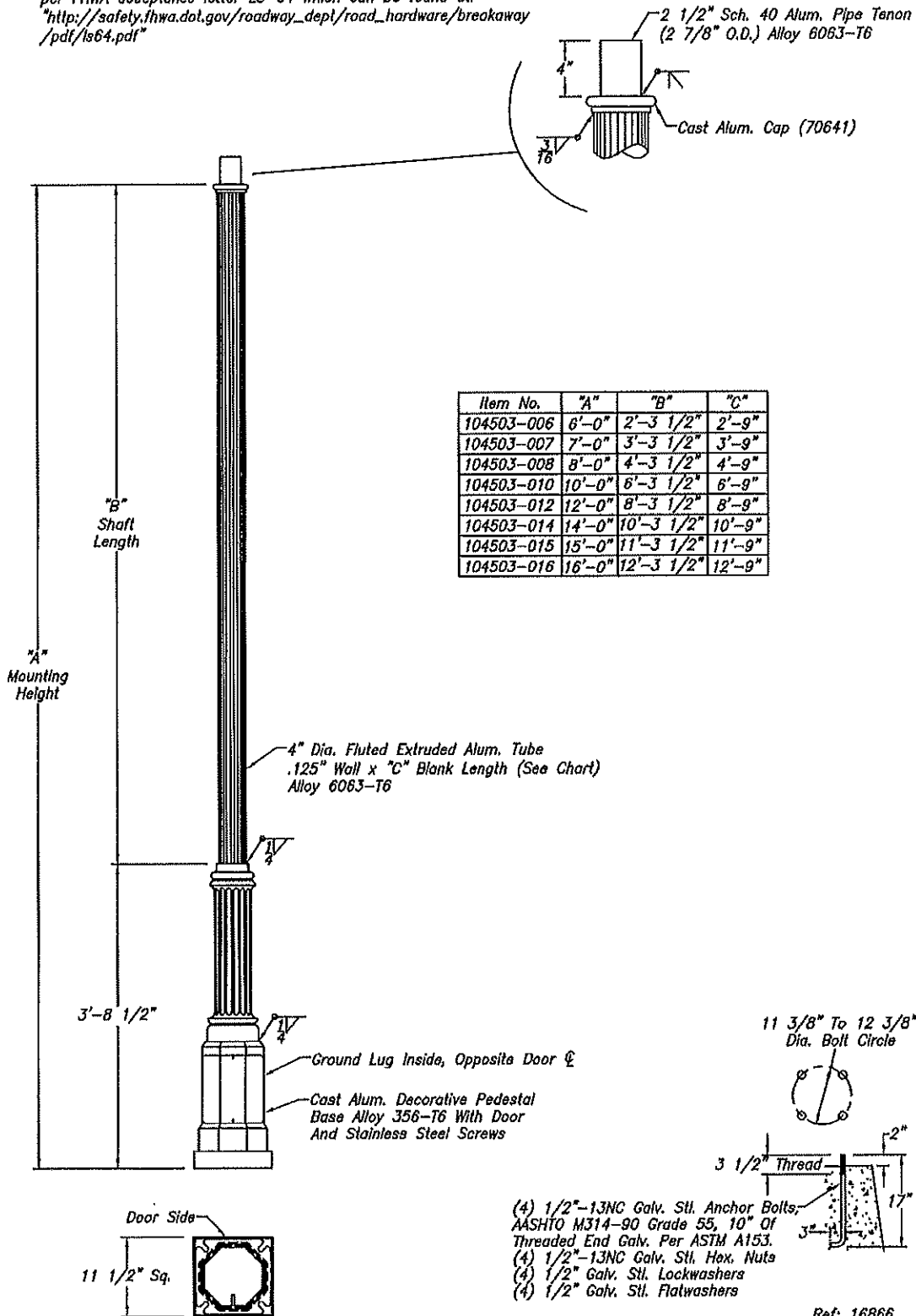
Yours truly,



Michael J. Harris
Trustee

NOTE:

This pole meets the requirements of AASHTO "Standard Specifications for Structural, Luminaires and Traffic Signals", 1994 and 2001 Editions per FHWA acceptance letter LS-64 which can be found at:
["http://safety.fhwa.dot.gov/roadway_dept/road_hardware/breakaway/pdf/ls64.pdf"](http://safety.fhwa.dot.gov/roadway_dept/road_hardware/breakaway/pdf/ls64.pdf)



B104503

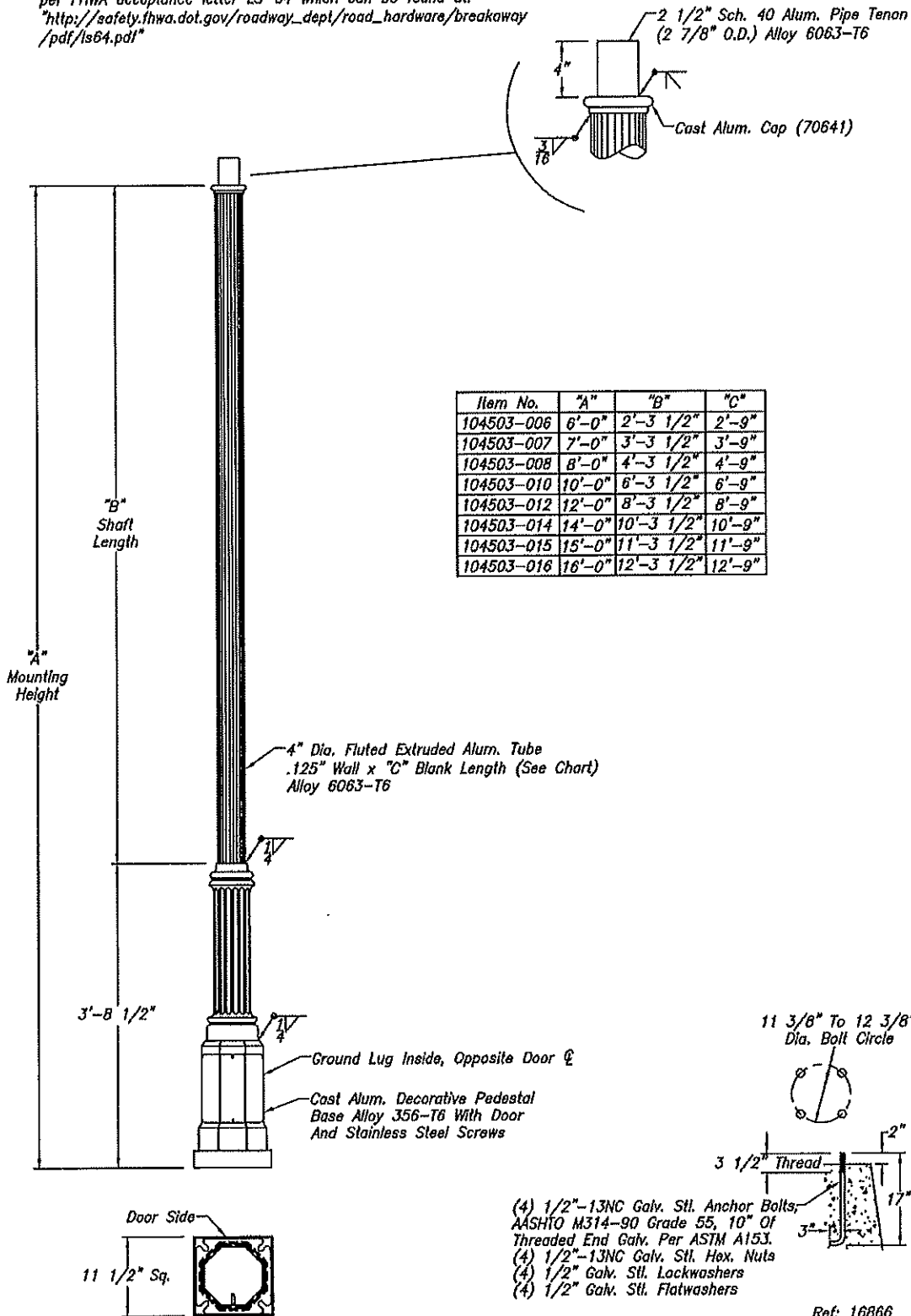
NO.	REVISIONS	DATE

WARNING: DO NOT INSTALL LIGHTING POLES WITHOUT LUMINAIRES	
TITLE GRAND SERIES POLES	
CUSTOMER	
SCALE 12	DATE 06/18/2020
BY TNB	DWG. NO.
CHK'D	B104503

hapco
Abingdon, Va.

NOTE:

This pole meets the requirements of AASHTO "Standard Specifications for Structural, Luminaires and Traffic Signals", 1994 and 2001 Editions per FHWA acceptance letter LS-64 which can be found at:
["http://safety.fhwa.dot.gov/roadway_dept/road_hardware/breakaway/pdf/ls64.pdf"](http://safety.fhwa.dot.gov/roadway_dept/road_hardware/breakaway/pdf/ls64.pdf)



B104503

REVISIONS		DATE

WARNING: DO NOT INSTALL LIGHTING POLES WITHOUT LUMINAIRES	
TITLE GRAND SERIES POLES	
CUSTOMER	
SCALE 12	DATE 06/18/2020
BY TNB	DWG. NO.
CHK'D	B104503

hapco
Abingdon, Va.



THE CITY OF POUGHKEEPSIE NEW YORK

COMMON COUNCIL MEETING MINUTES

Monday, August 22, 2022, 6:30 p.m.

Common Council Chambers

Welcome to the regularly scheduled Meeting of the City of Poughkeepsie Common Council the date is August 22, 2022, and the time is 6:34 pm.

I'd like to acknowledge that we are gathered, wherever we are, on the traditional territory of the Lenape people and this territory was a critical resting place along a popular trade route for people of the Lenape Nation and other cultures as is evidenced in the earliest derivation of the name 'Poughkeepsie' with an indigenous string of words, U-puku-ipi-sing, that, when translated, means 'reed-covered lodge by the little water place' or resting place.

Let's all recite the pledge of allegiance.

**I. ROLL CALL: 8 present, 1 absent at the time attendance was taken:
(Councilmember Johnson, absent.)**

II. REVIEW OF MINUTES:

**Common Council Meeting – July 5, 2022
Common Council Meeting – July 11, 2022**

**Motion to accept the minutes: Councilmember Long
2nd: Councilmember Cherry**

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

-NONE-

IV. PUBLIC PARTICIPATION

1. **Ken Stickle**
2. **Lukee Forbes**
3. **Gary Privratsky - 83 Worrall, HDLPC Chair**
4. **Gus Kazolias**
5. **Kashiem Davis - Clean Slate Coalition**
6. **Laurie Sandow - S. Grand Ave. (submitted comments in writing)**

Laurie Sandow comments, City of Poughkeepsie Common Council meeting, August 22, 2022, Page 1 of 2

Every summer, I welcome the break in Common Council meetings. And every summer, the first meeting back jogs my memory about the Council's lack of diligence.

At the Council's July 11 meeting, their last meeting before the break, the agenda included a communication about the Council's SEQRA (State Environmental Quality Review Act) lead agency status, and updating the Local Waterfront Revitalization Program {LWRP)—something this Council has obstructed for at least two years. Why isn't there follow-up on tonight's agenda? Why aren't reports from the recent meetings of both the HDLPC and the ZBA—the Historic District & Landmark Preservation Commission (HDLPC) and the Zoning Board of Appeals (ZBA)—on tonight's agenda? Does this Council even know or care what took place at those meetings, or that neither of those August 9 meetings were simulcast or made available for webcast replay? Does this Council care about the meetings and decisions of any other board in this City, despite a repeated, but never utilized, agenda "Item 7. Reports of Committees and Boards".

On May 18, I filed a Freedom of Information request—a FOIL—for the Wheaton appraisal that the City Administrator ordered by phone, and not in writing; which Ackerly & Hubbell Appraisal Corp. contract engagement letter is dated April 28; and, which authorization to proceed was approved by the City Administrator on May 2, 2022. Four months since that FOIL, the city has yet to provide the appraisal and claims the City has yet to receive it. That didn't stop City Administrator Marc Nelson from lighting into me when I asked about it at Megan Deichler and Nathan Shook's recent full-of-baloney joint 8th and 4th Ward meeting.

On July 18, I filed a FOIL request regarding vacancies on the HDLPC. I've yet to receive any of those documents, even after a courtesy reminder, and even though some of those applications are many months old. In the meantime, Mayor Rolison has begun stacking the HDLPC with members who fail the necessary qualifications.

On August 8, Tinkelman attorney Kenneth Stenger, in collusion with City Corporation Council Rebecca Valk, filed a letter asserting that both the City's Common Council and HDLPC—through Valk—had requested the Court to seal certain Wheaton-related files. Members of the Council deny that Valk ever discussed this with them. Why is Valk's fiduciary breach not on tonight's Council agenda? What could those now-sealed files contain, when the City attorney so willingly misrepresents her clients?

Freedom of Information law requires the City to provide a date by which FOIL material will be delivered, but the City consistently violates this obligation. It's frightening, yet par for the course, that our City Administration, as well as our Council, are resistant to transparency and accountability, despite the Supreme Court's declaration that the "basic purpose of Freedom of Information is to ensure an informed citizenry, vital to the functioning of a democratic society, needed to check against corruption and to hold the governors accountable to the governed."

Tonight's Council agenda also lists a presentation by former Planning Director, now-Development Director Natalie Quinn regarding the Comprehensive Plan. Council members have still never spoken of their own attendance and experiences as Steering Committee members, nor has Quinn ever once exposed herself to a group (rather than one-on-one) public gathering where—in person, and on the record—she had to directly answer questions from the public. Instead, she opts for sticky-note settings like the phony "open house" that's scheduled for later this week. Has the Council read the hollow Comp Plan material posted to tonight's agenda page? How on earth does anything Quinn has produced qualify as a Comprehensive Plan, rather than a plan giving free rein for a single white, entitled City employee to manipulate City growth and gentrification to her liking. Where and how will this Council assure that the Comp and Zoning Plans will reverse Quinn's track record for exclusionary and entitled planning and zoning?



(845) 298-2000
(845) 298-2842
info@sdglaw.com
sdglaw.com

MAIN OFFICE
1136 Route 9
Wappingers Falls
New York 12590

Poughkeepsie Journal Building
85 Civic Center Plaza, Suite 100
Poughkeepsie, NY 12601

By appointment only

Kingston Office
303 Clinton Avenue
Kingston, NY 12401

By appointment only

*Please direct all inquiries
to the Main Office*

August 8, 2022

Kenneth M. Stenger
Stephen E. Diamond*
Jessica J. Glass
Karen E. Hagstrom
Ian C. Lindars
Albert P. Roberts
PARTNER EMERITUS

Mary Kate Ephraim
Jarl Haddad
A.J. Iuele

OF COUNSEL
Colby Creedon
Joan F. Garrett**

PARALEGALS
Elizabeth Amicucci
Jennifer Arne
Jillian Medina
Alison Secor

CLOSING COORDINATORS
Maria L. Jones
Sandra A. Turner

*ALSO ADMITTED IN FL & MA
**ALSO ADMITTED IN CT

Via NYSCEF

Hon. Christie L. D'Alessio
Dutchess County Supreme Court
10 Market Street
Poughkeepsie, NY 12601

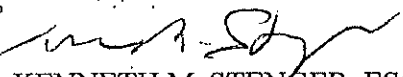
***Re: Pelton Partners, LLC v. City of Poughkeepsie, et al.
Index No.: 2021-50400
SDG File No.: 39801.0019***

Dear Judge D'Alessio:

Attached to this email is a proposed short form Order which I believe accurately reflects the terms of the agreement with respect to the sealing of the record of the settlement proceedings before the Court as discussed between myself, Your Honor, and Rebecca A. Valk on August 1, 2022.

Very truly yours,

STENGER, DIAMOND & GLASS, LLP


KENNETH M. STENGER, ESQ.

kstenger@sdglaw.com

KMS/klg

Enc.

cc: Rebecca A. Valk, Esq.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF DUTCHESS

-----X
PELTON PARTNERS, LLC,

Petitioner-Plaintiff,

-against-

CITY OF POUGHKEEPSIE, COMMON COUNCIL
OF CITY OF POUGHKEEPSIE and THE CITY OF
POUGHKEEPSIE HISTORIC DISTRICT AND
LANDMARK PRESERVATION COMMISSION,

Respondents-Defendants
-----X

ORDER

Index No. 2021-50400

Assigned Judge:
Hon. Christie D'Alessio, JSC

Pelton Partners, LLC, by Kenneth M. Stenger, Esq., and the City of Poughkeepsie, Common Council of City of Poughkeepsie and the City of Poughkeepsie Historic District and Landmark Preservation Commission, by Rebecca A. Valk, Esq., have requested that the Court's files and records in connection with the settlement proceedings had before it on May 17, 2022 and June 10, 2022, hereby be sealed pending a decision of the motion for summary judgment made by Pelton Partners, LLC, which is presently fully submitted for determination by the Court, and good cause having been shown, it is hereby

ORDERED, that the Court's files and records of the proceedings had with respect to the settlement proceedings which took place before the Court on May 17, 2022 and June 10, 2022, be sealed until such time as the Court has made a decision on the application for summary judgment made by Pelton Partners, LLC, which is fully submitted for decision.

Dated: August , 2022

Hon. Christie D'Alessio, JSC

- 7. Diamond Mima – 450 Maple St.**
- 8. Naomi Brooks – S. Grand Ave. (submitted comments in writing)**

Naomi Brooks
S. Grand Avenue
August 22, 2022 Common Council meeting

Good evening, and welcome back.

I know our city has to prioritize some overwhelmingly important things to address. Issues of violent crime, homelessness, mental illness, education and youth services, city infrastructure – to name a few - take a lot of time, effort, and resources. There are many talented people working on these large and intertwined issues.

I continue to champion for the smaller issues. The larger issues may be the framework of a city, but the smaller issues are its fabric, the parts that can be the pivotal in helping residents, investors, and visitors pick our city over others. The smaller issues are like little points of light, and they should not be overlooked either. Desmond Tutu said “Do your little bit of good where you are. It’s those little bits of good put together that change the world.” I frequently come before you to focus on these smaller points, because taken together, they make a huge impact – financially, socially, and emotionally.

One of these issues is following the criteria the common council made into law for the selection of Historic Commission members (see attached). If commissioners are selected both in a timely way, and that meet the criteria, then there is a commission that can concentrate on one of these points – protecting and celebrating our historic landmarks.

Our Historic Commission has recently had some huge and difficult tasks before them. Every commission member had a unique set of skills that helped make complicated determinations. That commission needed the full complement of shared expertise described in the common council’s law to offer the highest level of service. It is currently operating without a few key roles being filled, and with some members who do not meet the criteria for commissioner selection.

Your resolution that was tabled in late spring and rejected in early summer added common council approval to the mayor’s selection of Historic Commission members. This empowers the common council to assure that the commission is fully and correctly populated as described in our law. A shared approval process aligns with the shared government model we have adopted, and is recognized as being a preferred method of selecting commissioners by the Certified Local Government model. I urge you to again introduce this part of the resolution – that the common council approves the mayor’s selection of Historic Commission members.

Thank you.

☐ Section 19-4.5 Historic District and Landmarks Preservation Commission.

- (a) The Commission shall consist of seven members to be appointed, to the extent available in the community, by the Mayor as follows:
 - 1. At least one shall be an architect experienced in working with historic buildings;
 - 2. At least one shall be an historian;
 - 3. At least three members shall reside in historic districts or historic landmarks;
 - 4. At least one shall have demonstrated significant interest in and commitment to the field of historic preservation evidenced either by involvement in a local historic preservation group, employment or volunteer activity in the field of historic preservation, or other serious interest in the field; and
 - 5. All members shall have a known interest in historic preservation and architectural development within the City of Poughkeepsie.
- (b) Commission members shall serve for a term of four years, with the exception of the initial term of one of the members, which shall be one year, one which shall be two years, and one which shall be three years.
 - 1. The Mayor shall act within 60 days to fill a vacancy, including expired terms. A member whose term has expired shall serve until the Mayor appoints a successor.
 - 2. Any Commission member missing three consecutive meetings shall automatically forfeit his or her appointment, and as such, a vacancy shall automatically be created. Further, any member missing four meetings in a calendar year, except for major illness, shall forfeit his or her appointment, creating a vacancy.

9. Laura Forman – Washington St.

10. Ken Stier

V. CHAIRPERSON'S COMMENTS AND PRESENTATIONS:

Chair Salem: So we'll move to Chairperson's comments. And I want to keep this on the brief side because I do want to pull up the presentation from the Dutchess County Commission of Human Rights during my comments rather than have you wait until later.

So I'll go ahead and jump in on the LWRP. We did have a communication on that during our last meeting, and it was my understanding that it was being sent to the state. And now we're waiting for comments back to the state. And if Development Director Quinn, if you can address that during your presentation real quick, where we're at with that, I think that

would be helpful to folks, but there's no action other than approving it of the Common Council replied We're not setting another public hearing. We don't need to. We're kind of just waiting to hear back from New York State on what we put together. That was a two year plus process.

I want to comment quickly on the Community Choice Aggregation program. Many people have probably received letters either from Hudson Valley Community Power or Central Hudson regarding the community choice aggregation. This was an innovative novel, incredible program that we were a part of, along with other municipalities in the Hudson Valley to help stores are supply or energy supply from local renewable sources.

Unfortunately, because of legal and financial issues, the energy supplier that our community choice aggregation administrator was in contract with and we were in contract with along with the other partners of the program, ended their contract prematurely. So what that does and what that means for us is that we are no longer a part of that program. Our energy is now being sourced as it was prior by Central Hudson. It had been being continue to deliver from Central Hudson. But now you'll see if you were looking at your bill. Supply is coming from Central Hudson as well.

So what this means for anyone who is really excited to be engaged in the program, you know, myself included, is that we're just going to have to hang tight for now. I know that Jewel is looking for options to see how else we can engage with other energy suppliers so that we can source renewable here in the city. You know, one of the other things that folks have been asking me is whether or not they should sign up for a third party energy supplier. That's up to you. I personally wouldn't. Your cost is going to be higher most likely. And you're not because you're not buying as an aggregate. Right. So when we're pooling our buying power, we're driving the costs down.

And that's one of the novel parts of these programs that have worked successfully across the country and I believe will continue to work here if we just kind of hang on and see what happens as we move into the future. I really, really do still believe that community choice aggregation programs are one of the most effective ways local communities can fight against climate change, which will and is currently impacting our community at higher rates than other communities. Because we are a historically marginalized, lower income community, we're going to feel those impacts at a greater scale, and we already are. So just hang tight on that. If you want to have a conversation. You can so call Hudson Valley Community Power. You can call me if you want to talk about it. I'm willing to talk about it. 26 Oakley I've been getting some questions on this.

I know council members have been kind of working with other organizations and trying to figure out, you know, how we're going to move forward. This last we all talked about this, we were considering engaging with a lawyer to start to take legal action against the county for constructing the homeless shelter at 26 Oakley Street. Prior to us engaging in other legal action and any legal action we're going to instead and we have

asked for a meeting with the county. The county has accepted our call to ask for a meeting. And so we're going to hopefully discuss mitigating solutions that we can come up with before we jump right into the legal side of things. So I'm feeling hopeful for that meeting. We haven't scheduled the meeting yet, but once we have that scheduled and again, the county did respond and they are willing to talk before we have to take that next step. But so yeah, hopefully, you know, we'll be able to come up with something that works for our community that works for that community. As far as 26 Oakley is concerned.

Board and committee appointments. We are making appointments tonight for both the Land Bank and the Arts Commission. I do want to put out another call for more resumes and more cover letters for the Industrial Development Agency, as well as the Ethics Committee. So if you or you know someone you think might be interested in either one of those committees or boards, please have them send their resume and cover letter to me. My email is S Salem and that's spelled as you expect. SSalem at Cityof Poughkeepsie dot com. And again, we're going to we'll put that up on the website and in the newsletter as well. But we are seeking more rounds of resumes so that we can conduct interviews for the IDA, the Industrial Development Agency, and the Ethics Committee on that. So again, if you're interested, reach out to me and that info will be posted online.

And I do also want to remind folks that if you didn't get a chance to vote early, early voting ended in New York this past Sunday. You have a chance to vote tomorrow, which is primary day. And it's important to get out and vote for the primary election. You're voting in the city of Poughkeepsie for a primary in the new 19th district.

If you were not in the city because you but you're here tonight, you're watching tonight, you can vote in a special election for the old 19th Congressional District, which is even, in my opinion, more critical. They're both critical, but it's a weird primary Election Day with a special election on top of it. And it's a little bit confusing. I've been confused a number of times on this myself. But again, if you're in the old 19th district, you have a special election tomorrow. If you're in the new 19th, in a number of other places in the state, there is a primary election tomorrow which you should go and vote in.

And I did also want to ask a question of Mark Nelson quickly. What is our progress with forming a committee for an RFEI on the Southern Waterfront?

City Administrator Nelson: Thanks for that question. Councilmember Menist and I met a week ago Friday. We've arranged some details about who would be invited to serve on that and we anticipate moving forward right after the Labor Day holiday break. And I defer to Councilmember Menist to add anything to that that set your understanding?

Councilmember Menist: Yes, that's my understanding.

We're working together on getting this moving forward as soon as possible. Obviously, for those who haven't been following the legislation was set up. It's not legislation excuse me, litigation was settled on the site after a lot of work from everyone you see up here over a very, very long time on that site will be ready for redevelopment very soon. And we're making sure to follow this process.

As much as possible to make sure that we're in the best position, to have the best possible development for the city moving forward, that's going to maintain public access to the site and also bring in new development to enhance economic opportunities in the city of Poughkeepsie. So we're going to move at an appropriate pace, do this the right way, and make sure we don't get stuck in another 20 year quagmire moving forward. So more and more to come.

Chair Salem: I just want to make sure there's opportunity for folks who are interested in serving on that committee to check in. Okay, great. Awesome, awesome. So that that concludes my comments. And I would like to now call up Shirley Adams and Lance Ringle regarding the Dutchess County Commission of Human Rights.

1. A PRESENTATION FROM SHIRLEY ADAMS, LANCE RINGLE & JODIE MILLER, Regarding the Dutchess County Human Rights Commission

VI. MAYOR'S COMMENTS

Thank you. Thank you, Chair. And it's good to be here tonight.

Several things I want to go over are related to things that have taken place previously and some things to update you on as relates to parks. Because of the increase in gun violence that the city has experienced over the past several weeks, we have increased our collaboration and the team that we have with the sheriff's office and the state police. And as a result of those discussions, we have additional patrols now in specific targeted areas in the city of Poughkeepsie, various times of the evening and obviously other types of times of night.

The sheriff's office has dedicated additional patrols to the 4 to 12 shift, working out of police headquarters with the 4 to 12 tour. The state police has also added additional uniformed troopers in the city at various times, and I know they are here because I've seen them. We've also gotten additional resources from the FBI Safe Streets Task Force, which the city has been a member of for several years also. And this was discussed in these chambers previously.

We have now we've rolled out our new enhanced camera system that currently is a major upgrade to the cameras that the city currently has. And we have a lot with this. And these cameras also now are not only video cameras, they're also audio related units and also can read license plates of vehicles in targeted areas and other types of characteristics of vehicles and individuals, color type make of vehicles, which is very important when many of the if not all of the vehicles that are used in these acts of violence have left the scene prior to our officers getting there. And in many occasions, our officers have literally right around the corner when some of these incidents are taking place.

I can tell you that these collaborative efforts which have been ongoing previously would have been stepped up now are not only in their frequency, but the additional manpower and added to these units will be here as long as necessary. That has been the commitment both from the sheriff and the troop commanders here in Dutchess County.

We also are working with the Police Benevolent Association and the administration on our recruitment and retention initiatives, again, which we did do back in 2018. We we're seeing similar circumstances involving that. One of the things that other departments did as a result of our department enhancing recruitment and retention initiatives, they're doing the same thing. So we are and how we set a standard that others are following not only here in Dutchess County, but in other departments, even in Westchester County. And everyone is trying to get officers to transfer. And we actually will be, I think, for the first time that I know of, we will be recruiting Dutchess County Fair this weekend and we'll also be at the Columbia County Fair at the end of August.

As far as painting was concerned, because it was talked about tonight, we received the promising \$1.5 million from the state this year in paving monies. And we are doing approximately 20 streets and parking lots in our parks as part of that paving initiative, which will be going on through the fall. So far, we've paved approximately ten streets and will be doing an additional ten. We've also paved and we'll be paving a lots of Pulaski, Stitzel, Kaal rock, College hill, Spratt and Waryas Parks as part of the Parks Initiative.

We are we have a meeting scheduled this week with Central Hudson to go over what their paving schedule is, I believe was last year or the year before we actually combined money with Central Hudson. This year, they're doing essentially their own thing. And we're going to be coordinating with them to know exactly what streets they're doing, at what time as to help better coordinate, especially with school coming back in session in just a couple of weeks.

I know there was some questions about a market street on the two way project that has not moved forward because we just haven't received the money to do what both.

We've been involved in grant and federal applications through the federal budget and we just haven't been able to get those resources because the largest part of Market Street reconnect is the signal costs to reset, analyze those intersections both at the arterials and at main and market. And those are multimillion dollar figures for those signals.

And as far as the railing goes, I share your frustration. I know we talked about it before. We hope to know this week because we talked about it last week. If we can't get it and we'll obviously still go through the procurement process, we may have to do something ourselves to get those sidewalks or get those steps back in, or it just doesn't make sense to not have some kind of a railing for individuals to hold on to who need that extra study for their you know, for their own unsteadiness and mobility. So that is something that we want to get done because that is a long way for anybody to have to walk around that for an update on two of our parks, Pershing Park is coming really nice if you haven't seen it. I was there for the weekend. That is approximately three quarters of \$1,000,000 project that is sort of winding down.

And I just wanted to just to say just a little bit about what that actually entails. So that is replacing trees, bench installations, picnic tables, bike racks, new asphalt up between the court and new community farm. New stone just around the back of the existing meadow doing landscaping of the court has been resurfaced new lights, solar and also hardwired.

And there's also some pending work that needs to be done along Pershing Avenue. Pershing Avenue, with additional landscaping and new glass, backboards are on order as news, new benches, tree planters that will be adjacent to the court. Now, with that said, the other park project, the bid has been awarded. It should be starting this fall. And that's for Malcolm X. That project is about \$1.6 million at Malcolm X, and that will include green infrastructure retention areas for water and landscaping, new site furnishing, which will be bike racks, just tables, picnic tables, basketball court resurfacing, new glass, backboards, fence improvements, replacing the steps adjacent to the court, new signage, new asphalt and new lights there as well.

So we're really excited about. Pershing coming to, you know, and within the next few weeks, hopefully. But again, there's play on the courts. We're just waiting for the new glass backboards for a two of the backboards that actually faced faces to the west.

The pedestrian safety action plan, which has been we were awarded back maybe 17 or 18, \$2.4 million for stupid pedestrian safety initiatives along the Main Street corridor. And they were recognized and documented as our highest area of pedestrian challenges and accidents. That's ten intersections and three mid-block crossings on Market Street. All the signals have been and the enhancements to the sidewalks and also the handicap accessibility along those areas.

And as I think an article talked about, the bump outs that are there are that they raise the pavement a little bit or the sidewalk four so you know where you are when you're getting

to that intersection. As you can see also to that, the curving now goes out many of those intersections into the street. That is traffic calming aspect of this. That work is nearly completed now. We have to sync many of the signals and the actual striping is underway. It's brightened it up. It looks really good. The most important thing is it's much safer. Also more just lastly, I think back to the parks.

We're going out to bid for the demo of the pool house and we hope to have that ready to go down in October. Also, really excited to let you all know that the new bilingual shared position with the school district has started, that's Julie Molina. She's working out of city hall and also out of the Poughkeepsie City School District, and she's already out in the community meeting with people in her new position. And we will really looking forward to what she can do to help us on the city side and also obviously on the school side to prepare information, materials and other things with community outreach to a Latino and Spanish speaking community.

We had three major events since the last time we met. First was River Fest. That went off again like last year, went very well, very well attended that. We then had a festival where several thousand individuals, mostly from the area of Mexico, which we enjoy, the largest population in Oaxaca were here or is art for an afternoon of celebration. And then just yesterday was again the Jazz in the valley, which has been here for many years, again at Waryas Park, very well attended again, great jazz here at Waryas on the River.

And then the last day for pools to be open is Monday. It's been a great, great summer pool activity. We'll get the numbers for you. But I can tell you they have been really busy, especially when we've had to deal with all the heat that we've dealt with. This is an extremely hot summer. All of our lawns reflect that and the grass on our playgrounds. Hopefully we'll get some rain here in the next few weeks and all those dormant and things on the ground will come back up a lot. Some things tomorrow as we get into the fall. And that's my report for tonight. Thank you.

VII. NEW & UNFINISHED BUSINESS

VIII. REPORTS OF COMMITTEES AND BOARDS

-NONE-

CONSENT AGENDA:

IX. MOTIONS AND RESOLUTIONS:

A motion to receive and print was made by Councilmember Cherry and seconded by Councilmember Long.

1. **R-22-55**, Resolution Reporting the Standard Work Day

**STANDARD WORK DAY AND REPORTING RESOLUTION
RESOLUTION**

R-22-55

INTRODUCED BY CHAIR SALEM:

BE IT RESOLVED, that the City of Poughkeepsie hereby establishes the following as standard work days for elected and appointed officials and will report the following days worked to the New York State and Local employees' Retirement System based on the record of activities maintained and submitted by these officials to the clerk of this body:

SECONDED BY _____

R-22-55						
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Long	Voter	☒	☐	☐	☐
	Councilmember Thompson	Voter	☒	☐	☐	☐
	Councilmember Shook	Voter	☒	☐	☐	☐
	Councilmember Deichler	Voter	☒	☐	☐	☐
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Johnson	Voter	☐	☐	☐	☒
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

A motion to receive and print was made by Councilmember Cherry and seconded by Councilmember Long.

2. **R-22-56**, Resolution Appointing Thomas Onaje Benjamin to the Arts Commission

**RESOLUTION
(R-22-56)**

INTRODUCED BY CHAIR SALEM

WHEREAS, in accordance with New York General Municipal Law, the Common Council of the City of Poughkeepsie is authorized to make appointments of City residents to serve on the board of the City of Poughkeepsie Public Arts Commission; and

WHEREAS, the members of the Public Arts Commission serve at the pleasure of the Common Council; and

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

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council of the City of Poughkeepsie hereby appoints the following individuals to the City of Poughkeepsie Public Arts Commission, to serve at the pleasure of the Common Council for a term ending **8/31/2025**:

Thomas Onaje Benjamin

SECONDED BY _____.

R-22-56						
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Long	Voter	☒	☐	☐	☐
	Councilmember Thompson	Voter	☒	☐	☐	☐
	Councilmember Shook	Voter	☒	☐	☐	☐
	Councilmember Deichler	Voter	☒	☐	☐	☐
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Johnson	Voter	☐	☐	☐	☒
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

A motion to receive and print was made by Councilmember Cherry and seconded by Councilmember Long.

3. **R-22-57**, Resolution Appointing Jordan Schinella to the Board of Directors of the Dutchess County City of Poughkeepsie Land Bank

R E S O L U T I O N
(R-22-57)

INTRODUCED BY CHAIR SALEM:

WHEREAS, in accordance with New York General Municipal Law, New York State's Land Bank Program, and an intermunicipal agreement with Dutchess County, the Common Council of the City of Poughkeepsie is authorized to make appointments of two (2) City residents to serve on the Board of Directors of the Dutchess County City of Poughkeepsie Land Bank ("DCPLB"); and

WHEREAS, the members of the DCPLB which are appointed by the Common Council serve at the pleasure of the Common Council; and

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

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council of the City of Poughkeepsie hereby appoints the following individuals to the Board of Directors of the Dutchess County Poughkeepsie Land Bank, to serve at the pleasure of the Common Council for a term ending **8/31/2024**:

Jordan Schinella

SECONDED BY _____.

R-22-57						
☒ Accepted ☐ Defeated ☐ Tabled			Yes/Aye	No/Nay	Abstain	Absent
	Councilmember Long	Voter	☒	☐	☐	☐
	Councilmember Thompson	Voter	☒	☐	☐	☐
	Councilmember Shook	Voter	☒	☐	☐	☐
	Councilmember Deichler	Voter	☒	☐	☐	☐
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Johnson	Voter	☐	☐	☐	☒
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

XII. ORDINANCES AND LOCAL LAWS:

XIII. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:

- 2. A COMMUNICATION FROM FINANCE COMMISSIONER DR. MARTINEZ -**
Regarding City-Wide Garbage & Recycling Receptacles
- 3. A PRESENTATION FROM DEVELOPMENT DIRECTOR QUINN –** Regarding
the PK4Keeps Comprehensive Plan

A motion was made to defer the below communication to Corporation Counsel by Councilmember Menist and seconded by Councilmember Long.

- 4. FROM CAPT'N CLIFFY'S,** a notice of intent to file for renewal of a NYS Liquor License.
- 5. FROM SHAKIA SMITH,** notice of personal injury sustained on or around July 4, 2022.
- 6. FROM JOHN BROWNE,** notice of property damage sustained on or around July 26, 2022.
- 7. FROM DORIS MELENDEZ MARTINEZ,** notice of personal injury sustained on or around May 18, 2022.
- 8. FROM ELIAS KASSIRER,** notice of personal injury sustained on or around July 3, 2022.

9. **FROM BRIDGET GALLAHER**, notice of personal injury and property damage sustained on or around June 4, 2022.
10. **FROM MATTHEW BLOT**, notice of property damage sustained on or around August 11, 2022.
11. **FROM TALIA TURK**, notice of property damage sustained on or around August 15, 2022.
12. **FROM CHRISTINA & ELIZABETH HOPPER**, notice of property damage sustained on or around July 21, 2022.

X. ANNOUNCEMENTS:

XI. ADJOURNMENT:

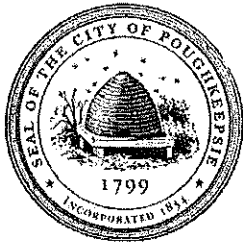
A motion was made by Councilmember Thompson and seconded by Councilmember Flowers to adjourn the meeting at 9:17 pm.

Dated: August 30, 2022

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Monday, August 22, 2022.

Respectfully submitted,

Jasmin Nicole Davis
City Chamberlain



THE CITY OF POUGHKEEPSIE NEW YORK

COMMON COUNCIL MEETING MINUTES

Monday, August 29, 2022, 6:30 p.m.

Common Council Chambers

Welcome to the regularly scheduled Meeting of the City of Poughkeepsie Common Council the date is August 29, 2022, and the time is 6:30 pm.

I'd like to acknowledge that we are gathered, wherever we are, on the traditional territory of the Lenape people and this territory was a critical resting place along a popular trade route for people of the Lenape Nation and other cultures as is evidenced in the earliest derivation of the name 'Poughkeepsie' with an indigenous string of words, U-puku-ipi-sing, that, when translated, means 'reed-covered lodge by the little water place' or resting place.

Let's all recite the pledge of allegiance.

- I. ROLL CALL: 5 present, 4 absent at the time attendance was taken:
(Councilmembers Long, Flowers, Menist & Cherry - absent.)**
- II. READING OF ITEMS by the City Chamberlain of any items not listed on the printed agenda.**
- III. PUBLIC PARTICIPATION**
 - 1. Daniel Atonna – 116 College Ave., For the Many**
 - 2. Naomi Brooks – S. Grand Ave. (submitted comments in writing)**

Common Council meeting August 29, 2022

Naomi Brooks, S. Grand Avenue

Good evening. Porchfest was a great success! People strolled the streets, enjoying each other's company and got to hear some wonderful music. Performers were positioned on fantastic porches embellishing some of the remarkable homes that exist

here in our city. Thirteen of the 18 private homes participating in this event are on our local register of historic landmarks.

In July 2021, resolution 21-06 was introduced at a Common Council meeting to further protect our historic resources and to improve the preservation process. In August 2021, there was a public hearing to get feedback on the resolution. On Dec 20, 2021, the resolution passed with every council member in attendance voting in favor of the amendment.

Nine months later, nothing on our website's Comprehensive Code and Charter shows this new law. The main body of the Charter and Code only includes legislation adopted through 2-11-2019. It is three years out of date. A link shows 29 new laws that were adopted from 2-19-2019 through 12-20-2021, but the last one is a Zoning Map Amendment, not this Historic Preservation Code amendment from the same day. It seems to have inconveniently disappeared.

NYS Municipal Home Rule Law Section 27(1) states that adopted local laws should be filed with the state within 20 days. We are on Day 252 of not seeing it on the website, and day 252 of not using the amendments in the preservation process. Why go through all the trouble of carefully examining a local law, introducing modifications, bringing it to the public, and Common Council voting on it, if no one is making sure it is procedurally "on the books"? Please make sure your valuable Council time is not wasted. Please follow up on the codification and implementation part of this law.

The NY Department of State's paper on Adopting Local Laws, published May 1998 and reprinted July 2022, states that local law becomes effective when filed with the Secretary of State, but operative from the date of its approval. How can we reasonably expect it to be operative when it is nowhere to be found, nine months later? If

another amendment approved the same day as this one is included in the "new laws" link on the city website, why isn't this one?

- 3. Laurie Sandow – S. Grand Ave.**
- 4. Curtis Simpson**

IV. ADJOURN FOR CAUCUS

A motion was made by Councilmember Thompson and seconded by Councilmember Johnson to adjourn the meeting at 6:47 pm.

Dated: August 30, 2022

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Monday, August 29, 2022.

Respectfully submitted,

Jasmin Nicole Davis
City Chamberlain



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another amendment approved the same day as this one is included in the "new laws" link on the city website, why isn't this one?

3. Laurie Sandow – S. Grand Ave. (submitted written comments)

Laurie Sandow comments, City of Poughkeepsie Common Council meeting, August 29, 2022, Page 1 of 2

Tonight, like a bunch of kids taking a snow day, the Council and its Chair have reached a new low, converting a council meeting into a caucus, and an open meeting into a closed one. But who's actually being snowed?—that would be the public.

We've all heard that "it takes a village to raise a child". Here in Poughkeepsie it nine councilmembers or less to turn a body legally obligated to public service, into a body that functions as a den of thieves. Time and again, this Council outdoes themselves in smoke and mirrors and empty promises; lawless personal enrichment and self-service; abuse of authority and avoidance of accountability.

Here in Poughkeepsie, councilmembers make themselves less available at times of challenge, rather than moreso, to the point where—even with a quorum present—they're now replacing council meetings with caucus meetings...you know, those caucus meetings that allow completely uninformed councilmembers to hide their ignorance with "no comment", "no questions" and behind so-called "consent agendas".

City Charter Section 2.04(a) states that (quote): "The common council shall conduct its regular meetings at least twice each calendar month..."

City Charter Section 2.02 provides the Common Council the broad power to (quote): "require any elected or appointed City official, employee, board, or commission to furnish reports, information, estimates, or records and/or to command their presence at hearings or inquiries, administer oaths, and compel testimony insofar as the Common Council believes necessary to perform its legislative oversight duties." But where in the Charter is the public's right to compel the same from the Council? The answer is nowhere, and Councilmembers old and new learn that and practice that even before taking office, free of fear that they'll ever be held responsible for lining their pockets while betraying the public.

How many times will councilmembers arrive late and leave early or, like tonight, not attend meetings at all, while being granted “excused” but entirely unexplained absences? How many times will councilmembers grandstand about crime, education, shootings, inclusionary housing, double parking, parking on sidewalks, 24/7 store hours, repair funds for seniors, road paving, evictions, affordability, developer violations, applications or lack of applications to various boards, and so many other issues, yet never move forward on a single one of them?

How many times will councilmembers and their bedfellows deny the work should have been in front of the Council and completed, as both Sarah Salem and Natalie Quinn did at the last meeting regarding the Council’s obligation as Local Waterfront Revitalization Program (LWRP) Lead Agency to review and complete SEQRA Parts 2 and 3? How many Planning Board (PB) and Zoning Board of Appeals (ZBA) meetings have Councilmembers turned their backs on and never attended, to the point where the Council is entirely ignorant about current applications for gated developments and Empire State Supportive Housing Initiative (ESSHI) units poised to line Main Street?, or about Development Director Natalie Quinn’s failure to provide minutes for both the August 9, 2022, Historic District and Landmarks Preservation Commission (HDLPC) and Zoning Board of Appeals (ZBA) meetings that were not recorded, or failure to post the Shadows and Grandview walk-on at the most recent Planning Board meeting of August 16, 2022?

Whether power corrupts, or just heightens pre-existing unethical tendencies, the residents of this City are shaking their damn heads at this Council’s dismal failures and abuse of power. The 4th item on tonight’s agenda reads: “adjournment for caucus”. Is this Council breaking for caucus and then resuming the meeting? or adjourning so that they can quickly slip out the back door and neither caucus nor return?

4. Curtis Simpson

IV. ADJOURN FOR CAUCUS

A motion was made by Councilmember Thompson and seconded by Councilmember Johnson to adjourn the meeting at 6:47 pm.

Dated: August 30, 2022

Revised: September 1, 2022

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Monday, August 29, 2022.

Respectfully submitted,

Jasmin Nicole Davis
City Chamberlain

