



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

**February 11, 2026**

M. Welts, Director of Municipal Development

### **D.1. TOWN CODE AMENDMENT – MISC. CODE CLEAN-UP PART 1**

**Respond to a referral from the Town Board** for a recommendation on a proposed local law to amend sections of Chapter 210 (Zoning), Chapter 135 (Lot Line Revisions) and Chapter 177 (Subdivision of Land).

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On February 18, 2026 the Town Board will vote on Resolution 2:18 - #\_\_ of 2026 which, among other things, would refer a proposed local law amending sections of Chapter 210 (Zoning), Chapter 135 (Lot Line Revisions) and Chapter 177 (Subdivision of Land) to the Planning Board for an advisory recommendation pursuant to §210-154. The resolution would also set a Town Board Public Hearing for March 18, 2026.

The proposed local law and the SEQR Full EAF Part 1 are attached. The proposed Town Board resolution is forthcoming. Assuming that the resolution is adopted by the Town Board on February 18<sup>th</sup>, the Planning Board should consider the proposed code amendments and make a recommendation to the Town Board at its February 19<sup>th</sup> Planning Board meeting.

The proposed local law was prepared by the Code Update Committee. The proposed law amends Chapter 210 of the Town Code, entitled “Zoning,” to clarify existing provisions and correct minor errors. It also revises the time frames for extensions set forth in Chapter 210, as well as in Chapter 135 (“Lot Line Revisions”) and Chapter 177 (“Subdivision of Land”).

Staff recommends that the Planning Board convey its advisory recommendation to the Town Board regarding adoption of the proposed Code amendments as follows:

**“I move that the Planning Board convey a [positive or neutral or negative] recommendation to the Town Board regarding adoption of the proposed local law to amend sections of Chapter 210 (Zoning), Chapter 135 (Lot Line Revisions) and Chapter 177 (Subdivision of Land).”**

*Local Law Filing*

New York State Department of State  
Division of Corporations, State Records and Uniform Commercial Code  
One Commerce Plaza, 99 Washington Avenue  
Albany, NY 12231-0001  
www.dos.ny.gov

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

**TOWN OF POUGHKEEPSIE**

**LOCAL LAW NO. \_\_ (PROPOSED) OF THE YEAR 2026**

**A LOCAL LAW TO AMEND CHAPTER 210 OF THE CODE OF THE TOWN OF POUGHKEEPSIE ENTITLED “ZONING” TO CLARIFY EXISTING REGULATIONS, CORRECT MINOR ERRORS, AND REVISE TIME FRAMES FOR EXTENSIONS; AND TO AMEND CHAPTER 135 ENTITLED “LOT LINE REVISIONS” AND CHAPTER 177 ENTITLED “SUBDIVISION OF LAND” TO REVISE TIME FRAMES FOR EXTENSIONS**

**BE IT ENACTED** by the Town Board of the Town of Poughkeepsie as follows:

**SECTION 1. LEGISLATIVE INTENT**

This Local Law amends Chapter 210 of the Town Code, entitled “Zoning,” to clarify existing provisions and correct minor errors. It also revises the time frames for extensions set forth in Chapter 210, as well as in Chapter 135 (“Lot Line Revisions”) and Chapter 177 (“Subdivision of Land”).

These amendments are intended to protect the public health, safety, and general welfare of Town residents and to ensure the consistent and efficient administration of the Town’s land use regulations. The amendments are consistent with *Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities* pursuant to Chapter 18 of the Town Code, and with the recommendations of the Town’s 2021 *Comprehensive Plan*.

**SECTION 2. APPLICATION**

This Local Law shall apply within the Town of Poughkeepsie.

**SECTION 3. SUPERSESSION**

The Poughkeepsie Town Board hereby exercises its home rule and police powers under Municipal Home Rule Law §§ 10 and 22 to supersede the provisions of New York State Town Law §§ 274-a, 274-b, and 276 relating to the duration and number of permitted extensions of site plan, special use permit, and subdivision approvals, to the extent that such state law is inconsistent with this Local Law.

#### **SECTION 4. SEVERABILITY**

The invalidity of any word, section, clause, paragraph, sentence, part, or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such part or parts.

#### **SECTION 5. AMENDMENTS TO CHAPTER 135 ENTITLED “LOT LINE REVISIONS”**

***§ 5.1. Section 135-5H of the Code is amended to delete it in its entirety and replace it with the following new § 135-5H:***

- H. If the approved survey map and deed are not filed in the Office of the Dutchess County Clerk within 120 days of the date of the Planning Board’s resolution of approval, or within such other period as the Planning Board may have granted, the lot line revision approval shall expire and be deemed null and void as if it had never been granted. Upon written request submitted prior to the expiration of the current approval or extension and for good cause shown, the Planning Board may, in its discretion, grant one or more extensions of the filing deadline.

#### **SECTION 6. AMENDMENTS TO CHAPTER 177 ENTITLED “SUBDIVISION OF LAND”**

***§ 6.1. Sections 177-10P and Q of the Code are amended to delete them in their entirety and replace them with the following new §§ 177-10P and Q:***

- P. Expiration of conditional approval. Conditional approval of a minor subdivision plat shall expire 180 days after the date of the Planning Board’s resolution of approval. Upon written request by the applicant submitted prior to the expiration of the approval and for good cause shown, the Planning Board may, in its discretion, extend the time within which a conditionally approved plat must be submitted for signature by additional periods of 90 days each, provided that no more than six (6) such extensions may be granted. Failure to satisfy the conditions of approval within the required time period(s) shall result in the approval becoming null and void.
- Q. Filing of minor subdivision plat; expiration of approval. The applicant shall file the approved minor subdivision plat in the Office of the Dutchess County Clerk within 62 days of final approval, or such approval shall expire. The signing of the plat by the Planning Board Chair, Vice-Chair, or other duly authorized Planning Board member, signifying completion of all conditions specified in the resolution granting conditional approval, shall constitute final approval.

***§ 6.2. Section 177-11P of the Code is amended to delete it in its entirety and replace it with the following new § 177-11P:***

- P. Expiration of approval. Approval of a preliminary plat shall expire 180 days after the date of the Planning Board’s resolution of approval. Upon written request by the applicant submitted prior to expiration and for good cause shown, the Planning Board may, in its discretion, grant extensions of the expiration date by additional periods of 90 days each, provided that no more than four (4) such extensions may be granted. Any extension shall be granted only if the proposed subdivision fully conforms to the zoning regulations in effect at the time such extension is sought.

**§ 6.3. Sections 177-12I and J of the Code are amended to delete them in their entirety and replace them with the following new §§ 177-12I and J:**

- I. Expiration of conditional approval of final plat. Conditional approval of a final plat shall expire 180 days after the date of the Planning Board’s resolution of approval. Upon written request by the applicant submitted prior to expiration and for good cause shown, the Planning Board may, in its discretion, extend the time within which a conditionally approved plat must be submitted for signature by additional periods of 90 days each, provided that no more than six (6) such extensions may be granted. Failure to satisfy the conditions of approval within the required time period(s) shall result in the approval becoming null and void.
- J. Filing of final plat; expiration of approval. The applicant shall file the approved final plat, or a section thereof, in the Office of the Dutchess County Clerk within 62 days of final approval, or such approval shall expire. If the applicant files only a section of the approved plat with the County Clerk, the entire approved plat shall be filed within 30 days of the filing of such section with the Town Clerk. Any filed section shall encompass at least 10% of the total number of lots shown on the approved plat. The approval of all remaining sections shall expire unless those sections are filed with the County Clerk within three (3) years of the date of filing of the first section. The signing of the plat by the Planning Board Chair, Vice-Chair, or other duly authorized Planning Board member, signifying completion of all conditions specified in the resolution granting conditional approval, shall constitute final approval.

**SECTION 7. AMENDMENTS TO ARTICLE II OF THE ZONING LAW ENTITLED “DEFINITIONS AND WORD USAGE”**

**§ 7.1. Section 210-9 of the Code is amended to delete the definition of “fence” in its entirety and replace it with the following new definition of “fence:”**

**FENCE**

A vertical, freestanding structure, typically of wood, vinyl, or wire, erected to enclose or define an area, establish a boundary, provide containment, or provide screening. Fences may be solid or partially open, such as picket, rail, or wire fences.

**§ 7.2. Section 210-9 of the Code is amended to add the following new definition:**

**MOTOR VEHICLE FUELING STATION**

See “vehicle fueling station.”

**§ 7.3. Section 210-9 of the Code is amended to delete the definition of “height” in its entirety.**

**§ 7.4. Section 210-9 of the Code is amended to add the following new definition of “structure height:”**

**STRUCTURE HEIGHT**

For structures other than buildings, the vertical distance from the average grade around the base of the structure to its highest point, unless otherwise specified in this chapter. Any berm, wall, platform, or other constructed feature that elevates the structure shall be counted as part of its height, unless otherwise authorized by the Planning Board.

**§ 7.5. Section 210-9 of the Code is amended to delete the definition of “wall” in its entirety and replace it with the following new definition of “wall, freestanding:”**

**WALL, FREESTANDING**

A vertical, freestanding, opaque structure made of substantial materials such as stone, concrete, or brick used to enclose or divide an area, provide security or screening, or serve as an architectural or landscape feature. A freestanding wall is not designed to support or retain earth or other materials and does not include the exterior walls of buildings or structures.

**§ 7.6. Section 210-9 of the Code is amended to add the following new definition:**

**WALL, RETAINING**

A vertical structure specifically designed and constructed to resist and hold back earth, stone, fill, or other materials at different elevations, thereby preventing the lateral movement of those materials. A retaining wall is distinct from fences and freestanding walls in that its primary function is structural support associated with grade changes.

**SECTION 8. AMENDMENTS TO ARTICLE III OF THE ZONING LAW ENTITLED “ZONING DISTRICTS; ZONING MAP”**

**§ 8.1. Section 210-13A is amended to delete it in its entirety and replace it with the following new § 210-13A:**

- A. The regulations shall govern the use of land or structures, height, bulk, building coverage, impervious coverage, and, where specified, the minimum habitable floor area of any dwelling unit.

**§ 8.2. Section 210-13J(2) is amended to delete it in its entirety and replace it with the following new § 210-13J(2):**

- (2) Any open or enclosed porch, deck, or carport shall be considered part of the building for purposes of determining required setbacks and building coverage, and shall meet the same setback requirements as the principal structure. Unroofed paved terraces shall not be considered part of the building.

**SECTION 9. AMENDMENTS TO ARTICLE IV OF THE ZONING LAW ENTITLED “RESIDENTIAL DISTRICT REGULATIONS”**

**§ 9.1. Section 210-14E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”**

**§ 9.2. Section 210-15E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”**

**§ 9.3. Section 210-15.1E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”**

**§ 9.4. Section 16E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”**

*§ 9.5. Section 210-17E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 9.6. Section 210-18E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 9.7. Section 210-20D(2) is amended to delete it in its entirety and replace it with the following new § 210-20D(2):*

(2) Maximum building coverage and impervious coverage for any development on any lot shall be as follows:

(a) Maximum building coverage shall be 25%.

(b) Maximum impervious coverage shall be 75%.

*§ 9.8. Section 210-21I(4)(a) is amended to delete it in its entirety and replace it with the following new § 210-21I(4)(a):*

(a) Maximum building coverage of non-open space area: 90%.

*§ 9.9. Section 210-21.1C(2) is amended to delete it in its entirety and replace it with the following new § 210-21.1IC(2):*

(2) Maximum building coverage. Maximum building coverage shall not exceed 70%.

## **SECTION 10. AMENDMENTS TO ARTICLE V OF THE ZONING LAW ENTITLED “TOWN CENTER DISTRICT REGULATIONS”**

*§ 10.1. Section 210-22E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.2. Section 210-22E(2) is amended to delete it in its entirety and replace it with the following new § 210-22E(2):*

(2) Maximum residential density.

(a) Residential density shall not exceed six dwelling units per acre. However, a density of up to eight dwelling units per acre may be allowed subject to special permit approval by the Planning Board.

(b) Dwelling unit(s) located on the story directly above a nonresidential use, where the majority of the unit floor area is situated over the nonresidential use, shall be excluded from the calculation of maximum residential density, provided that the lot complies with all applicable building coverage and impervious coverage requirements, and that sufficient off-street parking is provided for the residential units in accordance with this chapter.

*§ 10.3. Section 210-23E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.4. Sections 210-24C(3), 210-24C(4), and 210-24C(48) of the Code are amended to delete the asterisk preceding the terms “animal grooming,” “animal training,” and “veterinary office” in each respective subsection.*

*§ 10.5. Section 210-25E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.6. Section 210-26E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.7. Section 210-26F is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.8. Section 210-26G is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.9. Section 210-26G is amended to delete footnote b in its entirety and replace it with the following new footnote b:*

- b. Building coverage percentage versus impervious coverage percentage is designed to encourage parking within attached residential structures to minimize grade (ground) parking.

*§ 10.10. Section 210-26H is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.11. Section 210-26H is amended to delete footnote b in its entirety and replace it with the following new footnote b:*

- b. Building coverage percentage versus impervious coverage percentage is designed to encourage parking within attached residential structures to minimize grade (ground) parking.

*§ 10.12. Section 210-27E is amended to delete the column heading “Maximum Lot Coverage (%)” in the sixth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.13. Section 210-27F is amended to delete the column heading “Maximum Lot Coverage (%)” in the sixth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.14. Section 210-27G is amended to delete the column heading “Maximum Lot Coverage (%)” in the sixth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 10.15. Section 210-27G is amended to delete footnote b in its entirety and replace it with the following new footnote b:*

- b. Building coverage percentage versus impervious coverage percentage is designed to encourage parking within attached residential structures to minimize grade (ground) parking.

***§ 10.16. Section 210-27H is amended to delete the column heading “Maximum Lot Coverage (%)” in the sixth column of the table and replace it with the heading “Maximum Building Coverage (%)”***

***§ 10.17. Section 210-27H is amended to delete footnote b in its entirety and replace it with the following new footnote b:***

- b. Building coverage percentage versus impervious coverage percentage is designed to encourage parking within attached residential structures to minimize grade (ground) parking.

***§ 10.18. Section 210-28E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”***

***§ 10.19. Section 210-29E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”***

## **SECTION 11. AMENDMENTS TO ARTICLE VI OF THE ZONING LAW ENTITLED “BUSINESS AND COMMERCIAL DISTRICT REGULATIONS”**

***§ 11.1. Section 210-33C(1) is amended to delete it in its entirety and replace it with the following new § 210-33C(1):***

- (1)<sup>+</sup>Up to two accessory apartments not occupying any ground floor area, subject to § 210-46.

***§ 11.2. Section 210-33E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”***

***§ 11.3. Section 210-34C is amended to delete the introductory sentence in its entirety and replace it with the following new introductory sentence:***

- C. Special uses shall be as follows (Note: “\*” designates a use which is subject to both special use permit and site plan approval by the Planning Board; “+” designates a use that is subject to special use permit approval by the Zoning Board of Appeals; “^” designates a use that is subject to special use permit approval by the Town Board and site plan approval by the Planning Board):

***§ 11.4. Section 210-34E is amended to delete the column heading “Maximum Lot Coverage (%)” in the seventh column of the table and replace it with the heading “Maximum Building Coverage (%)”***

***§ 11.5. Section 210-35E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”***

*§ 11.6. Section 210-36E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 11.7. Section 210-37E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 11.8. Section 210-38E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 11.9. Section 210-39E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 11.10. Section 210-40B(11) is amended to delete it in its entirety and replace it with the following new § 210-40B(11):*

- (11) \*Manufacturing, including fabrication, converting, processing, altering, assembly or other handling of products, excluding prohibited uses under § 210-94.

*§ 11.11. Section 210-40E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 11.12. Section 210-41E is amended to delete the column heading “Maximum Lot Coverage (%)” in the eighth column of the table and replace it with the heading “Maximum Building Coverage (%)”*

*§ 11.13. Section 210-42C(3)(a) is amended to delete it in its entirety and replace it with the following new § 210-42C(3)(a):*

- (a) Building coverage. The maximum building coverage shall be that applicable in the underlying district.

## **SECTION 12. AMENDMENTS TO ARTICLE VII OF THE ZONING LAW ENTITLED “WATERFRONT DISTRICT REGULATIONS”**

*§ 12.1. Section 210-43A is amended to delete it in its entirety and replace it with the following new § 210-43A:*

- A. Purpose. The Waterfront District 1 (WD1) covers the areas of waterfront adjacent to low-intensity uses. It is the purpose of the WD1 District to promote compatible, well-designed water-dependent uses; achieve public access to the coastal area; control development; protect and enhance the corridor's natural, scenic and cultural resources; provide opportunities for permanent public views and access to the Hudson River; and to implement the policies and purposes of the Town of Poughkeepsie's Local Waterfront Revitalization Program. Within the WD1 District, all of the underlying zoning district regulations remain in effect, except as they are specifically modified by the WD1 District regulations as applied to those uses set forth in Subsection B below.

*§ 12.2. Section 210-43E(3) is amended to delete it in its entirety and replace it with the following new § 210-43E(3):*

- (3) Maximum impervious coverage. Maximum impervious coverage on that portion of any lot located within the WD1 District shall not exceed 50%.

***§ 12.3. Section 210-44A is amended to delete it in its entirety and replace it with the following new § 210-44A:***

- A. Purpose. The Waterfront District 2 (WD2) covers the areas of waterfront adjacent to intensive industrial and commercial activity. It is the purpose of the WD2 District to promote well-designed water-dependent or rail-dependent or -enhanced commercial and industrial uses; promote revitalization and redevelopment of deteriorated and underutilized areas; ensure appropriate development; protect and enhance the corridor's natural, scenic and cultural resources; and to implement the policies and purposes of the Town of Poughkeepsie's Local Waterfront Revitalization Program (LWRP). Within the WD2 District, all of the underlying zoning district regulations remain in effect, except as they are specifically modified by the WD2 District regulations as applied to those uses set forth in Subsection B below.

***§ 12.4. Section 210-44D(3) of the Code is amended to delete it in its entirety and replace it with the following new § 210-44D(3)***

Maximum impervious coverage. Maximum impervious coverage on that portion of any lot located within the WD2 District shall not exceed 50%.

**SECTION 13. AMENDMENTS TO ARTICLE VIII OF THE ZONING LAW ENTITLED “SUPPLEMENTARY REGULATIONS”**

***§ 13.1. Section 210-46B of the Code is amended to delete the introductory sentence in its entirety and replace it with the following new introductory sentence:***

- B. Standards. Where permitted, all accessory apartments in commercial districts require a special use permit from the Zoning Board of Appeals.

***§ 13.2. Section 210-69 of the Code is amended to delete it in its entirety and replace it with the following new § 210-69:***

**§ 210-69 Fences and walls.**

- A. Permit required. No fence shall be installed without first obtaining a fence permit from the Zoning Department.
- B. General standards. All fences shall comply with the following standards, unless otherwise approved by the Planning Board:
  - (1) Prohibited Materials. Electric fencing, barbed wire, razor wire, and other similar materials are prohibited.
  - (2) Orientation and design. The finished side of a fence shall face outward toward adjacent properties and public rights-of-way. For purposes of this section, the “finished side” means the side without visible structural supports, such as posts, rails, or cross-members.
- A. Residential Standards. In residential districts or on lots exclusively in residential use, fences and freestanding walls shall also comply with the following:

- (1) Fences and freestanding walls not exceeding eight (8) feet in height shall be permitted on any portion of a lot behind the front building line or the required front setback line, whichever is less restrictive.
- (2) Within required front yards, no hedge, fence, or freestanding wall shall exceed 42 inches in height. For all fences permitted under this subsection, fence posts may extend up to six (6) inches above the permitted height.

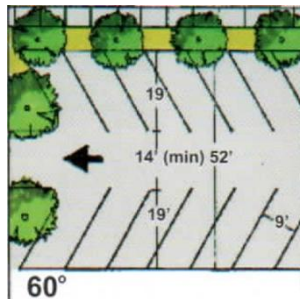
**§ 13.3. Sections 210-92K and L of the Code are amended to delete them in their entirety and replace them with the following new §§ 210-92K and L:**

**K. Dimensions.**

- (a) Unenclosed parking spaces and access aisles shall comply with the minimum dimensions set forth in the table below, unless otherwise determined by the Planning Board. If the proposed parking angle is not listed, the Planning Board shall determine the required parking space dimensions and aisle widths. These dimensions do not apply to accessible parking spaces, which shall comply with the standards in subsection L.

Parking Angle	90°	60°	45°	Parallel
Parking Space Width	9'	9'	9'	8'
Parking Space Length	18'	19'	20'	20'
1-Way Aisle Width	22'	14'	12'	12'
2-Way Aisle Width	24'	24'	24'	20'

- (b) Parking spaces bordered by walls or columns on one or both sides shall be at least 10 feet wide and 18 feet long. This requirement does not apply to accessible parking spaces, which shall comply with the dimensional and clearance standards in subsection L.
- (c) Angled parking spaces shall be measured as shown in the illustration below.



- (d) All parking spaces shall be clearly delineated and so maintained.

**L. Accessible parking (ADA compliance).** All parking facilities shall comply with the “2010 ADA Standards for Accessible Design” issued by the U.S. Department of Justice pursuant to the Americans with Disabilities Act, or such later standards as may be adopted, and the Uniform Code of New York State.

***§ 13.4. The introductory sentence to § 210-92O of the Code is amended to delete it in its entirety and replace it with the following new introductory sentence to § 210-92O:***

- O. Minimum off-street parking requirements shall be as set forth below. The most restrictive requirements shall apply. Where Planning Board approval is required, the Planning Board is authorized to modify these requirements as it deems necessary and appropriate based on the specific circumstances of the application:

***§ 13.5. Section 210-92Q(1) of the Code is amended to delete it in its entirety and replace it with the following new § 210-92Q(1):***

- (1) Parking or storage of motor vehicles in the front yard of any property located in a residential district is prohibited, unless said front yard is crossed by a duly constructed driveway extending through the front yard to a garage, carport, or properly surfaced parking area located beyond the front yard line. For uses requiring four or fewer parking spaces, said driveway shall not be less than eight feet nor more than 15 feet in width.

#### **SECTION 14. AMENDMENTS TO ARTICLE X OF THE ZONING LAW ENTITLED “NONCONFORMING BUILDINGS AND USES”**

***§ 14.1. Section 210-136A(5) of the Code is amended to delete it in its entirety and replace it with the following new § 210-136A(5):***

- (5) The development of the lot will maintain a minimum lot width of not less than 85 feet; a front yard of not less than 30 feet; a side yard of not less than 15 feet; a rear yard of not less than 30 feet; and a maximum building coverage of not more than 25%.

#### **SECTION 15. AMENDMENTS TO ARTICLE XII OF THE ZONING LAW ENTITLED “ZONING BOARD OF APPEALS”**

***§ 15.1. Section 210-148I of the Code is amended to delete it in its entirety and replace it with the following new § 210-148I:***

- I. Expiration of variance approvals.
  - (1) The area variance and/or use variance approval shall expire if construction or the use is not commenced within one year of the date of Zoning Board of Appeals’ approval, and completed within two years of the date of such approval.
  - (2) When an area variance or use variance is required in connection with a Planning Board application, the time period for expiration of the approval shall not commence until the date of the corresponding Planning Board approval.
  - (3) A use variance shall also expire if the approved use has ceased for a period of 12 consecutive months.

#### **SECTION 16. AMENDMENTS TO ARTICLE XIII OF THE ZONING LAW ENTITLED “PROCEDURES AND STANDARDS FOR SITE PLAN REVIEW”**

***§ 16.1. Section 210-151J of the Code is amended to delete it in its entirety and replace it with the following new § 210-151J:***

- J. Expiration of approval. The site plan approval shall expire unless construction is commenced within one year of the date of the Planning Board’s resolution of approval, and completed within two years of the date of such approval. Upon written request by the

applicant submitted prior to expiration and for good cause shown, the Planning Board may, in its discretion, extend the time for expiration of the approval by additional periods of 90 days each, provided that no more than six (6) such extensions may be granted.

***§ 16.2. Section 210-152A(5)(b) of the Code is amended to delete it in its entirety and replace it with the following new § 210-152A(5)(b).***

- (b) The Planning Board shall determine the appropriate dimensional requirements for access roads and internal driveways for the specific use proposed, and may modify the dimensional standards for access roads and internal driveways as otherwise established in the Town Code. To the extent practicable, driveways serving nonresidential uses shall be aligned with a street or driveway opposite the proposed use.

***§ 16.3. Section 210-152.1J of the Code is amended to delete it in its entirety and replace it with the following new § 210-152.1J:***

J. Expiration of approval.

- (a) The special use permit approval shall expire if construction or the use is not commenced within one year of the date of the Planning Board's or Zoning Board of Appeals' resolution of approval, as applicable. Upon written request by the applicant submitted prior to expiration and for good cause shown, the Planning Board or Zoning Board of Appeals may, in its discretion, extend the time for expiration of the special use permit by additional periods of 90 days each, provided that no more than six (6) such extensions may be granted.

- (b) A special use permit shall also expire if the use has ceased for a period of 12 consecutive months.

**SECTION 17. AMENDMENTS TO ARTICLE XV OF THE ZONING LAW ENTITLED "MISCELLANEOUS PROVISIONS"**

***§ 17.1. Section 210-158 of the Code is amended to delete it in its entirety and replace it with the following new § 210-158:***

Where this chapter requires a greater width or size of yards or other open spaces or a lower height of building or a fewer number of stories or a greater percentage of lot area to be left unoccupied or otherwise imposes greater restrictions than required by any other statute, bylaw, ordinance or regulation, the provisions of this chapter shall govern. Where the provisions of any other statute, bylaw, ordinance or regulation requires a greater width or size of yards or other open spaces or a lower height of building or a fewer number of stories or a greater percentage of lot area to be left unoccupied or otherwise imposes greater restrictions than are required by this chapter, the provisions of such statute, bylaw, ordinance or regulation shall govern. Where the provisions of this chapter provide conflicting restrictions or requirements, the provision which imposes the greater restriction shall govern.

**SECTION 18. EFFECTIVE DATE**

This Local Law shall take effect immediately after it is filed with the Secretary of State as provided in section twenty-seven of the Municipal Home Rule Law.

**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: A Local Law to amend sections of Chapter 210 (Zoning), Chapter 135 (Lot Line Revisions) and Chapter 177 (Subdivision of Land).		
Project Location (describe, and attach a general location map): Town of Poughkeepsie, New York		
Brief Description of Proposed Action (include purpose or need): Adoption of a Local Law to amend Chapter 210 of the Town Code, entitled “Zoning,” to clarify existing provisions and correct minor errors. It also revises the time frames for extensions set forth in Chapter 210, as well as in Chapter 135 (“Lot Line Revisions”) and Chapter 177 (“Subdivision of Land”). These amendments are intended to protect the public health, safety, and general welfare of Town residents and to ensure the consistent and efficient administration of the Town’s land use regulations. The amendments are consistent with Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities pursuant to Chapter 18 of the Town Code, and with the recommendations of the Towns 2021 Comprehensive Plan.		
Name of Applicant/Sponsor: Town of Poughkeepsie Town Board	Telephone: (845) 485-3600	E-Mail: redwards@townofpoughkeepsie-ny.gov
Address: 1 Overocker Road		
City/PO: Poughkeepsie	State: New York	Zip Code: 12603
Project Contact (if not same as sponsor; give name and title/role): Michael Welti, AICP - Director of Municipal Development - Town of Poughkeepsie	Telephone: (845) 485-3657	E-Mail: mwelti@townofpoughkeepsie-ny.gov
Address: 1 Overocker Road		
City/PO: Poughkeepsie	State: NY	Zip Code: 12603
Property Owner (if not same as sponsor): N/A	Telephone: N/A	E-Mail: N/A
Address: N/A		
City/PO: N/A	State: N/A	Zip Code: N/A

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Code Amendment	Proposed February 2026. Projected adoption in March or April 2026.
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Zoning Text Amendment Recommendation	Projected recommendation by the Planning Board at February 2026 meeting
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dutchess County Planning (DCP) - GML 239	Projected response from the County Planning Department in March 2026
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
The Town of Poughkeepsie is a Hudson River Valley Greenway Compact Community and is within the Hudson River Valley National Heritage Area.	
_____	
_____	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
The Town Board adopted the Natural Resource Inventory (NRI) and Open Space Plan on April 12, 2023.	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

The proposed code amendments include miscellaneous code clean-up items that would effect all or most zoning districts in the Town. \_\_\_\_\_  
\_\_\_\_\_

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

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

If Yes,  
i. What is the proposed new zoning for the site? Miscellaneous code text amendments

**C.4. Existing community services.**

a. In what school district is the project site located? Arlington CSD, Wappingers CSD, Spackenkill CSD, and Hyde Park CSD

b. What police or other public protection forces serve the project site?  
Town of Poughkeepsie Police Department

c. Which fire protection and emergency medical services serve the project site?  
Arlington Fire District, Fairview Fire District, and New Hamburg Fire District

d. What parks serve the project site?  
Town and County Parks

**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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____ _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>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)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>_____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes:</p> <p>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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> 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): \_\_\_\_\_

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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): \_\_\_\_\_

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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 1/2 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p>
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>

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 Covertypes	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 Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
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): \_\_\_\_\_  
\_\_\_\_\_



m. Identify the predominant wildlife species that occupy or use the project site: _____ N/A _____ _____	
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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 Town of Poughkeepsie      Date February 10, 2026

Signature Michael A. Welti, AICP      Title Dir./Municipal Development - Town of Poughkeepsie