

## LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board, Town of Poughkeepsie does hereby set **Wednesday March 19, 2025 at 7:00 p.m.** as the time date and place of a public hearing to afford all interested parties an opportunity to be heard and seek public comment concerning a proposed zoning map amendment received from Dunn & Sgromo Engineers, PLLC for Brodi Construction, LLC for tax parcel number 6163-03-218012, located at 81-89 Inwood Avenue, in the Town of Poughkeepsie consisting of approximately 33.6 acres, be changed from Residential Single-Family 2-acre (R-2A) District to Residence Single-Family 20,000 SF (R-20) District

AND PLEASE ALSO TAKE FURTHER NOTICE that said proposed zoning map amendment is available in full with Exhibit to preview on our website:  
<https://ny-poughkeepsietown.civicplus.com/300/Public-Hearings>  
Or in person @ the Town Clerk's Office, Monday – Friday, 8AM – 4PM.

Felicia Salvatore, Town Clerk  
Town of Poughkeepsie  
February 20, 2025

**RESOLUTION 2:19- #10 OF 2025**

WHEREAS, the Town Board received an application from Dunn & Sgromo Engineers, PLLC for Brodi Construction, LLC requesting that the zoning for tax parcel number 6163-03-218012, located at 81-89 Inwood Avenue, in the Town of Poughkeepsie, consisting of approximately 33.6 acres, be changed from Residential Single-Family 2-acre (R-2A) District to Residence Single-Family 20,000 SF (R-20) District; and

WHEREAS, the proposed zoning map amendment is attached hereto and incorporated herein and the Town Board does hereby waive a verbatim reading of said amendment and does direct that said amendment be spread across the record as if it, in fact, had been read verbatim; and

WHEREAS, the change of zone would involve ±33.6 acres, and the action to amend the Zoning Map must be reviewed under the New York State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board, as Lead Agency under SEQRA, has reviewed the proposed plan, including the proposed zoning map amendment and the requested density bonus described below and, on January 16, 2025, issued a Determination of Non-Significance (Negative Declaration) for this Type 1 Action; and

WHEREAS, the Town Board has determined that the proposed zoning map amendment must be referred to the Dutchess County Department of Planning and Development and to the Town Planning Board for review and recommendation; and

WHEREAS, on January 16, 2025, the Planning Board approved a motion to convey a neutral recommendation to the Town Board regarding the proposed change in zoning designation from R-2A to R-20; and

WHEREAS, the applicant's proposal also seeks to utilize Tier 1 (Open Space) and Tier 3 (Senior Housing) incentives pursuant to §210-76 of the Zoning Code to increase the allowable density of the proposed project from 48 units to 76 units in exchange for the permanent preservation of open space and the designation of 16 of the units as senior housing, as defined and in accordance with the provisions of §210-76; and

WHEREAS, pursuant to §210-76, the Town Board is solely vested with the authority to grant an incentive bonus in return for one or more of the benefits as set forth in this section; and

WHEREAS, amending the Zoning Map requires a public hearing;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town Board refers this matter to the Dutchess County Department of Planning and Development for a recommendation pursuant to GML 239-m; and
2. The Town Board hereby sets a public hearing on the proposed zoning map amendment for March 19, 2025, at 7:00 PM, or as soon thereafter as the matter may come to be heard, in the Town Hall, One Overocker Road, Poughkeepsie, New York.

Dated: February 19<sup>th</sup> 2025  
 Moved: Ann Shershin  
 Seconded: Michael Cifone  
 Motion passes/ fails: Ayes 6 Nays 0

ES/mem  
 t-2/12/2025  
 m-2/19/2025

	AYE	NAY	ABSTAIN
<u>PRESENT/ABSENT</u> Councilman Reuter	<u>absent</u>	___	___
<u>PRESENT/ABSENT</u> Councilwoman Laird	<u>✓</u>	___	___
<u>PRESENT/ABSENT</u> Councilwoman Burger	<u>✓</u>	___	___
<u>PRESENT/ABSENT</u> Councilman Cifone	<u>✓</u>	___	___
<u>PRESENT/ABSENT</u> Councilman Sharpe	<u>✓</u>	___	___
<u>PRESENT/ABSENT</u> Councilwoman Shershin	<u>✓</u>	___	___
<u>PRESENT/ABSENT</u> Supervisor Edwards	___	___	___

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

1. Pursuant to Article III, §210-11 of the Town of Poughkeepsie Zoning Code the zoning designation of tax parcel number 6163-03-218012, located at 81-89 Inwood Avenue, in the Town of Poughkeepsie, consisting of approximately 33.6 acres, be changed from Residential Single-Family 2-acre (R-2A) District to Residence Single-Family 20,000 SF (R-20) District.



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance  
**ADOPTED January 16, 2025**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The **TOWN OF POUGHKEEPSIE PLANNING BOARD**, as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and therefore a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Inwood Avenue Townhouses

**SEQR Status:** Type 1   
Unlisted

**Coordinated SEQRA Review:**  Yes  
 No

**Conditioned Negative Declaration:**  Yes  
 No

**Location**  
81-89 Inwood Avenue, Tax Parcel 6163-03-218012, 33.62 +/- acres  
Zoned R-2A (Residence, Single-Family 2-Acre) District.

**Description of Action**

The proposed action is for a proposed 76-unit clustered subdivision in buildings identified by this application as duplex “townhouses” (two single-family dwelling units each located on a separate lot but attached along a common lot line), and common area, clubhouse, recreation amenities and open space, subject to proposed rezoning from the R-2A (Residence, Single-Family 2-Acre) District to the R-20 (Residence, Single-Family 20,000 SF) District by the Town Board. The action proposes a road for Town dedication and connection to existing Innis Avenue; connection to public sewer and water services; and stormwater treatment facilities and open space to remain in private common ownership.

The site of 33.62 acres contains seven wetland areas totaling 2.26 acres, some of which are connected by a stream and/or subsurface connection; 4.79 acres of steep slopes; and 0.31-acre floodplain near the western boundary. Environmental Site Assessments indicated past agricultural, mining and landfill uses of portions of the site, which contain areas of shallow rock and rock outcrops. Site topography is undulating and descends from elevation 262 feet at the eastern Inwood Avenue frontage to 118 feet at the western boundary, over 2,900 linear feet. The site is bordered on the north by NYS lands of the former Hudson River State Hospital site, now inclusive of a group residential home; on the east by residential Inwood Avenue; on the south by a Central Hudson utility corridor, and residential neighborhoods beyond it; and on the west by the Dutchess County Rail Trail developed as a linear park.

The proposed action is for clustered development of the site under proposed R-20 District zoning, concentrating dwelling units on a portion of the site, leaving other land in its natural open space condition. On the site of 33.62 acres, the action proposes 17.519 acres of open space (52.11%), where a minimum open space set-aside of 11.06 acres is required. A calculation of the Buildable Yield for the site resulted in 48.35 units, or a maximum 48 units (density). In accordance with §210-76 Incentives, and subject to Town Board approval, the action proposes 17.5 acres (52%) open space for a Tier 1 Open Space Incentive, consisting of permanent preservation of not less than 50% of the parent parcel gross land area as usable space, resulting in a 30% increase in the total number of dwelling units, or an additional 19.34 units density. The action also proposes 16 of 76 total units (21%) for a Tier 3 Senior Housing Incentive, where not less than 20% of proposed dwelling units qualifying as senior housing, which permits a 30% increase in the total dwelling units, or an additional 14.5 units density. With proposed incentive densities subject to Town Board approval, the action involves a total of 76 units where a total density of 82 units (48.35+19.34+14.50) is permitted.

The applicant appeared before the Planning Board on December 21, 2023, July 18, 2024, October 17, 2024, and January 16, 2025. A submittal for the December 19, 2024, meeting was reviewed but the applicant withdrew prior to appearing. The public hearing was opened at the October 17, 2024, Planning Board meeting, and adjourned through January 16, 2025, and further adjourned pending action by the Town Board and the Zoning Board of Appeals.

#### **Required Permits and Approvals**

- Town Planning Board: Major Subdivision, Site Plan (Development Plan), and Aquatic Resource Permit approvals.
- Town Board: Zoning Map Amendment, Acceptance of Town Road and Sanitary Sewer Pump Station Dedication, Acceptance of Utility Easements and Agreements, Incentive Density Approvals (open space preservation, senior housing), Senior Housing Agreement
- Zoning Board of Appeals: Area Variances
- Dutchess County Department of Behavioral and Community Health: Approval
- Dutchess County Department of Public Works (DCDPW): Approval of Connection to the Dutchess County Rail-Trail
- NYS Department of Environmental Conservation (NYSDEC): State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges
- U.S. Army Corps of Engineers (USACE): Permit

#### **Documents, Studies, Materials and Comments Reviewed and Considered by the Lead Agency**

A major subdivision application was submitted to the Town Planning Department for review; along with a Full Environmental Assessment (EAF) Part 1, Subdivision and Development Plans; Existing Survey and Environmental Constraints plans; a Stormwater Pollution Prevention Plan (SWPPP); Subsurface Investigation; Geotechnical Assessment; correspondence on the project and responding to comments; comments of reviewing agencies, Town departments and consultants; and numerous other documents of record.

#### **Reasons Supporting This Determination:**

##### **1. Land**

The total acreage involved in the proposed action is 33.62+/- acres with 19.66 acres of proposed physical disturbance and the permanent preservation of 17.519 acres of open space (52.11% of the total site acreage). The action proposes 6.3 acres of new impervious surface. Stormwater controls are proposed by use of a wet detention pond, bioretention, and other stormwater facilities. Due to the fact that the proposed action will physically disturb greater than five (5) acre of land, it is subject to coverage under a State Pollutant Discharge Elimination System (SPDES) General Permit, resulting in the need for the preparation of a project-specific Stormwater Pollution Prevent Plan (SWPPP). Additionally, the proposed action is subject to the applicable erosion and sediment controls for residential construction. These required measures are anticipated to mitigate land disturbance impacts. There are no moderate to large-scale

stormwater impacts anticipated as a result of this proposed action. Therefore, no significant adverse environmental impacts are anticipated.

**2. Geologic Features**

There are no unique or unusual land forms within the project site (e.g., cliffs, dunes, minerals, fossils, caves). Therefore, no significant adverse environmental impacts are anticipated.

**3. Surface Water**

A Town aquatic resource permit will address proposed impacts, avoidance and mitigation of Town aquatic resources. No State-regulated wetlands were identified in the project vicinity. Project layout was adjusted during review in consultation with the Town’s wetland consultant to avoid and minimize impact to on-site wetlands, consistent with their relative ecological value. Of seven wetland areas identified on the site, two small non-federal wetlands (0.15 and 0.10 acre) will be eliminated, and encroachment on the margins of three others limited to 1,350 SF (0.03-acre), inclusive of road and drainage design to avoid compromising the hydrology of their perimeters, totaling a 0.28-acre impact on 2.3 acres of existing wetlands. The proposed action will impact 1.06 acres of Town wetland buffer, of 2.54 acres total. Total aquatic resource impact is 1.34 acres of 4.84 acres existing. No other rivers, ponds or lakes will be affected.

The Planning Board considered the location of steep slopes  $\geq 20\%$  mapped on the site. The plans include applicable stormwater, erosion and sediment controls for residential construction. Therefore, no significant adverse environmental impacts are anticipated.

**4. Groundwater**

The proposed action is not anticipated to result in new or additional use of groundwater, nor have the potential to introduce contaminants to ground water or an aquifer. Therefore, no significant adverse environmental impacts are anticipated.

**5. Flooding**

The proposed action site includes 0.31 acre within the 100-year floodplain at the western end of the site adjoining the Dutchess County railbed. A proposed 5-foot-wide wood chip walking trail connection to the County Rail Trail is located at the site southwest corner to avoid or minimize fill in the floodplain, which will comply with a Town Floodplain Development Permit, if required. Therefore, no significant adverse environmental impacts are anticipated.

**6. Air**

The proposed action will not require a state-regulated air emission source. Therefore, no significant adverse environmental impacts associated to air are anticipated.

**7. Plants and Animals**

The submitted EAF and the Planning Board’s environmental consultant identified potential presence of endangered bat species (Indiana bat and long-eared bat). The project will permit proposed tree clearing to occur only between October 1 and March 31, in accordance with NYS DEC and US FWS guidance to avoid direct impacts at other times when the bats are not hibernating and may be present on the site.

Substantial areas of the site have been previously disturbed by historic land uses inclusive of land mining and filling, which have revegetated to varying degrees. No other significant habitat or species on the site were identified. With the mitigation measures proposed above by the applicant, no significant adverse environmental impacts are anticipated.

**8. Agricultural Resources**

The proposed action is not located in or adjacent to an Agricultural District. Therefore, no significant adverse environmental impacts are anticipated.

**9. Aesthetic Resources**

The proposed land use, as proposed, is not obviously different from, or in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. Therefore, no significant adverse environmental impacts are anticipated.

**10. Historic and Archeological Resources**

The proposed action is located near significant historic buildings associated with the former Hudson River Psychiatric Hospital lands to the north and northwest, albeit at substantial distances from the site boundary. The site is located in or near an area designated as sensitive for archaeological sites by the NY State Historic Preservation Office (SHPO). The applicant conducted a Phase 1A Assessment and Phase 1B Reconnaissance Survey, Inwood Avenue Multifamily Community Project, 81-89 Inwood Avenue, prepared by Hudson Cultural Services, dated July 2022. The SHPO at NYS Office of Parks, Recreation and Historic Preservation (OPRHP) reviewed the project and, by correspondence dated July 18, 2024, indicated that no properties, including archaeological and/or historic resources will be impacted by this project.

Accordingly, no significant adverse environmental impacts are anticipated.

**11. Open Space and Recreation**

The action proposes conservation of 17.519 acres of open space on the site (52.11%), where a minimum open space set-aside of 11.06 acres is required. There is no anticipated loss of recreational opportunities or a reduction of an open space resource as designated in any adopted Town open space plan. The action includes private recreational amenities inclusive of a recreation center and walking trail. Additional demand on Town recreation facilities by 76 single-family residential units will have no significant impact because the project does not contain area suitable for recreation dedication to the Town and is anticipated to pay recreation fees as required by the Town Code. Therefore, no significant adverse environmental impacts are anticipated.

**12. Critical Environmental Areas**

The proposed action is not located in or adjacent to a Critical Environmental Area (CEA). Therefore, no significant adverse environmental impacts are anticipated.

**13. Transportation**

The proposed action will not result in a change to existing transportation systems. The proposed 76 units were projected to generate 42 – 47 peak hour trips during the peak weekday morning and afternoon, respectively, or about 1 trip/1.27 minutes, not including a reduction for the proposed senior housing units. The projected trip generation is substantially less than the 100 trips/hour typical threshold for a potential impact on intersection levels of service, and was not identified as a potential impact by the Town’s traffic consultant. The proposed roadway for dedication and utilities therein will meet Town design specifications subject to review and approval of the Town Engineer, Town Highway Superintendent, Water and Sewer Superintendents. Sight triangles for intersections within the development and at the project entrance are shown and will be protected. Approximately 164 parking spaces preliminarily proposed for the 76 units and recreation center are adequate to serve the residential development and subject to continuing development plan review and approval of the Planning Board. Therefore, no significant adverse environmental impacts are anticipated.

**14. Energy**

The proposed action will utilize the local energy grid, electric and gas. Therefore, no significant adverse environmental impacts are anticipated.

**15. Noise, Odor, and Light**

The proposed action will not result in a permanent increase in noise. Construction-related noise is temporary and unavoidable, and must adhere to Town Code requirements. The proposed action will not result in outdoor odors. Proposed lighting will be subject to the Town Code lighting regulations. Therefore, no significant adverse environmental impacts are anticipated.

**16. Human Health**

The submitted EAF indicates the project site is within 2000 feet of sites on the NYSDEC Environmental Remediation database. Discussion at Planning Board meetings acknowledged former landfill sites on the nearby former State Hospital lands that are now remediation sites, and the likelihood of past mining on the site in support of those landfill or closure activities. Completed or ongoing remediation of the sites on the former State Hospital is under the oversight of the NYS DEC. Phase I and II Environmental Site Assessments respectively dated 10/16/2023 and 11/29/2023, prepared by PVE, were cited by the applicant. They indicated a completed history of the site which included agricultural, mining and landfill uses, and that any site remediation necessary will be conducted based on the recommendation outlined in those reports.

The proposed action is proposed to utilize municipal water supply and sewage treatment for proposed residential development. No potential exposure to contamination was identified by the proposed action. Therefore, no significant adverse environmental impacts are anticipated.

**17. Consistency with Community Plans**

The proposed action is not inconsistent with any adopted land use plan. Proposed rezoning from the R-2A to the R-20 District is consistent with adjoining neighborhoods to the east of the site and to the south and southeast of the site on the side of the Central Hudson utility line, and is subject to Town Board review and approval. Therefore, no significant adverse environmental impacts are anticipated.

**18. Consistency with Community Character**

The proposed action is not inconsistent with the existing community character. Proposed duplex buildings on two lots are not inconsistent with R-20 single-family lot neighborhoods to the east, southeast and south. Any required buffers from adjoining or opposite residential properties will be addressed by Planning Board review and approval or by Zoning Board of Appeals area variance approval. Therefore, no significant adverse environmental impacts are anticipated.

**Other Potential Impacts**

In addition to the discussion of impacts in the sections above, the Lead Agency has also considered, and hereby issues a determination, concerning the following:

1. The proposed action would not result in a substantial adverse change in existing air quality, ground water quality or quantity, or noise levels; a substantial increase in solid waste production; a substantial increase in potential for flooding, or leaching problems.
2. The proposed action would not result in the impairment or the environmental characteristics of a Critical Environmental Area.
3. The proposed action would not create a material conflict with the community's current plans or goals as officially approved or adopted.
4. The proposed activity would not impair the character or quality of important aesthetic resources.
5. The proposed action would not result in a major change in the use of either the quantity or type of energy.
6. The proposed action would not create a hazard to human health.
7. The proposed activity would not result in a substantial change in the use, or intensity of use, of land devoted to agricultural, open space, or recreational use.
8. The proposed action would not result in the creation of material demand for other actions that would result in one of the above consequences.

9. The proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
10. When analyzed with two or more related actions, the proposed action would not have a significant impact on the environment and when considered cumulatively, would not meet one or more of the criteria under 6 NYCRR 617.7.

For Further Information:

Michael A. Welti, AICP, Director of Municipal Development  
Town of Poughkeepsie  
One Overocker Road  
Poughkeepsie, New York 12603  
Tele: 845-485-3657

**This negative declaration was authorized at a meeting by the Planning Board held on January 16, 2025.**

# **DUNN & SGROMO ENGINEERS, PLLC**

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5800 HERITAGE LANDING DRIVE, EAST SYRACUSE, NEW YORK 13057  
Telephone (315) 449-4940 Facsimile (315) 449-4941

February 6, 2025

Rebecca Edwards, Town Supervisor and Town Board Members  
Town of Poughkeepsie  
1 Overocker Road  
Poughkeepsie, NY 12603

Re: Inwood Avenue Townhouses, Poughkeepsie, New York  
File No.: 1311.001

Dear Supervisor Edwards and Members of the Town Board:

The owner of 81-89 Inwood Avenue (Tax lot #6163-03-218012) respectfully requests a change in zoning for the lot from its current zoning designation. This request is to change the current Residential (R-2A) zoning of the lot, to the R 20,000 (R20) zoning designation. If so approved, the owner intends to develop a cluster subdivision on the 33.62-acre parcel. The plan is to develop 76 units and a clubhouse on approximately 50% of the land area, and to leave 50% of the lot in an Open Space Conservation Easement.

The parcel owner is Brodi Construction, LLC (owner), represented by Robert J. Flower (the applicant), owner of Robert J. Flower and Company, who has 60 years of development experience. The intent is to develop a "quality of life" project with a clubhouse, active recreational amenities, residential duplexes of superior architectural design, and a natural, wooded open space area to remain for passive recreation.

A trail loop will be developed within the Conservation Easement to provide a walking/running system with a possible future connection to the Dutchess County Rail Trail on the west end of the lot.

Each residential unit will be privately-owned, and all common areas will be maintained by the Property Owners Association. Each building (2-units each) will be served by a shared driveway with 2 separate, enclosed, single-car garages.

The program for the site is set forth as follows:

1. Seventy six total dwelling units will be constructed in 38 buildings.
2. The buildings will reflect high quality architectural design.
3. Each unit will contain 3 bedrooms and 2.5 bathrooms.
4. Natural areas will remain to surround units to the greatest extent practical and existing vegetation on areas that will not be disturbed will remain forested.

5. High quality landscaping and plant materials will be provided along the streets, building lots, and disturbed areas.
6. Aesthetically pleasing ponds will be constructed and function to manage stormwater quality and quantity.
7. Two regulation pickle ball courts and a bocce ball green will be developed in the common area.
8. The project will include a dog park and community garden in the common area.
9. A trail loop for walking and jogging will be developed in the Conservation Area (common area) that has been reviewed by Dutchess County regarding connection to the northside line (Dutchess County Rail Trail) and construction will be coordinated with the Dutchess County Department of Public Works.
10. A clubhouse for use by the residents will be constructed between the residences and the Conservation Area (common area).
11. Approximately 14.8 acres of natural wooded area will be retained.
12. Buffering vegetation around the perimeter of the site will be retained or will be installed where necessary.
13. The street pattern is designed to allow for the free-flow of fire trucks and emergency vehicles and internal roads will be built to Town standards.

The number of units programmed for the site meets the Density Test required by Section 177-24 of the "Zoning Law of the Town of Poughkeepsie, Dutchess County, New York".

For the purpose of assisting the Board in reviewing the density of the project, and in keeping with Town Code requirements, density calculations have been included on the attached Site Plan (C-1) and have been reviewed by the Planning Board.

The Density Test calculations for the proposed project indicates an allowed density of 76 dwelling units. However, in light of the extensive recreational amenities provided, the intent is to retain 50% of the property as permanent open space. Of the 33.62 acres, 50% of the site will be encumbered within the Conservation Easement. The developer is seeking permission to build 76 duplex units so that the project can remain viable without considering a traditional large-lot subdivision over the entire parcel. This approach will preserve 50% of the site in continuous open space.

To compare the "Permitted Uses" in the R2A zoning designation as compared to the R 20,000 (R20) designation, we provide the following chart for your review:

PERMITTED USES TABLE			
R2A		R20	
1.	Cemeteries	1.	Cemeteries, no cremation
2.	Country Clubs	2.	Country Clubs
3.	Dwellings, single-family	3.	Dwellings, single-family
4.	Golf Courses	4.	Family Day Care Homes
5.	Parks	5.	Golf Courses
6.	Places of Worship	6.	Libraries
7.	Playgrounds	7.	Museums
8.	Public Utility Structures	8.	Parks
		9.	Places of Religious Worship
		10.	Playgrounds
		11.	Public Utility Structures
		12.	Schools

The following is a comparison of the bulk requirements for the R2 versus R20 districts:

BULK REQUIREMENTS TABLE		
Bulk Requirements	R2A	R20
Minimum Lot Area	2 acres	20,000 square feet
Maximum Lot Coverage	5%	25%
Minimum Front Yard Setback	65 feet	30 feet
Minimum Side Yard Setback	40 feet	20 feet
Minimum Rear Yard Setback	55 feet	30 feet
Maximum Impervious Surface	15%	35%
Maximum Height	35 feet or 2.5 stories	35 feet or 2.5 stories

In summary, this project will provide an excellent “quality of life”, residential experience for the community. The target population for this project is geared toward young and first-time home buyers, as well as, “empty nesters”. We have found that this population is seeking to live in a community with natural open space, and near local conveniences. The proximity of this project to existing and proposed commercial activities associated with Mid-Hudson Plaza and Hudson

Rebecca Edwards, Supervisor and Town Board Members  
Inwood Avenue Townhouses

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Heritage Plaza makes this a walkable project with nearby amenities including shopping, dining, Marist College, and the Walkway Over the Hudson.

We believe this project will bring a high quality residential experience to the community that will enhance housing options within the greater Poughkeepsie area. We respectfully ask that you give this project your due consideration, and we look forward to working with the community in creating this quality of life housing opportunity. Please see our attachments for further information.

If you have any questions, comments, or require additional information, please feel free to contact me.

Thank you for anticipated cooperation.

Very truly yours,

  
Gregory Sgromo, P.E.

GS/mbs  
Attachments

cc: Robert Flower (w/enclosures)



# Town of Poughkeepsie

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3620 Phone  
845-485-3701 Fax

### Application for Change of Zone

Name of Applicant(s): Brodi Construction, Inc.

Address: 34 Palmer Avenue, Bronxville, NY 10708

Telephone: (845) 594-1055

Name, Address and Telephone of Record Owner(s): Same as above

Same as above

1. Applicant is the: Owner  Contract Vendee

2. Tax Map Number of all parcels that are part of this application: 134689-6163-03-218012

3. If Applicant is a Corporation, LLC, L.P., P.C., D/B/A, or Partnership, provide names of all shareholders, members, and partners as applicable: \_\_\_\_\_

Robert Flower (50%) and Angela Flower (50%)

4. Date Corporation, LLC, L.P., P.C., D/B/A, or Partnership was formed or registered to do business in New York State: May 17, 2021 (Delaware)

5. Current Zoning District of affected parcels: RZA Residential Zone

6. Proposed Zoning District of affected parcels: R-20

7. Total Acreage involved in application: 33.6

8. Total contiguous acreage controlled by applicant/owner<sup>1</sup>: 33.06

1. Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability companies, or other entities or partnerships in which the applicant has an interest.

9. Describe the Project for which the Change of Zone is requested: Zone change to R-20 to allow a cluster subdivision of 76 single family residential units on <50% of the parcel leaving min. 50% of the parcel in open space. The project includes clubhouse, pickleball courts, dog park, community garden and walking/jogging trail.


10. Will the Project require any of the following additional approvals? (Check all that apply)

Lot Line Revision	<input type="checkbox"/>	Subdivision	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>	Land Contour Permit	<input type="checkbox"/>
Aquatic Resources Permit	<input checked="" type="checkbox"/>	Floodplain Development Permit	<input type="checkbox"/>
Area Variance	<input type="checkbox"/>	Use Variance	<input type="checkbox"/>

11. Attach a copy of the current deed for the property(ies).

12. Attach a copy of the executed Contract of Sale or Option to Purchase (if applicable).

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its contents and that the information provided is complete and true to the best of the Applicant's knowledge; and 2) He/She has read, is familiar with, and understands the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Poughkeepsie; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature:   
Print Name: Robert T Flower  
Date: 2/7/25

DISCLOSURE OF BUSINESS INTEREST

State of New York }  
County of Dutchess } ss:

\_\_\_\_\_ being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the application described herein: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

N/A

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

N/A

3. That he/she understands that the Town of Poughkeepsie Town Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

  
Agent/Owner

\_\_\_\_\_  
Agent/Owner

  
Notary Public

**Bobble Annis Flower Cox**  
Notary Public, State of New York  
No. 01571002740  
City of Poughkeepsie, Dutchess County  
Commission Expires May 27, 2027  
8/15/27

OWNER AFFIDAVIT

State of New York }  
County of Dutchess } ss:

Brodi Construction, LLC being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize Dunn + Sycamo Engineers to act as my/our representative in all matters regarding said application and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application that I/we expressly grant permission to the Town Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Town Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that the Town of Poughkeepsie Town Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

  
Applicant/Owner

Applicant/Owner

  
Notary Public

Bobbie Anne Flower Cox  
Notary Public, State of New York  
No. 0071012010  
Qualified in Dutchess County  
Commission Expires May 27, 20  
8/15/27



# Town of Poughkeepsie Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

January 17, 2025 (revised January 21, 2025)

Sent via email: [robflower140@gmail.com](mailto:robflower140@gmail.com)

Robert J. Flower  
34 Palmer Road  
Bronxville, NY 10708

**RE: INWOOD AVENUE TOWNHOUSES**  
81-89 Inwood Avenue Grid # 6163-03-218012

Dear Mr. Flower:

This letter is to inform you of the action taken by the Town of Poughkeepsie Planning Board at a meeting held on January 16, 2025, at which time you requested a SEQRA Review, Recommendation to Town Board for a Zoning Map Amendment, Preliminary Subdivision and Site Plan Review, potential Aquatic Resource Permit Review, and Architectural Review for a proposed  $\pm 76$ -unit clustered subdivision of duplex townhouses and common area, clubhouse, recreation amenities and open space, subject to proposed rezoning by the Town Board; Zoned Residential Single-Family 2-Acre (R-2A);  $\pm 33.62$  acres; Type I Action; *Robert J. Flower (Applicant), Brodi Construction, LLC (Owner)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made to adjourn the public hearing to March 20, 2025.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made that the Planning Board determine that the Inwood Avenue Townhouses project will not have a significant adverse impact on the environment and that no environmental impact statement will be required for the reasons set forth in the SEQRA Negative Declaration for a Type I Action dated January 16, 2025.

Moved: Nicole Gemmati  
Seconded: Sharon McSween  
Carried: 4-1 (Member Fanelli-Nay)

A motion was made that the Planning Board convey a neutral recommendation to the Town Board regarding a proposed change in zoning designation for Inwood Avenue Townhouses, tax parcel number 6163-03-218012, located at 81-89 Inwood Avenue, consisting of approximately 33.62 acres, from the Residential Single-Family 2-Acre (R-2A) District to the Residence Single-Family 20,000 SF (R-20) District.

Moved: Nicole Gemmati  
Seconded: Sharon McSween  
Carried: 5-0

A motion was made that the Planning Board defer action on this application pending action by the Town Board on proposed rezoning, and direct the applicant to respond in writing to comments of the Planning Board and those received from Town departments and Agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the following:

1. Town Engineer comments dated January 6, 2025.
2. Zoning Administrator's comments dated January 2, 2025.
3. Town Planning Department comments dated January 13, 2025.
4. Wetland consultant Aspen Environmental's comments dated December 9, 2024.
5. Water Department's comments dated December 12, 2024.
6. Sewer Department's comments dated November 27, 2024.
7. Building Department's comments dated December 5, 2024.
8. Highway Department's review of a subsequent submittal.
9. Fairview Fire District's comments dated December 6, 2024.
10. Dutchess County Department of Behavioral and Community Health's review.
11. Dutchess County Department of Public Works' review.
12. NYS Department of Environmental Conservation's review.
13. Comments of the Planning Board meeting, including but not limited to the following:
  - a. Regarding screening of existing homes to the east, applicant was receptive to adding shrubs and low level evergreens within the common land buffer near Inwood Avenue. Planning Board members also agreed to seek additional screening fencing at the eastern line of residential lots to define the proposed residential back yards.
  - b. Applicant to address design and location of the proposed walking path to the Dutchess County rail trail with regard to County requirements for ADA accessibility and coordination with stormwater features.
  - c. Applicant to address a drainage easement to prevent obstruction of discharge from underneath Inwood Avenue that would affect many residences to the east, in consultation with the Town Engineer.

Moved: Nicole Gemmati  
Seconded: Sharon McSween  
Carried: 5-0

**NOTE TO THE APPLICANT:** In responding to the comments of the Planning Board, Planning Department Staff, any of the various Town Departments and Agencies, and any of the Town's consultants, it is the responsibility of the applicant to prepare appropriate and complete responses to each and every comment contained in the comment letter(s) and memoranda listed above. Failure to submit appropriate and complete responses to each and every comment as noted may result in the removal of the application from the Planning Board agenda, or may delay plan signatures pending a revised response.

Very truly yours,

*Carl Whitehead*

Carl Whitehead  
Planning Board Chairman

<b>PRESENT:</b>	<b>ABSENT:</b>
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
	Member Levasseur
Member McSween	
	Member Romeo
	Member Siddam
	Member Simpson, Alt.
Member Treybich, Alt.	

CW:rlp

cc: Lisa Cobb, Esq., The Law Offices of Lisa M. Cobb, Planning Board Attorneys, via email  
Greg Sgromo, Dunn & Sgromo Engineers, PLLC, via email