

LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, an Order to Remedy, copies of which are either attached to said property, or mailed certified mail to said property, have been issued to property located at 187 N Grand Avenue, Town of Poughkeepsie, State of New York, pursuant to Chapter 159A-4-Mowing of the Town of Poughkeepsie Town Code; and

WHEREAS, said Order to Remedy has not been complied with, now therefore

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby set the 3rd day of September, 2025 at 7:00 p.m. at the Town Hall, Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY as and for the time, date and place of a public hearing to consider a recommendation from the Zoning Administrator that the Town or its contractor remove and as needed continue to remove all garden waste, fallen tree limbs, and cut the grass to a height not to exceed 12 inches, at all the above property, so it will not become overgrown and unsightly, the cost of which work shall constitute a lien and charge on the above real property until paid, satisfied or discharged and shall be collected in the same manner as other Town charges.

AND PLEASE ALSO TAKE FURTHER NOTICE that said recommendation 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
August 7, 2025

RESOLUTION 8:6 # 1 OF 2025

WHEREAS an Order to Remedy, a copy of which is attached hereto, has been issued for property located at 187 N Grand Avenue, Town of Poughkeepsie, State of New York, pursuant to Chapter 159A-4-Mowing of the Town of Poughkeepsie Town Code; and

WHEREAS, said Order to Remedy has not been complied with, now therefore

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby set the 3rd day of September, 2025 at 7:00 p.m. at the Town Hall, Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY as and for the time, date and place of a public hearing to consider a recommendation from the Zoning Administrator that the Town or its contractor remove and as needed continue to remove all garden waste, fallen tree limbs, and cut the grass to a height not to exceed 12 inches, all at the above property, so it will not become overgrown and unsightly, the cost of which work shall constitute a lien and charge on the above real property until paid, satisfied or discharged and shall be collected in the same manner as other Town charges.

Dated: August 6th 2025

Moved: Bill Reuter

Seconded: Michael Cifone

Motion passes/ fails: Ayes 7 Nays 0

ES/aap
t-7/28/2025
m-8/6/2025

| | AYE | NAY | ABSTAIN |
|--|-------------------------------------|--------------------------|--------------------------|
| <u>PRESENT</u> /ABSENT Councilman Reuter | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>PRESENT</u> /ABSENT Councilwoman Laird | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>PRESENT</u> /ABSENT Councilwoman Burger | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>PRESENT</u> /ABSENT Councilman Cifone | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>PRESENT</u> /ABSENT Councilman Sharpe | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>PRESENT</u> /ABSENT Councilwoman Shershin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>PRESENT</u> /ABSENT Supervisor Edwards | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



187 N Grand Ave
8/1/25 7:47AM

TOWN OF POUGHKEEPSIE

Office of Zoning Administration

1 Overcker Rd.
Poughkeepsie, New York 12603

Phone: 845-485-3650
Fax: 845-790-7772



Order to Remedy Violation

Compliant Number: 0218
Location: 187 N Grand Ave
Zone: R20

Date: 06/17/2025
Grid No. 6162-16-810359-0000

TO: Kanwarjeet Malik
187 N Grand Ave Poughkeepsie, NY, 12603

PLEASE TAKE NOTICE there exists a violation of:

*Zoning Law _____
Other Applicable Laws X

at premises hereinafter described in that This office has noticed that your grass exceeds 12 inches. Per Town code §159A-4 The owner, or occupant, or tenant, or operator, or person in control as the case may be, of any occupied building or premises within the Town of Poughkeepsie shall comply with the following: Lawns shall be kept trimmed to a height of no greater than 12 inches.

in violation of § 159A-4 - Mowing, of the Code of the Town of Poughkeepsie

YOU ARE THEREFORE DIRECTED AND ORDERED to

Mow lawn (front & rear) and continue to maintain throughout the growing season. § 159A-6 Penalties for offenses. In addition to any other remedies set forth herein authorizing the Town to enforce the provisions of this chapter, establishing penalties, and setting forth additional remedies, the person charged with the responsibility to enforce the provisions of this chapter may impose a civil fine or agree to a civil fine not to exceed \$1,000 per day for each day of the violation. If said civil fine is imposed, then the alleged violator may appeal to the Town Board. § 159A-7 Removal by Town; charges. A. Upon the failure of an owner, tenant or occupant or person in control with notice to correct a condition complained of, the Town Board shall hold a public hearing. The public hearing shall be held upon notice published in the official paper, posted conspicuously on the affected property and, if obtainable, forwarded to the last known address of the property owner, as it appears on the current assessment records of the Town, by certified mail, return receipt requested. Posting, forwarding and publication shall be made not less than 10 days prior to the date of the public hearing. (1) At the close of the public hearing provided by Subsection A, the Town Board shall consider whether the failure of the owner, tenant or occupant to comply with this chapter of the Town Code results in a threat to the public health, safety or welfare; and (2) If the Town Board finds that there is a threat to the public health, safety or welfare, the Town Board shall determine the area of the lawn necessary which must be mowed in order to abate the threat to the public health, safety or welfare (hereinafter referred to as "the necessary area"). B. If the Town Board, after a public hearing as provided by Subsection A, finds that there is

TOWN OF POUGHKEEPSIE

Office of Zoning Administration

1 Overocker Rd.
Poughkeepsie, New York 12603



Phone: 845-485-3650

Fax: 845-790-7772

a threat to the public health, safety or welfare, it may cause and continue to cause the mowing of the necessary area, upon the failure, or the continued failure, of such owner, tenant or occupant to comply with any requirements and/or conditions of the Town Board. Said mowing may be performed by the Town of Poughkeepsie or by its designee, or agent, including a private contractor. The Town Board shall ascertain the cost of the proceeding and the costs of mowing and assess such expense against the record owner of the property. The expense so assessed shall constitute a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged and shall be collected in the same manner and at the same time as other Town charges. C. Mowing by the Town of Poughkeepsie or its agents shall not operate to excuse such owner, tenant or occupant from mowing the premises as required by this chapter, and such owner, tenant or occupant shall, notwithstanding such action by the Town, be subject to any other penalties as provided for herein.

On or before 06/27/2025

Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment or both.

Kristen Mastromarino
Deputy Zoning Administrator

*This order may be appealed. Such appeal must be filed within 60 days of the date of this Order, pursuant to Section 210-147 of the Town Code.



187 N Grand Ave
6/7/25

TOWN OF POUGHKEEPSIE

Office of Zoning Administration

1 Overocker Rd.
Poughkeepsie, New York 12603

Phone: 845-485-3650
Fax: 845-790-7772



Order to Remedy Violation

Compliant Number: 0218
Location: 187 N Grand Ave
Zone: R20

Date: 07/02/2025
Grid No. 6162-16-810359-0000

TO: Kanwarjeet Malik
187 N Grand Ave Poughkeepsie, NY, 12603

PLEASE TAKE NOTICE there exists a violation of:

*Zoning Law
Other Applicable Laws

X

at premises hereinafter described in that This office has noticed that your grass exceeds 12 inches. Per Town code §159A-4 The owner, or occupant, or tenant, or operator, or person in control as the case may be, of any occupied building or premises within the Town of Poughkeepsie shall comply with the following: Lawns shall be kept trimmed to a height of no greater than 12 inches.

in violation of § 159A-4 - Mowing, of the Code of the Town of Poughkeepsie

YOU ARE THEREFORE DIRECTED AND ORDERED to

Mow lawn (front & rear) and continue to maintain throughout the growing season. § 159A-6 Penalties for offenses. In addition to any other remedies set forth herein authorizing the Town to enforce the provisions of this chapter, establishing penalties, and setting forth additional remedies, the person charged with the responsibility to enforce the provisions of this chapter may impose a civil fine or agree to a civil fine not to exceed \$1,000 per day for each day of the violation. If said civil fine is imposed, then the alleged violator may appeal to the Town Board. § 159A-7 Removal by Town; charges. A. Upon the failure of an owner, tenant or occupant or person in control with notice to correct a condition complained of, the Town Board shall hold a public hearing. The public hearing shall be held upon notice published in the official paper, posted conspicuously on the affected property and, if obtainable, forwarded to the last known address of the property owner, as it appears on the current assessment records of the Town, by certified mail, return receipt requested. Posting, forwarding and publication shall be made not less than 10 days prior to the date of the public hearing. (1) At the close of the public hearing provided by Subsection A, the Town Board shall consider whether the failure of the owner, tenant or occupant to comply with this chapter of the Town Code results in a threat to the public health, safety or welfare; and (2) If the Town Board finds that there is a threat to the public health, safety or welfare, the Town Board shall determine the area of the lawn necessary which must be mowed in order to abate the threat to the public health, safety or welfare (hereinafter referred to as "the necessary area"). B. If the Town Board, after a public hearing as provided by Subsection A, finds that there is

TOWN OF POUGHKEEPSIE

Office of Zoning Administration

1 Overocker Rd.
Poughkeepsie, New York 12603



Phone: 845-485-3650

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a threat to the public health, safety or welfare, it may cause and continue to cause the mowing of the necessary area, upon the failure, or the continued failure, of such owner, tenant or occupant to comply with any requirements and/or conditions of the Town Board. Said mowing may be performed by the Town of Poughkeepsie or by its designee, or agent, including a private contractor. The Town Board shall ascertain the cost of the proceeding and the costs of mowing and assess such expense against the record owner of the property. The expense so assessed shall constitute a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged and shall be collected in the same manner and at the same time as other Town charges. C. Mowing by the Town of Poughkeepsie or its agents shall not operate to excuse such owner, tenant or occupant from mowing the premises as required by this chapter, and such owner, tenant or occupant shall, notwithstanding such action by the Town, be subject to any other penalties as provided for herein.

On or before 07/14/2025

Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment or both.

Kristen Mastromarino
Deputy Zoning Administrator

*This order may be appealed. Such appeal must be filed within 60 days of the date of this Order, pursuant to Section 210-147 of the Town Code.

FINAL NOTICE

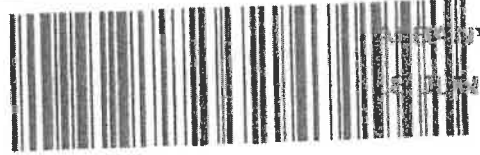


187 N Grand Ave
7/2/25 10:11AM



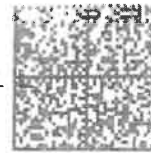
187 N Grand Ave
7/2/25 10:11AM

Department of Poughkeepsie
Poughkeepsie Department
Verocker Road
Poughkeepsie, NY 12603



9589 0710 5270 3181 7525 98

ALBANY NY 120
JUL 04 2025 AM 1
FIRST CLASS



US POSTAGE
FITNEY BOWES
ZIP 12603 \$ 009.64⁰
02 7W
0008036609 JUN 17 2025

Khanwajeet Malik
187 W Grand Ave
Poughkeepsie, NY 12603

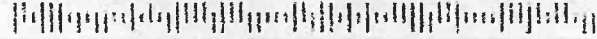
WF

NY 120 DE 1 0006/27/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
12603 752513
12603 10238

BC: 12603251301 *1137-04028-18-22



First notice¹¹

9589 0710 5270 3181 7526 80

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

| | |
|--|----|
| Certified Mail Fee | \$ |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage | \$ |
| Total Postage and Fees | \$ |

Postmark
Here

Sent To: Khanwajeet Malik
Street and Apt. No., or PO Box No.: 187 W Grand Ave
City, State, ZIP+4: Poughkeepsie, NY 12603
PS Form 3800, dated July 2023 (PSN 7530-02-000-004) See Reverse for Instructions

Final notice

Tracking Number:

9589071052703181752680

Copy Add to Informed Delivery

Latest Update

Your item was returned to the sender at 7:20 pm on July 5, 2025 in POUGHKEEPSIE, NY 12603 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Alert

● Forward Expired
POUGHKEEPSIE, NY 12603
July 5, 2025, 7:20 pm

● In Transit to Next Facility
July 5, 2025

● Arrived at USPS Regional Facility
ALBANY NY DISTRIBUTION CENTER
July 3, 2025, 1:03 pm

● Hide Tracking History