

## LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, an Order to Remedy, a copy of which are either attached to said property, or mailed certified mail to said property, have been issued to property located at 60 Fairview Avenue, Town of Poughkeepsie, State of New York, pursuant to Chapter 159-5-Maintenance of Landscaping for vacant and abandoned buildings 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 8<sup>th</sup> day of October, 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 or Deputy Zoning Administrator that the Town or its contractor remove all garden waste, fallen tree limbs, and cut grass to a height not to exceed 6 inches, so it will not become 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  
September 4, 2025

**RESOLUTION 9:3 - # 11 OF 2025**

WHEREAS, an Order to Remedy, a copy of which is attached hereto, has been issued for property located at 60 Fairview Avenue, Town of Poughkeepsie, State of New York, pursuant to Chapter 159-5-Maintenance of Landscaping for vacant and abandoned buildings of the Town of Poughkeepsie Town Code; and

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Dated: September 3, 2025

Moved: Mike Cifone

Seconded: Anne Burger

Motion passes/ fails: Ayes 7 Nays 0

ES/mem

t-8/28/2025

m-9/3/2025

	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"/>

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: 0163  
Location: 60 Fairview Ave  
Zone: IL

Date: 07/29/2025  
Grid No. 6162-09-227572-0000

TO: Hudson Valley Mngmt Assoc Inc  
PO BOX 4307 New Windsor, NY, 125530000

**PLEASE TAKE NOTICE there exists a violation of:**

\*Zoning Law \_\_\_\_\_  
Other Applicable Laws     X    

at premises hereinafter described in that This office has noticed the grass on the property exceeds 6 inches. Per Town code § 159-5The owner, or occupant, or tenant, or operator, or person in control as the case may be, of any vacant, unoccupied, or abandoned building within the Town of Poughkeepsie shall comply with the following: A. The premises shall be properly maintained and landscaped. Lawns or other ground cover shall be kept trimmed to a height of no greater than six inches. Hedges, bushes, and shrubs located within a front yard setback shall be maintained at a height no greater than 3 1/2 feet. Hedges, bushes, and shrubs located within a side or rear yard setback shall be maintained at a height no greater than eight feet. All hedges, bushes, and shrubs shall be kept from becoming overgrown and unsightly where exposed to public view and where the same constitute a blighting condition or factor that may depreciate the value of adjoining and nearby property, or which may impair the appearance of the neighborhood.

in violation of § 159-5 - Maintenance of landscaping for vacant and abandoned buildings. of the Code of the Town of Poughkeepsie

**YOU ARE THEREFORE DIRECTED AND ORDERED to**

Mow grass and maintain the landscaping throughout the growing season. §§ 159-12 Penalties for offenses. A. A violation of this chapter or regulation is hereby declared to be an offense, punishable by a fine not exceeding \$1,000 or imprisonment for a period not to exceed 15 days, or both. Each 24 hours during which a violation shall continue constitutes a separate and distinct violation within the meaning of this chapter. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this chapter or regulations shall be deemed violations and, for such purpose only, all provisions of law relating to violations shall apply to such offenses. B. 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

TOWN OF POUGHKEEPSIE

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1 Overocker Rd.  
Poughkeepsie, New York 12603



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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.  
On or before 05/23/2025

**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**

Kristina Granieri  
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.

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 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7/29/25  
 Postmark Here

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To Hudson Valley Inc

Street and Apt. No., or PO Box No. P.O. Box 4307

City, State, ZIP+4® New Windsor NY 12553


PS Form 3811, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

9589 0710 5270 2860 5826 31

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Hudson Valley Mgmt Inc.  
P.O. Box 4307  
New Windsor  
NY 12553

  
 9590 9402 7287 2028 7641 73

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Address

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_


D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  Priority Mail Express®  
 Adult Signature  Registered Mail™  
 Adult Signature Restricted Delivery  Registered Mail Restr. Delivery  
 Certified Mail®  Signature Confirmation®  
 Certified Mail Restricted Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery  Collect on Delivery Restricted Delivery

9589 0710 5270 2860 5826 31 Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


**USPS TRACKING#**

  
 9590 9402 7287 2028 7641 73

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

United States  
 Postal Service

\* Sender: Please print your name, address, and ZIP+4® in this box\*

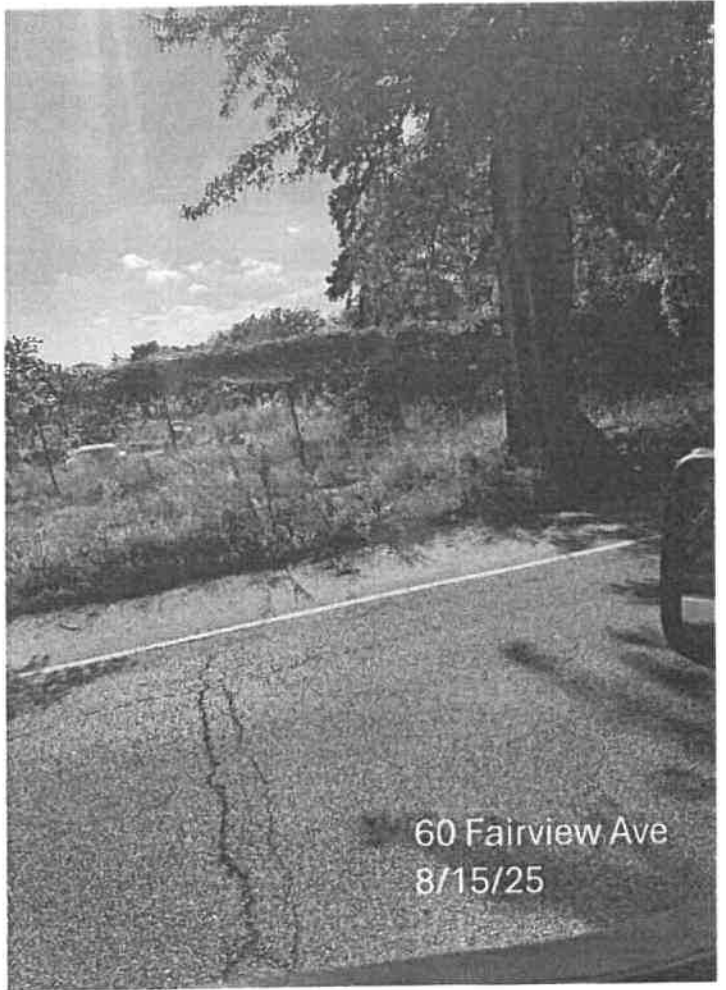


Town of Poughkeepsie  
 Zoning Department  
 1 Overocker Road  
 Poughkeepsie, NY 12603





60 Fairview Ave  
8/15/25



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8/15/25



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8/15/25