

**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, November 15, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of October 18, 2022 Minutes

III. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **135 MAIN STREET MULTIFAMILY RESIDENTIAL SUBDIVISION** Application for Site Plan Review and Subdivision for subdivision of the property at 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing multiple dwelling with 119 units, including reconfiguration of off-street parking and open space. Owner Omni New York; Applicant Tinkleman Architecture; Consultant Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District Urban Density Residence (R-6) District; File #2021-037 and 2021-038
REVIEW POSTPONED TO DECEMBER 20, 2022

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

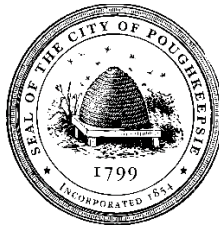
1. **117 NORTH HAMILTON STREET** Application for site plan review relative to the proposed wholesale storage, warehousing, manufacturing, creative, retail, contracting business. Two structures with 34 off-street parking spaces are planned. Owner 117 N Hamilton, LLC/North Hamilton Parcel LLC; Applicant Baxter Development Corp.; Consultant Rohde, Soyka & Andrews, Consulting Engineers, PC; Grid #6162-63-

271278/266293; Zoning District Light Industrial (I-1) District; File #2022-020
REVIEW OF APPLICATION POSTPONED TO DECEMBER 20, 2022

2. **20-72 VASSAR FARM LANE** Application for site plan review relative to the proposed .77 acre permeable pavement parking lot with 40 parking spaces. Owner/Applicant Vassar College; Consultant LRC Engineering & Surveying, DPC; Grid #6161-02-900650; Zoning District Research and Development (R-D) Light Industrial (I-1) District; File #PB2022-049

V. SIGN PERMITS

1. **MIDHUDSON DISCOVERY MUSEUM - 75 N WATER** Application for sign permit for a freestanding monument sign with a message board.
Owner/Applicant Midhudson Discovery Museum; Consultant GNS Sign Group; Grid #6062-66-738231; Zoning District Waterfront District (W); File #PB2022-040



City of Poughkeepsie Planning Board

Common Council Chambers

Tuesday, October 18, 2022 6:00 PM

DRAFT Meeting Minutes

ATTENDANCE:

Board Members

Nick DeLuccia

Marjorie Smith

Anne Saylor

Sean O'Donnell.

Brian Veltre

Rosaura Andújar-McNeil arrived late 6:08 PM

Excused

Robert Levine, Esq.

Robert Mallory

Staff

Natalie Quinn, Development Director for the City of Poughkeepsie

Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:01 PM

II. APPROVAL OF MEETING MINUTES

1. Approval of September 20, 2022 Minutes

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried:5:0:0

III. EXTENSION APPROVALS

- 1. 58 PARKER AVENUE: OFFICE AND OPEN SPACE** Application for Site Plan Review relative to the conversion of the existing former industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77- 6162-62-148369 and 6162-54-125385; File #2021-045

Review was postponed to the end of the meeting.

IV. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION

Applications for Site Plan Review and Subdivision for subdivision of the property at 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing multiple dwelling with 119 units, including reconfiguration of off-street parking and open space. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

ADJOURNED UNTIL NOVEMBER 15, 2022

2. 117 NORTH HAMILTON STREET Application for site plan review relative to the proposed wholesale storage, warehousing, manufacturing, creative, retail, contracting business. Two structures with 34 off-street parking spaces are planned. Owner: 117 N Hamilton, LLC/North Hamilton Parcel LLC; Applicant: Baxter Development Corp.; Consultant: Rohde, Soyka & Andrews, Consulting Engineers, PC; Grid #6162-63-271278/266293; Zoning District: Light Industrial (I-1) District; File #2022- 020

Brain Veltre recused.

Motion to open the public hearing

Motion: Marjorie Smith

Second: Sean O'Donnel

Carried: 4:0:0

No Speakers

A motion the adjourn until November 15, 2022

Motion: Marjorie Smith

Second: Sean O'Donnel

Carried: 4:0:0

Rosaura Andújar-McNeil arrived late 6:08 PM

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 21 FOX STREET Application for site plan amendment relative the proposed construction of a 12x28 foot (336 square foot) storage shed in the parking lot of the property. Owner/Applicant: Fox Street Condominiums, LLC; Grid #6061-52-911953; Consultant: LaBella Associates; Zoning District: Research & Development (R&D) ; File#2022-043

Speaker Steve Alex, LaBella Associates

Mr. Alex described the project. A pre-constructed 12x28 foot shed to be used as storage for equipment currently stored on a lot that is to be sold. It is to be placed in a section of the building parking lot that is almost always empty. The shed will not be in a permanent foundation, but blocked up and leveled. It is temporary until other real estate is found that can be used as a shop and house the equipment.

Natalie Quinn discussed the Fire Department's comments that were received before the meeting regarding fire hydrants and hazardous material signage.

The board had no further questions.

Anne Saylor read the motion for approval:

With regard to our file number 2022-043, the application at 21 Fox Street.

Insofar as the Planning Board has received an application from Fox Street Condominiums, LLC for the Site Plan Amendment relative to the proposed installation of a 12 by 28 foot, that would be 336 square foot, storage shed in the parking lot of 21 Fox Street, and that the application is classified as a Type two action for the purposes of SEQRA requiring no further environmental review.

The action is more fully detailed on a site plan prepared by the Chazen companies dated October 3rd, 2022 and supplemental documentation.

I would move that the board grant site plan approval relative to the proposed installation of the 12 by 28 foot storage shed in the parking lot.

With the conditions that the information documented on the report from the fire department dated October 18th, 2022, regarding the location of the hydrants as well as some placarding and SDS sheets of disclosures as indicated, be satisfied.

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 6:0:0

VI. EXTENSION APPROVALS (cont.)

- 1. 58 PARKER AVENUE: OFFICE AND OPEN SPACE** Application for Site Plan Review relative to the conversion of the existing former industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77- 6162-62-148369 and 6162-54-125385; File #2021-045

Presenter; Caroline Aslup, project director for 58 Parker Avenue at Scenic Hudson.

Ms. Aslup explained there was a delay from the National Park Service this summer and could not start work until that was received. The applicant now has full historic tax credit approval for the project. Construction is planned to start in the Spring to avoid the upcharge for working on frozen ground.

The board had no further questions.

With regard to our file number 2021-45, that being 58 Parker Avenue office conversion.

Based upon these presentations and circumstances, I would move to extend the approval date to October 19th, 2023.

Motion: Anne Saylor

Second: Rosaura Andújar-McNeil

Carried: 6:0:0

VII. PLANNING BOARD BUSINESS

1. Presentation by Development Director, Natalie Quinn, on the [Draft Zoning Board Regulations](#).

Natalie Quinn presented details about the zoning board proposed changes.

- Board five regarding changes that are being made and how those tie back to priorities that were put in place through the comprehensive plan.
- Suggested that the board take a look at the draft and then apply the proposed zoning code to an actual parcel in the city
- Confirmed that comments are being taken on the website and logged by the consultant.

There was further discussion regarding the changes to the Zoning Code.

6:38 PM Motion to adjourn the meeting to November 15, 2022.

Motion: Marjorie Smith

Second: Rosaura Andújar-McNeil

Carried: 6:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.



October 25, 2022

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

RE: Vassar College Gateway Farm
131300-6161-84-910090-0000
20-72 Vassar Farm Lane
City of Poughkeepsie, 12601

Dear Chairman Levine and Members of the Planning Board:

On behalf of Vassar College and its design team, we are pleased to transmit to you our initial submission for the proposed improvements to Vassar Gateway Farm located on the South side of Hooker Avenue, across from Vassar College main campus, in the City of Poughkeepsie.

The proposed Gateway project is located at the entry of the Preserve at Vassar Farm. The project area is located within the former contractor staging area for the previously approved Vassar Science Building project. Vassar proposes to create a porous pavement parking lot, consisting of 40 parking spaces, near the entrance to the preserve. The project will reduce vehicle traffic to the interior of the preserve and create a more pedestrian friendly environment. The lot will also be used as a drop off and pick up for the cooperative food and farm stand. While the project is under 1 acre of disturbance and no SWPPP is required, the college has chosen to install porous pavement to improve water quality and decrease runoff within the watershed. This project will serve as a catalyst for educational outreach about the importance of stormwater runoff reduction, green infrastructure practices and ecological restoration. The proposed project will disturb approximately 0.77 acre of the 228.4-acre property.

We appreciate your efforts to review our proposed plans and discussion at the upcoming Planning Board meeting.

Sincerely,

LRC Engineering and Surveying DPC.

By: 
Kenneth Casamento, CPESC
Principal

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Tel: (845) 243-2880
Fax: (845) 265-8175

Offices in New York, Connecticut and New Jersey

www.lrcconsult.com

Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture



November 7, 2022

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

RE: Vassar College Gateway Farm
131300-6161-84-910090-0000
20-72 Vassar Farm Lane
City of Poughkeepsie, 12601

Dear Chairman Levine and Members of the Planning Board:

Please accept this letter in response to the checklist provided upon review of our initial submission for the above-mentioned project.

Included with this response is a letter of affirmation from the applicant stating financial capability to complete the proposed project. Also included with this letter, is the Existing Conditions Site Plan that addresses all the items marked "No" on the 'Existing Site Conditions' section of the checklist. Please note that all easements and restrictions are shown on the EX-1. In the 'Proposed Site Improvements' section of the checklist, "Show locations, size and material of all proposed utilities and service connections was also marked "No." No utilities or services connections are proposed.

Our office has also been corresponding with Collier's Engineering and this project will require a minor DOT permit for pedestrian and ADA improvements.

Thank out for your time and consideration in review of this project. Please feel free to reach out with any questions.

LRC Engineering and Surveying DPC.

By: 
Kenneth Casamento, CPESC
Principal

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

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APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. **PROPERTY ADDRESS:** 20-72 Vassar Farm Lane, Poughkeepsie, NY
- II. **PROPERTY OWNER:** Vassar College
ADDRESS: 124 Raymond Avenue
Poughkeepsie
NY, 12604 (state and zip code)
PHONE NUMBER: 845-437-7000 (include area code)
- III. **NAME OF APPLICANT:** Vassar College
ADDRESS: 124 Raymond Avenue
Poughkeepsie
NY, 12604 (state and zip code)
PHONE NUMBER: 845-437-7000 (include area code)
EMAIL ADDRESS: begemann@vassar.edu

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____
Total, from:
\$500, plus
\$ _____
(\$150 per 1000
square feet of floor
area), plus
\$ _____
(\$35 per number of
required parking
spaces), plus
\$ _____
(\$500 for special
permit, if applicable)

- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. **CONSULTANT:** LRC Engineering & Surveying, DPC
ADDRESS: 85 Civic Center Plaza, Suite 204
Poughkeepsie
NY, 12601 (state and zip code)
PHONE NUMBER: 845-243-2880 (include area code)

- V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Proposed permeable
pavement parking lot.

- VI. **ZONING DISTRICT:** R-D

(Proceed to XVII for special permit & façade approval only)

PROJECT INFORMATION

New construction: _____ (yes) ^X _____ (no)
Change of use: _____ (yes) ^X _____ (no)
Expansion/addition: _____ (yes) ^X _____ (no)
Alteration: ^X _____ (yes) _____ (no)
Cost of Construction: \$ ^{TBD} _____

LOT AND BULK INFORMATION:

Lot area: 228.4 (acres) 9,949,104 (square feet)
Building Footprint: N/A (proposed square feet for new construction)
N/A (existing square feet for change of use/expansion)
N/A (additional proposed square feet for expansion)
N/A (total building footprint, square feet)
Lot Coverage: N/A (percentage, building coverage only)
Gross Floor Area: N/A (proposed square feet for new construction)
N/A (existing square feet for change of use/expansion)
N/A (additional proposed square feet for expansion)
N/A (total gross floor area, square feet)
Building Height: N/A (stories) N/A (feet)
Floor Area Ratio: N/A (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: N/A
B) Number of Off-Street Parking Spaces provided: 40
C) Waiver Requested: _____ (Yes) ^X _____ (No)
Is municipal parking available within 600 feet? _____ (Yes) ^X _____ (No)

If yes, name all such municipal facilities: _____

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

X (Yes) _____ (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):
Vassar College parking lot _____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: _____
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:
Number of efficiency or "studio" units: _____
Number of one (1) bedroom units: _____
Number of two (2) bedroom unit's _____
Number with three or more bedrooms: _____
Total number of units: _____

C) Is funding public? ____ Yes ____ No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business)

A) Number of Employees: _____
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating): _____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded): _____

G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

A) Specify Use: _____

B) Number of shifts (if any): _____

C) Number of employees: _____

(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

- A) Specify: Permeable Parking lot for Farm Preserve
- B) Number of shifts (if any): N/A
- C) Number of employees: N/A
(If shifts are proposed, list number of employees per shift)
- D) Number of beds (hospitals, nursing homes, etc.): N/A
- E) Number of seats in largest assembly space: N/A
- F) Number of classrooms (schools): N/A
- G) Number of rental units (hotels, motels, etc.): N/A
- H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: N/A
- I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

Vassar College proposes a permeable parking lot for the Gateway Farm Preserve

Preserve, the project will reduce vehicle traffic to the interior of the Preserve

and create a more pedestrian friendly environment.

XVII. APPLICANT CERTIFICATION

I, Marianne Begemann, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.


Signature of Applicant

10-21-22
Date



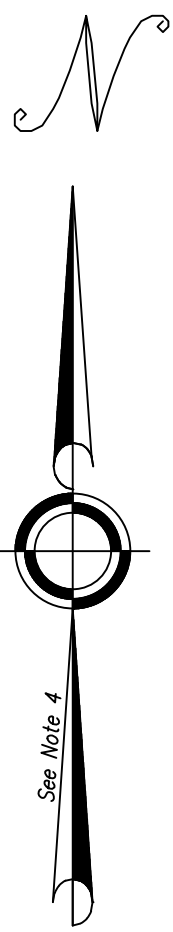
**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006**

MEMORANDUM

To: Vassar College, Applicant
From: Natalie Quinn, Development Director
Date: November 2, 2022
Re: 20-72 Vassar Farm Lane PB#2022-049 – SEQR Classification

Upon review of project materials provided by the applicant, including Short EAF Part 1 with attachment and site plan application, it is my understanding that the proposed action to be undertaken includes construction of a surface parking lot (approximately 33,550 square feet) for 40 parking spaces with porous pavement and landscaping at 20-72 Vassar Farm Lane.

Based on the above description it is the determination of the planning division that the proposed action is classified as an Unlisted Action with regards to SEQRA, and therefore is subject to an uncoordinated or coordinated (optional) environmental review. This determination was made due to the fact that the proposed action was not expressly listed in 6 NYCRR Section 617.4 (Type I Actions) or 617.5 (Type II Actions).



LEGEND

	Property Line		Deciduous Tree
	Easement Line		Coniferous Tree
	Index Contour		Sign
	Intermediate Contour		Water Valve (Vassar)
	Treeline		Water Valve (Town)
	Hedge/Shrub Line		Hydrant (Vassar)
	Detectable Warning Strip		Hydrant (Town)
	Gas Line		Curbless Catch Basin
	Water Line (Vassar)—Domestic & Fire Protection		Utility Pole with Light
	Water Line (Vassar) Abandoned		Guy Wire
	Water Line (Town)		Street Light
	Overhead Wires		
	Bituminous Concrete Surface		
	Concrete Surface		
	Gravel Surface		

Map Notes

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow and Bearings are referenced to the North American Datum of 1983 (NAD83) projected onto the New York State Plane East Zone based on GPS observations made on June 23, 2022 utilizing the NYSNET GPS network.
5. Elevations and Contours are referenced to North American Vertical Datum of 1988 (NAVD88) based on GPS observations made on December 2, 2020 utilizing the NYSNET GPS network.
6. Topographic survey performed by the LRC Group. Lidar data collected by Thew Associates using unmanned aerial lidar collection methods in July 2022. Field survey was completed on July 13, 2022.
7. New Hackensack Road - Route 376 highway lines were surveyed by the LRC Group. A boundary determination for property parcel lines has not been made.
8. Parcel is identified as Tax ID number 6161-84-910090 according to the Dutchess County Parcel Access.
9. A portion of the property is located in Zone "A" as depicted on Flood Insurance Rate Map (FIRM) Panel 0367E, Dutchess County, New York, Town of Lagrange, community number 361011, City of Poughkeepsie, community number 360222, Town of Poughkeepsie, community number 361142, map number 36027C0367E, effective date: May 2, 2012.
10. The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document C/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":
 - Sanitary Sewer: QLC
 - Storm Sewer: QLC
 - Water: QLC and QLD
 - Natural Gas: QLC and QLD
 - Electric: QLC and QLD
 - Communications: QLC and QLD

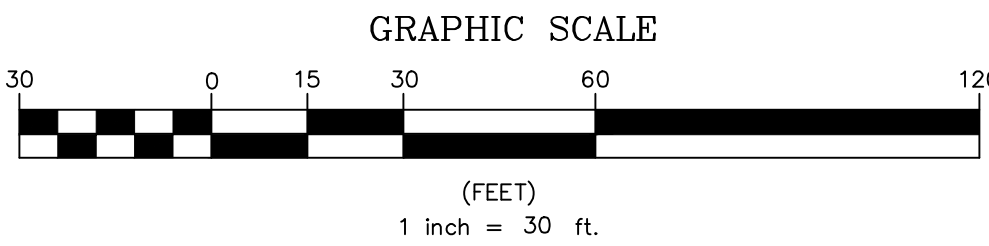
The subsurface utilities were compiled from parol evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.

The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.

Certification

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

JOHN F. WAGENBLATT, L.S. Lic. No. 050,547



• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Tel: 845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5750
www.lrcconsult.com
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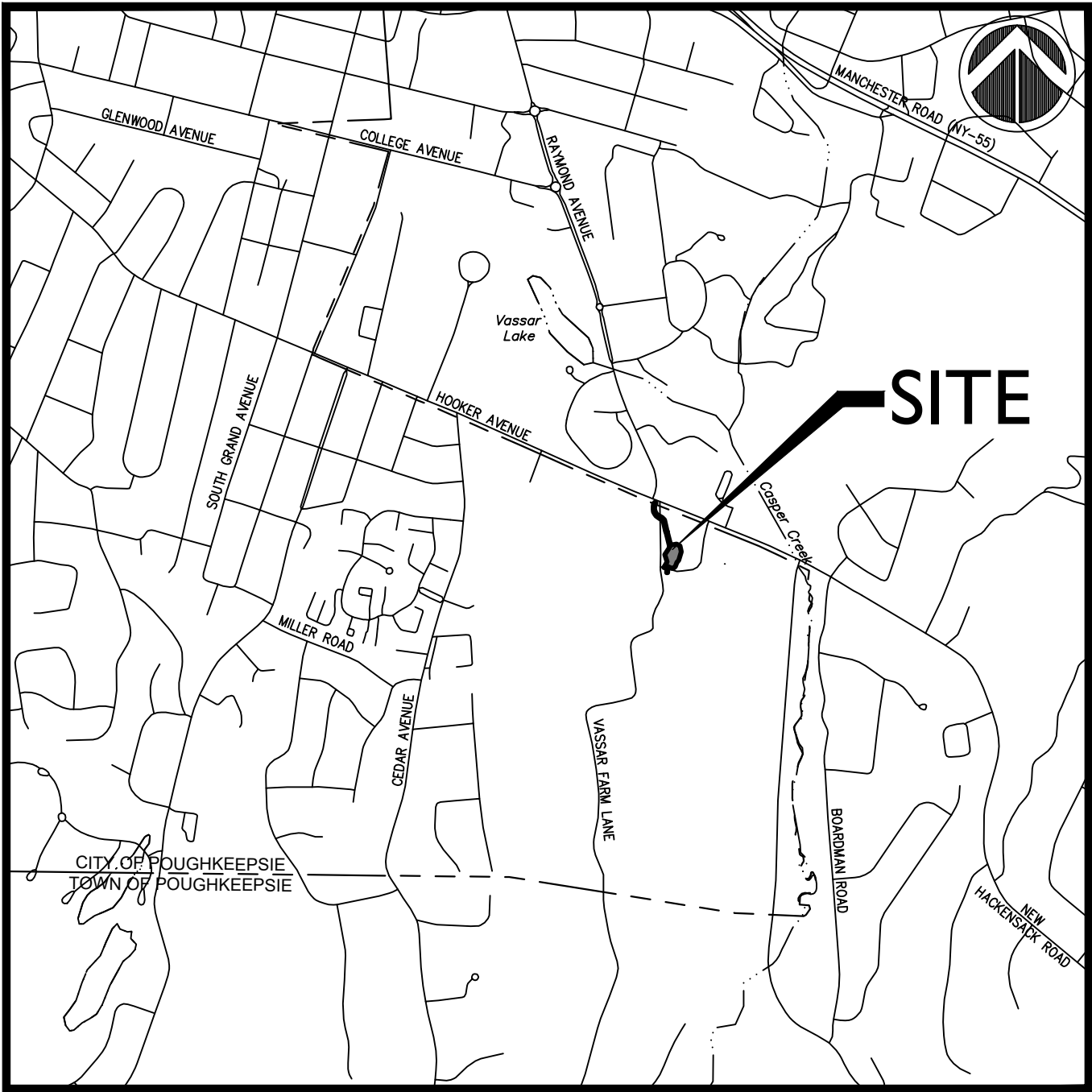
EXISTING CONDITIONS

VASSAR GATEWAY PROJECT

20-72 VASSAR FARM LANE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	FM/JW	CAD File	EX21283901.dwg	Sheet No.
Drawn	RN	Project No.	21-2839	
Checked	JW	Date	2022-10-25	
Approved	JW	Scale	1"=30'	

EX-1



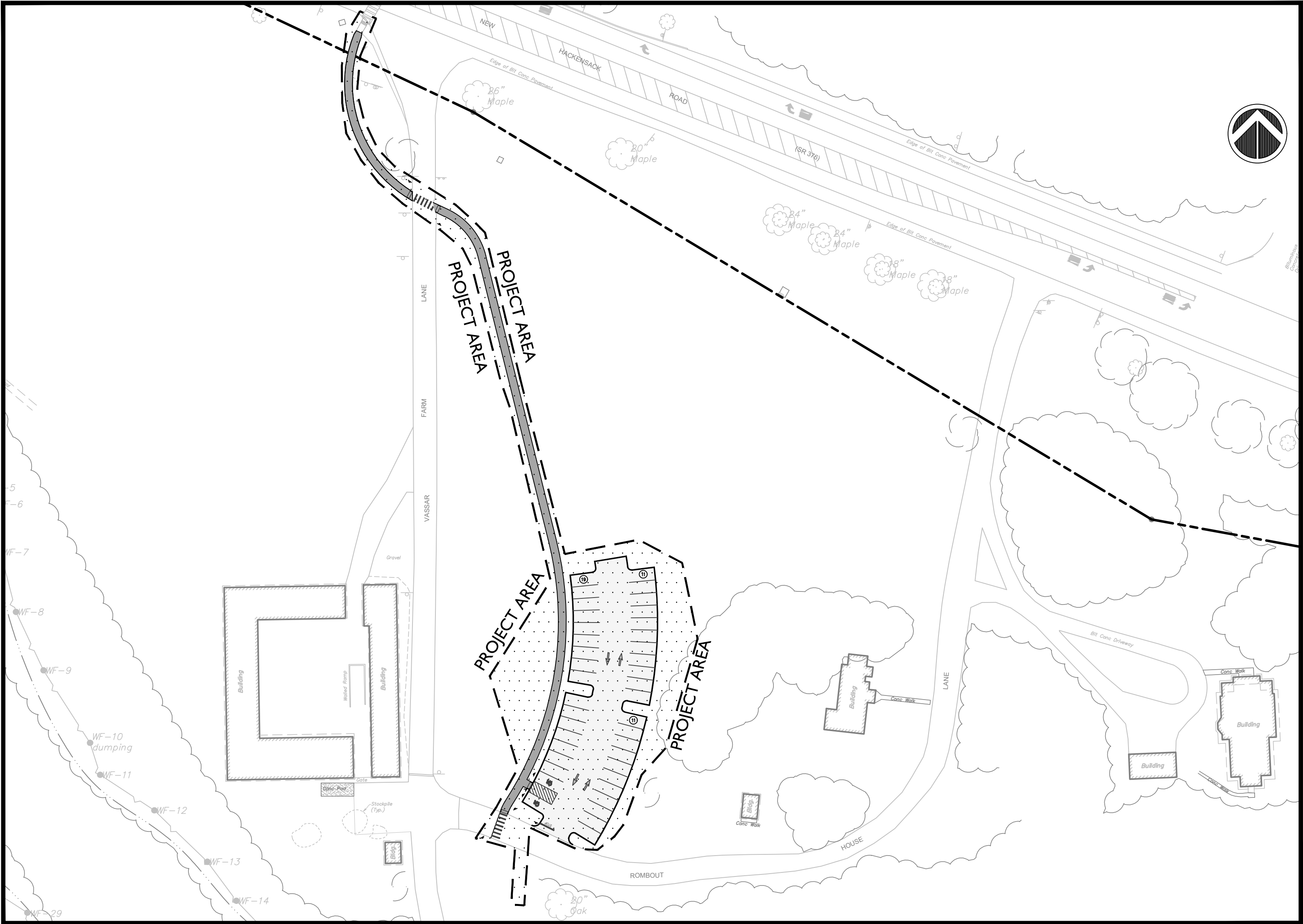
LOCATION MAP
SCALE: 1"=1,500'

VASSAR GATEWAY PROJECT

124 RAYMOND AVE

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

ORIGINALLY SUBMITTED: OCTOBER 25, 2022



OVERALL SITE PLAN
SCALE: 1"=60'



VICINITY MAP
SCALE: 1"=200'

INDEX OF DRAWINGS

- CV-1 COVER SHEET
- SP-1 SITE PLAN / LANDSCAPE PLAN
- SG-1 SITE GRADING / DRAINAGE & EC PLAN
- DN-1 PROJECT DETAILS
- DN-2 PROJECT DETAILS

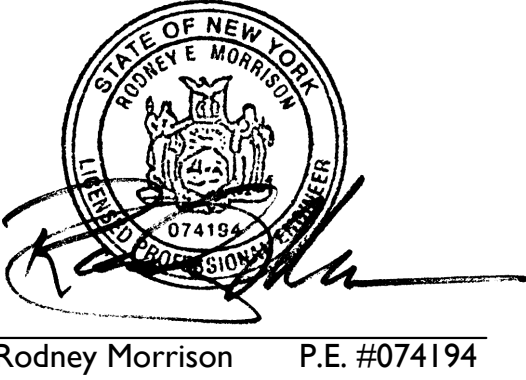
SITE PLANNER / CIVIL ENGINEER:



- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lreconsult.com



Rodney Morrison P.E. #074194

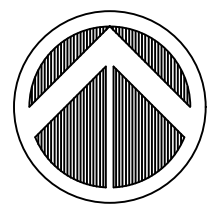
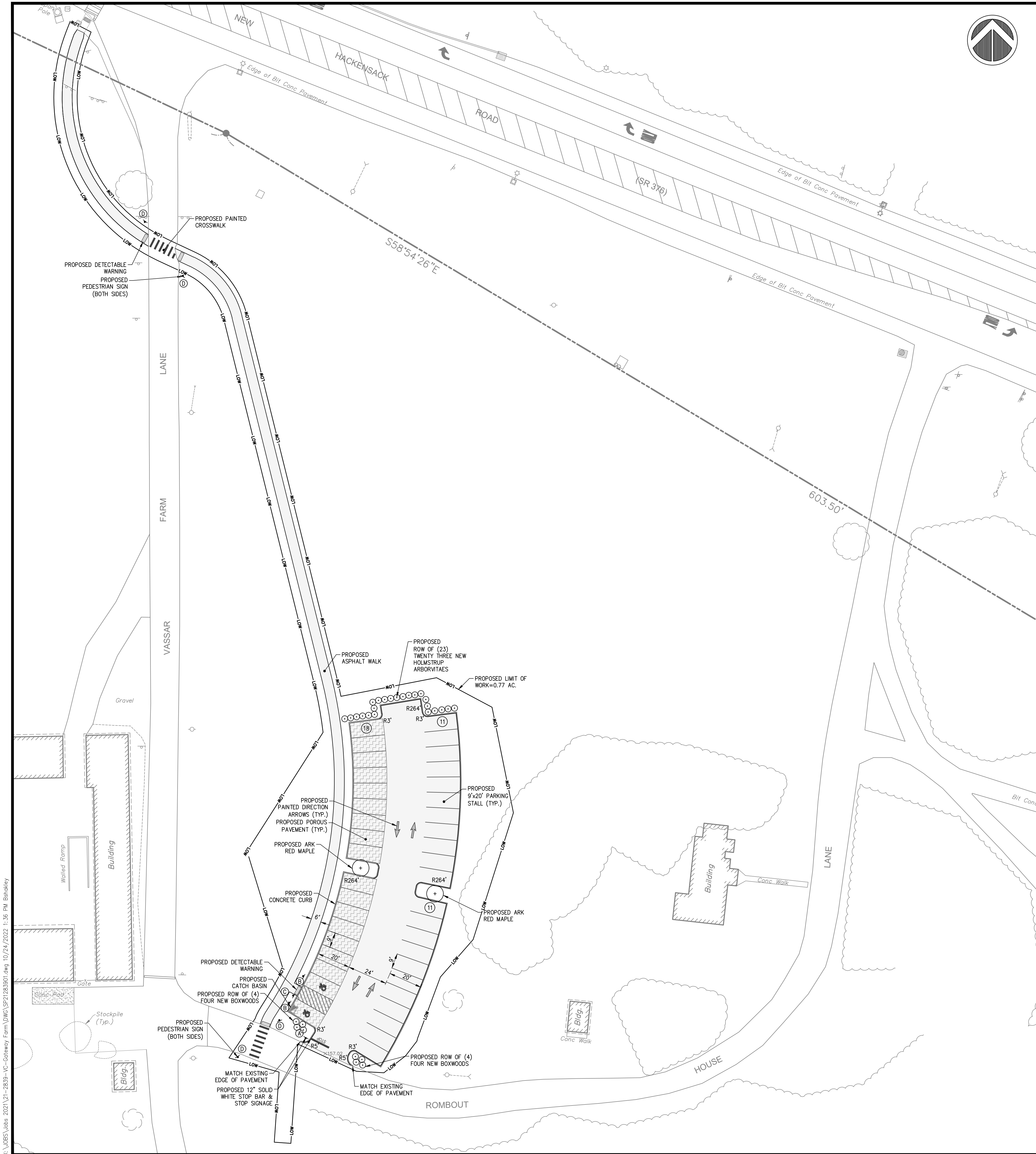
OWNER / APPLICANT:

VASSAR COLLEGE
124 RAYMOND AVE
POUGHKEEPSIE, NY, 12601



FIRE CHIEF	_____
POLICE CHIEF	_____
BUILDING INSPECTOR	_____
CITY ENGINEER	_____
COMMISSIONER OF PUBLIC WORKS	_____

CITY PLANNING BOARD CITY OF POUGHKEEPSIE, NEW YORK SITE PLAN APPROVAL
FILE NO: _____
PROJECT NAME: _____
PROJECT LOCATION: _____
APPLICANT: _____
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____ DAY OF _____ 20____
PLANNING CHAIR: _____
DESIGNEE: _____
DATE SIGNED: _____
CONDITION(S): _____



PLANTING NOTES:

- THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN FOR ALL OTHER INFORMATION.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL TREE AND SHRUB RINGS OR BEDS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET DN-1 FOR PLANTING DETAILS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. COMPACTED SUBGRADE AND ROCK SHALL BE REMOVED TO FULL DEPTH PLANTING PITS OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL PLANTING SOIL MIX AS DESCRIBED IN THESE NOTES.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
 - 1 PART COMPOST
 - 1 PART PEAT MOSS
 - 3 PARTS TOPSOIL
 - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
 - MYCORRHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
- LAWN SEEDING MIXTURE:
 - 15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)
 - 15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
 - 30% CREEPING RED FESCUE (FESTUCA RUBRA)
 - 25% CHEWINGS FESCUE (FESTUCA RUBRA "JAMESTOWN II")
 - 15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

PARKING SUMMARY TABLE			
ITEM	REQUIRED	EXISTING	PROPOSED
NUMBER OF SPACES		N/A	40
MINIMUM PARKING DIMENSIONS	9' x 20'	N/A	9' x 20'
MINIMUM AISLE WIDTH	24' TWO-WAY	N/A	24'
HANDICAP SPACES FOR 40 SPACES = 2 REQUIRED, 2 PROVIDED			

SIGN LEGEND		
NO.	LEGEND	QTY.
A	STOP	1
B	RESERVED PARKING	2
C	NO PARKING ANYTIME	1
D	PEDESTRIAN CROSSING	4

- NOTES:
- THERE ARE NO EASEMENTS OR DEED RESTRICTIONS PERTAINING TO THE SITE.
 - THERE ARE NO WATERCOURSES, WOODED AREA, ROCK OUTCROPS, OR ANY TREES LARGER THAN (8").
 - SITE IS NOT LOCATED WITHIN THE FEMA FLOODPLAIN.

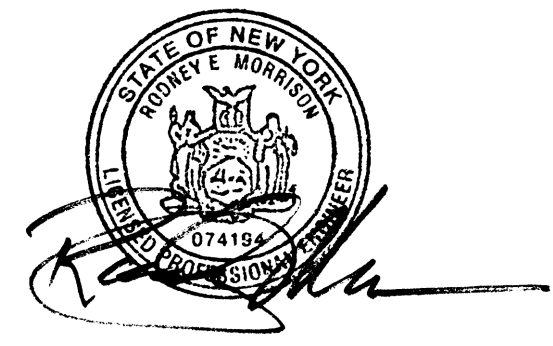
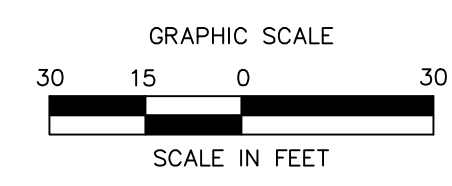
LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS CONCRETE

PLANT LIST

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
SHRUBS	BS	8	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	CONT.	30" Min. ht.	6' ht.	"HEDGE GRADE"
	TOE	23	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP AMERICAN ARBORVITAE	B&B		10'x15'	
TREES	ARK	2	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5-3" cal.	20x40' ht.	Narrow oval crown

SEE DN-1 FOR PLANTING DETAILS



- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5750
www.lrcconsult.com

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

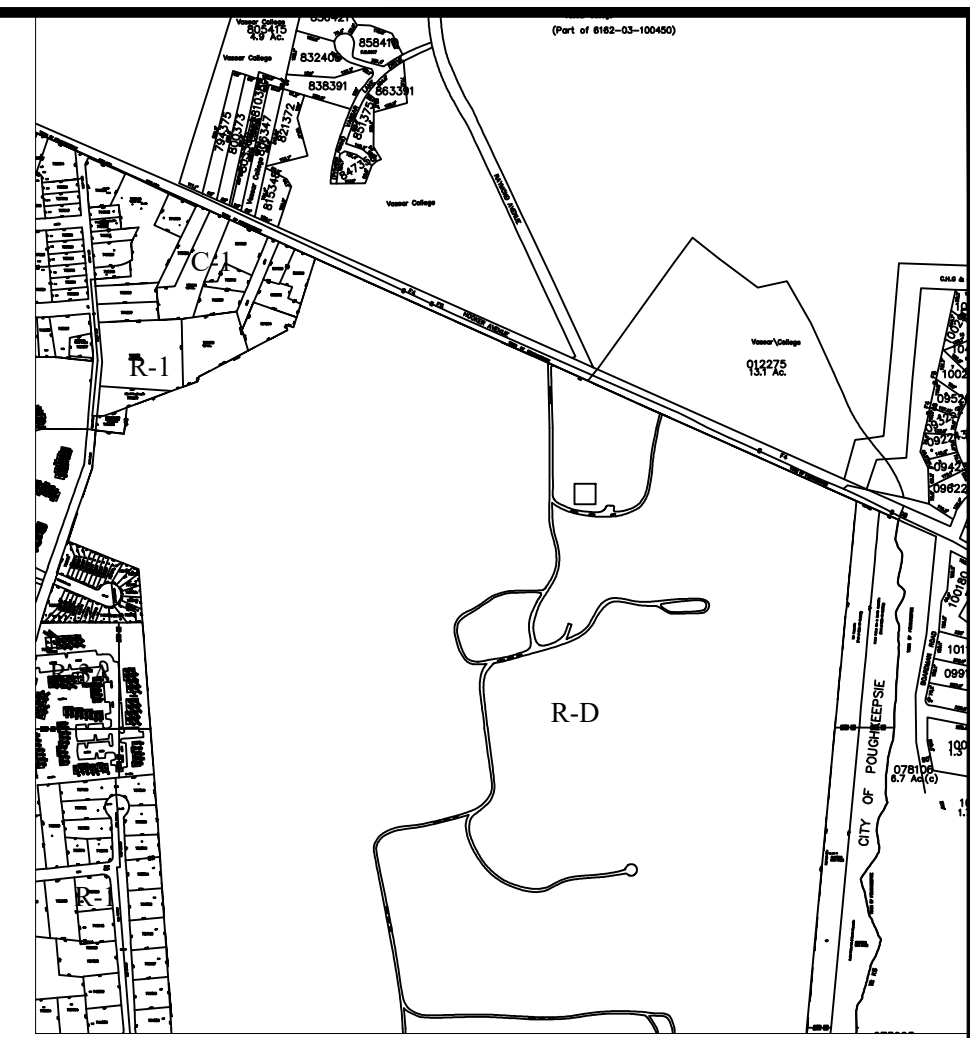
SITE / LANDSCAPE PLAN

VASSAR GATEWAY PROJECT

124 RAYMOND AVE
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP21283901.dwg	Sheet No.
Drawn	BLS	Project No.	21-2839	
Checked	LRC	Date	2022-10-25	
Approved	REM	Scale	1"=30'	

SP-1
SHEET 2 OF 5



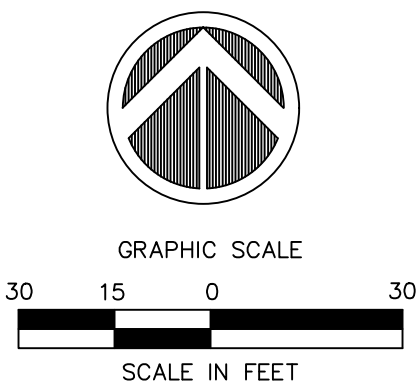
TAX / ZONING MAP
SCALE: 1"=800'

PROPERTY OWNER:
VASSAR COLLEGE
124 RAYMOND AVE
POUGHKEEPSIE, NY12601

1. ALL UNVEGETATED AREAS IN EXCESS OF 10%, PER DIRECTION OF THE ENGINEER, SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATING RYE, 10 TO 15 #S PER 1,000 SQ. FT.
2. GRADED AREAS - UPPER ELEVATIONS: PROVIDE TEMPORARY DRAINAGE SWALES, 1% GRADE MIN., TO DIRECT RUNOFF AWAY FROM CONSTRUCTION SITES. DISCHARGE AREAS TO BE ACCEPTABLE TO THE ENGINEER.
3. GRADED AREAS - LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES, 1% MIN. GRADES, WITH STAKED AND SECURED HAY BAILE SILTATION. LOCATION OF HAY BAILES AND DISCHARGE AREAS PER APPROVAL OF ENGINEER.
4. PERMANENT SEEDDED AREAS FOR EROSION CONTROL: MIXTURE OF PERENNIAL RYE, BLUE GRASS AND RED FESCUE GRASSES (50/50), 15 TO 25 #S PER 1,000 SQ. FT., WITH 25 #S PER 1,000 SQ. FT., FERTILIZER - 5.10S AT 5 #S PER 1,000 SQ. FT. (IF DETERMINED NECESSARY BY ENGINEER), WITH PEGGING AND NETTING FOR GRADES IN EXCESS OF 15%.
5. ALL PERMANENT DRAINAGE INTERCEPTOR SWALES TO BE SEEDD PER ITEM 4 ALSO.
6. ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST "URBAN EROSION AND SEDIMENT CONTROL GUIDEBOOK" OF THE DUTCHESS COUNTY SOIL AND WATER CONSERVATION DISTRICT.
7. ALL AREAS SHALL BE SEEDDED AND MULCHED AS SOON AS POSSIBLE.
8. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
9. SCARIFY ALL COMPACTED SOILS PRIOR TO APPLYING TOPSOIL.
10. APPLY TOPSOIL PER STANDARD #6 TABLE 6.1 OF THE SOIL EROSION CONTROL GUIDE BOOK.
11. SEED MIX SHALL BE AS FOLLOWS:
KY. BLUE GRASS 20 LBS/AC.
CREEPING RED FESCUE 40 LBS/AC.

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED STORM LINE
	EXISTING STORM LINE
	EXISTING CURB CATCH BASIN
	EXISTING CURBLESS CATCH BASIN
	PROPOSED CATCH BASIN WITH INLET PROTECTION (SILT SACKS)
	PROPOSED POROUS PAVEMENT
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF WORK
	PROPOSED CONCRETE WASHOUT AREA
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE



VASSAR GATEWAY PROJECT

Design/Calcs	SMC	CAD File	SG21283901.dwg	Sheet No. S
Drawn	BLS	Project No.	21-2839	
Checked	LRC	Date	2022-10-25	
Approved	REM	Scale	1"=30'	

SG-1
SHEET 3 OF 5



- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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LRC Engineering & Surveying, DP
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.





- NOTES:
1. CONTROL JOINT TO BE PROVIDED EVERY 5 FEET MAX. WITH AN EXPANSION JOINT EVERY 20 FEET MIN OR JOINTS LOCATED AS SHOWN ON PLAN.
 2. PROVIDE EXPANSION JOINT AT TOP AND BOTTOM OF CURB RAMPS AND STAIRS.

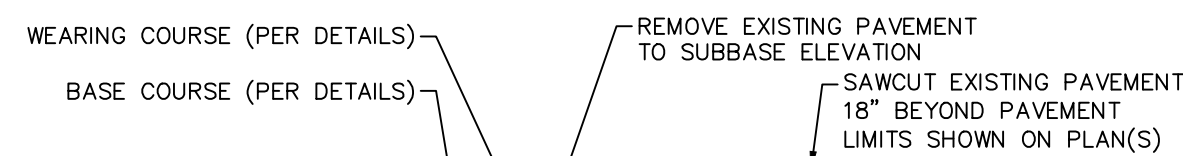
SCALE: 1" = 1'-0"



- NOTES:
- DOME SPACING
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES) AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
 2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
 3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
 4. WHERE DOMES ARE ARRANGED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO- CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
 5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
 6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
 7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24"
AND FOR RADIAL APPLICATIONS IS 18"x24"

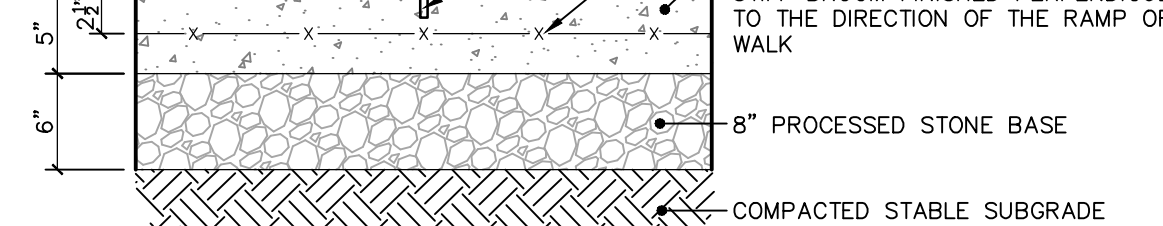
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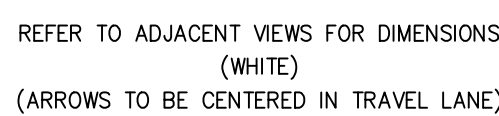
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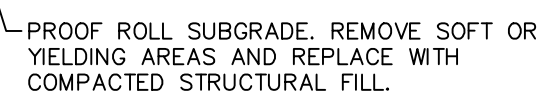
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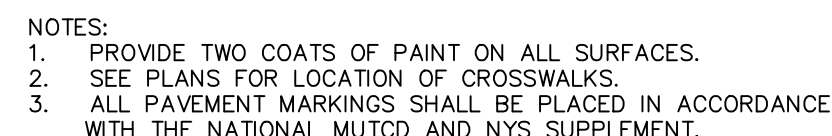
SCALE: 1" = 1'-0"



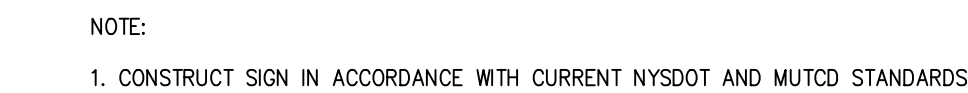
SCALE: 1/4"=1'-0"



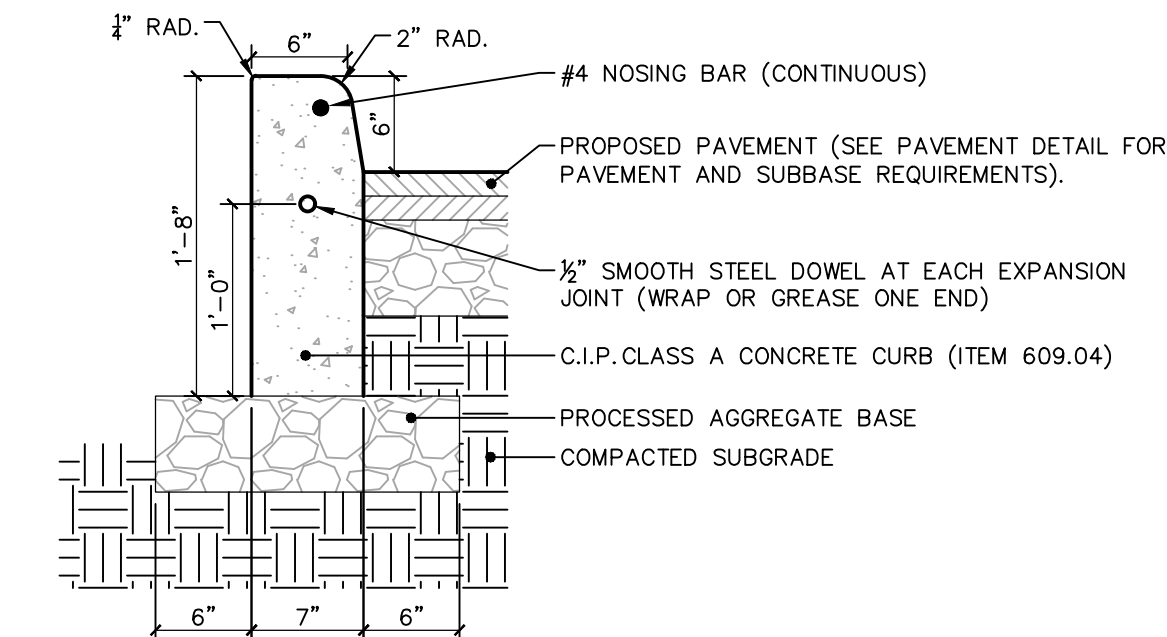
SCALE: 1" = 1'-0"



SCALE: 1/2" = 1'-0"

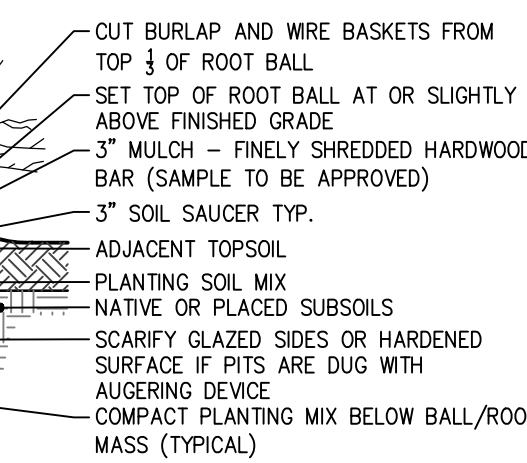


SCALE: 1/2" = 1'-0"

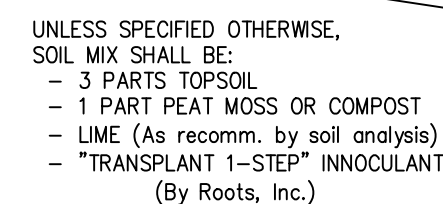


(5) SCALE: 1" = 1'-0"

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



VASSAR GATEWAY PROJECT

Design/Calcs	SMC	CAD File	DN21283901.dwg	Sheet No. D
Drawn	BLS	Project No.	21-2839	
Checked	LRC	Date	2022-10-25	
Approved	REM	Scale	NTS	

VASSAR COLLEGE
DEAN OF STRATEGIC PLANNING AND ACADEMIC RESOURCES

4 November, 2022

RE: 20 – 72 Vassar Farm Lane, Poughkeepsie, NY

To Whom It May Concern:

Please accept this letter as written affirmation that Vassar College has the financial capability to complete the proposed development of this site.

Sincerely,

A handwritten signature in dark ink, appearing to read "Marianne H. Begemann", with a long, sweeping horizontal line extending to the right.

Marianne H. Begemann, Dean of Strategic Planning and Academic Resources

BOX 714 · 124 RAYMOND AVENUE · POUGHKEEPSIE · NY 12604-0714
PHONE (845) 437-7970
FAX (845) 437-7443

ZONING REVIEW RECORD

LOCATION: 20-72 JASSAR Farm Ln APPLICATION DATE: 10/25/22
PROPOSAL: ACCESSORY PERMEABLE PAYMENT PARKING LOT
REVIEWER: JOE O'BRIEN REVIEW DATE: 11/4/22
ZONING DISTRICT: RESEARCH & DEVELOPMENT DISTRICT (R&D)

THE USE IS: (a) Permitted by Right ☒ Section 19- 3.31(3)(a)
(b) Permitted after Site Plan Review ☐ Section 19-
(c) Permitted by Special Permit ☐ Section 19-
(d) Not Permitted in this District ☐ Section 19-
(e) Change in Legal Nonconforming Use ☐ Section 19-

LOT AND BULK REQUIREMENTS

ITEM	REQUIRED	SECTION	PROVIDED
Minimum Lot Area	<u>20,000 SF</u>	19-3. <u>31(4)</u>	<u>9,949,104 SF</u>
Minimum Lot Width	<u>—</u>	19-3. <u>—</u>	<u>—</u>
Minimum Frontage	<u>100'</u>	19-3. <u>31(4)</u>	<u>2,500'</u>
Minimum Yards	<u>—</u>	19-3. <u>—</u>	<u>—</u>
Front	<u>30'</u>	19-3. <u>31(4)</u>	<u>NOT PROVIDED</u>
Side	<u>30'</u>	19-3. <u>31(4)</u>	<u>NOT PROVIDED</u>
Rear	<u>30'</u>	19-3. <u>31(4)</u>	<u>NOT PROVIDED</u>
Maximum FAR	<u>1.0</u>	19-3. <u>31(4)</u>	<u>NOT PROVIDED</u>
Maximum Height	<u>—</u>	19-3. <u>—</u>	<u>—</u>
Maximum Lot Coverage	<u>40%</u>	19-3. <u>31(4)</u>	<u>NOT PROVIDED</u>
Open Space	<u>—</u>	19-3. <u>—</u>	<u>—</u>

PARKING AND LOADING REQUIREMENTS

ITEM	REQUIRED	SECTION	PROVIDED
Parking Spaces	<u>—</u>	19-4.3(11)	<u>—</u>
Parking Space Size	<u>9' x 20'</u>	19-4.3(5) (b)	<u>YES</u>
Access to Parking	<u>—</u>	<u>—</u>	<u>—</u>
a) 4 or fewer spaces	<u>8' - 15'</u>	19-4.13(2)	<u>—</u>
b) More than 4	<u>One 15' Lane</u>	19-4.3(5) (a)	<u>—</u>
c) More than 20	<u>Two 10' Lanes</u>	19-4.3(5) (a)	<u>YES</u>
Aisle Width	<u>YES</u>	19-4.3(5) (b)	<u>YES</u>
Plantings	<u>YES</u>	19-4.3(1)	<u>YES</u>
Screening	<u>NO</u>	19-4.3(2)	<u>NO</u>

Is a public or private parking facility available within 600'?

☐ Yes

☒ No

INFO NOT PROVIDED

PARKING AND LOADING REQUIREMENTS (continued)

ITEM	REQUIRED	SECTION	PROVIDED
Loading Berths		19-4.3(12) (a)	
Loading Berth Size	15' x 45' x 14'	19-4.3(12) (b)	
Access to Berth			
a) To berth alone	10'	19-4.3(12) (c)	
b) Combined access	25'	19-4.3(12) (c)	
c)		19-4.3(5) (a)	
Location of Exits and Entrances		19-4.3(5) (b)	
a) Parking lots with more Than 4 spaces	Prohibited within 50' of any street intersection	19-4.3(5) (a)	
Loading areas		19-4.3(12) (c)	

LANDSCAPING REQUIREMENTS

ITEM	REQUIRED	SECTION	PROVIDED
General Landscaping		19.4.11(1) (a)	
Landscape Strips		19.4.11(1) (b)	

ACCESSORY USES

ITEM	REQUIRED	SECTION	PROVIDED
Swimming Pools		19-4.7	
Tennis Courts (etc.)		19-4.8	
Other:		19-4.13	

SIGN REQUIREMENTS

TYPE OF SIGN:

SECTION: 19-4.9 ()

ADDITIONAL COMMENTS

SECTION	COMMENT

IS THE PROPERTY IN THE CITY'S HISTORIC DISTRICT?

☐ YES

☒ NO

See 19-4.5

IS THE PROPERTY LISTED ON THE NATIONAL REGISTER?

☒ YES

Pemberton House

☐ NO

See 19-4.17

IS THE ACTION PROPOSED A TYPE ONE ACTION?

☐ YES

☒ NO

IS THE PROPERTY LOCATED IN A FLOOD PLAIN:

☐ YES

☒ NO

See 19-4.6

COMMENTS: _____

ADDITIONAL REVIEWS REQUIRED

PLANNING BOARD (Site Plan)

YES

NO

FORWARDED

DATE

☒

☐

PLANNING BOARD (Special Permit)

☐

☐

HISTORIC DISTRICT COMMISSION

☐

☐

OTHER: _____

☐

☐

DISPOSITION _____

DATE: 11/4/22

Revised 6/28/1

Signature: _____

[Signature]

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

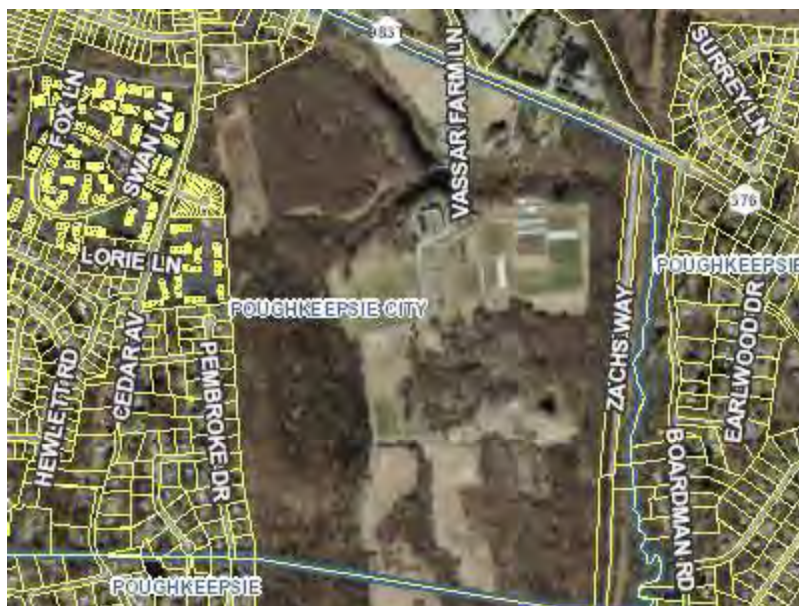
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Vassar Gateway Farm			
Project Location (describe, and attach a location map): 20-72 Vassar Farm Lane, Poughkeepsie, NY 12603			
Brief Description of Proposed Action: Vassar College proposes to create a porous pavement parking lot, consisting of 40 parking spaces, near the entrance to the Preserve. The college has chosen to install porous pavement to improve water quality and decrease runoff within the watershed although not required as part of this project. The project is intended to reduce vehicle traffic to the interior of the preserve and create a more pedestrian friendly environment. The project will disturb approximately 0.77 acre and therefore no SWPPP is required.			
Name of Applicant or Sponsor: Vassar College		Telephone: 845-437-7000 E-Mail: begemann@vassar.edu	
Address: 124 Raymond Avenue			
City/PO: City of Poughkeepsie		State: NY	Zip Code: 12603
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDOT		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		228.4 acres	
b. Total acreage to be physically disturbed?		0.77 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		228.4 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ N/A	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ N/A	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
Eligible properties: Residence, Outbuilding, Barn, Rombout House, no eligible properties will be effected by the proposed project.	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan? The Indiana Bat per the EAF Mapper and IPac report (See Appendix B & C). No tree clearing is proposed, therefore, they will not be effected.	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Proposed porous pavement parking area is a stormwater treatment area		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kenneth F Casamento - As Agent For Applicant</u> Date: <u>10/25/2022</u> Signature: <u></u> Title: <u>Principal</u>		



Tentative Roll

Parcel Grid Identification #:
131300-6161-84-910090-0000
Municipality: City of Poughkeepsie

Parcel Location:
20-72 Vassar Farm Ln

Owner Name on March 1
Vassar College , (P)

Primary (P) Owner Mail Address
124 Raymond Ave
PO Box 12
Poughkeepsie NY 126040000

Parcel Details
Size (acres): 228.4 Ac Land Use Class: (311) Vacant Land: Residential: Residential Vacant Land
File Map: Agri. Dist.: (0)
File Lot #: School District: (131300) Poughkeepsie City School District
Split Town

Assessment Information (Current)
Land: Total: County Taxable: Town Taxable: School Taxable: Village Taxable:
\$5586000 \$5586000 \$0 \$0 \$0 \$0
Tax Code: Roll Section: Uniform %: Full Market Value:
N: Non-Homestead 8 100 \$ 5586000
Tent. Roll: Final. Roll: Valuation:
5/1/2022 7/1/2022 7/1/2021

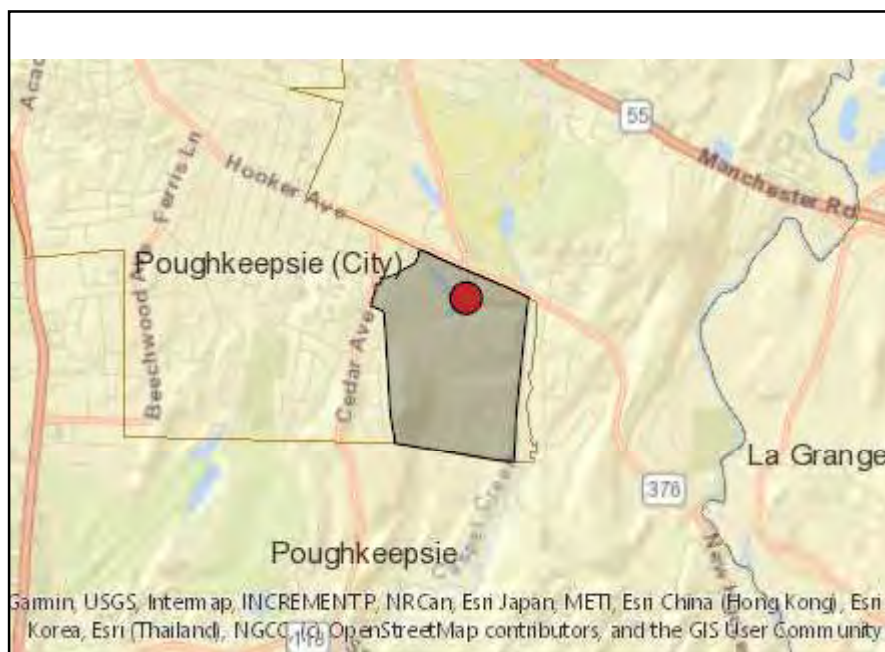
Last Sale/Transfer
Sales Price: Sale Date: Deed Book: Deed Page: Sale Condition: No. Parcels:
\$0 0 0281 0032 () 0

Site Information:
Site Number: 1
Water Supply: Sewer Type: Desirability: Zoning Code: Used As:
(3) Comm/public (3) Comm/public (2) Typical ()

Exemption Information:
Exemption: 25300
Name: Amount:
Non Profit Permissive \$5586000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

This report was produced with ParcelAccess Internet on 5/27/2022. Developed and maintained by OCIS - Dutchess County, NY.



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📅 (607) 753-9699

3817 Luker Road
Cortland, NY 13045-9385

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/5949	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the [FAQ below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler <i>Vermivora pinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30

Bobolink *Dolichonyx oryzivorus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 20 to Jul 31

Canada Warbler *Cardellina canadensis*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 20 to Aug 10

Evening Grosbeak *Coccothraustes vespertinus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 15 to Aug 10

Lesser Yellowlegs *Tringa flavipes*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Breeds elsewhere

Prairie Warbler *Dendroica discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Wood Thrush *Hylocichla mustelina*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

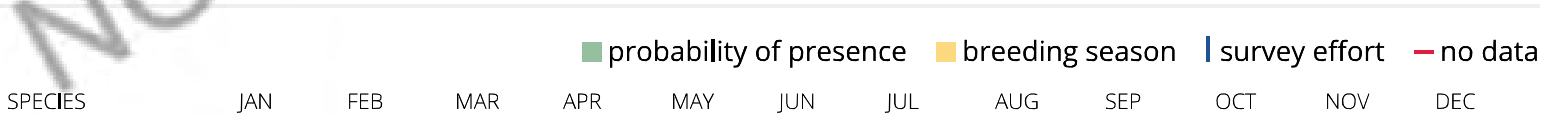
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

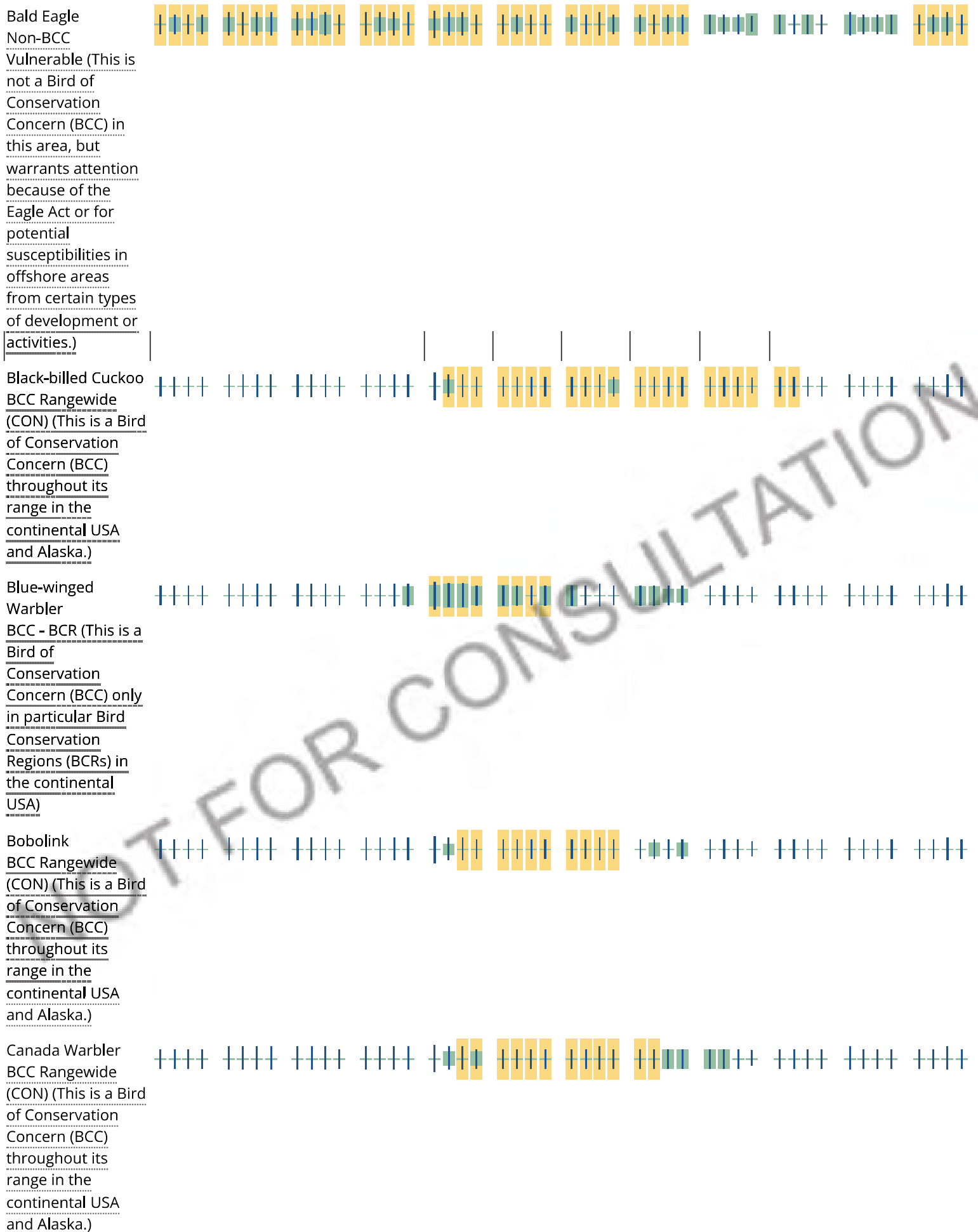
No Data (—)

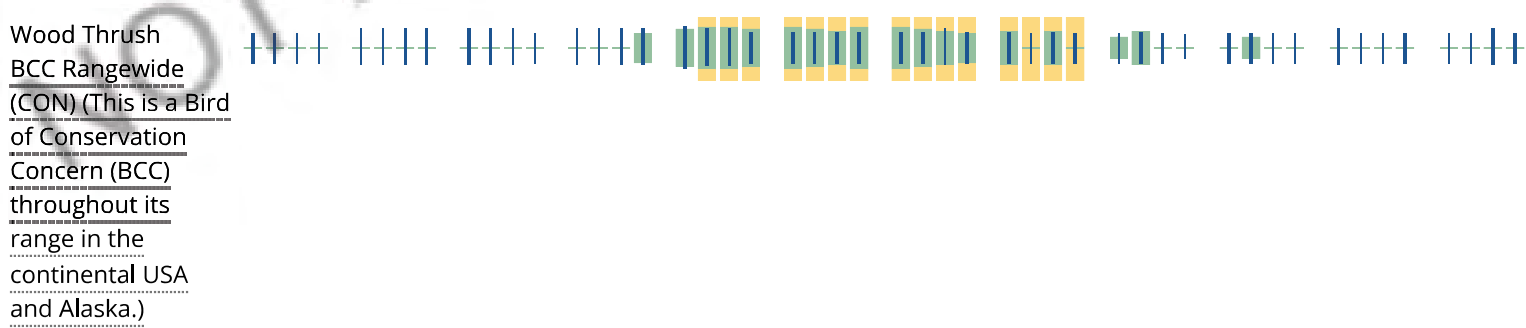
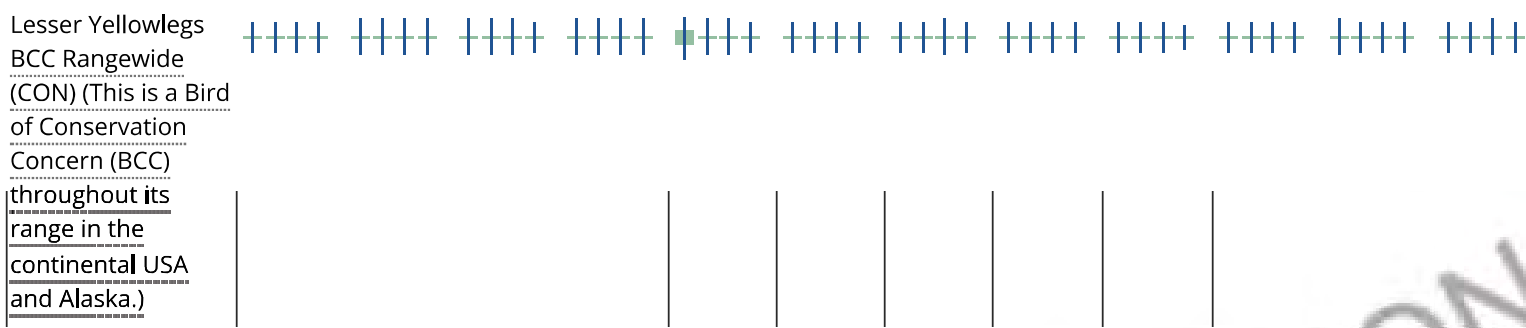
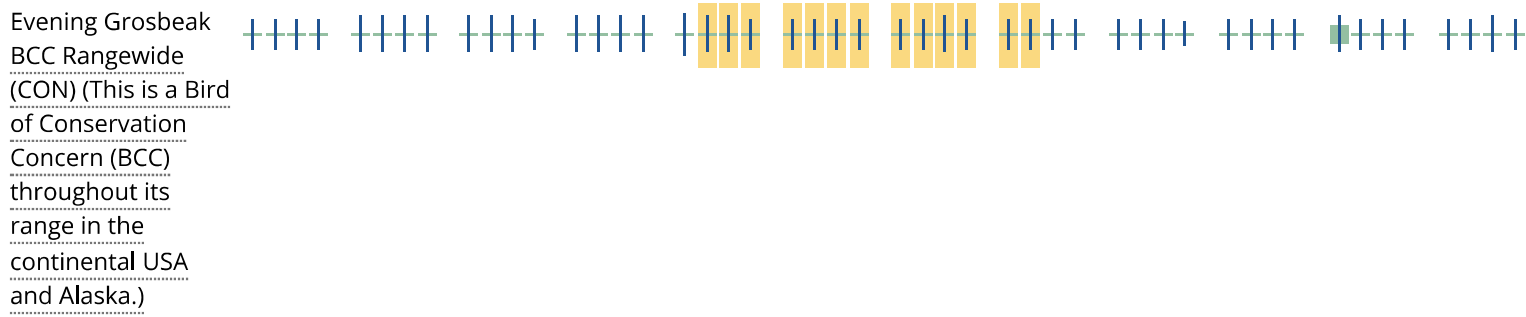
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.







Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

THERE ARE NO KNOWN COASTAL BARRIERS AT THIS LOCATION.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the

boundary). For projects that are very close to a CBRs boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRs data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRs data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER EMERGENT WETLAND

[Palustrine](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

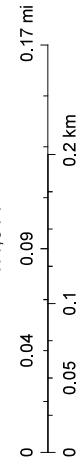
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Environmental Resource Mapper



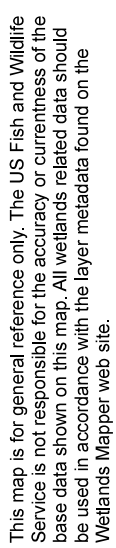
May 27, 2022

1:4,514



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

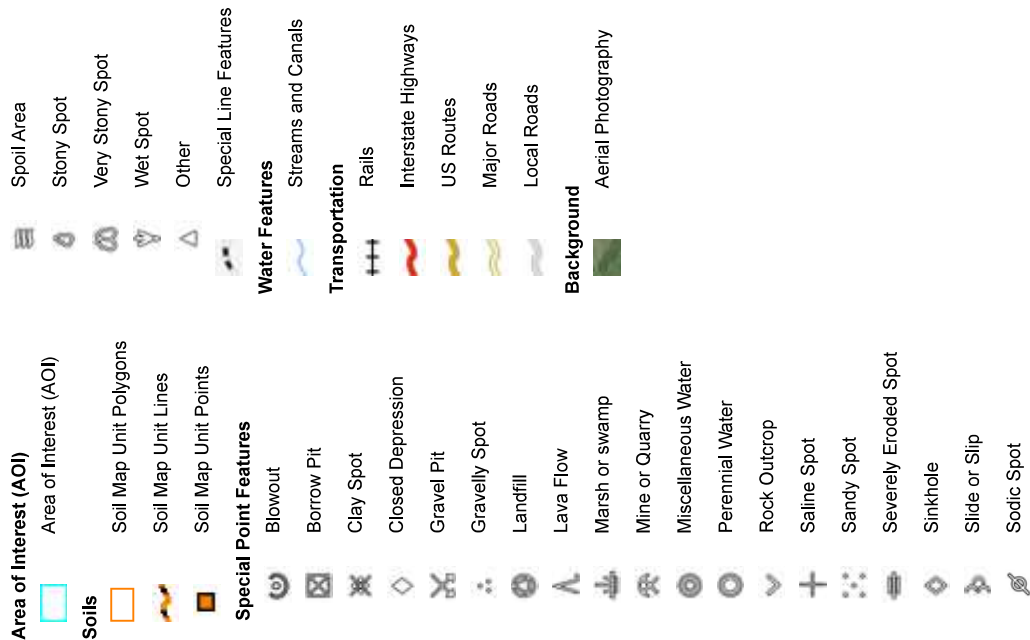
NYS Department of Environmental Conservation
Not a legal document



National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fr	Fredon silt loam	1.7	9.4%
HsA	Hoosic gravelly loam, nearly level	16.4	90.6%
Totals for Area of Interest		18.1	100.0%

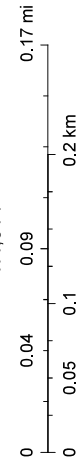


Environmental Resource Mapper



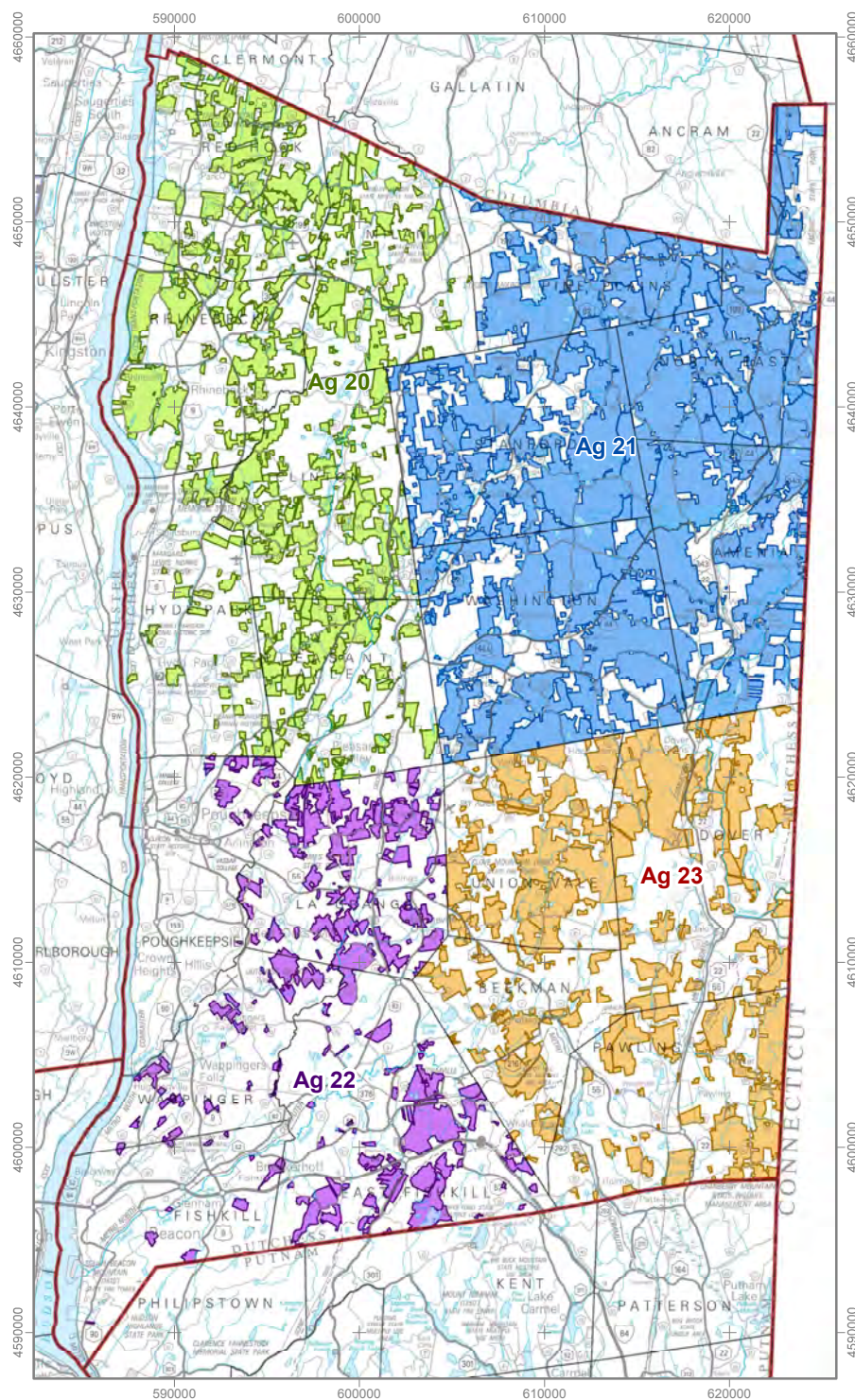
May 27, 2022

1:4,514



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

NYS Department of Environmental Conservation
Not a legal document



KEY

Ag. District 20

Ag. District 21

Ag. District 22

Ag. District 23

DISTRICT CERTIFICATIONS and TOWNS

DISTRICT 20

CERTIFIED 6/1/2016
Clinton Pleasant Valley
Hyde Park Red Hook
Milan Rhinebeck

DISTRICT 21

CERTIFIED 6/1/2016
Amenia Stanford
Northeast Washington
Pine Plains

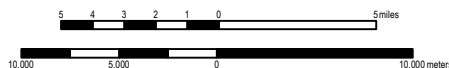
DISTRICT 22

CERTIFIED 6/1/2016
East Fishkill Poughkeepsie
Fishkill Wappinger
LaGrange

DISTRICT 23

CERTIFIED 6/1/2016
Beekman
Dover
Pawling
Unionvale

MAP PROJECTION
UTM Zone 18, NAD83 meters



MAP SOURCE INFORMATION

Map created at Cornell IRIS (Institute for Resource Information Sciences) <<http://iris.css.cornell.edu>> for the NYS Department of Agriculture and Markets

Agricultural Districts boundary data is available at CUGIR (Cornell University Geospatial Information Repository) website: <<http://cugir.mannlib.cornell.edu>>

Base Map: state250_bw.tif 1998
Scale: 1:250,000; County boundaries imported from the file nyshore.e00 from the NYSGIS Clearinghouse website: <<http://gis.ny.gov>>

Base map contains data copyrighted by the NYS ITS GIS Program.

DISCLAIMER

This is a general reference to Agricultural District boundaries; not a legal substitute for actual tax parcel information.

Boundaries as certified in June 2016

Open Enrollment Annual Additions are not included in this data. Check with county agencies to confirm the status of individual parcels.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Mid Hudson Discovery Museum			
Name of Action or Project:			
75 N Water St. Poughkeepsie, NY 12601			
Project Location (describe, and attach a location map):			
Front of Museum / Freestanding sign			
Brief Description of Proposed Action:			
Installation of a double sided internally illuminated freestanding monument sign with an electronic reader board			
Name of Applicant or Sponsor:		Telephone: 845-471-4366	
GNS Group, Ltd.		E-Mail: nErnest@gnsgroutLtd.com	
Address:			
97 N Clinton St.			
City/PO:		State:	Zip Code:
Poughkeepsie, NY		NY	12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐ ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			☒ ☐
3. a. Total acreage of the site of the proposed action?		0 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☒ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Nancy Forrest</u> Date: <u>10/11/22</u> Signature: <u>Nancy Forrest</u> Title: <u>Contractor</u>		

PRINT FORM



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006**

MEMORANDUM

To: GNS Sign Group, Applicant
From: Natalie Quinn, Development Director
Date: October 24, 2022
Re: 75 Water Street - Sign - SEQR Classification

Upon review of project materials provided by the applicant, including Short EAF Part 1 and sign application form, it is my understanding that the proposed action to be undertaken includes installation of a double-sided, internally-illuminated electronic message display sign at 75 Water Street.

Based on the above description it is the determination of the planning division staff that **the proposed action is classified as an Unlisted Action** with regards to SEQRA, and therefore is subject to an uncoordinated or coordinated (optional) environmental review. This determination was made due to the fact that the proposed action was not expressly listed in 6 NYCRR Section 617.4 (Type I Actions) or 617.5 (Type II Actions).

Conformance of Watchfire Signs to OAAA/ISA Lighting Guidelines

The Outdoor Advertising Association of America (OAAA) and the International Sign Association (ISA) have published their recommendations for brightness standards for outdoor LED signs. Watchfire has validated that all Watchfire LED displays can comply with these guidelines.

The guidelines highlight the importance of ensuring appropriate brightness settings to promote energy conservation, community goodwill and extend the life expectancy of the display.

All Watchfire signs incorporate a sunrise/sunset calculation algorithm that uses the sign's latitude and longitude coordinates to correctly dim the sign at dusk and brighten it at dawn in several steps. An additional photocell option is available that will also allow the sign to dim in response to severe overcast weather during the day.

LED sign brightness is usually specified in NITs or candelas per square meter. The instruments for measuring NITs are expensive and not commonly available to sign companies or communities. The new guidelines offer a means to specify the sign brightness using a foot-candle meter, which is relatively inexpensive and more readily available.

Watchfire signs ship with the night brightness settings between 300-750 NITs depending on model. The day maximum brightness is between 7,500 and 10,000 NITs depending on model. During normal operation an average of 30-40% of the pixels are on, so normal brightness is less than half of the maximum on average.

The brightness guidelines specify that signs will not be more than 0.3 foot candles brighter than the ambient light levels at night at a specified distance. The distance depends on the size of the sign. Since the specification is relative to conditions, the brightness of the surrounding area is taken into consideration.

In most cases, the default settings on Watchfire signs meet these guidelines. Areas with little or no ambient lighting may require additional manual dimming. This is a simple setting that can be made at the factory or in the field to any new or old Watchfire sign. The brightness settings are password-protected. The user cannot change the setting without assistance from Watchfire's Service and Support Department.

The default day settings of Watchfire signs also fall under the guidelines which indicate that 7,500-10,000 NITs is needed to overcome the full sunlight. Watchfire models that ship with higher day settings can be adjusted down if necessary.

The detailed specification and measurement method may be downloaded from ISA's website at www.signs.org.

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Compliance Information

FCC Class A Compliance

All equipment in use by Watchfire has been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area may cause harmful interference in which case the user will be required to correct the interference at the user's own expense.

Changes or modifications not expressly approved by Watchfire could void the user's authority to operate the equipment.

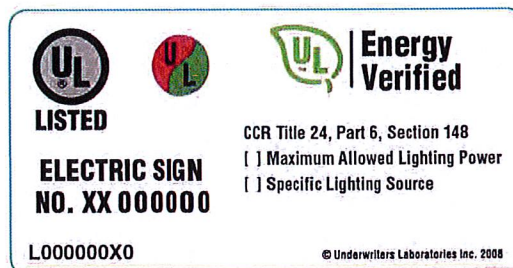
National Electric Code

Watchfire signs are intended to be installed in accordance with the requirements of the National Electrical Code, NFPA 70, and any other applicable local codes. This includes proper grounding and bonding of the sign.

UL / CUL Compliance

Underwriters Laboratories (UL) certification is for manufacturers of electric signs built in accordance with the National Electric Code, NFPA 70. UL signs require pre-testing by UL before being allowed to use the UL mark. All Watchfire LED signs and digital billboards have been UL48 tested and approved.

Price Watcher™ gas price signs have been UL879 and UL879A tested and approved.



UL Energy Efficiency Certification

By marking our signs with the UL energy verified label (also referred to as the UL green leaf label), Watchfire verifies that its LED signs and digital billboards meet the California Energy Commission (CEC) 2008 building Energy Efficiency Standards Title 24, Part 6, and Section 148 of the California Code of Regulation.

Watchfire products meet option B of the standard, the specific lighting approach. The signs use 100% LEDs for lighting. The LEDs are powered by a power supply that is at least 80% efficient. Efficiency is defined as the ratio of output wattage to input wattage at 100% load.

On Premise Quote



QUOTE NUMBER: 2216143.2 (Revision 2) DATE: 8/15/2022

SIGN ID: 1680877 w6-S

Gloede Neon Signs Ltd 1718600

Grace Ruseskas,
97 N Clinton St
Poughkeepsie, NY 12601-2032
(845) 471-4366
gruseskas@gnsgroutltd.com

Shipping Destination

Gloede Neon Signs Ltd
97 N Clinton St
Poughkeepsie, NY 12601-2032

Job Site

Name: Children's Discovery Museum -
Poughkeepsie
Address:
City:
State: Zip:

PRODUCT SPECIFICATIONS

Pixel Pitch:	W6mm LED RGB
Pixel Matrix:	96 X 288
Ventilation Style:	Front Ventilation
Cabinet Size:	29in H x 6ft 3in L x 5in D
Viewing Area:	24in H x 6ft L
Cabinet Style:	Double Face (Slim)
Character Size:	10 lines / 57.6 Characters at a 2" type
Approx. Weight:	396.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	8-10 weeks (after this document is signed & returned and receipt of down payment).

Electrical Service: 120 VOLT 18.0 amps (9.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed.
Example: 11.2 KWHrs a day x \$0.07 = \$0.78/Day

STANDARD FEATURES

Brightness	Daytime 7500 NITs Maximum; Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	up to 30 FPS
Viewing Angles	150 Horizontal/95 Vertical

OPTIONS

Software	Ignite OP (PC-based)
Software Training	Web Based Software Training
Communications	4G Wireless with Watchfire Cellular Data Plan
Wireless Data Plan	Life-of-sign Data Plan
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard As Quoted
Temperature Sensor	w/100-Step Photocell w/15 ft Cable
Sign Mounting Kit	Not Ordered / Not Required
Warranty	Standard 5-Year Parts Warranty
Technician On-Site	Not Ordered

NOTES

**** Special Competitive Pricing****

ORDER ACCEPTANCE

QUOTE VALID UNTIL 9/29/2022

System Price: 6mm Highbrightness Color LED Message Center - Front Ventilation

System Price	\$14,859.00 USD
Crating & Shipping <i>To Poughkeepsie, NY via Common LTL Carrier</i>	Add: 713.00 USD
Grand Total:	\$15,572.00 USD

To order Sign ID 1680877, sign here and return with down payment

Signature: _____ Date: _____

Buyer acknowledges that prior to executing this Agreement Buyer has read or has had the opportunity and means to review the TERMS OF SALE and Seller's LIMITED WARRANTY, SOFTWARE LICENSE, AND LIMITATION OF LIABILITIES AND REMEDIES at <http://watchfiresigns.com/terms-and-conditions-of-sale> or in the alternative, a hard copy has been provided to Buyer and its receipt is acknowledged.

This quote/offer is expressly limited to the acceptance by the buyer of its exact terms, including the terms of sale and seller's limited warranty, software license, and limitation of liabilities and remedies, all of which are a part of the agreement. Any purchase order or related documents buyer issues to seller (even if it contains terms in addition to or inconsistent with the terms of this agreement) for this transaction shall constitute buyer's unconditional agreement to be bound exclusively by the seller's terms and conditions of this agreement, and buyer hereby agrees that such additional or inconsistent terms shall not apply nor become a part of this agreement.

Watchfire cabinets are designed to minimize heat and provide durable protection from the elements. The rear side of our cabinet features mill-finish aluminum. Contact your Watchfire representative if a painted finish is required.

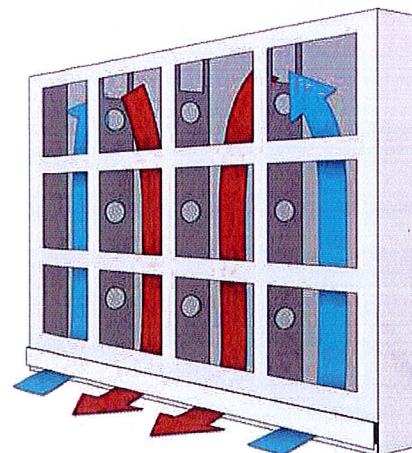
VENTILATION DESIGNS

Improperly ventilated signs risk overheating, which will affect the life and operation of the sign.

Front-vent Cabinets (Price Watcher Included)

Watchfire front-vent cabinets and Price Watcher models draw air in through vents on the lower edge of the cabinet. Patented multi-chamber cooling provides built-in fans to ensure brighter, longer lasting LEDs with no need for additional wiring or fan kits.

DO NOT BLOCK the air intake, exhaust or LED modules located on the front face with any part of the metal cabinet or coverings.



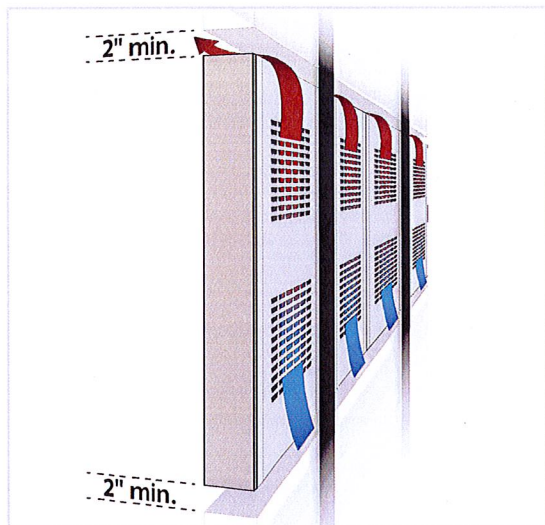
Rear-vent Cabinets

Watchfire rear-vent cabinets draw air in through a vent at the bottom of the cabinet's rear side, and use cooling fans located inside the top of the cabinet to draw cool air up.

Ventilation must be completely unobstructed by mesh or louvers. To conceal a gap, calculate the open air portion of the concealment material and (for each cabinet) allow 24 (or more) square inches of total air intake and 24 (or more) square inches of total air exhaust per foot of cabinet length.

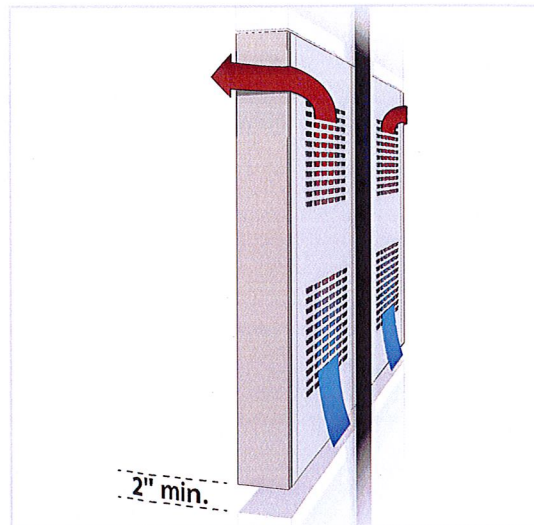
Optimal Ventilation

For signs 16' in length or longer OR signs with multiple pole installation – allow a minimum 2" gap above and below the LED cabinet. Although ends may be sealed, it is best to use a loose mesh material or leave area open to allow for maximum airflow.



Alternate Ventilation (Single Pole)

For signs up to 16' in length installed on a single pole – allow a minimum 2" gap below the LED cabinet for optimal ventilation. **DO NOT SEAL ENDS** if no gap exists above the cabinet.



DO NOT RESTRICT AIRFLOW on the cabinet's rear side. A minimum 2" gap per face behind each cabinet is necessary. For wall-mounted rear-vent cabinets, airflow must be unobstructed from top to bottom, in addition to leaving a minimum 3" gap between the sign and wall.

To: City of Poughkeepsie Planning Board

Re: Application for electronic sign for Mid Hudson Discovery Museum located
75 N Water St.

To Whom it May Concern;

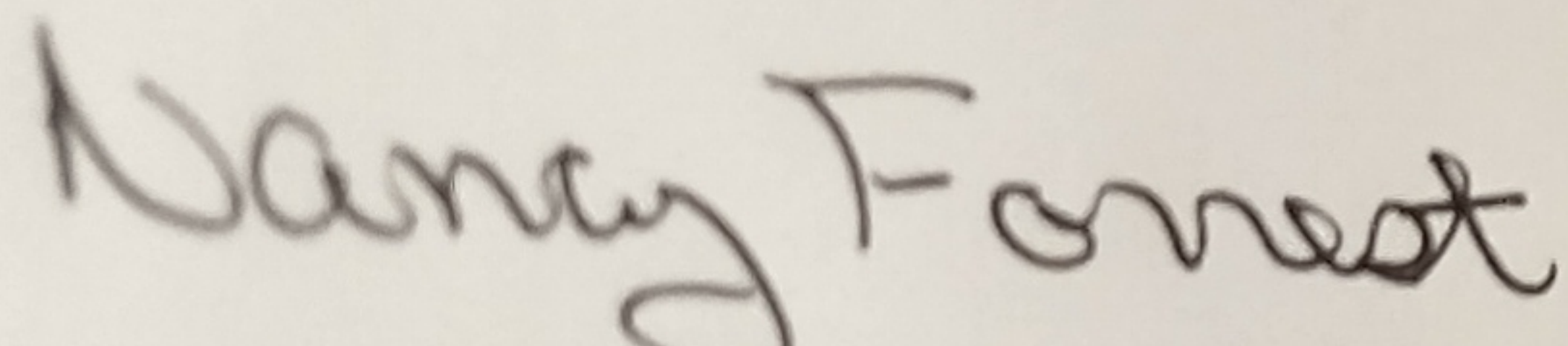
As per the representative from Watchfire , manufacturer of the electronic sign,
the following is confirmed.

The brightness of the sign can be reduced to 5,000 nits or less during daylight
hours and 250 nits in the evening hours.

The Museum confirms that the display will not run more than 12 consecutive
hours without change.

It is also confirmed that the sign will convert to a black screen when there is any
type of malfunction.

Regards,


Nancy Forrest

GNS Group , Ltd.

845-471-4366



**THE CITY OF POUGHKEEPSIE
NEW YORK**

PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

FILE #
FEE: \$300.00
CODE: SNIP
ID#

APPLICATION FOR SIGN PERMIT

(Type or print neatly. Illegible applications will be rejected. Faxed copies will not be accepted.)

ADDRESS: 75 North Water Street Midhudson Discovery Museum
ZONING DISTRICT: WATERFRONT DISTRICT 19-3.34
APPLICANT'S NAME: GNS Sign group
APPLICANT'S ADDRESS: 97 N. Clinton Street
Poughkeepsie, NY 12601
(zip code)

APPLICANT'S PHONE #: 845.471.4366
APPLICANT'S EMAIL: JACKIE@gnsgroutltd.com
PROPERTY OWNER (If not applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany this application.)

SIGN COMPANY AND CONTACT NAME: GNS Sign Group Jackie
SIGN COMPANY PHONE #: 845.471.4366
SIGN COMPANY EMAIL: JACKIE@gnsgroutltd.com

SIGN INFORMATION

TYPE OF SIGN: ☐ Freestanding ☐ Interior/Window ☐ Marquee/Awning/Canopy
☐ Interior/Window ☐ Wall ☐ Projecting/Vertical Blade ☐ Three Dimensional Sign
☐ Changeable Copy ☐ Neon ☒ Other: monument (Specify)

BASIC DIMENSIONS: Total Square Feet: 771 Sq Ft. Height: 104" Width/Length: 89"

ILLUMINATION: ☐ None ☐ Externally Illuminated ☒ Internally Illuminated ☐ Halo/Back-Lit

DESCRIPTION OF MATERIALS: fabricated illuminum with stencil cut push-thru acrylic plate. Lexan faces, white LEDs

APPLICANT'S CERTIFICATION: Applicant certifies that all information contained herein is accurate.

M. J. Chareen
Applicant's signature

9.7.2022
Date

FOR OFFICE USE ONLY

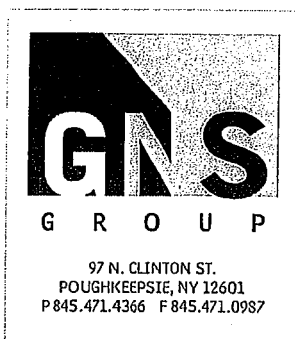
Planning Department Action: ☐ Approved ☐ Denied pursuant to Section 19.4-9 _____
Planning Board approval required: ☐ Yes ☐ No

Conditions of Approval, if any: _____

Planning Director/Deputy Zoning Administrator

Date

ONE SIGN PER APPLICATION FORM
Revised July 2020: Previous Editions Obsolete



NOTICE of Owner's Consent

Date: September 8, 2012

Owner of Record: Mid-Hudson Children's Museum
Address: 75 North Water Street
Poughkeepsie, NY 12601

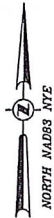
Phone: 845-471-0589

I (we) Jeffrey Sasson hereby give consent to the GNS Group, Ltd., Gloede Signs to act as my (our) agent with regard to this application.

Signed Jeffrey Sasson
Print Jeffrey Sasson
Title Executive Director
(must be notarized)

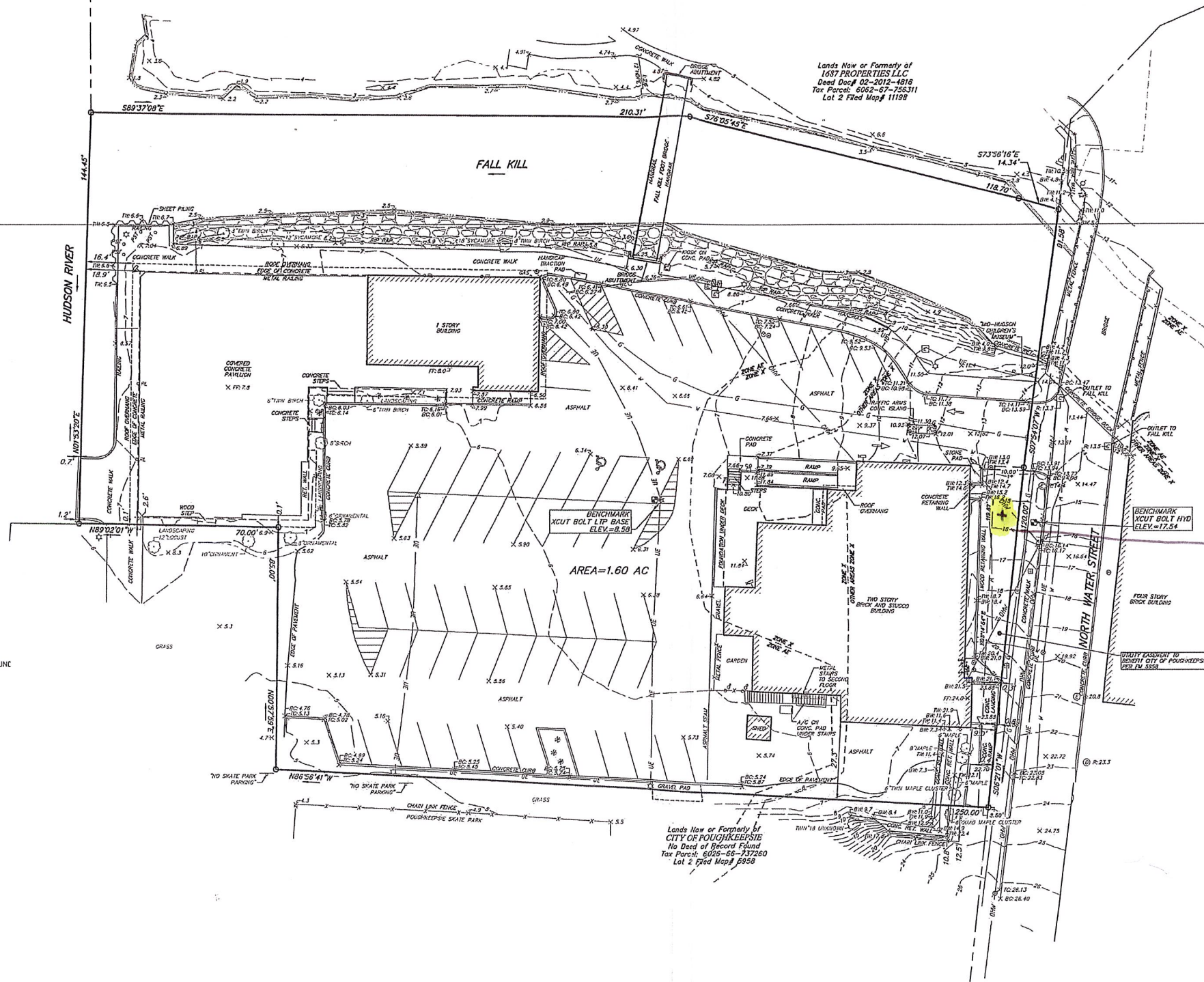
Jessica Deacon

JESSICA DEACON
Notary Public, State of New York
No. 01DE6334919
Qualified in Dutchess County
Commission Expires December 28, 2023



- LEGEND:**
EXISTING CONDITIONS:
- PROPERTY LINE NO PHYSICAL BOUNDS
 - ADJACENT PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING APPROX. FEMA FLOOD LINE
 - EXISTING SPOT GRADE
 - EXISTING BUILDING
 - EXISTING BUILDING FOUNDATION
 - EXISTING CURB/GUTTER
 - EXISTING GUIDERAIL
 - EXISTING FENCE
 - EXISTING POND/LAKE
 - EXISTING OVERHEAD WIRES
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING UNDERGROUND STORM LINE

- SYMBOLS:**
- EXISTING SIGN
 - EXISTING BOLLARD
 - EXISTING FENCE POST
 - EXISTING POST
 - EXISTING DECIDUOUS TREE
 - EXISTING SHRUB
 - EXISTING BENCHMARK
 - EXISTING CLEANOUT
 - EXISTING DRAINAGE MANHOLE
 - EXISTING CATCH BASIN/LEADER
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC METER
 - EXISTING ELECTRIC BOX
 - EXISTING CUY WIRE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING PANEL/SWITCH BOX
 - EXISTING CONDUIT TO/FROM UNDERGROUND
 - EXISTING CAMERA
 - EXISTING GAS METER
 - EXISTING GAS STRUCTURE
 - EXISTING GAS VALVE
 - EXISTING HYDRANT
 - EXISTING WATER SHUT OFF VALVE
 - EXISTING WATER VALVE
 - EXISTING SPOT GRADE BOTTOM CURB
 - EXISTING SPOT GRADE TOP CURB
 - EXISTING SPOT BOTTOM WALL
 - EXISTING SPOT TOP WALL
 - EXISTING FINISHED FLOOR ELEVATION
 - EXISTING RIM ELEVATION
 - EXISTING INVERT ELEVATION



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HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NYS PLANE COORDINATE SYSTEM (NAD83-NY EAST ZONE) UTILIZING GNSS OBSERVATIONS ON THE NYS DOT RTN NETWORK, NAVD83, GEOID 18 AT THE TIME OF FIELD SURVEY SEPTEMBER 20, 2021.
VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM SITE GNSS OBSERVATIONS ON THE NYS DOT RTN NETWORK, DATED SEPTEMBER 20, 2021.
TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED SEPTEMBER 21, 2021 BY CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C. DATUM NAVD-88, 1 FOOT CONTOUR INTERVAL.
UNDERGROUND UTILITIES SHOWN HEREON ARE THE RESULT OF AN UNDERGROUND UTILITY DESIGNATION COMPLETED BY THE CHAZEN COMPANIES ON SEPTEMBER 2021, AND FROM DATA OBTAINED FROM RECORD MAPS AND DRAWINGS. CHAZEN'S UTILITY DESIGNATION WAS COMPLETED IN ACCORDANCE WITH THE STANDARD PROCEDURES SET FORTH IN ASCE 38-02. ALL ABOVE GROUND STRUCTURES, SURFACE FEATURES AND THE LOCATION OF THE MARK OUT ARE THE RESULT OF AN INSTRUMENT SURVEY COMPLETED BY CHAZEN UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES AND DIG SAFELY NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION OR CONSTRUCTION.
THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DISAFAELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.
FILED MAP REFERENCE:
REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SUBDIVISION PLAT OF A PORTION OF LANDS OF CITY OF POUGHKEEPSIE" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 10/08/1980 AS FILED MAP NO. 5959.
DEED REFERENCE:
CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY TO THE MID-HUDSON CHILDREN'S MUSEUM, DATED 12/23/2010 IN DEED DOC# 02-2010-6410.
TAX PARCEL DESIGNATION:
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK
6082-66-738231
FLOOD ZONE NOTE:
PARCEL IS SHOWN TO LIE WITHIN FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, FLOOD ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE X 'OTHER AREAS'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF POUGHKEEPSIE, IDENTIFIED AS MAP NUMBER 35027C0354E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

Sign location
2'6" set back
from property
line

20 0 20
SCALE IN FEET
1"=20'

0 1 2 3
ORIGINAL SCALE IN INCHES

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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED SEPTEMBER 24, 2021 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY SUPERVISION AND CONFORMS WITH THE MISTAKE STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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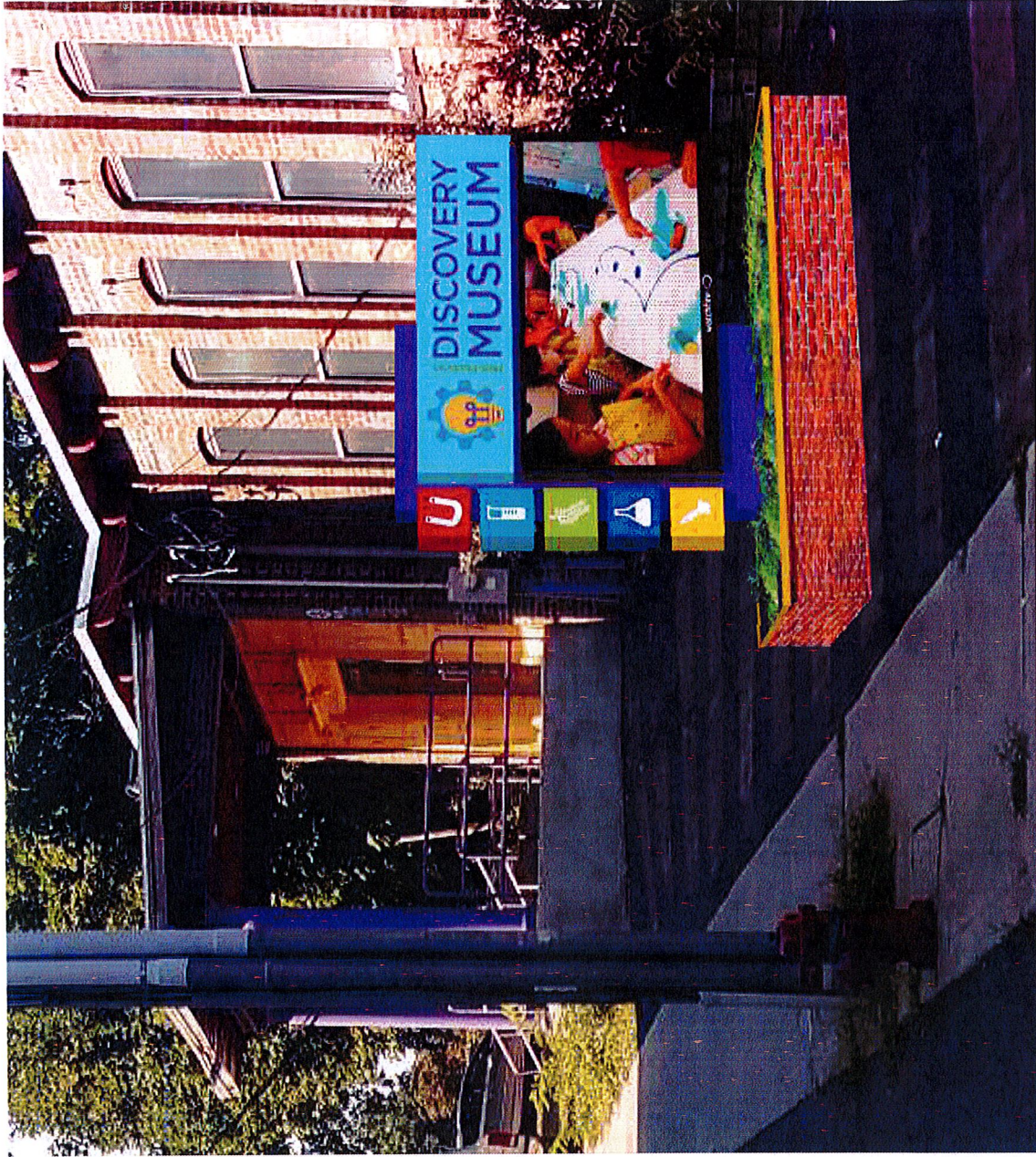
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75 NORTH WATER STREET
**MAP OF EXISTING CONDITIONS
PREPARED FOR
MID-HUDSON CHILDREN'S MUSEUM**
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed MTH	checked DHD
date 09/29/21	scale 1"=20'
project no. 42151.00	sheet no. SV1



or D/F ground sign - Design option A

Proposed condition

Clinton Street Poughkeepsie, NY 12601 845.875.6366 - phone 845.875.0987 - fax 845.875.6800 - email	Client/Project location: Mid-Hudson Children's Museum 75 North Water Street Poughkeepsie, NY 12601	File Name: _____	Date: 8.9.22 Scale: NTS	Client Approval: _____	Date: _____
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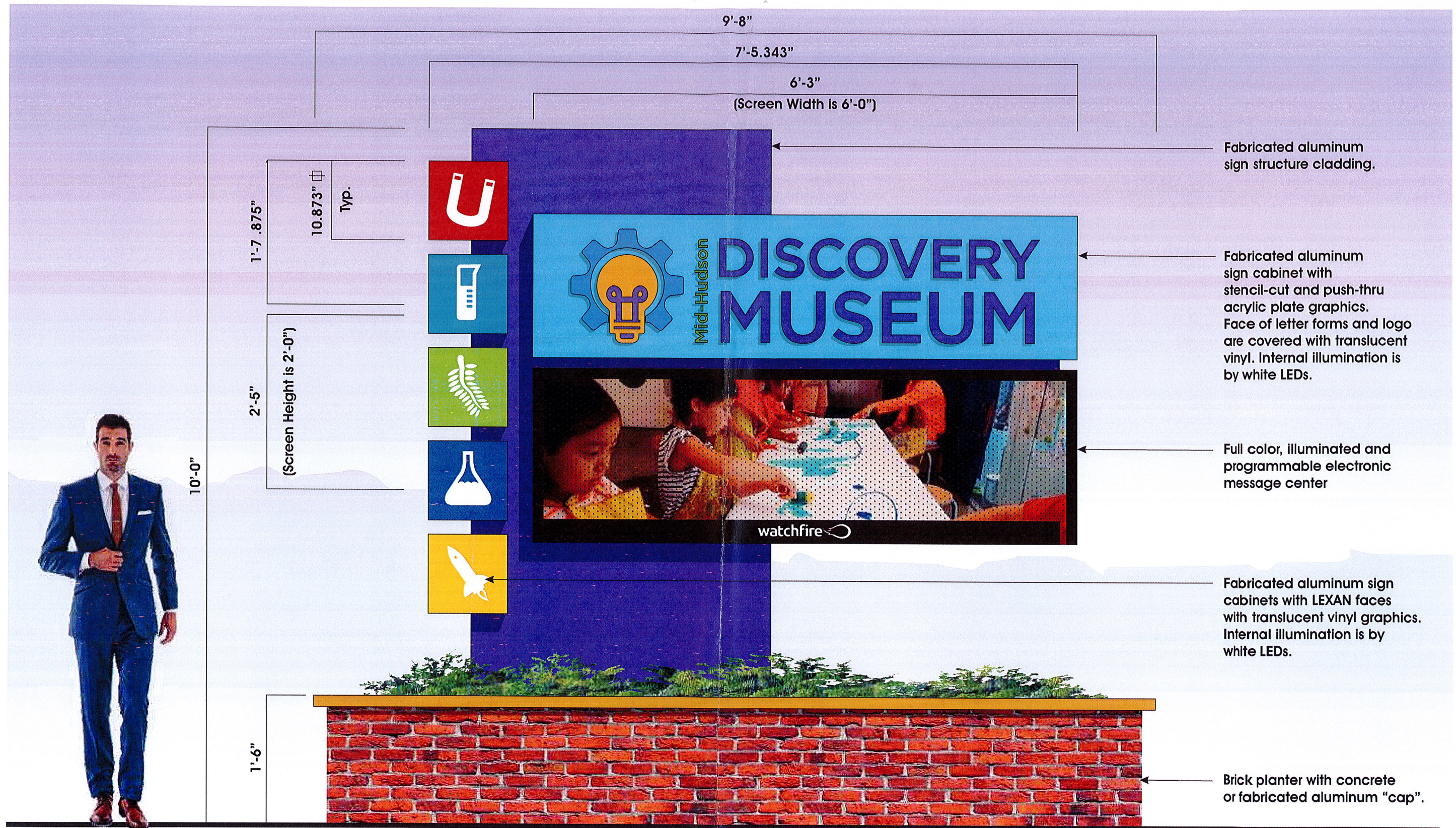
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Existing
sign to be
removed









Elevation View of Proposed D/F ground sign



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client/Project location:
Mid-Hudson Children's Museum
75 North Water Street
Poughkeepsie, NY 12601

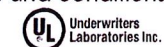
File Name:

Date:
8.24.22
Scale:
3/4"=1'-0"

Client Approval: _____
Date: _____

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Sheet:





92'
(Linear Ft of Building front)



Elevation View of Proposed D/F ground sign



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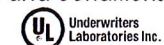
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