



**City of Poughkeepsie
Waterfront Advisory Committee
Meeting Agenda**

Common Council Chambers
Tuesday, June 27, 2023
6:00 PM

I. APPROVAL OF MEETING MINUTES

1. Approval of January 23, 2023 Meeting Minutes

Motion: _____

Second: _____

Carried: _____

II. COMMITTEE BUSINESS

1. WAC consistency review process

III. New Business

1. 70 Prospect St. 72-78 Prospect St. 4 Sunfish Cove Rd: Waterfront Assessment Form
2. DeLaval RFEI: status update
3. Kaal Rock improvements: project update

IV. Old Business

1. DOS grant: Kaal Rock Connector
2. 9 Dutchess

3. HREP Climate Adaptive Design Studio

City of Poughkeepsie

Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

1. Applicants, or, in the case of direct actions, City agencies shall complete this Waterfront Assessment Form for proposed actions which are subject to the LWRP Consistency Review Law. This assessment is intended to supplement other information used by a City agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.
2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the City of Poughkeepsie Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the offices of the City Clerk and posted on the city's website. A proposed action should be evaluated as to its beneficial and adverse effects upon the Waterfront Revitalization Area (WRA) and its consistency with the policy standards.
3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Describe nature and extent of action:

The operation of a material yard and distribution operation on 3 contiguous parcels located in Poughkeepsie's industrial zoned waterfront. The project sponsor wishes to bring in sand from an offshore vessel (barge). The operation will consist of a series of material conveyors that will offload sand from a barge to a material stockpile located on the site. Sand will be stockpiled on the parcel and then loaded onto trucks that will haul the material off site and deliver it to prospective customers. Light clearing of the site will be conducted at the location of the proposed sand stock pile. No permanent structures will be created as a part of this action. All equipment will be temporary in nature. The use is intended to be within the historic character and nature of the site. AC Aggregates LLC is the project Sponsor.

2. Type of City agency action (check appropriate response):

- a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)

- b. Financial assistance (e.g. grant, loan, subsidy)

- c. Permit, approval, license, certification

Site Plan Approval

- d. Agency undertaking action:

City of Poughkeepsie Planning Department / Plannig Board

3. If an application for the proposed action has been filed with a City, the following information shall be provided:

- a. Name of applicant

Caesar Engineering D.P.C. on behalf of AC Aggregates, LLC

- b. Mailing address:

228 Myers Corners Road Wappingers Falls, NY 12590

- c. Telephone number:

(845-275-3825

- d. Property tax number:

6061-51-827527; 6061-51-788513; 6061-59-785480

- e. Application number, if any:

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes ☐ No ☒

If yes, which State or federal agency? _____

1. Location of action (Street or Site Description and nearest intersection):

70 Prospect St. (Tax ID: 6061-51-827527), 72-78 Prospect St. (Tax ID: 6061-51-788513)

4 Sunfish Cove Rd. (Tax ID: 6061-59-785480)

6. Size of site (acres): 11.7

7. Amount (acres) of site to be disturbed: .18

8. Present land use: Industrial

9. Present zoning classification: I-2 Industrial

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): The area is generally clear and free of most vegetation. Light brush currently exists on site.

The site currently hosts multiple industrial buildings and docks that have been in place since before current ownership.

There are areas of steeper elevation throughout the site mostly running north to south. The land gradually slopes

downwards towards the river's edge in most places.

11. Percentage of site that contains slopes of 15% or greater: 8%

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

(a) Name Hudson River (adjacent to)

(b) Size (in acres) 8.4 Million Acres / 315 miles in length (approximate)

13. Is the property serviced by public water? Yes ☒ No ☐

14. Is the property serviced by public sewer? Yes ☒ No ☐

C. WATERFRONT ASSESSMENT (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

- | | <u>YES</u> | <u>NO</u> |
|--|-------------------------------------|-------------------------------------|
| 1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area as identified in the LWRP? | ☒ | ☐ |
| (a) Significant fish or wildlife habitats? | ☒ | ☐ |
| (b) Scenic resources of local or State-wide significance? | ☐ | ☒ |
| (c) Important agricultural lands? | ☐ | ☒ |
| (d) Natural protective features in a coastal erosion hazard area? | ☐ | ☒ |
| 2. Will the proposed action have a significant effect upon: | | |
| (a) Scenic quality of the waterfront environment? | ☐ | ☒ |
| (b) Development of future or existing water-dependent uses? | ☐ | ☒ |
| (c) Operation of the State's major ports? | ☐ | ☒ |
| (d) Land or water uses within a small harbor area? | ☐ | ☒ |
| (e) Designated State or federal freshwater wetlands? | ☐ | ☒ |
| (f) Commercial or recreational use of fish and wildlife resources? | ☐ | ☒ |
| (g) Existing or potential public recreation opportunities? | ☐ | ☒ |
| (h) Structures, sites or districts of historic, archaeological or cultural significance to the City, State or nation? | ☐ | ☒ |
| (i) Stability of the shoreline? | ☐ | ☒ |
| (j) Surface or groundwater quality? | ☐ | ☒ |

3. Will the proposed action involve or result in any of the following:

- | | | | |
|-----|---|---|---|
| (a) | Physical alteration of land along the shoreline, underwater land or surface waters? | — | ✓ |
| (b) | Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area? | — | ✓ |
| (c) | Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area? | — | ✓ |
| (d) | Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law? | — | ✓ |
| (e) | Mining, excavation, filling or dredging in surface waters? | — | ✓ |
| (f) | Reduction of existing or potential public access to, or along, the shoreline? | — | ✓ |
| (g) | Sale or change in use of publicly-owned lands located on the shoreline or underwater? | — | ✓ |
| (h) | Development within a designated flood or erosion hazard area? | — | ✓ |
| (i) | Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion? | — | ✓ |
| (j) | Construction or reconstruction of erosion protective structures? | — | ✓ |
| (k) | Diminished or degraded surface or groundwater quantity and/or quality? | — | ✓ |
| (l) | Removal of ground cover from the site? | — | ✓ |

- | | | | |
|-----|--|------------|-----------|
| 4. | PROJECT | <u>YES</u> | <u>NO</u> |
| (a) | If a project is to be located adjacent to shore: | | |
| (1) | Does the project require a waterfront location? | ✓ | — |
| (2) | Will water-related recreation be provided? | — | ✓ |
| (3) | Will public access to the foreshore be provided? | — | ✓ |
| (4) | Will it eliminate or replace a water-dependent use? | — | ✓ |
| (5) | Will it eliminate or replace a recreational or maritime use or resource? | — | ✓ |
| (b) | Is the project site presently used by the community neighborhood as an open space or recreation area? | — | ✓ |
| (c) | Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities? | — | ✓ |

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	☐	☒
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?	☐	☒
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	☐	☒
(g)	Is the project located in a flood prone area?	☒	☐
(h)	Is the project located in an area of high coastal erosion?	☐	☒
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	☐	☒
(j)	Do essential public services or facilities presently exist at or near the site?	☐	☒
(k)	Will the project involve surface or subsurface liquid waste disposal?	☐	☒
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	☐	☒
(m)	Will the project involve shipment or storage of petroleum products?	☐	☒
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	☐	☒
(o)	Will the project involve or change existing ice management practices?	☐	☒
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site?	☐	☒
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters?	☒	☐
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	☐	☒
(r)	Will the project affect any area designated as a tidal or freshwater wetland?	☐	☒
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	☐	☒

D. **REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"** (Add any additional sheets necessary)

Please see attached sheets for responses and additional information

If you require assistance or further information in order to complete this form, please contact the City Planning Department.

Please submit completed form, along with one copy of a site/sketch plan to:

City of Poughkeepsie
Building, Planning, and Zoning Department
City Hall-2nd Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

Preparer's Name (Please print) : Nathaniel Gooden, P.E.

Affiliation: Principal - Caesar Engineering D.P.C.

Telephone Number: (845) 275-3825

Date: 09JUN23

Caesar Engineering D.P.C.

367 Windsor Highway #411
New Windsor, New York, 12553
845.275.0230
contact@caesarengineering.work
www.caesarengineering.work



To: City of Poughkeepsie Waterfront Advisory Committee

From: Nathaniel Gooden, P.E., Project Engineer
on behalf of AC Aggregates, LLC, Project Sponsor

Subject: AC Aggregates Industrial Site Plan WAC Supplementary Letter

June 09, 2023

Dear Board Members,

Our firm is submitting a site plan approval application for our client and the project sponsor, AC Aggregates, LLC for a material storage and distribution operation. This operation encompasses three contiguous parcels in the City of Poughkeepsie, specifically 70 Prospect St. (Tax ID: 6061-51-827527), 72-78 Prospect St (Tax ID: 6061-51-788513), and 4 Sunfish Cove Rd. (Tax ID: 6061-59-785480). In summary, our client wishes to operate a material and distribution operation to receive aggregate material via the Hudson River and distribute it to local and regional customers. Though this operation will encompass all 3 parcels, each parcel has its own corresponding application package that has been submitted to the Planning Department.

Site Overview: Currently, there is no activity occurring on the site besides routine property management functions. The site has been predominantly industrial for most of its active history and remains zoned industrial to this day (Zoning District I-2). It is predominantly cleared flatland with little vegetation on site. The site formerly hosted operations of the popular Sedgwick Machine Works in its early years, serving as a manufacturing site and testing location for elevators that were used throughout the United States. Many companies have since operated at the site executing a variety of industrial activities dating to the founding of the City of Poughkeepsie. Historic aerials from the site confirm multiple previous uses for industrial purposes, which are observable via the Dutchess County Aerial Access website. I have attached some of the historic aerials for your reference. There are other neighbors adjacent to the site that are currently conducting industrial operations such as Petro Fuel Oil Company to the north and Cranesville Concrete to the south. The project sponsor intends to keep in the spirit of the current zoning and operate a functioning industrial site.

Project Overview: This project will considerably reduce truck traffic on local and regional roads via the use of shipping. Prospective customers currently receive their sand supply via long

haul trucks from distant suppliers in Long Island and New Jersey which adds considerable cost and time to their projects.

A typical barge can carry 5,000 tons of sand, compared to a truck and trailer which can carry 40 tons. This equates to roughly 125 truckloads of sand per barge. The project sponsor estimates 12,000 long-distance truck trips would be eliminated per year, potentially reducing 1.7 to 3.4 million truck miles when considering one-way and round-trip deliveries from Long Island. This will not only improve local traffic conditions but will also reduce the carbon footprint of hauling operations overall.

Operations within the site will be conducted using temporary equipment to allow for flexible operations. As such, no permanent features are proposed as part of this application package. 70 Prospect St. will be the access control point and truck weighing area utilizing a portable truck scale. 72-78 Prospect St. will host an offshore barge carrying approved aggregates that will be offloaded using a material handler and conveyors. 4 Sunfish Cove Rd. will be used to store approved aggregates which will be brought in via barge at 72-78 Prospect St. The sand aggregate is intended to be contained using reinforced concrete blocks in order to provide a temporary, flexible, and secure area for the aggregate. Aggregate will then be shipped off-site via truck transport. Operations are intended to be 24 hours/day, however, operations in the evening hours will be limited to the core function of offloading vessels that deliver aggregate throughout the night. The operation will employ upwards of 4 employees during the largest shift. Loading and trucking will take place during normal daytime business hours. There is adequate space on the site to receive and temporarily hold trucks as they await their respective shipping loads. A site supervisor will be present to manage operations and traffic on the site.

Waterfront Assessment Responses: Please see our response to the items marked “Yes” in section C of the Waterfront Assessment Form submitted alongside this letter.

- 1: This project will be located in the coastal zone of the City of Poughkeepsie and the proposed waterfront revitalization program. This project will not have an adverse impact on any resource areas in the LWRP.
- 1(a): As identified in the included Environmental Assessment Form as a part of the application, the project site lies within the habitat overlay of three significant animal species (the Atlantic Sturgeon, Bald Eagle, and Shortnose Sturgeon). In response, there is no major disturbance planned on the site which removes or alters the preexisting land characteristics, that would alter the habitat of these animal populations.

- 4(a)(1): The project requires a waterfront location as it is a vital part of the operation. The material will be shipped up the Hudson River and offloaded onto the existing site. The waterfront location provides a key and strategic component of this operation as it enables the use of shipping instead of costly and voluminous truck transportation of material as it currently exists. No alternate inland site would be adequate.
- 4(g): A portion of the project site lies within the 100-year flood plan due to its proximity to the Hudson River.
- 4(p): No change in the landscape, topography, elevation, or impervious surfaces is planned for the site which will incur a need to review and update the current stormwater management system. If there is a change, the best stormwater management principles will be employed.

In conclusion, I encourage you to review the accompanying site plan for your reference. You can contact our office if you have any questions. Our firm can be reached via the information provided on the front page of this letter. You can reach the project sponsor via the contact information below:

AC Aggregates, LLC
228 Myers Corners Road
Wappingers Falls, NY 12590
Ph: 845-225-8252
Email: office@ac-agg.com

We look forward to discussing this plan with you for your feedback.

Thank you for your time and effort,



Nathaniel Gooden, P.E.

Appendices:

1. Site Photos dated 17 February 2023
2. Historic Aerials via Dutchess County Aerial Access website

Appendix 1: Existing Site Photos

Please see the below photos of the existing site conditions (photos dated February 17th, 2023):

Figure 1: Parking area @ 70 Prospect St. (TAX ID: 6061-51-827527)

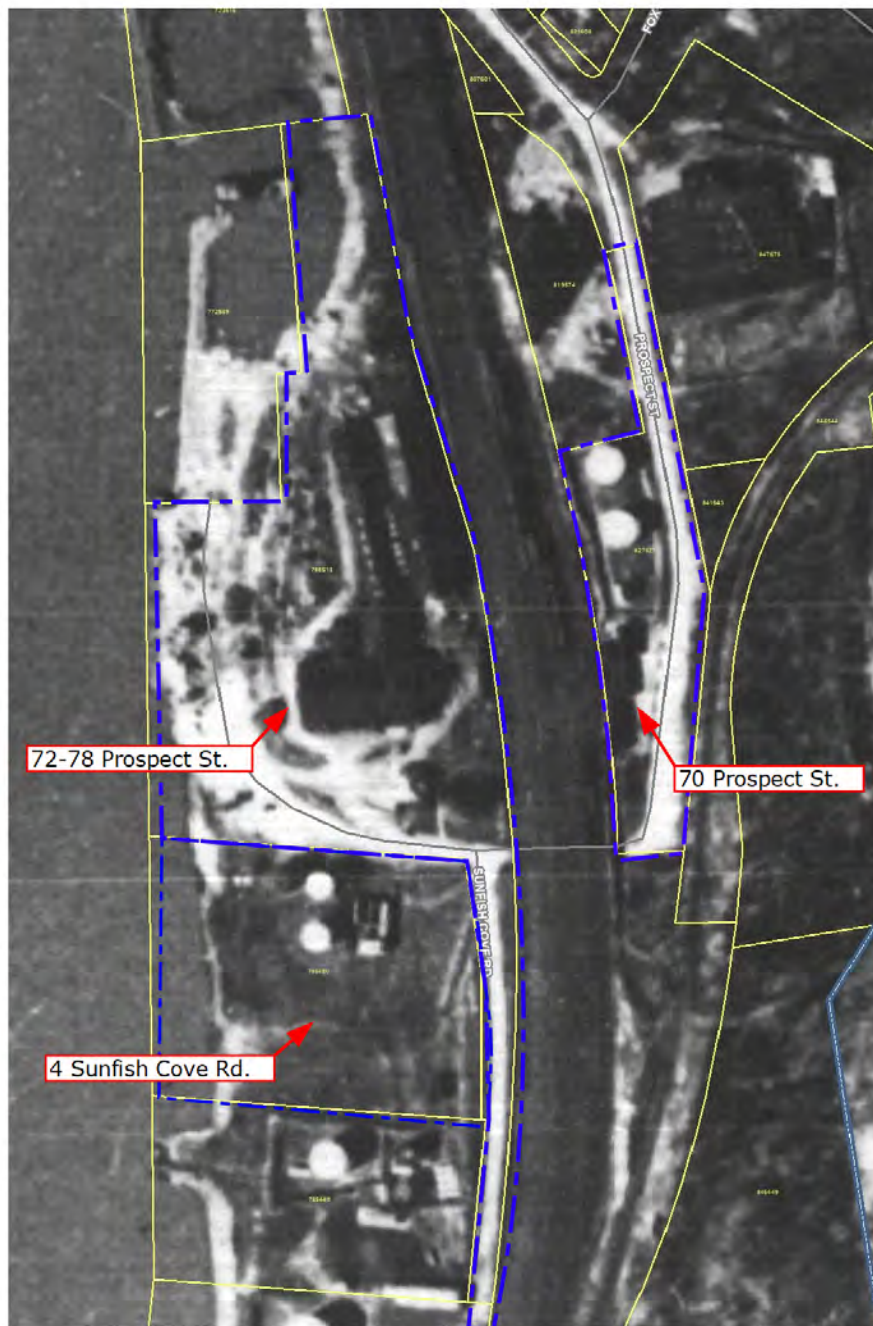


Figure 2: Existing dock @ 72-78 Prospect St. (TAX ID: 6061-51-788513) Facing NW



Figure 3: Vacant land @ 4 Sunfish Cove Rd. (TAX ID: 6061-59-785480) Facing South



Appendix 2: Historical Site Aerials (Dutchess County Aerial Access website)**1936:**

1955:

1980:

2000:



2020:

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

7B2023-023

- I. **PROPERTY ADDRESS:** 4 Sunfish Cove Rd. (TAX ID: 6061-59-785480)
- II. **PROPERTY OWNER:** AC Aggregates, LLC
ADDRESS: 228 Myers Corners Road
Wappingers Falls
NY, 12590 (state and zip code)
PHONE NUMBER: (845) 225-8252 (include area code)
- III. **NAME OF APPLICANT:** Brian K. Dreeland
ADDRESS: 228 Myers Corners Road
Wappingers Falls
NY, 12590 (state and zip code)
PHONE NUMBER: (845) 225-8252 (include area code)
EMAIL ADDRESS: office@ac-agg.com
- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. **CONSULTANT:** Caesar Engineering D.P.C.
ADDRESS: 367 Windsor Highway 3411
New Windsor
NY, 12553 (state and zip code)

OFFICE USE ONLY
CODE: PLSF
ID # 391010
FEE: 500
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)

PAID
1011
APR 14 2023
\$500

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

AC Aggregates, LLC
228 Myers Corners Road Ste 15
Wappingers Falls, NY 12590

JPMORGAN CHASE BANK, NA
www.Chase.com
50-17/223

1011

3/28/23

PAY TO THE
ORDER OF

City of Poughkeepsie
Five Hundred Dollars and 00/100

\$ 500.00

DOLLARS

PROTECTED AGAINST FRAUD



[Signature]

001011 0223001731

9110581771

PROJECT INFORMATION

New construction: _____(yes) X (no)
Change of use: X (yes) _____ (no)
Expansion/addition: _____ (yes) X (no)
Alteration: _____ (yes) X (no)
Cost of Construction: \$ N/A

LOT AND BULK INFORMATION:

Lot area: 3.5 (acres) 152460 (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)
0 (total building footprint, square feet)
Lot Coverage: VACANT (percentage, building coverage only)
Gross Floor Area: N/A (proposed square feet for new construction)
_____ (existing square feet for change of use/expansion)
_____ (additional proposed square feet for expansion)
_____ (total gross floor area, square feet)
Building Height: N/A (stories) N/A (feet)
Floor Area Ratio: VACANT (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 0
B) Number of Off-Street Parking Spaces provided: 0
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?

_____ (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):

IX. RESIDENTIAL PROPOSALS

A) Type of Development: N/A
(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: N/A
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

- A) Specify Business: N/A
(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): N/A
- 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: N/A
- 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: Sand Pile Operations with use of Barge, Conveyors, and Trucks
- B) Number of shifts (if any): 3
- C) Number of employees: 4
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): N/A
- F) Days/Hours of operation: 24/7

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: N/A

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

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

Material storage confined by a concrete retaining structure. See attached plan.

Use of barge at the dock, conveyors, and trucks to conduct material operations.

Temporary lights and portable toilets used throughout site.

XVII. APPLICANT CERTIFICATION

I, NATHANIEL GOODEN, P.E., 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

05APR23

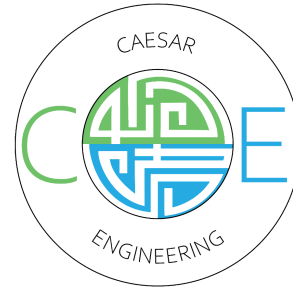
Date

Project P187: 4 Sunfish Cove Rd. Site Plan

Date: 18APR23

Caesar Engineering D.P.C.

367 Windsor Highway #411
New Windsor, New York, 12553
845.275.0230
contact@caesarengineering.work
www.caesarengineering.work



To: City of Poughkeepsie Building, Planning, Zoning

From: NMJ Caesar, P.E., Project Engineer
on behalf of AC Aggregates, LLC, Project Sponsor

Members of the board,

Our firm is submitting a site plan approval application on behalf of our client and the project sponsor, AC Aggregates, LLC for a material storage and distribution operation on their existing property. This operation comprises three parcels which are contiguous, those parcels being 70 Prospect St., 72-78 Prospect St, and 4 Sunfish Cove Rd. In summary, our client wishes to operate a temporary material and distribution operation with the intent to ship in aggregate material and distribute it to local and regional customers. Each parcel has its own corresponding application package that has been submitted to your office. This cover letter is intended to address 4 Sunfish Cove Rd. (Tax ID: 6061-59-785480).

The current site currently has no activity occurring besides routine property management functions. The site has been predominantly industrial in most of its active history and remains zoned industrial to this day (Zoning District I-2). The project sponsor intends to conduct operations with temporary equipment to allow for flexible operation of the site with a reduced footprint. As such there are no permanent features proposed as a part of this application package. 4 Sunfish Cove Rd. will be used to store approved aggregates which will be brought in via barge at 72-78 Prospect St. Templated locations for material are shown on the attached site plan. The project sponsor has been in business for several years and has multiple financial resources available to execute this project.

Thank you for your time and effort,

Very respectfully,



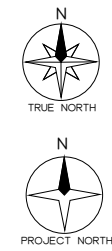
NMJ Caesar, P.E.

Please see the below photo of the existing site conditions:

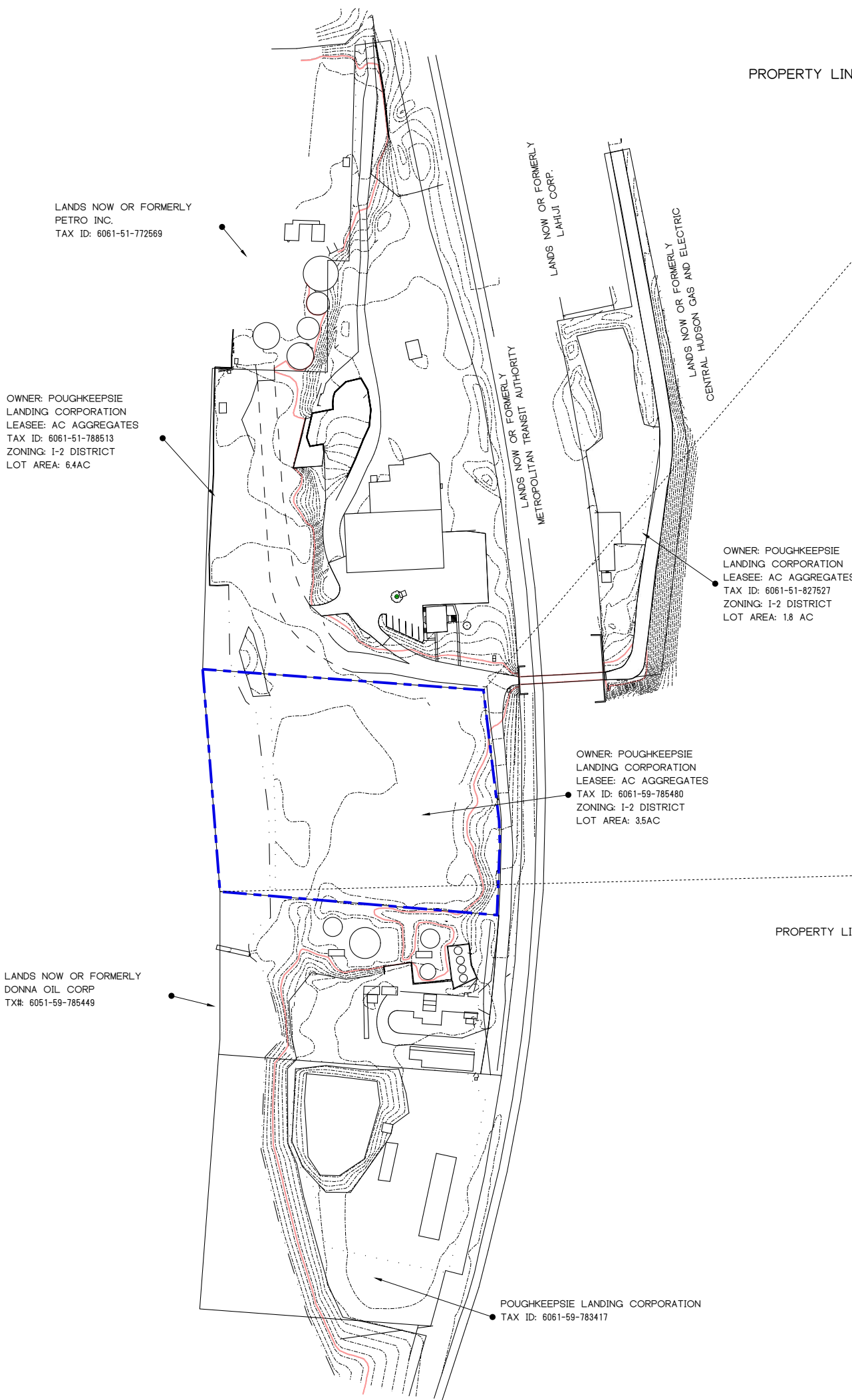
Vacant Land @ 4 Sunfish Cove Rd. (TAX ID: 6061-59-785480) Facing South



A1 4 SUNFISH COVE RD. SITE PLAN



PROSPECT STREET SITE MAP



SCALE: 1" = 200'

PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN.

SURVEY PERFORMED ON DATE: APRIL 07, 2005
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 45097
SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C.

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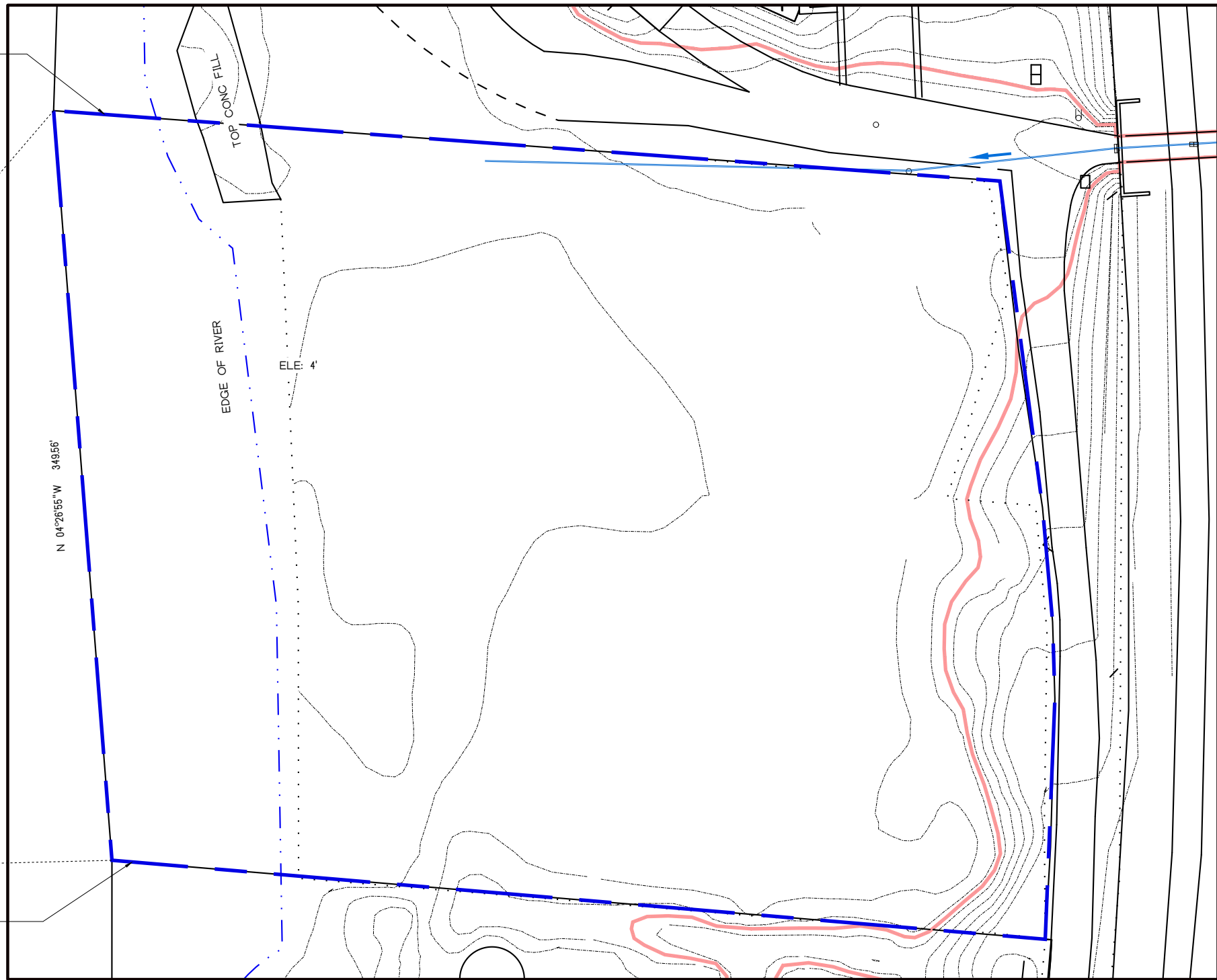
ANYONE WHO CHOOSES TO HAVE THESE DOCUMENTS ALTERED IN ANY WAY WITHOUT THE CONSENT OF THE ENGINEER WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

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 ____ 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

Fire Chief
Police Chief
Building Inspector
City Engineer
Commissioner of Public Works

SHOWING TAX LOT 6061-59-785480 EXISTING CONDITIONS

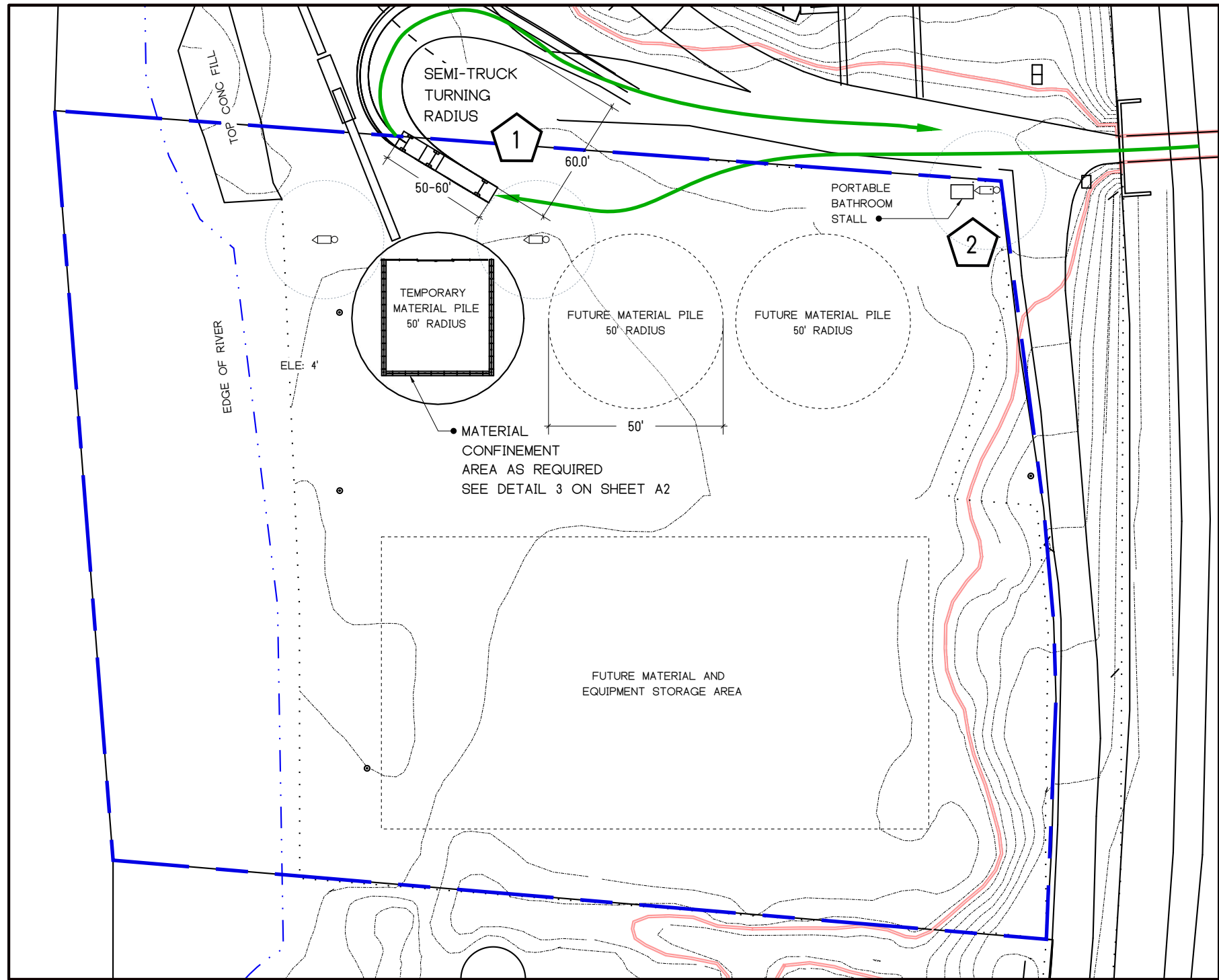
SCALE: 1" = 60'



LEGEND			
---	EDGE OF RIVER	---	STORMWATER
---	FENCE	---	SEWER
---	100 YEAR FLOOD ELEVATION	---	CATCH BASIN
---	PROPERTY BOUNDARY	---	

SHOWING TAX LOT 6061-59-785480 PROPOSED CONDITIONS

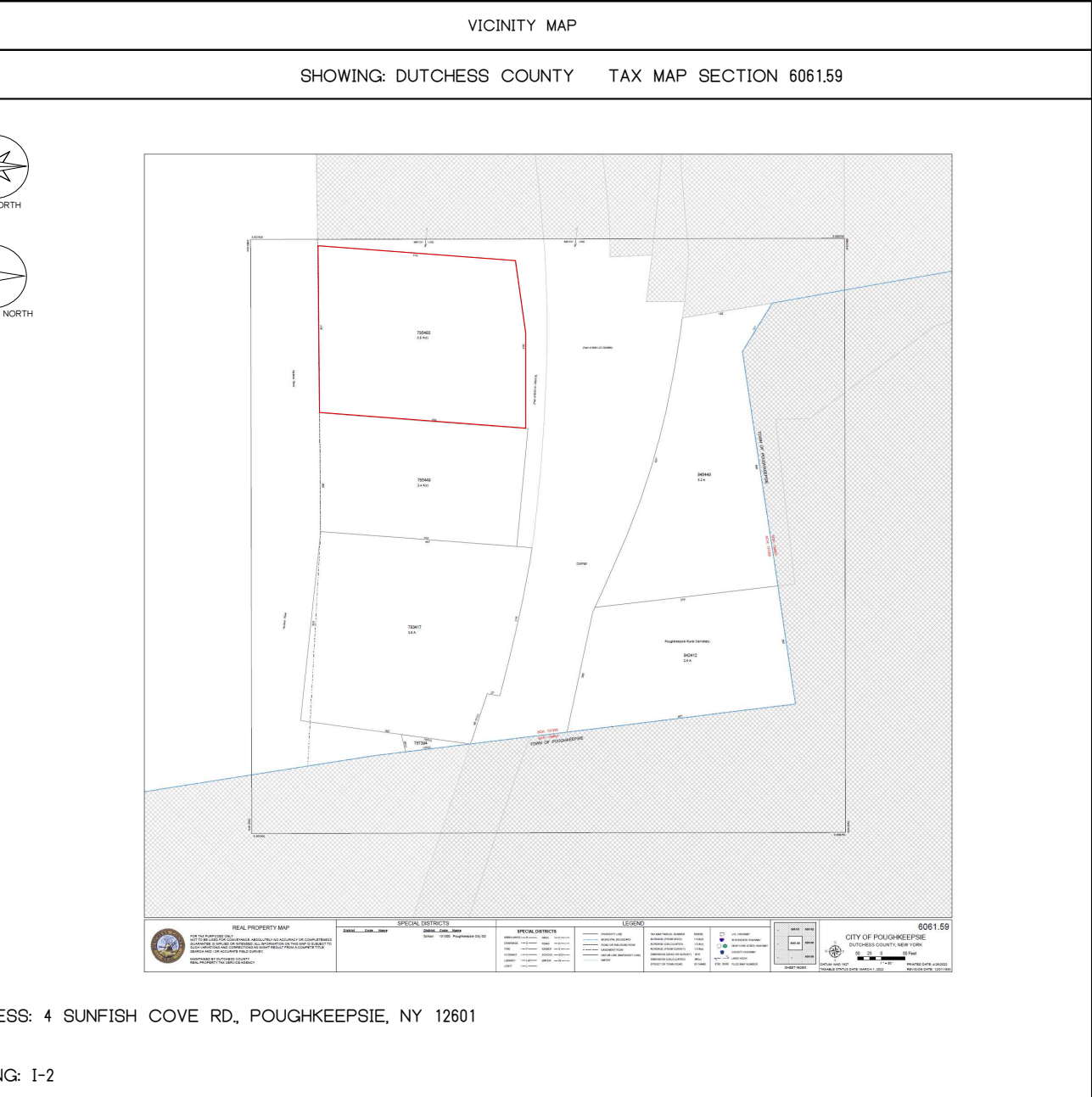
SCALE: 1" = 60'



KEYED NOTES

- 1 MATERIAL IS MOVED VIA PORTABLE CONVEYOR SYSTEMS FROM A DOCKED BARGE AT 72-78 PROSPECT ST. (TAX ID: 6061-51-788513) TO CONFINED MATERIAL STOCKPILES ON 4 SUNFISH COVE RD. (TAX ID: 6061-59-785480) WHERE LOADING OPERATIONS WILL BE CONDUCTED IN ORDER TO DEPOSIT MATERIAL INTO TRAILERS. TRAILERS WILL THEN EXIT VIA 70 PROSPECT ST (TAX ID: 6061-51-827527) AND WILL BE WEIGHED VIA PORTABLE TRUCK SCALE.
- 2 1x PORTABLE BATHROOM STALL WILL BE POSITIONED ON THE SITE AS SHOWN TO SUPPORT THE OPERATIONS.

LEGEND	
---	EDGE OF RIVER
---	FENCE
---	100 YEAR FLOOD ELEVATION
---	TRUCK TRAVEL ROUTE
---	PORTABLE LIGHT TRAILER



ZONING DISTRICT 1-2 BULK TABLE REQUIREMENTS: PARCEL 3 TAX ID: 6061-59-785480			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	3.5 AC	NO CHANGE
REAR YARD	20'	VACANT	NO CHANGE
FRONT YARD	15'	VACANT	NO CHANGE
SIDE YARD	10'	VACANT	NO CHANGE
FAR	2.0	VACANT	NO CHANGE
LOT COVERAGE	80%	VACANT	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE ***	NO CHANGE

*** EXISTING NON-CONFORMING USE. THE PROPOSED USE DOES NOT INCREASE THE NON-CONFORMITY AND ALL OF THE PROPOSED USES ARE TEMPORARY IN NATURE.

BULK TABLE NOTES:

1-2 ZONING PERMITTED USES: NO building or premises shall be used, in whole or in part, for any purpose except those listed below:

Uses permitted by right:
1. Terminals and building material storage and sale, but excluding storage of coal, coke, fuel oil or junk.

MINIMUM PARKING REGULATIONS:

INDUSTRIAL AND HEAVY COMMERCIAL USE: 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4
NUMBER OF PROVIDED OFF STREET PARKING SPACES: 6 NEW + 5 EX- 11

GENERAL NOTES:

- 1) THE PROJECT SPONSOR WISHES TO EXECUTE TEMPORARY MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527, 6061-51-788513, AND 6061-59-785480). THIS PARCEL (6061-59-785480) WILL BE UTILIZED FOR MATERIAL STORAGE AND TRUCK TRANSPORT OPERATIONS. TEMPORARY MATERIAL PILES HAVE BEEN DESIGNATED ON THE SITE FOR FUTURE USE AND ARE INTENDED TO BE USED AS MATERIALS ARE OBTAINED.
- 2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE ON THE ADJACENT PARCELS (TAX IDS: 6061-51-827527 AND 6061-51-788513).
- 3) TEMPORARY SITE LIGHTING WILL BE USED THROUGHOUT AS NEEDED. SEE LIGHT DETAIL.
- 4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
- 5) THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN IS BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE IN NATURE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SET UP FOR THE INTENDED OPERATIONS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL BE LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE LEASEES OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION. HOWEVER ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
- 6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

COMMON ABBREVIATIONS REFERENCED	
IAW: IN ACCORDANCE WITH I/O: IN THE VICINITY OF P.T.: PRESSURE TREATED P.C.: PUMP CHAMBER SF: SQUARE FOOT CF: CUBIC FOOT CL: CENTER LINE SCH: SCHEDULE TA: TRIBUTARY AREA EOR: ENGINEER OF RECORD	CY: CUBIC YARD O.C.: ON CENTER W/ WITH W/O: WITH OUT CLF: CHAIN LINK FENCE

PAGE #	SHEET INDEX	SHEET NAME
1	A1	4 SUNFISH COVE RD. SITE PLAN
2	A2	PROPOSED EQUIPMENT & DETAILS
3	A3	
4	A4	
5	A5	

NATHANIEL GOODEN, P.E.
LIC. NO. 18249

DATE: 18APR23

COMPANY: CAESAR ENGINEERING D.P.C.

CONTACT: 845.275.0230
contact@caesarengineering.com

PROJECT ADDRESS: 367 WINDSOR HWY #411
NEW WINDSOR, NY, 12553

PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN

DATE: 18APR23

DESIGNED BY: NG / NC

DRAWN BY: NG / NC

PROJECT SPONSOR: AC AGGREGATES, LLC.

PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD
WAPPINGER FALLS, NY 12599

PROJECT ADDRESS: 4 SUNFISH COVE RD.
POUGHKEEPSIE, NY 12601

PROJECT SPONSOR NUMBER: 845.225.8252

PROJECT SPONSOR: AC AGGREGATES, LLC.

PROJECT NUMBER: P187

DATE	REVISION DESCRIPTION	REV #

Caesar Engineering

811

A1

SCALE: SEE VIEWS

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Short Environmental Assessment Form

Part 1 - Project Information

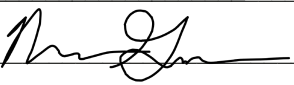
Instructions for Completing

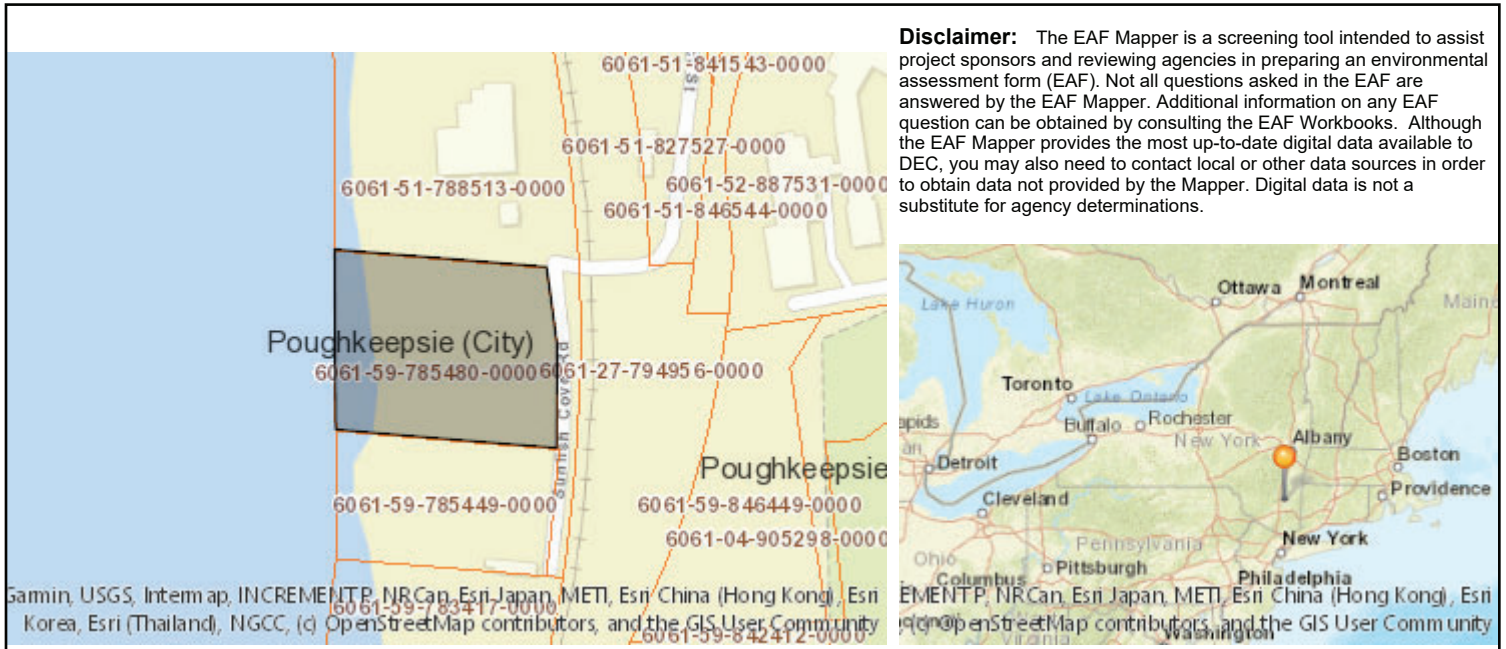
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
AC Aggregates, LLC			
Name of Action or Project: Prospect Street Material Yard Operations			
Project Location (describe, and attach a location map): 4 Sunfish Cove Rd., Poughkeepsie, NY 12601			
Brief Description of Proposed Action: The temporary operation of a material yard and distribution operation. The site will be utilized by bringing in sand from an offshore vessel (barge), using the existing dock facilities. The operation will consist of a series of material conveyors that will offload sand from a barge to a material stockpile located on the southern end of the site. Sand will be stockpiled on the parcel and then loaded onto trucks that will haul the material off site and deliver it to prospective customers. Light clearing of the site will be conducted at the location of the proposed sand stock pile. AC Aggregates is the project sponsor. Please see Sponsor details below: AC Aggregates, LLC 228 Myers Corners Road Wappingers Falls, NY 12590			
Name of Applicant or Sponsor: Caesar Engineering D.P.C. on behalf of AC Aggregates, LLC		Telephone: 845-275-0230	
		E-Mail: Contact@caesarengineering.work	
Address: 367 Windsor Highway #411			
City/PO: New Windsor		State: NY	Zip Code: 12553
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		3.5 acres	
b. Total acreage to be physically disturbed?		.13 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.7 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

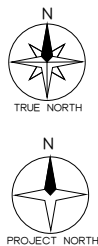
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed 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:			
Temporary on-site generation will be provided.	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
Potable water will be delivered and stored on the site site as needed.			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
Portable restrooms will be provided for crew as needed with regular servicing being performed by a service company.			
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? Atlantic Sturgeon, Bald Eag...	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
_____ DEC Spill Incident # 0007189 was closed on 07/07/2014	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Caesar Engineering D.P.C. on behalf of AC Aggregates, LLC</u> Date: <u>05APR23</u> Signature: <u></u> Title: <u>NATHANIEL GOODEN, P.E.</u>		

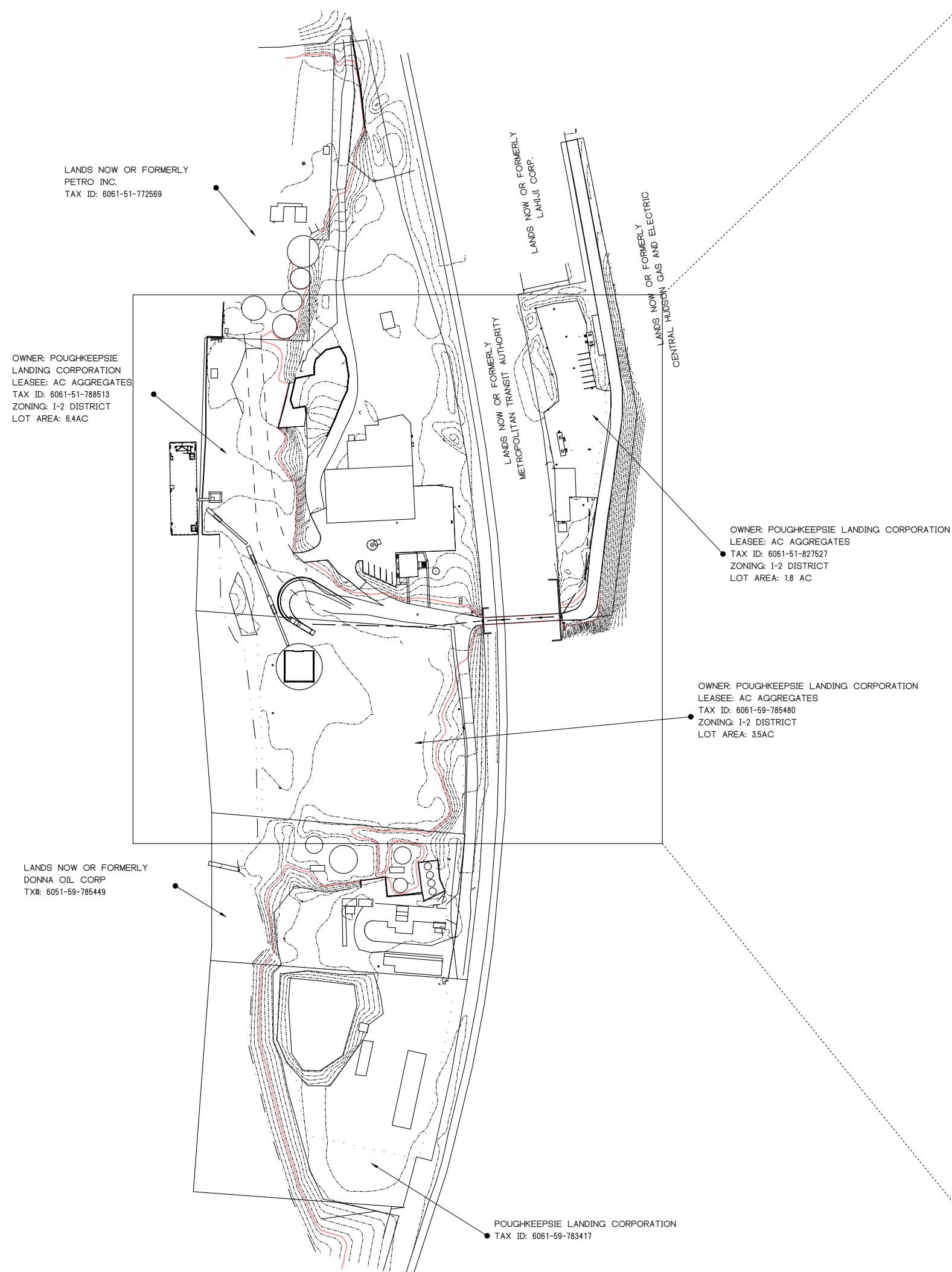


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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]	Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

A1 PROPOSED PROSPECT ST. SITE PLAN



PROSPECT STREET SITE MAP



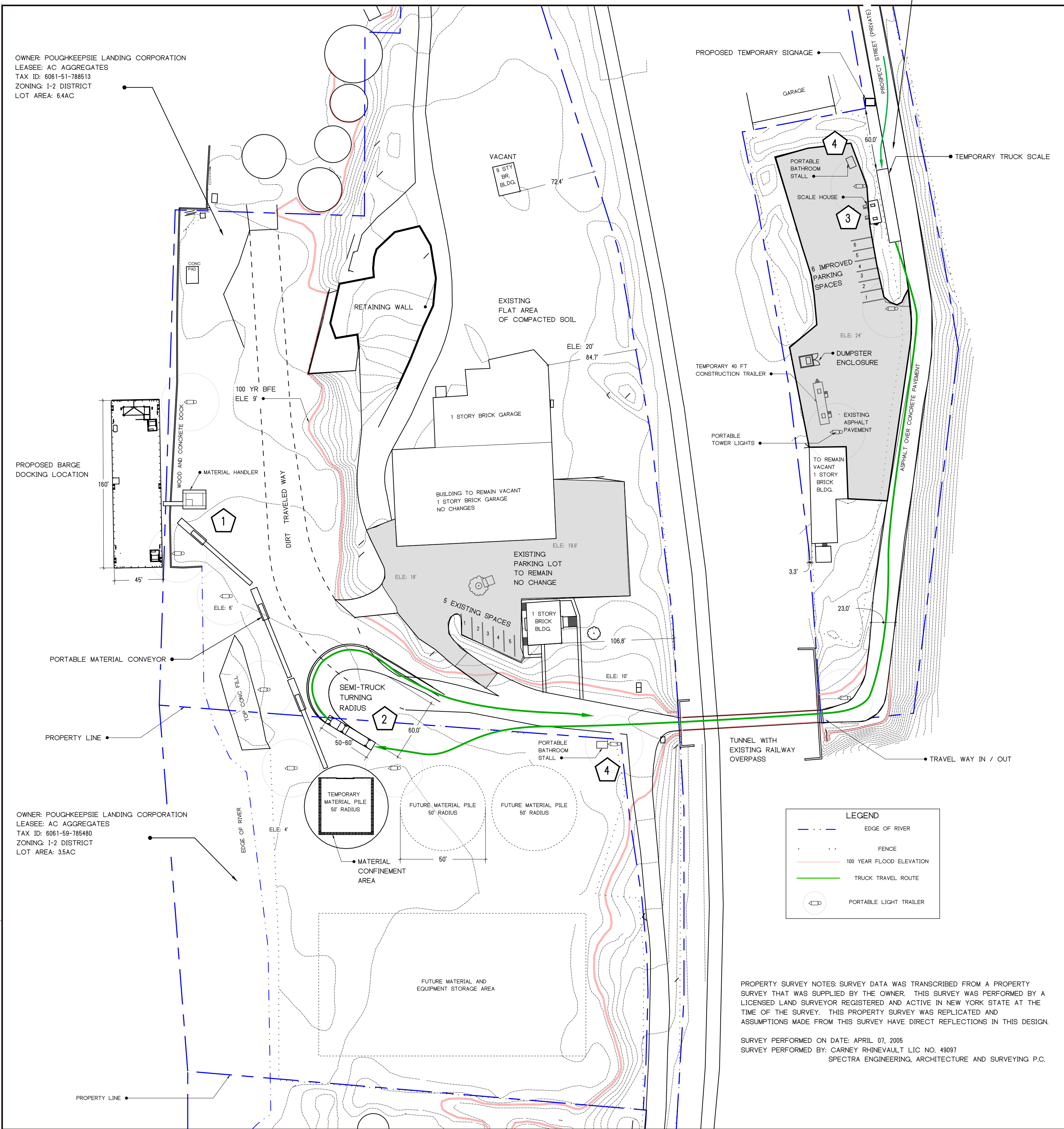
SCALE: 1" = 200'

KEYED NOTES

- OFFLOADING OF AGGREGATE MATERIAL FROM A DOCKED BARGE ON THE WEST SIDE OF THE PROPERTY (72-78 PROSPECT ST) VIA MOVABLE MATERIAL CONVEYOR.
- MATERIAL IS MOVED VIA PORTABLE CONVEYORS SYSTEMS TO A CONFINED MATERIAL STOCKPILE AT 4 SUNFISH COVE RD. WHERE LOADING OPERATIONS WILL BE CONDUCTED TO DEPOSIT MATERIAL INTO TRAILERS. TRAILERS WILL THEN EXIT VIA PROSPECT ST AND WILL BE WEIGHED VIA PORTABLE TRUCK SCALE AT 70 PROSPECT ST.
- A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL. OFF-STREET PARKING SPACES WILL BE PROVIDED FOR AN ESTIMATED 4 ON-SITE EMPLOYEES MEETING THE MINIMUM PARKING REQUIREMENTS.
- TWO PORTABLE BATHROOM STALLS WILL BE POSITIONED ON THE SITE AS SHOWN TO SUPPORT THE OPERATIONS.

SHOWING OVERVIEW OF PROPOSED CONDITIONS (ALL PARCELS)

SCALE: 1" = 60'



LEGEND	
---	EDGE OF RIVER
---	FENCE
---	100 YEAR FLOOD ELEVATION
---	TRUCK TRAVEL ROUTE
---	PORTABLE LIGHT TRAILER

PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN.

SURVEY PERFORMED ON DATE: APRIL 07, 2005
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C.

SCALE: SEE VIEWS

00 01 02 03 04

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GENERAL NOTES:

- THE PROJECT SPONSOR WISHES TO EXECUTE TEMPORARY MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THE ENTIRE SITE WILL BE UTILIZED FOR BRINGING IN APPROVED AGGREGATE MATERIAL VIA OFFSHORE VESSEL AND OFFLOADING AND MOVING IT VIA PORTABLE MECHANICAL CONVEYORS TO MATERIAL STOCK PILES WHERE IT WILL BE LOADED ON TO TRAILERS AND HAULED OFF SITE FOR DELIVERY TO CUSTOMERS. MATERIAL CONFINEMENT WILL BE ACHIEVED BY A MOVABLE PRE-CAST CONCRETE BLOCK WALLS.
- OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY THE SITE CONDITIONS. THERE ARE LITTLE CONSTRAINTS FOR SITE PARKING.
- TEMPORARY SITE LIGHTING WILL BE USED THROUGHOUT AS NEEDED. SEE LIGHT DETAIL.
- PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
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- AT THIS TIME, THIS PLAN DOES NOT INCLUDE THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

ZONING DISTRICT 1-2 BULK TABLE REQUIREMENTS: PARCEL 1 TAX ID: 6061-51-847527			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDG ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

ZONING DISTRICT 1-2 BULK TABLE REQUIREMENTS: PARCEL 2 TAX ID: 6061-51-788513			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	6.4 AC	NO CHANGE
REAR YARD	20'	695'	NO CHANGE
FRONT YARD	15'	470'	NO CHANGE
SIDE YARD	10'	72.4'	NO CHANGE
FAR	2.0	0.08	NO CHANGE
LOT COVERAGE (BLDG ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

ZONING DISTRICT 1-2 BULK TABLE REQUIREMENTS: PARCEL 3 TAX ID: 6061-59-785480			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	3.5 AC	NO CHANGE
REAR YARD	20'	VACANT	NO CHANGE
FRONT YARD	15'	VACANT	NO CHANGE
SIDE YARD	10'	VACANT	NO CHANGE
FAR	2.0	VACANT	NO CHANGE
LOT COVERAGE	80%	VACANT	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

*** EXISTING NON-CONFORMING USE. THE PROPOSED USE DOES NOT INCREASE THE NON-CONFORMITY AND ALL OF THE PROPOSED USES ARE TEMPORARY IN NATURE.

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INDUSTRIAL AND HEAVY COMMERCIAL USE: 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.

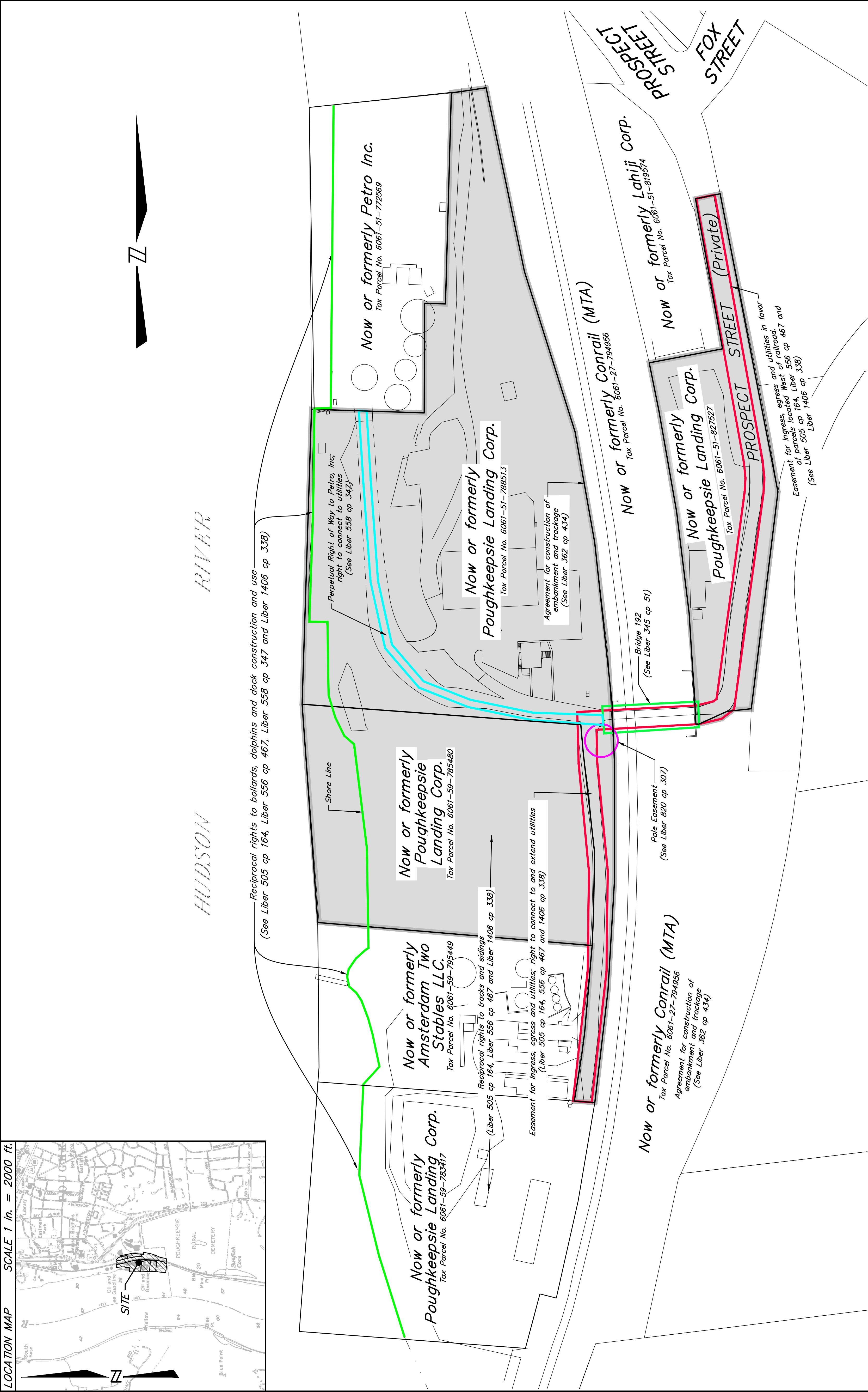
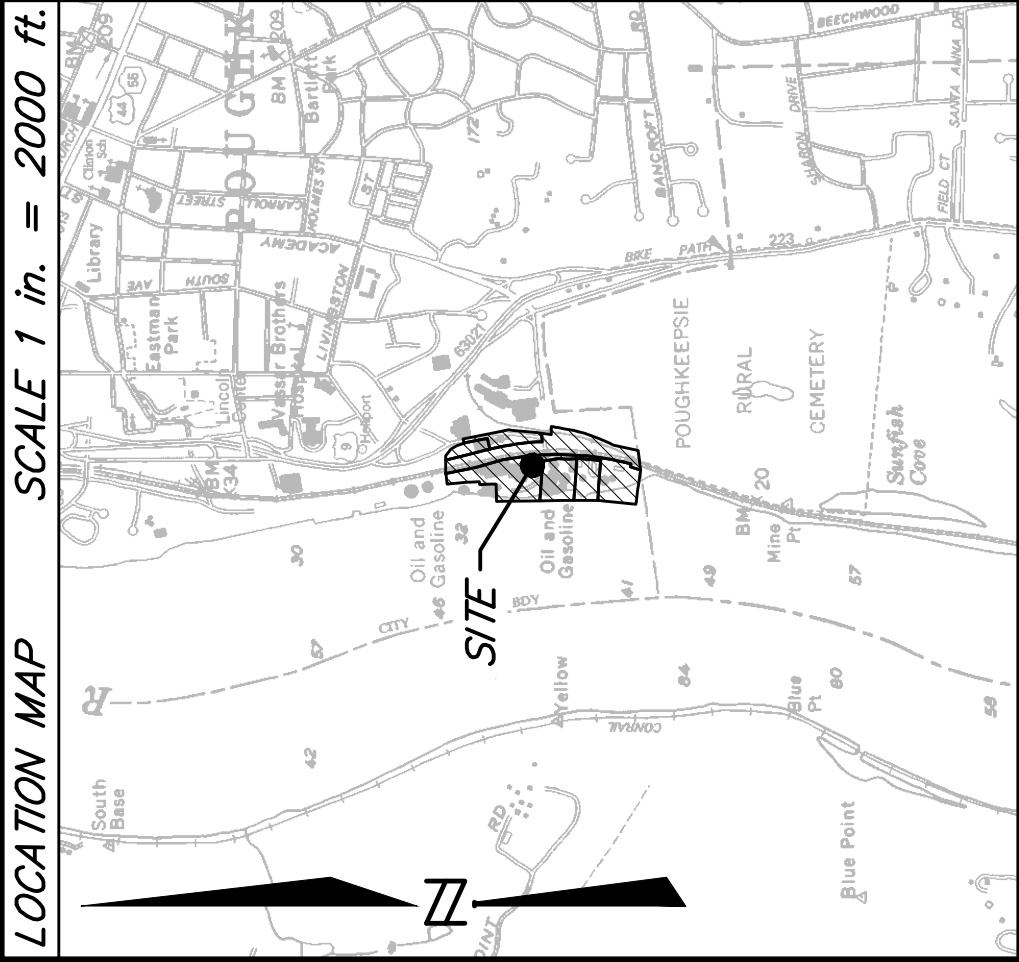
NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4
NUMBER OF PROVIDED OFF STREET PARKING SPACES: 6 NEW + 5 EX* 11

DATE: 18APR23 PROJECT SPONSOR NUMBER: 845.225.8252	COMPANY: CAESAR ENGINEERING D.P.C. CONTACT: 845.275.0230 contact@caesarengineering.com BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY 12553	DATE: 18APR23 DESIGNED BY: NG / NC DRAWN BY: NG / NC PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590	PROJECT SPONSOR: AC AGGREGATES, LLC. PROJECT SPONSOR ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT STREET, 4 SUNFISH COVE RD.
DATE: 01/01/2023 REVISION DESCRIPTION	DATE: 01/01/2023 REVISION DESCRIPTION	DATE: 01/01/2023 REVISION DESCRIPTION	DATE: 01/01/2023 REVISION DESCRIPTION
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CAESAR ENGINEERING

811

PROPOSED PROSPECT ST. SITE PLAN



- Notes
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 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. This map is NOT a BOUNDARY SURVEY and should NOT be used for title purposes.
 4. The purpose of this map is to show the location of various easements, rights and covenants associated with a site plan for AC-Aggregates, LLC. The shaded areas herein represent the parcels which are the subject of the site plan.
 5. The easement and site plan is taken from the Dutchess County Parcel Access Engineering D.P.C. prepared for AC Aggregates, LLC.
 6. This map was prepared without benefit of a title report. Easements noted are taken from those deeds referenced herein and obtained from the Dutchess County Clerk. Users are cautioned that other documents may exist which may affect the premises.



3063 Route 9
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MAP OF EASEMENTS
PREPARED FOR
AC AGGREGATES, LLC
SITUATE IN THE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NEW YORK
SCALE 1 in. = 80 ft. APRIL 4, 2023

PRINTED
April 4, 2023
BADEY & WATSON
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