City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Tuesday, July 18, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

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

1. 531 MAIN STREET – SITE PLAN: CHANGE OF USE
An application for the conversion of a mini-mart to a convenience store on a property with existing self-service gas pumps and a single-bay automobile service shop. Owner: AIF Estates, Inc.; Applicant: Kheiraddine Mazouzi; Consultant: Aryeh Siegel Architect; Grid # 6161-23-350986; Zoning District: Neighborhood Commercial (C-1); File #2023-047

2. 135 NORTH WATER STREET: SPECIAL PERMIT
An application for a special use permit for the conversion of a 3-story office building into a Beauty Parlor. Owner/Applicant: Dutchess Whaling LLC.; Grid #6062-59-786386; Zoning District: Waterfront (W) ; File #2023-048

3. 95 North Clinton Avenue – SITE PLAN: Lot Line Adjustment
Application for a lot line adjustment reducing the lot at 95 North Clinton by .421 acres and increasing the lot at 36 Cottage Street size to .343 acres, an adjustment of 58.3 feet. Owner/Applicant: 36 Cottage Street LLC; Consultant: LARC, PC; Grid #6162-71-301233 & 314231; Zoning District: C-1 Neighborhood Commercial District & I-1 Light Industrial; File #PB2023-022

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **27 HIGH STREET – SITE PLAN AMENDMENT**
An application for a mixed use building consisting of 4 live/work lofts, 41 one bedroom units, 19 two bedroom units and office/conference space. Owner: 27 High Street Lofts, LLC.; Applicant: KARC Planning Consultants, Inc.; Grid #6162-62-192294; Zoning District: Medium High Density Residence (R-4); File #2023-042

2. **36 NORTH CLOVER STREET - SITE PLAN AMENDMENT**
Application for Site Plan Amendment review regarding establishment of 46 residential units and related parking and amenities. Owner/Applicant: Pelton Partners, LLC; Consultant: LRC Group; Grid #6062-75-837228 Zoning District: R-4 (Medium-High Density Residential); File #PB2023-044

3. **Lot# 228990 Cannon Street – Parking Special Permit**
An application for proposed parking area consisting of five (5) parallel parking spots and access drive. Owner/Applicant: Cannon Street Collaborative; Consultant: John Sullivan; Grid #6161-22-228990; Zoning District: Central Commercial (C-2) ; File #2023-018

4. **SOUTH AVENUE LOT #937583: MULTIFAMILY RESIDENTIAL BUILDING**
Application for Site Plan Review for property at South Avenue lot of record #6061-52-937583 for construction of 87-unit, 5-story mid-rise multifamily residential development with 60 underground and 84 surface-level parking spaces. South Avenue Real Estate Associates LLC Owner/Applicant: Michael Abuladez, CEO, Argo Development; Consultant: Christopher Lapine, P.E., LEED AP, LaBella Associates; Grid #6061-52-937583; Zoning District: R-D Research and Development District; File #2022-055

5. **481 MAIN STREET: MIXED USE**
Application for site plan review relative to the conversion of the second and third floors of a mixed-use building into three two-bedroom living units; two units on the second floor and one unit on the third floor. Owner/Applicant: Mumtaz Corp., Syed Lateef; Consultant: Mazzarelli Architecture & Planning, PC; Grid #6162-79-283023; Zoning District: C-3 General Commercial District; File #PB20213-019.
APPLICATION REVIEW ADJOURNED UNTIL AUGUST 15, 2023

6. **Sunfish Cove Project: Site Plan - Aggregate Storage & Distribution**
An application for a 24/7 material storage and distribution operation involving three properties located at 4 Sunfish Cove, 72-78 Prospect Street and 70 Prospect Street. Owner/Applicant: Poughkeepsie Landing Corp.; Consultant: Caesar Engineering DPC; Grid #6061-59-785480, 6061-

51788513 and 6061-51-827527; Zoning District: General Industrial (I-2) ; File #2023-23, 2023-024 and 2023-025

7. 10 Rinaldi Boulevard – Site Plan
An application for the addition of a 2,350 square foot community room to the existing building. Owner/Applicant: Rip Van Winkle House LLC ; Consultant: Hershberg & Hershberg; Grid #6062-74-749131; Zoning District: Waterfront Transit-Oriented (WTOD); File #2023-011

8. Lot#151783 South Hamilton Avenue: SITE PLAN
An application for a three-story building consisting of 29 one-bedroom units and 29 two-bedroom units. Owner/Applicant: O'Neill Group Hamilton LLC.; Consultant: Arico Associates; Grid # 6161-30-151782; Zoning District: Medium High-Density Residential (R-4) ; File #2023-041

9. 34 Cannon Street: SITE PLAN
An application for a six-story mixed use building with occupied roof space. Owner: 34 Canon Street PK LLC; Applicant: James Sullivan; Consultant: LRC Engineering & Surveying, DPC; Grid #6062-77-063031; Zoning District: Urban Village (PID-UV); File #2023-044

10. LOT #040302 MARSHALL STREET – SITE PLAN: SPECIAL PERMIT
Application for Special Permit relative to the placement of a two story modular home. Applicant: David Freeman RA Owner: Habitat for Humanity; Grid #6162-61-040302 Zoning District: R2A; File #2023-009

11. LOT #581599 SOUTH GRAND - SUBDIVISION
Application for the division of one (1) lot of record into four (2) lots of record. Owner/Applicant: Habitat for Humanity Dutchess County; Consultant: Lawrence J. Paggi, PE, PC; Grid: # 6161-49-581599; Zoning District: Central Low-Density (R-2A); File #2023-010

V. SIGN PERMITS

1. 75 N Water Street: Electronic Sign
Sign review regarding freestanding monument sign with message board. Owner/Applicant: Mid-Hudson Discovery Museum; Consultant: GNS Sign Group; Grid #6062-66-738231; Zoning District: Waterfront District (W); File #PB2022-040

City of Poughkeepsie Planning Board Meeting Minutes

Common Council Chambers

Wednesday, June 21, 2023 6:00 PM

DRAFT

Present	Excused	Absent	Staff
Rosaura Andújar-McNeil Nick DeLucca Robert Malory Sean O'Donnell (6:07) Brian Veltre Marge Smith (6:09)	Anne Saylor Paul Ackerman		Joe Donat, Development Director Rebecca Valk, Corporation Counsel Richard Distel, City Planner Tyler Maegerle, Junior Planner Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:05 pm

II. APPROVAL OF MEETING MINUTES

1. Approval of May 16, 2023 Meeting Minutes

Moved to the end of the meeting

III. PUBLIC HEARINGS FOR SITE PLANS

1. 36 NORTH Clover, Pelton Manor – Site Plan
Application for Site Plan Amendment review regarding establishment of 48 residential units and related parking and amenities. Owner/Applicant: Pelton Partners, LLC; Consultant: LRC Group; Grid #6062-75-837228 Zoning District: R-4 (Medium-High Density Residential); File #PB2023-044

There was a motion to open the Public Hearing
Motion: Marge Smith
Second: Sean O'Donnell
Carried: 6:0:0

There was a motion to suspend the public hearing to allow applicant to present first
Motion: Marge Smith
Second: Sean O'Donnell
Carried: 6:0:0

Speaker: Ken Stenger, Stenger, Diamond & Glass

Summarized project and pointed out changes to two buildings that are now both 50 feet off the mansion so that the mansion is now centered between those two masses.
- The River Building was 64' long is now 80'
- The Station Building was 64' long is now 65'

Mr. Stenger stressed that the fact that the applicant is committed to maintaining the stipulation of the HDLPC but cannot take all the steps needed because actions that need to be taken by the Common Council. The applicant is looking for approval for the steps he can take at this point.

A motion was made to resume the public hearing
Motion: Marge Smith
Second: Sean O'Donnell
Carried: 6:0:0

Speakera: Laurie Sandow, S Grand Avenue
John Rath, Mill Street
Mayor, Marc Nelson

Written comments by Naomi Brooks presented

A motion was made to resume the public hearing
Motion: Marge Smith
Second: Robert Malory
Carried: 5:0:1
Aye: Marge Smith, Nick DeLucca, Rosaura Andújar-McNeil, Sean O'Donnell, Robert Malory
Objection: 0
Abstained: Brian Veltre

The Board continued to discuss details of the project with Mr. Stenger.

A motion was made for Corporation Counsel to draft a resolution that it contains language consistent with all prior stipulations and settlements of any litigation that has taken place with regard to this property.
Motion: Marge Smith
Second: Sean O'Donnell
Carried: 6:0:0

2. 531 MAIN STREET – SITE PLAN CHANGE OF USE

An application for the conversion of a mini-mart to a convenience store on a property with existing self-service gas pumps and a single-bay automobile service shop. Owner: AIF Estates, Inc.; Applicant: Kheiraddine Mazouzi; Consultant: Aryeh Siegel Architect; Grid # 6161-23-350986; Zoning District: Neighborhood Commercial (C-1); File #2023-047

Public hearing was not able to be noticed in time for the public hearing,
A motion was made to adjourn the application to August 15th, 2023.

Motion: Marge Smith
Second: Nick DeLuccia
Carried: 6:0:0

IV. APPROVAL EXTENSION

1. 129-131 CANNON STREET: EXTENSION REQUEST

Application for site plan/special permit approval for the proposed expansion of the nonconforming use at 129-131 Cannon Street, including the construction of a 746 square foot addition, and the conversion of the third floor of the existing building to a work live loft. The work live loft requires a special permit. Owner/Applicant: Cannon Street Collaborative/Daniel Rohde; Consultant: John V. Sullivan; Grid #6161-22-217994; Zoning District: Central Commercial (C-2) District; File #2022-010

Presenting: John Sullivan, consultant

Reason for a need for the extension explained and mentioned that the applicant intends to apply for a building permit soon.

There was a motion to grant the extension for one year
Motion: Marge Smith
Second: Nick DeLuccia
Carried: 6:0:0

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. Lot# 228990 Cannon Street – Parking Special Permit

An application for proposed parking area consisting of five (5) parallel parking spots and access drive. Owner/Applicant: Cannon Street Collaborative; Consultant: John Sullivan; Grid #6161-22-228990; Zoning District: Central Commercial (C-2) ; File #2023-018

Presenting: John Sullivan, consultant

John pointed out some changes regarding the plan such as:

- Maintain the access drive and parking areas as a gravel base
- Continuous concrete curb on the west property line
- Move the retaining wall a bit west to allow for more landscaping

The Board requested staff to draft an approval for next meeting.

There was a motion to adjourn review until the July 18, 2023 meeting
Motion: Marge Smith
Second: Nick DeLuccia
Carried: 6:0:0

2. South Avenue Lot #937583: MULTIFAMILY RESIDENTIAL BUILDING

Application for Site Plan Review for property at South Avenue lot of record #6061-52-937583 for construction of 87-unit, 5-story mid-rise multifamily residential development with 60 underground and 84 surface-level parking spaces. South Avenue Real Estate Associates LLC Owner/Applicant: Michael Abuladez, CEO, Argo Development; Consultant: Christopher Lapine, P.E., LEED AP, LaBella Associates; Grid #6061-52-937583; Zoning District: R-D Research and Development District; File #2022-055

Presenting: Matthew Tether, Liscum McCormack VanVoorhis Architects
Michael McCormick, Liscum McCormack VanVoorhis Architects

Discussed the changes with the Board and confirmed that they are before the ZBA for parking variances.

Staff was instructed to draft an approval.

There was a motion to adjourn review until the July 18, 2023 meeting
Motion: Marge Smith
Second: Nick DeLuccia
Carried: 6:0:0

3. 481 MAIN STREET: Mixed use

Application for site plan review relative to the conversion of the second and third floors of a mixed-use building into three two-bedroom living units; two units on the second floor and one unit on the third floor. Owner/Applicant: Mumtaz Corp., Syed Lateef; Consultant: Mazzarelli Architecture & Planning, PC; Grid #6162-79-283023; Zoning District: C-3 General Commercial District; File #PB20213-019.

Applicant requested to be adjourned until the July meeting to better respond to the architectural and engineering comments.

4. Sunfish Cove Project: Aggregate Storage & Distribution

An application for a 24/7 material storage and distribution operation involving three properties located at 4 Sunfish Cove, 72-78 Prospect Street and 70 Prospect Street. Owner/Applicant: Poughkeepsie Landing Corp.; Consultant: Caesar Engineering DPC; Grid #6061-59-785480, 6061- 51788513 and 6061-51-827527; Zoning District: General Industrial (I-2) ; File #2023-23, 2023-024 and 2023-025

Review adjourned to July 18, 2023 ad=t applicant's request

5. 95 North Clinton Avenue: Lot Line Adjustment

Application for a lot line adjustment reducing the lot at 95 North Clinton by .343 acres and increasing the lot at 36 Cottage Street size to .55 acres, an adjustment of 58.3 feet. Owner/Applicant: 36 Cottage Street LLC; Consultant: KARC, PC; Grid #6162-71-301233 & 314231; Zoning District: C-1 Neighborhood Commercial District & I-1 Light Industrial; File #PB2023- 022

Presenting: Natalie Quinn, KARC, PC

Natalie presented the proposed lot line adjustment. The adjustment will address parking issues and bring the building into compliance. There is an access agreement already drafted on file. She mentioned that the application is also before the ZBA for a rear yard setback variance.

A motion was made for the public hearing to be set for July 18, 2023
Motion; Marge Smith
Second: Sean O'Donnell
6:0:0

6. 75 N Water Street: Electronic Sign

Sign review regarding freestanding monument sign with message board. Owner/Applicant: Mid-Hudson Discovery Museum; Consultant: GNS Sign Group; Grid #6062-66-738231; Zoning District: Waterfront District (W); File #PB2022-040

As instructed by city staff, the applicant was not present. The Board still had questions concerning the SEQRA and moved to adjourn the review until July 18, 2023 so the applicant can respond to these concerns
Motion: Marge Smith
Second: Sean O'Donnell
6:0:0

7. 10 Rinaldi Boulevard – Site Plan

An application for the addition of a 2,350 square foot community room to the existing building. Owner/Applicant: Rip Van Winkle House LLC ; Consultant: Hershberg & Hershberg; Grid #6062-74-749131; Zoning District: Waterfront Transit-Oriented (WTOD); File #2023-011

Presenting: Nick Daniels, Hershberg and Hershberg

Nick explained the proposed addition to the existing building.

The Board requested renderings be submitted, suggested some factors to be included and that and escrow be established.

There was a motion to establish a $3,000 escrow
Motion: Marge Smith
Second: Sean O'Donnell
6:0:0

8. Lot#151783 South Hamilton Avenue: SITE PLAN

An application for a three-story building consisting of 29 one-bedroom units and 29 two-bedroom units. Owner/Applicant: O'Neill Group Hamilton LLC.; Consultant: Arico Associates; Grid # 6161-30-151782; Zoning District: Medium High-Density Residential (R-4) ; File #2023-041

Presenting: Luis Kaufman

The Board asked that the applicant return with more information to present at the July 18, 2023 meeting

9. 34 Cannon Street: SITE PLAN

An application for a six-story mixed use building with occupied roof space. Owner: 34 Canon Street PK LLC; Applicant: James Sullivan; Consultant: LRC Engineering & Surveying, DPC; Grid #6062-77-063031; Zoning District: Urban Village (PID-UV); File #2023-044

Presenting: Jim Sullivan, Consultant

Jim presented the project pointing out that an area variance regarding parking will need to be sought.

After discussion regarding the property the Board determined that an escrow should be established and ask that the application be circulated.

Motion was made to establish a $3,000 escrow
Motion: Marge Smith
Second: Sean O'Donnell
6:0:0

Motion was made to circulate to interested city departments and Dutchess County
Motion: Marge Smith
Second: Sean O'Donnell
6:0:0

10. LOT #581599 South Grand - Subdivision

Application for the division of one (1) lot of record into four (4) lots of record. Owner/Applicant: Habitat for Humanity Dutchess County; Consultant: Lawrence J. Paggi, PE, PC; Grid: # 6161-49-581599; Zoning District: Central Low-Density (R-2A); File #2023-010

Presenting: Christian Paggi, Paggi Engineering

Christian presented the proposed subdivision of this lot into four lots of record. Be doing this though, they would create two land locked properties. There was question regarding the dead-end portion of Maryland Ave. and if improvements were intended to be made by the city.

The Board had several concerns including that type of activity on an adjacent lot by Central Hudson. The suggestion was discussed whether the applicant had considered only dividing the lot into two parcels.

It was decided that the consultant return on July 18, 2023 after he had had a chance to discuss other options with the applicant.

A motion was made to be lead agent with regards to SEQRA
Motion: Marge Smith
Second: Sean O'Donnell
6:0:0

A motion was made to adjourn review to the July 18, 2023 meeting
Motion: Marge Smith
Second: Nick DeLuccia
6:0:0

VI. APPROVAL OF MEETING MINUTES

1. Approval of May 16, 2023 Meeting Minutes
Motion: Marge Smith
Second: Nick DeLuccia
5:0:1

Meeting was adjourned to July 18, 2023

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

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

AIF Estate, Inc.

Name of Action or Project:
531 Main Street

Project Location (describe, and attach a location map):
531 Main Street - Poughkeepsie, NY 12601

Brief Description of Proposed Action:
The Applicant intends to abate currnet violations onsite and proposes to convert the existing Min-Mart to a Convenience Store.

Name of Applicant or Sponsor:	Telephone: (845) 392-4606
Kheiraddine Mazouzi	E-Mail: mazighcorp@gmail.com

Address:
173 Fulton Street

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12601

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? .238 acres
   b. Total acreage to be physically disturbed? .033 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .238 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
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?	☐	☑
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?	☐	☑

	NO	YES
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?	☐	☑
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If 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: Existing Drywell as approved on site plan dated 8/23/05.		
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:	☑	☐
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:	☑	☐
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:	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

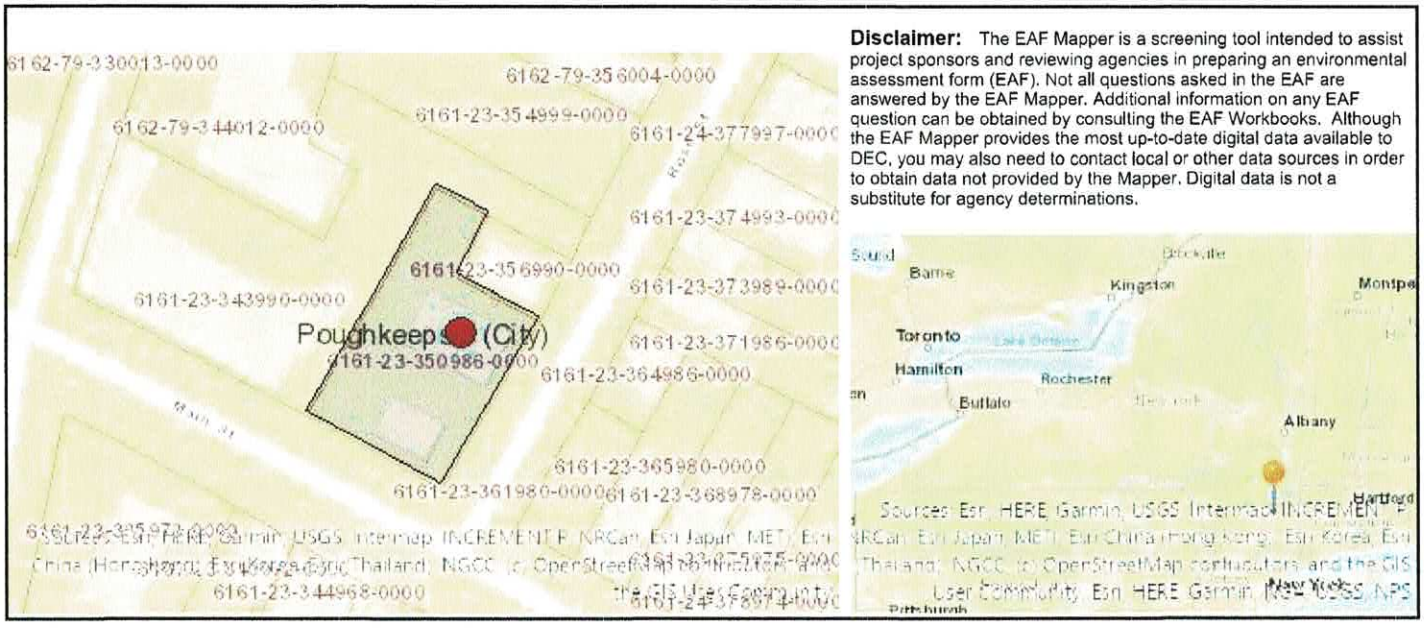
Applicant/sponsor/name: Alphonso Clark C/O Aryeh Siegel Architects Date: 6/15/23

Signature: A. Clark Title: DESIGN ASSOCIATE

PRINT FORM

EAF Mapper Summary Report

Thursday, June 15, 2023 9:31 AM



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]	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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

June 20th, 2023

Kheiraddine Mazouzi
173 Fulton Street
Poughkeepsie NY 12601

Re: 531 Main Street
ID # 288140
Site Plan Application # PB-2023-047

To whom it may concern,

The Development Department is in receipt of your Site Plan Application # PB-2023-047 relative to the existing mixed use and the reduction of work bays from 2 to 1 for the Motor Vehicle Service Station/Self-service gasoline pumps and conversion/expansion of the Mini-Mart to a Convenience store/Self-service gasoline pumps for the property of 531 Main Street located in the Neighborhood Commercial District (C-1). All uses associated with this mixed-use proposal are permitted uses per Sections 19-3.22(2)(b)8 & 19-3.22(2)(b)13 which require a Special Permit approval from the Planning Board. Upon review of the provided plans, I've been able to determine some Area Variance(s) that will be required along with some determinations that will need to be made by the Planning Board which are as follows;

1. Section 19-4.3(5)(a) requires a 15' wide lane for parking areas containing fewer than 20 spaces; 2 of the parking spaces located in front of the entrance to the store might not have enough space, but the plans are not clear as only the canopy is shown and not the location of the gas pumps. Also, the 2 parking spaces labeled employee parking have only a 12.5' access.
2. Section 19-4.3(5)(b) requires 22' between rows of parking spaces; the 2 parking spaces labeled employee parking have only 13.25' between spaces.
3. 19-4.3(11)(d) states that all other uses not mentioned or variations of above uses shall be determined by the Planning Board; if the Planning Board determines more than the 9 proposed spaces are required, then you would either need to obtain a waiver for the remaining spaces from the Planning Board or a Variance from the ZBA.
4. Sections 19-3.22(2)(b)8(vi) & 19-3.22(3)(g) require fully enclosed storage; the proposed open storage area would require a variance.

Therefore, Area Variance(s) will be required from the Zoning Board of Appeals. After you obtain approvals from the Planning Board and Zoning Board you would then need to file all required Building permits and obtain an issued Certificate of Occupancy from the Building Department.

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

If you have any questions, you may contact me at 845-451-4273 or at jobrien@cityofpoughkeepsie.com.

Sincerely,

Joseph O'Brien
Deputy Zoning Administrator



APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. PROPERTY ADDRESS: 531 Main Street

II. PROPERTY OWNER: AIF Estate Inc.
ADDRESS: 173 Fulton Street
Poughkeepsie
New York, 12601 (state and zip code)
PHONE NUMBER: (845) 392-4606 (include area code)

III. NAME OF APPLICANT: Kheiraddine Mazouzi
ADDRESS: 173 Fulton Street
Poughkeepsie
New York, 12601 (state and zip code)
PHONE NUMBER: (845) 392-4606 (include area code)
EMAIL ADDRESS: mazighcorp@gmail.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: Aryeh Siegel Architect
ADDRESS: 84 Mason Circle
Beacon
New York, 12508 (state and zip code)
PHONE NUMBER: (845) 838-2490 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): The Applicant intends to abate current violations on the property and proposes the conversion of Mini-Mart to Convenience Store.

VI. ZONING DISTRICT: C-1

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

PROJECT INFORMATION

New construction: _____(yes)[x]_____ (no)

Change of use:[x]_____ (yes) _____ (no)

Expansion/addition:_____ (yes) [x]_____ (no)

Alteration:[x]_____ (yes) _____ (no)

Cost of Construction: $[+/- $10,000]_____

LOT AND BULK INFORMATION:

Lot area: [.238]_____ (acres) [10,370]_____ (square feet)

Building Footprint: [NA]_____ (proposed square feet for new construction)

[400 SF]_____ (existing square feet for change of use/expansion)

[425 SF]_____ (additional proposed square feet for expansion)

[1,500 SF]_____ (total building footprint, square feet)

Lot Coverage: [14.46 %]_____ (percentage, building coverage only)

Gross Floor Area: [NA]_____ (proposed square feet for new construction)

[400 SF]_____ (existing square feet for change of use/expansion)

[425 SF]_____ (additional proposed square feet for expansion)

[1,500 SF]_____ (total gross floor area, square feet)

Building Height: [1]_____ (stories) [18]_____ (feet)

Floor Area Ratio: [14.46 %]_____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: [13]_____

B) Number of Off-Street Parking Spaces provided: [9]_____

C) Waiver Requested: [Granted (8/23/05)]_____ (Yes) _____ (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: _____
(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: Existing Automobile Service Shop

B) Number of shifts (if any): 1

C) Number of employees: 1
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): 1

F) Days/Hours of operation: 7am - 5pm, Monday - Saturday

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: _____

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):

_____

Existing Self-Service Gasoline Pumps and proposed conversion of Mini-Mart to

_____

to Convenience Store.

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Kheiraddine Mazouzi _____, 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.

_____ May 31, 2023 _____

Signature of Applicant Date

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Allowable Building Height	Proposed Building Height	Lot Coverage	Required Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear					
Zoning District											
C-1 (Neighborhood Commercial District)	15'	NA	25'	63.2'	NA	6.6'	40'	18'	14.46%	N/A	1,500 SF

Zoning Summary

Zoning District:	C-1 (Neighborhood Commercial District)
Tax Map No.:	6161-23-350986
Lot Area:	0.238 Acres
Building Footprint:	1,500 SF
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Self-Service Gasoline Pumps / Automobile Service Shop / Mini-Mart
Proposed Use:	Convenience Store/Self-Service Gasoline Pumps / Automobile Service Shop

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Commercial Uses		
Gas Stations	(1) space for each 100 SF of Gross Floor Area	8 parking spaces
Automobile Repair Shops	(3) spaces for each work bay or (1) space per 300 SF of Gross Floor Area, whichever is greater, and (1) space for every 2 employees	3 parking spaces
		2 Employee spaces
Total Required		**13 parking spaces**
Total Provided		**9 parking spaces**

Notes:

1. Convenience Store parking shall be determined by Planning Board in accordance with Chapter 19, Section 19-4.3.11(d).
2. Commercial hours:
   Convenience Store: Subject to Planning Board approval.
   Self-Service Gasoline Pumps: 7am – 10pm, Monday through Sunday, inclusive.
   Automobile Repair 7am – 5pm, Monday through Saturday, inclusive.
3. All landscaping shown on the Site Plan shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plant not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

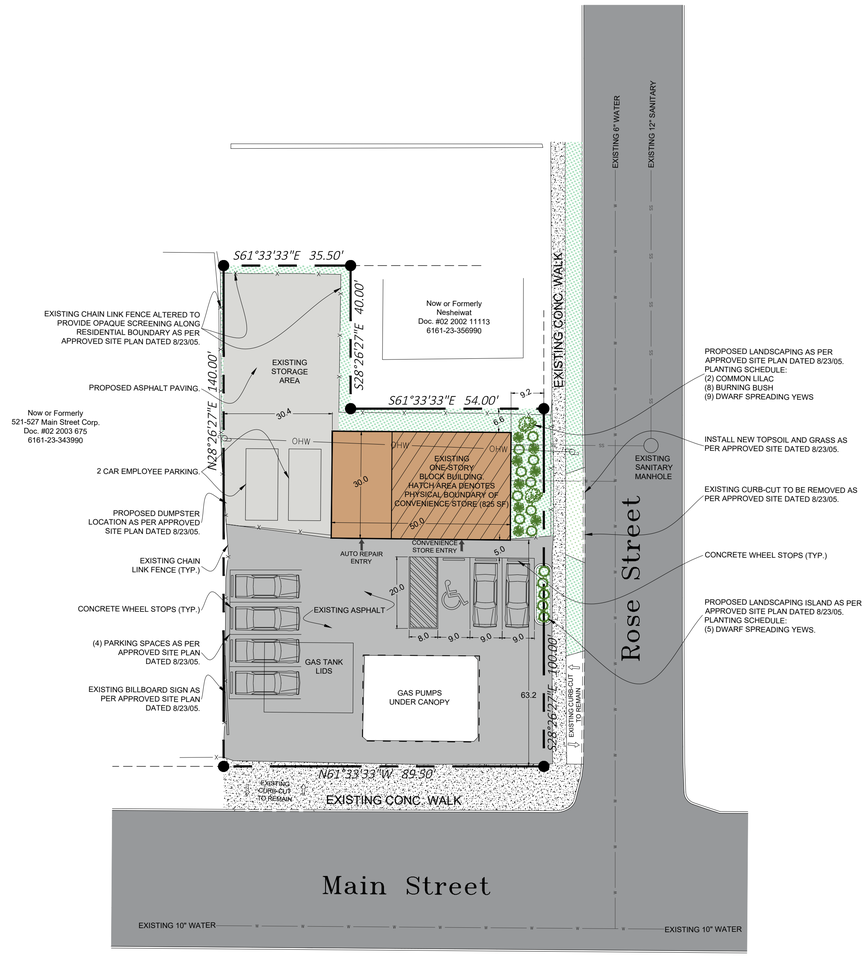
Materials / Symbols

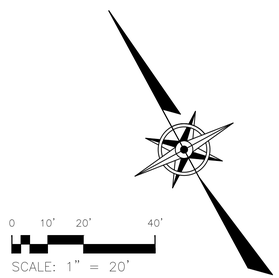
- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

River Rock

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- OHW — OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND



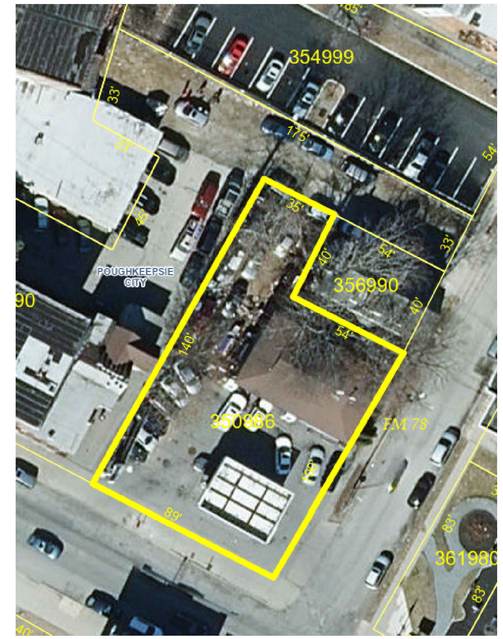


Site Plan

Scale: 1" = 20'

Index of Drawings

Sheet 1 of 2 Site Plan
Sheet 2 of 2 Building Plans & Elevations



Aerial View

Scale: Not to Scale

FILED MAP REFERENCE

Map entitled "Map of Lots at Poughkeepsie to be sold by JAS. bleeker & Sons" filed in the Dutchess County Clerks office as Map No. 78

DEED REFERENCE

Doc. #02 2006 7239
Elias I. Nesheiwat
To:
AIF Estate Inc.
September 5, 2006

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
6161-23-350986

AREA

10,370 SQUARE FEET
0.238 Acres

DATE OF SURVEY

Field Completion: July 29, 2022
BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, New York 12569

REGISTERED ARCHITECT
ARYEH JOSEPH SIEGEL
026882
STATE OF NEW YORK

Special Use Permit/Site Plan Application

Sheet 1 of 2 - Site Plan

Owner:
AIF Estate Inc.
173 Fulton Street
Poughkeepsie, NY 12601

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

531 Main Street
Poughkeepsie, New York
Scale: 1" = 20'
May 30, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Fire Chief

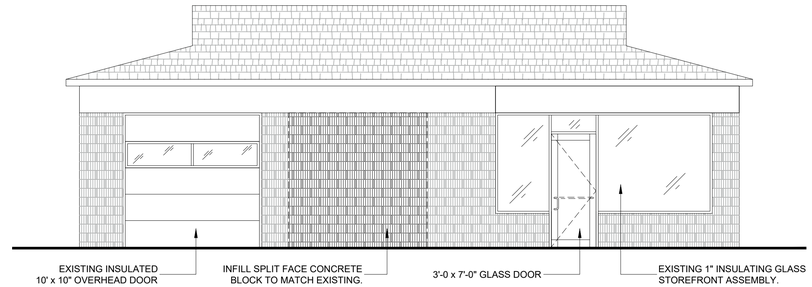
Police Chief

Building Inspector

City Engineer

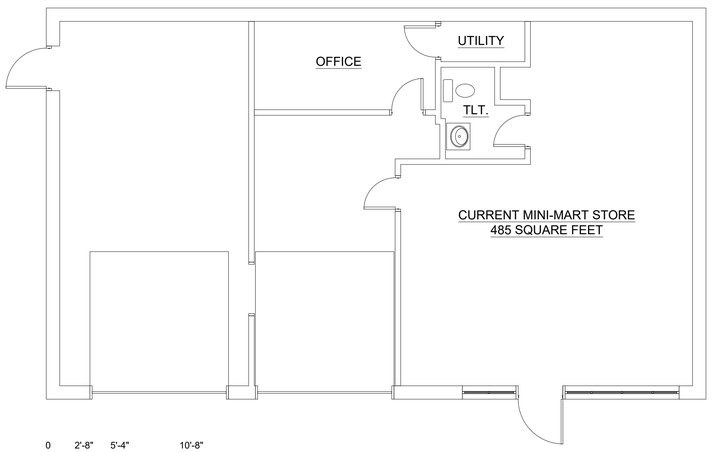
Commissioner of Public Works

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 _____2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):



Proposed Front Elevation

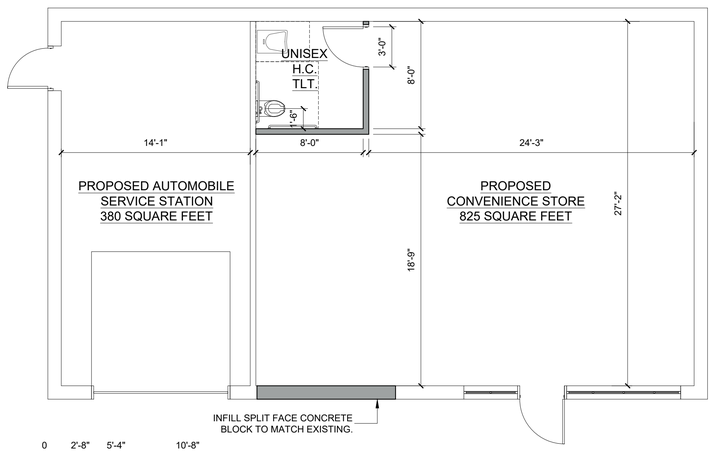
Scale: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

Current Floor Plan

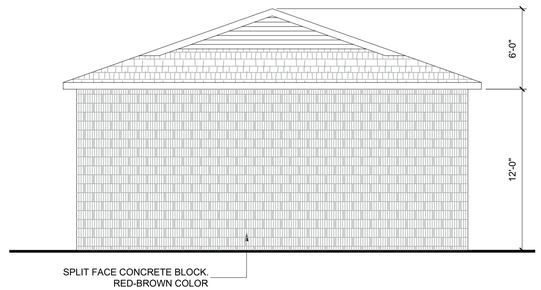
Scale: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

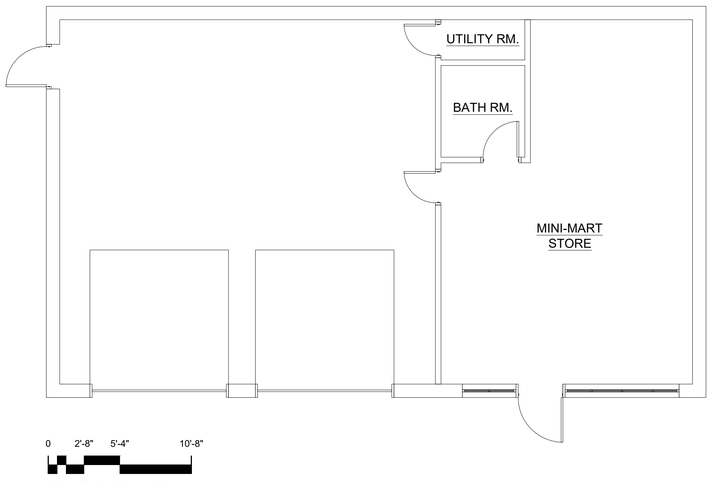
Proposed Floor Plan

Scale: 3/16" = 1'-0"



Proposed Right-Side Elevation

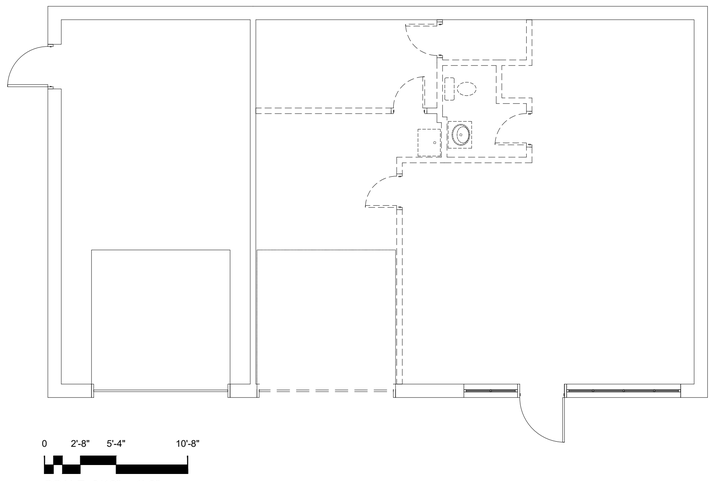
Scale: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

Approved Floor Plan Dated 8/23/05

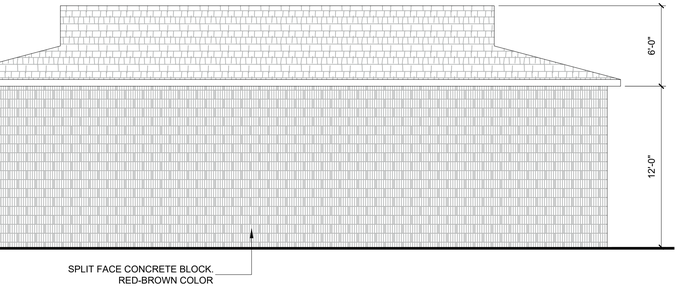
Scale: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

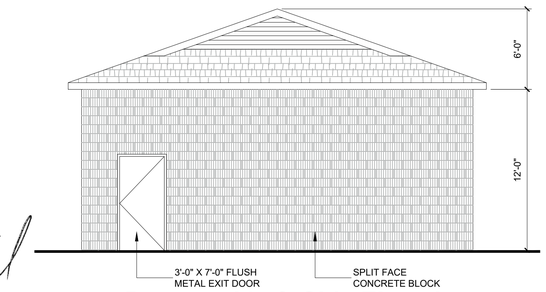
Proposed Demolition Plan

Scale: 3/16" = 1'-0"



Proposed Rear Elevation

Scale: 3/16" = 1'-0"



Proposed Left-Side Elevation

Scale: 3/16" = 1'-0"



Special Use Permit/Site Plan Application

Sheet 1 of 2 - Floor Plans and Elevations

Owner:
AIF Estate Inc.
173 Fulton Street
Poughkeepsie, NY 12601

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

531 Main Street
Poughkeepsie, New York
Scale: 1" = 20'
May 30, 2023

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: AIF estates, Inc.

From: Tyler Maegerle, Junior Planner

Date: 6/16/2023

Re: 531 Main Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes conversion of a Mini-Mart to a Convenience Store

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(18) "reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part." The action is therefore not subject to further environmental review.

RECEIVED JUN 15 2023

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		
AIF Estate, Inc.		
Name of Action or Project: 531 Main Street		
Project Location (describe, and attach a location map): 531 Main Street - Poughkeepsie, NY 12601		
Brief Description of Proposed Action: The Applicant intends to abate currnet violations onsite and proposes to convert the existing Min-Mart to a Convenience Store.		
Name of Applicant or Sponsor: Kheiraddine Mazouzi	Telephone: (845) 392-4606 E-Mail: mazighcorp@gmail.com	
Address: 173 Fulton Street		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action?	.238 acres
b. Total acreage to be physically disturbed?	.033 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	.238 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☐	☑
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?	☐	☑

	NO	YES
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?	☐	☑
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If 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: Existing Drywell as approved on site plan dated 8/23/05.		
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:	☑	☐
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:	☑	☐
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:	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

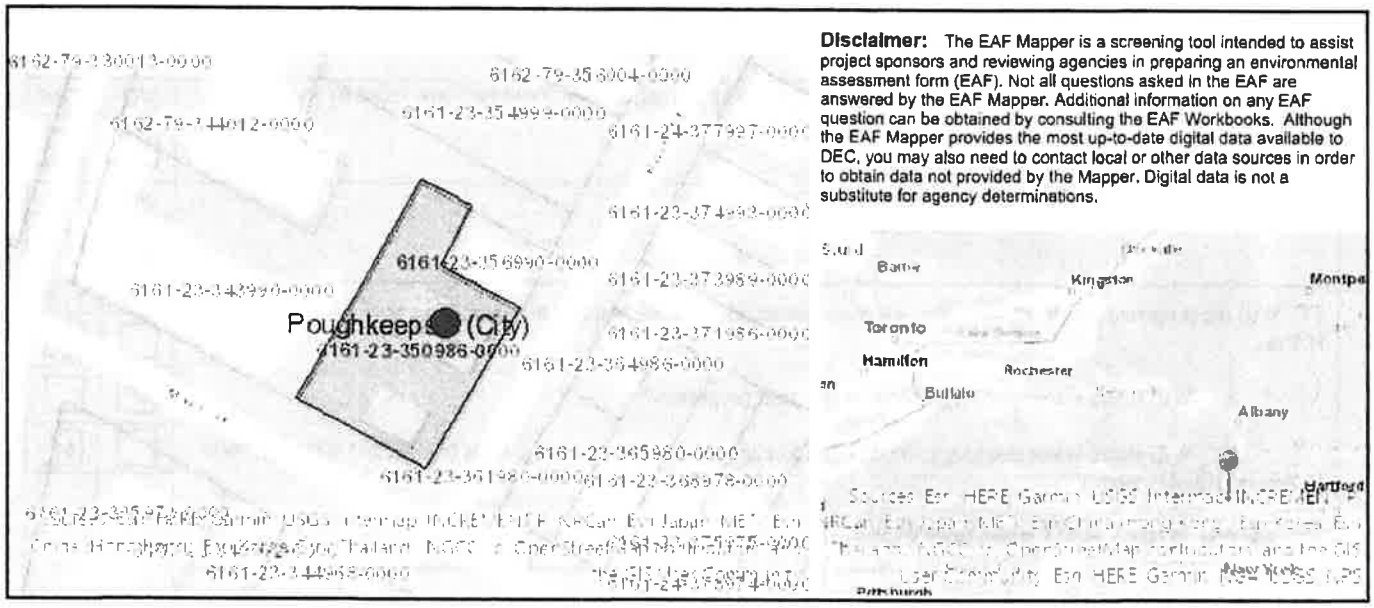
Applicant/sponsor/name: Alphonso Clark C/O Aryeh Siegel Architects Date: 6/15/23

Signature: A. Clark Title: DESIGN ASSOCIATE

PRINT FORM

EAF Mapper Summary Report

Thursday, June 15, 2023 9:31 AM



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]	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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. **PROPERTY ADDRESS:** 135 N. Water St. Poughkeepsie

II. **PROPERTY OWNER:** Dutchess Whaling LLC
ADDRESS: 85 Civic Center Plaza, Suite 104
Poughkeepsie
NY, 12601 (state and zip code)
PHONE NUMBER: 845-656-8953 (include area code)

III. **NAME OF APPLICANT:** Dutchess Whaling LLC
ADDRESS: 85 Civic Center Plaza Suite 104
Poughkeepsie
NY, 12601 (state and zip code)
PHONE NUMBER: 845-656-8953 (include area code)
EMAIL ADDRESS: ray@midhudsoncm.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. **CONSULTANT:** N/A
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):_____
A salon and beauty product retail store that sells haircare, make-up and tanning product

VI. **ZONING DISTRICT:** W

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

PROJECT INFORMATION

New construction: _____(yes) X _____ (no)

Change of use: X _____ (yes) _____ (no)

Expansion/addition: _____ (yes) X _____ (no)

Alteration: X _____ (yes) _____ (no)

Cost of Construction: $ 12,000 _____

LOT AND BULK INFORMATION:

Lot area: .274 AC _____ (acres) 11,935 _____ (square feet)

Building Footprint: 0 _____ (proposed square feet for new construction)

1894 _____ (existing square feet for change of use/expansion)

0 _____ (additional proposed square feet for expansion)

2160 _____ (total building footprint, square feet)

Lot Coverage: 18% _____ (percentage, building coverage only)

Gross Floor Area: 1894 _____ (proposed square feet for new construction)

0 _____ (existing square feet for change of use/expansion)

0 _____ (additional proposed square feet for expansion)

8640 _____ (total gross floor area, square feet)

Building Height: 3 _____ (stories) 34 _____ (feet)

Floor Area Ratio: 8640/11935 = .72 _____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 6 _____

B) Number of Off-Street Parking Spaces provided: 6 _____

C) Waiver Requested: _____ (Yes) X _____ (No)

Is municipal parking available within 600 feet? X _____ (Yes) _____ (No)

If yes, name all such municipal facilities: Dutchess Avenue

(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) X____ (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: _____
(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: Beauty Parlor
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: 3-4

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

D) Days/Hours of Operation: T 9-4, W/Th/F 10-8,Sa 10-3, Su/M Closed

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: _____

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):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Ray Travis, 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.

RT _____ 6/30/2023

Signature of Applicant Date

ParcelAccess | Property Details

TENTATIVE ROLL

Parcel Number
131300-6062-59-786386-0000

Parcel Location
135 N Water St

Municipality
Poughkeepsie City

Owner Name
Dutchess Whaling LLC *(P)*

Primary Owner Mailing Address
85 Civic Center Plz
Poughkeepsie, NY 12601



Parcel Details

Lot Size (acres):	0.274 AC (s)	**Split Town:**	-
Filed Map:	11890	**Agri. District:**	None
File Lot #:	1	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(464) Office bldg.		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$95,500	$960,000	$960,000	$960,000	$960,000	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
N (Non-Homestead)	1 (Taxable)	100	$960,000		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2023	7/1/2023	7/1/2022			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$960,000	5/4/2022	22022	1840	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(E01) Highrise off

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1950	3	6,480	(0223) 2-4 sty office load sup	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	2,160
Number Identical:	**Condition Code:**	**Constr. Qual:**		
0	3	(1) Average -		

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(E02) Walk-up off			-	6,480	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(LP4) Pavng-asphlt	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1950	(3) Normal	C	11,949

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(LP4) Pavng-asphlt	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1950	(3) Normal	C	11,949

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$960,000

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 using ParcelAccess on 6/30/2023. Developed and maintained by OCIS - Dutchess County, NY.

COUNTY CLERK'S OFFICE
RECEIVED
2006 FEB -1 AM 10:32

MAC-DATE

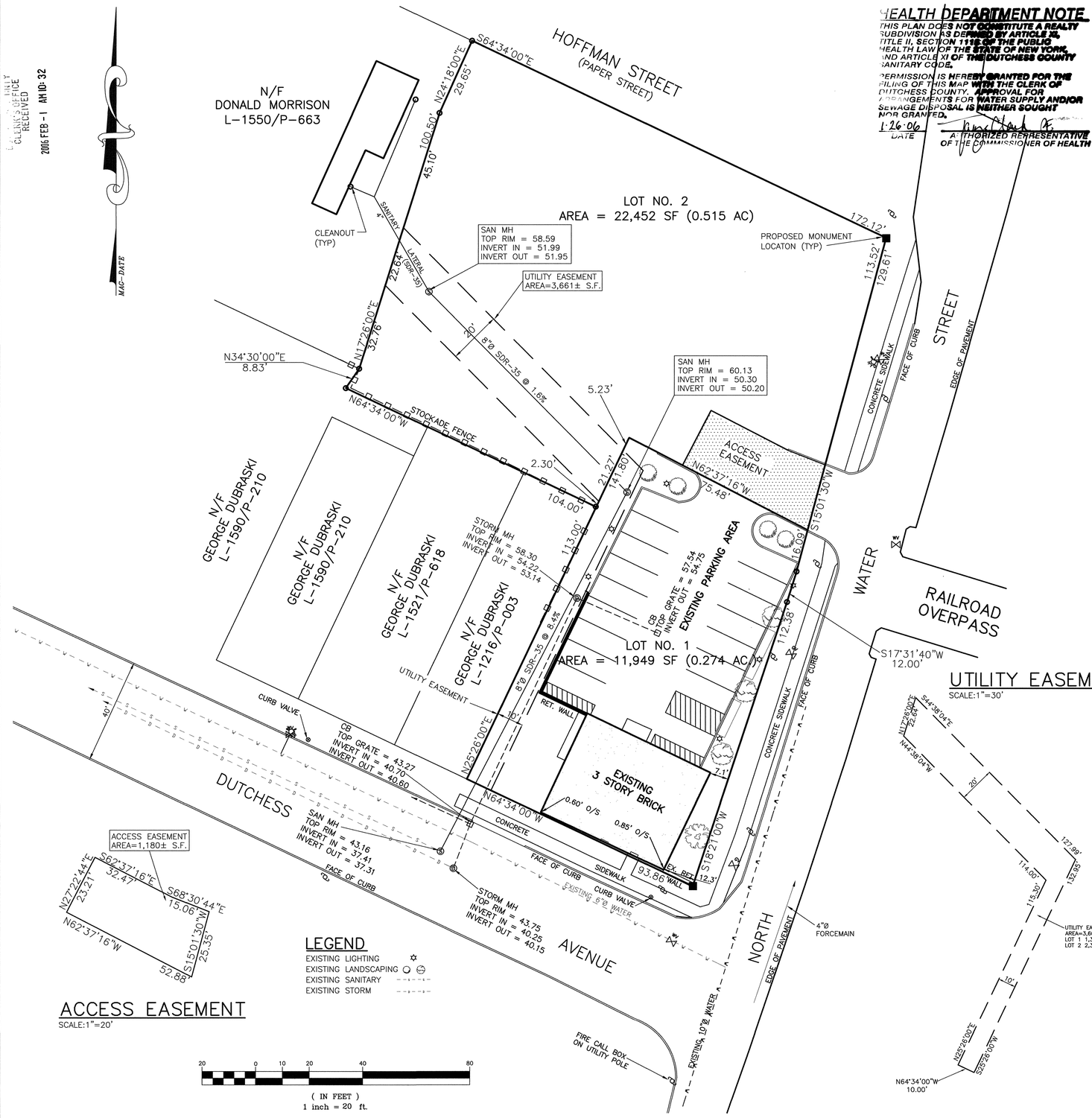
HEALTH DEPARTMENT NOTE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE 19, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

1-26-06
DATE

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH



NOTES

1. Record Owner(s) Applicant(s)

   Water Street Development Company, LLC
   210 New Hackensack Road
   Wappingers Falls, New York 12590

2. Tax Grid No.:
   31-6062-59-785397

3. Zoning Designation:
   General Industrial District (I-2)

   Lot Area: None
   Min. Frontage: 50 Feet
   Min. Front Yard: 20 Feet
   Min. Side Yard: 10 & 20 Feet
   Min. Rear Yard: 25 Feet
   Maximum Lot Coverage: 60%

4. Building Area: 5400 S.F. (Exist.)
   Lot Area: Lot No. 1 = 0.274 Acres
   Lot No. 2 = 0.515 Acres

5. Code Adopted from "1979 City of Poughkeepsie Zoning Ordinance.

6. Water is supplied by City of Poughkeepsie Municipal Water System.

7. No portion of this parcel is located in a state and/or federal wetlands, nor is it in a 100 year floodplain. No areas subject to flood or stormwater overflows.

8. Existing sewer and water main(s) were plotted from an actual survey and City of Poughkeepsie as-builts.

9. Elevation datum is based on City of Poughkeepsie vertical datum.

10. Subject to a perpetual right of way in common with the owners of lots fronting on the northerly side of Dutchess Avenue to the use of the 12 foot alleyway across the rear of the lots fronting on the north side of Dutchess Avenue to North Water Street, recorded in Liber 407, Page 037.

11. Proposed landscaping for Lot no. 2 shall be shown under separate site plan application.

12. All standard monuments shall be 2'-0" long with 3/4" rebar and standard surveying caps.

13. Any development within this subdivision is subject to site plan approval by the City of Poughkeepsie Planning Department.

PLANNING BOARD

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO. 202-318
PROJECT NAME: Subdivision Plat for Water Street Development Company, LLC
PROJECT LOCATION: North Water Street and Dutchess Avenue
APPLICANT: Water Street Development Company, LLC
OFFICALLY APPROVED at the Planning Board meeting held the 25th day of October 2005.

PLANNING CHAIRMAN: Barbara J. Jones, Jr. A.I.C.P.

DESIGNEE: Susan Anderson

DATE SIGNED: January 23, 2006.

CONDITION(S):

1. As per the Engineering Department site plan comments the follow must be addressed:

   a. Now that the sanitary pipe has been installed (as per a previous agreement with the City), the easement must be defined based on the actual sanitary pipe locations. Two separate easements must be defined, one for each lot of record. Those easements must be based on actual locations of the sanitary sewer pipe and defined, wherever possible, as ten feet from either side of the existing sanitary pipe. The written legal descriptions and easement language must be approved by both the Corporation Counsel and the Engineering Department.

   b. The plan must show the sanitary service location provided to the Morrison House.

2. As per Section 16-7(h)(2) of the Subdivision Code of the City of Poughkeepsie, payment of the recreation fee to the Finance Department (directly to the attention of the Finance Commissioner) shall be in the amount equal to one thousand dollars ($1,000).

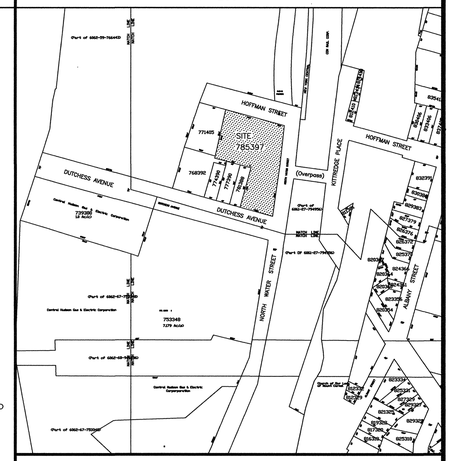
3. All required departmental signoffs must be obtained on the original mylar.

4. All of the above conditions must be shown on the plan or in place, as the case may be, prior to receiving the Planning Board stamp of approval.

5. All of the above conditions listed in this resolution also must be printed exactly the way they appear directly on the plan.

AREA MAP

1"=200'



CITY OF POUGHKEEPSIE

FIRE CHIEF 1/30/06

POLICE CHIEF Capt. [illegible] - Police Captain 01-19-06

PLUMBING INSPECTOR 1/27/06

CITY ENGINEER 1/19/06

COMMISSIONER OF PUBLIC WORKS 1/19/06

OWNER'S CERTIFICATION

We, Water Street Development Company, LLC, the undersigned, Owners of the property shown hereon, do hereby state that we have reviewed this map, contents, legends, and data, am familiar with the same and do hereby consent to all illustrations, terms, and conditions noted on this plan.

MEMBER

Water Street Development Company, LLC
210 New Hackensack Road
Wappingers Falls, NY 12590

NO.	DATE	REVISION	BY
6	12/21/05	EASEMENT INFORMATION	ZR
5	9/19/05	EASEMENT INFORMATION	RJM
4	5/23/05	MISCELLANEOUS REVISIONS	CBM
3	5/16/05	MISCELLANEOUS REVISIONS	CBM
2	5/9/05	MISCELLANEOUS REVISIONS	CBM
1	4/20/05	MISCELLANEOUS REVISIONS	CBM

SHEET TITLE
SUBDIVISION PLAT FOR
WATER STREET DEVELOPMENT COMPANY, LLC
TAX GRID NO.: 31-6062-59-785397

PROJECT
135 NORTH WATER STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PROJECT NO. 02-028
SCALE AS SHOWN
DATE 1/14/05
DRAWN BY C.B.M.
CHECKED BY E.M.
DRAWING NO.
1 OF 1 SHTS

PAGGI, MARTIN, & DEL BENE
Consulting Engineers & Land Surveyors
56 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

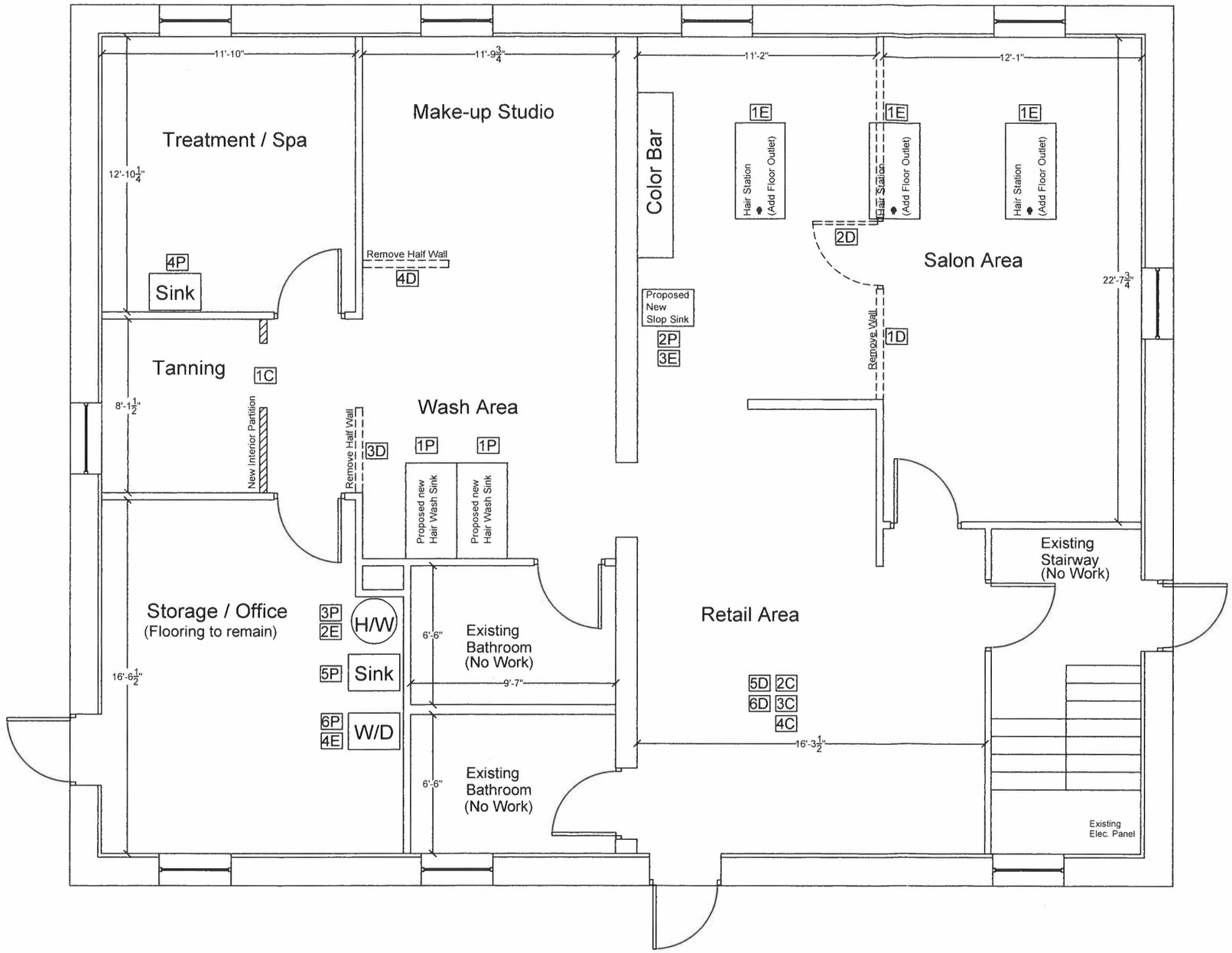
STATE OF NEW YORK — JOHN P. MARTIN, JR. — 049421 — LICENSED LAND SURVEYOR

S:\DRAWINGS\PROJECT\02-028\02-028_SUBDV.2005-1213.DWG

ray@m Doc #: 23111111890 Printed Page 1 of 1

FM# 11890
FILED: 02/01/2006

Page 37 of 1119



1 A–1 FLOOR PLAN
SCALE: 3/16" = 1'–0"

DEMO
1D REMOVE INTERIOR PARTITION IN SALON AREA TO 4" BELOW ACT CEILING
2D REMOVE INTERIOR DOOR
3D REMOVE HALF WALL AT WASH AREA
4D REMOVE HALF WALL AT MAKE-UP AREA
5D REMOVE EXISTING CARPET
6D REMOVE SUB-FLOOR AS NECESSARY TO INSTALL FLOOR MOUNTED OUTLETS

CONSTRUCTION
1C CONSTRUCT 3-5/8" INTERIOR PARTITION WITH 3'x6'8 OPENING. FINISH WITH ⅝ DRYWALL EACH SIDE
2C PATCH AND REPAIR DRYWALL AS REQUIRED
3C PAINT ALL INTERIOR WALLS
4C INSTALL NEW LVP FLOORING
NOTES:
ALL ACT TO REMAIN
ALL INTERIOR DOORS AND HARDWARE TO REMAIN

PLUMBING
1P INSTALL D/W/V FOR (2) NEW HAIR SINKS - PLUMBING TO BE TIED INTO EXISTING LINES IN ADJACENT BATHROOM WALL
2P INSTALL 20" SLOP SINK IN SALON AREA WITH ⅓HP PUMP - DRAIN TO BE TIED INTO EXISTING BATHROOM
3P INSTALL NEW 30 GALLON ELECTRIC H/W HEATER TO SUPPLY NEW HAIR SINKS
4P REINSTALL SINK IN TREATMENT / SPA ROOM - ALL D/W/V IS EXISTING
5P REINSTALL SINK IN STORAGE / OFFICE - ALL D/W/V IS EXISTING
6P INSTALL WASHING MACHINE HOOK-UP IN STORAGE / OFFICE AREA
NOTE: ALL EXISTING BATHROOM FIXTURES TO REMAIN

HVAC
NOTE: ALL EXISTING HVAC DUCTWORK AND CONTROLS TO REMAIN

ELECTRIC
1E INSTALL (3) FLOOR MOUNTED OUTLETS FOR SALON STATIONS
2E INSTALL POWER FOR NEW H/W/ HEATER
3E INSTALL POWER FOR NEW SLOP SINK PUMP
4E INSTALL POWER FOR NEW ELECTRIC DRYER
NOTES:
ALL EXISTING LIGHTING AND SWITCHING TO REMAIN
ALL EXISTING FIRE ALARM TO REMAIN

- - - - - - - - DEMO EXISTING WALL
———— EXISTING WALL TO REMAIN
NEW 3-5/8" M.S. WALL WITH 5/8 D.W. EACH SIDE

NOTE: ALL WALLS TO BE MODIFIED ARE NON-STRUCTURAL

project no. 23012
date 15 JUN 2023
drawn by RMT
revisions

LUXE SALON
135 N. WATER STREET POUGHKEEPSIE, NY

MID HUDSON CONSTRUCTION MANAGEMENT
85 CIVIC CENTER PLAZA SUITE 104, POUGHKEEPSIE, NY 845-298-9230

PARTIAL FLOOR PLAN

sheet no. A–1

PURSUANT TO SECTION 65B (2) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF THE LAW

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

Dutchess Whaling - 1st Floor

Name of Action or Project:

Change of Use / Special Use

Project Location (describe, and attach a location map):

135 N. Water Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:

Change of use from office to a retail space selling beauty and tanning products as well as a Beauty Salon

Name of Applicant or Sponsor:	Telephone: 845-298-9230
Dutchess Whaling LLC	E-Mail: ray@midhudsoncm.com

Address:

85 Civic Center Plaza, Suite 104

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12601

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? .274 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? .274 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): Utility / Transportation (MTA)
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☑	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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? 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? If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? 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?	☐	☑
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?	☑	☐
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

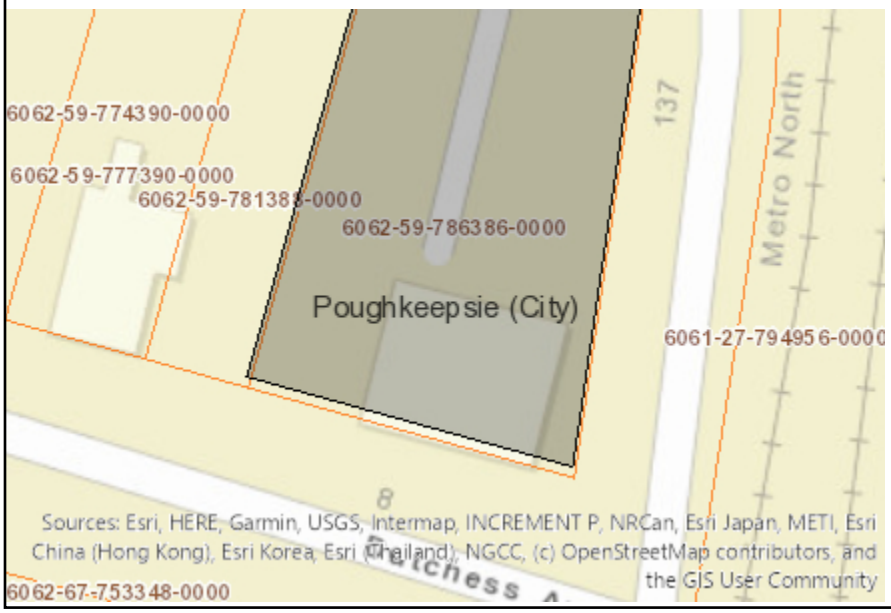
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Bald Eag...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If 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:_____ _____	☑	☐
~~1~~9. 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: _____ _____	☑	☐
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: _____ One North Dutchess was a previously remediated site _____	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Ray Travis Date: 7/3/2023

Signature: RZ Title: Member

PRINT FORM



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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]	No
Part 1 / Question 20 [Remediation Site]	Yes

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: Dutchess Whaling LLC

From: Tyler Maegerle, Junior Planner

Date: 7/6/2023

Re: 135 North Water Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes change of use from office to a salon and beauty product retail store.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(18) “reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;.” The action is therefore not subject to further environmental review.

Parking Requirements per Section 19-4.3(11)(c)

Parcel ID# 301233
95 N Clinton St
8500 Square Feet
3 Employees

C1 - Commercial Industrial Dist
Use Classification: Dstr Warehouse
Currently: Warehouse

Required: 1 space for each 1,000 square feet of gross floor area
or 1 space for each employee on the largest shift, whichever is greater
Currently: 8500 SF Warehouse
3 Employees

Existing: 40 spaces *With the proposed lot line adjustment, 16 of the 40 spaces, which are located along the front of the building located at 36 Cottage Street, would become part of 36 Cottage St and remediate the deficiency in parking while maitaining 24 spaces to sufficiently satisfy the minimum parking requirements at 95 N Clinton St

Proposed: 24 Spaces

Required per calculations:	**8500 SF Gross Floor Area**	**9 Spaces**
	OR	
	1 Space per Employee	**3 Spaces**
	Total Spaces Required	**9 Spaces**
	Spaces existing after LLA	**24 Spaces**
	Total Spaces = Excess of	**15 Spaces**

Parel ID# 314231
36 Cottage St
14,472 Square Feet
15 Employees

L1 - Light Industrial District
Use Classification: Mini Warehouse
Currently: Office 10,000 SF / Warehouse 5000 SF
15 Employees

Required: 1 space for every 3 storage units, plus 1 space for each 300 square feet of gross floor area of office space associated with the use, plus 1 space per employee, and if there is a resident manager, then 2 additonal spaces for the resident manager

Existing: 7 spaces *With the proposed lot line adjustment, 36 Cottage St will remain deficient, however, by acquiring 16 parking spaces from 95 N Clinton, the deviation is greatly improved from the current 7 spaces. (SEE NOTE)

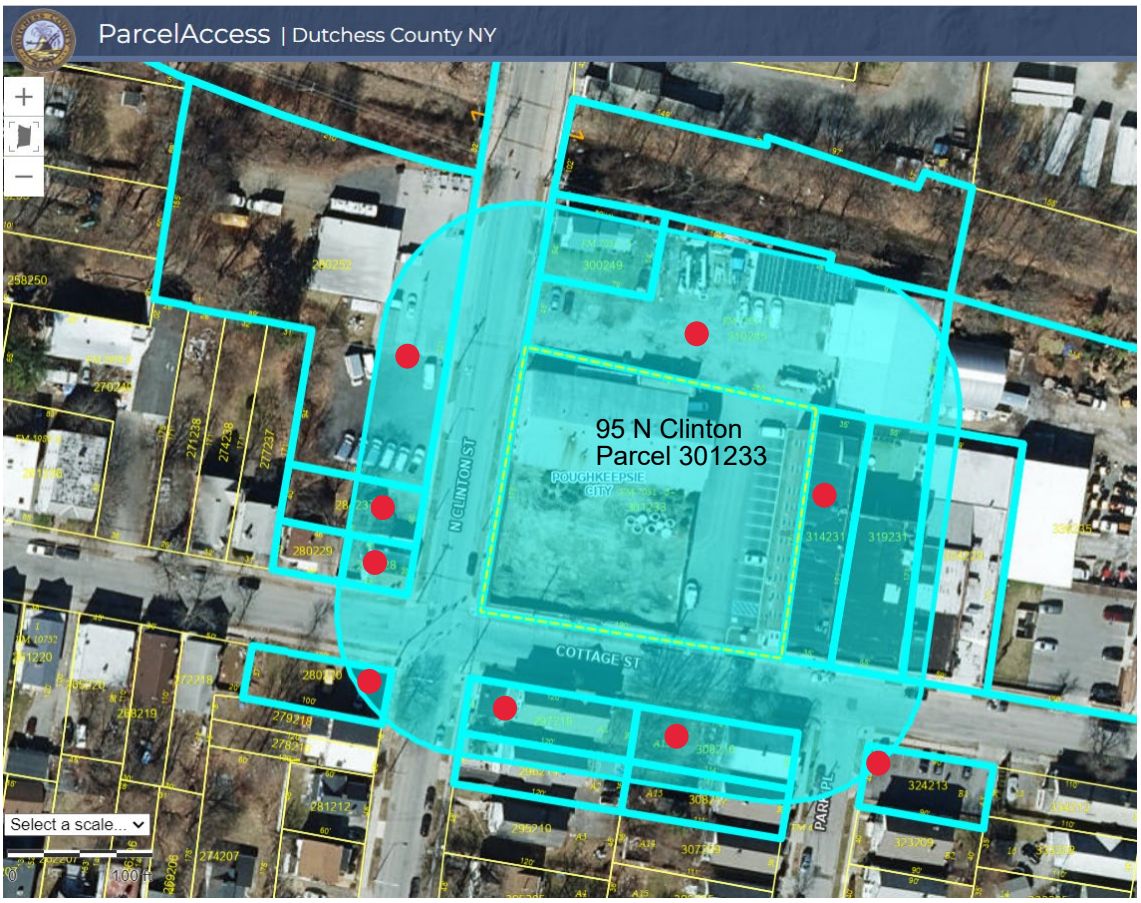
Proposed: 23 Spaces

Required per calculations:	**1 Space per 300 SF Office**	**33 Spaces**
	1 Space per 1000 SF Warehouse	
	OR	
	1 Per Employee	**15 Spaces**
	Total Spaces Required	**48 Spaces**
	Spaces existing after LLA	**23 Spaces**
	Short	**25 Spaces**

NOTE: Same owner has 7 parking spaces located at 42 Cottage Street

NOTE: Section 19-4.3(10)(a) Effect of parking requirements on existing uses

Adjacent Properties



Parcel 280252 - RVG Enterprises LLC - 102 N Clinton

Parcel 310245 - Gloede Signs - 97 N Clinton

Parcel 314231 - 36 Cottage St LLC - 36 Cottage St

Parcel 324213 - 36 Cottage St LLC - 36 Cottage St

Parcel 308216 - Gregory Eraca - 8 Taconic View Ct

Parcel 297218 - Theotis Dickerson - 17 Carmelia Rd

Parcel 280220 - Syed Rizvi - 82 N Clinton St

Parcel 284237 - MHA Hotchandani - 253 Mansion St

Parcel 285228 - MHA Hotchandani - 253 Mansion St

SURVEY NOTES

1. Copyright Johnson Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. 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.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.eon are referenced to NAVD 88 using NYSNET RTN GPS.

FILED MAP REFERENCE

Map entitled "Subdivision of Lands of Myer Canter" prepared by Roger Mastri and filed in the Dutchess County Clerks office on October 23, 1984 as Map No. 7051

DEED REFERENCE

Doc. #02 2017 9265
Kouri's Inc
To
36 Cottage St LLC
December 8, 2017

Doc. #02 2006 6979
TLP Associates, LLC
To
36 Cottage St LLC
August 28, 2006

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
6162-71-301233
6162-71-314231

DATE OF SURVEY

Field Completion: February 15, 2023

ZONING

Subject parcels are located within the Neighborhood Commercial(C-1) and Light Industrial (I-1) as per map entitled "City of Poughkeepsie Zoning Districts" dated November 29, 2019

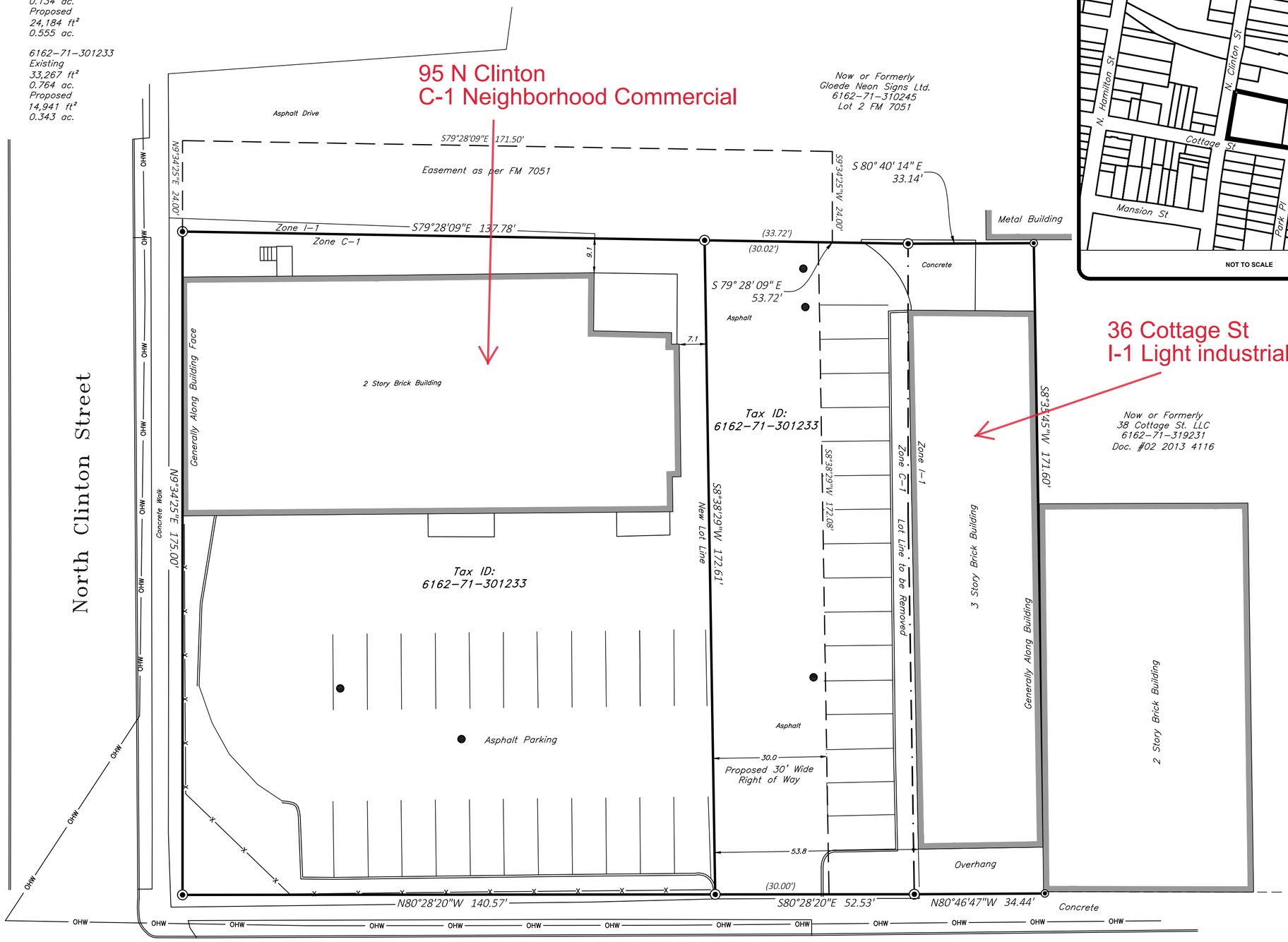
FLOOD ZONE

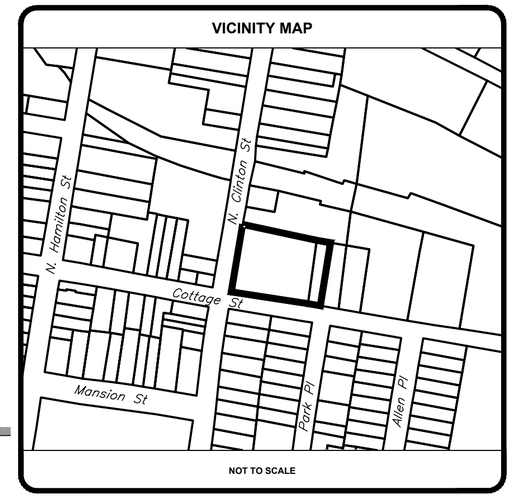
Subject Parcels are located within Zone 'X' Unshaded as per Flood Insurance Rate Map: No. 36027C0377E Effective Date: May 2, 2012

AREA

6162-71-301233
Existing
5,858 ft²
0.134 ac.
Proposed
24,184 ft²
0.555 ac.

6162-71-301233
Existing
33,267 ft²
0.764 ac.
Proposed
14,941 ft²
0.343 ac.





PLANNING BOARD

Approved by resolution of the Planning Board of the City of Poughkeepsie, New York, on the _____ day, of the month of _____ of year 2023 Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of the month_____ and of the year 2023.

By: _____ Chairperson

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

_____ _____
Date

GRAPHIC SCALE

40 20 10 0 20 60

1" = 20'

JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

Copyright 2014

rev.	date	description

BRENDAN JOHNSON, P.L.S.
P.L.S. No. 50919

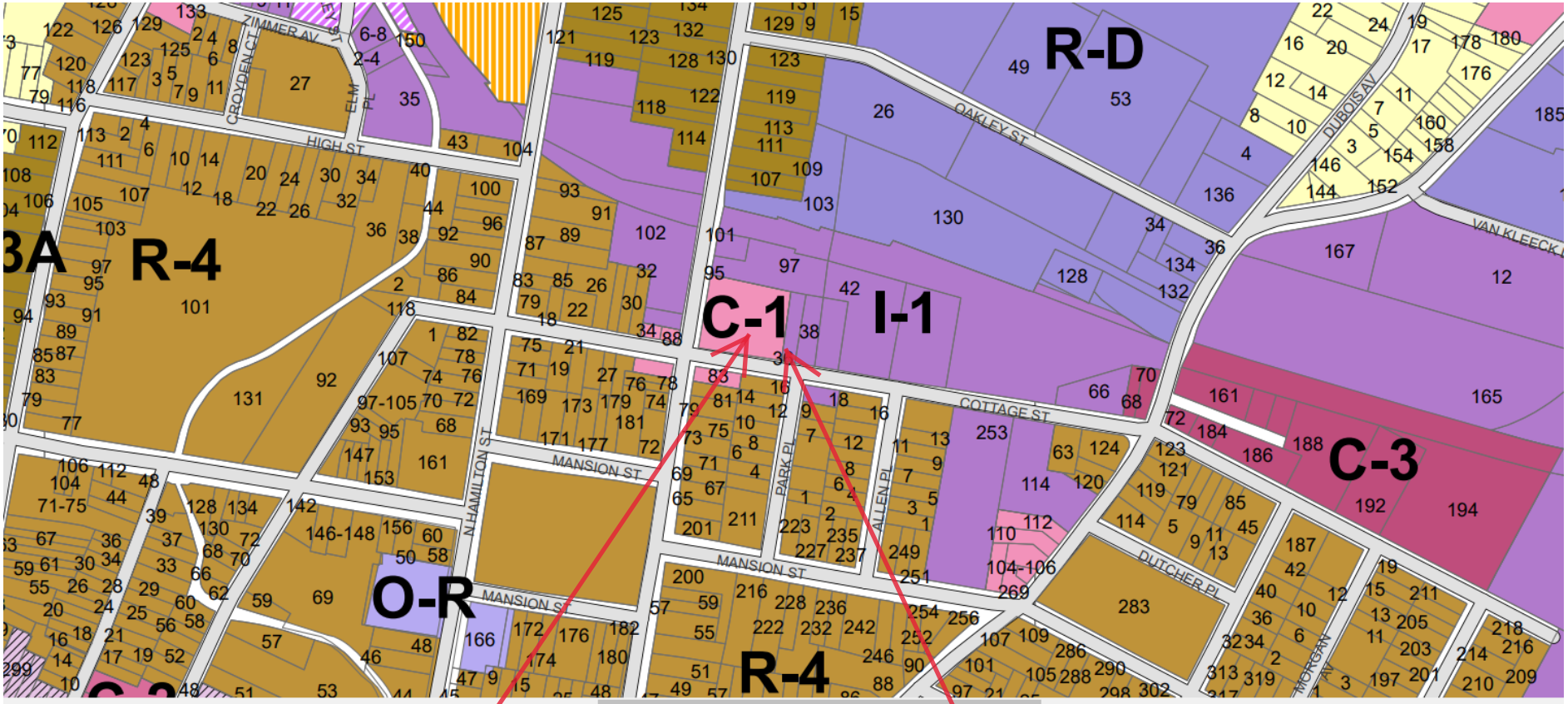
N CLINTON

PRELIMINARY PLAT OF LOT LINE ALTERATION PREPARED FOR 36 COTTAGE ST LLC

CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	301233 & 314231
address	N CLINTON & COTTAGE
date	2/24/2023
drawn	BJ
scale	1"=20'
checked	BJ
project no.	17-040.01
project name	N CLINTON
sheet	1 OF 1

City of Poughkeepsie Zoning Map



95 N Clinton Street
C-1 Neighborhood Commercial

36 Cottage Street
I-1 Light Industrial

RECORD AT THE REQUEST OF AND AFTER RECORDING RETURN TO:

36 Cottage St LLC
36 Cottage Street
Poughkeepsie, NY 12601

RECIPROCAL CROSS-ACCESS EASEMENT AGREEMENT

EASEMENT AGREEMENT (this "**Agreement**") dated as of the ___ day of ____, 2023 by and between 36 COTTAGE ST LLC, a New York limited liability company, with offices located at 36 Cottage St, Poughkeepsie, New York 12601 (" **36 Cottage**") and 36 COTTAGE ST LLC, a New York limited liability company, having an address at 95 N Clinton St, Poughkeepsie, New York 12601 ("**95 N Clinton**").

W I T N E S S E T H:

WHEREAS, 36 Cottage is the owner of certain real property located in the City of Poughkeepsie, County of Dutchess and State of New York, commonly known as 36 Cottage Street (Section 6162, Block 71, Lot 314231), as more particularly described on Schedule A .

WHEREAS, 95 N Clinton is the owner of certain real property located in the City of Poughkeepsie, County of Dutchess and State of New York, commonly known as 95 North Clinton Street (Section 6162, Block 71, Lot 301233), as more particularly described on Schedule B.

WHEREAS, Parcel 314231 - 36 Cottage is the adjoiner with Parcel 95 N Clinton's Property being located to the west of 36 Cottage; and

WHEREAS, 36 Cottage and 95 N Clinton desire to complete a lot line revision: and as shown on Schedule C (the **"Lot Line Revision"**)

WHEREAS, the Public Access Road will be located on 36 Cottage's Property; and

WHEREAS, 36 Cottage desires to grant 95 N Clinton, a perpetual, non-exclusive easement over the Access Road located on 36 Cottage's Property for vehicular, truck, pedestrian and bicycle traffic; and

NOW, THEREFORE, in consideration of the premises, and intending to be legally bound hereby, the parties hereto do mutually covenant and agree as follows:

DRAFT

1. 36 Cottage grants 95 N Clinton, a perpetual, non-exclusive easement, to use the Access Road located on 36 Cottage's Property for vehicular, truck, pedestrian and bicycle traffic.

2. 36 Cottage and 95 N Clinton agree that each party shall use the Access Road in accordance with the applicable laws, rules, regulations, determinations and ordinances of the City of Poughkeepsie, County of Dutchess and/or any other federal, state, county or local governmental authority having jurisdiction over the Access Road and/or the use thereof.

3. 36 Cottage and 95 N Clinton agree that neither party shall prevent the other party's access to and use of the Access Road.

4. 95 N Clinton and 36 Cottage agree that the parties shall each have the right, but not the obligation, to alter, repair and maintain the Access Road.

5. The provisions of this Agreement shall run with the land and be binding upon, enforceable by and inure to the benefit of the parties hereto, their respective heirs, legal representatives, successors and assigns and the failure of any of them to enforce any provision herein contained shall not be deemed a waiver of the right to do so thereafter. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

6. The recitals and whereas clauses are incorporated herein by reference.

7. The parties agree to execute and deliver any real estate transfer tax forms necessary to record this Agreement.

8. This Agreement constitutes the entire agreement with respect to the subject matter hereof. No amendment or modification of this Agreement shall be binding unless in writing and signed 95 N Clinton and 36 Cottage or their respective successors, heirs and assigns. There are no oral agreements between 95 N Clinton and 36 Cottage in connection with this Agreement or the transaction of which it is a part.

[Signatures Appear on Following Page]

DRAFT

[Signature Page to Easement Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

36 COTTAGE:

36 COTTAGE ST LLC,
a New York limited liability company

By: _____
Name:
Title: Member

95 N CLINTON:

36 COTTAGE ST LLC,
a New York limited liability corporation

By: _____
Name:
Title: Member

DRAFT

Acknowledgements

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On the **[____]** day of **[_____]** in the year 2023, before me, the undersigned, personally appeared **[_____]**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On the **[____]** day of **[_____]** in the year 2023, before me, the undersigned, personally appeared **[_____]**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

DRAFT

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

May 2nd, 2023

36 Cottage St LLC
36 Cottage Street
Poughkeepsie NY 12601

Re: 95 N Clinton Street
ID # 084160
Subdivision review PB-2023-022

To whom it may concern,

The Development Department is in receipt of your Subdivision review PB-2023-022 relative to the property located at 95 N Clinton Street and the proposed reduction of the lot by moving the eastern lot line. Upon review of the provided plans I've been able to determine that an Area Variance will be required for the rear yard as per **Section 19-3.22(4)(e)2.c.** requires the rear yard to be 25' which will be reduced to 7.1'.

Before this lot line adjustment can be approved you will need to obtain an Area Variance from the Zoning Board of Appeals for the above mentioned code section.

If you have any questions, you may contact me at 845-451-4273 or at jobrien@cityofpoughkeepsie.com.

Sincerely,

Joseph O'Brien
Deputy Zoning Administrator

CITY OF POUGHKEEPSIE, NY
REQUEST FOR SUBDIVISION APPROVAL
(Please type or print legibly)

Office Use Only
PLSD
ID#:
FEE:

I) PROPERTY ADDRESS: 95 N Clinton Street, City of Poughkeepsie

II) PROPERTY OWNERSHIP:

Name of Owner: 36 Cottage St LLC
Address: 36 Cottage St.
Poughkeepsie, NY
12601 (zip code)
Telephone: c/o (845) 594-1055

III) APPLICANT INFORMATION (If different from above. If the applicant is not the owner of the property, a letter of authorization from the owner must be submitted):

Name of Applicant: _____
Address: _____
_____
_____ (zip code)
Telephone: (____)_____

IV) CONSULTANT INFORMATION (If different from above)
Name : KARC, PC
Address: Kelly Libolt
PO Box 924, Poughkeepsie, NY
12602 (zip code)
Telephone: (845) 594-1055

V) ZONING DISTRICT: C-1 Neighborhood Commercial

VI) SUBDIVISION DESCRIPTION

a) Type of Subdivision (Choose One):
Lot Line Adjustment: X Subdivision (new lots created): _____

b) For Subdivisions only, please note the number of lots created: _____

c) Description of project: _____
Applicant proposes to reduce lot 301233 by .421 acres (giving to adjoining parcel) adjusting total parcel size to .343 acres

VII) The applicant hereby affirms that all information contained herein is accurate and complete as of the date of application.

KLibolt
Signature of applicant

March 28, 2023
Date

Print name: Kelly Libolt, as agent for Applicant

The applicant understands that any changes requested in the requirements of the subdivision regulations, or any request for waivers of those requirements, must be placed in writing with an itemized explanation to substantiate the request.

IMPROVEMENTS REQUIRED
(Check each item indicating whether compliance is proposed or a waiver requested)

Item		Compliance	Waiver Requested	Explanation of Waiver
1	Permanent monuments on ROW		X	Lot Line Realignment Only
2	Sanitary Sewers		X	"
3	Water Mains		X	"
4	Gas Mains		X	"
5	Electric Lines		X	"
6	Storm Sewers		X	"
7	Grading Plans		X	"
8	Streets (grading and paving)		X	"
9	Curbs or Curbs and Gutters		X	"
10	Sidewalks		X	"
11	Street Lights		X	"
12	Street Trees		X	"
13	Street Signs		X	"
14	Fire Protection Systems		X	"
15	Public Open Spaces		X	"

FIVE FULL SIZE COPIES OF SUBDIVISION PLAN MUST ACCOMPANY THE APPLICATION FORM, ALONG WITH **TEN** 11"X 17" COPIES OF THE SUBDIVISION PLAN.

KARC
PLANNING CONSULTANTS, INC.

June 5, 2023

Joe O'Brien, Planning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

Re: 95 N Clinton Street
Tax ID# 131300-6162-71-301233 and 314231
Application for Subdivision Approval - Lot Line Adjustment

Dear Mr. O'Brien and Ms. Garcia:

As you are aware, an application for a Lot Line Adjustment was submitted on March 28, 2023. A letter of referral to the Zoning Board of Appeals was received from the City of Poughkeepsie Development Department dated May 2, 2023. An Application for Area Variance was submitted to the Zoning Board of Appeals on May 23, 2023.

Below are responses to comments received from the City of Poughkeepsie Department of Public Works and Engineering dated May 5, 2023.

Comments:

1. *Show all water, sanitary and storm sewer utilities from building to main plan. This information is required to ascertain service connections and/or site utilities are not crossing or encroaching proposed lines.*

   Response: See Amended Preliminary Plat prepared by Johnson Surveying dated May 27, 2023.

2. *Show and indicate on plan placement of monumentation of new property corners.*

   Response: See Amended Preliminary Plat prepared by Johnson Surveying dated May 27, 2023.

3. *Provide final survey plat when completed.*

   Response: Comment Noted. A final survey plan will be provided upon final approval by all entities.

Enclosed please find five (5) full size copies plus an additional ten (10) 11x17 copies of the following:

1. Amended Preliminary Plat prepared by Johnson Surveying dated May 27, 2023.

Also enclosed, please find 5 copies of:

1. City of Poughkeepsie Site Plan Review Form #1 dated May 5, 2023

Please advise if this completes the required Planning Board Application submission for the June 21, 2023 Planning Board meeting.

Sincerely,

Kelly Libolt

KL:sm
Encl.

KARC
PLANNING CONSULTANTS, INC.

March 28, 2023

Joe O'Brien, Planning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 95 N Clinton Street
Tax ID# 131300-6162-71-301233 and 314231
Application for Subdivision Approval - Lot Line Adjustment

Dear Mr. O'Brien:

Enclosed please find five (5) copies of the following.

1. Request For Subdivision Approval dated March 28, 2023
2. Adjacent Property Owners - Names and Addresses
3. Preliminary Plat with Zoning Districts Identified
4. City of Poughkeepsie Zoning Map with Parcels Identified
5. Preliminary Plat of Lot Line Alteration prepared by Johnson Surveying dated February 24, 2023
   Additional ten (10) 11x17 copies attached
6. Fee in the amount of $250.00

KARC
PLANNING CONSULTANTS, INC.

We represent the owner of residential parcels 301233 and 314231, located in the City of Poughkeepsie.

The applicant is seeking a Lot Line Adjustment between the two parcels.

Original Lot 314231
.134 Acre

Original Lot 301233
.764 Acre

Proposed Lot 314231
Increase lot size to .555 Acre
Addition of .421 Acre

Proposed Lot 301233
Decreased to .343 Acre
Reduction of .421 Acre

We kindly request to be placed on the next Planning Board agenda.

Sincerely,

Kelly Libolt

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

Dutchess County Department of Planning and Development

Fax Info Only		
To	Date	#pgs
Co./Dept.	From	
Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **3012330000, 3142310000**

Project Name: **Lot Line Adjustment PB**

Applicant: **36 Cottage Street, LLC**

Address of Property: **95 Clinton St, Poughkeepsie, NY 12601**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☑ Other (Describe): **Lot Line Adjustment**

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☑ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **7/14/2023**

Entered By: **Garcia, Lori**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☑ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **6/28/2023**	Notes: **No authority to review lot line adjustments under GML 239.**	☐ Major Project
Date Received: **6/28/2023**		Referral #: **ZR23-208**
Date Requested: **7/14/2023**		
Date Required: **7/27/2023**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **7/11/2023**		

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #2

1. Date: June 30, 2023

2. Name of Site Plan: Lot Line Alteration

3. Address or Location: 95 North Clinton Street

4. Owner: 36 Cottage Street, LLC

5. Engineer/ Architect: KARC, PC

6. Yes ☒ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

8. Yes ☐ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Provide final survey plat to City of Poughkeepsie Engineering Department.

Joseph T. Kane, P.E.
Assistant Civil Engineer

Note: If #6 or #7 above are checked "yes" there is no need to go on to Form #3.

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 5-15-23

PROJECT ADDRESS: 95 N Clinton St

PROJECT NAME: Lot Line Adjustment

OWNER: 36 Cottage St LLC

ENGINEER/ARCHITECT: KARC, PC

☑ **The site plan is acceptable and will be signed with no conditions.**

☐ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

_____

_____

_____

_____

_____

_____

Eric Philipp
Building Inspector

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: May 1, 2023

ADDRESS: 95 North Clinton St.

__x__ The site plan is acceptable and will be signed without conditions.

____ The site plan is acceptable and will be signed without conditions:

(List conditions here)

Vinny Parise
Joseph Franco, Fire Chief

5/1/2023
Date

KARC
PLANNING CONSULTANTS, INC.

April 25, 2023

Joe O'Brien, Planning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

Re: 95 N Clinton Street
Tax ID# 131300-6162-71-301233 and 314231
Application for Subdivision Approval - Lot Line Adjustment

Dear Mr. O'Brien and Ms. Garcia:

As you are aware, an application for a Lot Line Adjustment was submitted on March 28, 2023. Below are responses to comments received from Planning Board Secretary, Lori Garcia dated April 19, 2023:

Comments:

I have completed the initial review for the application for the Lot Line Adjustment. Your application is deficient in that:

1) *Location of any existing sewers and water mains, culverts and drains on the property with pipe sizes and grades.*

   Response: Applicant is requesting a Lot Line Adjustment only. A waiver is requested for this requirement as comment is not applicable.

2) *Topography. Contour intervals shall not be more than five (5) feet and must be based on United States Geological Survey datum. In certain cases, specific topographical information may be required on adjacent properties.*

Response: Applicant is requesting a Lot Line Adjustment only. A waiver is requested for this requirement as comment is not applicable.

3) *The approximate location of all proposed water lines and sanitary sewer lines, together with plans for connecting to existing mains.*

Response: Applicant is requesting a Lot Line Adjustment only. A waiver is requested for this requirement as comment is not applicable.

4) *Preliminary plans for storm water drainage, including the approximate location of storm sewer lines, catch basins, manholes and fire hydrants or fire protection systems.*

Response: Applicant is requesting a Lot Line Adjustment only. A waiver is requested for this requirement as comment is it not applicable.

5) *A plan indicating the manner in which the streets of the proposed subdivision relate to existing streets. An easement agreement will be necessary.*

Response: Attached, please find Draft Reciprocal Cross - Access Easement Agreement.

6) *Written waiver explaining for requirements the applicant is deeming a requirement not relevant.*

Response: Applicant is requesting a Lot Line Adjustment only. No site work or construction is planned for the parcels involved, therefore a waiver is requested for the above comments. A copy of the signed Site Plan set prepared by LRC Group dated June 8, 2018 is attached for your reference should any further questions arise.

7) *Provide digital copy of the application and submitted materials separated out into separate documents. Please see attached Digital Materials Submission Guidelines.*

Response: Comment Noted. Digital submission, correctly separated, is included with this email.

Please advise if this completes the required Planning Board Application submission process.

Sincerely,

Kelly Libolt

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

SURVEY NOTES

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7. Subject to the findings of a current title search.

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FILED MAP REFERENCE

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DEED REFERENCE

Doc. #02 2017 9265
Kouri's Inc
To
36 Cottage St LLC
December 8, 2017

Doc. #02 2006 6979
TLP Associates, LLC
To
36 Cottage St LLC
August 28, 2006

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
6162-71-301233
6162-71-314231

DATE OF SURVEY

Field Completion: February 15, 2023

ZONING

Subject parcels are located within the Neighborhood Commercial(C-1) and Light Industrial (I-1) as per map entitled "City of Poughkeepsie Zoning Districts" dated November 29, 2019

FLOOD ZONE

Subject Parcels are located within Zone 'X" Unshaded as per Flood Insurance Rate Map: No. 36027C0377E Effective Date: May 2, 2012

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Poughkeepsie, New York, on the _____ day, of the month of _____ of year 2023 Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of the month_____ and of the year 2023.

By: _____ Chairperson

AREA

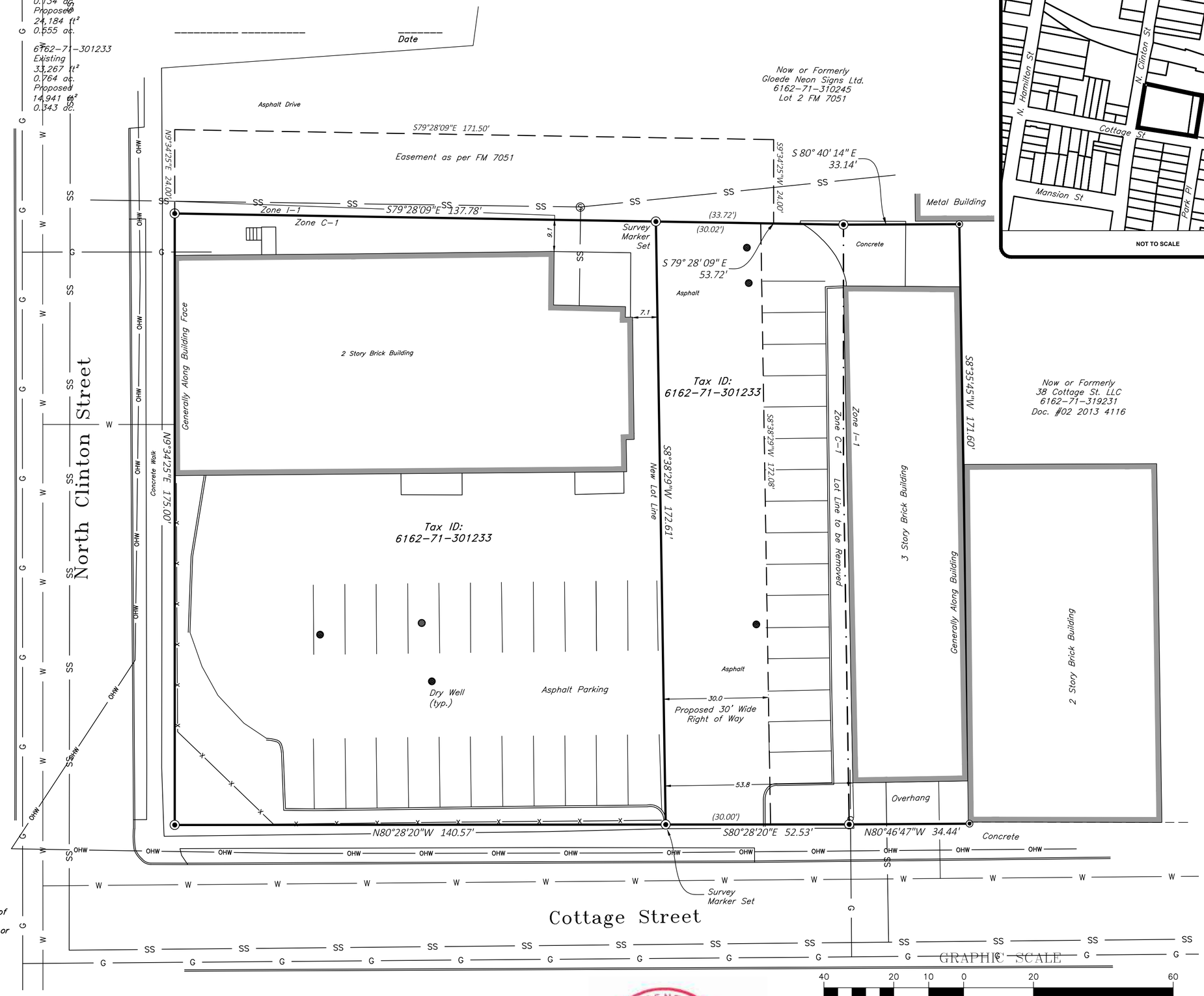
6162-71-301233
Existing
5,858 ft²
0.134 ac.
Proposed
24,184 ft²
0.555 ac.

6762-71-301233
Existing
33,267 ft²
0.764 ac.
Proposed
14,941 ft²
0.343 ac.

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

_____ _____
Date



VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE
40 20 10 0 20 60
1" = 20'

JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

Copyright 2014

rev.	date	description
1	5/27/23	Sewer and Utilities

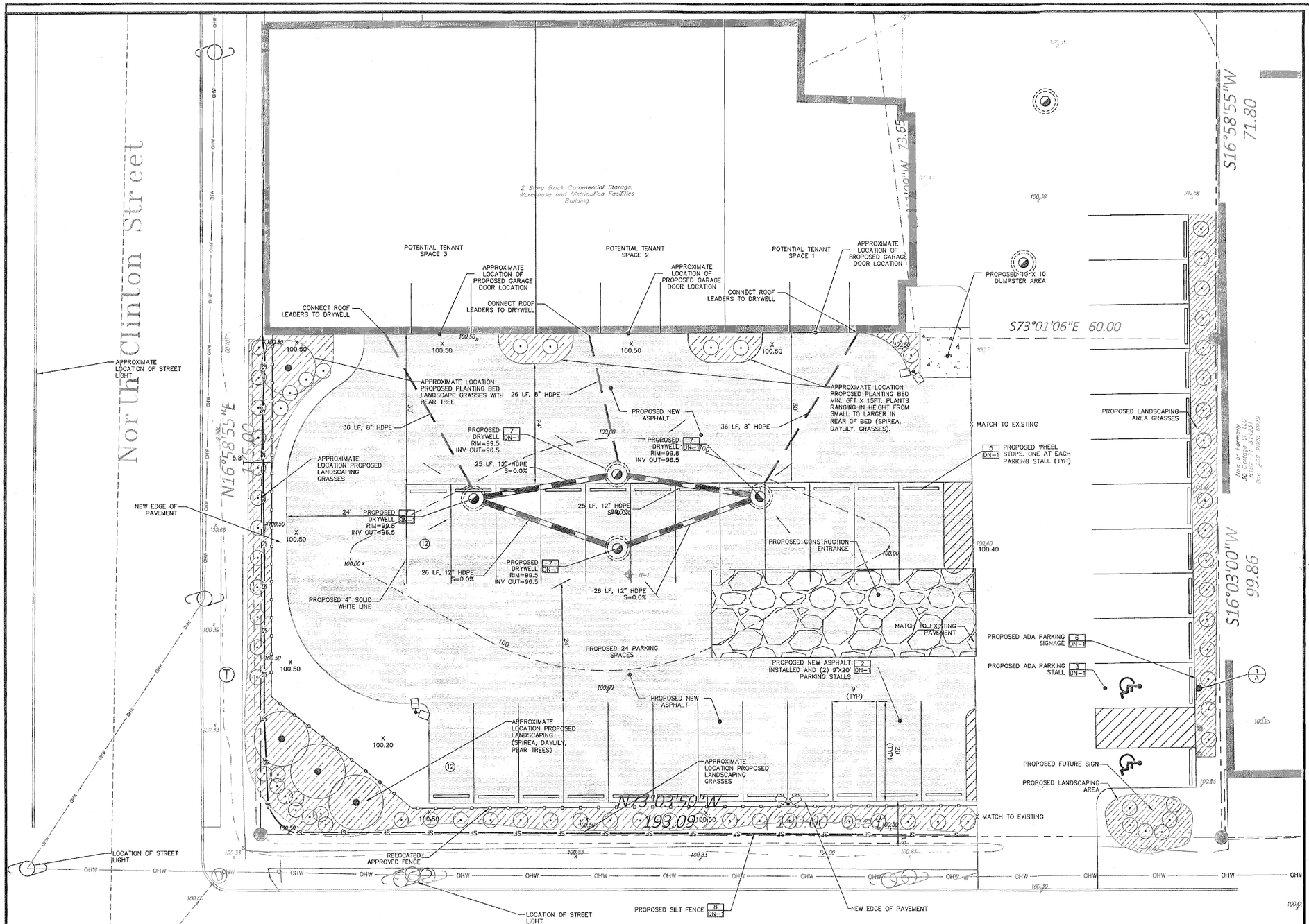
STATE OF NEW YORK
BRENDAN J JOHNSON
LICENSED LAND SURVEYOR
050919
Brendan Johnson, PLS
PLS No. 50919

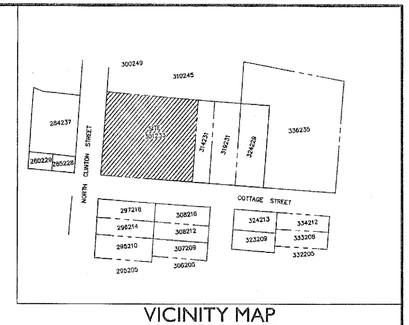
N CLINTON

PRELIMINARY PLAT OF LOT LINE ALTERATION PREPARED FOR 36 COTTAGE ST LLC

CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	301233 & 314231
address	N CLINTON & COTTAGE
date	2/24/2023
drawn	BJ
scale	1"=20'
checked	BJ
project no.	17-040.01
project name	N CLINTON
sheet	1 OF 1





VICINITY MAP
SCALE: 1"=150'

SUMMARY CHART

ZONING INFORMATION		
PARCEL SIZE	32,234 SF OR 0.74 ACRES	
TAX MAP IDENTIFICATION	6162-71-301233	
ZONING DISTRICT	C-1 (NEIGHBORHOOD COMMERCIAL)	
PROPOSED USE	AMENDED PARKING LOT	
ZONING SUMMARY		
ITEM	REQ'D C-1 ZONE	PROPOSED
MINIMUM FRONT YARD	15 FEET	
MINIMUM SIDE YARD (IF CORNER LOT)	6 FEET 15 FEET	
MINIMUM REAR YARD	25 FEET	
LOT AREA	6,000 SF	32,234 SF
MINIMUM LOT FRONTAGE	40 FEET	
LOT COVERAGE	80%	

NOTES:

1. NO EXISTING OR PROPOSED EASEMENTS, DEED RESTRICTIONS, CONVENTS RIGHTS OF WAY, RESERVATIONS, REARS TO DEDICATION TO PUBLIC USE AND ANY PUBLIC IMPROVEMENTS CONTEMPLATED ON OR ADJOINING PROPERTIES ARE ASSOCIATED WITH THE PROPOSED PROJECT.
2. NO LOCATION OF ANY FIRE BOXES AND OR CONNECTIONS TO THE CITY FIRE ALARM ARE SHOWN FOR THIS PROJECT.
3. THE PROPOSED PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD MAP #36027C0358E.
4. NO PROPOSED UTILITY WORK IE (SANITARY, STORM, GAS OR ELECTRIC) WORK IS ASSOCIATED WITH THIS PROJECT.
5. NO EXISTING WATERCOURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA OF 8" OR MORE ARE ASSOCIATED WITH THIS PROJECT.

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: 2018-095
PROJECT NAME: LEPORE PARKING LOT EXPANSION
PROJECT LOCATION: 95 N CLINTON ST
APPLICANT: LCS COMPANIES
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE 21ST DAY OF AUGUST, 2018
PLANNING CHAIR: ROBERT S. LEVINE, ESQ.
DESIGNEE:
DATE SIGNED: 10/10/18
CONDITION(S)
SEE ATTACHED LETTER DATED 8/23/18

FIRE CHIEF 10/3/18
POLICE CHIEF 10/3/18
BUILDING INSPECTOR 10/3/18
CITY ENGINEER FOR:
COMMISSIONER OF PUBLIC WORKS 10/10/18

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

TAX MAP ID#6162-71-301233
PROPERTY OWNER
KOURI'S INC.
95 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

ADDITIONAL NOTES:
1. SURVEY BASED ON ENTITLED "MAP OF A SURVEY PREPARED FOR 95 NORTH CLINTON STREET" DATED 2017.10.12 PREPARED BY JOHNSON SURVEYING.
2. TOPOGRAPHIC INFORMATION FELID PROVIDED BY LCS BASED ON LOCAL DATUM.
3. CONTRACTOR TO WORK WITH CITY DPW FOR CURB CUT PERMIT.
4. CONTRACTOR TO FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION.

SITE / GRADING PLAN
SCALE 1"=10'

SIGN LEGEND

NO.	LEGEND	QTY.
A	RESERVED PARKING	1

LEGEND
- PROPOSED EDGE OF PAVEMENT
- PROPOSED NEW ASPHALT
- PROPOSED SILT FENCE
- PROPOSED SIGN
- x 714.2 EXISTING SPOT GRADE
- x 714.2 PROPOSED SPOT GRADE
- PROPOSED DRYWELL

STATE OF NEW YORK ROBERT S. LEVINE LICENSED PROFESSIONAL ENGINEER 071144

No.	Date	Revisions
1	07/05/18	REVISED PER LOT MODIFICATION
2	07/16/18	REVISED PER PLANNING COMMENTS
3	07/19/18	REVISED PER PLANNING COMMENTS
4	9/11/18	REVISED PER PLANNING COMMENTS

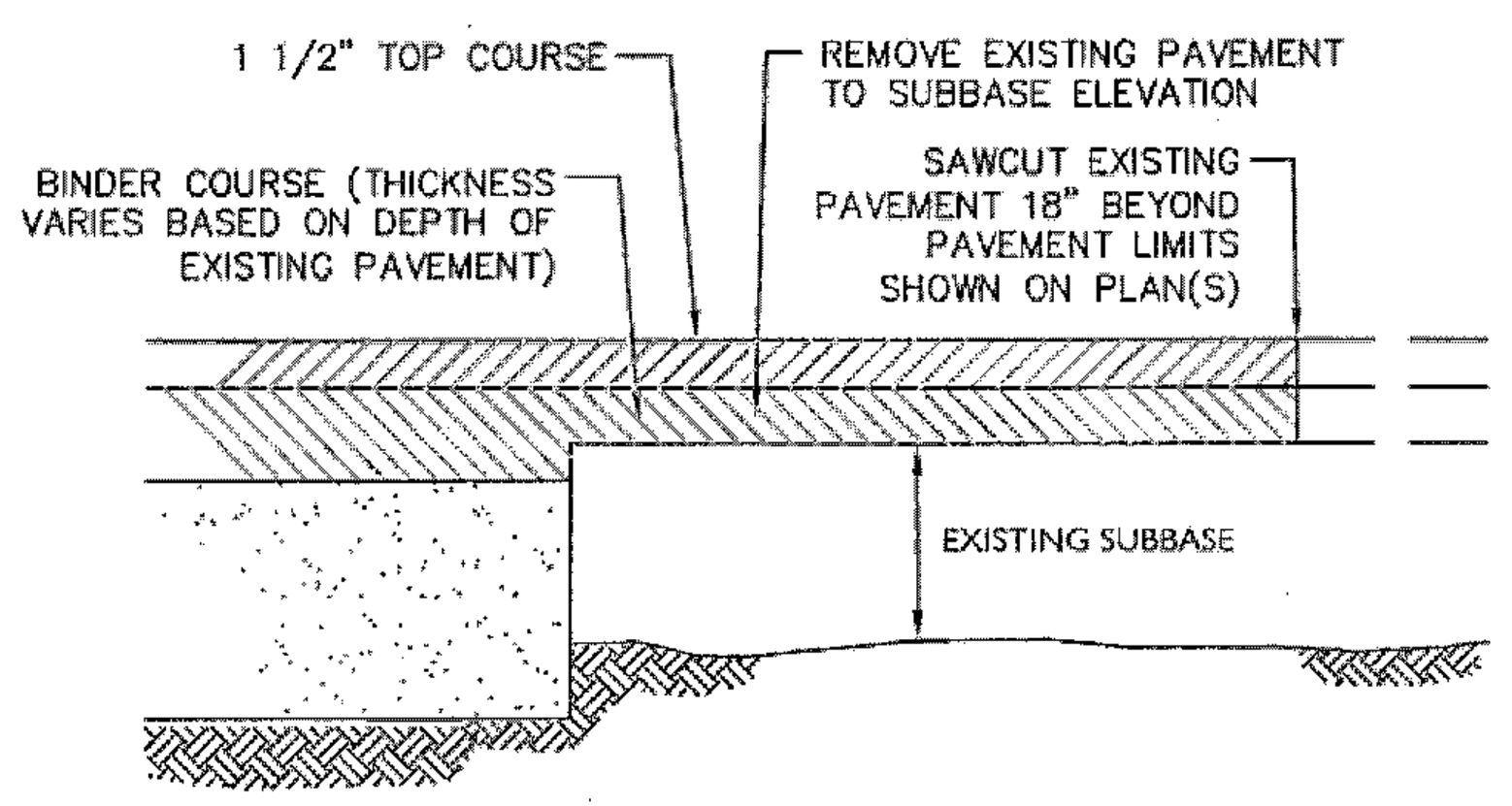
LRC GROUP
• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel 845.483.2380
169 West Street, Suite B
Cromwell, CT 06416
Tel 860.633.2977
50 Beaver Ave, Suite 5
Clinton, NJ 08809
Tel 908.603.8732
www.lrcconsult.com
Land Resource Consultance, Inc.
LRC Engineering and Surveying, D.P.C.
LRC Environmental Services, Inc.
LRC Engineering and Surveying, LLC

SITE PLAN

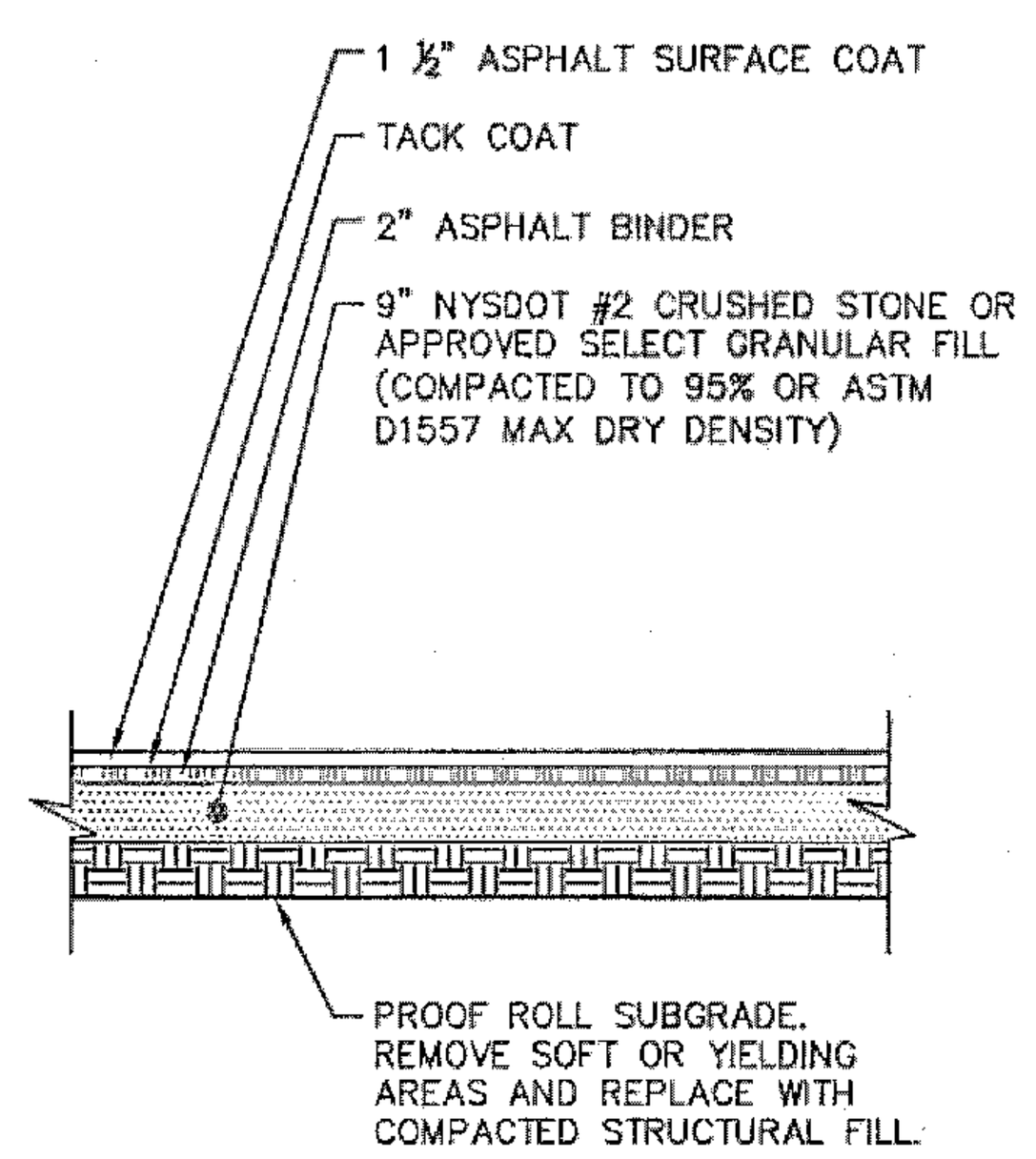
LEPORE PROPERTY
95 NORTH CLINTON STREET
CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NEW YORK

Designed	LRC	CAD File SP18223001	Sheet No.
Drawn	SMC	Project No. 18-2230	SP-1
Checked	KFC	Date 06/08/18	
Approved	REM	Scale 1"=10'	

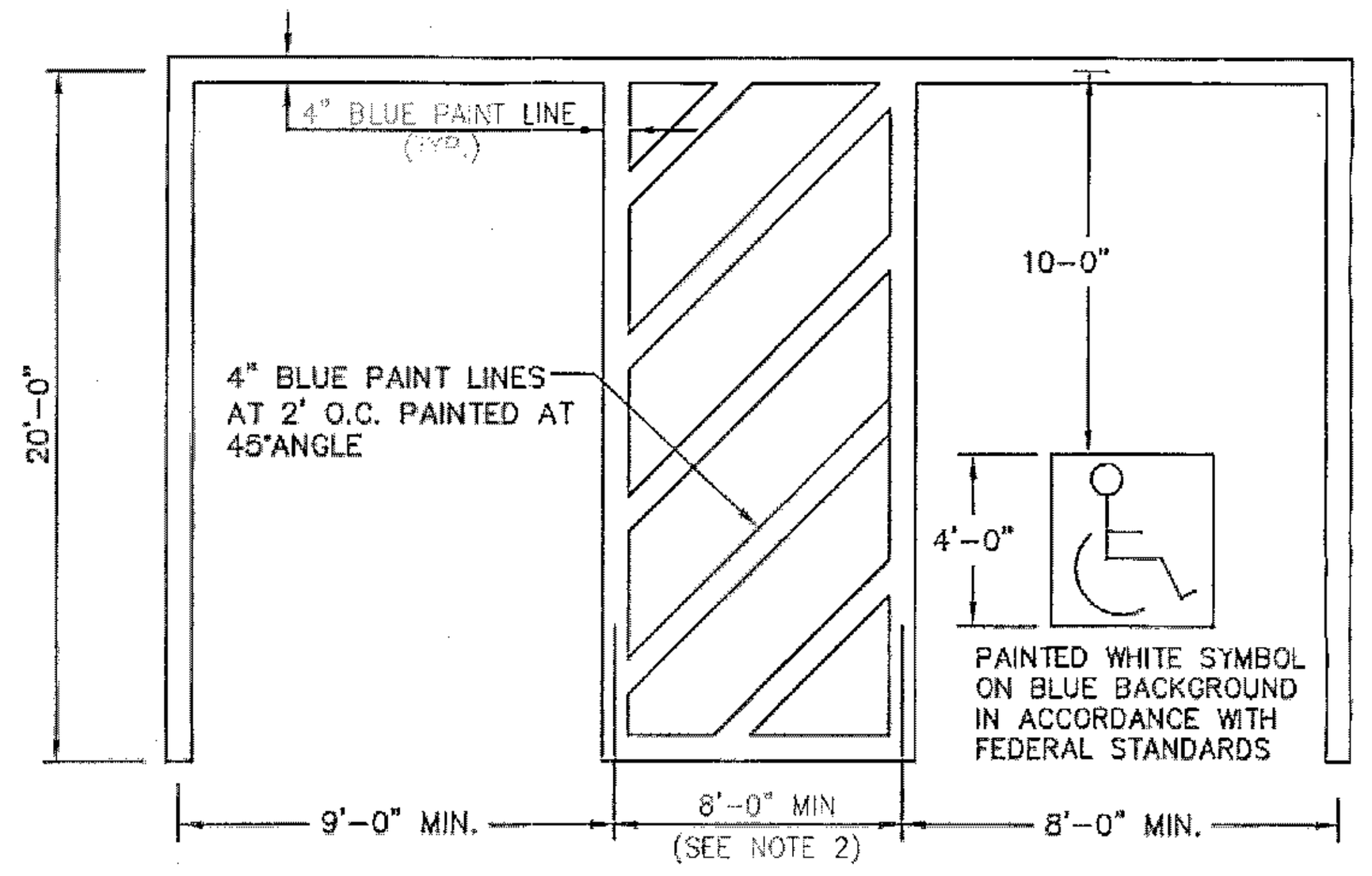
X:\Jobs\Jobs 2018\18-2230-Lepore-95 N. Clinton Street\DWG\SP18223001.dwg
10/10/18 - 10:29:41



1 DN-1 PAVEMENT TRANSITION DETIAL
NOT TO SCALE

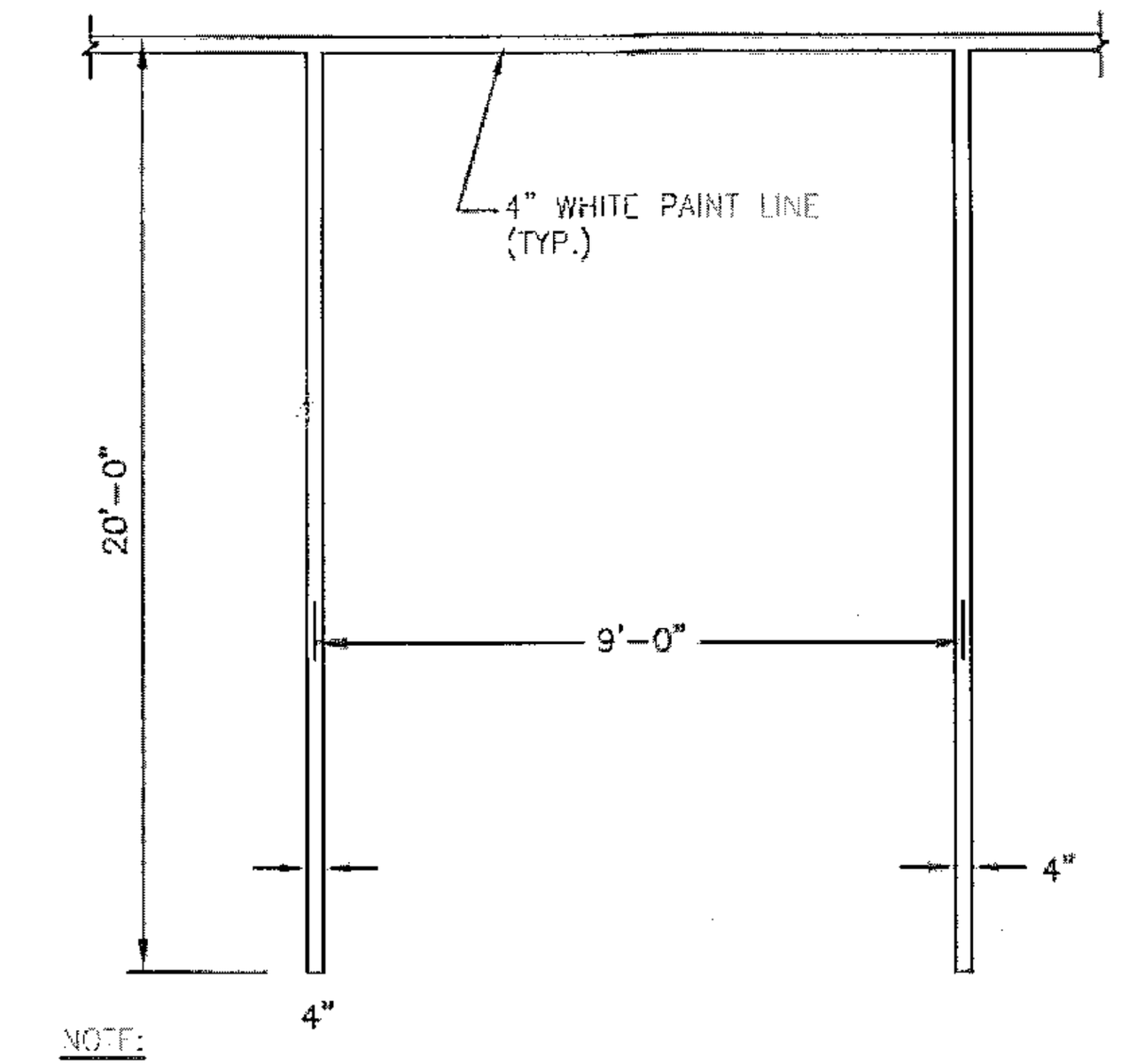


2 DN-1 STANDARD ASPHALT PAVING
NOT TO SCALE



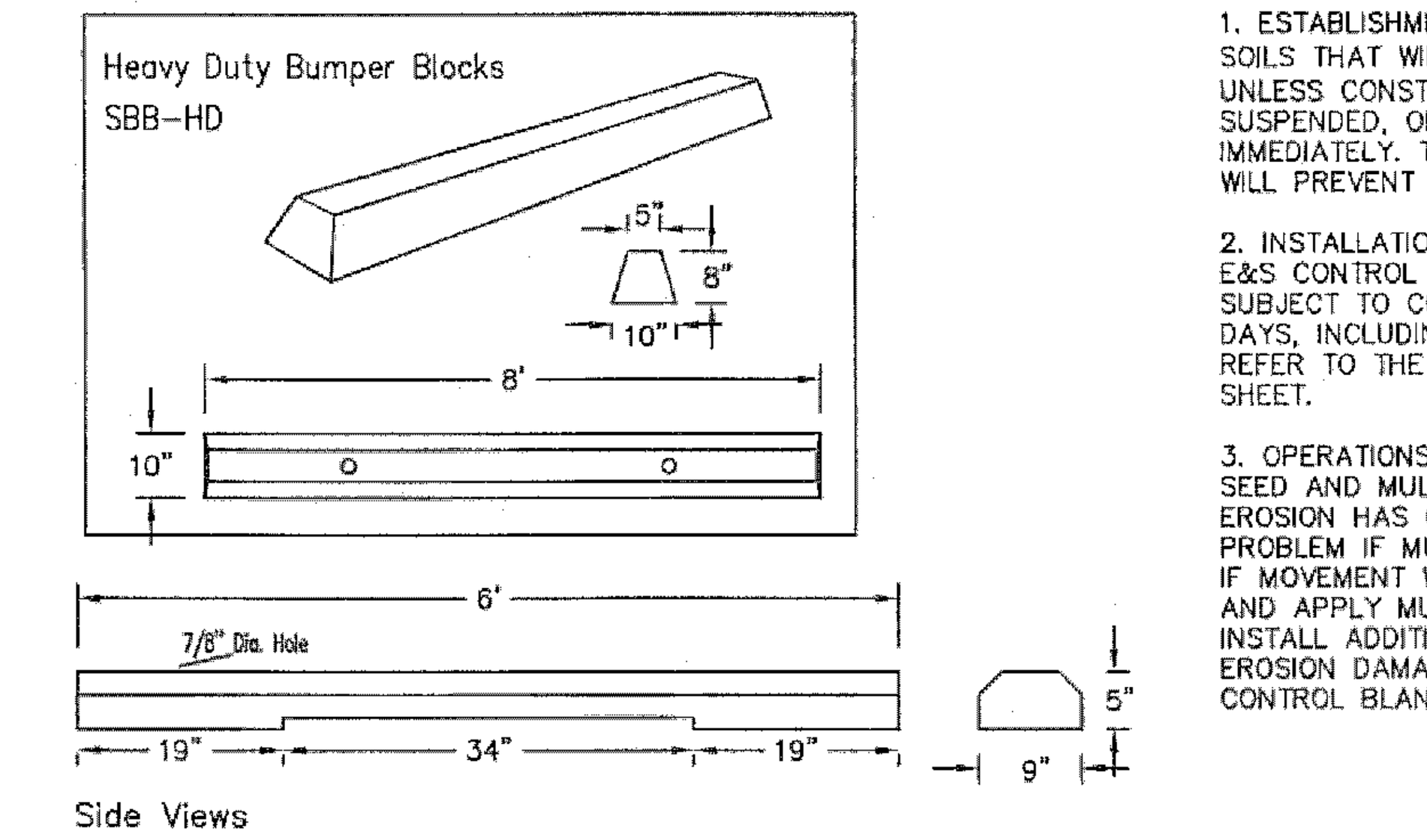
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

3 DN-1 TYPICAL ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

4 DN-1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



NOTES:
1. PROVIDE PRECAST CONCRETE SIDEWALKS WHERE SHOWN ON PLANS.
2. WHELL STOPS TO BE WOODARD HEAVY DUTY BUMPER BLOCKS SBB-HD OR APPROVED EQUAL.
3. PIN WHEEL STOPS INPLACE IN ACCORDENCE WITH MANUFACTURERS INSTRUCTIONS.

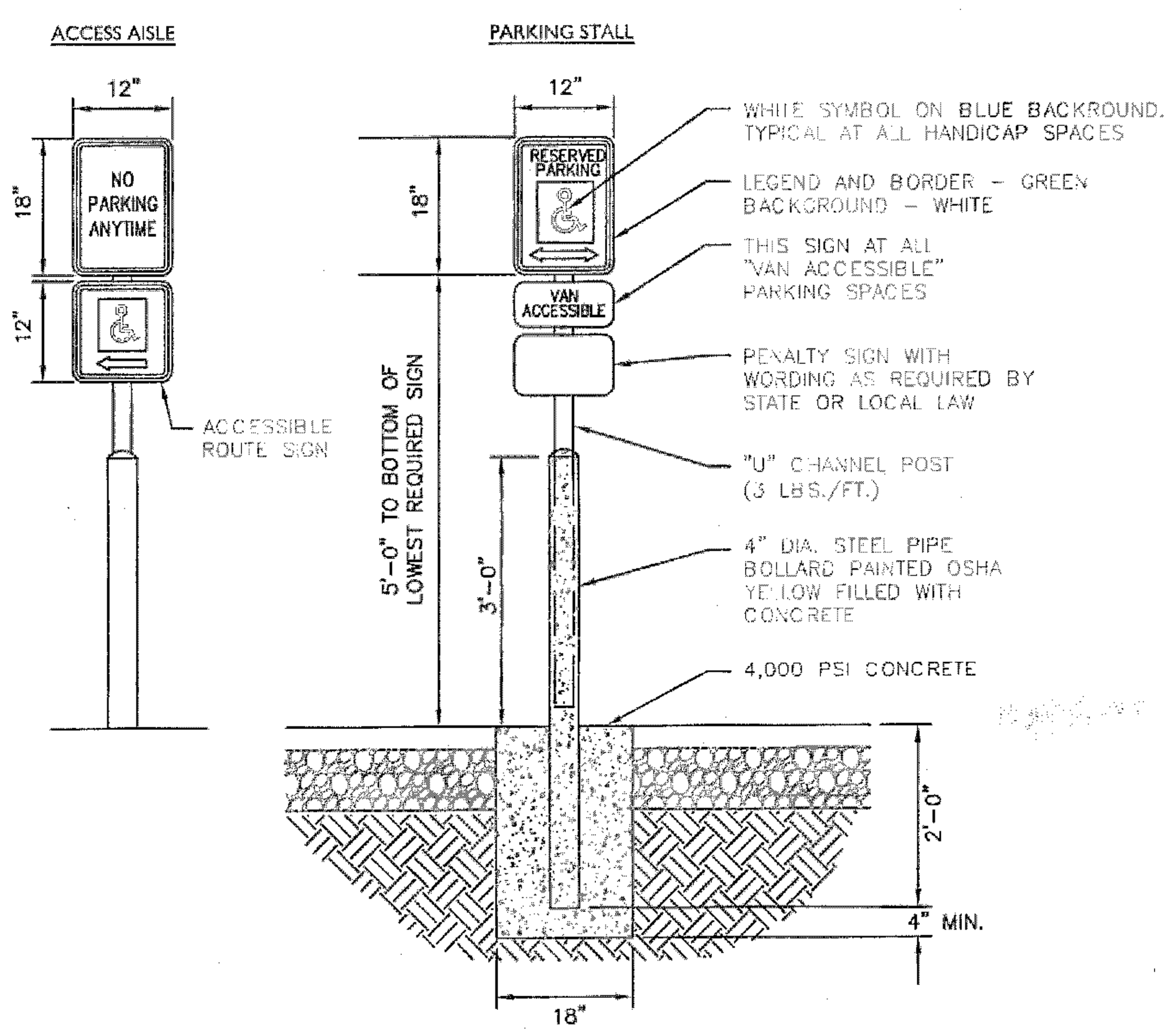
5 DN-1 CONCRETE WHEELSTOP DETAIL
NOT TO SCALE

TEMPORARY VEGETATIVE STABILIZATION

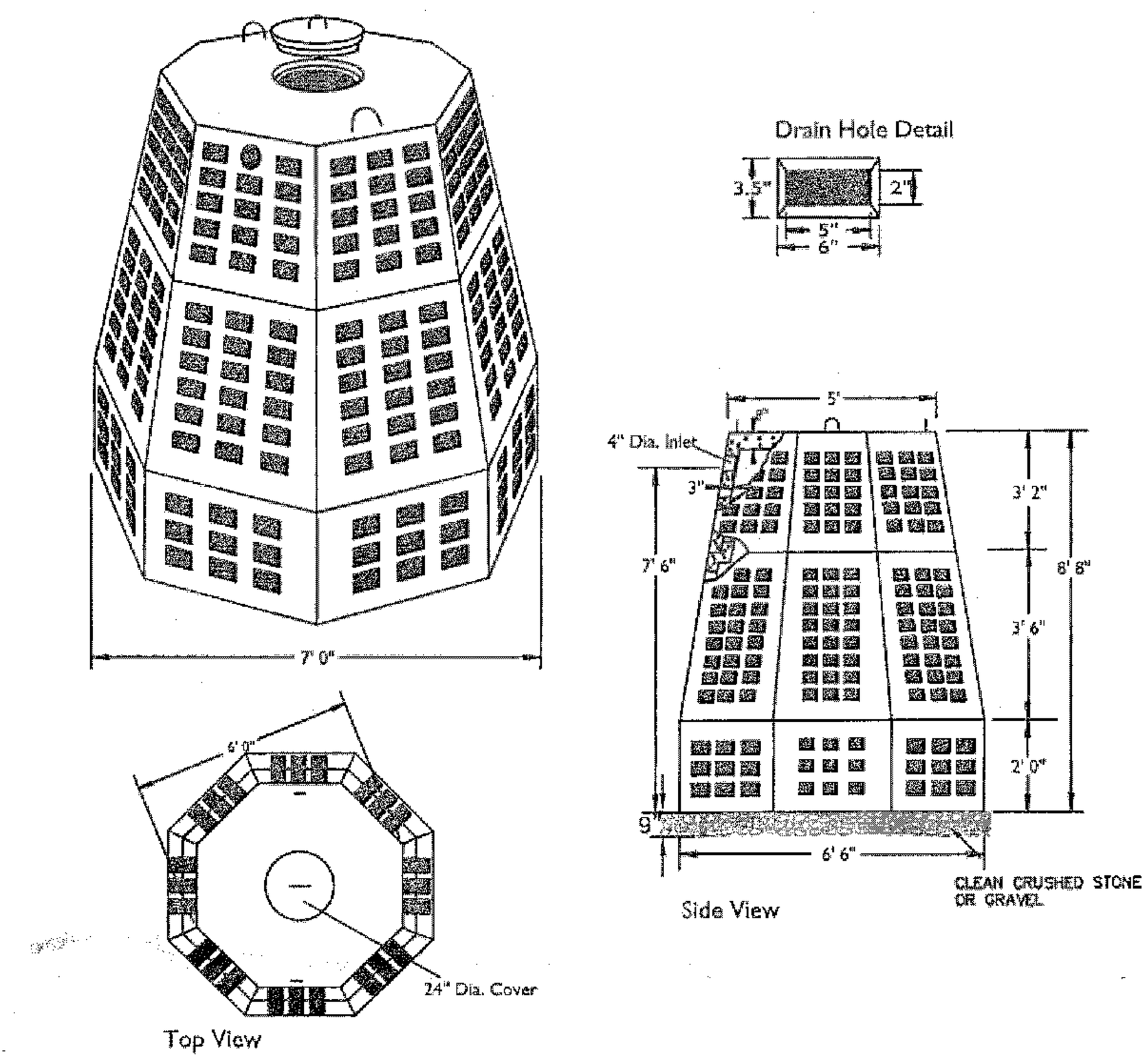
1. ESTABLISHMENT OF TEMPORARY STANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED DOWN IMMEDIATELY. THIS WILL TEMPORARILY STABILIZE THE SOIL WITH A VEGETATIVE COVER THAT WILL PREVENT DAMAGE FROM WIND AND WATER EROSION AND SEDIMENTATION.

2. INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED OR COVERED BY MULCH WITHIN 7 DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET.

3. OPERATIONS AND MAINTENANCE: INSPECT SEEDED AREA AT LEAST ONCE A WEEK FOR SEED AND MULCH MOVEMENT AND RILL EROSION. WHERE SEED HAS MOVED OR WHERE SOIL EROSION HAS OCCURRED, DETERMINE CAUSE OF THE FAILURE. BIRD FEEDING MAY BE A PROBLEM IF MULCH WAS APPLIED TOO THINLY TO PROTECT SEED. RE-SEED AND RE-MULCH. IF MOVEMENT WAS A RESULT OF WIND, REPAIR EROSION DAMAGE, REAPPLY SEED, MULCH AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED RUNOFF, INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT, REPAIR EROSION DAMAGE, RE-SEED AND RE-APPLY MULCH WITH ANCHORING OR USE EROSION CONTROL BLANKET.

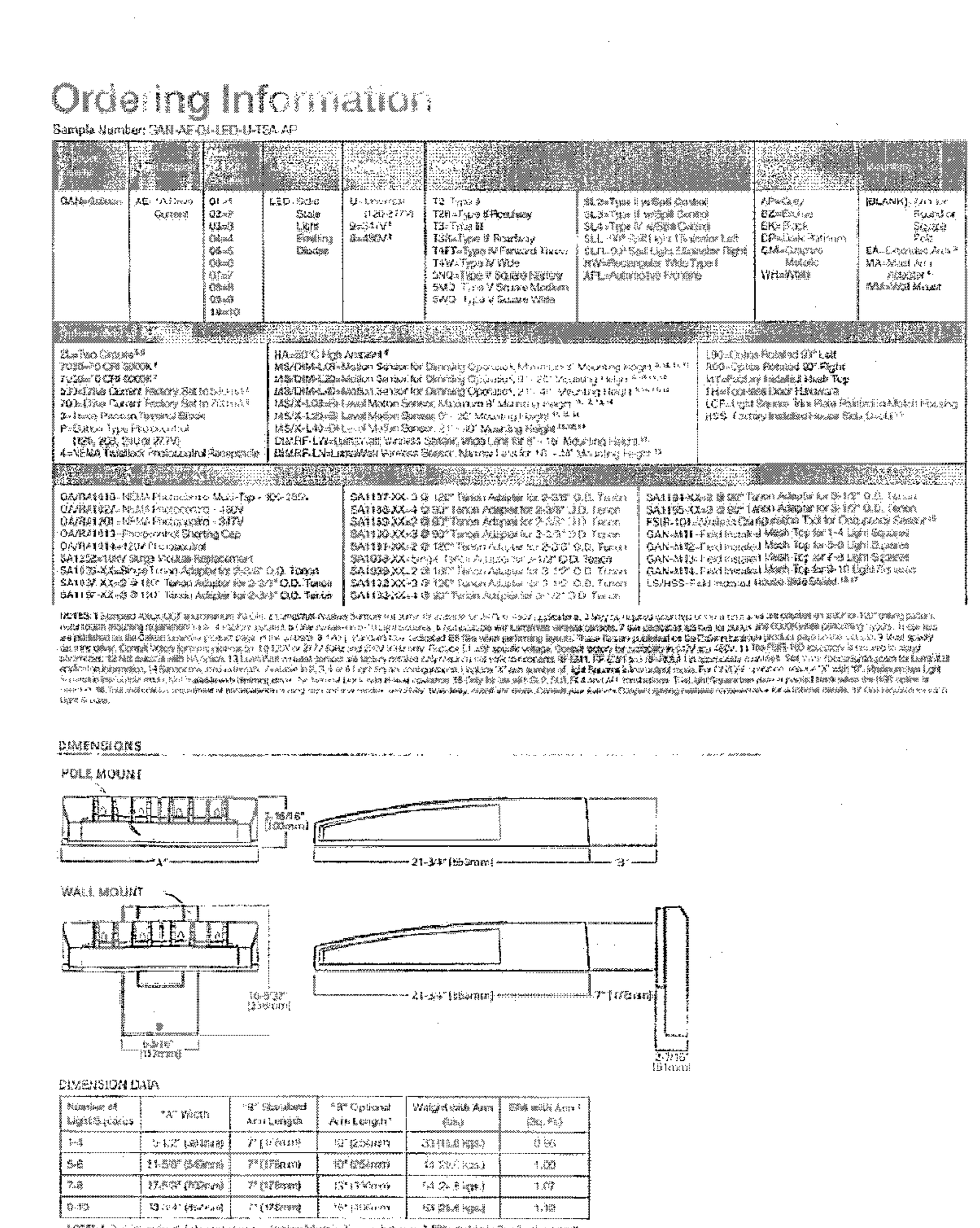


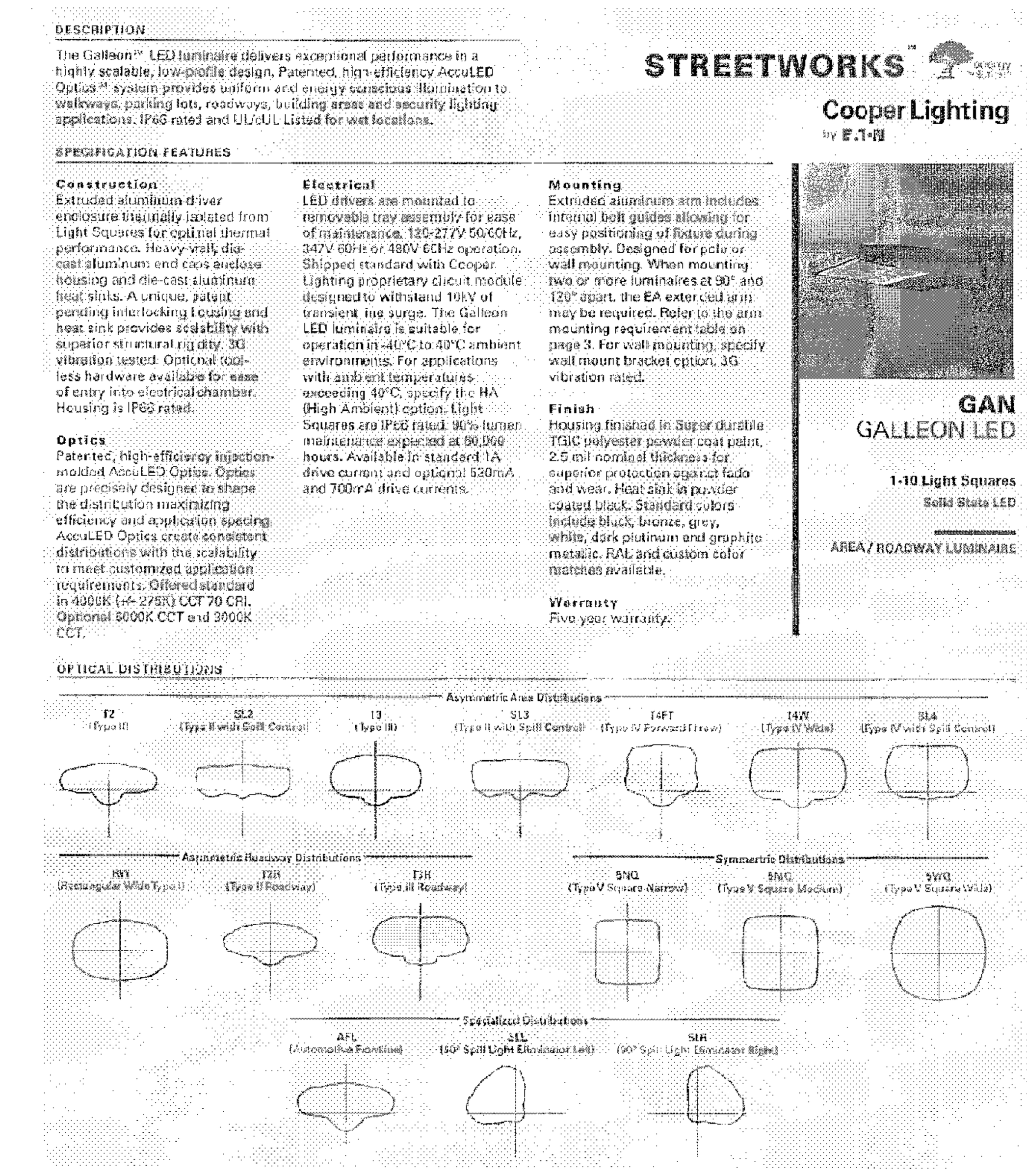
6 DN-1 ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE

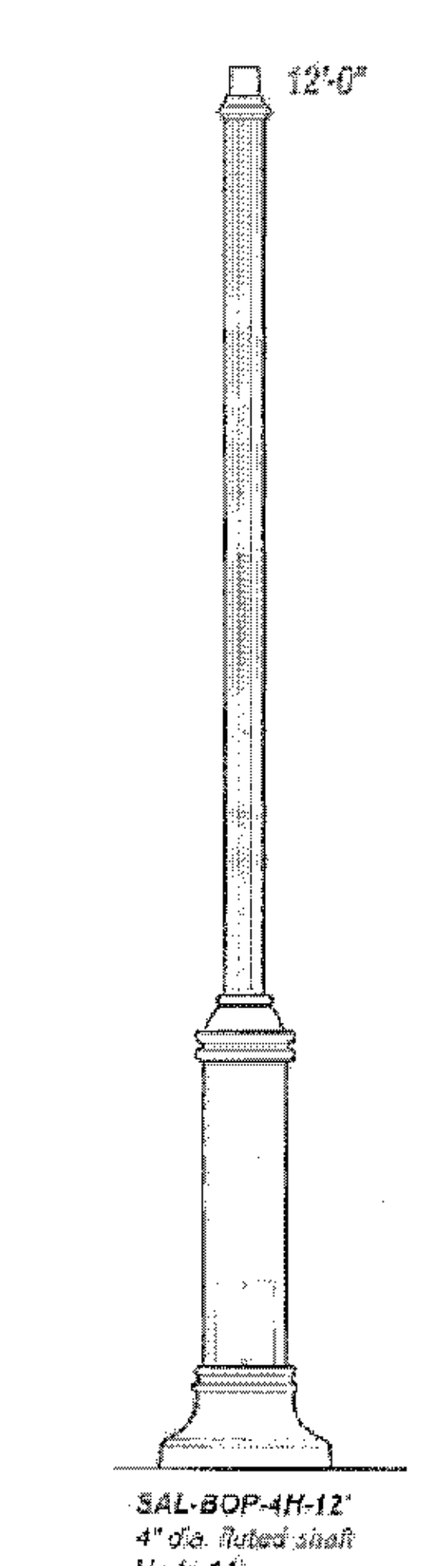


SPECIFICATIONS	
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 & 5 Rebar / ASTM A615 Air Entrainment: 5% Capacity = 1,300 gallons Weight = 6,700 lbs Sidewall Area = 136 square feet Load Rating: H20 / ASTM C857	PRECAST DRY WELLS MODEL DW-8.5 H20 / 1300 GALLONS Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 2/10/04

7 DN-1 PRECAST DRYWELL DETAIL
NOT TO SCALE
(DETAIL PROVIDED BY WOODARDS)







DN-1 PROPOSED SITE LIGHTING
NOT TO SCALE

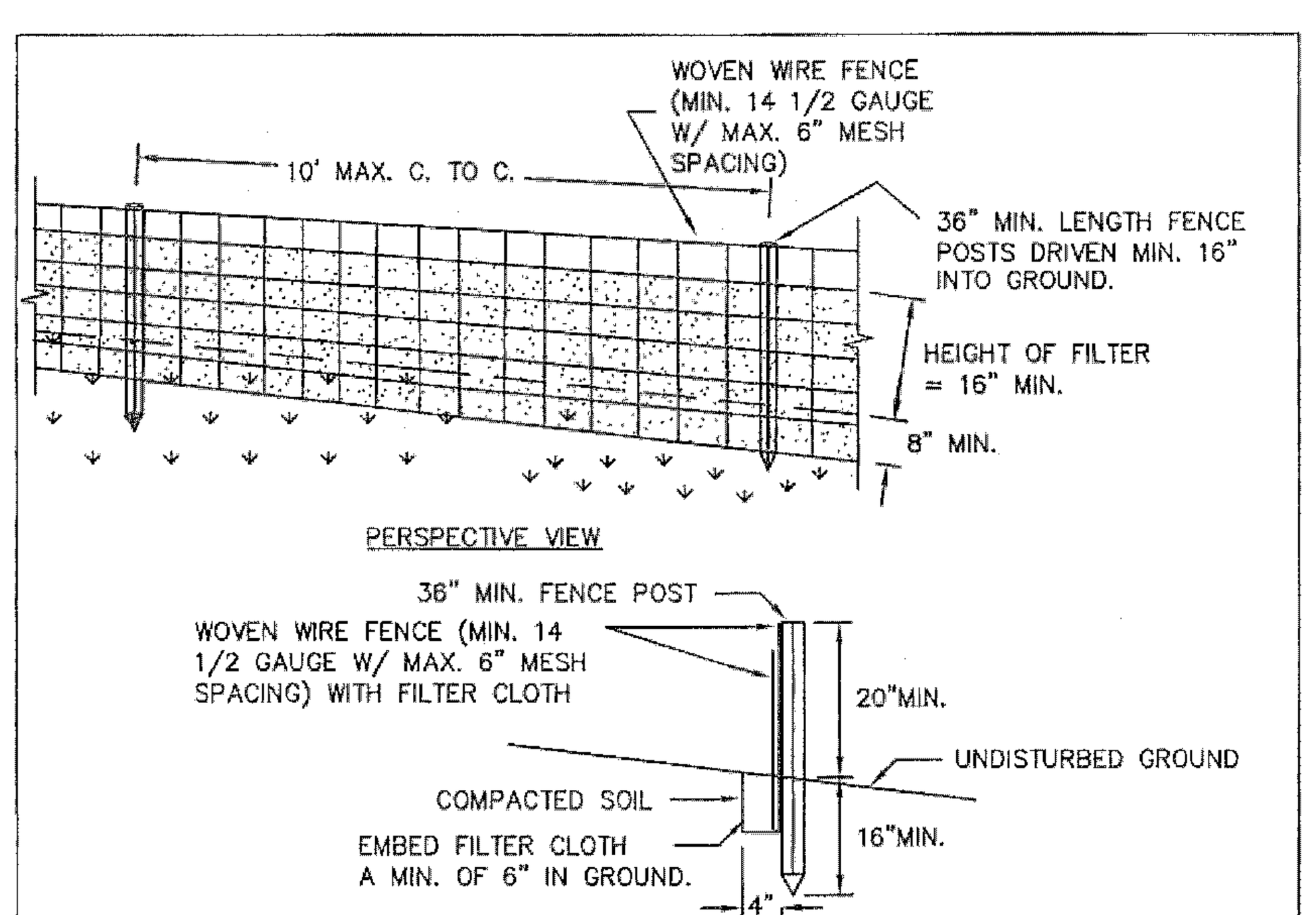
CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

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 Town Enigineer.
3. Graded areas – lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Town Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #'s per 1,000 sq. ft., mulching at 5#'s per 1,000 sq. ft., fertilizer – 5.10.5 at 5#'s per 1,000 sq. ft. (if determined necessary by Town Engineer), with pegging and netting for grades in excess of 15%.
5. All permanent drainage interceptor swales to be seeded 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 seeded 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.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVERED WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1B) WHICH IS AS FOLLOWS:

SPECIES (% by weight)	Pure Live Seed Values lbs/1000SF	lbs/acre
15% fine fescue	2.0 – 2.6	85 – 114
20% perrenial ryegrass	0.6 – 0.8	26 – 35
65% kentucky bluegrass blend	0.4 – 1.6	19 – 26
	3.0 – 4.0	130 – 175



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

8 DN-1 SILT FENCE

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
2. HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.

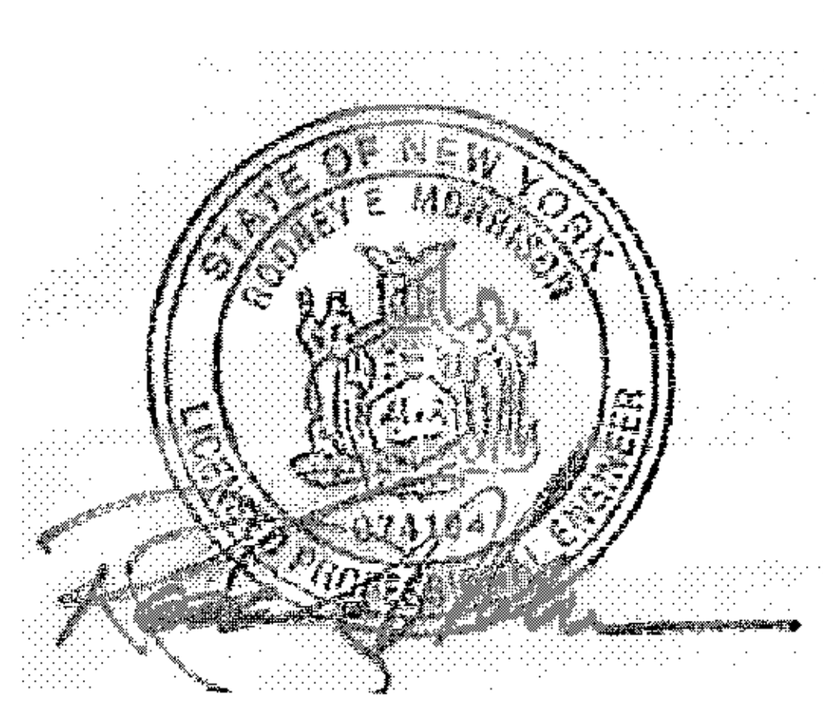
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE
ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.



#	Date	Revisions:
1	07/05/18	REVISED PER LOT MODIFICATION
2	07/16/18	REVISED PER PLANNING COMMENTS
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Tel:845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel:860.635.2877
90 Beaver Ave, Suite 5
Clinton, NJ 08809
Tel:908.603.5730
www.lrcconsult.com
Land Resource Consultants, Inc.
LRC Engineering and Surveying, D.P.C.
LRC Environmental Services, Inc.
LRC Engineering and Surveying, LLC

PROJECT DETAILS

LEPORE PROPERTY

95 NORTH CLINTON STREET
CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NEW YORK

				Sheet No.
Designed	LRC	CAD File	DN18223001	DN-1
Drawn	SMC	Project No.	18-2230	
Checked	KFC	Date	06/08/18	
Approved	REM	Scale	NOTED	

X:\Jobs\Jobs 2018\18-2230-Lepore-95 N. Clinton Street\DWG\DN18223001.dwg
Layout: Layout

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:

95 N Clinton Street - Lot Line Adjustment - Area Variance

Project Location (describe, and attach a location map):

95 N Clinton Street, Poughkeepsie, NY 12601 - Parcel ID 131300-6162-72-301233

Brief Description of Proposed Action:

Applicant is seeking a lot line adjustment between two parcels.

Parcel ID 301233 proposes reducing lot by .421 acres (giving to adjoining parcel), reducing the rear yard to 7.1'.
This would require a 17.9' area variance per Section 19-3.22(4)(e)2.c which requires the rear yard to be 25'

Name of Applicant or Sponsor:	Telephone: c/o 845-594-1055
36 Cottage St LLC	E-Mail: c/o kelly@karcpc.com

Address:

36 Cottage Street

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12601

	NO	YES
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.	☑	☐
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: City of Poughkeepsie Planning Board Approval - Lot Line Adjustment	☐	☑

3. a. Total acreage of the site of the proposed action? .764 acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .898 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: N/A	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: N/A	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: N/A	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
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

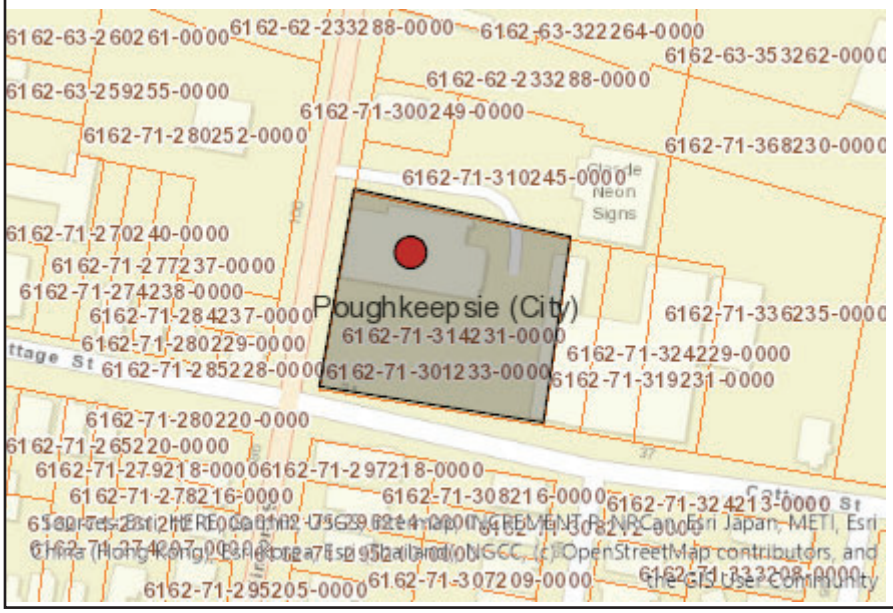
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If 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: _____		
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: _____		
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: _____		
Incident #9907671 - 09/24/1999 Incident #1200439 - 04/16/2012		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kelly Libolty Date: May 8, 2023

Signature: KLibolty Title: Agent for Applicant

PRINT FORM



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]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: 36 Cottage Street LLC

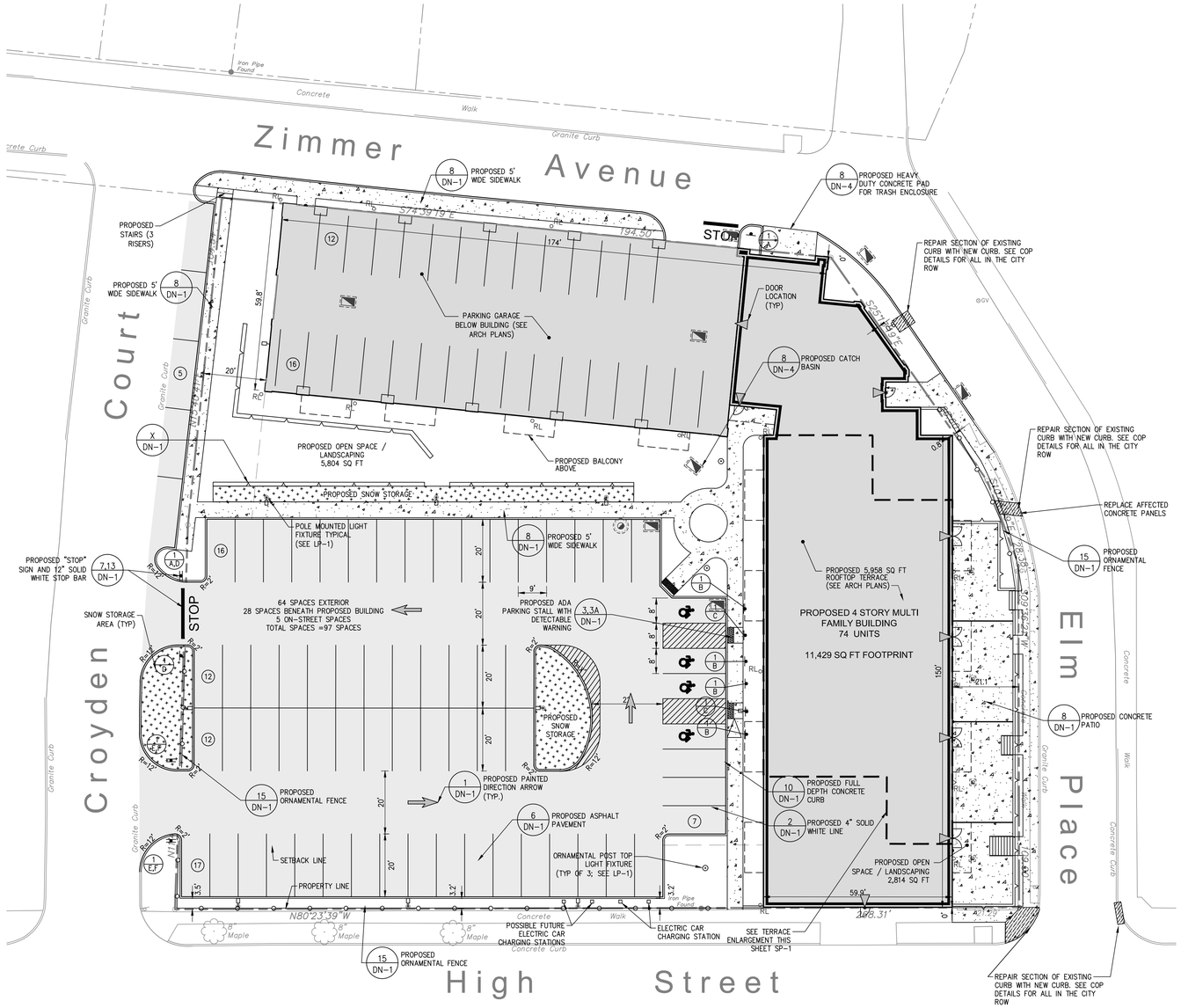
From: Tyler Maegerle, Junior Planner

Date: 6/12/2023

Re: 95 North Clinton Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes shifting lot line to increase 36 Cottage Street Lot # 6162-71-314231 and reduce 95 North Clinton Lot#6162-71-301233.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(16) “granting of individual setback and lot line variances and adjustments.” The action is therefore not subject to further environmental review.



* VARIANCES GRANTED OCTOBER 12, 2021

(1) OPEN SPACE
PREVIOUSLY REQUIRED=20,100 SF
PREVIOUSLY PROPOSED=19,003 SF
VARIANCE GRANTED=1,097 SF

CURRENT PROPOSED=21,548 SF
CURRENT REQUIRED=22,900 SF

DEVIATION=1,352 SF
VARIANCE ISSUED=1,097

CURRENT DEVIATION=255 SF

(2) FRONT YARD
REQUIRED 20 FEET
VARIANCE GRANTED TO PERMIT 0 FT ZIMMER, ELM STREETS

(3) LOT AREA
PREVIOUSLY REQUIRED=147,400 SF
PREVIOUSLY PROPOSED=53,579 SF
VARIANCE GRANTED=93,821 SF

CURRENT PROPOSED=53,579 SF
CURRENT REQUIRED=159,000 SF

DEVIATION=105,421 SF
VARIANCE ISSUED=93,821 SF
CURRENT DEVIATION=11,600 SF

(4) PARKING
PREVIOUSLY REQUIRED=108 SPACES
PREVIOUSLY PROPOSED=97 SPACES
WAIVER GRANTED=12 SPACES

CURRENT PROPOSED=97 SPACES
CURRENT REQUIRED=131 SPACES
DEVIATION=34 SPACES

WAIVER GRANTED=12 SPACES
CURRENT DEVIATION=22 SPACES

(5) BLDG HEIGHT
PREVIOUSLY REQUIRED=3 STORIES
PREVIOUSLY PROPOSED=4 STORIES
VARIANCE GRANTED=1 STORIES

CURRENT PROPOSED=4 STORIES

(6) PARKING ROWS
PREVIOUSLY REQUIRED=NO MORE THAN 12 SPACES IN A ROW
PREVIOUSLY PROPOSED=2 ROWS CONTAINING CONTINUOUS 16 AND 17 SPACES
VARIANCE GRANTED=2 ROWS NON-COMPLIANT

(7) PARKING AISLE
PREVIOUSLY REQUIRED=22 FEET
PREVIOUSLY PROPOSED=20 FEET
VARIANCE GRANTED=2 FEET

(8) LANDSCAPING
PREVIOUSLY REQUIRED=3 FEET
PREVIOUSLY PROPOSED=0 FEET ZIMMER
VARIANCE GRANTED=3 FEET

(9) LANDSCAPE STRIPS
PREVIOUSLY REQUIRED=3 FEET
PREVIOUSLY PROPOSED=0 FEET ELM, 0 FEET ZIMMER
VARIANCE GRANTED=3 FEET ZIMMER, 3 FEET ELM

SUMMARY CHART

ZONING INFORMATION	
PARCEL SIZE	1.234 ACRES
TAX MAP IDENTIFICATION	6162-62-192294 & 6162-62-180291
PROPOSED ZONING DISTRICT	R-4 (MEDIUM HIGH DENSITY RESIDENCE)
PROPOSED USE	RESIDENTIAL USE

ZONING SUMMARY

ITEM	REQUIRED R-4	PROPOSED
MINIMUM LOT AREA	3.65 ACRES (1)	1.234 ACRES *
MINIMUM LOT WIDTH	30 FEET	194.50 FEET
MINIMUM FRONT YARD	20 FEET	0 FT *
MINIMUM SIDE YARD	35.2 (2)	0.6 FT *
SIDE YARD (OTHER SIDE)	NONE REQUIRED	20'
MINIMUM REAR YARD	32.5 (2)	0 FT *
MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FEET	4 STORIES, 65.5 FT *
MAXIMUM LOT COVERAGE	40%	37.6% *
USABLE OPEN SPACE	22,900 SF 0.52 ACRES (3)	21,548 SF 0.49 ACRES (TOTAL) *
FLOOR AREA RATIO (FAR)	NONE REQUIRED	1.48

* VARIANCES GRANTED OCTOBER 12, 2021

(1) MINIMUM LOT AREA

EFFICIENCY UNIT/
4-LIVE WORK=2,200 SF EACH (4X2,200=8,800 SF)
51 ONE BEDROOM UNIT=2,200 SF EACH (51X 2,200=112,200 SF)
19 TWO BEDROOM=2,000 SF EACH (19X 2,000=38,000 SF)
TOTAL LOT AREA REQUIRED 159,000 SF OR 3.65 ACRES

(2) SIDE / REAR YARDS

DISTANCE FROM STRUCTURE TO THE PROPERTY LINE=1/2 THE HEIGHT OF THE STRUCTURE CLOSEST TO THE PROPERTY LINE OR 15', WHICHEVER IS GREATER
1/2 OF 65.5=32.5 FT

(3) REQUIRED OPEN SPACE

ONE BEDROOM UNIT=300 SF EACH (51X300=15,300 SF)
TWO BEDROOM UNIT=300 SF EACH (19X300=5,700 SF)
TOTAL OPENS SPACE REQUIRED 22,900 SF OR 0.52 ACRES

PARKING SUMMARY CHART

PARCEL SIZE	1.234 ACRES
TAX MAP IDENTIFICATION	6162-62-192294 & 6162-62-180291

PARKING SUMMARY

ITEM	REQUIRED	PROVIDED
PARKING REQUIREMENTS: 1 PER LIVE / WORK 1.5 PER ONE BEDROOM 2.0 PER TWO BEDROOM VISITOR PARKING LIVE WORK UNITS=(4) (2 x 51 TWO BEDROOM UNITS=(4)+(102)=106 SPACES)	106 REQUIRED	28 SPACES UNDER BLDG 64 EXTERIOR SPACES 5 ON-STREET SPACES 97 TOTAL SPACES
HANDICAP SPACES	4 REQUIRED *	4
MIN. PARKING DIMENSIONS	9'x20'	9'x20'
MIN. AISLE WIDTH (ONE WAY TRAFFIC)	20'	20' (ONE WAY)

* PER ADA TABLE 208.2

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SNOW STORAGE AREA
- PROPOSED CONCRETE CURB
- PROPOSED SIGN

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	2
B	RESERVED PARKING	4
C	NO PARKING ANYTIME	2
D	DO NOT ENTER	2
E	ONE WAY	2
F	ONE WAY	2

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

SIGNS

SIGN LEGEND No.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
071104

#	Date	Revisions
3	2021-09-10	REVISED PER COMMENTS
4	2021-09-28	REVISED PER COMMENTS
5	2021-12-08	SUBMITTED FOR SIGNATURES
6	2021-04-29	SUBMITTED FOR SIGNATURES
7	2023-06-27	REVISED PER UNIT COUNTS

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

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5730

www.lrcconsult.com

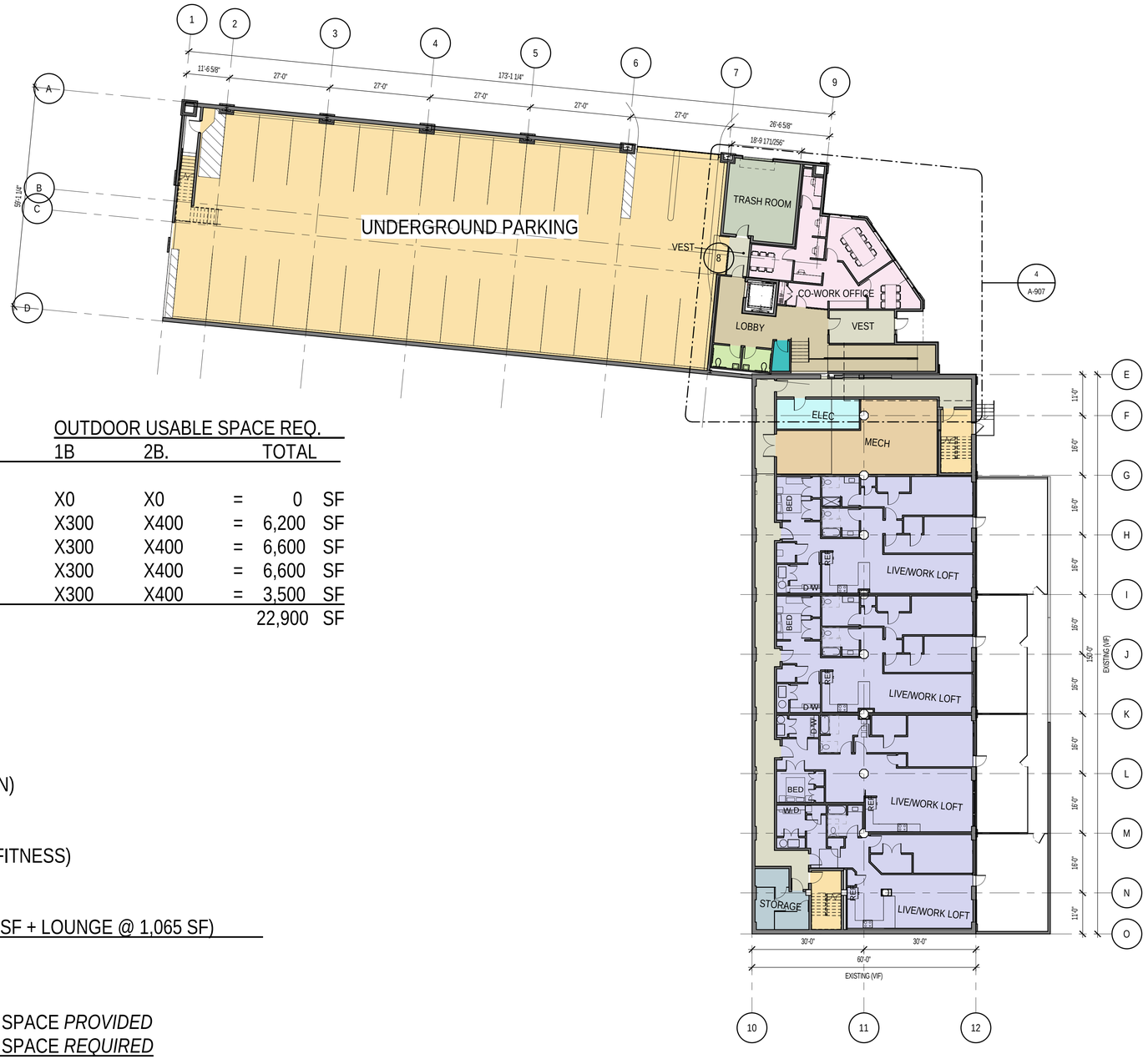
LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

SITE PLAN

RESIDENTIAL DEVELOPMENT
27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SP1822770I.dwg	Sheet No.	SP-1
Drawn	SMC	Project No.	18-2277		
Checked	KFC	Date	2021-04-02		
Approved	REM	Scale	1"=20'		

X:\JOBS\Jobs 2018\18-2277-Poge Park - High Street\DWG\SP1822770I.dwg



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 2B	TOTAL
BSMT	4			4
1ST FLR		14	5	19
2ND FLR		14	6	20
3RD FLR		14	6	20
4TH FLR		9	2	11
TOTAL	4	51	19	74
	(5%)	(69%)	(26%)	

OUTDOOR USABLE SPACE REQ.

	1B	2B.		TOTAL	
BSMT	X0	X0	=	0	SF
1ST FLR	X300	X400	=	6,200	SF
2ND FLR	X300	X400	=	6,600	SF
3RD FLR	X300	X400	=	6,600	SF
4TH FLR	X300	X400	=	3,500	SF
TOTAL				22,900	SF

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	0 SF	
1ST FLR	1,269 SF	(4 BALCONIES @ 96 SF + FITNESS)
2ND FLR	384 SF	(4 BALCONIES @ 96 SF)
3RD FLR	384 SF	(4 BALCONIES @ 96 SF)
4TH FLR	6,974 SF	(ROOF TERRACE @ 5,909 SF + LOUNGE @ 1,065 SF)
TOTAL	21,548 SF	

	21,548 SF	TOTAL OUTDOOR USABLE OPEN SPACE *PROVIDED*
-	22,900 SF	TOTAL OUTDOOR USABLE OPEN SPACE *REQUIRED*
	(1,358) SF	OUTDOOR USABLE OPEN SPACE *SHORTAGE*

1 FLOOR PLAN - PARKING LEVEL / EXISTING GROUND FLOOR

SCALE: 1/16" = 1'-0"

BSMT FLOOR PLAN

A-909

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

06/06/2023



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 2B	TOTAL
BSMT	4			4
1ST FLR		14	5	19
2ND FLR		14	6	20
3RD FLR		14	6	20
4TH FLR		9	2	11
TOTAL	4	51	19	74
	(5%)	(69%)	(26%)	

OUTDOOR USABLE SPACE REQ.			
1B	2B.		TOTAL
X0	X0	=	0 SF
X300	X400	=	6,200 SF
X300	X400	=	6,600 SF
X300	X400	=	6,600 SF
X300	X400	=	3,500 SF
			22,900 SF

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	0 SF	
1ST FLR	1,269 SF	(4 BALCONIES @ 96 SF + FITNESS)
2ND FLR	384 SF	(4 BALCONIES @ 96 SF)
3RD FLR	384 SF	(4 BALCONIES @ 96 SF)
4TH FLR	6,974 SF	(ROOF TERRACE @ 5,909 SF + LOUNGE @ 1,065 SF)
TOTAL	21,548 SF	

	21,548 SF	TOTAL OUTDOOR USABLE OPEN SPACE *PROVIDED*
-	22,900 SF	TOTAL OUTDOOR USABLE OPEN SPACE *REQUIRED*
	(1,358) SF	OUTDOOR USABLE OPEN SPACE *SHORTAGE*

1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"

FIRST FLOOR PLAN

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

A-910

06/06/2023



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 2B	TOTAL
BSMT	4			4
1ST FLR		14	5	19
2ND FLR		14	6	20
3RD FLR		14	6	20
4TH FLR		9	2	11
TOTAL	4 (5%)	51 (69%)	19 (26%)	74

OUTDOOR USABLE SPACE REQ.				
1B	2B.		TOTAL	
X0	X0	=	0	SF
X300	X400	=	6,200	SF
X300	X400	=	6,600	SF
X300	X400	=	6,600	SF
X300	X400	=	3,500	SF
			22,900	SF

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	0 SF	
1ST FLR	1,269 SF	(4 BALCONIES @ 96 SF + FITNESS)
2ND FLR	384 SF	(4 BALCONIES @ 96 SF)
3RD FLR	384 SF	(4 BALCONIES @ 96 SF)
4TH FLR	6,974 SF	(ROOF TERRACE @ 5,909 SF + LOUNGE @ 1,065 SF)
TOTAL	21,548 SF	

	21,548 SF	TOTAL OUTDOOR USABLE OPEN SPACE *PROVIDED*
-	22,900 SF	TOTAL OUTDOOR USABLE OPEN SPACE *REQUIRED*
	(1,358) SF	OUTDOOR USABLE OPEN SPACE *SHORTAGE*

NOTE: BALCONIES SHOWN ARE FOR 2ND FLOOR ONLY.
LOCATIONS VARY ON OTHER FLOORS.

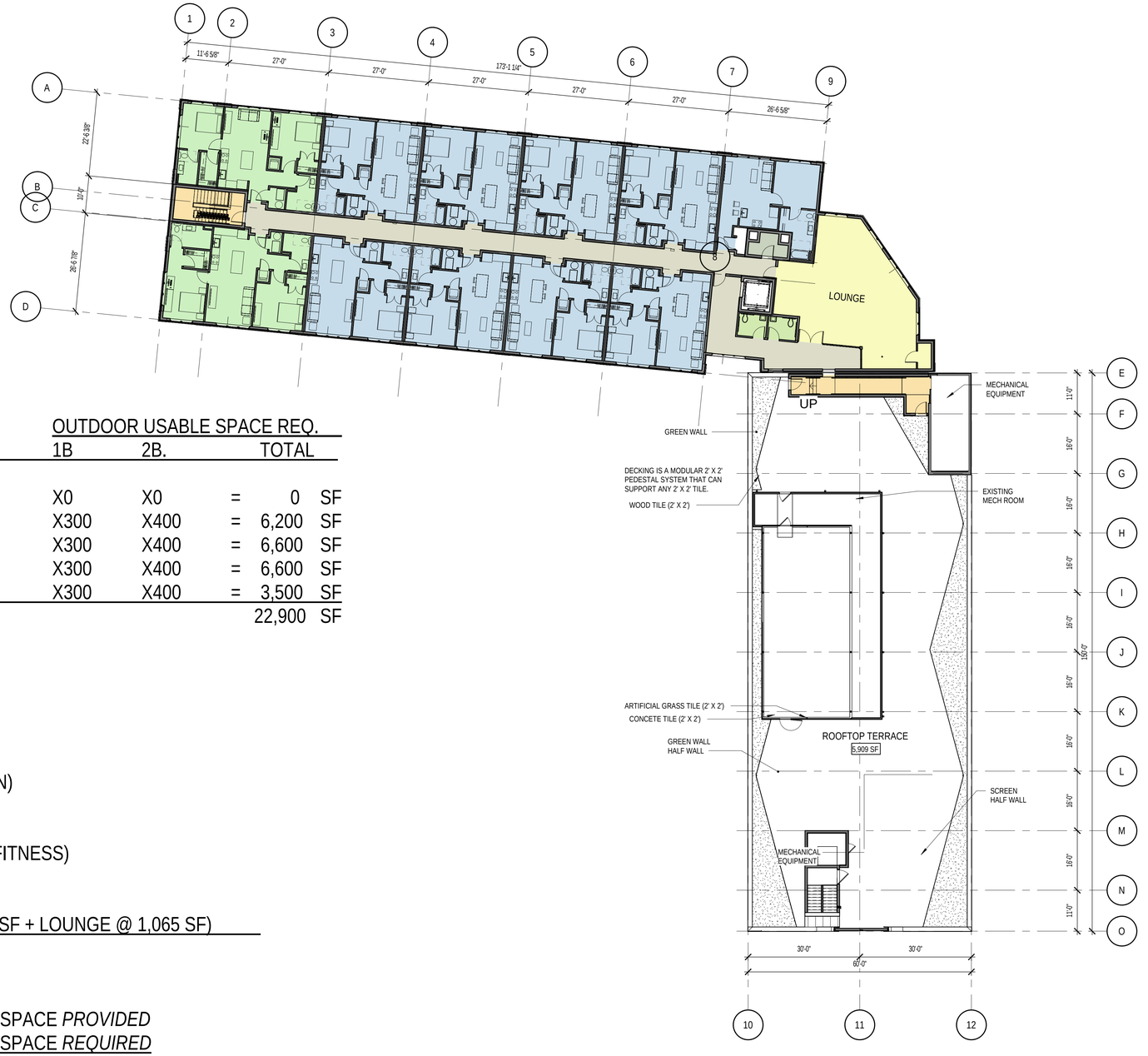
1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"

SECOND/THIRD FLOOR PLAN

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

A-911

06/06/2023



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 2B	TOTAL
BSMT	4			4
1ST FLR		14	5	19
2ND FLR		14	6	20
3RD FLR		14	6	20
4TH FLR		9	2	11
TOTAL	4	51	19	74
	(5%)	(69%)	(26%)	

OUTDOOR USABLE SPACE REQ.

FLOOR	1B	2B.		TOTAL	
BSMT	X0	X0	=	0	SF
1ST FLR	X300	X400	=	6,200	SF
2ND FLR	X300	X400	=	6,600	SF
3RD FLR	X300	X400	=	6,600	SF
4TH FLR	X300	X400	=	3,500	SF
TOTAL				22,900	SF

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	0 SF	
1ST FLR	1,269 SF	(4 BALCONIES @ 96 SF + FITNESS)
2ND FLR	384 SF	(4 BALCONIES @ 96 SF)
3RD FLR	384 SF	(4 BALCONIES @ 96 SF)
4TH FLR	6,974 SF	(ROOF TERRACE @ 5,909 SF + LOUNGE @ 1,065 SF)
TOTAL	21,548 SF	

	21,548 SF	TOTAL OUTDOOR USABLE OPEN SPACE *PROVIDED*
-	22,900 SF	TOTAL OUTDOOR USABLE OPEN SPACE *REQUIRED*
	(1,358) SF	OUTDOOR USABLE OPEN SPACE *SHORTAGE*

1 FLOOR PLAN - FOURTH FLOOR / ROOF PLAN
SCALE: 1/16" = 1'-0"

FOURTH FLOOR PLAN

A-912

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

06/06/2023



PERSPECTIVE - 1

D-951

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

05/25/2023



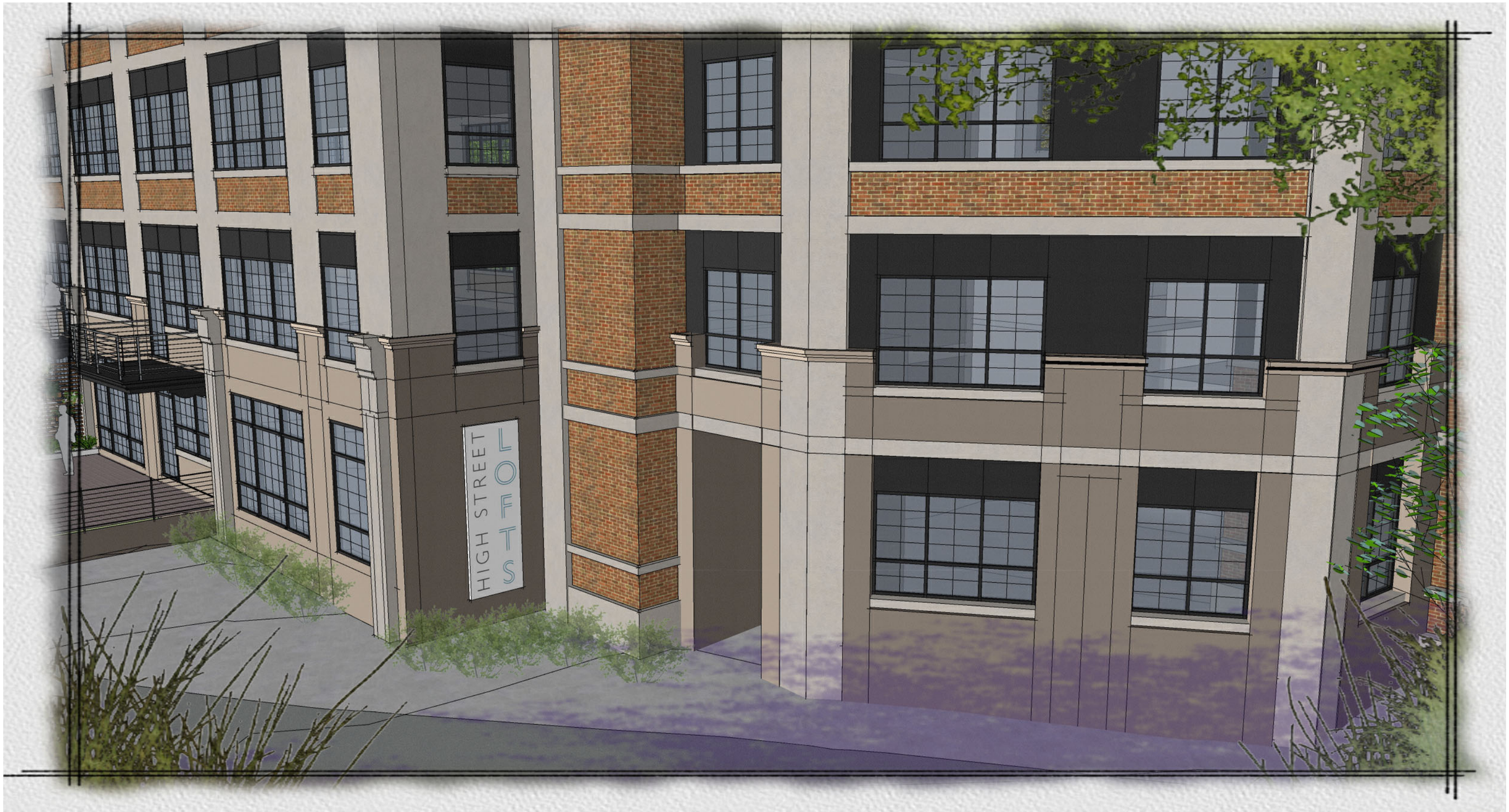
PERSPECTIVE - 3

D-953

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

05/25/2023

60 YEARS QPK DESIGN



PERSPECTIVE - 8

D-958

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

05/25/2023

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:
27 High Street Lofts

Project Location (describe, and attach a location map):
27 High Street

Brief Description of Proposed Action:
Renovation of existing building for mixed use consisting of multi family units, the construction of new (nearly identical) building for multi family residential and office/conference space.

Name of Applicant or Sponsor:	Telephone: 845-471-0191
27 High Street Lofts, LLC	E-Mail: kelly@pageparkassociates.com

Address:
PO Box 792

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12602

	NO	YES
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.	☑	☐
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: Site Plan, Area Variances, DC239M, DCDOH, DEC, SWPPP	☐	☑

3. a. Total acreage of the site of the proposed action? 1.23 acres
   b. Total acreage to be physically disturbed? .97 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.23 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If 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: _____		
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: _____		
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: _____		
314074, B00036, B00020, 314122 - see attached reports		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kelly Libolt Date: July 20, 2021

Signature: KLibolt Title: Project Manager

PRINT FORM

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Schatz Plant
Site Code: 314074
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 3
Address: 70 FAIRVIEW AVENUE
City:POUGHKEEPSIE Zip: 12601
County: Dutchess
Latitude: 41.71668964
Longitude: -73.92178268
Site Type: STRUCTURE
Estimated Size: 30 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Lot Six Realty Corporation
Current Owner(s) Address: 70 Fairview Avenue
Poughkeepsie,NY, 12601
Current Owner Name: SCHATZ FEDERAL BEARING COMPANY
Current Owner(s) Address: 70 FAIRVIEW AVE.
POUGHKEEPSIE,NY, 12601
Owner(s) during disposal: SCHATZ FEDERAL BEARING COMPANY
Current On-Site Operator: Schatz Federal Bearings Company
Stated Operator(s) Address: 70 Fairview Avenue
Poughkeepsie,NY 12601

Hazardous Waste Disposal Period

From: 1910 **To:** 1981

Site Description

Location: The Schatz Plant Site (Site) is located at 10-70 Fairview Avenue in the City and Town of Poughkeepsie, Dutchess County, New York. The Site consists of four tax parcels and occupies an area of approximately 30 acres. Site Features: The original Schatz Plant Facility, two stand-alone buildings, and miscellaneous debris and storage boxes occupy the three northernmost parcels of the Site (~22 acres). A bearing manufacturing plant currently operates on the southernmost parcel of the Site (approx. 8 acres). Current Zoning and Land Use: The area south of the Site is primarily industrial, with residential areas located to the north and east. A formerly utilized railroad bed abuts the west side of the Site, and immediately beyond the western boundary is a residential area and medical facilities. Past Use of the Site: The Schatz Company began operations at the Site in 1910, started manufacturing ball bearings in 1915, and increased the plant size in 1920 and 1926. The company filed for bankruptcy in 1980 was closed in 1981. The Schatz Company name was purchased in 1983 and Schatz Manufacturing currently produces bearings at a plant located on the southernmost

parcel of the Site at 10 Fairview Avenue, owned by the Schatz Land Company. The remaining three tax parcels making up the Site were purchased in 1988 and are presently owned by Lot Six Realty Corporation and Hudson Valley Management Associates. Currently, the property owner leases space in the former manufacturing facility to various small commercial/industrial entities. Site Geology and Hydrogeology: The site geology at the Schatz Plant Site consists of lacustrine silts and fine sands overlying weathered Austin Glen Formation phyllites. The fill and lacustrine sediments (overburden) range in thickness from 0.5 feet to 27 feet. Weathered bedrock ranges in thickness from less than 2 feet to 7 feet on-site. Competent bedrock was found at depths across the site ranging from 7.5 feet to 30 feet below grade. Groundwater flow direction across the site is generally west-northwesterly from Fairview Avenue towards the Hudson River. Groundwater movement in the bedrock is limited primarily to fractures, joints and bedding planes.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

PCBS (1.7 PPM- 330 PPM) (B007)
TOLUENE, ETHYLBENZENE & XYLENES
polychlorinated biphenyls (PCB)
DRUMS OF WASTE CONTAINING:

Site Environmental Assessment

Nature and Extent of Contamination: Contaminants of concern at the site include PCBs, SVOCs (PAHs), and metals (lead, chromium, arsenic, and antimony). Extensive PCB contamination was found in numerous floor wipe, floor drain, and floor sweeping samples collected within Building #3, the Heat Treatment Building, and the former Rehabilitation Center. In 1996, approximately 1,800 cubic yards of PCB-contaminated soil was removed from the southern edge of the site. In October 2009 USEPA performed an emergency response action to identify, remove and dispose of hazardous materials abandoned in the facility buildings. By March 2011, all of the staged and containerized wastes were shipped off-site for disposal and EPA demobilized from the site. The USEPA evaluated the results of the test pitting and soil sampling sampling performed around the facility in 2010 for possible additional removal action, however, no additional action is planned by the USEPA at this time. The southernmost parcel of the Site has been previously remediated.

Site Health Assessment

Polychlorinated biphenyls (PCBs) were detected in soil at several on-site locations. PCB-contaminated soil was excavated and disposed of at an off-site location in 1996. PCBs have been detected at concentrations above the NYSDOH cleanup guideline on the floors in two on-site buildings and in the soil at several on-site locations. One of the contaminated buildings (#3) is readily accessible. PCBs were detected on the subflooring of the on-site building that previously housed a rehabilitation center; however, since the subfloor is inaccessible, contact with contaminated surfaces is not expected. To minimize potential exposures to contaminated building surfaces, NYSDOH has recommended restricting access to authorized persons only. PCBs were not detected during two rounds of air sampling conducted in the rehabilitation center. Exposures to site-related contaminants in drinking water are not expected since nearby homes and businesses are supplied with public drinking water.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Qual Krom Site
Site Code: B00036
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 28 Orchard Place
City: Poughkeepsie Zip: 12602
County: Dutchess
Latitude: 41.712122207
Longitude: -73.926662504
Site Type:
Estimated Size: 0.2 Acres

Site Owner(s) and Operator(s)

Site Description

This 0.2 acre site is located in a residential section in the City of Poughkeepsie. The site is bordered by an abandoned railroad grade and residential housing. The facility was operated as a metal plating facility until 1987 by the same PRP that operated the hazardous waste site Qual Krom, ID No. 314013. The City took ownership in 1988 for back taxes. Abandoned drums were found inside and outside the building. Samples were collected in 1989. A partial removal was performed in 1992. The drums and wastes that were in the building were similar to those removed from the outside the building. In 1996 the USEPA conducted a CERCLA removal action. It included stabilization of the building; containerization of the vat sludges, drums, and labpacks; inventorying, sampling and analysis of all materials for waste characterization; and disposal. This site was initially designated a potential Registry site ('P' site) and was then remediated under the Environmental Restoration Program. Asbestos abatement,building demolition and soil removal has been completed. Based upon the fact that soil cleanup numbers for unrestricted residential use were met in the excavation confirmation samples, an Environmental Easement will not be required for the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
arsenic
lead
mercury
chromium

Site Environmental Assessment

The primary contaminants of concern at the site are metals.The site has been remediated. Asbestos abatement, building demolition and soil removal has been completed. An Environemental Easement will not be required for the property

Site Health Assessment

This site no longer represents a public health concern because metals-contaminated soils were excavated and properly disposed off-site and municipal water serves the area.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former Hamilton Reproduction
Site Code: B00020
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 166-186 North Hamilton Street
City: Poughkeepsie (c) Zip: 12601-
County: Dutchess
Latitude: 41.71181953
Longitude: -73.92125559
Site Type:
Estimated Size: 1.96 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Vapor Mitigation
Soil Management Plan
Landuse Restriction
Site Management Plan

Site Owner(s) and Operator(s)

Site Description

Investigate approximately 1.96-acre property previously used for various manufacturing operations including buttons, clothing and printing. Contamination included PCBs, asbestos, solvents and petroleum from a 10,000 gallon underground storage tank. The site has been remediated. Asbestos abatement,building demolition and soil removal has been completed. An Environmental Easement was recorded by the County clerk on 6/2/2009. SMP is complete and COC was signed 6/11/2010.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of

issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

ethylbenzene
iron
trichloroethene (TCE)
benzo(b)fluoranthene
tetrachloroethene (PCE)
toluene
benzene
copper
benzo[k]fluoranthene
benzo(a)anthracene
dibenz[a,h]anthracene
lead
chromium
chrysene
indeno(1,2,3-CD)pyrene
arsenic
benzo(a)pyrene
xylene (mixed)

Site Environmental Assessment

The primary contaminants of concern at the site are solvents, PCBs,and BTEX. The site has been remediated. Asbestos abatement, building demolition and soil removal are completed. Environmental easement and site management plan are in place.

Site Health Assessment

Exposures to potentially contaminated groundwater and/or soils are not expected because public water serves this municipality and contaminated soils have been removed. The environmental easement requires that the potential for vapor intrusion into any buildings developed on the site must be evaluated, including provisions for mitigation of any impacts identified.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: HRH Lead Abatement Site
Site Code: 314122
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 55 Garden Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.705761
Longitude: -73.925741
Site Type:
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company
Current Owner(s) Address: 313 Miller Street
Poughkeepsie,NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: E-mail Us

Refine This Search

SITE PLAN SUBMISSION SET

FOR

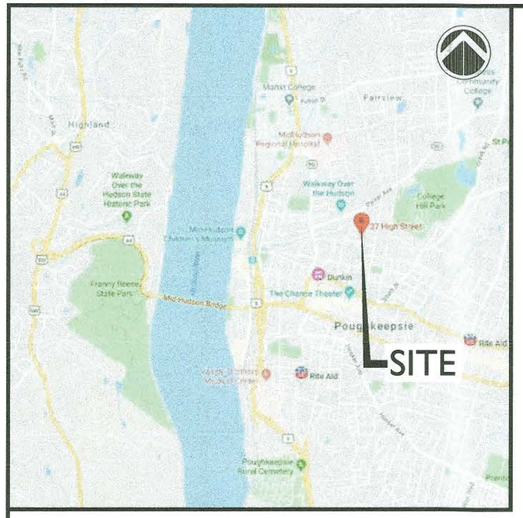
RESIDENTIAL DEVELOPMENT

27 HIGH STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP ID'S# 6162-62-192294 & 6162-62-180291

ORIGINALLY SUBMITTED: APRIL 2, 2021
REVISED: JUNE 4, 2021 REVISED:
SEPTEMBER 28, 2021
REVISED: DECEMBER 8, 2021
REVISED: APRIL 29, 2022



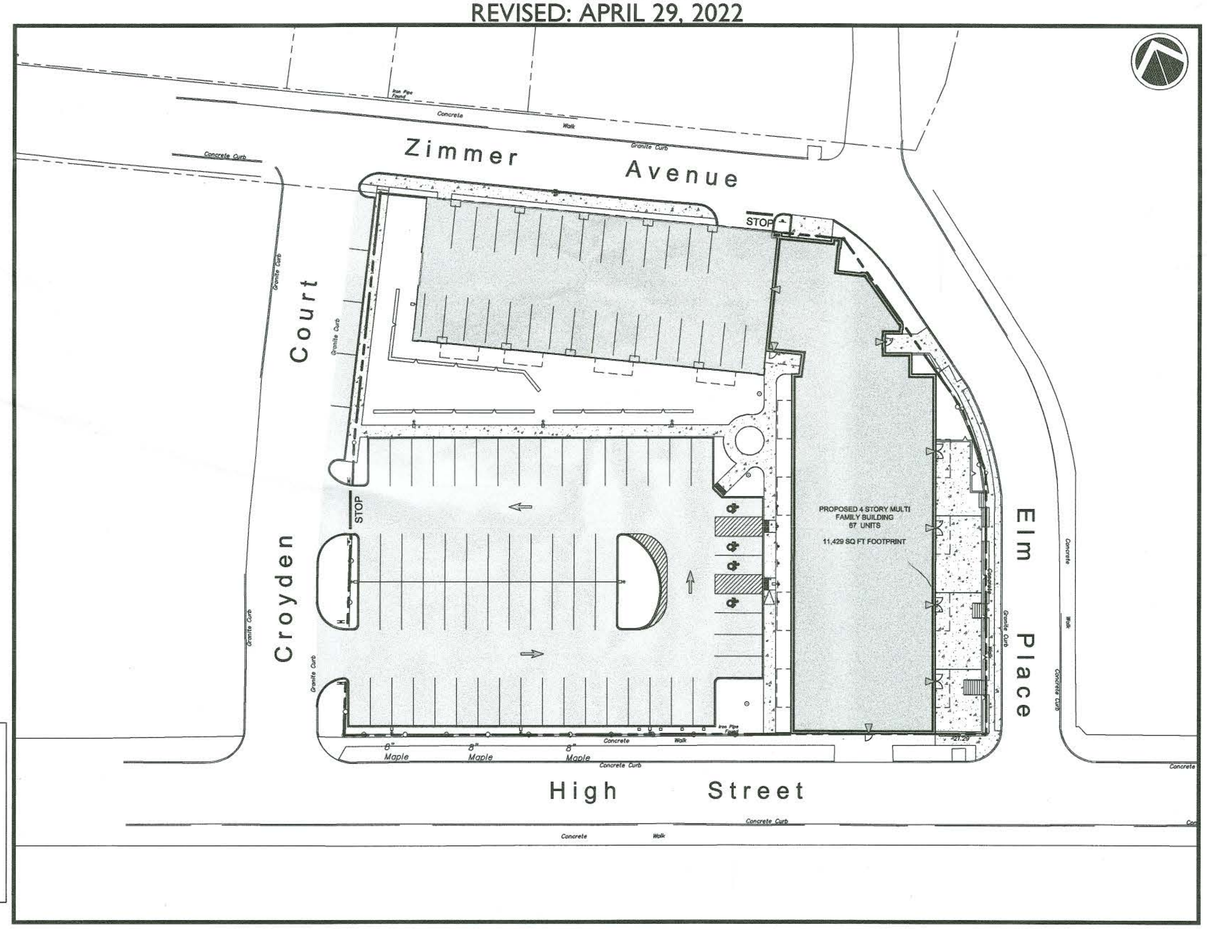
VICINITY MAP

SCALE: 1"=200'



LOCATION MAP

SCALE: 1"=500'



OVERALL SITE PLAN

SCALE: 1"=30'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
DM-1	DEMOLITION PLAN
SP-1	SITE PLAN
SP-2	SITE PLAN (OAKLEY)
SG-1	SITE GRADING PLAN
SD-1	SITE DRAINAGE PLAN
UT-1	SITE UTILITIES
UT-2	SITE UTILITIES (N. HAMILTON)
EC-1	EROSION AND SEDIMENTATION CONTROL PLAN
LL-1	LANDSCAPE PLAN
LP-1	LIGHTING PLAN
TT-1	TRUCK TURNING PLAN
NS-1	NOTES SHEET
DN-1	SITE /DETAILS
DN-2	SANITARY DETAILS
DN-3	WATER DETAILS
DN-4	STORMWATER DETAILS
DN-5	EROSION CONTROL DETAILS
W1	WATERMAIN INSTALLATION PLAN
W2	WATERMAIN INSTALLATION PLAN
SHEET 8	GENERAL PLAN AND ELEVATION
SHEET 9	WATERLINE SUPPORT DETAILS
SHEET 7	MAINTENANCE AND PROTECTION OF TRAFFIC

PER CHIEF JOSEPH:
1) THE FDC BE LOCATED AT/NEAR THE FRONT DOOR ON HIGH STREET; AND
2) THE KNOX BOX BE LOCATED AT THE FRONT DOOR ON HIGH STREET

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5730

www.lrcconsult.com

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

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

STATE OF NEW YORK — RODNEY E. MORRISON — 074194 — LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194

ARCHITECT:

QPK DESIGN LLP
ARCHITECTURE
ENGINEERING
SITE & PLANNING

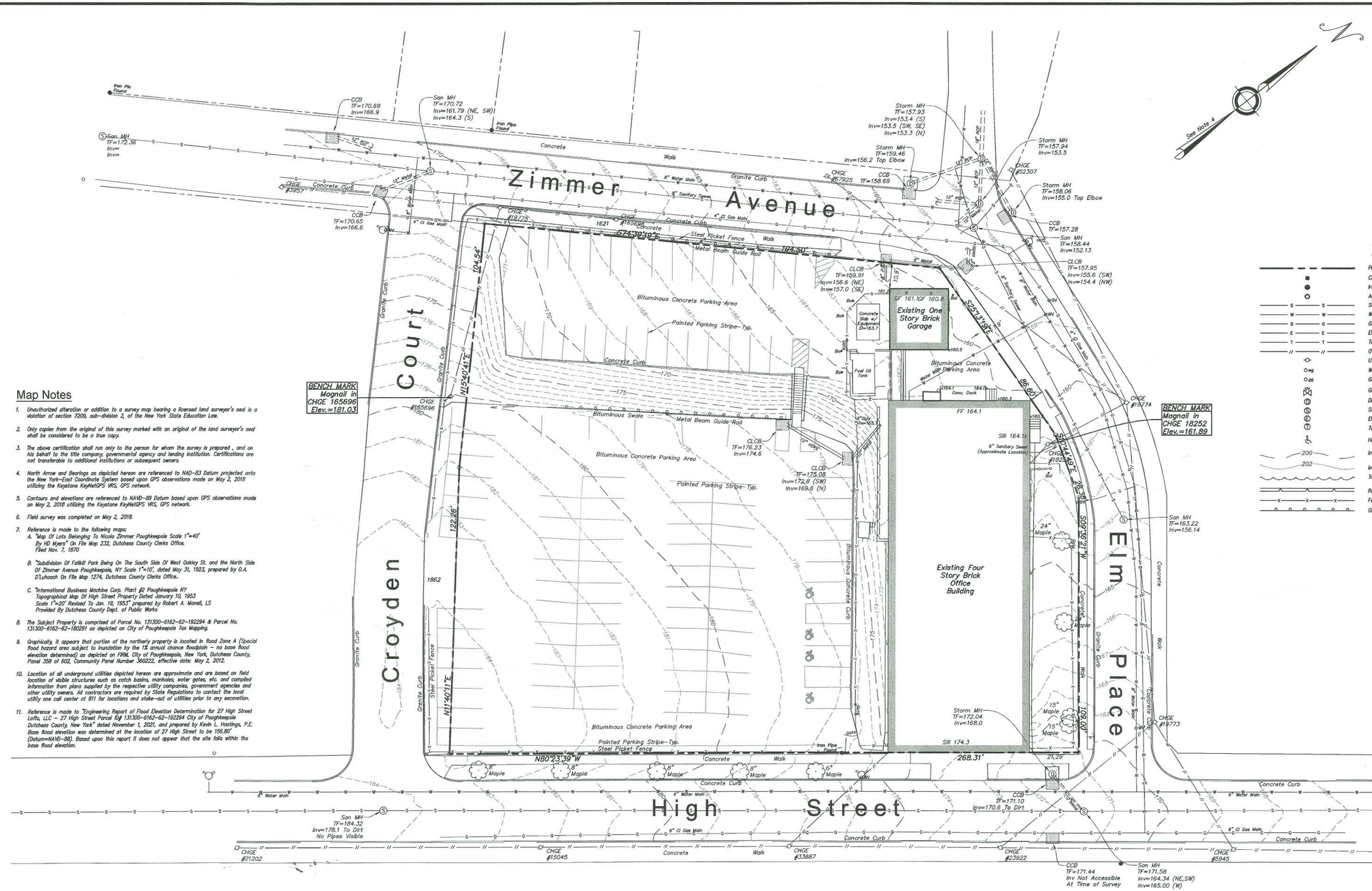
OWNER / APPLICANT:

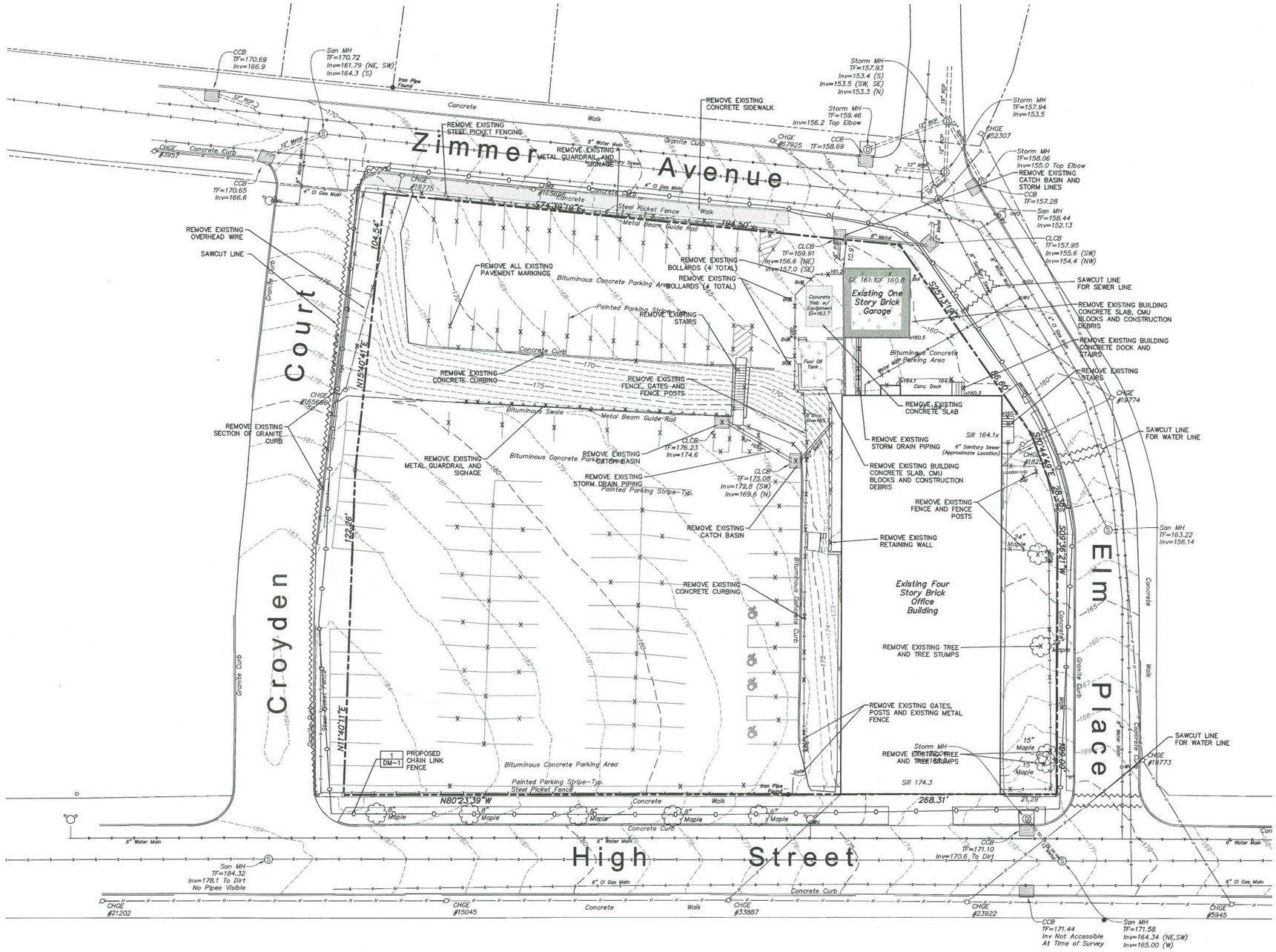
27 HIGH STREET LOFTS, LLC
PO BOX 792
POUGHKEEPSIE, NY 12601

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: 2021-015
PROJECT NAME: 27 HIGH STREET LOFTS
PROJECT LOCATION: 27 HIGH STREET
APPLICANT: PAGE PARK ASSOCIATES
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE 19 DAY OF OCTOBER, 2021
PLANNING CHAIR: MARJORIE SMITH, ACTING
DESIGNEE: [signature] 7/1/22
DATE SIGNED:
CONDITION(S)
APPLICANT TO RETURN TO PLANNING BOARD FOR APPROVAL OF PARKING WAIVER ARRANGEMENTS WHEN FINALIZED.

FIRE CHIEF [signature] 6/29/22
POLICE CHIEF [signature] 7-1-22
BUILDING INSPECTOR [signature] for 6/28/2022
CITY ENGINEER [signature] 6/28/22
COMMISSIONER OF PUBLIC WORKS

X:\JOBS\Jobs 2018\18-2277-Page Park - High Street\DWG\CV1822707.dwg 4/29/2022 12:43 PM SCurran


Zimmer Avenue
Croyden Court
Elm Place
High Street
BENCH MARK
Magnail in
CHGE #165696
Elev.=181.03
BENCH MARK
Magnail in
CHGE 18252
Elev.=161.89
Existing One Story Brick Garage
Existing Four Story Brick Office Building
Bituminous Concrete Parking Area
Painted Parking Stripe-Typ.
Bituminous Swale
Metal Beam Guide Rail
Steel Picket Fence
Concrete Curb
Granite Curb
Concrete Walk
Steel Picket Fence
Gate
Fuel Oil Tank
Concrete Slab w/ Equipment
Water Gate
Gas Valve
Iron Pin Found
Iron Pipe Found
CCB TF=170.69 Inv=166.9
San MH TF=170.72 Inv=161.79 (NE, SW) Inv=164.3 (S)
San MH TF=172.36
CCB TF=170.65 Inv=166.6
CHGE #3957
CHGE #19775
CHGE #165696
CHGE #19774
CHGE #19773
CHGE #21202
CHGE #15045
CHGE #33887
CHGE #23922
CHGE #5945
CHGE #5944
CHGE #18252
CHGE #52307
CHGE #67925
CLCB TF=169.91 Inv=156.6 (NE) Inv=157.0 (SE)
CLCB TF=176.23 Inv=174.6
CLCB TF=175.08 Inv=172.8 (SW) Inv=169.6 (N)
CLCB TF=157.95 Inv=155.6 (SW) Inv=154.4 (NW)
CCB TF=158.69
CCB TF=157.28
CCB TF=171.10 Inv=170.6 To Dirt
CCB TF=171.44 Inv Not Accessible At Time of Survey
Storm MH TF=157.93 Inv=153.4 (S) Inv=153.5 (SW, SE) Inv=153.3 (N)
Storm MH Inv=156.2 Top Elbow
Storm MH TF=159.46
Storm MH TF=157.94 Inv=153.5
Storm MH TF=158.06 Inv=155.0 Top Elbow
Storm MH TF=172.04 Inv=168.0
San MH TF=158.44 Inv=152.13
San MH TF=163.22 Inv=156.14
San MH TF=171.58 Inv=164.34 (NE,SW) Inv=165.00 (W)
San MH TF=184.32 Inv=178.1 To Dirt No Pipes Visible
Sill 164.1x
Sill 174.3
FF 164.1
Concrete Dock 164.1
6" Sanitary Sewer (Approximate Location)
Bituminous Concrete Parking Area
Concrete Walk
Concrete Curb
Granite Curb
Steel Picket Fence
Metal Beam Guide Rail
Steel Picket Fence
Gate
Iron Pipe Found
Water Gate
Gas Valve
Concrete Slab w/ Equipment
Fuel Oil Tank
Concrete Dock
Bituminous Swale
Bituminous Concrete Parking Area
Painted Parking Stripe-Typ.
Bituminous Concrete Parking Area
Painted Parking Stripe-Typ.
Steel Picket Fence
Concrete Walk
Concrete Curb
Granite Curb
Concrete Curb

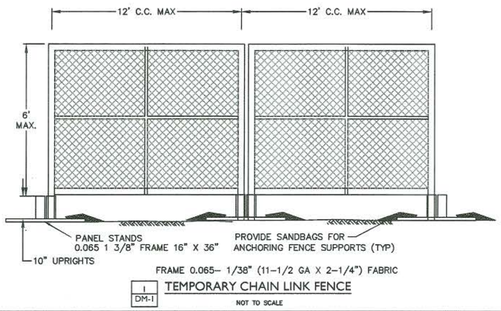


DEMOLITION NOTES:

1. CONTRACTOR SHALL NOTIFY "DIG SAFELY NEW YORK" AT 1-800-962-7692 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UFPO CODE RULE 53, 16 NYCRR PART 753.
2. ANY ITEM THAT MAY CONFLICT WITH SITE DEVELOPMENT AND IS NOT IDENTIFIED ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGN ENGINEER AS SOON AS POSSIBLE.
3. ADDITIONAL UNDERGROUND FACILITIES MAY BE PRESENT WITHIN THE LIMITS OF THE PROPOSED WORK. THE CONTRACTOR SHALL CONTACT ANY AND ALL PERSONNEL RESPONSIBLE FOR DETERMINING THE LOCATIONS.
4. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
5. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
6. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
7. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
8. WHEN DISTURBED, EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND AND IN ACCORDANCE WITH THE REQUIREMENTS OR THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION. ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
9. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
12. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
13. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
14. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
15. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
16. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
17. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
18. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
19. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
20. CONDUCT SELECTIVE DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH WORK.
21. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
22. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, OR POLLUTION.
23. REMOVE, TRANSPORT AND REMOVE DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND MEET ALL APPROPRIATE DISPOSAL AND TRUCKING LAWS.
24. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
25. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
26. NO BLASTING IS PROPOSED FOR THE PROJECT.
27. A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
28. IF ANY STORM DRYWELLS OR PREVIOUSLY UNIDENTIFIED UNDERGROUND STRUCTURES ARE IDENTIFIED AND EXHIBIT A SEWAGE/SEPTIC ODOR NOTIFY SITE ENGINEER AND TREAT AS SANITARY WASTE FOR DISPOSAL.

DEMOLITION LEGEND:

- X X X X X X X — ITEM(S) TO BE REMOVED
- BUILDING / STRUCTURE TO BE REMOVED
- PAVEMENT / CONCRETE WALK TO BE REMOVED
- APPROXIMATE SAWCUT LINE



1 DM-1 TEMPORARY CHAIN LINK FENCE

NOT TO SCALE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK RODNEY E MORRISON LICENSED PROFESSIONAL ENGINEER 074184

#	Date	Revisions
2.	2021-08-06	REVISED PER COMMENTS
3.	2021-09-10	REVISED PER COMMENTS
4.	2021-09-28	REVISED PER COMMENTS
5.	2021-11-08	SUBMITTED FOR SIGNATURES
6.	2021-04-29	SUBMITTED FOR SIGNATURES

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

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.601.5720

www.lrcconsult.com

LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

DEMOLITION PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DM18227701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	DM-1
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	1"=20'	

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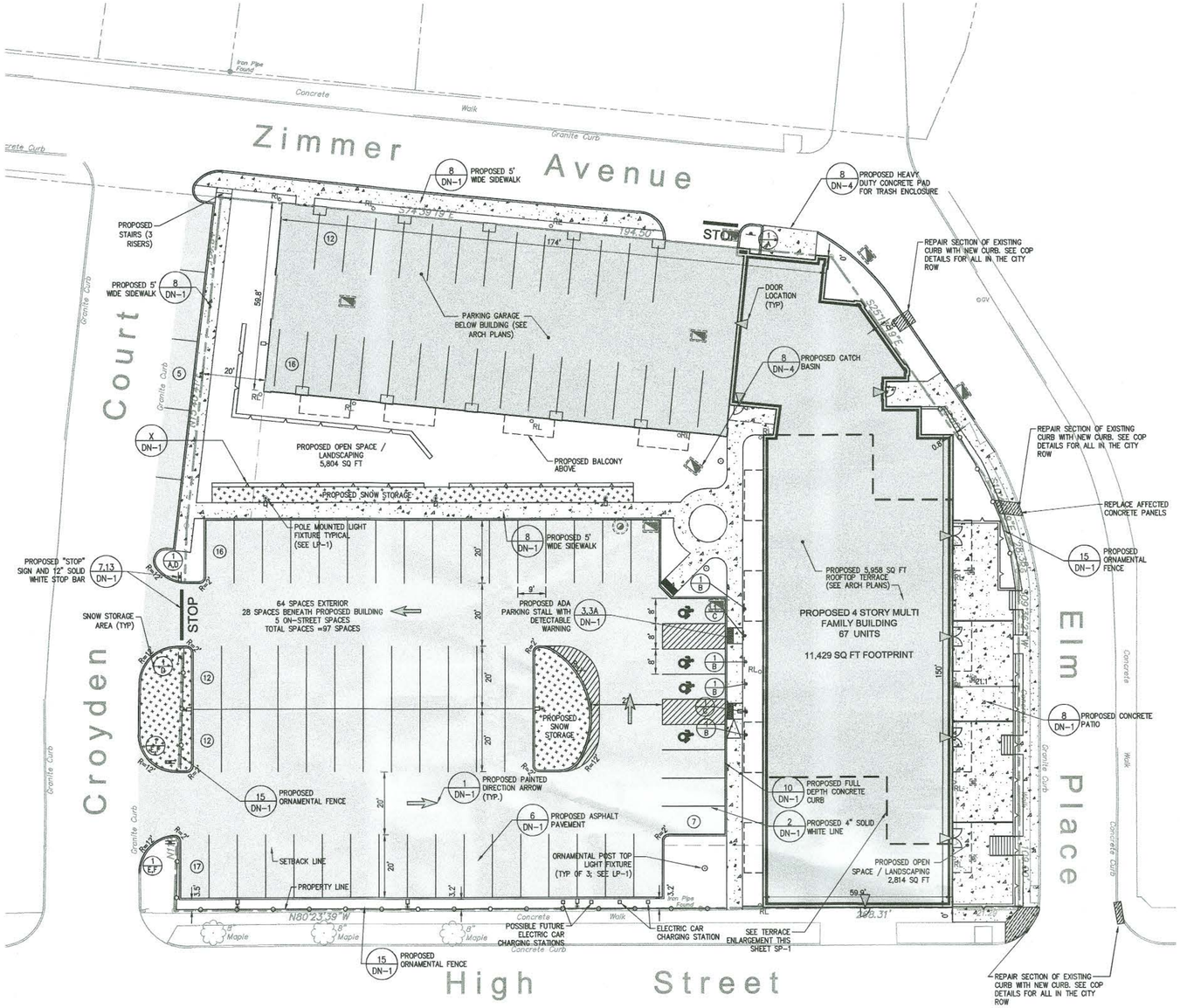
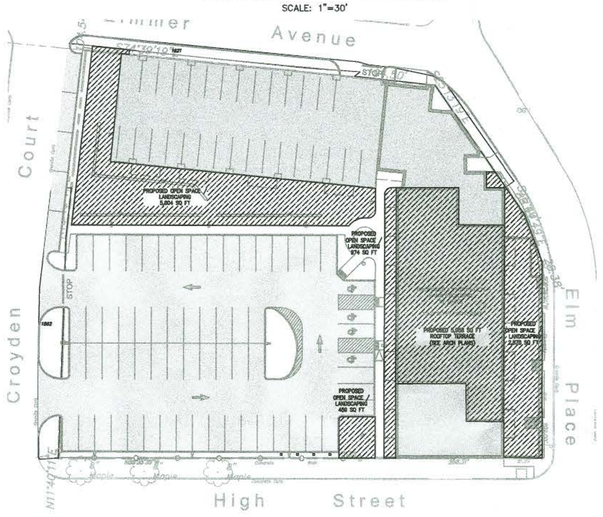


TERRACE ENLARGEMENT

SCALE: 1"=30'



OPEN SPACE PLAN

SCALE: 1"=40'

SUMMARY CHART

ZONING INFORMATION	
PARCEL SIZE	1.234 ACRES
TAX MAP IDENTIFICATION	6162-62-192294 & 6162-62-180291
PROPOSED ZONING DISTRICT	R-4 (MEDIUM HIGH DENSITY RESIDENCE)
PROPOSED USE	RESIDENTIAL USE

ZONING SUMMARY

ITEM	REQUIRED R-4	PROPOSED
MINIMUM LOT AREA	3.38 ACRES (1)	1.234 ACRES *
MINIMUM LOT WIDTH	30 FEET	194.50 FEET
MINIMUM FRONT YARD	20 FEET	0 FT **
MINIMUM SIDE YARD	35.2 (2)	0.6 FT *
SIDE YARD (OTHER SIDE)	NONE REQUIRED	20'
MINIMUM REAR YARD	32.5 (2)	0 FT *
MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FEET	4 STORIES, 65.5 FT *
MAXIMUM LOT COVERAGE	40%	37.6%
USABLE OPEN SPACE	0.433 (3)	0.232 (GROUND AREA) 0.204 (BUILDING AREA) 0.436 (TOTAL)
FLOOR AREA RATIO (FAR)	NONE REQUIRED	1.48

* VARIANCE REQUIRED, ** EXISTING NON CONFORMING

(1) MINIMUM LOT AREA

EFFICIENCY UNIT/
4-LIVE WORK=2,200 SF EACH (4X2,200=8,800 SF)
21 ONE BEDROOM UNIT=2,200 SF EACH (21X 2,200=46,200 SF)
42 ONE BEDROOM WITH DEN=2,200 SF EACH (42X 2,200=92,400 SF)
TOTAL LOT AREA REQUIRED 147,400 SF OR 3.38 ACRES

(2) SIDE / REAR YARDS

DISTANCE FROM STRUCTURE TO THE PROPERTY LINE=1/2 THE HEIGHT OF THE STRUCTURE CLOSEST TO THE PROPERTY LINE OR 15', WHICHEVER IS GREATER
1/2 OF 65.5=32.5 FT

(3) REQUIRED OPEN SPACE

ONE BEDROOM UNIT=300 SF EACH (63X300=18,900 SF)
TOTAL OPENS SPACE REQUIRED 18,900 SF OR 0.433 ACRES

PARKING SUMMARY CHART

PARCEL SIZE	1.234 ACRES
TAX MAP IDENTIFICATION	6162-62-192294 & 6162-62-180291

PARKING SUMMARY

ITEM	REQUIRED	PROVIDED
PARKING REQUIREMENTS: 1 PER LIVE / WORK 1.5 PER ONE BEDROOM VISITOR PARKING (1x4 WORK UNITS + 1.5x63 ONE BEDROOM UNITS)	108 REQUIRED	28 SPACES UNDER BLDG 64 EXTERIOR SPACES 5 ON-STREET SPACES 97 TOTAL SPACES
HANDICAP SPACES	4 REQUIRED *	4
MIN. PARKING DIMENSIONS	9'x20'	9'x20'
MIN. AISLE WIDTH (ONE WAY TRAFFIC)	20'	20' (ONE WAY)

* PER ADA TABLE 208.2

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SNOW STORAGE AREA
- PROPOSED CONCRETE CURB
- PROPOSED SIGN

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	2
B	RESERVED PARKING	4
C	NO PARKING ANYTIME	2
D	DO NOT ENTER	2
E	ONE WAY	2
F	ONE WAY	2

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

SIGNS

SIGN LEGEND No.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
074104
LICENSED PROFESSIONAL ENGINEER

No.	Date:	Revisions
1	2021-08-06	REVISED PER COMMENTS
2	2021-09-10	REVISED PER COMMENTS
3	2021-09-28	REVISED PER COMMENTS
4	2021-12-08	SUBMITTED FOR SIGNATURES
5	2021-04-29	SUBMITTED FOR SIGNATURES
6		

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

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.681.5730

www.lrcconsult.com
LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

SITE PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SP18227701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	SP-1
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	1"=20'	

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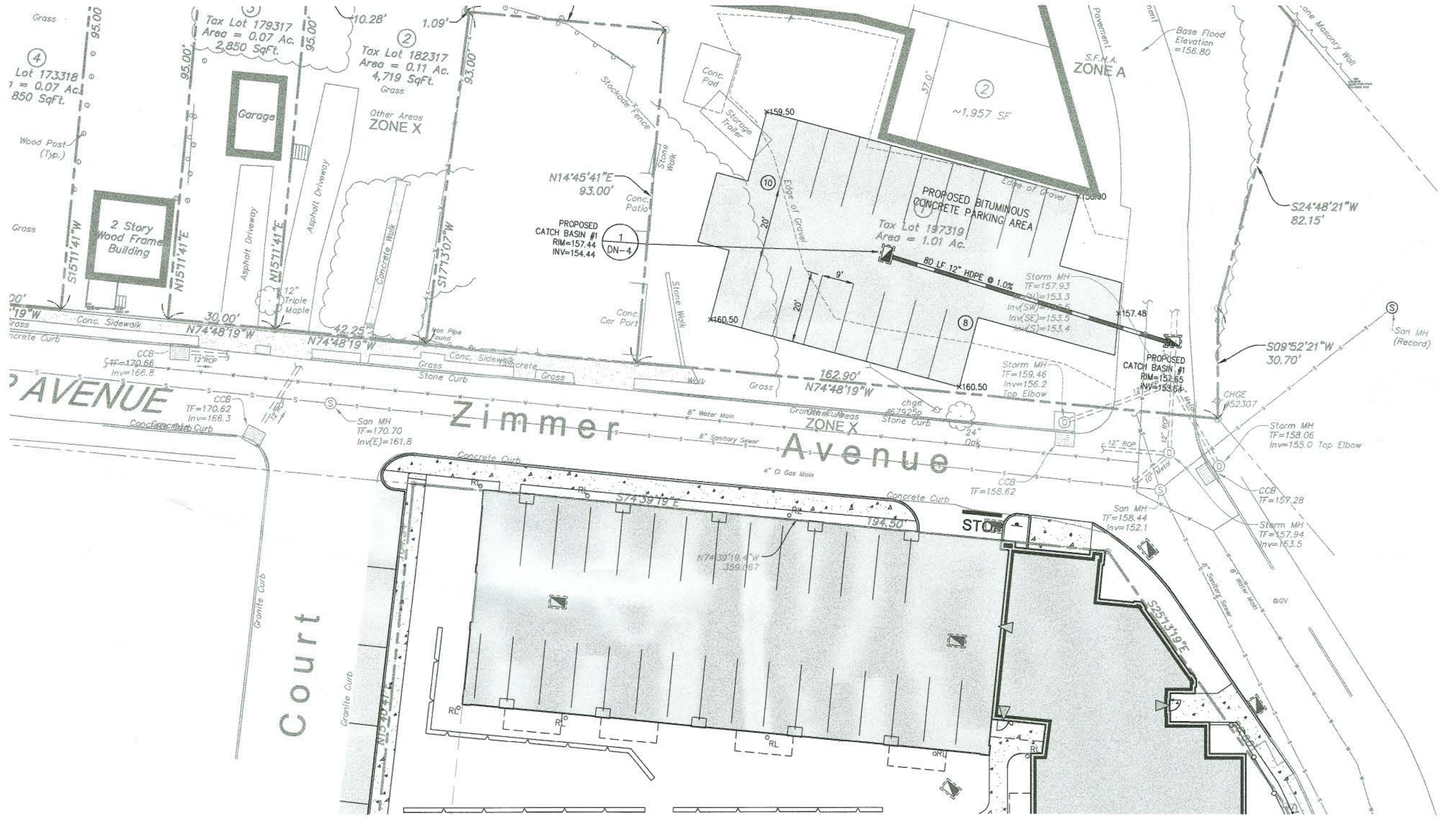
Tax Lot 179317
Area = 0.07 Ac.
2,850 SqFt.
Tax Lot 182317
Area = 0.11 Ac.
4,719 SqFt.
Lot 173318
= 0.07 Ac.
850 SqFt.
Garage
2 Story
Wood Frame
Building
Other Areas
ZONE X
Grass
Wood Post
(Typ.)
Asphalt Driveway
Concrete Walk
Stockade Fence
Conc. Patio
Conc. Car Port
Stone Wall
Conc. Pad
Storage Trailer
Edge of Gravel
PROPOSED BITUMINOUS
CONCRETE PARKING AREA
Tax Lot 197319
Area = 1.01 Ac.
~1,957 SF
S.F.H.A.
ZONE A
Base Flood
Elevation
=156.80
Stone Masonry Wall
PROPOSED
CATCH BASIN #1
RIM=157.44
INV=154.44
DN-4
80 LF 12" HDPE @ 1.0%
Storm MH
TF=157.93
Inv(W)=153.3
Inv(SW)=153.3
Inv(SE)=153.5
Inv(E)=153.4
PROPOSED
CATCH BASIN #1
RIM=153.85
INV=153.04
Storm MH
TF=159.46
Inv=156.2
Top Elbow
Storm MH
TF=158.06
Inv=155.0 Top Elbow
CCB
TF=157.28
Storm MH
TF=157.94
Inv=153.5
San MH
TF=158.44
Inv=152.1
CCB
TF=158.62
CCB
TF=170.66
Inv=166.8
CCB
TF=170.62
Inv=166.3
San MH
TF=170.70
Inv(E)=161.8
CHGE
#52307
Zimmer Avenue
Court
Concrete Curb
Granite Curb
Conc. Sidewalk
Stone Curb
Granite Curbing
12" RCP
8" Water Main
8" Sanitary Sewer
4" D. Gas Main
24" Oak
S74°39'19"E
194.50'
N74°39'19.4"W
359.067'
RL
GRILL
STOR
S25°31'19"E
N14°45'41"E
93.00'
S15°11'41"W
95.00'
N15°11'41"E
95.00'
S17°30'7"W
93.00'
10.28'
1.09'
30.00'
42.25'
N74°48'19"W
162.90'
N74°48'19"W
S24°48'21"W
82.15'
S09°52'21"W
30.70'
x159.50
x160.50
x157.48
x160.50
12" Triple
Maple
Iron Pipe
Found
Edge of Gravel
Power Pole
Guy Wire
Fence
Sewer MH
Gate
Valve
Hydrant
Bollard
Light Pole
Sign
Curb Inlet
Catch Basin
Drain Inlet
Flared End
Section
Manhole
Utility Pole
Guy Anchor
Transformer
Electric Box
Telephone Box
Cable TV Box
Gas Valve
Gas Meter
Water Meter
Water Valve
Water Box
Monitoring Well
Sign
Mailbox
Bench
Trash Can
Bollard
Light
Flag Pole
Tree
Shrub
Deciduous Tree
Coniferous Tree
Hedge
Brush
Rock Outcrop
Boulder
Retaining Wall
Stone Wall
Fence
Guide Rail
Edge of Woods
Edge of Water
Top of Bank
Toe of Slope
Contour
Index Contour
Intermediate Contour
Depression Contour
Swale
Ditch
Spot Elevation
Survey Control Point
Property Line
Adjoining Property Line
Easement
Right-of-Way
Centerline
Setback
Limit of Disturbance
Limit of Work
Silt Fence
Hay Bale
Inlet Protection
Construction Entrance
Stabilized Construction Entrance
Rip-Rap
Erosion Control Blanket
Turbidity Curtain
Test Pit
Test Boring
Percolation Test
Benchmark
Sheet Flow
Shallow Concentrated Flow
Channel Flow
Flow Direction
Overland Flow Path
Building Addition
Existing Building
Proposed Building
Existing Pavement
Proposed Pavement
Existing Gravel
Proposed Gravel
Existing Concrete
Proposed Concrete
Existing Impervious Area
Proposed Impervious Area
Existing Lawn / Grass
Proposed Lawn / Grass
Existing Meadow
Proposed Meadow
Existing Landscaping
Proposed Landscaping
Existing Woods
Proposed Woods
Existing Wetland
Proposed Wetland
Existing Pond
Proposed Pond
Existing Stream
Proposed Stream
Existing Rock Outcrop
Proposed Rock Outcrop
Existing Boulder
Proposed Boulder
Existing Retaining Wall
Proposed Retaining Wall
Existing Stone Wall
Proposed Stone Wall
Existing Fence
Proposed Fence
Existing Guide Rail
Proposed Guide Rail
Existing Edge of Woods
Proposed Edge of Woods
Existing Edge of Water
Proposed Edge of Water
Existing Top of Bank
Proposed Top of Bank
Existing Toe of Slope
Proposed Toe of Slope
Existing Contour
Proposed Contour
Existing Index Contour
Proposed Index Contour
Existing Intermediate Contour
Proposed Intermediate Contour
Existing Depression Contour
Proposed Depression Contour
Existing Swale
Proposed Swale
Existing Ditch
Proposed Ditch
Existing Spot Elevation
Proposed Spot Elevation
Existing Survey Control Point
Proposed Survey Control Point
Existing Property Line
Proposed Property Line
Existing Adjoining Property Line
Proposed Adjoining Property Line
Existing Easement
Proposed Easement
Existing Right-of-Way
Proposed Right-of-Way
Existing Centerline
Proposed Centerline
Existing Setback
Proposed Setback
Existing Limit of Disturbance
Proposed Limit of Disturbance
Existing Limit of Work
Proposed Limit of Work
Existing Silt Fence
Proposed Silt Fence
Existing Hay Bale
Proposed Hay Bale
Existing Inlet Protection
Proposed Inlet Protection
Existing Construction Entrance
Proposed Construction Entrance
Existing Stabilized Construction Entrance
Proposed Stabilized Construction Entrance
Existing Rip-Rap
Proposed Rip-Rap
Existing Erosion Control Blanket
Proposed Erosion Control Blanket
Existing Turbidity Curtain
Proposed Turbidity Curtain
Existing Test Pit
Proposed Test Pit
Existing Test Boring
Proposed Test Boring
Existing Percolation Test
Proposed Percolation Test
Existing Benchmark
Proposed Benchmark
Existing Sheet Flow
Proposed Sheet Flow
Existing Shallow Concentrated Flow
Proposed Shallow Concentrated Flow
Existing Channel Flow
Proposed Channel Flow
Existing Flow Direction
Proposed Flow Direction
Existing Overland Flow Path
Proposed Overland Flow Path
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GRADING AND DRAINAGE NOTES

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.

LEGEND

- PROPOSED ASPHALT
- X 162 — PROPOSED SPOT ELEVATION
- 162 — PROPOSED MINOR CONTOUR LINE
- 160 — PROPOSED MAJOR CONTOUR LINE

PROPOSED 4 STORY MULTI FAMILY BUILDING
67 UNITS
11,429 SQ FT FOOTPRINT

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
97418

#	Date	Revisions
2.	2021-08-06	REVISED PER COMMENTS
3.	2021-09-10	REVISED PER COMMENTS
4.	2021-09-28	REVISED PER COMMENTS
5.	2021-12-08	SUBMITTED FOR SIGNATURES
6.	2021-04-29	SUBMITTED FOR SIGNATURES

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

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5730

www.lrcconsult.com

LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

SITE GRADING PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SG18227701.dwg
Drawn	SMC	Project No.	18-2277
Checked	KFC	Date	2021-04-02
Approved	REM	Scale	1"=20'

Sheet No. SG-1

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GRADING AND DRAINAGE NOTES

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.
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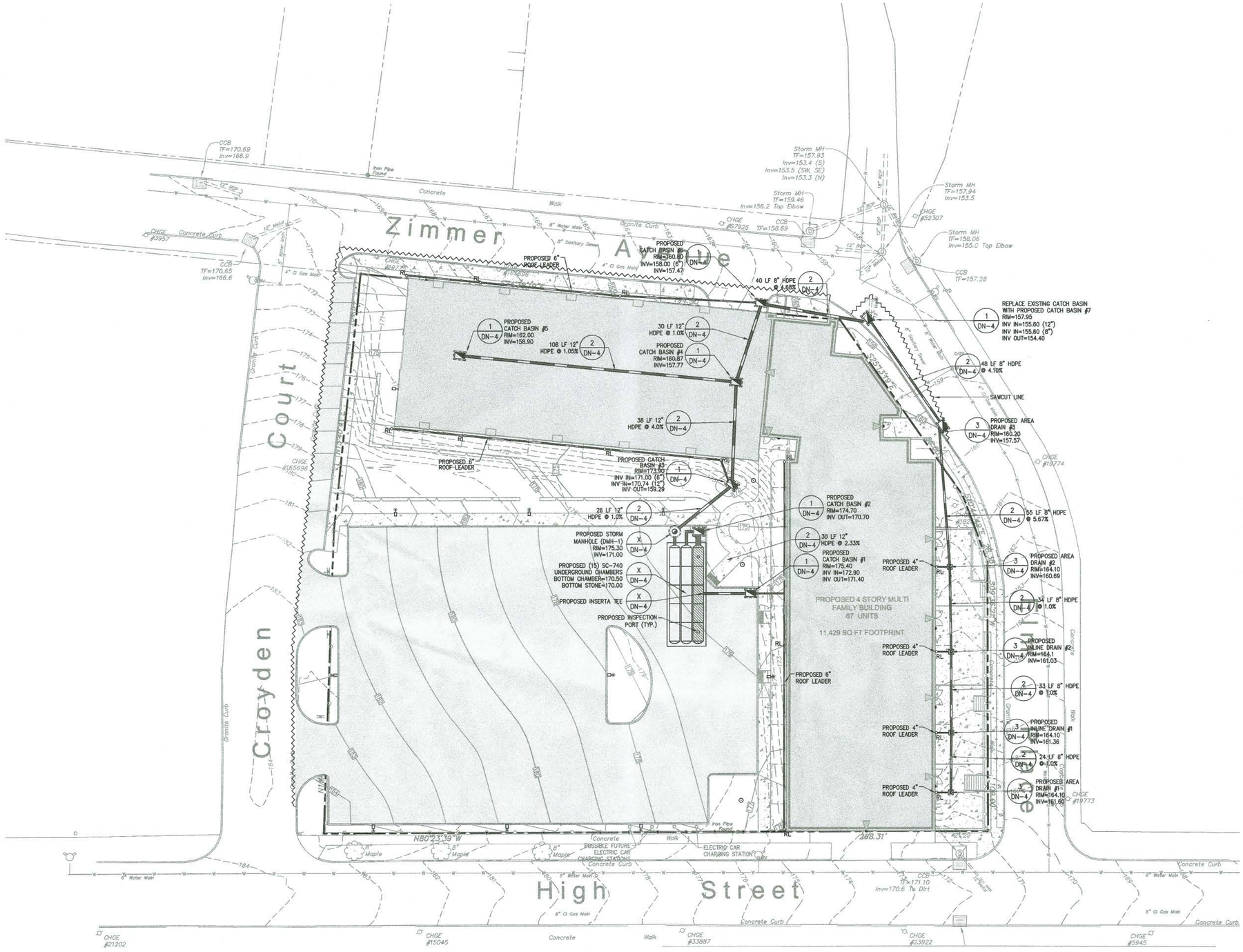
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

LEGEND

- PROPOSED ASPHALT
- PROPOSED STORM LINE
- PROPOSED YARD DRAIN
- PROPOSED CATCH BASIN



GRAPHIC SCALE
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SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
074184
LICENSED PROFESSIONAL ENGINEER

No.	Date	Revisions
6.	2021-04-29	SUBMITTED FOR SIGNATURES
5.	2021-12-08	SUBMITTED FOR SIGNATURES
4.	2021-05-28	REVISED PER COMMENTS
3.	2021-05-10	REVISED PER COMMENTS
2.	2021-04-06	REVISED PER COMMENTS
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85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd., Suite 400
Mahwah, NJ 07495
Tel:908.603.5730

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Land Resource Consultants, Inc.

SITE DRAINAGE PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SD18227701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	SD-1
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	1"=20'	

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CONTRACTOR NOTE

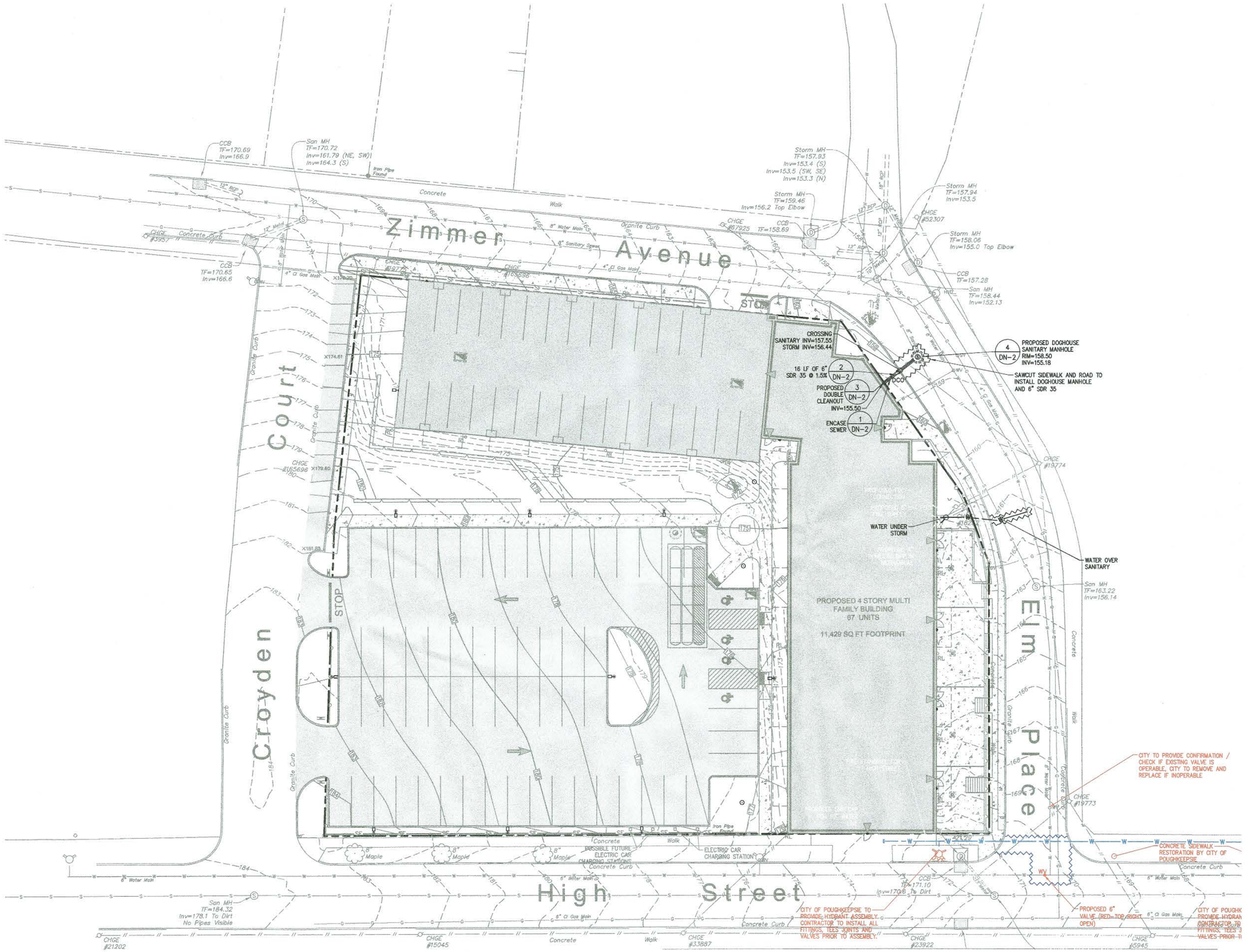
1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.

NOTE

1. SEE UT-2 FOR WATER CONNECTION INFORMATION TO NORTH HAMILTON STREET.

LEGEND

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- PROPOSED SAWCUT LINE
- DCO — PROPOSED DOUBLE SANITARY CLEANOUT
- FDC — PROPOSED FIRE DEPARTMENT CONNECTION
- WV — PROPOSED GATE VALVE
- HYD — PROPOSED FIRE HYDRANT



GRAPHIC SCALE
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STATE OF NEW YORK
ROBNEY E MORRISON
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074184

No.	Date	Revisions
1.	2021-08-04	REVISED PER COMMENTS
2.	2021-09-10	REVISED PER COMMENTS
3.	2021-10-28	REVISED PER COMMENTS
4.	2021-12-08	SUBMITTED FOR SIGNATURES
5.	2021-04-25	SUBMITTED FOR SIGNATURES
6.		

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85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

160 West Street, Suite E
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1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.601.5760

www.lrcconsult.com

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UTILITIES PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	UT18227701.dwg
Drawn	SMC	Project No.	18-2277
Checked	KFC	Date	2021-04-02
Approved	REM	Scale	1"=20'

Sheet No. UT-1

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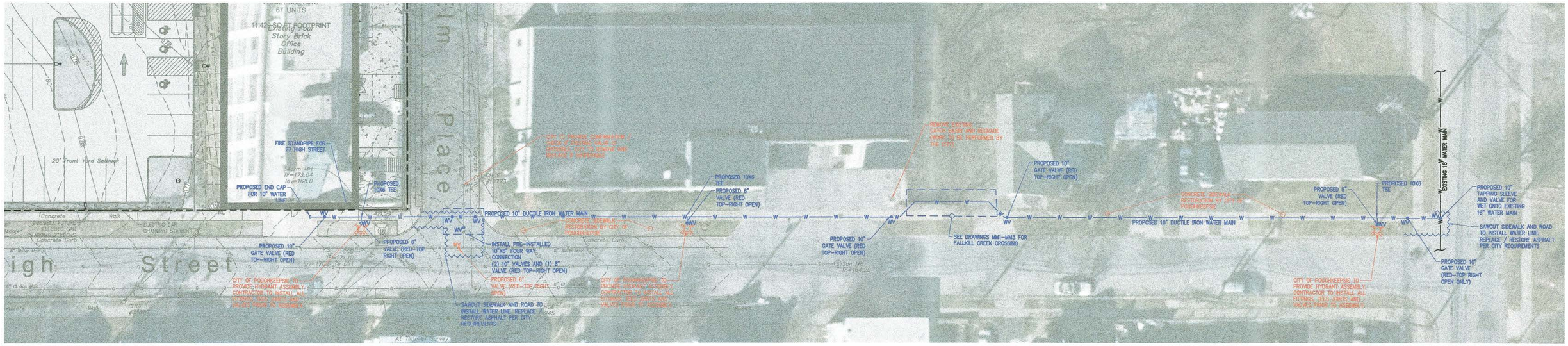

COLOR LEGEND:

RED–DENOTES WORK TO BE PERFORMED BY THE CITY OF POUGHKEEPSIE

WHITE–DENOTES WORK TO BE PERFORMED BY THE OWNER / APPLICANT

CONTRACTOR NOTE

1. REFER TO CITY DETAILS FOR WORK WITHIN THE CITY ROW.
2. APPLICANT WILL BACKFILL PIPE AND THE CITY WILL REPLACE AND CURBS WHERE APPLICABLE
3. REFER TO [PLAN SHEETS MM1–MM3 FOR CROSSING DETAILS AND ADDITIONAL INFORMATION

GRAPHIC SCALE
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SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
071164
LICENSED PROFESSIONAL ENGINEER

#	Date	Revisions
2.	2021-08-06	REVISED PER COMMENTS
3.	2021-09-10	REVISED PER COMMENTS
4.	2021-09-28	REVISED PER COMMENTS
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www.lrcconsult.com
LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

UTILITIES PLAN (N. HAMILTON)

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	UT18227702.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	UT-2
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	1"=20'	

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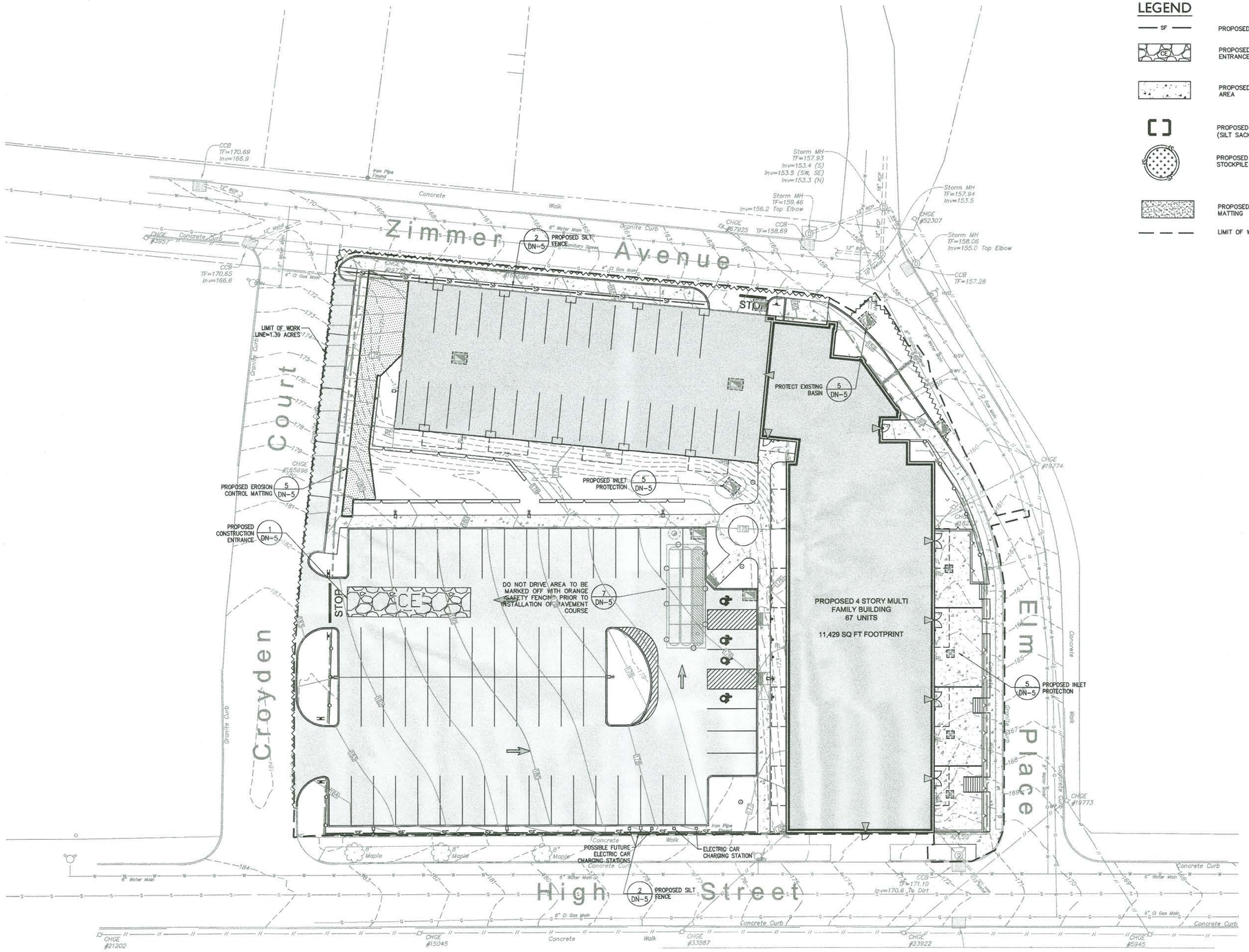

LEGEND

- SF — PROPOSED SILT FENCE
- CE — PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED INLET PROTECTION (SILT SACKS)
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE
- PROPOSED EROSION CONTROL MATTING
- LIMIT OF WORK LINE

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.

2. HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.

4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.

5. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.

7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

8. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT AND DEBRIS ARE NOT BEING TRACKED ONTO ANY PUBLIC ROADWAY.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVERED WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1B) WHICH IS AS FOLLOWS:

SPECIES (% by weight)	Pure Live Seed Values lbs/1000SF	lbs/acre
15% fine fescue	2.0 – 2.6	85 – 114
20% perrenial ryegrass	0.6 – 0.8	26 – 35
65% kentucky bluegrass blend	0.4 – 1.6	19 – 26
	3.0 – 4.0	130 – 175

TEMPORARY VEGETATIVE STABILIZATION

1. ESTABLISHMENT OF TEMPORARY STANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED DOWN IMMEDIATELY. THIS WILL TEMPORARILY STABILIZE THE SOIL WITH A VEGETATIVE COVER THAT WILL PREVENT DAMAGE FROM WIND AND WATER EROSION AND SEDIMENTATION.

2. INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED OR COVERED BY MULCH WITHIN 7 DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET.

3. OPERATIONS AND MAINTENANCE: INSPECT SEEDED AREA AT LEAST ONCE A WEEK FOR SEED AND MULCH MOVEMENT AND RILL EROSION. WHERE SEED HAS MOVED OR WHERE SOIL EROSION HAS OCCURRED, DETERMINE CAUSE OF THE FAILURE. BIRD FEEDING MAY BE A PROBLEM IF MULCH WAS APPLIED TOO THINLY TO PROTECT SEED. RE-SEED AND RE-MULCH. IF MOVEMENT WAS A RESULT OF WIND, REPAIR EROSION DAMAGE, REAPPLY SEED, MULCH AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED RUNOFF, INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT, REPAIR EROSION DAMAGE, RE-SEED AND RE-APPLY MULCH WITH ANCHORING OR USE EROSION CONTROL BLANKET.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
073104
LICENSED PROFESSIONAL ENGINEER

No.	Date	Revisions
1.	2021-08-06	REVISED PER COMMENTS
2.	2021-09-10	REVISED PER COMMENTS
3.	2021-09-28	REVISED PER COMMENTS
4.	2021-12-08	SUBMITTED FOR SIGNATURES
5.	2021-04-29	SUBMITTED FOR SIGNATURES
6.		

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

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.601.3709

www.lrcconsult.com

LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

EROSION AND SEDIMENTATION CONTROL PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	EC18227701.dwg
Drawn	SMC	Project No.	18-2277
Checked	KFC	Date	2021-04-02
Approved	REM	Scale	1"=20'

Sheet No. EC-1

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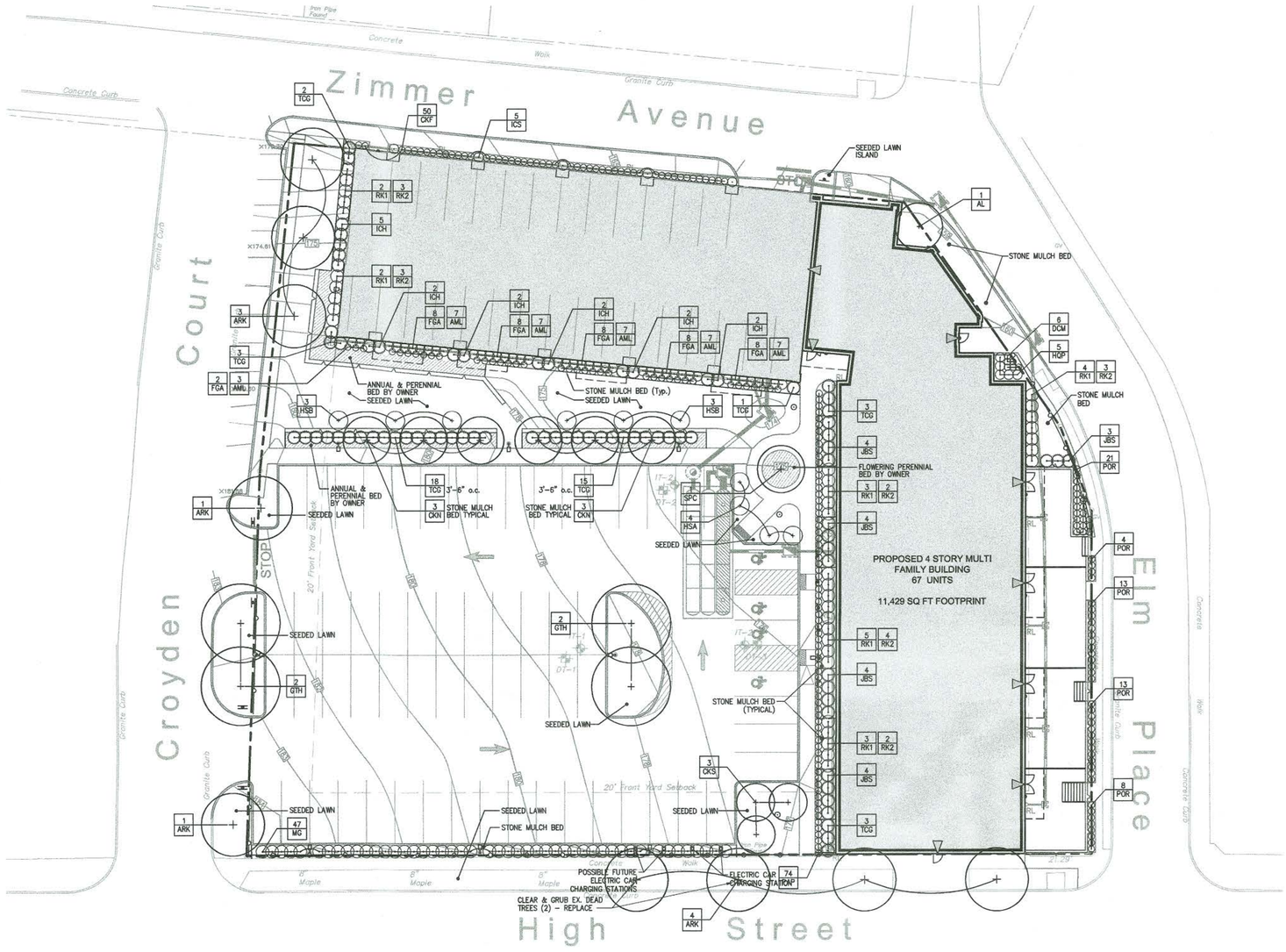


PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN FOR ALL OTHER INFORMATION.
2. 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.
3. 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.
4. ALL TREE AND SHRUB RINGS OR BEDS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. LAWN SEEDING MIXTURE:

    15% KENTUCKY BLUEGRASS (POA PRATENSIS – SINGLE VARIETY)
    15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    30% CREEPING RED FESCUE (FESTUCA RUBRA)
    25% CHEWINGS FESCUE (FESCTUCA 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).

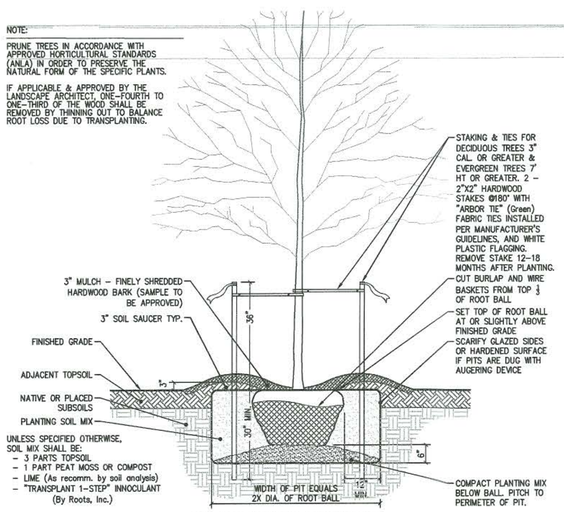
    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
11. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

PLANT LIST:

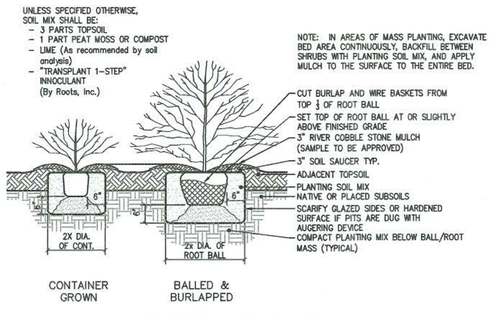
	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	AL	1	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	B&B	8–10' ht.	35' ht.	Multi-stem Tree Form
	ARK	9	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow oval crown
	CKN	6	CORNUS KOUSA x NUTTALLII 'ICN4–43'	STARLIGHT KOUSA DOGWOOD	B&B	3–3.5" cal.	30' ht.	White Bloom
	CKS	3	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	B&B	2.5–4" cal.	25' ht.	Pink Bloom
	GTH	4	GLEDITSIA T. INERMIS 'HALKA'	HALKA HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	
	SPC	1	STEWARTIA PSUEDOCAMELLIA	JAPANESE STEWARTIA	B&B	3–3.5" cal.	20–25' ht.	
SHRUBS:	AML	38	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	18" o.c.; Red–Or Fall
	DCM	6	DAPHNE BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	18–24" ht.	2–3' ht.	Semi–evergreen
	FGA	42	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	White bloom; Red/Or fall
	HQP	5	HYDRANGEA QUERCIFOLIA 'PEEWEE'	PEE WEE OAKLEAF HYDRANGEA	CONT.	24" min.ht.	3–5' ht.	White; Burgundy fall
	HSA	4	HIBISCUS SYRIACUS 'ARDENS'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Double Rosy Purple
	HSB	6	HIBISCUS SYRIACUS 'BLUE SATIN'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Single Royal Blue
	ICH	15	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN JAPANESE HOLLY	CONT.	24"min.spd.	2–3' ht.	Low Spreading Form; No prune.
	ICS	5	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	CONT.	36–42 "ht.	8–10' ht.	Upright Pyramidal Form
	JBS	19	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	CONT.	24" min.spd.	3'H x 4'W	Do not prune.
	MG	47	MYRICA GALE	SWEET GALE	CONT.	24" min.spd.	2–4' ht.	Maintain as loose hedge
	RK1	19	ROSA 'RADRAZZ'	KNOCK OUT ROSE	CONT.	24" min.ht.	3–4' ht.	30" o.c.; Red
	RK2	17	ROSA 'RADCOR'	RAINBOW KNOCK OUT ROSE	CONT.	24" min.ht.	3–4' ht.	30" o.c.; Pink
	TCG	45	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	CONT.	24–30" ht.	3'x4'	Do not shear.
PERENNIALS, GRASSES & GROUNDCOVERS:	CKF	50	CALAMAGROSTIS ACU. 'KARL FOERSTER'	FEATHER REED GRASS	CONT	#1	4–5' ht.	
	PAP	74	PENNISETUM ALOPCUROIDES 'PIGLET'	PIGLET DWARF FOUNTAIN GRASS	CONT.	#SP5	18" ht.	2' o.c.
	POR	59	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	CONT.	#SP5	24" ht.	2' o.c.; Lt. Pink tassels

NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

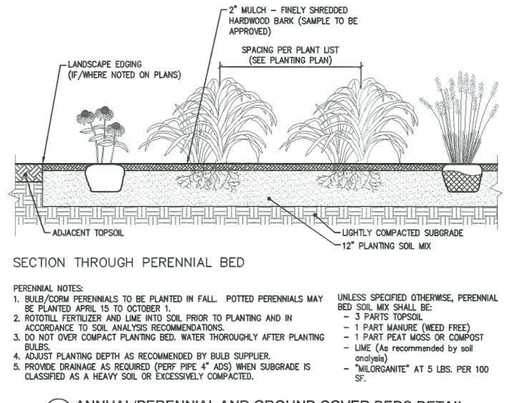
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"



SECTION THROUGH PERENNIAL BED

PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
– 3 PARTS TOPSOIL
– 1 PART MANURE (WEED FREE)
– 1 PART PEAT MOSS OR COMPOST
– LIME (As recommended by soil analysis)
– "MILORGANITE" AT 5 LBS. PER 100 SF.

3 ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
074184
LICENSED PROFESSIONAL ENGINEER

#	Date	Revisions
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85 Civic Center Plaza, Suite 103
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160 West Street, Suite E
Cornwall, CT 06436
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5730
www.lrcconsult.com
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LANDSCAPE PLAN

RESIDENTIAL DEVELOPMENT
27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	LL18227701.dwg
Drawn	SMC	Project No.	18-2277
Checked	KFC	Date	2021-04-02
Approved	REM	Scale	1" = 20'

Sheet No. LL-1

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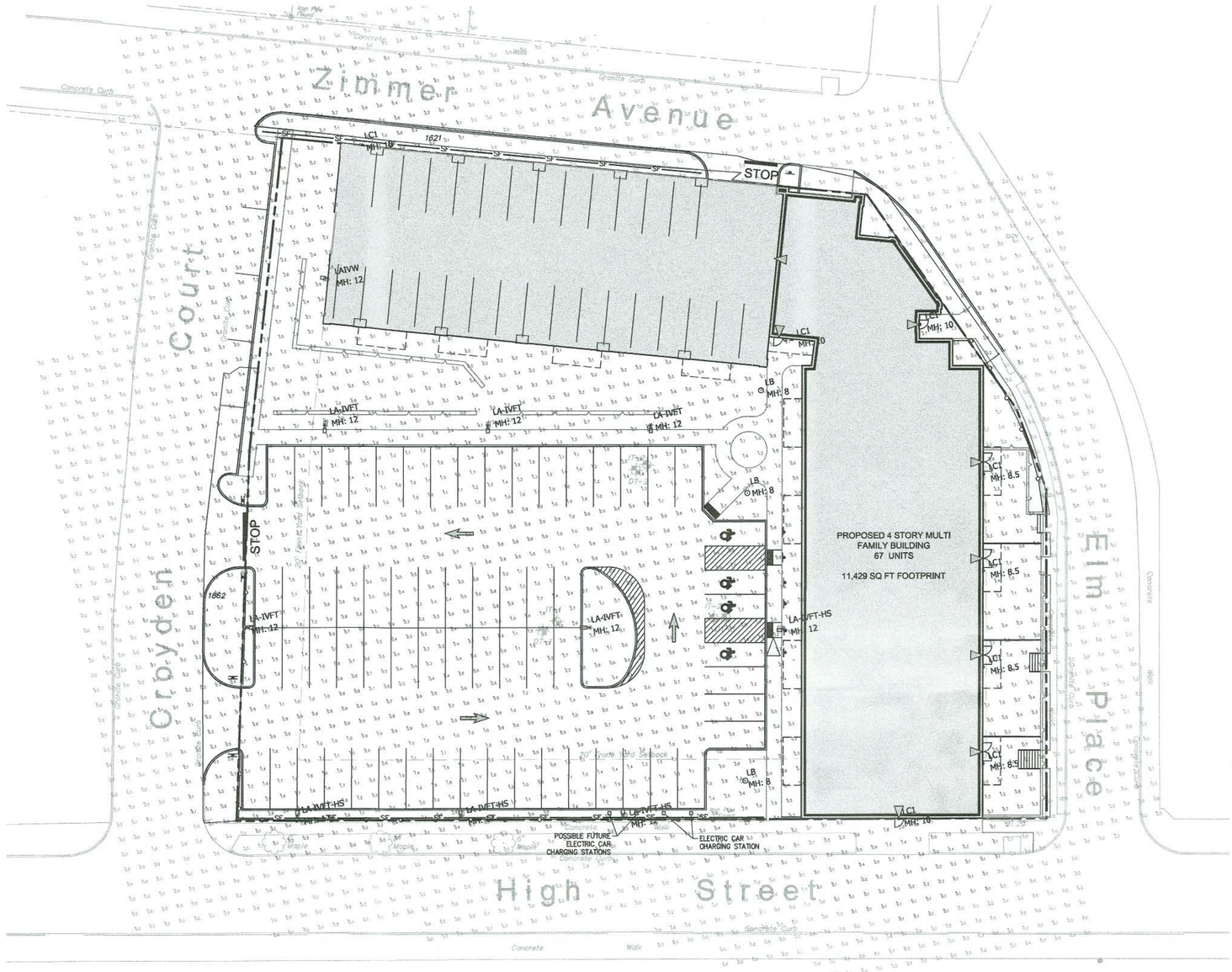


This Photometric Plan has been submitted to and Approved by the City of Poughkeepsie, NY. For the protection of the City of Poughkeepsie, the Owner and the Engineer of record, this photometric performance is the basis of design. If an alternate lighting system is submitted, the contractor shall provide a point by point lighting plan for approval with the submittal. The AGI, (Third party Lighting Calculation Software by Lighting Analysts, Inc) file used to create the Town of Poughkeepsie approved point by point will be furnished for the contractors use. This will ensure a fair and equal comparison between the design make performance and the submitted alternate product. Failure to comply with this requirement will result in the return of the submittal as rejected.

LIGHTING CALCULATION & SCHEDULE::

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire Site	Illuminance	Fc	0.37	4.3	0.0	N.A.	N.A.
Front Sidewalk	Illuminance	Fc	1.43	3.8	0.0	N.A.	N.A.
Rear Patios	Illuminance	Fc	1.01	2.8	0.2	5.05	14.00
Upper Parking Lot On	Illuminance	Fc	1.11	3.9	0.3	3.70	13.00

Luminaire Schedule												
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	Description
	5	LA-IVFT	SINGLE	4471	34	34	170	0.920	0.950	1.000	0.874	GLEON-SA1A-730-U-T4FT
	4	LA-IVFT-HS	SINGLE	3156	34	34	136	0.920	0.950	1.000	0.874	GLEON-SA1A-730-U-T4FT-HSS
	1	LAIVW	SINGLE	4845	34	34	34	0.920	0.950	1.000	0.874	GLEON-SA1A-740-U-T4W
	3	LB	SINGLE	1754	20	20	60	0.920	0.950	1.000	0.874	651-3023
	8	LC1	SINGLE	1210	15	15	120	0.920	0.950	1.000	0.874	622-6720

POLE MOUNTED FIXTURE - Parking

LA-IVFT and LA-IVFT-HS

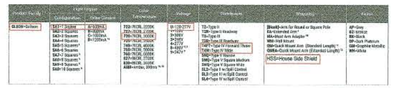
Project: 27 High Street Poughkeepsie, NY	Catalog #: GLEON-SA1A-730-[Optics]-U (Lens Height and Optics Per Dwg LP-1)	Type: PARKING (Pole Mount)	
Prepared by: The LRC Group Henry Thomas	Notes: 3000K Color Temp Typical	Date: 03-05-21	



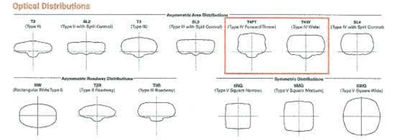
McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Dimensional Details





Optical Distributions



COOPER Lighting Solutions

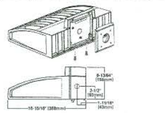
WALL MOUNTED FIXTURE - Parking

LA-IVW

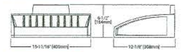
Project: 27 High Street Poughkeepsie, NY	Catalog #: GWC-SA1A-730-U-T4W 12' Lens Height	Type: PARKING (Wall Mount)	
Prepared by: LRC Group	Notes: 3000k Color Temp	Date: 03-05-21	



McGraw-Edison
GWC Galleon Wall
Wall Mount Luminaire



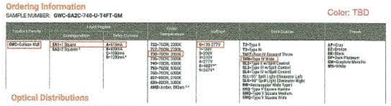
Dimensional Details



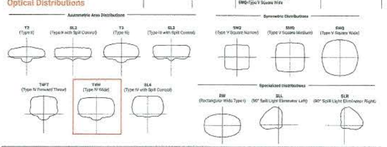
Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-DM

Color: TBD



Optical Distributions



COOPER Lighting Solutions

POLE MOUNTED FIXTURE - Ornamental

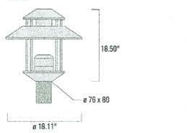
ZA630-FT LED
Street and Area Lighting

LB - Ornamental Pole Light (8' pole Height)

we-ef



Description
IP65. Post top luminaire with shielded light source and canopy highlight feature.



Configurations

Light Distributions	Part ID	Light Source	Delivered Lumens	Rated Input Power	CRI	Weight	Link
symmetric distribution (CW)	651-3023	LED-FT-17W (3050K)	1754	20	80	17.00	
	651-3024	LED-FT-17W (4000K)	1830.9	20	80	17.00	
	651-3025	LED-FT-24W (3000K)	2385.2	27	80	17.00	
	651-3026	LED-FT-24W (4000K)	2488.4	27	80	17.00	

Specifications

Material Specification

Body:	Marine-grade, die-cast aluminium alloy.
Lens:	Clear polycarbonate outer lens
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
ETL	ETL, UL-1598 equivalent, CSA-C22.2#250.0. Suitable for Wet Locations.
Quick Ship	Quickship features a one week ship time for Steplights and two weeks ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colors must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.
Gasket:	Silicone rubber gasket
Fasteners:	PCS Polymer Coated Stainless Steel hardware
Ingress protection:	IP55
Impact protection:	IK10
Corrosion protection:	SCE
Surge protection:	In-line bracket 10kV Surge Protector
Mounting:	Luminaire requires a 2.99" diam x .15" long pole top tenon. Refer to mounting accessories for wall mount bracket and multiple luminaire assembly brackets.
Listings:	ETL, UL-1598, CSA-C22.2#250.0. Suitable for Wet Locations.

WE-EF LIGHTING USA LLC
410 Creekview Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0330 | Fax +1 724 742 0335 | info.usa@we-ef.com | www.we-ef.com | 03-03-2021 11:53

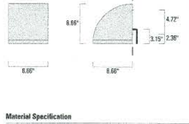
WALL MOUNTED FIXTURE - Patio & Exit Doors

OLV334 LED
622-6720

LC1 - Wall Light - Exit Doors and Patios

we-ef

Description
IP65. Surface mounted wallwasher. Suitable for installation over 4" recessed junction box in upright or downlight position. Optional 2200 K version available. To be specified at time of ordering.



Beam Type	IR52 Type IV Medium
Light Source	LED-12/12W / 350 mA - 3000 K
CRI	80
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	134.5 lm
LEDs	12
Total Lumens	1614 lm
Tj	85 °C
Delivered Lumens Flux (lm)	
LED Lumens	100.8 lm
Total Lumens	1210 lm
Ta	25 °C
Rated Input Power	14 W

Material Specification

Body:	Luminaire body and lens frame constructed in die cast aluminium.
Weight (lbs):	5.60
Lens:	Tempered glass lens.
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
Gasket:	Silicone rubber gasket
Fasteners:	PCS polymer coated stainless steel
Ingress protection:	IP65
Impact protection:	IK07
Corrosion protection:	SCE
Mounting:	Suitable for installation over a standard 4" recessed junction box. Luminaire can be mounted as an uplight, or downlight.
Listings:	ETL listed. Suitable for wet locations.

WE-EF LIGHTING USA LLC
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GRAPHIC SCALE
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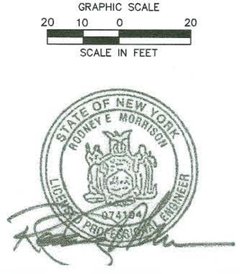
SCALE IN FEET



#	Date	Revisions
1.	2021-08-06	REVISED PER COMMENTS
2.	2021-09-10	REVISED PER COMMENTS
3.	2021-09-28	REVISED PER COMMENTS
4.	2021-12-08	SUBMITTED FOR SIGNATURES
5.	2021-04-29	SUBMITTED FOR SIGNATURES

LRC GROUP
● Land Planning
● Civil Engineering
● Environmental Services
● Land Surveying
● Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.607.5750
www.lrcconsult.com
LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

LIGHTING PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	LP18227701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	LP-1
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	1" = 20'	

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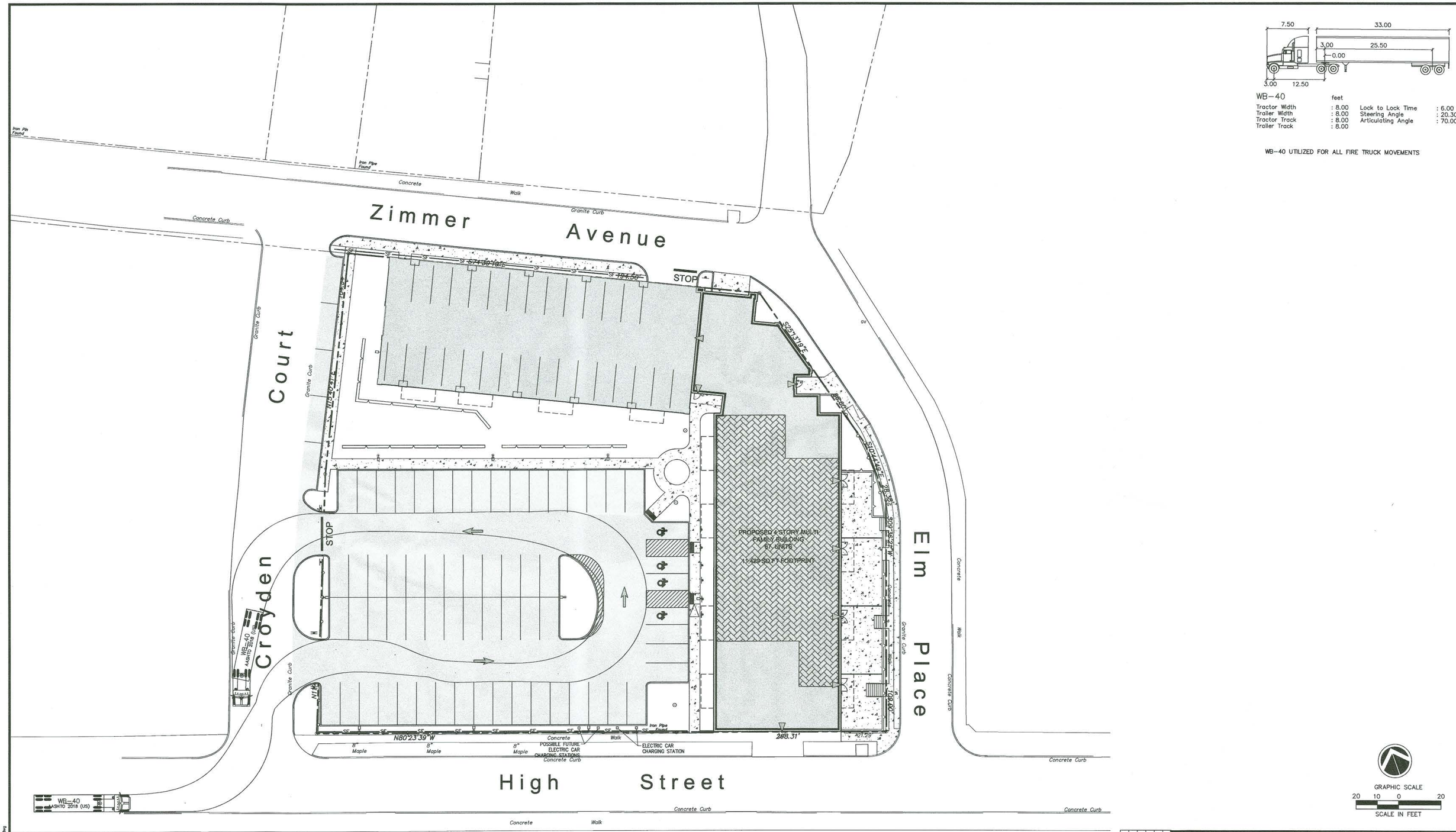

WB-40 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.00	Steering Angle	: 20.30
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.00		

WB-40 UTILIZED FOR ALL FIRE TRUCK MOVEMENTS

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Date	Revisions
1.	2021-08-06	REVISED PER COMMENTS
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Tel:908.603.5730
www.lrcconsult.com
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LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

TRUCK TURNING PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	TT18227701.dwg
Drawn	SMC	Project No.	18-2277
Checked	KFC	Date	2021-04-02
Approved	REM	Scale	1"=20'

Sheet No. TT-1

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GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND / OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE PROJECT / ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. IF BLASTING OPERATIONS ARE TO OCCUR WITHIN THE PORTION OF THE PROJECT, ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH CODE CHAPTER 100 "EXPLOSIVES".
17. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.

STANDARD FIRE DEPARTMENT NOTES

1. FIRE HYDRANTS ARE TO BE INSTALLED, FLOW TESTED AND APPROVED BY BOTH CITY WATER DEPARTMENT AND APPROPRIATE FD PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONTO THE CONSTRUCTION SITE. HYDRANT LOCATIONS TO BE APPROVED BY FD. ALL HYDRANTS TO HAVE SNOW FLAGS AND NFPA COLOR BANDING SHOWING DEMONSTRATED FLOW CAPABILITIES. FLOW DATA FOR NEW AND EXISTING WATER MAINS TO BE PROVIDED TO CITY FIRE INSPECTOR AND FD.
2. THE NAME OF THE FIRE DISTRICT IN WHICH THE PROJECT IS LOCATED SHALL BE PROMINENTLY DISPLAYED ON THE MAP. FOR PROPERTIES BISECTED BY OR ADJACENT TO A FIRE DISTRICT BOUNDARY, THE LOCATION OF THE BOUNDARY SHALL BE DEPICTED ON THE PLAN WITH THE PROPER NAMES OF THE FIRE DISTRICTS SHOWN ALONG THE BOUNDARY LINE.
3. ALL FIRE PROTECTION SYSTEMS AND NOTIFICATION DEVICES TO BE DESIGNED, INSTALLED, TESTED AND MAINTAINED ACCORDING TO NYS CODE AND / OR THE APPROPRIATE NFPA STANDARD.
4. FIRE SPRINKLER AND / OR STANDPIPE SYSTEMS, FDC DESIGN, AND FIRE DETECTION SYSTEM DESIGNS ARE TO BE REVIEWED IN ADVANCE AND SIGNED OFF BY THE APPROPRIATE FD. FDC LOCATIONS TO BE SHOWN ON SITE PLAN AND APPROVED BY FD. FDC SIGNAGE DESIGN, WORDING AND INSTALLATION LOCATION AS APPROVED BY FD.
5. AN EMERGENCY APPARATUS/TRUCK MOVEMENT PLAN SHALL BE DEPICTED ON THE PROPOSED PLAN, USING APPARATUS SPECIFICATIONS PROVIDED BY THE FD.
6. ON ANY BUILDING WITH AN ALARM SYSTEM, OTHER THAN A SINGLE FAMILY RESIDENCE, A KNOX BOX SHALL BE OBTAINED THROUGH THE APPROPRIATE FD AND INSTALLED AT A LOCATION APPROVED BY THE FD. MASTER KEYS, ELEVATOR KEYS, AND/OR MAGNETIC SWIPE CARDS FOR ALL DOORS SHALL BE PROVIDED. TWO OR MORE COMPLETE SETS OF KEYS, OR AS APPROVED BY THE FD, SHALL BE PROVIDED FOR INSTALLATION IN THE BOX. THE KEY BOX SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE ALL OF THE REQUIRED KEYS. KNOX PADLOCKS, OR AN APPROVED ALTERNATIVE SHALL BE PROVIDED FOR FD ACCESS WHEN CONSTRUCTION GATES ARE IN PLACE.
7. ON ANY BUILDING WITH A FIRE ALARM SYSTEM, OTHER THAN A SINGLE FAMILY RESIDENCE, AN EXTERIOR STROBE LIGHT, CONNECTED TO THE FIRE ALARM SYSTEM SHALL BE INSTALLED AT A LOCATION APPROVED BY THE FIRE DEPARTMENT. A MECHANICAL WATER GONG, OR 110V. ELECTRONIC WATER FLOW BELL TO BE INSTALLED ON ALL SPRINKLER SYSTEMS, INDEPENDENT OF THE FIRE ALARM SYSTEM. LOCATION OF BELL TO BE NEAR FDC, OR AS OTHERWISE APPROVED BY FD.
8. ZONE MAPS TO BE INSTALLED ADJACENT TO ALL FIRE ALARM SYSTEM ENUNCIATOR PANELS. PROPOSED DISPLAY MESSAGES FOR ENUNCIATOR PANELS TO BE APPROVED IN ADVANCE BY THE APPROPRIATE FD.
9. ONE OR MORE SETS OF FIRE ALARM SYSTEM DESIGN DRAWINGS TO BE MAINTAINED AND KEPT AT THE ALARM PANEL. DRAWINGS TO SHOW ALL ALARM SYSTEM DEVICES, PLUS ANY ROOFTOP UNITS.
10. A REPRESENTATIVE OF THE FIRE DISTRICT SHALL BE PRESENT AT ANY PRE-CONSTRUCTION MEETINGS, AND THE FIRE DISTRICT SHALL BE PROVIDED NO LESS THAN 48 HOURS NOTICE OF ANY PERIODIC MEETINGS AND INSPECTIONS, INCLUDING ANY TESTING OF FIRE SAFETY DEVICES AND HYDRANTS.
11. ANY SPECIAL REQUIREMENTS AND FIELD CHANGES AGREED TO BY THE FIRE DISTRICT THAT ARE ABOVE THE NYS BUILDING RELATED CODES OR LOCAL CITY CODE, SHALL APPEAR ON THE FINAL SITE PLAN MAP, AND APPROPRIATELY HIGHLIGHTED.
12. ALL APPARATUS ACCESS ROADS AND/OR FIRE LANES TO BE EITHER BLACKTOP, CONCRETE OR AS APPROVED BY THE APPROPRIATE FD.
13. ALL ELEVATORS TO BE OF SUFFICIENT SIZE AND CAPACITY TO ACCOMMODATE A RECUMBENT PATIENT ON AN AMBULANCE STRETCHER, ATTENDED BY AN EMS CREW.
14. LIGHTWEIGHT TRUSS CONSTRUCTION SIGNAGE, AS DESCRIBED IN NYS CODE, TO BE INSTALLED FOR ALL BUILDING TYPES, EXCEPT FOR SINGLE FAMILY RESIDENCES.

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS / ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

DECOMPACTION OF SOILS IN RECLAIMED AREAS:

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY CONSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

AREAS RECLAIMED AS TOP SOIL:

A. APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, A CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING PLANTING SOIL. PERFORM NO WORK OF PLACING AND SPREADING PLANTING MIX UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOIL (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

A. EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

F. WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.

G. FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

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 bale siltation. Location of hay bales and discharge areas per approval of Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #'s per 1,000 sq. ft., mulching at 5#'s per 1,000 sq. ft., fertilizer – 5.10.5 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 seeded 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 seeded 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.

CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.
5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL, AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.
6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.
8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR THEIR DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.
12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.
13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCEIVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCDOH PRIOR TO APPROVAL TO OPERATE.
16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.
17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.
18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY / WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

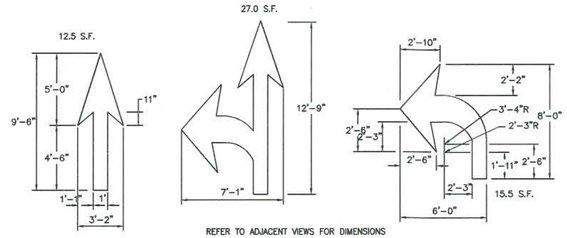
19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

20. BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.
21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY / WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.
22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY POUGHKEEPSIE WATER MAINTENANCE SUPERVISORS OR THEIR DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
24. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.
25. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY AND OR .

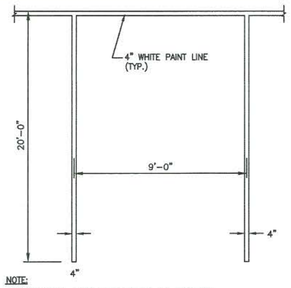
CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN. ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND DUTCHESS COUNTY SANITARY CODE.
2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL. IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY / PLUMBING CODE.
4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM -F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).
6. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENTS.
8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPAR



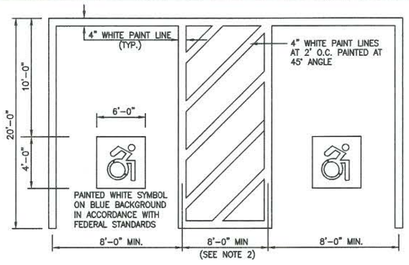
REFER TO ADJACENT VIEWS FOR DIMENSIONS (WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)

1 DN-1 PAVEMENT ARROW DETAILS
NOT TO SCALE



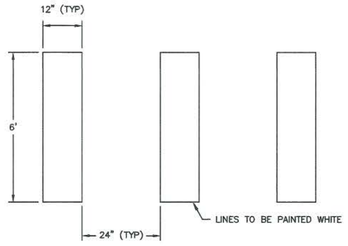
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

2 DN-1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



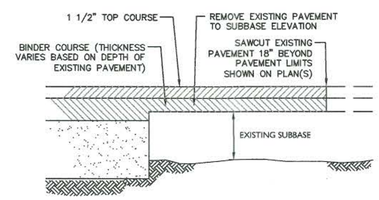
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

3 DN-1 TYPICAL ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE

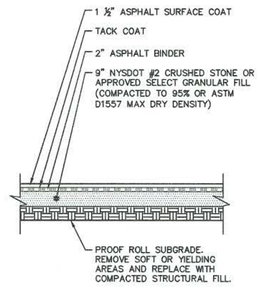


1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. LADDER CROSSWALK (NYSDOT TYPE L).

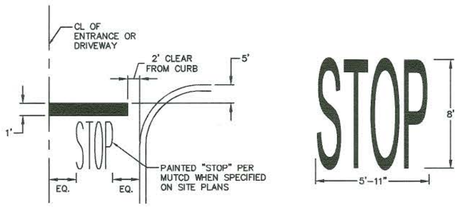
4 DN-1 PAINTED CROSSWALK STRIPING
NOT TO SCALE



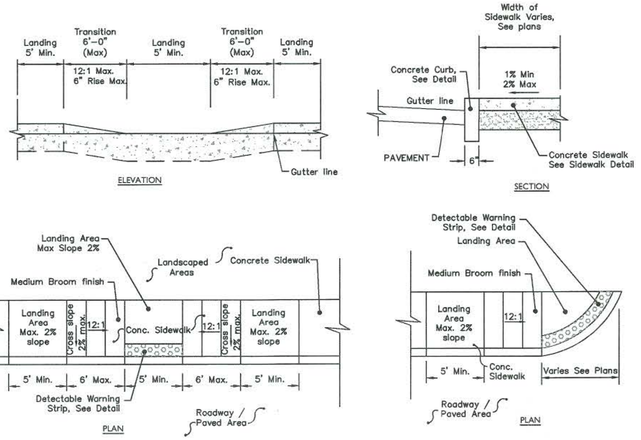
5 DN-1 PAVEMENT TRANSITION DETAIL
NOT TO SCALE



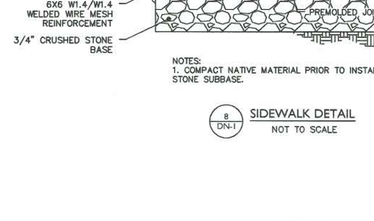
6 DN-1 STANDARD ASPHALT PAVING
NOT TO SCALE



7 DN-1 STOP BAR DETAILS
NOT TO SCALE

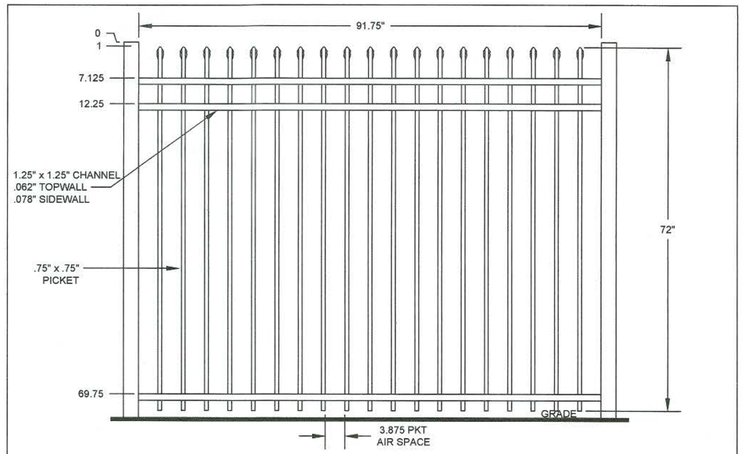


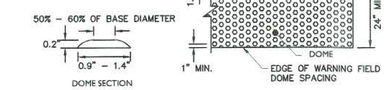
3A DN-1 HANDICAP RAMP
NOT TO SCALE



NOTES:
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.

8 DN-1 SIDEWALK DETAIL
NOT TO SCALE

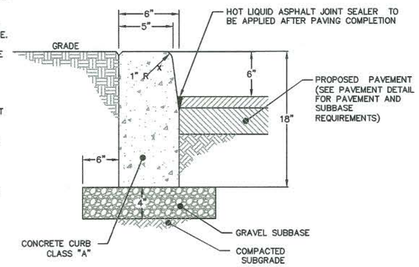




NOTES:

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 ARRAYED 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.

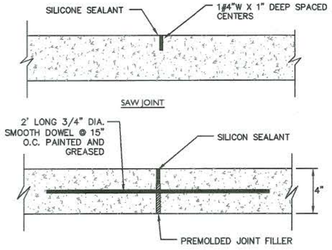
9 DN-1 DETECTABLE WARNING STRIP
NOT TO SCALE



NOTES:

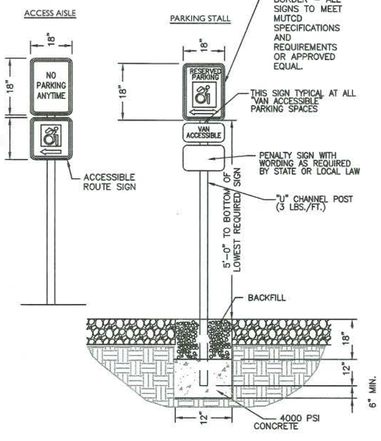
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET NS-1 FOR COMPACTION REQUIREMENTS.

10 DN-1 ON-SITE CONC. CURB
NOT TO SCALE

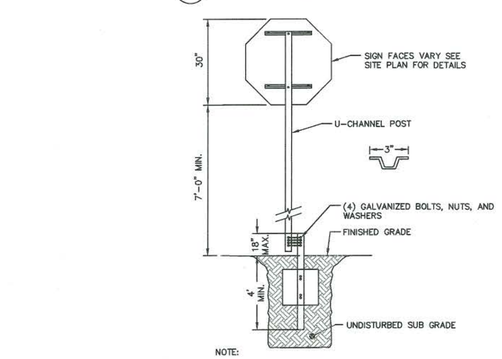


NOTES:
1. CONSTRUCTION SAW JOINT TO BE PROVIDED EVERY 5 FEET WITH AN EXPANSION JOINT EVERY 20 FEET.
2. PROVIDE EXPANSION JOINT AT TOP AND BOTTOM OF CURB RAMP.

11 DN-1 CONSTRUCTION JOINT
NOT TO SCALE



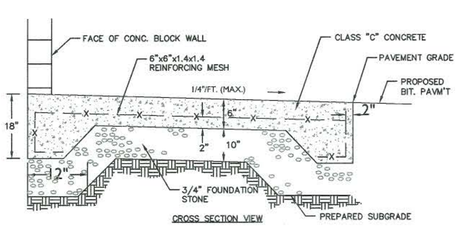
12 DN-1 ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE



NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

13 DN-1 SIGN DETAIL
NOT TO SCALE

NOTE: "STOP" SIGNS PLACED BACK-TO-BACK WITH "DO NOT ENTER" SIGNS SHOULD BE INCREASED IN SIZE TO ALLOW THE DO NOT ENTER SIGNS TO STAY WITHIN THE EDGES OF THE "STOP" SIGN OR THE SIGNS SHOULD BE PLACED ON SEPARATE SIGN POSTS



14 DN-1 HEAVY DUTY CONCRETE PAVING AND DUMPSTER PAD DETAIL
NOT TO SCALE

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POUZIS NAME:
DESCRIPTION: 91.75" PANEL BELMONT 3-CH 72" CONCEALED FASTNER
DRAWN: scurran
DATE: 12/5/2021
APPROVAL SIGNATURE (REQUIRED):
PART NUMBER: DN18227701

BARRETTE Outdoor Living

15 DN-1 ORNAMENTAL FENCE DETAIL
NOT TO SCALE

No.	Date	Revisions
1.	2021-08-06	REVISED PER COMMENTS
2.	2021-09-10	REVISED PER COMMENTS
3.	2021-09-28	REVISED PER COMMENTS
4.	2021-11-08	SUBMITTED FOR SIGNATURES
5.	2021-04-27	SUBMITTED FOR SIGNATURES
6.		

STATE OF NEW YORK
RODNEY E MORRISON
074164
LICENSED PROFESSIONAL ENGINEER

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
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85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5750

www.lrcconsult.com
LRC Engineering and Surveying, DPC
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SITE DETAILS

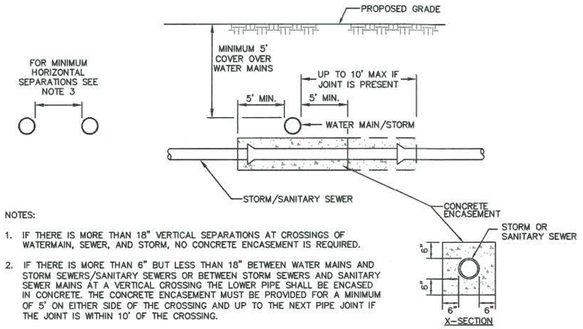
RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN18227701.dwg
Drawn	SMC	Project No.	18-2277
Checked	KFC	Date	2021-04-02
Approved	REM	Scale	NTS

Sheet No. DN-1

X:\JOBS\Jobs 2018\18-2277-Page Park - High Street\DWG\DN18227701.dwg



NOTES:

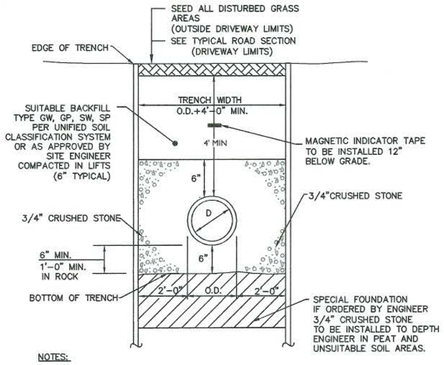
1. IF THERE IS MORE THAN 18" VERTICAL SEPARATIONS AT CROSSINGS OF WATERMAIN, SEWER, AND STORM, NO CONCRETE ENCASEMENT IS REQUIRED.
2. IF THERE IS MORE THAN 6" BUT LESS THAN 18" BETWEEN WATER MAINS AND STORM SEWERS/SANITARY SEWERS OR BETWEEN STORM SEWERS AND SANITARY SEWER MAINS AT A VERTICAL CROSSING THE LOWER PIPE SHALL BE ENCASED IN CONCRETE. THE CONCRETE ENCASEMENT MUST BE PROVIDED FOR A MINIMUM OF 5' ON EITHER SIDE OF THE CROSSING AND UP TO THE NEXT PIPE JOINT IF THE JOINT IS WITHIN 10' OF THE CROSSING.
3. THE SEWER AND WATER LINES MUST MEET THE FOLLOWING HORIZONTAL SEPARATION REQUIREMENTS OR IT MUST BE ENCASED FOR THE ENTIRE LENGTH WHERE THESE SEPARATIONS ARE NOT MET;

   -WATER MAINS MUST BE 10 FEET FROM SEWER LINES, MANHOLES, CATCH BASINS OR STORM LINES.
   -SANITARY MAINS MUST BE 10 FEET FROM ANY WATER LINES, CATCH BASINS, OR STORM LINES.
   -SEWER LINES MUST BE 10 FEET FROM PROPERTY LINES UNLESS IT IS A LOCATION WHERE A PRIVATE SEWER COLLECTION SYSTEM MEETS A MUNICIPAL SYSTEM.
   -SEWER LINES MUST BE 50 FEET FROM ANY WELLS.
   -SEWER LINES MUST BE 25 FEET FROM SURFACE WATERS.
   -SEWER LINES 25 FEET FROM STORMWATER INFILTRATION, STORMWATER MANAGEMENT PRACTICES, OR OPEN DRAINAGE DITCHES.
   -SEWER LINES MUST BE 25 FEET FROM CULVERT OPENINGS.

1 / DN-2 WATER MAIN/SEWER/STORM CONCRETE ENCASEMENT

NOT TO SCALE

(REQUIRED IF SEPARATION REQUIREMENTS CANNOT BE MET)



NOTES:

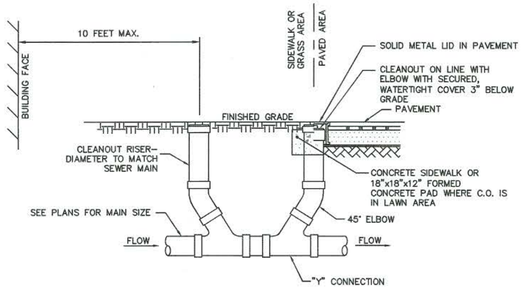
1. IF COVER IS LESS THAN 4 FEET INSULATION IS REQUIRED.

2 / DN-2 SANITARY SEWER TRENCH SECTION

NOT TO SCALE

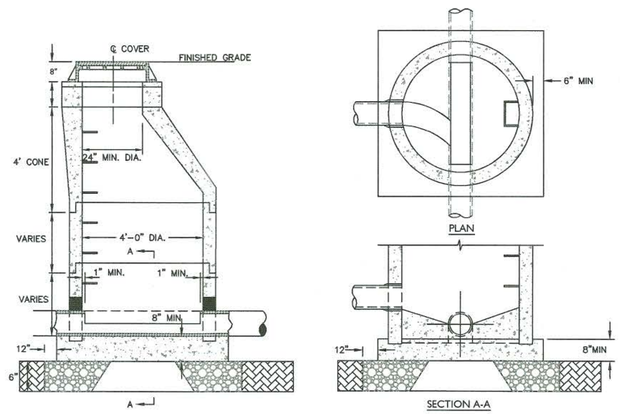
NOTES:

1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.



3 / DN-2 DOUBLE SEWER CLEANOUT DETAIL

NOT TO SCALE

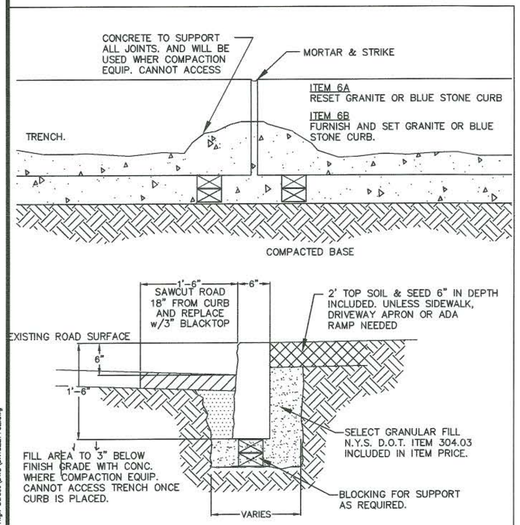


4 / DN-2 TYPICAL MANHOLE (DOG HOUSE)

NOT TO SCALE

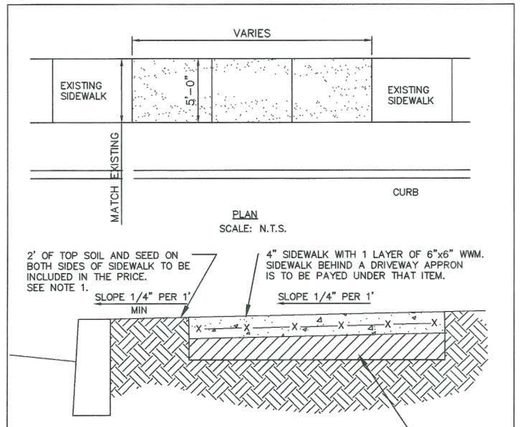
NOTES:

1. INVERT SHALL BE FILLETED.
2. REINFORCEMENT FOR MANHOLE AND SLAB TOP SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
3. CONCRETE TO TEST 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.
4. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
5. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.



GRANITE OR BLUESTONE CURB DETAIL

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET	GRANITE BLUE STONE DETIALS	6
	DATE: 3-6-00		6A, 6B PAGE NO.
	SCALE: AS NOTED		
	DRAWN BY: JP		



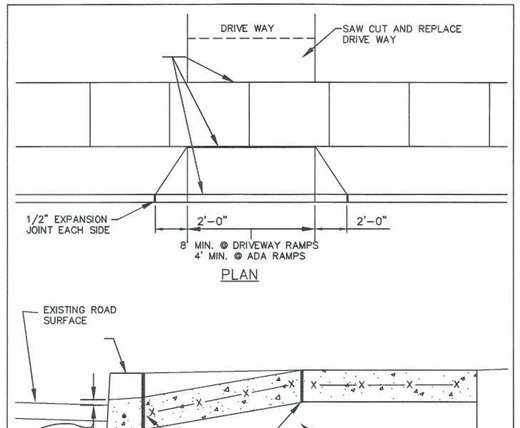
NOTES:

1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

SECTION

SIDEWALK DETAIL REPLACE & NEW

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001-DET	SIDEWALK DETAIL
	DATE: 5-16-00	
	SCALE: AS NOTED	
	DRAWN BY: JP	



DRIVEWAY RAMPS & ADA RAMP

SCALE: 1"-1'-0"

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET	DRIVEWAY & ADA RAMP DETIAL	1
	DATE: 3-6-00		PAGE NO.
	SCALE: AS NOTED		
	DRAWN BY: JP		

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE FOR ALL WORK TO BE PERFORMED IN THE CITY ROW



#	Date	Revisions
1.	2021-08-06	REVISED PER COMMENTS
2.	2021-09-10	REVISED PER COMMENTS
3.	2021-09-28	REVISED PER COMMENTS
4.	2021-12-08	SUBMITTED FOR SIGNATURES
5.	2021-04-29	SUBMITTED FOR SIGNATURES
6.		

LRC GROUP
• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.3980
160 West Street, Suite E
Cornwall, CT 06416
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.605.5750
www.lrcconsult.com
LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

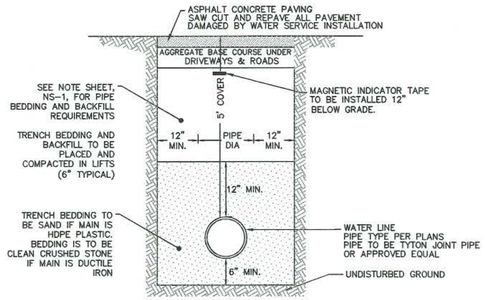
SANITARY DETAILS

RESIDENTIAL DEVELOPMENT

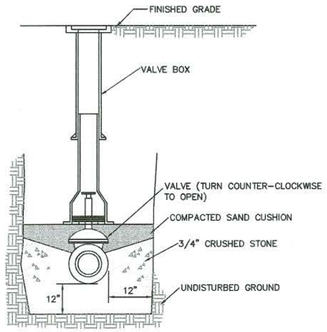
27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN18227702.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	DN-2
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	NTS	

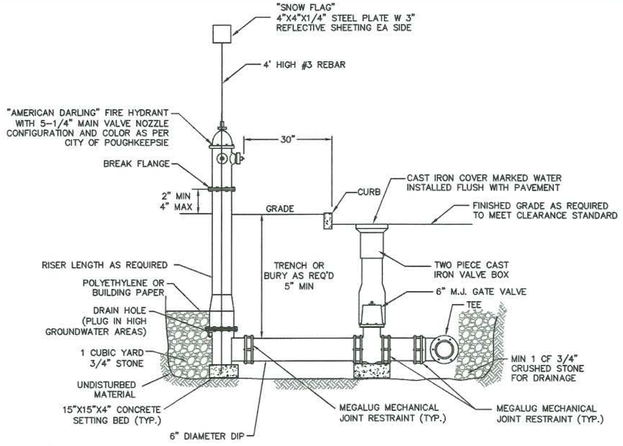
X:\JOBS\Jobs 2018\18-2277-Page Park - High Street\DWG\DN18227702.dwg



1 DN-3 WATER MAIN TRENCH
NOT TO SCALE



2 DN-3 VALVE AND VALVE BOX DETAIL
NOT TO SCALE

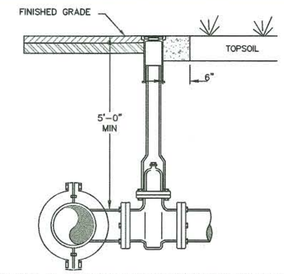


3 DN-3 HYDRANT AND VALVE ASSEMBLY DETAIL
INSTALLATION (ADJACENT CURB)

NOT TO SCALE
HYDRANTS TO BE AMERICAN DARLING B-62-B

NOTES:

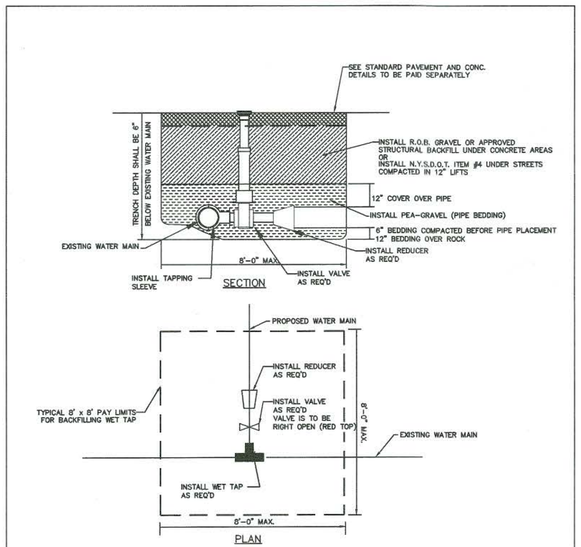
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION
2. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT CONCRETE PAD.
3. ALL HYDRANTS TO MEET SPECIFICATIONS OF CITY OF POUGHKEEPSIE STANDARDS.
4. FIRE HYDRANT TO BE FLOW TESTED AND BANDED IN ACCORDANCE WITH NFPA STANDARDS.



NOTES:
WET TAP OF WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE CITY OF POUGHKEEPSIE.

1. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
3. VALVE OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN (TURNING LEFT).
4. STAINLESS STEEL TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
5. TAPPING SLEEVE, RESILIENT WEDGE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE STANDARDS & AS MANUFACTURED BY (MUELLER) OR APPROVED EQUIVALENT.
7. ALL JOINTS SHALL UTILIZE MEGA LUG RETAINER GLAND.
8. PIPE BEDDING AND BACKFILL TO BE INSTALLED IN ACCORDANCE WITH PIPE TRENCHING DETAIL.

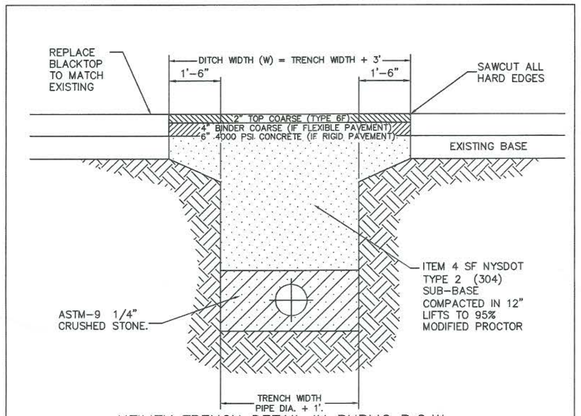
4 DN-3 WATER TAPPING SLEEVE AND VALVE
NOT TO SCALE



NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE
SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:	TAPPING SLEEVE & VALVE	1 PAGE NO.
	DATE: 3-6-00		
	SCALE: AS NOTED		
	DRAWN BY: JP		

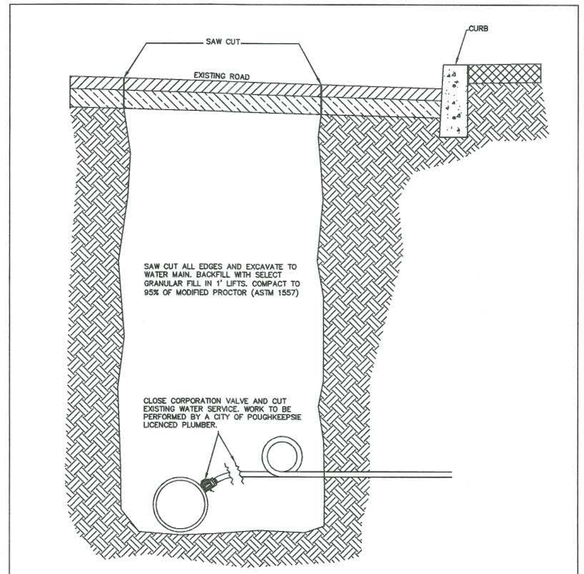


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

NOTES:

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALTIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: FLEXPAVE.DWG	TRENCH AND PAVEMENT DETAIL	
	DATE: 9-9-04		
	SCALE: AS NOTED		
	DRAWN BY: ENGINEERING		



WATER SERVICE DISCONNECT AT MAIN
SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:	WATER DISCONNECT @ MAIN	1 PAGE NO.
	DATE: 08-21-08		
	SCALE: AS NOTED		
	DRAWN BY: JTK		

STATE OF NEW YORK
RODNEY E MORRISON
074104
LICENSED PROFESSIONAL ENGINEER

#	Date	Revisions
2.	2021-08-06	REVISED PER COMMENTS
3.	2021-09-10	REVISED PER COMMENTS
4.	2021-09-28	REVISED PER COMMENTS
5.	2021-11-08	SUBMITTED FOR SIGNATURES
6.	2021-04-29	SUBMITTED FOR SIGNATURES

LRC GROUP
• Land Planning
• Civil Engineering
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• Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880
101 Wyse Street, Suite E
Cromwell, CT 06416
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.005.5750
www.lrcconsult.com
LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
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Land Resource Consultants, Inc.

WATER DETAILS

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN18227703.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	DN-3
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	NTS	

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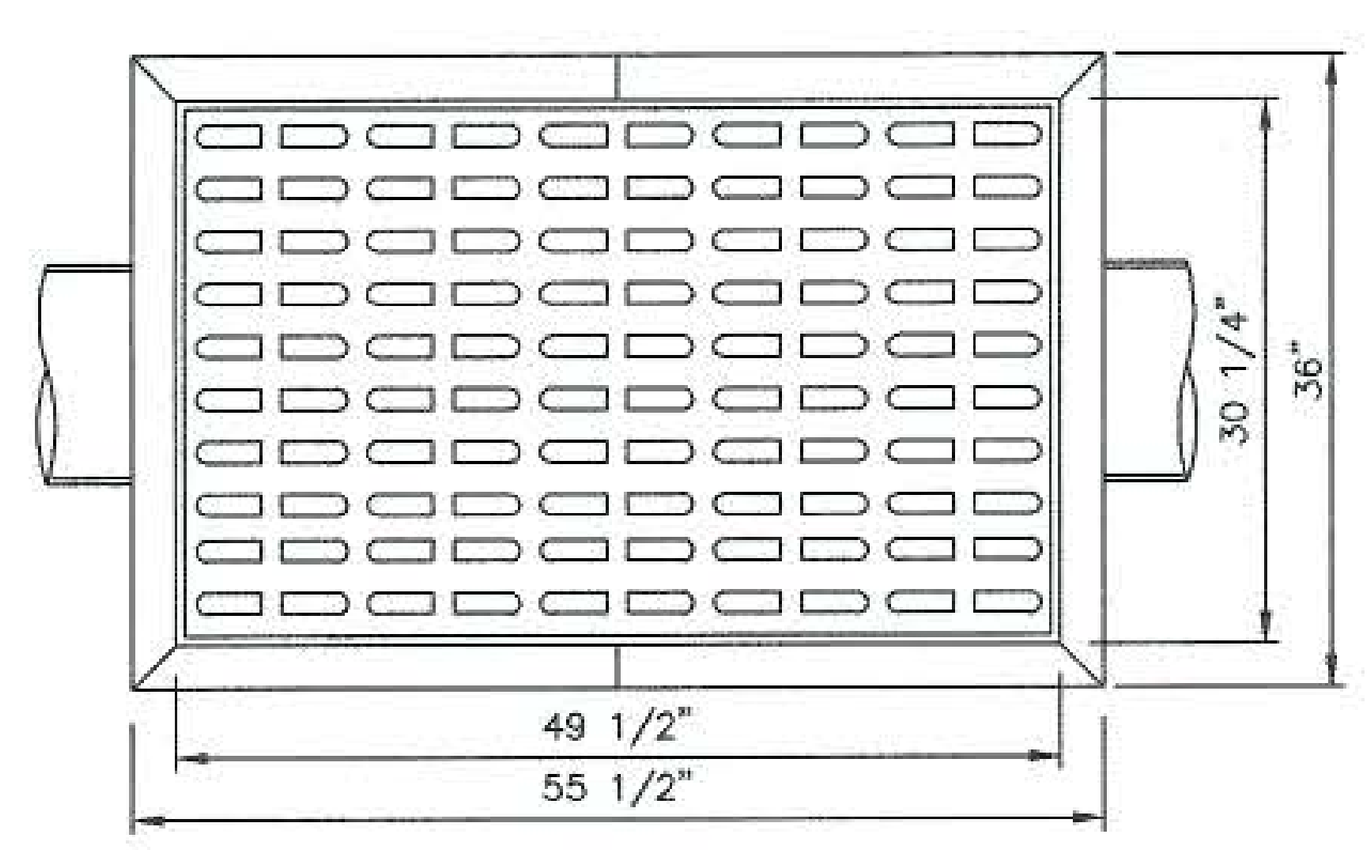


NOTES:

1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.

2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.

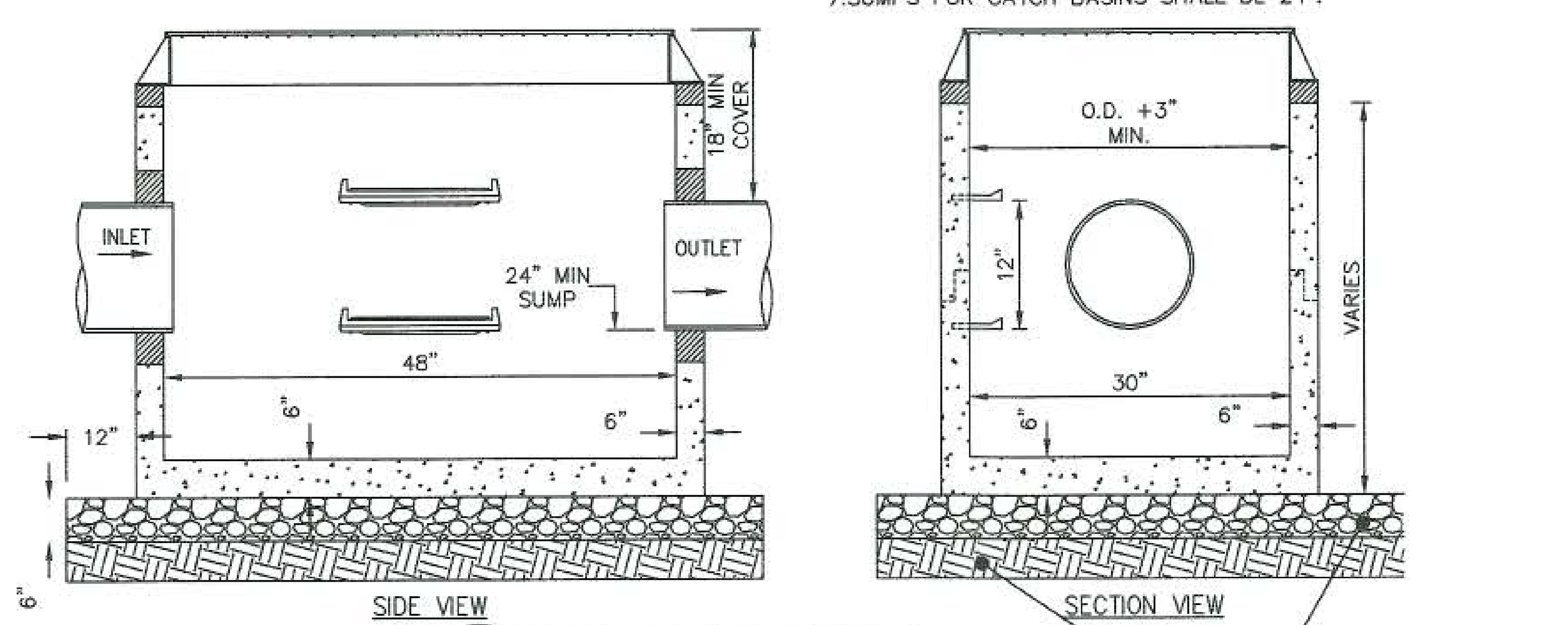
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL

4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.

5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.

6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

7. SUMPS FOR CATCH BASINS SHALL BE 24".

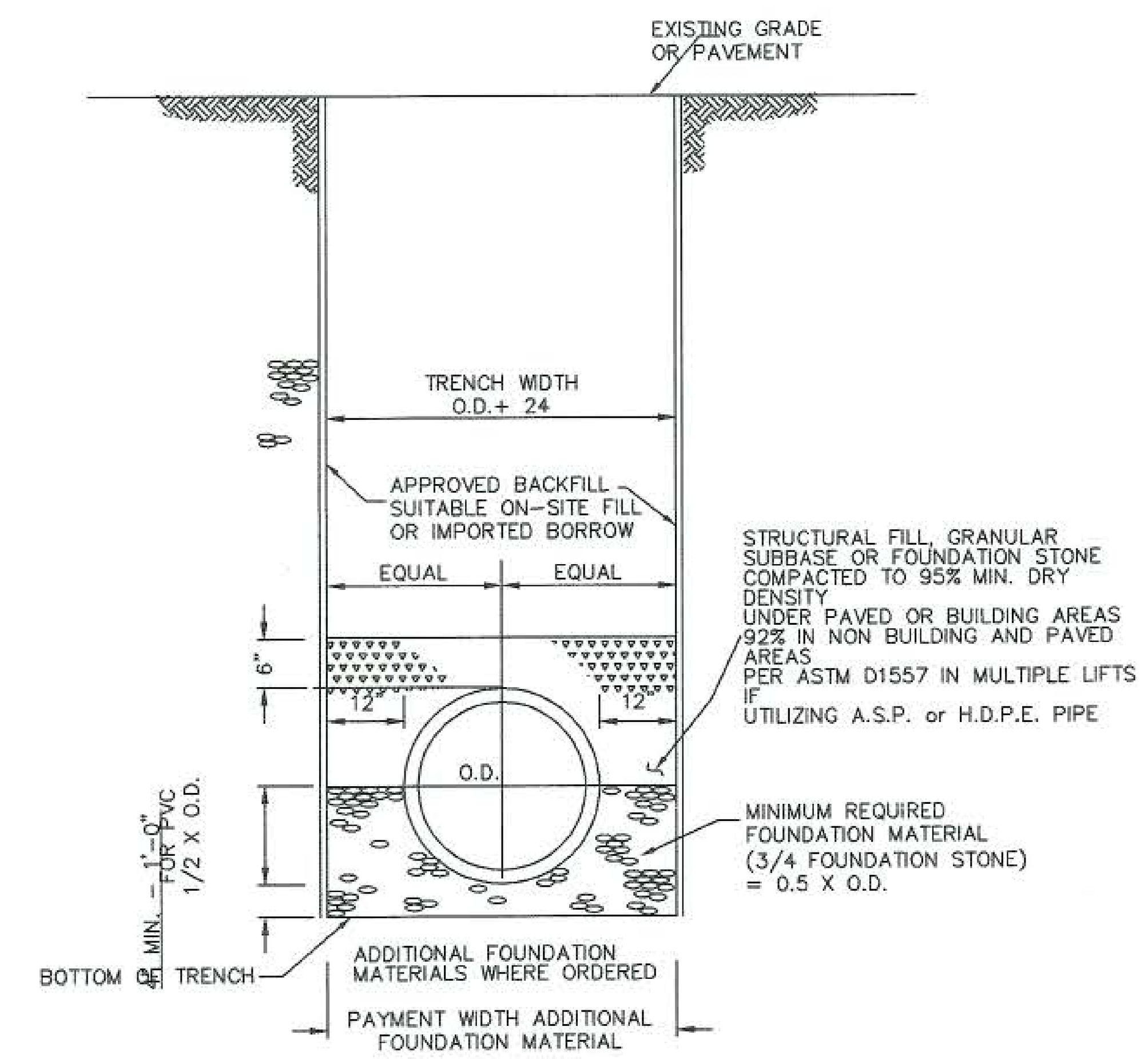


1 / DN-4 CURB LESS TYPE CATCH BASIN

NOT TO SCALE

NOTES:

1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

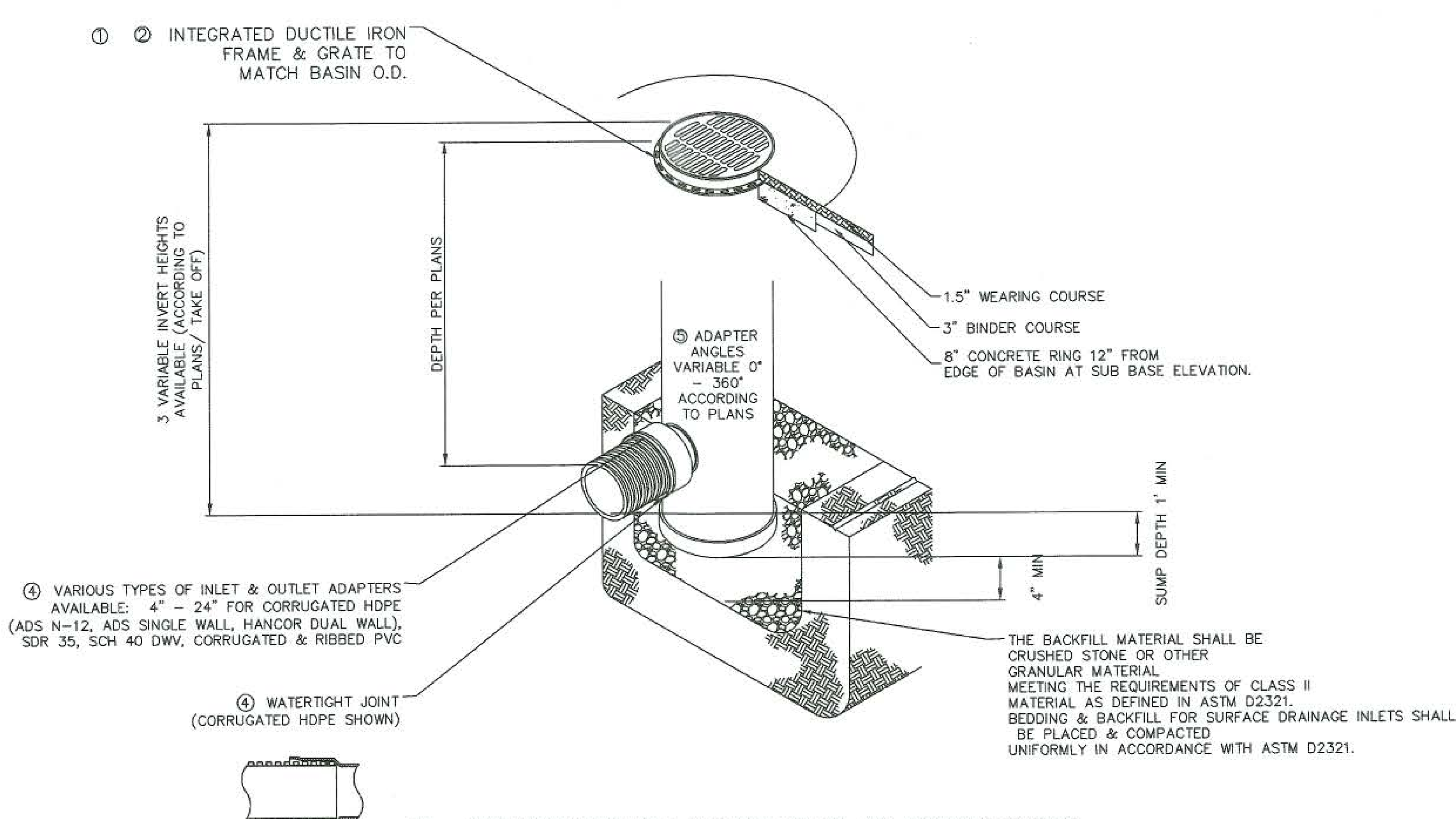


2 / DN-4 TYPICAL STORM SEWER TRENCH SECTION

NOT TO SCALE

NOTES:

1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS



① - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
② - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
④ - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
⑤ - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

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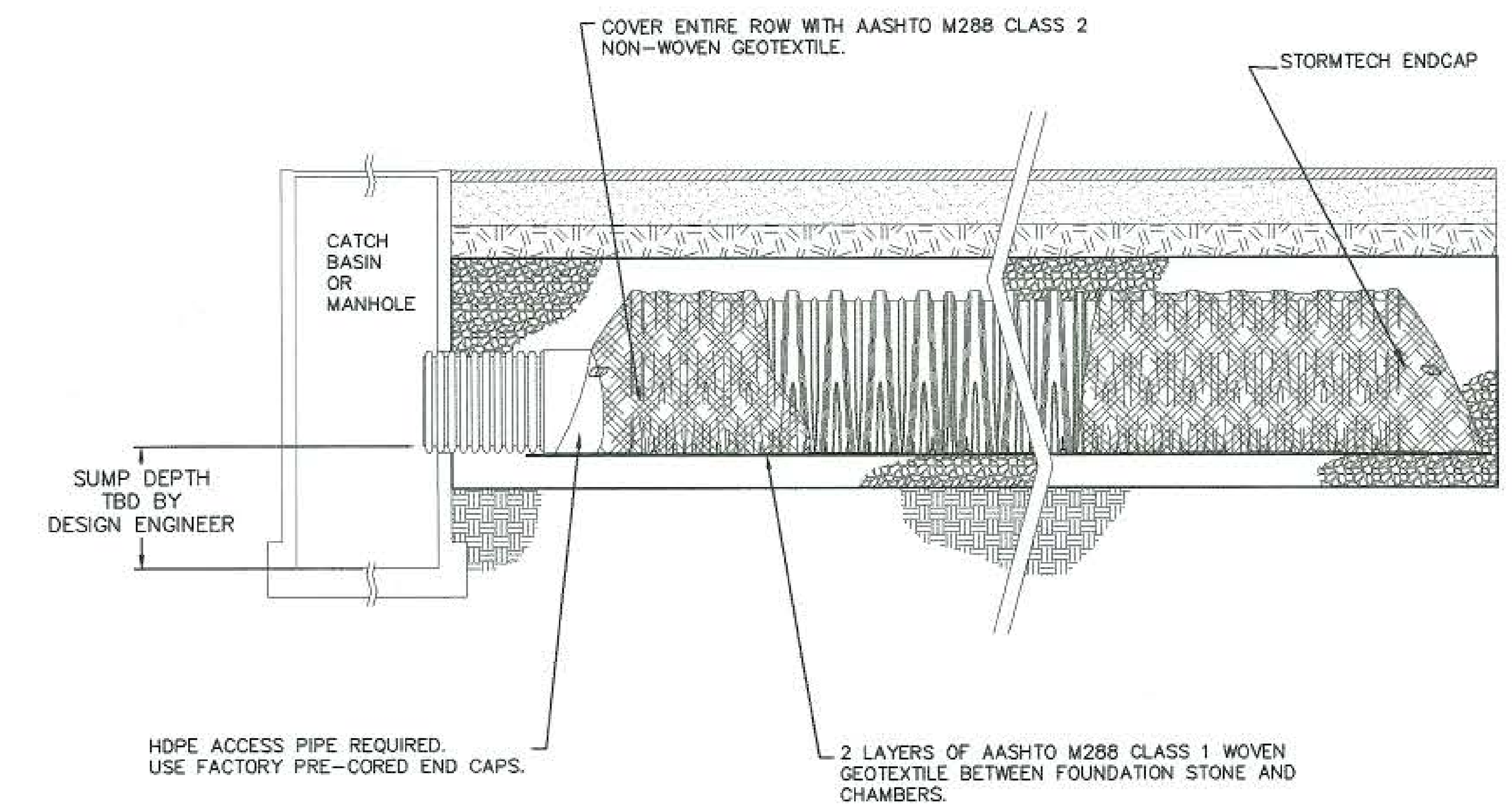
	APPD BY CJA DATE 4-3-06	PROJECT NO./NAME SHEET 1 OF 1	TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
	DWG SIZE A		DWG NO. 7001-110-192	REV B

3 / DN-4 NYLOPLAST 24" DRAIN BASIN:

NOT TO SCALE

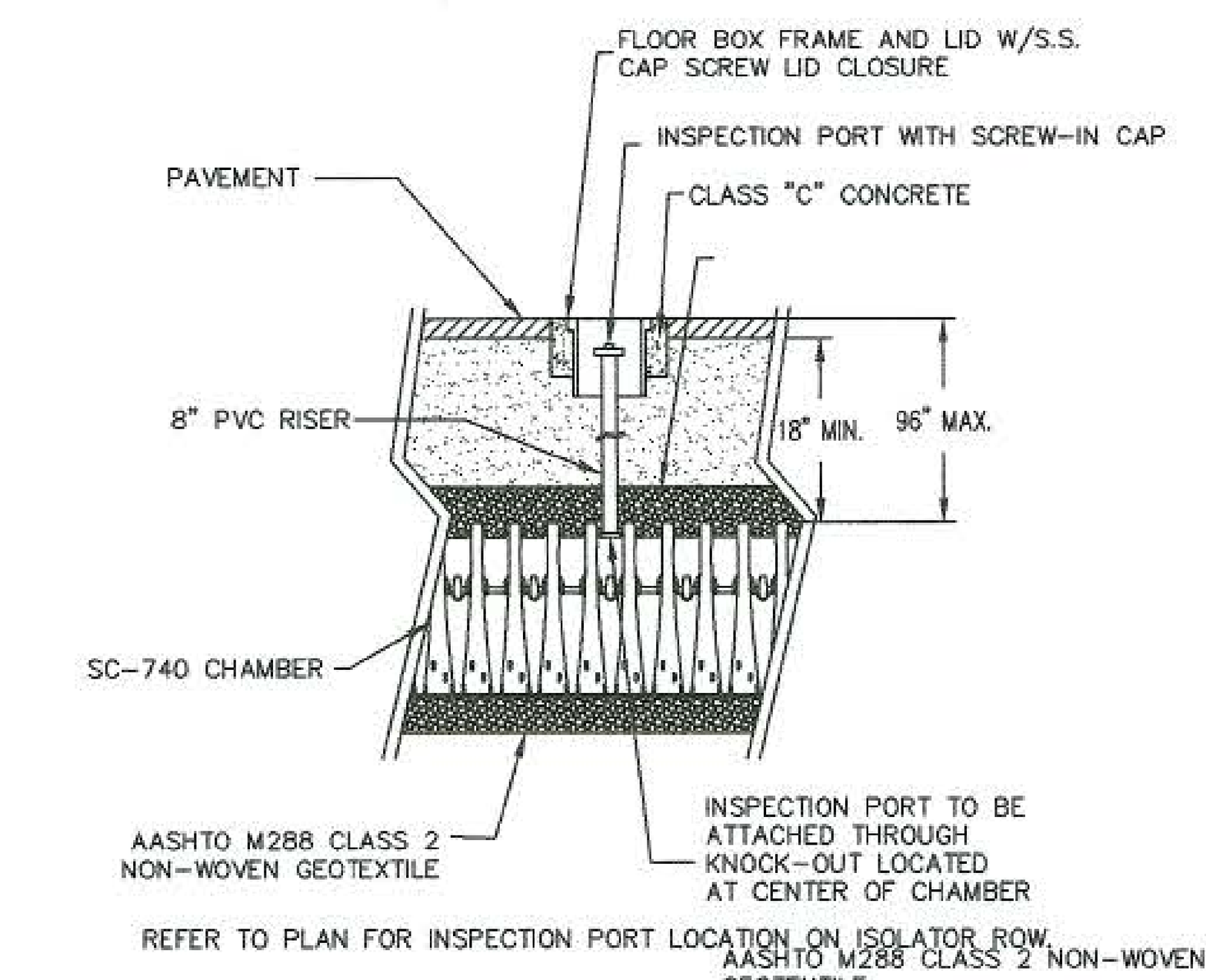
NOTES:

1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS



SC-740 ISOLATOR ROW DETAIL

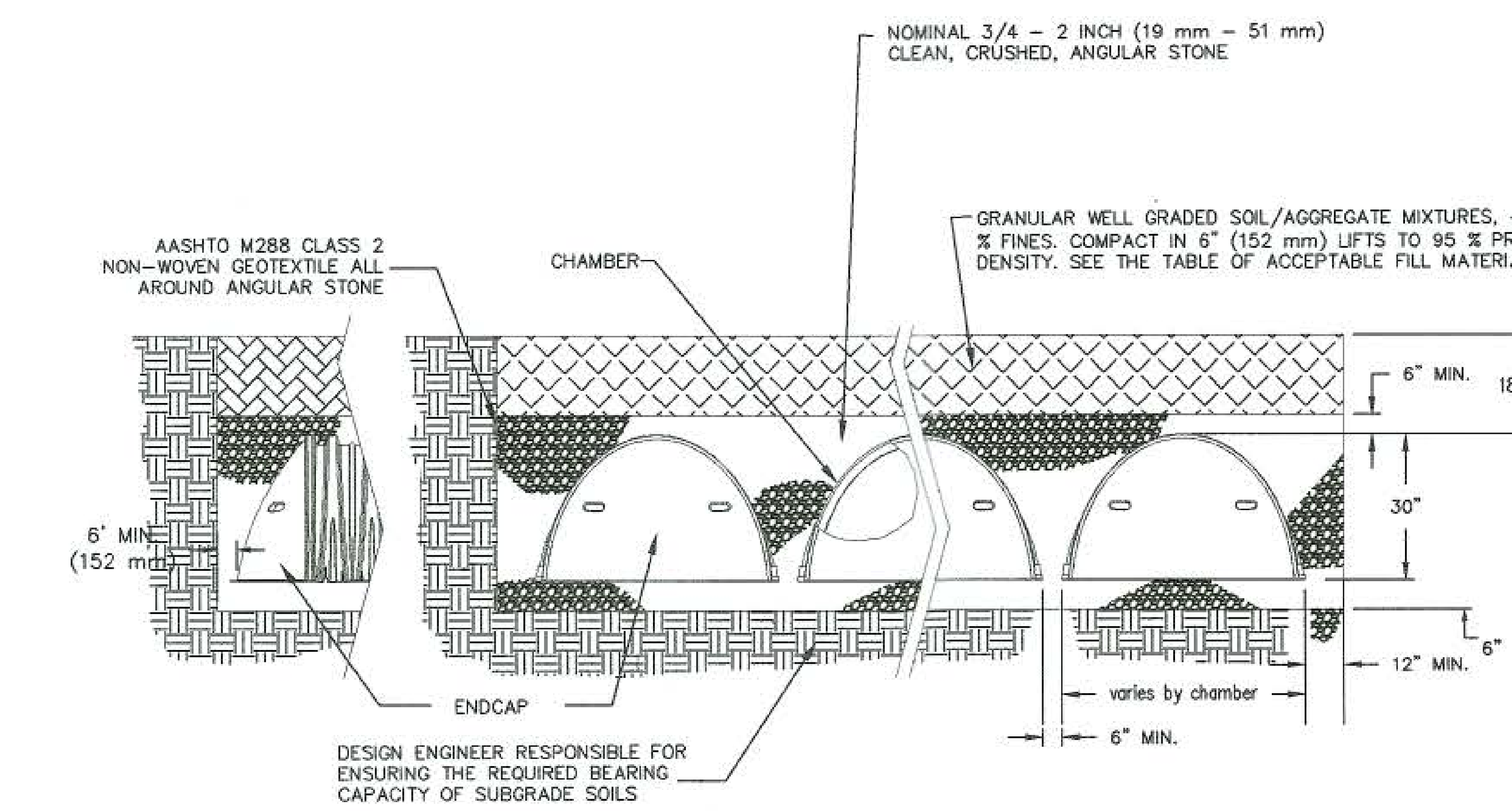
NOT TO SCALE



REFER TO PLAN FOR INSPECTION PORT LOCATION ON ISOLATOR ROW. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE

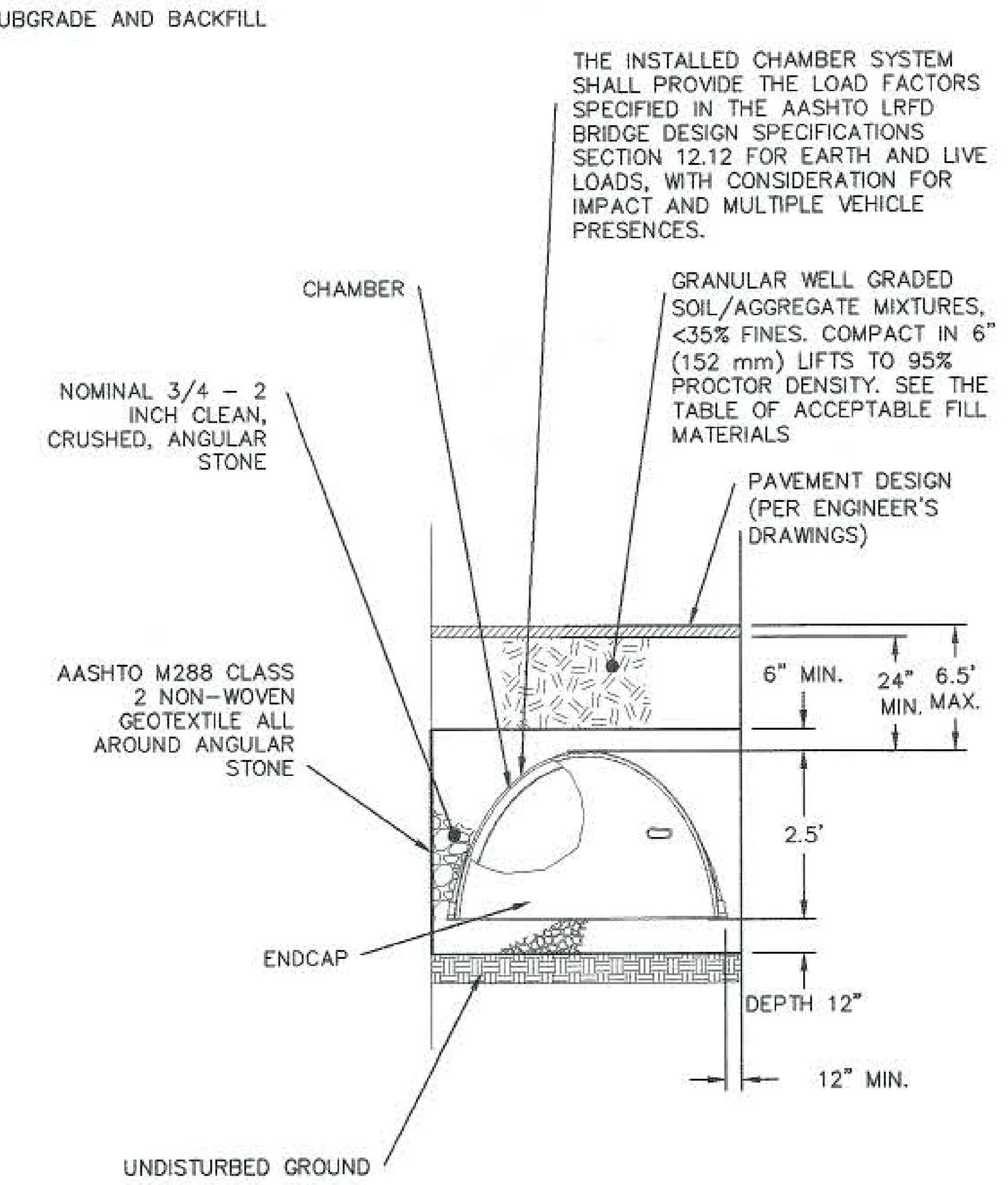
SC-740 INSPECTION PORT DETAIL

NOT TO SCALE



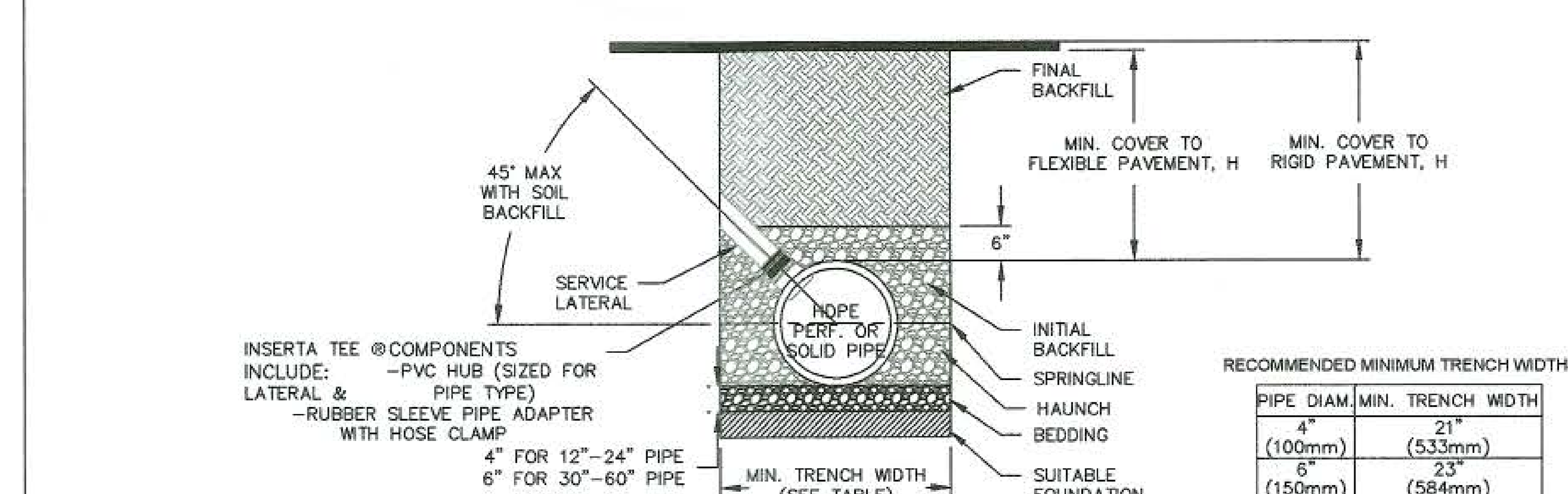
CHAMBER TYPICAL CONSTRUCTION SECTION

NOT TO SCALE



CHAMBER TYPICAL SC 740 CONSTRUCTION SECTION

NOT TO SCALE



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
54" (1350mm)	88" (2235mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. THE INSERTA TEE® CONNECTION SHOULD NOT BE PLACED AT AN ANGLE EXCEEDING 45° FROM THE SPRINGLINE. GREATER ANGLES ARE SUBJECT TO DESIGN ENGINEER APPROVAL AND MAY REQUIRE PREMIUM BACKFILL.

4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

7. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

VOLUMEREQ'D
VOLUMEPROVIDED

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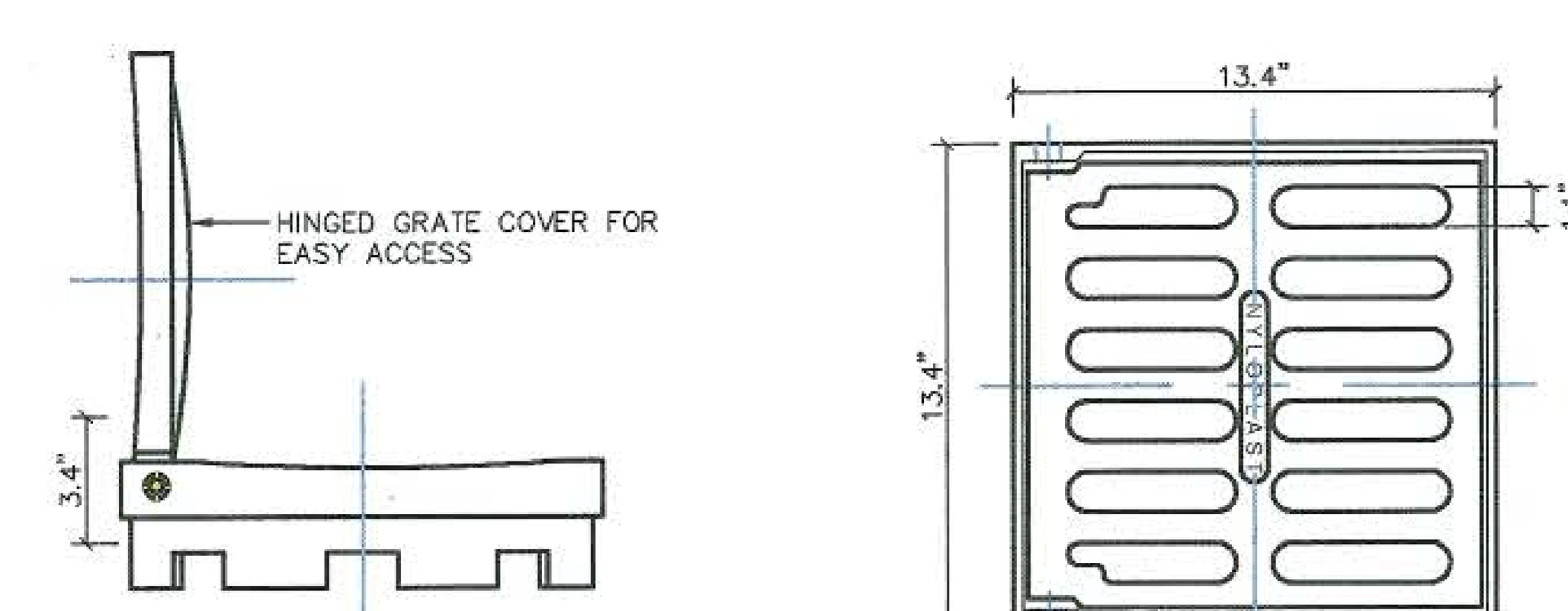
REV	DESCRIPTION	BY	REVDATE	CHK'D
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

PROJECT LOCATION
DRAWING NUMBER: DRAWING#

ADS 4640 TRUEMAN BLVD HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

ABC / DATE / ENG / NTS / OF



NOTES:
1. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05.
2. MATERIAL: GRATE DUCTILE IRON. W/ CAST IRON FRAME
3. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
4. PROVIDE 12" STANDARD COVER

X NYLOPLAST 12" COVER
SCALE: N.T.S.



#	Date	Revisions
2.	2021-08-06	REVISED PER COMMENTS
3.	2021-09-10	REVISED PER COMMENTS
4.	2021-09-28	REVISED PER COMMENTS
5.	2021-12-08	SUBMITTED FOR SIGNATURES
6.	2021-04-29	SUBMITTED FOR SIGNATURES

LRC GROUP
• Land Planning
• Civil Engineering
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• Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5730
www.lrcconsult.com
LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

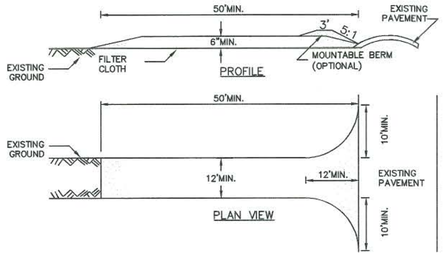
STORMWATER DETAILS

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN18227704.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	DN-4
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	NTS	

X:\JOBS\Jobs 2018\18-2277-Page Park - High Street\DWG\DN18227704.dwg

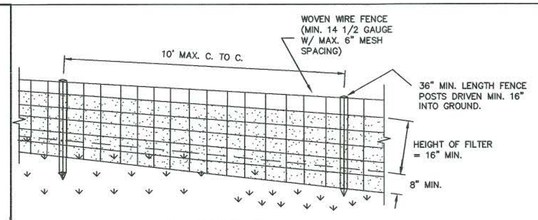


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 1"–4" ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE — 1 / DN-5



CONSTRUCTION SPECIFICATIONS

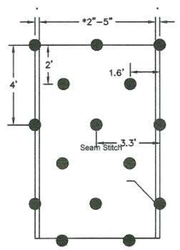
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

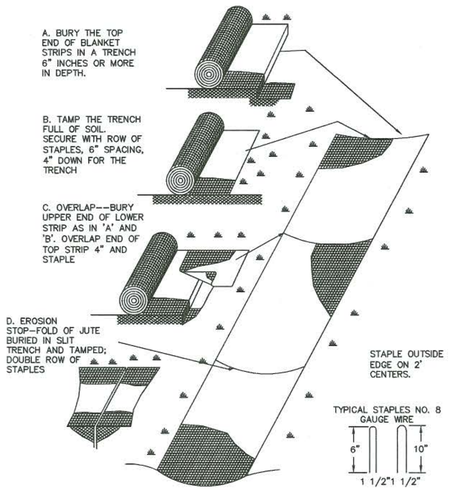
SILT FENCE — 2 / DN-5

NOTES:
3:1 SLOPES OR STEEPER WHERE INDICATED ON THE DRAWINGS:

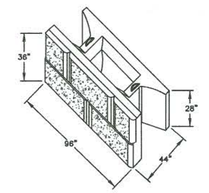
EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150 OR SHALL BE A GREEN, WOOD FIBER MAT CONSTRUCTED FROM 100% ASPEN CURLED FIBERS WITH A GREEN PHOTO–DEGRADABLE NETTING APPLIED TO ONE SIDE. EROSION CONTROL BLANKET TO BE AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, ARLINGTON, TX, "QUICK GRASS" OR APPROVED EQUAL.



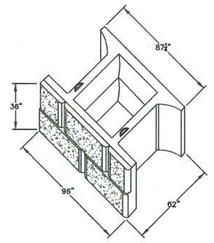
1.7 STAPLES PER SQ.YD.
(2.0 STAPLES PER SQ.M)



3 / DN-5 EROSION CONTROL MAT
NOT TO SCALE

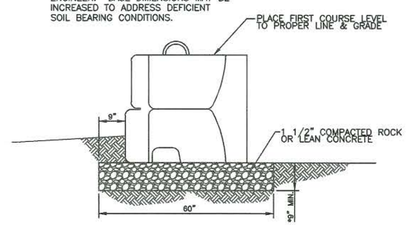


STONE STRONG 24SF TOP UNIT
NOT TO SCALE



STONE STRONG 24-62 UNIT
NOT TO SCALE

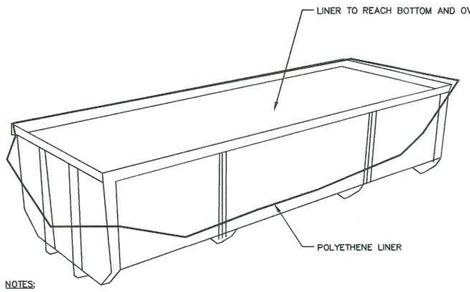
NOTE: BEARING CONDITIONS SHALL BE OBSERVED BY THE SITE GEOTECHNICAL ENGINEER. BASE DIMENSIONS MAY BE INCREASED TO ADDRESS DEFICIENT SOIL BEARING CONDITIONS.



*FOR WALL HEIGHTS OF 6' OR LESS, BASE THICKNESS MAY BE REDUCED TO 6".

24SF WALL BASE
NOT TO SCALE

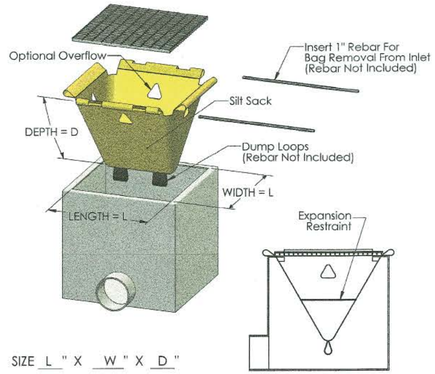
Silt Sack - Type A



NOTES:

1. SIZE DUMPSTER ACCORDINGLY BASED ON PROJECTED WASHOUT. ONE DUMPSTER TO BE ONSITE AT ALL TIMES.
2. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
4. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO–THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO–THIRDS FULL.
5. LINERS SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
6. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
7. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

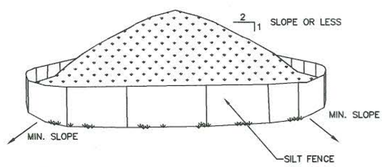
4 / DN-5 ABOVE GROUND TEMPORARY CONCRETE/VEHICLE WASHOUT FACILITY
NOT TO SCALE



SIZE L " X W " X D "

ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA 23234
WWW.ACFENVIRONMENTAL.COM

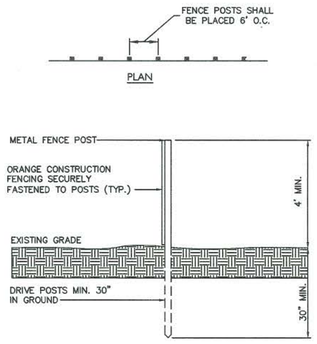
5 / DN-5 SILT SACK DETAIL (CURBLESS CB)
NOT TO SCALE
SILTSACK® BY CORE & MAIN



NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V: 2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

6 / DN-5 MATERIALS STOCKPILE
NOT TO SCALE



7 / DN-5 ORANGE CONSTRUCTION FENCE
NOT TO SCALE

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074184

#	Date	Revisions
2.	2021-08-06	REVISED PER COMMENTS
3.	2021-09-10	REVISED PER COMMENTS
4.	2021-09-28	REVISED PER COMMENTS
5.	2021-12-08	SUBMITTED FOR SIGNATURES
6.	2021-04-29	SUBMITTED FOR SIGNATURES

LRC GROUP
• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:508.603.5730
www.lrcconsult.com
LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

EROSION CONTROL DETAILS

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN18227705.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	DN-5
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	NTS	

X:\JOBS\Jobs 2018\18-2277-Page Park – High Street\DWG\DN18227705.dwg

NOTES:

1. THE LAYING LENGTH OF THE NEW HYD/VALVE/SHOE ASSEMBLY MAY BE TOO LONG TO PLACE THE HYDRANT A PROPER DISTANCE FROM THE EDGE OF THE ROADWAY/ BACK OF CURB. CENTERLINE OF THE WATER MAIN PIPE WILL HAVE TO BE SET ACCORDINGLY.
2. ANY ABANDONMENT OF EXISTING HYDRANTS TO BE AT THE EXISTING FEED CONNECTIONS – CUT OUT THE TEE AND REPLACE PIPE SECTION.
3. BUTTERFLY VALVES TO BE SUBSTITUTED IF DEPTH OF THE NEW MAIN IS NOT ADEQUATE TO PROVIDE COVER. TOP OF 10 INCH VALVE OPERATING NUT TO THE OUTSIDE OF THE PIPE IS APPROXIMATELY 3 FEET. VALVE AT EAST SIDE OF BRIDGE AND TS&V AT NORTH HAMILTON 16" MAIN SHOULD BE ADEQUATE TO CONTROL THAT SECTION.
4. NORTH HAMILTON TS&V POINT WILL POSSIBLY BE WITHIN THE EXISTING ATT FIBER OPTIC TRENCH, RUNNING FULL LENGTH OF NORTHHAMILTON STREET. CONTRACTOR TO BE AWARE AND TO UNDERSTAND JURISDICTION OVER TRENCH.VALVE ACCESS HARDWARE AT THIS POINT WILL POSSIBLY BE WITHIN THEIR DUCT BANK.
5. WATER SERVICES THAT ARE INTERCEPTED/ CROSSED FROM NORTH HAMILTON TO ELM PLACE SHOULD BE CONNECTED TO NEW MAIN AND OLD SERVICES ABANDONED AT EXISTING MAIN CONNECTION POINTS.
6. ALL JOINTS TO BE FULLY RESTRAINED.

ELM PL.

INSTALL 10" PLUG

APPROX. LOCATION OF FIRE STAND PIPE SERVICING 27 HIGH STREET

INSTALL 4-WAY 10"x8" CROSS. REQUIRES 4-WAY VALVING CONFIGURATION AS SHOWN

INSTALL 10" GATE VALVE

INSTALL NEW B-62-B HYDRANT TO INCLUDE 10"X6" TEE AND 6" GUARD VALVE, ALL JOINTS TO BE FULLY RESTRAINED

INSTALL 6" GATE VALVE

CONFIRM OPERATION OF VALVE. REMOVE AND REPLACE WITH NEW 8" VALVE IF INOPERABLE.

CONCRETE SIDEWALK REHAB BY CITY

INSTALL NEW B-62-B HYDRANT TO INCLUDE 10"X6" TEE AND 6" GUARD VALVE, ALL JOINTS TO BE FULLY RESTRAINED

CITY TO BAG HYDRANT

REMOVE HYDRANT, CUT AND CAP BRANCH

INSTALL 10" DIP WATER MAIN

HIGH ST.

SEE DRAWINGS MM1-MM3 FOR WATERMAIN CONSTRUCTION DETAIL CROSSING HIGH STREET BRIDGE

FALLKILL CREEK

FLOW

ABANDON CATCH BASIN AND REGRADE

INSTALL 10" GATE VALVE

MATCHLINE

FLOW

WATER MAIN INSTALLATION PLAN

SCALE: 1"=10'-0"

DENOTES WORK TO BE PERMORED BY CITY

DENOTES WORK TO BE PERFORMED BY OWNER / APPLICANT

RECEIVED
MAY 11 2022

REVISIONS			
NO.	BY	DESCRIPTION	DATE
-	-	-	-

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT

WATER IMPROVEMENTS AT HIGH STREET

CITY OF POUGHKEEPSIE, NEW YORK

DATE: 12-29-2021	DRAWN BY: JTK
SCALE: 1" = 10'-0"	DESIGNED BY: RLD
BID NO.: -	CHECKED BY: RLD

SHEET TITLE:
WATER MAIN INSTALLATION PLAN

DRAWING NO.

W1

NOTES:

1. THE LAYING LENGTH OF THE NEW HYD/VALVE/SHOE ASSEMBLY MAY BE TOO LONG TO PLACE THE HYDRANT A PROPER DISTANCE FROM THE EDGE OF THE ROADWAY/ BACK OF CURB. CENTERLINE OF THE WATER MAIN PIPE WILL HAVE TO BE SET ACCORDINGLY.
2. ANY ABANDONMENT OF EXISTING HYDRANTS TO BE AT THE EXISTING FEED CONNECTIONS – CUT OUT THE TEE AND REPLACE PIPE SECTION.
3. BUTTERFLY VALVES TO BE SUBSTITUTED IF DEPTH OF THE NEW MAIN IS NOT ADEQUATE TO PROVIDE COVER. TOP OF 10 INCH VALVE OPERATING NUT TO THE OUTSIDE OF THE PIPE IS APPROXIMATELY 3 FEET. VALVE AT EAST SIDE OF BRIDGE AND TS&V AT NORTH HAMILTON 16" MAIN SHOULD BE ADEQUATE TO CONTROL THAT SECTION.
4. NORTH HAMILTON TS&V POINT WILL POSSIBLY BE WITHIN THE EXISTING ATT FIBER OPTIC TRENCH, RUNNING FULL LENGTH OF NORTHHAMILTON STREET. CONTRACTOR TO BE AWARE AND TO UNDERSTAND JURISDICTION OVER TRENCH.VALVE ACCESS HARDWARE AT THIS POINT WILL POSSIBLY BE WITHIN THEIR DUCT BANK.
5. WATER SERVICES THAT ARE INTERCEPTED/ CROSSED FROM NORTH HAMILTON TO ELM PLACE SHOULD BE CONNECTED TO NEW MAIN AND OLD SERVICES ABANDONED AT EXISTING MAIN CONNECTION POINTS.
6. ALL JOINTS TO BE FULLY RESTRAINED.

M1–MM3 FOR JCTION DETAIL TREET BRIDGE

FALLKILL CREEK

FLOW

ABANDON CATCH BASIN AND REGRADE

ALIGNMENT DEPENDANT UPON FIELD CONDITIONS

INSTALL 10" GATE VALVE

INSTALL 10" GATE VALVE

INSTALL 10" DIP WATER MAIN

CONCRETE SIDEWALK REHAB BY OTHERS

City to bag Hydrant

REMOVE HYDRANT, CUT AND CAP BRANCH

INSTALL NEW 10" GATE VALVE IF TAP VALVE IS INACCESSABLE DUE TO FIBER OPTIC DUCT BANK CLEARANCE

INSTALL NEW R-52-B HYDRANT TO INCLUDE 10"X6" TEE AND 6" GUARD VALVE, ALL JOINTS TO BE FULLY RESTRAINED

INSTALL 16"X10" TS&V

NORTH HAMILTON TS&V POINT WILL POSSIBLY BE WITHIN THE EXISTING ATT FIBER OPTIC TRENCH, RUNNING FULL LENGTH OF NORTH HAMILTON STREET. CONTRACTOR TO BE AWARE AND TO UNDERSTAND JURISDICTION OVER TRENCH. VALVE ACCESS HARDWARE AT THIS POINT WILL POSSIBLY BE WITHIN THEIR DUCT BANK.

MATCHLINE

HIGH ST.

N. HAMILTON ST.

FIBER OPTIC

WATER MAIN INSTALLATION PLAN

SCALE: 1"=10'–0"

DENOTES WORK TO BE PERFORMED BY CITY

DENOTES WORK TO BE PERFORMED BY OWNER / APPLICANT

REVISIONS			
NO.	BY	DESCRIPTION	DATE
-	-	-	-

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT

WATER IMPROVEMENTS AT HIGH STREET

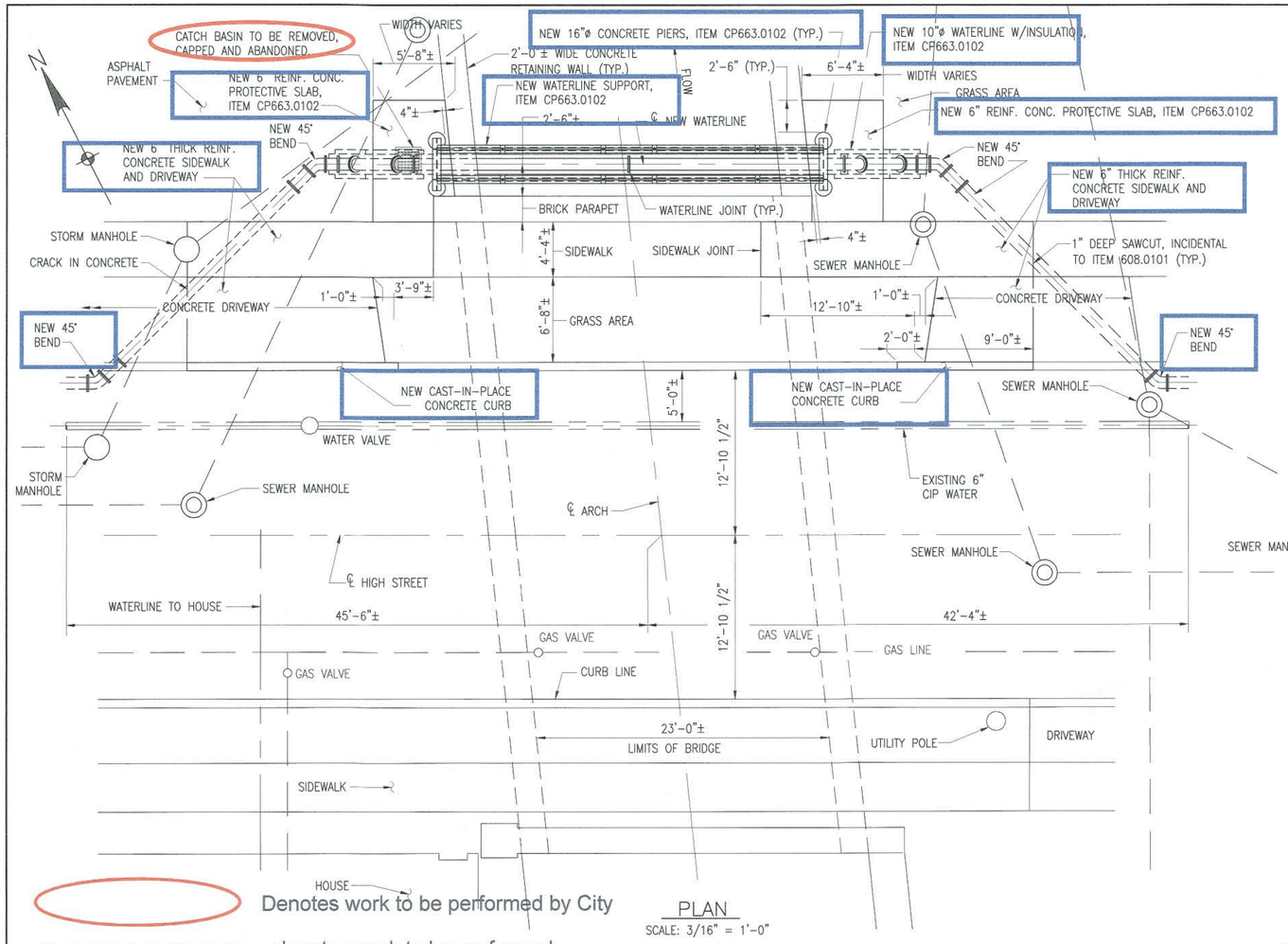
CITY OF POUGHKEEPSIE, NEW YORK

DATE: 12-14-2021	DRAWN BY: JTK
SCALE: 1" = 10'-0"	DESIGNED BY: RLD
BID NO.: -	CHECKED BY: RLD

SHEET TITLE: **WATER MAIN INSTALLATION PLAN**

DRAWING NO.

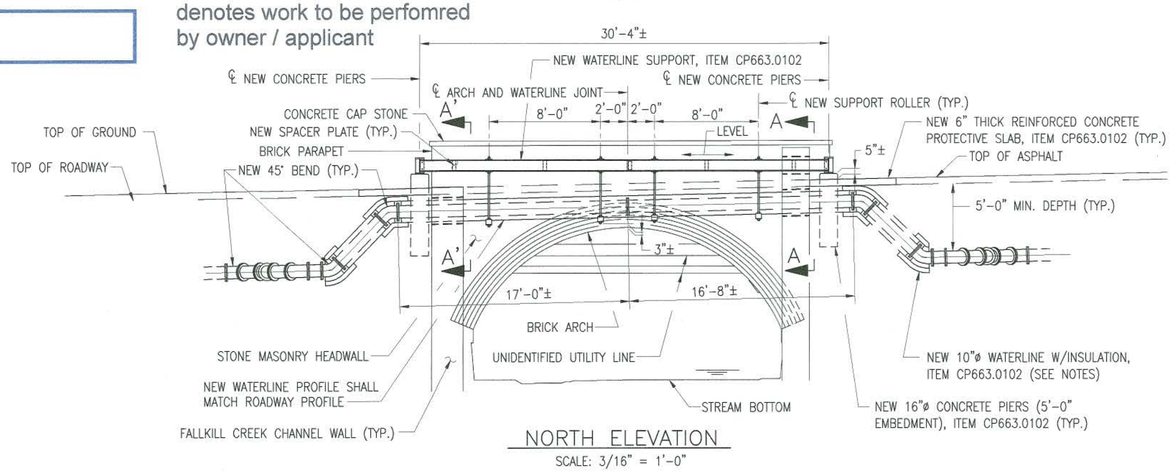
W2



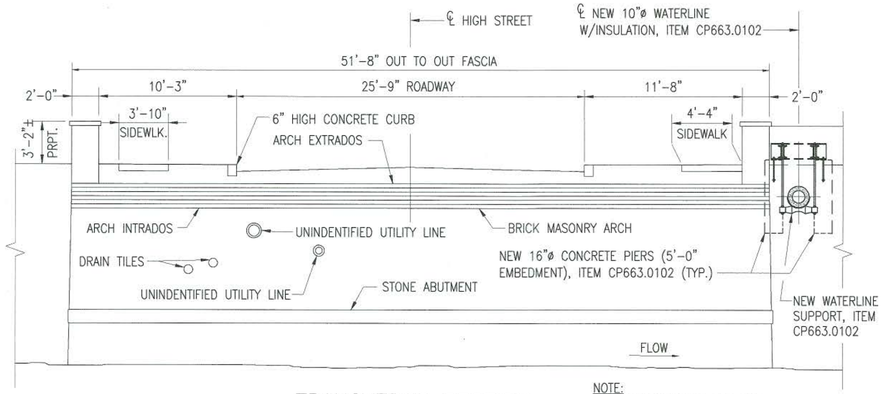
PLAN
SCALE: 3/16" = 1'-0"

Denotes work to be performed by City

denotes work to be perfomred by owner / applicant

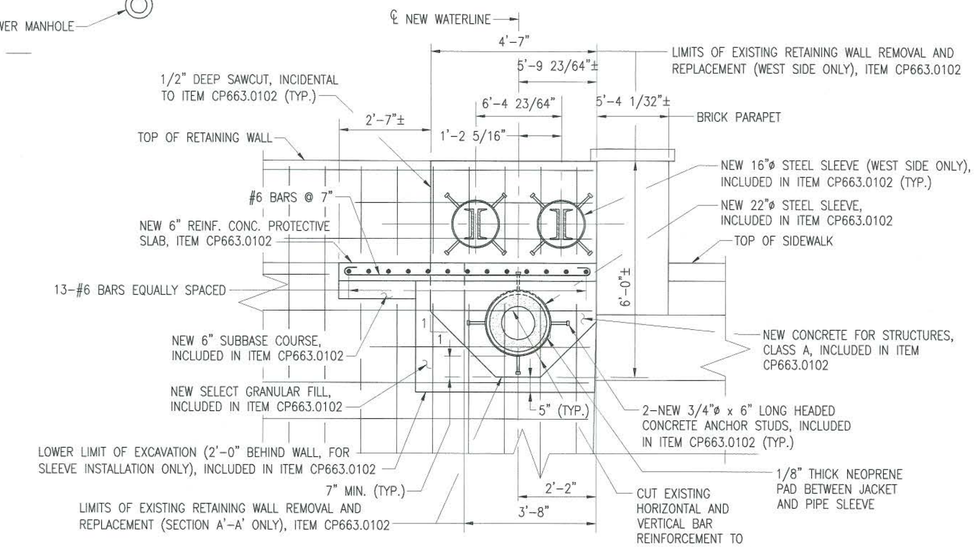


NORTH ELEVATION
SCALE: 3/16" = 1'-0"



TRANSVERSE SECTION
LOOKING WEST
SCALE: 3/16" = 1'-0"

NOTE:
EXISTING WATERLINE, GAS AND STORM/SEWER UTILITY LINES NOT SHOWN.



SECTION A–A
SECTION A'–A' SIMILAR UNLESS NOTED

NOTES:

FOR GENERAL NOTES, SEE SHEET 2.
ALL MATERIAL SHOWN IS EXISTING UNLESS NOTED AS NEW.
FOR NEW WATERLINE SUPPORT DETAILS, SEE SHEET 9.
ALL DIMENSIONS SHOWN OF EXISTING BRIDGE ARE
FOR MAINTENANCE AND PROTECTION OF TRAFFIC, SEE SHEET 7.
FOR WATERLINE EXCAVATION AND BACKFILL LIMITS AND DETAILS, SEE NYSDOT STANDARD SHEET M663-1.
FINAL ELEVATION OF NEW WATERLINE AND SUPPORT SHALL NOT BE BELOW ARCH INTRADOS.

BIN 2262690

CITY OF POUGHKEEPSIE

WATERLINE INSTALLATION HIGH STREET BRIDGE OVER FALLKILL CREEK

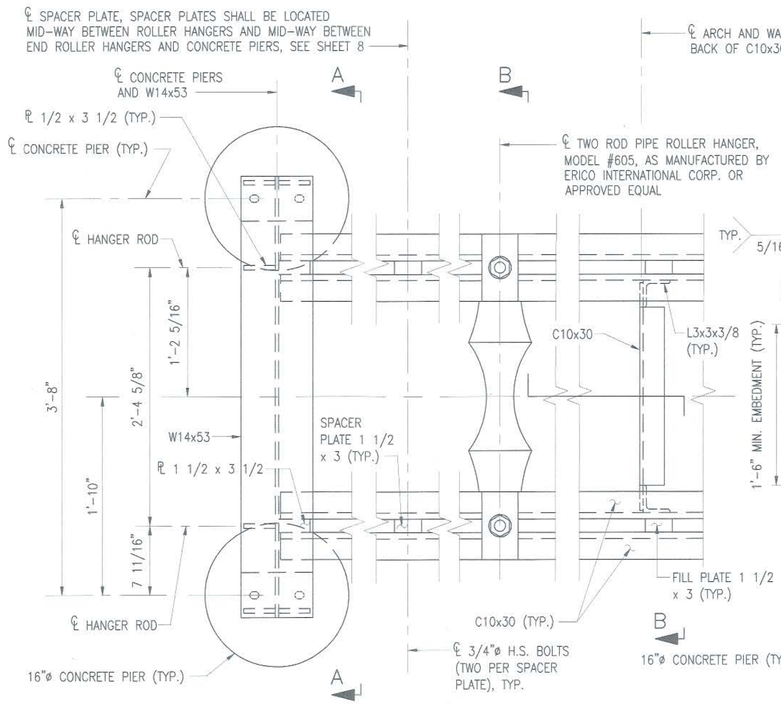
GENERAL PLAN AND ELEVATION

MM1

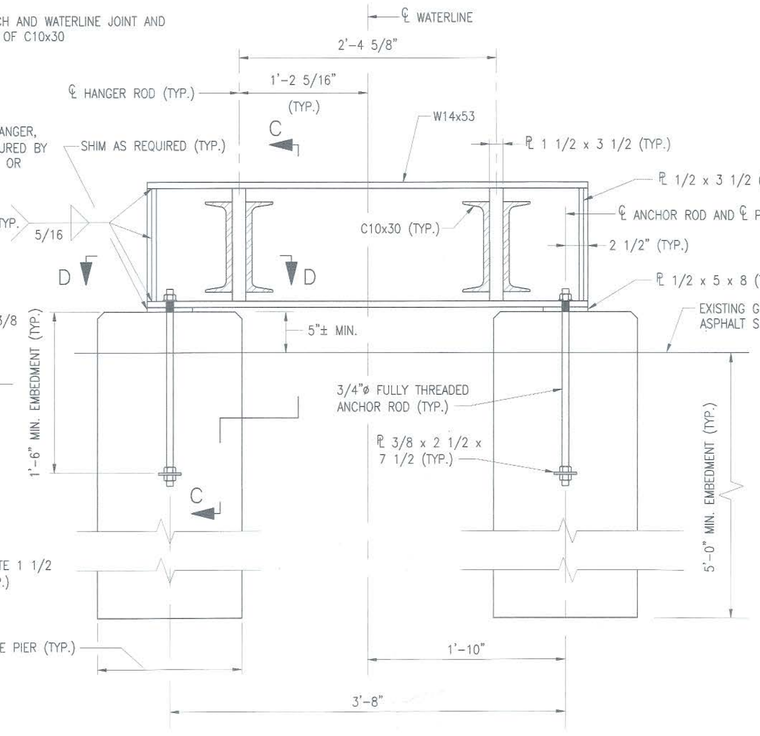
ALIGNMENT	JTK	NW	09/09
REVISION	BY	CK.	DATE
DES. HOP	DR. HOP	CK. JRD	

MODJESKI and MASTERS Consulting Engineers SINCE 1893

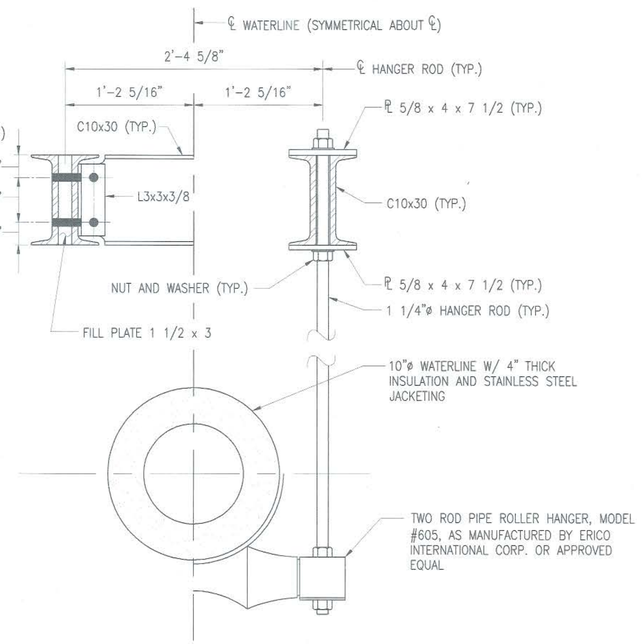
SCALE: AS NOTED
DATE: OCTOBER 2004
SHEET 8 OF 13



WATERLINE SUPPORT PLAN

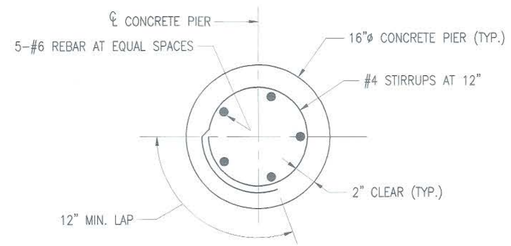


SECTION A-A

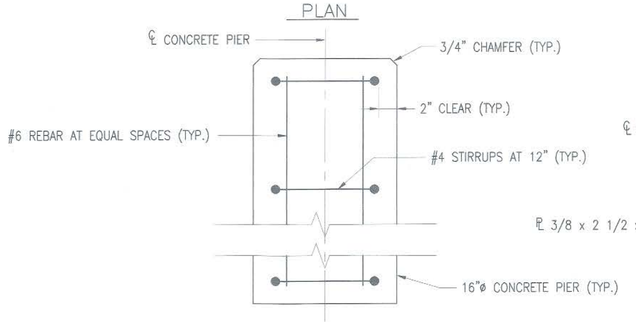


AT MID-SPAN AT HANGER

SECTION B-B

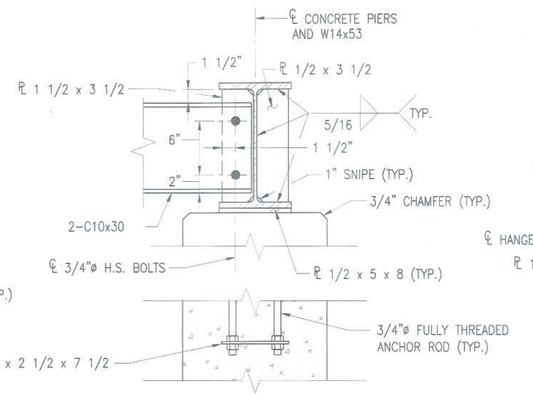


PLAN

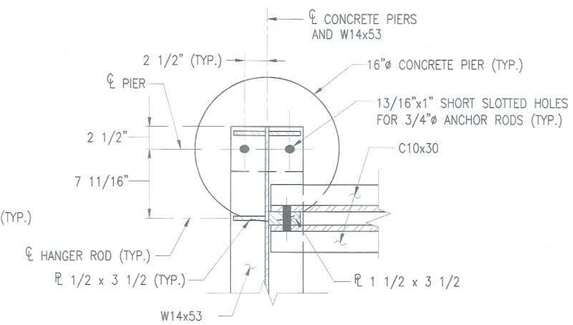


ELEVATION

CONCRETE PIER DETAIL



SECTION C-C



SECTION D-D

NOTES:

FOR GENERAL NOTES, SEE SHEET 2.
ALL MATERIAL SHOWN IS NEW UNLESS NOTED AS EXISTING.
FOR MAINTENANCE AND PROTECTION OF TRAFFIC, SEE SHEET 7.
FOR WATERLINE EXCAVATION AND BACKFILL DETAILS, SEE NYSDOT STANDARD SHEET M663-1.
ALL WORK SHOWN ON THIS SHEET SHALL BE PAID FOR UNDER WATERLINE INSTALLATION-HIGH STREET, ITEM CP663.0102 UNLESS OTHERWISE NOTED.

CITY OF POUGHKEEPSIE

WATERLINE INSTALLATION HIGH STREET BRIDGE OVER FALLKILL CREEK

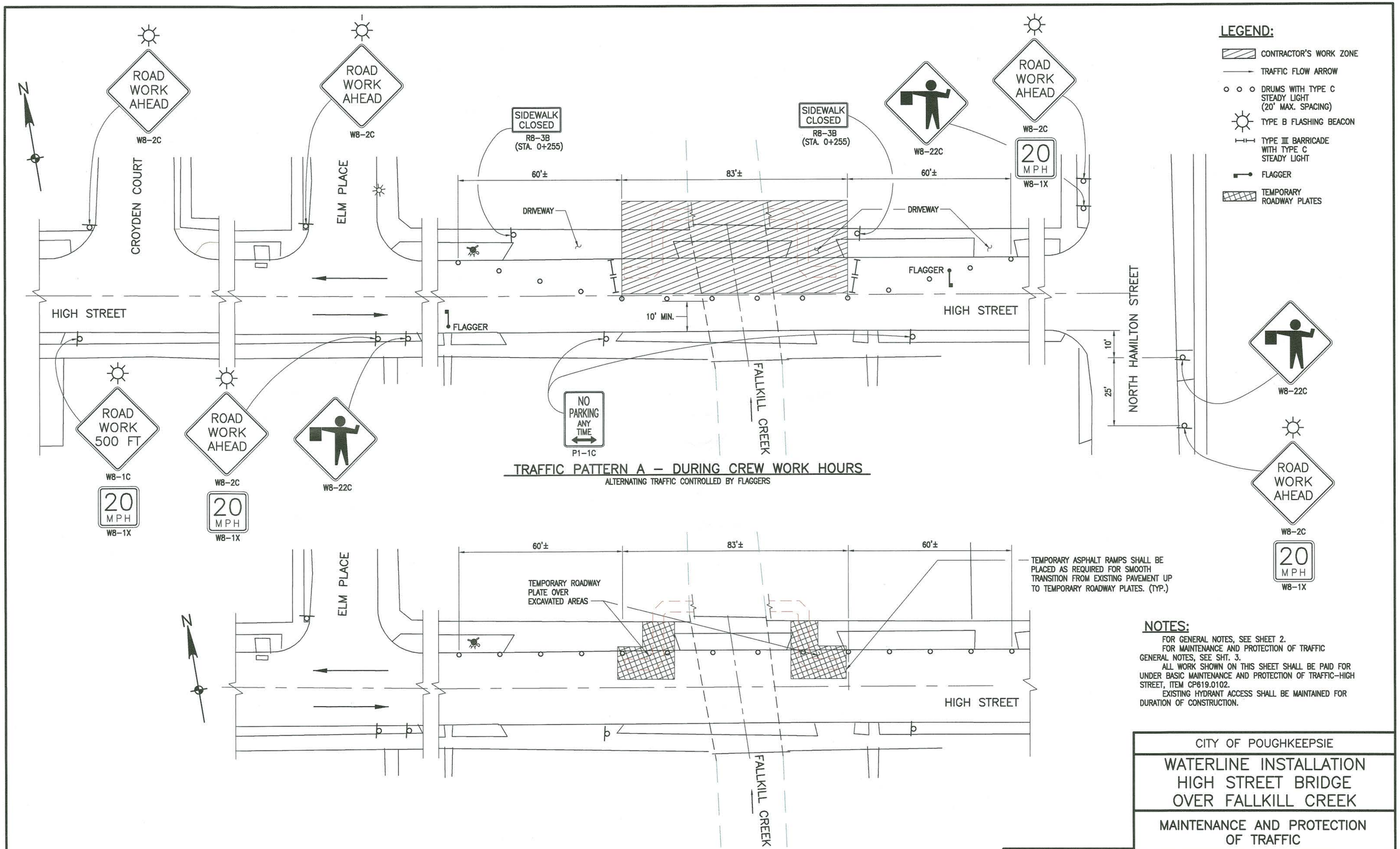
WATERLINE SUPPORT DETAILS

MM2

REVISION	BY	CK.	DATE
DES. JRD	DR. HOP	CK. JRD	

MODJESKI and MASTERS Consulting Engineers SINCE 1893

SCALE: 1 1/2"=1'-0"
DATE: OCTOBER 2004
SHEET 9 OF 13



TRAFFIC PATTERN A – DURING CREW WORK HOURS

ALTERNATING TRAFFIC CONTROLLED BY FLAGGERS

TRAFFIC PATTERN B – DURING CREW NON-WORKING HOURS

EXCAVATIONS WITHIN ROADWAY AND DRIVEWAY LIMITS PLATED.
ALL CONSTRUCTION SIGNS SAME AS TRAFFIC PATTERN A,
EXCEPT FLAGGER SIGNS SHALL BE COVERED.

NOTES:

FOR GENERAL NOTES, SEE SHEET 2.
FOR MAINTENANCE AND PROTECTION OF TRAFFIC GENERAL NOTES, SEE SHT. 3.
ALL WORK SHOWN ON THIS SHEET SHALL BE PAID FOR UNDER BASIC MAINTENANCE AND PROTECTION OF TRAFFIC–HIGH STREET, ITEM CP619.0102.
EXISTING HYDRANT ACCESS SHALL BE MAINTAINED FOR DURATION OF CONSTRUCTION.

MM3

REVISION	BY	CK.	DATE
DES. JRD	DR. RTM	CK. HOP	

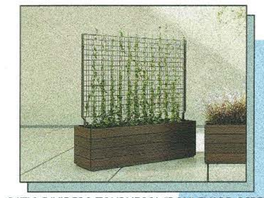
CITY OF POUGHKEEPSIE

WATERLINE INSTALLATION HIGH STREET BRIDGE OVER FALLKILL CREEK

MAINTENANCE AND PROTECTION OF TRAFFIC

MODJESKI and MASTERS Consulting Engineers SINCE 1893

SCALE: 1/16" = 1'-0"
DATE: OCTOBER 2004
SHEET 7 OF 13



PATIO DIVIDERS: TOURNESOL "BOULEVARD SCREEN"



ANDERSON 100 SERIES WDW: BLACK



1 BUILDING ELEVATION - NORTH
SCALE: NO SCALE



2 BUILDING ELEVATION - SOUTH
SCALE: NO SCALE

BUILDING ELEVATIONS

D-200

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

05/26/21

60 YEARS QPK DESIGN



1 BUILDING ELEVATION - WEST
SCALE: NO SCALE



2 BUILDING ELEVATION - EAST
SCALE: NO SCALE

BUILDING ELEVATIONS

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

D-201

05/26/21





UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.
BSMT	4			4	X0 = 0 SF
1ST FLR		6	11	17	X300 = 5,100 SF
2ND FLR		6	12	18	X300 = 5,400 SF
3RD FLR		6	12	18	X300 = 5,400 SF
4TH FLR		3	7	10	X300 = 3,000 SF
TOTAL	4	21	42	67	18,900 SF
	(6%)	(31%)	(63%)		

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	7,237 SF	(SOUTH SIDE OF ADDITION)
	2,878 SF	(EAST SIDE OF EXISITNG)
BSMT	825 SF	(FITNESS)
1ST FLR	1,386 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	384 SF	(4 BALCONIES @ 96 SF)
3RD FLR	384 SF	(4 BALCONIES @ 96 SF)
4TH FLR	5,909 SF	(ROOF TERRACE)
TOTAL	19,003 SF	

19,003	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
103	MORE THAN REQUIRED, THUS COMPLIES

1 FLOOR PLAN - PARKING LEVEL / EXISTING GROUND FLOOR
SCALE: 1/16" = 1'-0"

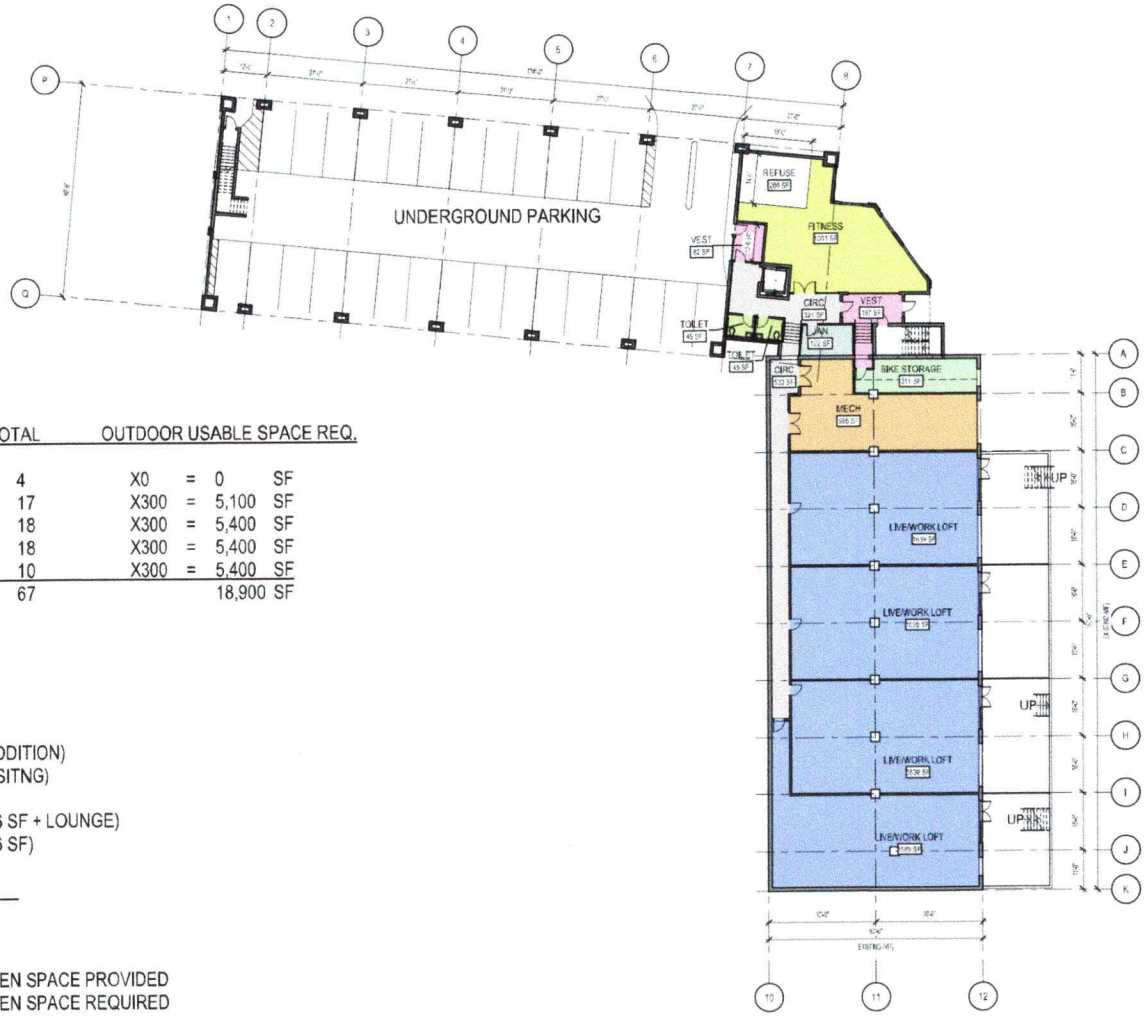
BSMT FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-909

09/10/21

60 YEARS QPK DESIGN



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.
BSMT	4			4	X0 = 0 SF
1ST FLR		6	11	17	X300 = 5,100 SF
2ND FLR		6	12	18	X300 = 5,400 SF
3RD FLR		6	12	18	X300 = 5,400 SF
4TH FLR		3	7	10	X300 = 5,400 SF
TOTAL	4	21	42	67	18,900 SF
	(6%)	(31%)	(63%)		

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	1,001 SF	(FITNESS)
1ST FLR	1,234 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	768 SF	(8 BALCONIES @ 96 SF)
3RD FLR	0 SF	
4TH FLR	5,958 SF	(ROOF TERRACE)
TOTAL	21,269 SF	

21,269	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
2,369	MORE THAN REQUIRED, THUS COMPLIES

1 FLOOR PLAN - PARKING LEVEL / EXISTING GROUND FLOOR

BSMT FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-909

02/10/21



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.
BSMT	4			4	X0 = 0 SF
1ST FLR		6	11	17	X300 = 5,100 SF
2ND FLR		6	12	18	X300 = 5,400 SF
3RD FLR		6	12	18	X300 = 5,400 SF
4TH FLR		3	7	10	X300 = 5,400 SF
TOTAL	4	21	42	67	18,900 SF
	(6%)	(31%)	(63%)		

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	1,001 SF	(FITNESS)
1ST FLR	1,234 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	768 SF	(8 BALCONIES @ 96 SF)
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4TH FLR	5,958 SF	(ROOF TERRACE)
TOTAL	21,269 SF	

21,269	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
2,369	MORE THAN REQUIRED, THUS COMPLIES

1 FLOOR PLAN - FIRST FLOOR

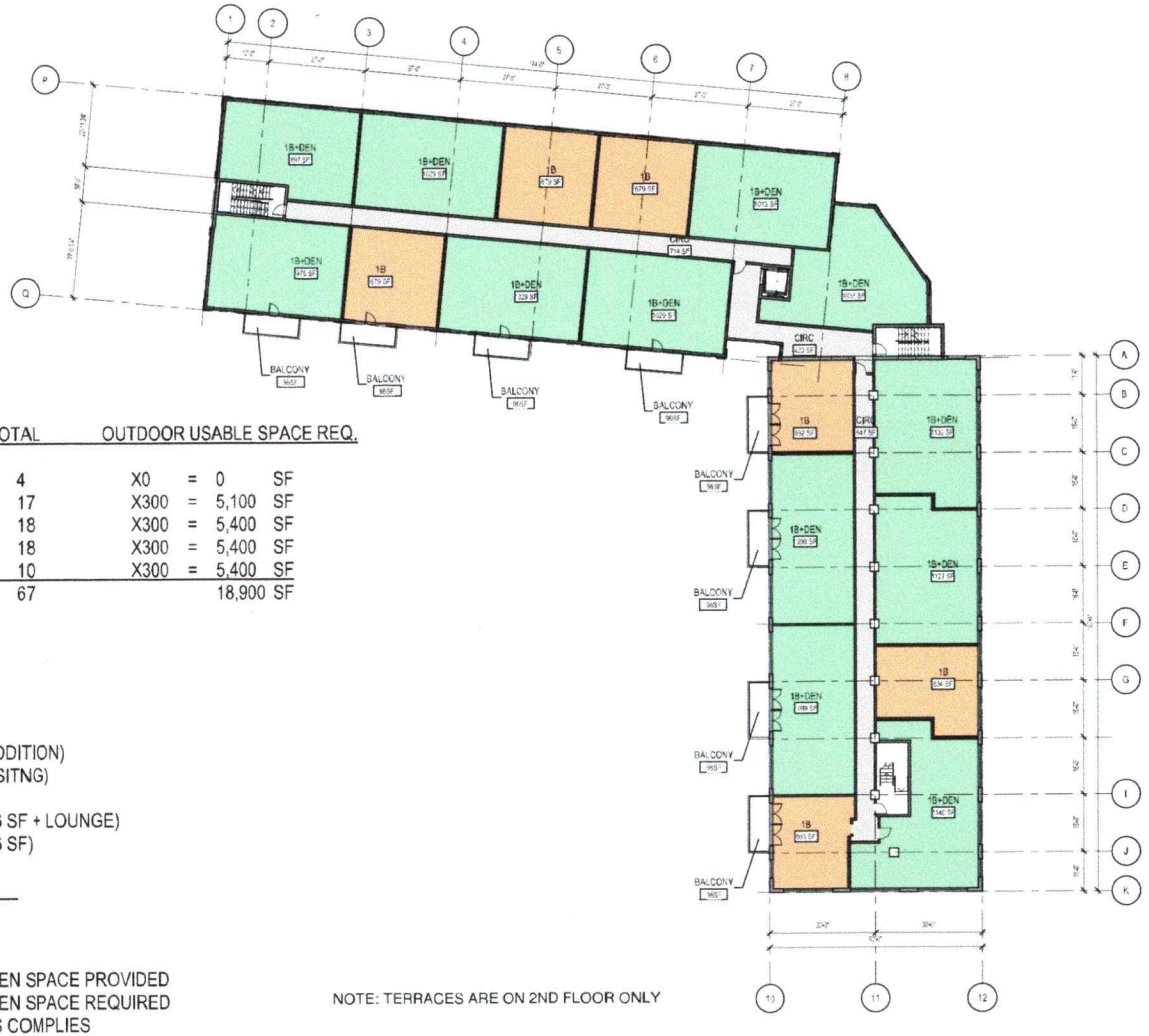
FIRST FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-910

02/10/21

QPK DESIGN 60 YEARS



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.
BSMT	4			4	X0 = 0 SF
1ST FLR		6	11	17	X300 = 5,100 SF
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TOTAL	4	21	42	67	18,900 SF
	(6%)	(31%)	(63%)		

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	1,001 SF	(FITNESS)
1ST FLR	1,234 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	768 SF	(8 BALCONIES @ 96 SF)
3RD FLR	0 SF	
4TH FLR	5,958 SF	(ROOF TERRACE)
TOTAL	21,269 SF	

21,269	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
2,369	MORE THAN REQUIRED, THUS COMPLIES

NOTE: TERRACES ARE ON 2ND FLOOR ONLY

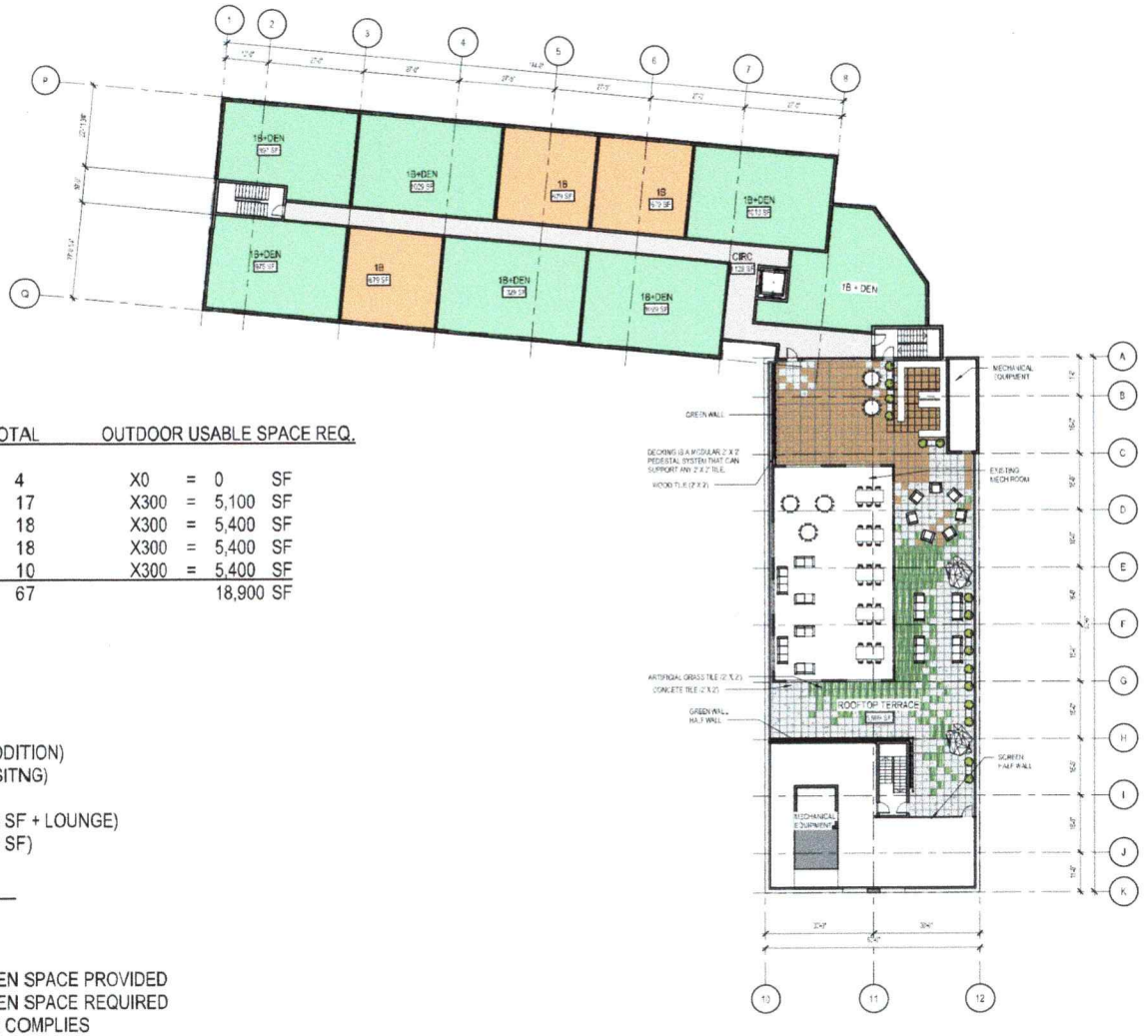
1 FLOOR PLAN - SECOND FLOOR

SECOND/THIRD FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-911

02/10/21



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.
BSMT	4			4	X0 = 0 SF
1ST FLR		6	11	17	X300 = 5,100 SF
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TOTAL	4	21	42	67	18,900 SF
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OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	1,001 SF	(FITNESS)
1ST FLR	1,234 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	768 SF	(8 BALCONIES @ 96 SF)
3RD FLR	0 SF	
4TH FLR	5,958 SF	(ROOF TERRACE)
TOTAL	21,269 SF	

21,269	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
2,369	MORE THAN REQUIRED, THUS COMPLIES

1 FLOOR PLAN - FOURTH FLOOR / ROOF PLAN

FOURTH FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-912

02/10/21

CITY OF POUGHKEEPSIE, NY
BUILDING, PLANNING & ENGINEERING DEPARTMENTS

SITE PLAN CHECK SHEET

ADDRESS 27 High Street **Project:** _____ **File #:** _____ **DateRec'd:** _____

The following is a list of deficiencies noted to exist in the submission relative to the requirements for site plan review.

I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION

	Compliance Certified	Item Description
I) 1.	X	Properly completed application form, including accurate contact information and applicant signature.
I) 2.		Required fees submitted: X Site Plan $500 ☐ $150 for 1000 square feet of floor area **$** ☐ Special Permit ☐ Full EAF $500 X $35 x 23 (# of Required Parking Spaces) = **$** 805.00 **TOTAL: $**1305.00 **PD $ ck BALANCE DUE $**
I) 3.	X	Short / Full Environmental Assessment Form submitted.
I) 4.	X	Name and address of owner of record appears on plan.
I) 5.	X	Name and address of person, firm or organization preparing the plan.
I) 6.	X	Date (including any revision dates), north arrow, written and graphic scale.
I) 7.	X	Vicinity map (i.e., Sanborn, tax map). (refer to Dutchess County Parcel Access Map for assistance)
I) 8.	X	Existing zoning with accurate lot and bulk tables. (lot and bulk tables are not always required, but if provided, must be accurate)
I) 9.	X	Professional signature and seal on plan, as required by law.
I) 10.	X	Names of owners of adjoining properties, as shown on the latest tax records. (refer to Dutchess County Parcel Access Map for assistance)
I) 11.		A statement indicating the financial capability of the applicant to complete the proposed development.
I) 12.	See Attached	Are any waivers requested? If so, list here (and provide a written request for waiver, outlining the item to be waived and the rational for waiver:

II) EXISTING SITE CONDITIONS

	Compliance Certified	Item Description
II) 1.	X	Site plan is prepared under the direction of a licensed surveyor or licensed professional engineer or references a properly prepared survey with surveyor name, license number and survey date indicated. If a city digital map is utilized, field verification of all features and elevations must be certified by a licensee surveyor or licensed professional engineer.
II) 2.	X	Location, width and purpose of all existing easements, rights-of-way, setbacks, reservations and rears dedicated to public use, outline of existing covenants and deed restrictions within, adjacent or otherwise pertaining to the property.
II) 3.	X	Plan view must show all existing features extending a minimum of twenty-five (25) feet past property boundary lines. Such features include all of the following:
II) 4.	Waiver Requested	Existing contours with intervals of five (5) feet or less, referred to a datum satisfactory to the Planning Board. If parcel is relatively flat, contours MAY be waived if spot elevations are shown which indicate the general slope of the terrain;
II) 5.	X	Paved areas, walkways, parking areas, vehicular access to public streets, internal drives (detailed as required by material type: i.e., asphalt, concrete, stone, etc); existing landscaping, screening and fences (detailed)
II) 6.	X	Outlines and descriptions of all structures;
II) 7.	Waiver Requested	All watercourses, marshes, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, curbs, sidewalks, adjacent streets with names and widths, and any other significant features.
II) 8.	Waiver Requested	Show locations of ALL existing utilities, underground and aboveground, within and adjacent to property and in the street, including, but not limited to: sanitary, storm, water, gas and electric, and any utility poles, including light poles. Show all existing connections
II) 9.	None	Approximate boundaries of any areas subject to storm water overflows (reference FEMA 100 year floodplain panel or study).

III) PROPOSED SITE IMPROVEMENTS

	Compliance Certified	Item Description
III) 1.	X	The location of all proposed buildings or structural improvements.
III) 2.	Waiver Requested	Detailed elevations of all proposed principal and accessory structures.
III) 3.		Show locations, size and material of all proposed utilities and service connections.
III) 4.	X	The location and design of all uses not requiring structures, such as off-street parking and loading areas, walkways, other paved areas and any open space for tenant recreational purposes for residential development. Profiles indicate grading and cross sections showing

		location and width or roadways and walkways. Any proposed direct pedestrian connection to public parking lots or structures will also be shown.
III) 5.	Waiver Requested	Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.
III) 6.	Waiver Requested	Location, direction, power and time of use of any proposed outdoor lighting or public address systems. Provide an Isometric Footcandle Distribution Diagram, maximum illuminance levels shown in footcandle measurements on a grid of the site showing readings in every ten-foot square, overlaid on the site plan, as a separate sheet or view. One-half (1/2) foot candle is recommended. All lights to be shielded to prevent glare on adjoining properties, including public property.
III) 7.	None	Any proposed new grades, indicating clearly how such grades will met existing grades of adjacent properties or the street.
III) 8.	None	An outline of any proposed easements, deed restrictions, covenants or rights-of-way and a notation of any areas to be dedicated to a public agency, and any public improvements contemplated on or adjoining the property. Indicate if none
III) 9.	Waiver Requested	Location of any fire alarm boxes and/or connections to the city fire alarm system.
III) 10.	Waiver Requested	A determination of storm water quality requirements based on NYDES Phase II requirements. Further, ANY improvements within the Fallkill Creek watershed, which has been declared a 303(D) impaired watershed, require full stormwater treatment as per NYSDEC.

IV) OTHER REQUIRED PLAN NOTES

	Compliance Certified	Item Description
IV) 1.	Waiver Requested	Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm.
IV) 2.	Waiver Requested	The following note concerning the protection of trees must be shown on all site plans where existing trees are proposed to be retained: "Prior to the start of construction or excavation, trees to be retained shall be protected by silt fence, snow fence, construction fence, or equal, which will be placed at the drip line or several feet beyond. However, the fencing shall not cross public sidewalks. No storage or stockpiling of construction materials, debris or equipment shall occur within the fenced area." In addition to the note on the plan, the location of the protective fencing must be shown on the site plan or landscape plan. Where a trees close proximity to a proposed building, driveway, parking area, or construction vehicle access way prevents the installation of fencing at the drip line, the modification of the fence position shall be shown on the site plan and shall be subject to the approval of the Planning Board. Field modification of the fence position may be granted by the Building Inspector/Zoning Administrator or Deputy Building Inspector.

V) REQUIRED REFERRALS TO OTHER AGENCIES OR BOARDS

	Dutchess County Planning Department
	Zoning Board of Appeals
	Historic District and Landmark Preservation Commission
	Waterfront Advisory Committee
	Shade Tree Commission

ADDITIONAL COMMENTS

_____

_____

Review Date:_____
Joe Donat, Development Director
Richard Distel, City Planner
Joseph O'Brien, Deputy Zoning Administrator
Lori Garcia, Board Administrative Assistant

CITY OF POUGHKEEPSIE, NY
BUILDING, PLANNING & ENGINEERING DEPARTMENTS

I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION
Waivers Requested

12. Are any waivers requested? If so, list here (and provide a written request for waiver, outlining the item to be waived and the rational for waiver):

II) EXISTING SITE CONDITIONS:

4. Existing contours with intervals of five (5) feet or less, referred to a datum satisfactory to the Planning Board. If parcel is relatively flat, contours MAY be waived if spot elevations are shown which indicate the general slope of the terrain;

Response: Contours shown on previous Approved Site Plan signed on July 1, 2022. No changes to plan.

7. All watercourses, marshes, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, curbs, sidewalks, adjacent streets with names and widths, and any other significant features.

Response: Shown on cover sheet which is unchanged.

8. Show locations of ALL existing utilities, underground and aboveground, within and adjacent to property and in the street, including, but not limited to: sanitary, storm, water, gas and electric, and any utility poles, including light poles. Show all existing connections.

Response: Included with previously Approved Site Plan signed on July 1, 2022. No changes to plan.

II) PROPOSED SITE IMPROVEMENTS:

2. Detailed elevations of all proposed principal and accessory structures.

Response: Included with previously Approved Site Plan signed on July 1, 2022. Elevations are not changing.

3. Show locations, size and material of all proposed utilities and service connections.

Response: Included with previously Approved Site Plan signed on July 1, 2022. No changes to plan.

5. Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.

Response: Included with previously Approved Site Plan signed on July 1, 2022. No changes to plan.

6. Location, direction, power and time of use of any proposed outdoor lighting or public address systems. Provide an Isometric Footcandle Distribution Diagram, maximum illuminance levels shown in footcandle measurements on a grid of the site showing readings in every ten-foot square, overlaid on the site plan, as a separate sheet or view. One-half (1/2) foot candle is recommended. All lights to be shielded to prevent glare on adjoining properties, including public property.

Response: Included with previously Approved Site Plan signed on July 1, 2022. No changes to plan.

9. Location of any fire alarm boxes and/or connections to the city fire alarm system.

Response: Included with previously Approved Site Plan signed on July 1, 2022. Knox Box was condition of previous approval and applicant intended to carry over notation on cover sheet.

10. A determination of storm water quality requirements based on NYDES Phase II requirements. Further, ANY improvements within the Fallkill Creek watershed, which has been declared a 303(D) impaired watershed, require full stormwater treatment as per NYSDEC.

Response: See previous SWPPP - no change.

IV) OTHER REQUIRED PLAN NOTES

1. Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm.

Response: Included with previously approved Site Plan signed July 1, 2022 and SWPPP. No changes to plan.

2. The following note concerning the protection of trees must be shown on all site plans where existing trees are proposed to be retained: “Prior to the start of construction or excavation, trees to be retained shall be protected by silt fence, snow fence, construction fence, or equal, which will be placed at the drip line or several feet beyond. However, the fencing shall not cross

public sidewalks. No storage or stockpiling of construction materials, debris or equipment shall occur within the fenced area."

In addition to the note on the plan, the location of the protective fencing must be shown on the site plan or landscape plan. Where a trees close proximity to a proposed building, driveway, parking area, or construction vehicle access way prevents the installation of fencing at the drip line, the modification of the fence position shall be shown on the site plan and shall be subject to the approval of the Planning Board. Field modification of the fence position may be granted by the Building Inspector/Zoning Administrator or Deputy Building Inspector.

Response: Included with previously Approved Site Plan signed on July 1, 2022.
No changes to plan. No existing trees on site to be retained.

27 High Street Adjoining and Adjacent Properties



27 High Street Adjacent and Adjoining Properties List

No.	Street Address	Owner Mailing Information	Parcel Number
1	9 W Oakley St	27 High Street Lofts LLC PO Box 792 Poughkeepsie, NY 12602	131300-6162-62-197319-0000
2	6-8 Elm Pl	Genady Ostrovsky 6-8 Elm Pl Poughkeepsie, NY 12601	131300-6162-62-210306-0000
3	2-4 Elm Pl	Donald W. Cowles 169 Pleasant View Rd Pleasant Valley, NY 12569	131300-6162-62-212300-0000
4	35 High St	Jon Behrends PO Box 5146 Poughkeepsie, NY 12602	131300-6162-62-217286-0000
5	32 High St	Sandra Lee Coleman 32 High St Poughkeepsie, NY 12601	131300-6162-62-204266-0000
6	30 High St	Peter Reilly 30 High St Poughkeepsie, NY 12601	131300-6162-62-200269-0000
7	28 High St	Peter Reilly 30 High St Poughkeepsie, NY 12601	131300-6162-62-195267-0000
8	26 High St	Kenneth Kari Terra Nova Dr Hopewell Junction, NY 12533	131300-6162-62-192268-0000
9	24 High St	24 High St LLC 46 Main St Ste 136 Monsey, NY 10952	131300-6162-62-188269-0000
10	22 High St	Rejuvenate Properties LLC PO Box 372 Gardiner, NY 12525	131300-6162-62-185269-0000
11	20 High St	High V II LLC 235 N Main St Ste 2 Spring Valley, NY 10977	131300-6162-62-180270-0000
12	18 High St	Ronald A. Decker 15 Parksville Rd Pleasant Valley, NY 12569	131300-6162-62-175271-0000
13	14 High St	Ronald Decker 15 Parksville Rd Pleasant Valley, NY 12569	131300-6162-62-168273-0000
14	11 High St	Senon Antonio Galvan 11 High St Poughkeepsie, NY 12601	131300-6162-62-170292-0000

15	8 Zimmer Ave	8 Zimmer Avenue LLC 15 Friendship Ln Poughkeepsie, NY 12601	131300-6162-62-174303-0000
16	Zimmer Ave	27 High Street Lofts LLC PO Box 792 Poughkeepsie, NY 12601	131300-6162-62-179317-0000
17	Zimmer Ave	27 High Street Lofts LLC PO Box 792 Poughkeepsie, NY 12601	131300-6162-62-182317-0000
18	11 Zimmer Ave	Derek Owens 18 Homeside Ln White Plains, NY 10605	131300-6162-62-187315-0000

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: 27 High Street Lofts, LLC

From: Tyler Maegerle, Junior Planner

Date: 07/10/2023

Re: 27 High Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes the renovation of an existing building for mixed use, consisting of multi-family units, as well as the construction of a new mixed-use building for multi-family residential and office/conference space.

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).

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. PROPERTY ADDRESS: 27 High Street

II. PROPERTY OWNER: 27 High Street Lofts, LLC
ADDRESS: PO Box 792
Poughkeepsie
NY 12602 (state and zip code)
PHONE NUMBER: c/o 845-594-1055 (include area code)

III. NAME OF APPLICANT: Same as Owner
ADDRESS: KARC Planning Consultants, Inc.
PO Box 924, Poughkeepsie
New York, 12602 (state and zip code)
PHONE NUMBER: 845-594-1055 (include area code)
EMAIL ADDRESS: kelly@karcpc.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: _____
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Residential Use.
Renovation of existing building for mixed use consisting of multi family units, the construction of new (nearly identical) building for multi family residential and office/conference space.

VI. ZONING DISTRICT: R-4 Medium High Density Residene

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

PROJECT INFORMATION

New construction: __X__(yes)_____ (no)

Change of use:__X__ (yes) _____ (no)

Expansion/addition:__X__ (yes) _____ (no)

Alteration:__X__ (yes) _____ (no)

Cost of Construction: $ 5 M

LOT AND BULK INFORMATION:

Lot area: 1.23 (acres) _____ (square feet)

Building Footprint: 10,260 (proposed square feet for new construction)

11,429 (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

21,689 (total building footprint, square feet)

Lot Coverage: 37.6% (percentage, building coverage only)

Gross Floor Area: 41,040 (+/-) (proposed square feet for new construction)

36,000 (+/-) (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

77,040 (total gross floor area, square feet)

Building Height: 4 (stories) _____ (feet)

Floor Area Ratio: 1.48 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 131

B) Number of Off-Street Parking Spaces provided: 97

C) Waiver Requested: X (Yes) _____ (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): _____

9 West Oakley Street

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 4 - Live-Work Units (1 bed)

Number of one (1) bedroom units: 51

Number of two (2) bedroom unit's 19

Number with three or more bedrooms: _____

Total number of units: 74

C) Is funding public? ____ Yes __X__ No

If yes, describe funding source: _____

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

A) Number of Employees: TBD

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: _____

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):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Kelly Libolt, as agent for Applicant, 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.

KLibolt _____ June 27, 2023

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

June 27, 2023

Joseph Donat, Interim Development Director
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

Re: 27 High Street
Amendment to Approved Site Plan

Dear Mr. Donat and Ms. Garcia:

Enclosed please find one (1) copy of the following for your review:

1. Application for Site Plan amended June 20, 2023
2. Part I EAF dated July 20,2021
3. Amended Site Plan prepared by LRC dated June 27, 2023
4. Elevation (Floor Plans and Perspectives) prepared by QPK dated May 25, 2023
5. Adjacent and adjoining property list
6. Approved Site Plan signed July 1, 2022
7. Fee for the amount of $1305.00

As you may know, this project located at 27 High Street, Parcel ID 131300-6162-62-192294, received Planning Board approval on October 19, 2021 and plans were signed on July 1, 2022. The approved project included four (4) live work units, twenty-one (21) one-bedroom units, and forty-two (42) one-bedroom units with a den/office work area for a total of sixty-seven (67) units. The project proposed ninety-seven (97) parking spaces.

On October 12, 2021, the Zoning Board of Appeals granted the following variances:

Area Variance Item	Zoning Code Section	Required Dimension	Proposed Dimension	Area Variance Required
Lot Area	19-3.15(4)(c)	147,400 sq. ft.	53,578.8 sq. ft	93,821 sq. ft.
Front Yard	19-3.15(4)(f)	20 ft.	0 ft. Elm 0 ft. Zimmer	20 ft. Elm 20 ft. Zimmer
Building Height	19-3.15(4)(g)	3 stories	3.5/4 existing 4 proposed	1 story proposed
Open Space	19-3.15(4)(i)	20,100 sq. ft.	19,003 sq. ft.	1,097 sq. ft.
Parking	19-4.3(11)	108 spaces	97 spaces	Wavier from Planning Board
Parking Rows	19-4.3(1)	No more than 12 spaces in a row	2 rows containing Continuous 16 and 17 spaces	2 rows non-compliant
Parking Aisle	19-4.3(5)(b)	22 ft. aisle	20 ft. aisle	2 ft.
Landscaping	19-4.3(1)	3 ft.	0 ft. Zimmer	3 ft.
Landscaping Strips	19-4.11(b)	3 ft.	0 ft. Elm 0 ft. Zimmer	3 ft. Elm 3 ft. Zimmer

The applicant applied to the City of Poughkeepsie IDA for assistance On May 7, 2022. The City IDA requested that commercial be added to the site. The applicant is adding a public shared office space which includes 3 conference rooms, 3 shared open cubicle desks, and 1 shared enclosed office, with internet connectivity, whiteboards, and telephones.

Because of the addition of office space, the applicant has revised the unit configuration and now proposes four (4) live work units, fifty-one (51) one-bedroom units, and nineteen (19) two-bedroom units for a total of seventy-four (74) units.

The applicant is seeking an amendment to the Approved Site Plan to permit the modification as proposed. There are no changes to the exterior of the building or landscaping.

Requested amendment to existing variances:

Open Space:

Previously Required:	20,100 SF
Previously Proposed:	19,003 SF
Variance Granted:	1,097 SF
Current Required:	22,900 SF
Current Proposed:	21,548 SF
Variance:	1,352 SF
Variance Granted:	1,097 SF
Current Variance Needed	**255 SF**

Total Lot:

Previously Required:	147,400 SF
Previously Proposed:	53,579 SF
Variance Granted:	93,821 SF
Current Required:	159,000 SF
Current Proposed:	53,579 SF
Variance:	105,421 SF
Variance Granted:	93,821 SF
Current Variance Needed:	**11,600 SF**

Parking:

Previously Required:	108 Spaces
Previously Proposed:	97 Spaces
Waiver Granted:	11 Spaces - utilizing parking at 9 W Oakley Street if needed.
Current Required:	131 Spaces
Current Proposed:	97 Spaces
Deviation:	34 Spaces
Waiver Granted:	11 Spaces
Current deviation:	22 Spaces – A waiver from the Planning Board is being requested for the additional required spaces.

KARC
PLANNING CONSULTANTS, INC.

Please advise the number of hard copies required for full submission review. We kindly ask to be placed on the next Planning Board meeting agenda.

Please advise if you would like to set up a meeting to discuss the project.

Thank you,

Kelly Libolt

KL:sm
Encl.

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 36 North Clover Street, Poughkeepsie NY 12601

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)

II. **PROPERTY OWNER:** Pelton Partners LLC
ADDRESS: 33 Arlington Avenue - Suite 8
Poughkeepsie
New York 12603 (state and zip code)
PHONE NUMBER: (845)473-0200 (include area code)

III. **NAME OF APPLICANT:** Pelton Partners LLC
ADDRESS: 33 Arlington Avenue - Suite 8
Poughkeepsie
New York 12603 (state and zip code)
PHONE NUMBER: (845)473-0200 (include area code)
EMAIL ADDRESS: tink@tinkarch.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. **CONSULTANT:** LRC Group
ADDRESS: 85 Civic Center Plaza - Suite 204
Poughkeepsie
New York 12601 (state and zip code)
PHONE NUMBER: (845)243-2880 (include area code)

V. **PROPOSED USE ~~or FAÇADE CHANGE~~** (Summarize proposed use or uses): Multi-Family Residence

VI. **ZONING DISTRICT:** R-40 (Medium High-Density Residential District

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

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes)_____ (no)

Change of use: X (yes) _____ (no)

Expansion/addition:_____ (yes) _____ (no)

Alteration: X (yes) _____ (no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: 2.46 (acres) 107,290.00 (square feet)

Building Footprint: 17,512 (proposed square feet for new construction)

2,017 (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

19,529 (total building footprint, square feet)

Lot Coverage: 18.2% (percentage, building coverage only)

Gross Floor Area: 45,440 (proposed square feet for new construction)

7,956 (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

53,396 (total gross floor area, square feet)

Building Height: 3 (stories) 35'-1 1/2" (feet)

Floor Area Ratio: 0.497 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 69

B) Number of Off-Street Parking Spaces provided: 67

C) Waiver Requested: _____ (Yes) X (No)

Variance for the 67 spaces was approved on April 11, 2018

Is municipal parking available within 600 feet? X (Yes) _____ (No)

If yes, name all such municipal facilities: Parking associated with the Poughkeepsie Train Station - Conrail

(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?

n/a (Yes) n/a (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): n/a

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multi-Family Residential - Rental
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 14

Number of one (1) bedroom units: 19

Number of two (2) bedroom unit's 13

Number with three or more bedrooms: n/a

Total number of units: 46

C) Is funding public? X Yes ____ No

If yes, describe funding source: IDA Tax Exemption is being requested

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

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS *(n/a)*

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 _____) *(n/a)*

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 *(n/a)*

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.) *(n/a)*

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.) ***(n/a)***

A) Specify: _____

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):
(n/a)

XVII. APPLICANT CERTIFICATION

I, *Steven Tinkelman*, 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

April 24, 2023
Date

Revised January 2018: Previous Editions Obsolete

TINKELMAN ARCHITECTURE

July 3, 2023

City of Poughkeepsie Planning Board
62 Civic Center Plaza – 3rd Floor
Poughkeepsie, New York 12601

Attention: **Ms. Anne Saylor**
Planning Board Chairperson

Subject: **Pelton Mount Carmel**
36 N. Clover Street, Poughkeepsie NY 12601
Parcel No. 134001-7057-13-224427

Dear Ms. Saylor:

On behalf of Pelton Partners, LLC ("Property Owner"), Tinkelman Architecture, PLLC ("Project Architect") respectfully provides this revised letter and the enclosures for the amended site plan for the parcel that is located at 36 North Clover Street (the "Project Site"). This letter and the attached drawings and documents are being provided to the City of Poughkeepsie Planning Board for the reapproval of the current Amended Site Plan whose earlier unanimous approval has presently elapsed. The requested approval will be for the restoration and repurposing of the existing Pelton Manor and the development of the Property into multi-family residences. This will result in the construction of forty-six (46) multi-family dwelling units.

For this resubmission, we are including the drawing sheets that have been modified to demonstrate the stipulations that were established as part of the Certificate of Appropriateness that was granted by HDLPC and what we what to be the basis of this approval.

We are providing for review the following:

2023.06.30 – Site Plan Submission Drawings:

- PZ-01 – Charts & Tables
- PZ-03 – Site Development Plan
- PZ-04.1 – Site Sections
- PZ-04.2 – Site Sections
- PZ-8.2 – Manor Renderings
- PZ-14.1 – River Exterior Elevations
- PZ-16.1 – Station Elevations
- PZ-26 – Fallkill & Dongan Elevations
- PZ-26.1 – Fallkill & Dongan Elevations
- PZ-27 – Fallkill & Dongan Patios
- L1 – Landscape Planting Plan
- L2 – Planting Specifications & Notes
- L3 – Plant Table

L4 – Plant Photographs/Images
L5 – Existing Tree Inventory

The stipulations that were included as part of the granting of the Certificate of Appropriateness included the following items which have been divided into two categories:

1. Stipulations to be part of the current reapproval of the site plan.
2. Stipulations that will be included as part of a future amended site plan application.

Stipulations for the current site plan approval:

1. Relocation and the adjustment to the massing of the River Building and the Station Building so that they are equidistant from the Pelton Manor as to enhance the prominence of the Manor building. This was accomplished by reducing the length of the River Building and lengthening the Station Building. This adjustment to the massing of these two buildings was achieved through the relocation of dwelling units from one building to the other. This adjustment to both the River and the Station Buildings has created a balanced setback of approximately 50'-6" from each of these buildings to the Pelton Manor. This provides an open space around the structure which enhances the prominence of the Pelton Manor on the property. Also, this has allowed for a more robust landscaping to be provided on the property. Refer to Sheet PZ-03 which indicates the setback of the River and the Station Buildings from the Pelton Manor. Also, refer to the Landscape Plan L1 for the modifications that were made to the landscape design which accommodates the modifications of the two buildings.

2. The HVAC condensers for the Fallkill Building, the Dongan Building, the River Building, the Station Building and the Carriage House are to be removed from the ground plane and placed on the roofs of the various building so that they are not visible. The condensers for the Pelton Manor will remain on the ground adjacent to the building allowing the Manor to remain unaltered, which otherwise might not be possible. These units will be screened from view via landscaping. New landscaping has also been incorporated into the former locations of the HVAC condensers, thus increasing the extent of the plantings on the property, Refer to L1, the Landscaping Plan.

3. The tower forms for the Fallkill and the Dongan Buildings that are on either side of the monumental stair are to be raised to the height which they were originally conceived to be. This allows for a third-floor level to exist in these two buildings. Sheet PZ-26 provides the elevations for the Fallkill and the Dongan Buildings.

4. The exterior elevation drawings have been modified for the River and Station Buildings to show the changes in the massing of the buildings, both in height and width. This can be seen on the specific drawings for each of the buildings as well as the site sections.

5. The included drawings of the elevations and massing of the new buildings to be constructed on the site, demonstrate that they will not overshadow the Manor or the immediately surrounding neighborhood. The use of sections through the site indicating the average heights for the proposed building and the Manor show this. These sections also allow the buildings to be viewed

together, thus reinforcing the prominence that the Pelton Manor has over the proposed new buildings in relation to its height as well as in regard to the open space around it.

6. It is through the modifications that are made to the River and Station Buildings which result in more open space occurring within the Pelton Property, specifically around the Pelton Manor. This open space enhances the prominence of the Manor. This stipulation is evident when reviewing the site plan (PZ-01) as well as the site sections included within this application package.

Stipulations to be part of the future amended site plan application:

1. In order for the Pelton Manor to be used as a potential Artist & Performance Building, access to the building must be brought into conformance with current ADA Regulations. For this, a handicap ramp will be added to the north side of the building. This provides an accessible path that connects the currently proposed sidewalk at the edge of the drive lane to the front porch of the Manor. Refer to Sheets PZ-03, which indicates the location of the handicap ramp and PZ-8.2 which provides rendered views of the Pelton Manor with the handicap ramp.

2. The exterior lower-level elevations and outdoor patios of the Fallkill and the Dongan Buildings facing Dongan Place will be modified so to allow for potential commercial use in each of these two buildings. This will produce a subtle change to the exterior of the buildings and patios. Larger windows, ones that are more consistent with a commercial use, will replace the residential style windows that are smaller. Also, the exterior siding material will be changed from the clapboard style to a flush panel to highlight this area, differentiating it from that of the surrounding residential use. These flush panels will be divided with a grid pattern which relates to the window openings for the commercial space.

3. The patios that accompany the commercial uses will be increased in depth from those of the adjacent residential dwelling units. These larger patios will provide space for customers to gather or can provide outdoor seating or product display, both being functions that are more fitting for a commercial use. Sheets PZ-26, PZ-26.1 and PZ-27 show the comparison between the fully residential buildings and the building design that accommodates the commercial spaces on the lower level of each of the buildings.

Earlier in the approval processes with the Planning Board and the HDLCP, a decision was made not to make any modifications to the Civil, Landscaping or the Lighting drawings until there was an agreement between Pelton Partners, the City of Poughkeepsie Planning Board Members, and Tinkelman Architecture pertaining the site plan. Having reviewed the currently approved Civil, Landscaping and Lighting drawings, it was noted that only minor adjustments will need to occur to them to accommodate this change. Once there is an agreement with the overall site plan, Tinkelman Architecture will provide both The LRC Group and lighting supplier with CAD files of the current site plan. Using this base drawing, the Civil and the Lighting Drawings will then be modified to accommodate the agreed upon site changes. These modifications will be very minor.

TINKELMAN ARCHITECTURE

With that being stated, we felt that the landscape design is an important aspect of the development of the Pelton Property and should be reviewed as part of this application. Thus, The Michael Boice Collaboration updated the landscaping drawings allowing them to be included in this submission. This revised landscaping plan shows how the planting beds and areas of lawn are incorporated into the adjustments that were made to the River and the Station Buildings as well as the former locations of the condensers.

Through the discussion that were held between Pelton Partners and the Members of the Planning Board, the existing retaining wall surrounding the property is another important characteristic of the site. The review of the current condition of the retaining wall will be a condition of the Amended Site Plan. Also, it will be noted that as part of this approval, the applicant agrees to restore, as may be required, the perimeter stone wall that defines the property boundaries on the north and west sides of the parcel. This work shall be completed prior to requesting a final Certificate of Occupancy for all work to be completed in the development of the property. The restoration work on the wall will also include any damage that may occur during the construction process, if any.

Also, with the new 50'+/- distance separation between the Pelton Mansion and the adjacent River and Station buildings, protection of this historic building shall be easily accomplished given this distance separation on both sides of the structure. Notwithstanding, the applicant is committing to the adaptive reuse of this structure as per the drawings made part of the stipulation agreement with the HDLPC.

To address one last comment that was included in previous meetings with the Planning Board, I will provide the following explanation for the use of the rust/brown colored textured Trespa Panel (M-4) at specific locations on the proposed residential buildings. It is a definite decision of Tinkelman Architecture to use this color to contrast with the pristine white color used on the Pelton Manor. The use of this color has been scaled down from former design schemes of the building elevations. The locations where this material is used specifically apply to areas facing public spaces and to highlight the procession through the site at entry locations. This material is meant to contrast with the muted gray tones of the proposed buildings, highlighting specific architectural features and express Tinkelman Architecture's design intent.

With notification that the "Completeness Review" of this application by the Planning Department has been finished, we ask that this Project be included on the agenda for the upcoming July meeting of the City of Poughkeepsie Planning Board. Please circulate this information as required to the other reviewing departments and agencies. Should you need additional materials or documents, do not hesitate to contact me (845)473-0200.

Kind Regards,

TINKELMAN ARCHITECTURE, PLLC.

Robert E. Turner, RA
Project Architect

PELTON MANOR PROJECT
36 North Clover Street, City of Poughkeepsie

STATE ENVIRONMENTAL QUALITY REVIEW
COMPARISON OF IMPACTS
Concept Plan Reviewed for Negative Declaration Adopted 12-21-2015
vs
Currently Proposed Amended Site Plan

On December 21, 2015, the City of Poughkeepsie Common Council, as Lead Agency for State Environmental Quality Review (SEQR), determined that the proposed Pelton Manor project located at 36 North Clover Street in the City of Poughkeepsie would not have a significant adverse environmental impact and that a Draft Impact Statement would not be prepared. The project is situated on a 2.46-acre parcel identified as parcel number 134001-7057-13-224427 on the City of Poughkeepsie official tax map. As the design of the project was further developed, a revised Site Development Plan was prepared in 2018. On June 18, 2018, the City of Poughkeepsie Planning Board determined that the 2018 site plan was consistent with and within the thresholds of the 2015 EAF and adopted negative declaration, and that an amended negative declaration was not required. The Planning Board also granted site plan approval on June 18, 2018.

The Applicant has further revised the site plan and is now seeking amended site plan approval. This document provides a comparison of the current amended site plan with the 2015 concept plan, Full Environmental Assessment Form (FEAF), and SEQRA Negative Declaration. A comparison of the amended site plan to the approved 2018 site plan is also provided.

SUMMARY OF FINDINGS

The Chazen Companies ("Chazen") has reviewed the FEAF revised December 14, 2015 (with supporting information including the concept plan dated October 14, 2015), and the State Environmental Quality Review (SEQR) Negative Declaration adopted December 21, 2015. The plan was conceptual at that time; therefore, the project was anticipated to change slightly as the design was developed. The currently proposed amended site plan dated June 25, 2019, was reviewed and compared to the 2015 FEAF, Negative Declaration, and October 14, 2015, concept plan. Chazen concludes that the current amended site plan is consistent with and within the thresholds of the 2015 FEAF and Negative Declaration, and that the Negative Declaration adopted in 2015 remains applicable to the amended project. Additionally, the amended site plan represents only minor changes from the 2018 approved site plan.

6 NYCRR Part 617 Section 617.7(e)(1) indicates that a lead agency may amend a negative declaration when "*substantive (i) changes are proposed for the project; or (ii) new information is discovered; or (iii) changes in circumstances related to the project arise; that were not previously considered and the lead agency determines that no significant adverse environmental impacts will occur*". However, the proposed changes are not considered substantial, no new information has been discovered, and no changes in circumstances have arisen; therefore, the original Negative Declaration would remain valid for the amended site plan.

BACKGROUND

2015 Concept Plan

The Applicant, Pelton Partners, LLC, proposed to acquire the 2.46-acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The parcel contains the Pelton Mansion (AKA Hill House), which is located in the City of Poughkeepsie's Mill Street - North Clover Street Historic District (90NR00369). The building (USN #02740.000702) is designated as "listed" in the NYSOPRHP building survey for this district, and the NYSOPRHP survey record for 36 Clover Street states that contributing landscape features include the stone wall and stone gate posts that line the property. The City of Poughkeepsie Common Council designated 36 North Clover Street as a local landmark on July 29, 2010. The proposed renovations and construction project required site plan approval by the Planning Board, approval of area variances by the Zoning Board of Appeals, and a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission. The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units. The Pelton Manor development included a community garden and Carriage House that included tenant parking. An area for limited public access for passive recreation consistent with private use of the property was proposed. In addition to the proposed development, the Applicant proposed to make a monetary donation to the City toward the potential future creation of a "pocket park" with a fountain on the corner across Davies Place from the site, or for other recreational investment.

Three concept plans were considered as part of the original SEQR review. Concept Plan B showed 39 apartment units which included 33 two-bedroom units and 6 one-bedroom units. Since the plan was conceptual at that time, the number of bedrooms were anticipated to change slightly as the design was developed.

The proposed action for the purpose of SEQR included the proposed transfer of property from the City of Poughkeepsie to the Applicant; site plan review by the City of Poughkeepsie Planning Board; potential future construction of the pocket park; a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission; and area variances, including a parking variance, from the City of Poughkeepsie Zoning Board of Appeals. The project area for the FEAF consisted of the project parcel plus the estimated 0.02-acre area of disturbance for the potential future construction of the pocket park. The potential future pocket park area was located on a 0.02-acre portion of parcel 131300-6061-27-794956, which is currently owned by Conrail and contains the Poughkeepsie Railroad Station.

2018 Site Plan

The site plan was refined in 2018, resulting in an increase in the number of dwelling units from 39 to 44, and a reduction in the number of bedrooms from 72 to 65. Other modifications included the addition of a gymnasium, 26 individual tenant storage facilities, bicycle storage, and a dog wash within a Carriage House, and the provision of 800 SF of meeting space within the Pelton Mansion, all for use by residents. The Carriage House was to contain two of the proposed studio apartments and two of the proposed one-bedroom apartments. The "viewing area" was relocated to an area between the River Building and the Pelton Manor. The "pocket park" was eliminated from the site plan, since the Conrail property was not available to the City for this use. However, the Applicant's pledge of $25,000 would continue to be honored and provided to the City of Poughkeepsie for future recreational investment.

On June 18, 2018, the City of Poughkeepsie Planning Board determined that the 2018 project was consistent with and within the thresholds of the 2015 EAF and the adopted negative declaration, and that an amended negative declaration was not required. The Planning Board also granted site plan approval on June 18, 2018. Required area variances were granted by the City of Poughkeepsie Zoning Board of Appeals on April 11, 2018.

CURRENTLY PROPOSED PROJECT

The Applicant is now in front of the Planning Board for amended site plan review, and has made modifications to the site plan which include an increase in the number of dwelling units from 44 (in 2018) to 46 and a reduction in the number of bedrooms from 65 (in 2018) to 59. The Carriage House would now contain two studio apartments and four one-bedroom apartments.

Table 1 provides a comparison of the concept plan reviewed for the 2015 Neg Dec, the approved 2018 site plan, and the current amended site plan.

Table 1: Comparison of 2015 Concept Plan, 2018 Approved Site Plan and Current Amended Site Plan

Parameter	Concept Plan Reviewed for 2015 SEQR Neg Dec	2018 Approved Site Plan	Current Amended Site Plan	Change from 2015 Concept Plan and SEQR Neg Dec	Change from 2018 Approved Site Plan
Total # of apartments	39 units	44 units	46 units	+7 units	+2 units
Loft/studio units	0 units	13 units	14 units	+14 units	+1 unit
1-bedroom units	6 units	10 units	19 units	+13 units	+9 units
2-bedroom units	33 units	21 units	13 units	-20 units	-8 units
Total # of bedrooms	72 bedrooms	65 bedrooms	59 bedrooms	-13 bedrooms	-6 bedrooms
Parking Spaces	72 provided (75 required per zoning, 59 required with City contract)	67 provided (69 required per zoning, 66 required with City contract)	67 provided (69 required per zoning and per City contract)	5 less provided spaces	no change
Carriage House	10 spaces	8 spaces plus gymnasium, individual storage, bicycle storage, and dog wash for resident use	same as 2018 site plan	Reduction of 2 spaces; addition of gymnasium, individual storage, bicycle storage, and dog wash for resident use	no change
Area of disturbance	1.65 acres	2.08 acres	same as 2018 site plan	increase of 0.43 acre	no change

Parameter	Concept Plan Reviewed for 2015 SEQR Neg Dec	2018 Approved Site Plan	Current Amended Site Plan	Change from 2015 Concept Plan and SEQR Neg Dec	Change from 2018 Approved Site Plan
Impervious surface	1.2 acres	1.5 acres (includes 0.149 acre of porous pavement)	same as 2018 site plan	increase of 0.3 acre	no change
Minimum required lot area (based on 2,200 SF per efficiency or one-bedroom unit and 2,800 SF per two-bedroom unit)	105,600 SF (parcel is 107,290 SF)	109,400 SF (parcel is 107,290 SF); area variance granted by ZBA	109,000 SF (parcel is 107,290 SF)	increase in required lot area of 3,400 SF; area variance of 3,800 SF granted in 2018	decrease in required lot area of 400 SF
Use of Pelton Mansion	5 dwelling units	5 dwelling units and 800 SF of meeting space for residents	6 dwelling units and 800 SF of meeting space for residents	provision of meeting space	+1 dwelling unit in Pelton Mansion
Potential Vest Park	$25,000 donation for potential vest park on 0.02-acre Conrail property	Vest Park eliminated since Conrail property is not available to the City for this use. Applicant's pledge of $25,000 will still be donated to the City.	same as 2018 site plan	no change (pledge will be donated to City for recreational investment)	no change (pledge will be donated to City for recreational investment)
Water usage/wastewater generation (110 gpd per bedroom)	7,920 gpd	7,150 gpd	6,490 gpd	reduction of 1,430 gpd	reduction of 660 gpd
Traffic Generation (added to adjacent street)	20 trips during weekday am peak and 24 trips during weekday pm peak (based on ITE Trip Generation 9th Edition)	20 trips during the weekday am peak hour and 25 trips during the weekday pm peak hour (based on ITE Trip Generation 10th Edition)	21 trips during the weekday am peak hour and 25 trips during the weekday pm peak hour	increase of 1 trip in am and 1 trip in pm	increase of 1 trip in the am and no change in pm

As shown in Table 1, the amended site plan results in a slight increase of 2 dwelling units and a reduction in the number of bedrooms as compared to the 2018 approved site plan, and no change in disturbance area or impervious surface from 2018.

6 NYCRR PART 617 SECTION 617-7 CRITERIA

Per Section 617-7 of the SEQR regulations, the following criteria were used to determine that the 2015 proposed Pelton Manor project would not have a significant adverse impact on the environment. Each of these criteria was examined for the amended site plan. The previous reasoning is included below, along with an evaluation of the proposed modifications.

(i) A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

2015 Concept Plan:

The proposed development will not affect air quality. During construction, a small amount of dust may be generated as a result of vehicle movement on unpaved areas and disturbance of surface soils. Mitigation measures to avoid impacts on air quality during construction are principally designed to prevent blowing of dust off-site. The majority of soil dust emissions are expected to settle out within a few feet of the area of disturbance. Smaller dust particles may, however, become airborne for longer periods of time and, depending on wind velocity and turbulence, could be carried off-site. The following measures will be undertaken to avoid blowing of dust off-site:

- Placement of any removed topsoil into a topsoil storage area which would be seeded with quick cover vegetation to prevent erosion.
- Watering all exposed soil and rapidly stabilizing the regraded areas with topsoil, loam and/or seeding.
- Wetting of the roadways with water as needed.

The project site does not contain any State regulated wetlands or streams or NWI wetlands. A NYSDEC stream, the Fallkill Creek, NYSDEC Stream H-114, flows in a westerly direction just north of Dongan Place. The proposed project is not expected to adversely impact any wetlands or streams.

A Traffic Assessment was prepared which finds that based on the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is warranted (Attachment C of the FEAF). Traffic generated by the proposed project is expected to be less than traffic generated by the former day nursery facility.

The existing Pelton Mansion is connected to municipal water and sewer service. The proposed project will also connect to municipal water and sewer service. The proposed development will result in an increase in water usage and wastewater generation over the former use of the site as a day nursery. Correspondence from the City of Poughkeepsie Commissioner of Public Works dated October 26, 2015, and Ed Steeprock, Project Manager of the City water plant operations dated October 28, 2015, indicate that the City has sufficient capacity to provide water and sewer service to the proposed project (Attachment B of FEAF). The City Water and Sewer Departments will have the opportunity to further review the site plan once more detailed plans are generated during the site plan review process.

The proposed project will result in a slight increase in solid waste generation at the site; however, the amount is expected to be insignificant and will not result in any adverse impacts to the Dutchess County Resource Recovery Agency's ability to handle the additional waste.

The Proposed Action requires a NYSDEC SPDES General Permit GP-0-15-002. The proposed project will comply with water quality standards and effluent discharge requirements established by NYSDEC with no significant impacts to surface or groundwater.

Current Amended Site Plan:

The determination regarding air quality, ground or surface water quality or quantity, or potential for erosion, flooding, leaching or drainage problems does not change as a result of the proposed modifications to the site plan, since the development area of the proposed project is similar to the 2015 concept plan and 2018 approved site plan, and there are no wetlands or streams on the project site.

The 2015 project was expected to generate 20 vehicle trip ends (vte's) during the weekday a.m. peak hour of adjacent street traffic and 24 vte's during the weekday p.m. peak hour of adjacent street traffic, based on the Traffic Assessment, which utilized the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. The ITE Trip Generation, 9th Edition, estimated 0.51 vte's per dwelling unit per weekday a.m. peak hour of adjacent street traffic and 0.62 vte's per dwelling unit per weekday p.m. peak hour of adjacent street traffic for Land Use Code 220, Apartment.

A Land Use Code for general "apartment" no longer exists in the 10th Edition of the ITE Trip Generation. Land Use Code 220 for "Multifamily Housing Low-Rise" in the 10th Edition estimates 0.46 vehicle trips during the weekday a.m. peak hour of adjacent street traffic and 0.56 vehicle trips during the weekday p.m. peak hour of adjacent street traffic, which is slightly lower than the previous estimates for "Apartment". Traffic anticipated for 46 dwelling units is 21 vehicle trips during the weekday a.m. peak hour of adjacent street traffic and 25 vehicle trips during the weekday p.m. peak hour of adjacent street traffic, which is similar to the 2015 estimates and to the 2018 site plan estimated traffic generation of 20 vehicle trips during the weekday a.m. peak hour of adjacent street traffic and 25 vehicle trips during the weekday p.m. peak hour of adjacent street traffic. Traffic generation continues to be significantly less than that of the former day nursery use.

The amended site plan results in a further reduction in the number of bedrooms, and thus, number of residents, as compared to the 2015 concept plan and 2018 approved site plan; therefore, it is anticipated that water usage, wastewater generation, and solid waste generation will be reduced from that of the 2015 project (the FEAF does not require an analysis of solid waste generation for residential projects).

The proposed project requires a NYSDEC SPDES General Permit GP-0-15-002, and will comply with water quality standards and effluent discharge requirements established by NYSDEC, with no significant impacts to surface or groundwater.

Therefore, the proposed amended site plan will not affect the project's previous determination, and will not result in any adverse impacts.

(ii) The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.

2015 Concept Plan:

The project site consists of lawn and landscaped areas with scattered mature trees, including Linden, Red Maple, Norway Maple, Sugar Maple, and one Coffee tree. The project has been designed to preserve mature trees along Davies Place on the west side of the site that are determined to be healthy by a certified arborist. Although some trees will need to be removed for the proposed construction, the site plan will include significant new landscaping with tree species similar in variety to existing trees on the site and in the neighborhood, resulting in a net gain of trees. Detailed landscaping plans will be developed during the site plan approval process.

According to the NYSDEC Environmental Resource Mapper, there are known occurrences of endangered, threatened, or rare species in the vicinity of the project site, and the Hudson River is considered a Significant Natural Community, a tidal river. According to the US Fish & Wildlife Service (USFWS) IPaC Trust Report, there is potential for two endangered and one threatened species in the vicinity of the project site. The IPaC report indicates that no "critical habitat" for these species or any other species has been designated by the USFWS within the project site. The project site is located in an urban area, and most of the proposed development is in previously disturbed areas. The project site is located approximately 1,000 feet from the Hudson River, so no impacts to the Tidal River Significant Natural Community are anticipated. The project will include the removal of some trees; however, all tree clearing will occur between November 1st and March 31st to ensure no potential take of the Indiana bat or NLEB, as during this time, the bats would be hibernating and not present onsite.

Therefore, no adverse impacts in regard to vegetation removal or endangered, threatened, or rare species or significant habitat will occur as a result of the proposed project.

Current Amended Site Plan:

The current USFWS IPaC Resource List for the project area indicates no change in the species of concern that are known to occur in the vicinity of the site. The proposed modifications are minor. An evaluation of the existing trees on the site indicate that there are 33 trees on the site, only 5 of which are in good condition. Twenty-four (24) of these trees are noted to be in a state of decline, and 6 are in very poor condition. Twenty-three (23) of the trees are invasive species.

The amended site plan continues to require the removal of 28 trees which are either in a state of decline or poor condition, or are located in areas that require regrading for new buildings, parking lots, sidewalks, and stormwater structures. Trees to be removed include 5 trees that were determined to be in very poor, structurally dangerous condition, 21 trees that are in a state of decline, and 2 trees that are in good condition. Seven (7) trees will be preserved, including 3 of which are in good condition, 3 in a state of decline, and 1 that is in very poor condition. New landscaping will be added to replace the overgrown ground cover and shrubs that currently exist throughout the site. All new trees and shrubs will be native species that are well-suited for a dry rock site. Ground cover plantings will be species that are adaptable to the sloping conditions that exist on the property. Tree removal will occur between November 1st and March 31st to ensure no

potential take of the Indiana Bat or Northern Long-Eared Bat. Therefore, no adverse impacts in regard to vegetation removal or endangered, threatened, or rare species or significant habitat will occur as a result of the project with the proposed modifications.

(iii) The impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part.

There are no designated Critical Environmental Areas in the vicinity of the project site.

(iv) The creation of a material conflict with a community's current plans or goals as officially approved or adopted.

2015 Concept Plan:

The project site is located in the Medium High-Density Residential (R-4) zoning district as designated by City of Poughkeepsie Zoning Map. A multifamily use is a permitted use in the R-4 Zoning District, and the proposed site plan complies with the bulk requirements for the R-4 zoning district and with the City's maximum density per Section 19-3.15(4)(c). The number of parking spaces proposed does not meet the City's required parking per Section 19-4.3(11) of the City of Poughkeepsie Zoning Code. The proposed purchase contract between the Applicant and the City of Poughkeepsie contains a provision that 1.5 parking spaces per unit will be provided for all residential units. An area variance from the City of Poughkeepsie Zoning Board of Appeals will be required. The central location of the Pelton Manor project is conducive to pedestrian and transit-oriented travel, with City bus and railroad transportation available and parks and the Walkway Over the Hudson within walking distance. The adjacent parcel to the west is part of the Conrail parcel which contains the Poughkeepsie Railroad Station with Metro North and Amtrak service. The City of Poughkeepsie "Main Street" and "Special" bus routes pass by the site along Davies Place, and the "Shoppers Special" bus route is only a block away. Thus, it is anticipated that many of the future residents of the project will utilize public transportation or walk to nearby destinations. The reduction in the number of parking spaces on the site allows for an increase in the amount of green space.

The project is located in close proximity to the City's new Waterfront Transit Oriented District (WTOD), which is located approximately 200 feet west of the site. The purpose of this district is to "*encourage a pedestrian-friendly, urban mix of public, recreational, residential, and compatible commercial uses within walking distance of waterfront parks, the Walkway Over the Hudson elevator, and the Railroad Station.*" The proposed residential development is ideally located to support this goal, and the project includes features to promote walking and bicycling such as sidewalks, bicycle racks, and an area in the northwest corner of the site for limited public access for passive recreation which will contain an overlook with benches for public use. The Applicant also proposes to make a monetary donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site or toward improvements at other City parks, which is consistent with the new district's streetscape standards and site standards. The WTOD site standards also recommend the adaptive reuse of existing buildings, with which the project is also consistent. The parking standard for a residential dwelling in the WTOD is only 0.5 space per dwelling unit, which is less than the 1.5 spaces per dwelling unit provided on the proposed concept plan.

The City of Poughkeepsie Comprehensive Plan adopted in 1998 does not provide specific recommendations for the project site, other than recommending "*a downtown core surrounded by*

professional offices, neighborhood commercial uses, and a mix of office and residential uses surrounding the linear Main Street corridor". The proposed project is consistent with this recommendation.

According to the City of Poughkeepsie Local Waterfront Revitalization Plan (LWRP), the project site is not located within the designated Coastal Zone. The proposed project is consistent with the coastal policies listed in the LWRP.

Therefore, the proposed project is consistent with the City's current plans and goals.

Current Amended Site Plan:

The amended site plan results in an increase in the number of dwelling units from 39 to 46, which represents an increase of 7 dwelling units over the 2015 concept plan and increase of 2 dwelling units over the 2018 approved site plan. The amended site plan results in a reduction in the total number of bedrooms from 72 to 59, which represents a reduction of 13 bedrooms compared to the 2015 concept plan and a reduction of 6 bedrooms from the 2018 approved site plan. The following table provides the minimum required lot area in the R-4 zoning district based on the new total number of dwelling units and the proposed mix of units. The minimum required lot area for the amended site plan is increased from 105,600 SF to 109,000 SF, which is slightly less than the minimum required lot area of 109,400 SF for the 2018 approved site plan.

Residential Units	**Minimum Required Lot Area in R-4 District**
Efficiency and one-bedroom units (33)	2,200 SF per unit = 72,600 SF
Two-bedroom units (13)	2,800 SF per unit = 36,400 SF
Total required lot area	109,000 SF
Total lot area of parcel	107,290 SF

The 2018 approved site plan required a minimum lot area of 109,400 SF. An area variance to allow a lot area that is 2,110 SF less than the minimum required lot area was granted by the City of Poughkeepsie Zoning Board of Appeals in 2018. The amended site plan slightly reduces the minimum required lot area; thus, the previously granted area variance is sufficient for the amended project.

The amended site plan with 14 loft/studio apartments, 19 one-bedroom apartments, and 13 two-bedroom apartments would require 69 parking spaces, based on Section 19-4.3(11) of the zoning regulations. The purchase contract between the Applicant and the City of Poughkeepsie contains a provision that 1.5 parking spaces per unit will be provided for all residential units, which would also result in 69 required parking spaces. The current amended site plan provides 67 parking spaces, which is less than the required number of parking spaces, similar to the 2015 concept plan and 2018 approved site plan. An area variance was granted by the City of Poughkeepsie Zoning Board of Appeals on April 11, 2018, to allow 67 spaces, when 70 spaces were required for the 2018 approved site plan. Thus, the area variance granted in 2018 is sufficient for the current amended site plan

Additional area variances were granted on April 11, 2018, from the minimum required side yard of 15 feet, to allow the approved Carriage House building to be located 8' 8 ¾" from the eastern property line, and 10' 7 7/8" from the southern property line. The current amended site plan does not result in any change to these setbacks.

The amended site plan continues to provide an area for limited public access for passive recreation which will contain an overlook with benches for public use. The "pocket park" was eliminated from the 2018 approved site plan since the Conrail property is not available to the City for this use. However, the Applicant's pledge of $25,000 will continue to be honored and provided to the City of Poughkeepsie for future recreational investment.

The amended site plan continues to be consistent with the City's current plans and goals.

(v) The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

2015 Concept Plan:

The project parcel contains the Pelton Mansion, AKA Hill House, which was originally constructed in 1859 and is in the National Register listed Mill Street-North Clover Street Historic District (Listing 90NR00369), and the project site is within a known archeologically sensitive area. The Applicant is determining whether the site is located within a City of Poughkeepsie created historic district. If the site is determined to be located within a City-created historic district, a Certificate of Appropriateness will be requested from the City's Historic District and Landmark Preservation Commission. A Phase 1A Literature Review & Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey (Attachment D of the FEAF) indicates that Hill House (AKA Pelton Mansion) is not listed individually on the National Register. The Phase 1A finds that no National Register eligible properties will be impacted by the proposed project. A Historic Building Assessment of the Pelton Mansion (also known as the Hill House and former Poughkeepsie Day Nursery) was prepared by Hudson Valley Cultural Resource Consultants, Ltd (HVCRC). This Assessment finds that the proposed undertaking, including the renovations to the Pelton Mansion, will not have an adverse effect on the structure or impact its listing as part of the North Clover-Mill Street Historic District.

The Phase 1B report finds that no significant cultural material of any kind was recovered from the shovel tests, and that no further archeological investigation is warranted for the Pelton Manor project. The Phase 1A/1B report was submitted to NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) for review (NYSOPRHP Project #15PR06519). Correspondence from Tim Lloyd of NYSOPRHP on December 2, 2015, indicates that he concurs with the report recommendation that no additional archaeological work is necessary.

The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency, to the extent permitted by current zoning. The proposed apartments are a permitted use in the R-4 zoning district and are consistent with other nearby uses and structures. The Applicant has consulted with NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). Copies of the November 30, 2015, and December 2, 2015, correspondence to NYSOPRHP with attachments (including the revised concept plan) were provided to the Common Council on December 7, 2015 as a supplement to the SEQR documentation. NYSOPRHP issued a letter dated December 10, 2015, stating that NYSOPRHP has

no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site, and that it is encouraged by plans to rehabilitate Hill House in a historically appropriate manner. The letter finds that the most recently updated site plan is compatible with the historic building, site and historic district. The Applicant will continue to work with NYSOPRHP as construction documents become available at the time of the State level 14.09 review. The proposed plan shows sufficient space around the Pelton Mansion building to preserve the view of the building. The exterior of the Pelton Mansion structure will be restored in accordance with the Applicant's contract with the City of Poughkeepsie. The architectural plans have yet to be developed. Some of the project detailing shall be determined once the final building program has been set. However, some of the work being contemplated includes:

1. Removal of the metal fire escapes;
2. Reconstruction of the existing entry porches;
3. Rebuild and repointing of the exterior masonry;
4. Repair and replacement of all damaged exterior wood trims, fascia, brackets and the like;
5. Repair and/or replacement of all gutters and leaders, as necessary;
6. Replacement of existing windows with new design compatible and energy efficient windows;
7. Modification of the exterior façade where emergency egress doors have previously been installed;
8. Reconstruction of the exterior enclosed porches and windows;
9. Removal of the existing shutters (note: current project would include repair or replacement of existing shutters);
10. Repainting of the existing exterior masonry and woodwork;
11. Installation of new exterior lighting; and
12. Potential uncovering and restoration of the original brick exterior columns that support the porch structures.

The Applicant, as part of the purchase contract with the City of Poughkeepsie, agrees to enter into a façade easement to ensure that the exterior of the building will be properly restored at this time and maintained into the future.

Most of the structures in the vicinity of the Pelton Manor site were constructed during the post-Civil War housing boom. The area as a whole is an untouched 19th Century setting lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek Revival to Italianate Villas to 1960's Modern. Photos of nearby structures are provided in the Phase 1A Literature Search and Sensitivity Assessment and Archaeological Field Reconnaissance Survey provided as Attachment D of the FEAF. The architectural design of the new buildings will be compatible with the Pelton Mansion building and other existing buildings in the neighborhood. The new structures shall be scaled to reflect the heights and densities found in the surrounding neighborhood. These structures are currently planned to be finished with masonry, vinyl and various cementicious materials to replicate wood siding, porches, railings and trims. The detailing of these new buildings shall be influenced by the many varying historical styles found within the surrounding Mt. Carmel neighborhood. This area, as previously mentioned, is a melting pot of styles and timeframes, and it is the Applicant's intention that the new structures will reflect this architectural diversity. While the project design will reflect the historic past of the surrounding

neighborhood, it will also celebrate its own time in history as well as the surrounding industrial history, such as can be found in the adjacent railroad station complex. There also will be an architectural dialogue between the new buildings and the existing Pelton Mansion.

The siting of the buildings will reflect those shown on the concept site plans, with those structures facing Dongan Place having a more traditional relationship with the adjacent street. While the existing stone wall surrounding the site will be preserved, the buildings facing Dongan Place will be located as close to this historic wall as possible, while also allowing for a connecting sidewalk and landscaping. New street lighting and street trees will also be considered as part of the effort along Dongan Place.

Elevation drawings of Pelton Manor, a conceptual rendering of the proposed new buildings to be placed along Dongan Place along with proposed elevation drawing and site section were submitted to the City Council on December 7, 2015, as a supplement to the SEQR documentation. The site section suggests a different scaling along Dongan Place to that in the inner part of the site. This strategy will help retain the prominence of the existing mansion. Final determinations regarding building massing and placement will be made once the final site mapping has been completed and the property geology has been studied. Images of influential neighboring buildings as well as others found within the City of Poughkeepsie, as sources for design inspiration, were also submitted to the Common Council on December 7, 2015. The mansion is difficult to view during the leaf on season. The landscaping on the site will be thinned and selectively cleared to allow for a stronger presence of the Pelton Mansion, as the site has been seriously overgrown over the past few decades.

Based on this information, the proposed project will not adversely impact any architectural or aesthetic resources or neighborhood character.

Current Amended Site Plan:

The City of Poughkeepsie Common Council designated the 36 Clover Street property as a local historic site on July 29, 2010. A Certificate of Appropriateness will be requested from the City's Historic District and Landmark Preservation Commission. The contract of sale does not include a façade easement; however, the exterior of the Pelton Mansion building will be restored in a historically appropriate manner and maintained in the future as discussed above. The Applicant will continue to consult with NYSOPRHP as appropriate, and architectural plans will be reviewed and approved by the City of Poughkeepsie. Therefore, the amended site plan will not adversely impact any architectural or aesthetic resources or neighborhood character.

(vi) A major change in the use of either the quantity or type of energy.

2015 Concept Plan:

The proposed action will not result in a major change in the quantity or type of energy used. The proposed new buildings will be designed with new and green technology. Water fixtures will be installed with modern water-saving features, and existing windows will be replaced with new energy efficient, design-compatible windows. A temporary increase in energy usage may occur as a result of the operation of construction equipment.

Current Amended Site Plan:

The current amended site plan results in an increase of seven apartment units and a reduction of 13 bedrooms as compared to the 2015 concept plan, and an increase of 2 dwelling units but a further reduction of 6 bedrooms as compared to the 2018 approved site plan. This reduction in the number of bedrooms is expected to result in fewer anticipated residents. Therefore, the proposed project is likely to result in a decrease in energy usage over the 2015 concept plan and 2018 approved site plan.

(vii) The creation of a hazard to human health.

2015 Concept Plan:

The proposed action will not create any hazards to human health. Correspondence from Ronald Knapp, City of Poughkeepsie Police Chief, dated October 23, 2015, indicates that he finds no concerns regarding this project having a negative impact on the operations of the Police Department, and that the Police Department has the capacity to support the advancement of the proposed development plan. Correspondence from Mark Johnson, Chief of the City of Poughkeepsie Fire Department, indicates that he has been involved in the review of the proposed project from the initial stages, and it is his opinion that the City of Poughkeepsie Fire Department is capable of handling the needs of the project as proposed. This correspondence is provided as Attachment B of the FEAF. The City Fire Department and Police Department will have the opportunity to further review the site plan once more detailed plans are generated during the site plan review process.

Current Amended Site Plan:

The City Police Department and Fire Department were given the opportunity to review and comment on the 2018 site plan prior to approval. The proposed modifications to the approved site plan are minor and will not result in any hazards to human health, and will not affect the ability of the City Police Department or Fire Department to provide services and protection to the site.

(viii) A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

2015 Concept Plan:

The proposed action will change the current use of the property from a former day nursery to apartments, which are a permitted use in the R-4 zoning district. The adoption of new legislation by New York State (Bill S5812A) authorizes the City of Poughkeepsie to discontinue the use of certain lands as parklands, including the Pelton Mansion site, and to sell and convey such lands to a private entity for a public benefit and economic development, with the dedication of an amount equal to or greater than the fair market value of the property for the acquisition of additional parklands and/or for capital improvements to existing park and recreational facilities. The proposed project includes an area in the northwest corner of the site for limited public access for passive recreation consistent with private use of the property which includes an overlook with benches for public use. Rules related to time of use and conduct will be determined during the site plan approval process. Additionally, as part of the proposed project, the Applicant proposes to make a monetary donation to the City toward the future creation of a "pocket park" with a fountain on the corner

across Davies Place from the site or for improvements at an existing City park. There are no agricultural uses in the vicinity of the project site.

Therefore, the proposed project will not have a significant adverse effect on land use, open space, or recreational resources.

Current Amended Site Plan:

The amended site plan does not change the proposed use of the site, and continues to provide an area for limited public access for passive recreation which will contain an overlook with benches for public use. The 2018 approved site plan eliminated the "pocket park", since the Conrail property is not available to the City for this use. However, the Applicant's pledge of $25,000 will continue to be honored and provided to the City of Poughkeepsie for future recreational investment. The amended site plan continues to include the provision of a gymnasium within the Carriage House structure for use by residents, which represents a positive impact on recreational resources. Thus, the amended site plan will not negatively affect land use, open space, or recreational resources.

(ix) The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.

2015 Concept Plan:

The proposed action will not encourage or attract a large number of people to the site other than an increase in the number of residents who will occupy the new apartments and a temporary increase in visitors to the site during construction activities.

Current Amended Site Plan:

The site plan with the proposed modifications will not encourage or attract a large number of people to the site other than an increase in the number of residents who will occupy the new apartments and a temporary increase in visitors to the site during construction activities.

(x) The creation of a material demand for other actions that would result in one of the above consequences.

2015 Concept Plan:

The proposed action will not result in a material demand for other actions.

Current Amended Site Plan:

The site plan with the proposed modifications will not result in a material demand for other actions.

(xi) Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

2015 Concept Plan:

The proposed action will not result in any significant adverse impacts when considering the combination of any of the described small impacts resulting from the proposed project.

Current Amended Site Plan:

The site plan with the proposed modifications will not result in any significant adverse impacts when considering the combination of any of the described small impacts resulting from the proposed project.

(xii) Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

2015 Concept Plan:

There are no other actions being undertaken that are related to the proposed action.

Current Amended Site Plan:

There are no other actions being undertaken that are related to the proposed action.

CONCLUSION

The October 14, 2015, plan on which the December 21, 2015, Negative Declaration was based was conceptual and was anticipated to change slightly as the design of the project was developed. The current amended site plan dated June 25, 2019, was reviewed and compared to the 2015 FEAF, Negative Declaration, and concept plan. Chazen concludes that the current amended site plan is consistent with and within the thresholds of the 2015 FEAF and Negative Declaration, and that an amended negative declaration is not required, in accordance with 6 NYCRR Part 617 Section 617.7(e)(1).

Full Environmental Assessment Form

PELTON MANOR

36 North Clover Street

City of Poughkeepsie

Duchess County, New York

October 30, 2015
Revised December 14, 2015

THE Chazen COMPANIES®
Proud to be Employee Owned

Engineers
Land Surveyors
Planners
Environmental Professionals
Landscape Architects

Prepared for:
Pelton Partners, LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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Full Environmental Assessment Form

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Prepared by:

Chazen Engineering, Land Surveying & Landscape Architecture Co., D.P.C.
21 Fox Street
Poughkeepsie, New York 12601
(845) 454-3980

Capital District Office
(518) 273-0055

North Country Office
(518) 812-0513

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PROJECT DESCRIPTION

The Chazen Companies
October 30, 2015
Revised December 14, 2015

PROJECT DESCRIPTION

The Applicant, Pelton Partners, LLC, proposes to purchase the 2.45 acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The parcel contains the Pelton Mansion (AKA Hill House), which is located in the City of Poughkeepsie's Mill Street-North Clover Street Historic District. The 36 North Clover Street property was designated as a local historic site by the City of Poughkeepsie Common Council on July 29, 2010. The Pelton Mansion building was previously used as a day nursery. The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency. The Pelton Manor development will include a community garden and a parking garage to accommodate ten vehicles. An area for limited public access for passive recreation consistent with private use of the property will be provided. In addition to the proposed development, the Applicant proposes to make a donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site. The Applicant will seek financial assistance from the City of Poughkeepsie Industrial Development Agency (IDA).

Three concept plans are provided in Attachment A. Concept Plan A shows 38 apartment units (32 two-bedroom and 6 one-bedroom units) and 1,500 SF of non-profit/government space. In the event that a non-profit or governmental agency is not available for occupancy, Concept Plan B shows 39 apartment units (33 two-bedroom and 6 one-bedroom) with no non-profit/governmental space. Concept Plan C shows 38 apartment units (32 two-bedroom and 6 one-bedroom units) and 4,500 SF of non-profit/government space (entire Pelton Mansion). Since the plan is conceptual at this time, the number of bedrooms may change slightly as the design is developed.

Based on a review by the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP), a fourth plan has been developed. At the recommendation of NYSOPRHP, the new buildings have been relocated along the western edge of the site in adjusted locations and sizes. The two structures adjacent to the Pelton Mansion house are reduced in size to be smaller than the two buildings facing Dongan Park. The southernmost building facing Davies Place has been relocated to allow greater visibility of the Pelton Mansion when viewing from this structure from the south, and so more specimen trees can remain intact. The multifamily building on the north side of the manor house has also been reduced in size to allow the public sitting area to be larger.

The proposed action for the purpose of this Full Environmental Assessment Form (FEAF) includes the proposed transfer of property from the City of Poughkeepsie to the Applicant; site plan review by the City of Poughkeepsie Planning Board for the proposed Pelton Manor residential development with potential non-profit/governmental agency space; potential future construction of the pocket park; Certificate of Appropriateness from the City of Poughkeepsie Historic District and Landmark Preservation Commission, and a parking variance from the City of Poughkeepsie Zoning Board of Appeals. The project area for the FEAF consists of the 2.45 acre project parcel plus the 0.02 acre area of disturbance for the potential future construction of the pocket park, for a total of 2.47 acres. The project parcel is identified as 131300-6062-75-837228 on the City of Poughkeepsie Tax Map. The potential future pocket park area is located on a 0.02 acre portion of parcel 131300-6061-27-794956, which is currently owned by Conrail and contains the Poughkeepsie Railroad Station.

The project area is situated in the Medium High-Density Residential (R-4) zoning district as designated by City of Poughkeepsie Zoning Map. A multifamily use is a permitted use in the R-4 Zoning District, and the proposed site plan complies with the bulk requirements for the R-4 zoning district. The following table shows the project's compliance with the City's maximum density per Section 19-3.15(4)(c).

Residential Units	Minimum Required Lot Area in R-4 District
One-bedroom units (6)	2,200 SF per unit = 13,200 SF
Two-bedroom units (33)	2,800 SF per unit = 92,400 SF
Total required lot area	105,600 SF
Total lot area of parcel	106,722 SF

According to Section 19-4.3(11) of the City of Poughkeepsie Zoning Code, a multifamily use requires 1.5 parking spaces for each one-bedroom apartment, and 2.0 spaces for each two-bedroom apartment, plus an additional 10% of the total required spaces for visitor parking. Required parking for an office use is 1 space per 300 SF of gross floor area. Therefore, required parking for Concept Plan Option A is 86 spaces (72 are provided), required parking for Concept Plan Option B is 83 spaces (72 are provided), and required parking for Concept Plan Option C is 96 spaces (78 are provided). The proposed purchase contract between the Applicant and the City of Poughkeepsie contains a provision that 1.5 parking spaces per unit will be provided for all residential units. An area variance from the City of Poughkeepsie Zoning Board of Appeals will be required.

The site is served by municipal water and sewer service. The proposed development will result in an increase in water usage and wastewater generation over the former use of the site as a day nursery. Calculations for water usage/wastewater generation are provided in the Endnotes section of this document. Correspondence from the City of Poughkeepsie DPW indicates that the City has adequate capacity to provide water and sewer service to the site (Attachment B).

The proposed project is expected to result in a slight reduction in traffic generation as compared to the former use of the site as a day nursery. A Traffic Assessment was performed for the project (Attachment C) which finds that based on the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is warranted.

The FEAF was completed utilizing the NYSDEC EAF Mapper. The EAF Mapper tool sometimes indicates limited availability for certain digital data. Endnotes are provided for certain responses to provide clarification of or reference used for the response.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) WITH ENDNOTES

The Chazen Companies
October 30, 2015
Revised December 14, 2015

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Pelton Manor		
Project Location (describe, and attach a general location map): 36 North Clover Street, City of Poughkeepsie, Dutchess County, NY; Tax Parcel Number 131300-6062-75-837228 (Refer to Figures 1 and 2).		
Brief Description of Proposed Action (include purpose or need): Pelton Partners, LLC, proposes to purchase the 2.45 acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The parcel contains the Pelton Mansion (AKA Hill House), which is located in the City of Poughkeepsi Mill Street-North Clover Street Historic District. The 36 North Clover Street property was designated as a local historic site by the City of Poughkeepsie in 2010. The Pelton Mansion building was previously used as a day nursery. The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential occupancy by a non-profit or governmental agency. The Pelton Manor development will include a community garden and a parking garage to accommodate ten vehicles. An area for limited public access for passive recreation consistent with private use of the property will be provided. The Applicant proposes to make a donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site. Three concept plans are provided in Attachment A. Concept Plan A shows 38 apartment units and 1,500 SF of non-profit/government space; Concept Plan B shows 39 apartment units with no non-profit/space; and Concept Plan C shows 38 apartments and 4,500 SF of non-profit/government space (entire Pelton Mansion). A fourth concept plan was developed in response to NYSOPRHP comments.		
Name of Applicant/Sponsor: Pelton Partners, LLC (Steven Tinkleman)	Telephone: 845-473-0200 E-Mail: tink@tinkarch.com	
Address: 25 Van Wagner Road		
City/PO: Poughkeepsie	State: NY	Zip Code: 12603
Project Contact (if not same as sponsor; give name and title/role): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): City of Poughkeepsie (Mayor John C. Tkazyik)	Telephone: 845-451-4073 E-Mail: mayor@cityofpoughkeepsie.com	
Address: PO Box 300		
City/PO: Poughkeepsie	State: NY	Zip Code: 12602

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	City Council approval of property sale	Oct 2015
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board (Site Plan Approval, tree removal permit)	To be determined
c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No	ZBA (parking variance)	To be determined
d. Other local agencies ☑Yes ☐No	City IDA (financial assistance); City Historic District and Landmarks Preservation Commission	To be determined (Certificate of Appropriateness)
e. County agencies ☑Yes ☐No	Potential DCDOH (water/sewer connection); DC Dept of Planning & Development (239m review)	To be determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC GP-0-15-002 SPDES General Permit; potential NYSDOS Coastal Consistency review	To be determined
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Medium High-Density Residential (R-4)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Poughkeepsie City School District

b. What police or other public protection forces serve the project site? Refer to correspondence from City Police Dept in Attachment B.
City of Poughkeepsie Police Department with support from Dutchess County Sheriff Law Enforcement Division and NYS Police

c. Which fire protection and emergency medical services serve the project site? Refer to correspondence from City Fire Dept in Attachment B.
City of Poughkeepsie Fire Department (North Clover Street Station)

d. What parks serve the project site?
Dongan Park, Waryus Park, Kaal Rock Park, Eastman Park, College Hill Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential and potential non-profit/governmental agency

b. a. Total acreage of the site of the proposed action? 2.45 acres plus 0.02 acre portion of adjacent parcel to west for future potential pocket park
b. Total acreage to be physically disturbed? 1.65 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.45 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	39 maximum per concept plans
At completion of all phases	_____	_____	_____	39 maximum per concept plans

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

(Project includes restoration of the exterior of the existing Pelton Mansion building, all or a portion of which may be used for non-profit/governmental space).

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 7,920+/- gallons/day (Refer to Endnote 1.)

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? Refer to correspondence in Attachment B. ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 7,920+/- gallons/day (Refer to Endnote 1.)

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary sewage

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie WWTP
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.2+/- acres (impervious surface)

_____ Square feet or 2.45 acres (parcel size) plus 0.02 acre portion of adjacent parcel to west for future potential pocket park.

ii. Describe types of new point sources. Stormwater runoff from new impervious surfaces.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater will be handled in accordance with the required Stormwater Pollution Prevention Plan (SWPPP) and will be directed to the City of Poughkeepsie municipal stormwater system .

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? (Refer to Endnote 2.) ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

_____

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

To be determined

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas & Electric Corporation

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: Maximum 6:30 AM to 9:00 PM
- Saturday: Maximum 6:30 AM to 9:00 PM
- Sunday: NA
- Holidays: NA

ii. During Operations: Residential portion = 24 hours Potential non-profit/governmental portion:

- Monday - Friday: approx. 8:00 am to 6:00 pm
- Saturday: approx. 8:00 am to 6:00 pm
- Sunday: NA
- Holidays: NA

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

The proposed construction activities may result in temporary noise that exceeds local ambient noise levels. These activities will be limited to the hours of 6:30 AM to 9:00 PM in accordance with City of Poughkeepsie Code Chapter 13.5, Noise.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

To be determined. All outdoor lighting will be designed to preclude the diffusion of glare onto adjoining properties and streets.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? NA (Refer to Endnote 3.) ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site. Refer to Figure 3.

☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Railroad, community services, religious

ii. If mix of uses, generally describe:

Residential, Poughkeepsie Railroad Station, playground, Fire Department, commercial (restaurant, small businesses, auto body), office, religious

b. Land uses and covertypes on the project site. (2.45 acre Pelton Manor site plus 0.02 acre potential future pocket park site)

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.43+/-	1.20+/- acres	+0.77+/-
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: lawn/landscaped area with scattered trees	2.04+/-	1.27+/-	-0.77+/-

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Senior residence, Cunneen Hacket Cultural Center, St Joseph's Rehab Center, Childrens' Museum, Astor Home for Children

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☑ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

NA

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): C314070, 314071, 546031, C314081

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

C314070 = Central Hudson (Pok MGP) on Water Street - Classification of "A"; 314071 = Central Hudson (Pok MGP) on Bayeaux St - Classification of "C"; 546031 = Hudson River PCB Sediments - Classification of "02"; C314081 = AC Dutton Lumber Yard on Dutchess Ave - Classification = "C".

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site Refer to Figure 4 and Endnote 4.

a. What is the average depth to bedrock on the project site? 1.6 to >6 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 1 %

c. Predominant soil type(s) present on project site:

Dutchess-Cardigan-Urban land (DxB)	95 %
Urban land (Ur)	5 %
	%

d. What is the average depth to the water table on the project site? Average: >6 feet

e. Drainage status of project site soils:

☑	Well Drained:	100 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	80 % of site
☑	10-15%:	10 % of site
☑	15% or greater:	10 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? Refer to Figure 5 and Endnote 5. ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Fallkill Creek located across Dongan Pl to north (H-114) Classification C
- Lakes or Ponds: Name NA Classification NA
- Wetlands: Name NA Approximate Size NA
- Wetland No. (if regulated by DEC) NA

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
common urban species _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
_____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Refer to Figure 6 and Endnote 6.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? Refer to Figure 7 and Endnote 7. ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Union Street Historic District, Mill Street-North Clover Street Historic District (Boundary Increase), Church of the (Holy Comforter, Poughkeepsie Railroad Station, Pelton Mill, Old St. Peter's Roman Catholic Church and Rectory.

iii. Brief description of attributes on which listing is based: various

f. 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? Refer to Figure 7 and Endnote 7. ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes: Refer to Figure 7 and Endnote 7.

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Refer to Figure 8.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): various

iii. Distance between project and resource: 0 miles. Site is in Mill Street-North Clover Street Historic District.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Pelton Partners, LLC Date December 14, 2015

Signature Title

PRINT FORM



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.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C314070, 314071, 546031, C314081
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Union Street Historic District, Mill Street-North Clover Street Historic District (Boundary Increase), Church of the Holy Comforter, Poughkeepsie Railroad Station, Pelton Mill, Old St. Peter's Roman Catholic Church and Rectory
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ENDNOTES

1. Water Usage/Wastewater Generation

According to the New York State Department of Environmental Conservation (NYSDEC) *Design Standards for Intermediate Sized Wastewater Treatment Systems,* March 2014, an apartment results in 110 gallons per day (gpd) per bedroom, an office use results in 15 gpd per employee, and a day care facility results in 20 gpd per child plus 15 gpd per employee per shift.

The following table show the water usage/wastewater calculations for each of Concept Plans A, B, and C.

USE	PROPOSED	WATER USAGE/WASTEWATER GENERATION RATE	TOTAL
Concept Plan A:			
Apartments 1-BR	6 (6 bedrooms)	110 gpd per bedroom	660 gpd
Apartments 2-BR	32 (64 bedrooms)	110 gpd per bedroom	7,040 gpd
Non-Profit/Governmental Space in former Pelton Mansion	1,500 SF; 3± employees (1 shift)	15 gpd per employee per shift	45 gpd
TOTAL for Concept Plan A:			7,745 gpd
Concept Plan B:			
Apartments 1-BR	6 (6 bedrooms)	110 gpd per bedroom	660 gpd
Apartments 2-BR	33 (66 bedrooms)	110 gpd per bedroom	7,260 gpd
Non-Profit/Governmental Space in former Pelton Mansion	0	NA	0 gpd
TOTAL for Concept Plan B:			7,920 gpd
Concept Plan C:			
Apartments 1-BR	6 (6 bedrooms	110 gpd per bedroom	660 gpd
Apartments 2-BR	32 (64 bedrooms)	110 gpd per bedroom	7,040 gpd
Non-Profit/Governmental Space in former Pelton Mansion	4,500 SF; 9± employees (1 shift)	15 gpd per employee per shift	135 gpd
TOTAL for Concept Plan C:			7,835 gpd

Concept Plan B would result in the most water usage/wastewater generation at 7,920 gpd. Since the plans are conceptual at this time, the number of bedrooms may change slightly as the design is developed.

Assuming approximately 15 children and two employees, the former day care facility would be expected to result in 330 gpd water usage and wastewater generation.

Therefore, the proposed project may result in an increase of up to 7,590 gpd water usage and wastewater generation based on the proposed concept plans.

2. Traffic Generation

The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition, 2012, estimates 0.51 vehicle trip ends (vte's) per dwelling unit per weekday a.m. peak hour of adjacent street traffic and 0.62 vte's per dwelling unit per weekday p.m. peak hour of adjacent street traffic for Land Use Code 220, *Apartment*, and 1.56 vte's per 1,000 SF per weekday a.m. peak hour of adjacent street traffic and 1.49 vte's per 1,000 SF per weekday p.m. peak hour of adjacent street traffic for Land Use Code 710, *General Office Building*. The following table provides the ITE trip generation for each of the three concept plans.

USES	PROPOSED	TRIP GENERATION AM PEAK HOUR OF ADJACENT STREET TRAFFIC	TRIP GENERATION PM PEAK HOUR OF ADJACENT STREET TRAFFIC
Concept Plan A:			
Apartments	38	19.38	23.56
Non-Profit/Governmental Space in former Pelton Mansion	1,500 SF	2.34	2.24
TOTAL for Concept Plan A:		21.72	25.80
Concept Plan B:			
Apartments	39	19.89	24.18
Non-Profit/Governmental Space in former Pelton Mansion	0	0.00	0.00
TOTAL for Concept Plan B:		19.89	24.18
Concept Plan C:			
Apartments	38	19.38	23.56
Non-Profit/Governmental Space in former Pelton Mansion	4,500 SF	7.02	6.71
TOTAL for Concept Plan C:		26.40	30.27

Concept Plan C results in the highest traffic generation of the three concept plans at 26 trips during the weekday a.m. peak hour of adjacent street traffic and 30 trips during the weekday p.m. peak hour of adjacent street traffic.

The 2.45 acre site contains a 4,500 SF former day care facility. According to the ITE Trip Generation Report, Land Use Code 565, a *Day Care Center* generates an estimated 12.18 vte's per 1,000 SF gross floor area per weekday a.m. peak hour of adjacent street traffic and 12.34 vte's per 1,000 SF gross floor area per weekday p.m. peak hour of adjacent street traffic, which results in 55± vte's per weekday a.m. peak hour of adjacent street traffic and 56 vte's per weekday p.m. peak hour of adjacent street traffic for the former day care facility.

Therefore, the proposed project may result in a slight reduction in traffic generation at the site of 29± vte's during the a.m. peak hour and 26± vte's during the p.m. peak hour as compared to the former use of the site as a day care facility.

A Traffic Assessment was prepared and is included as Attachment C. This Assessment finds that based on the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is warranted.

3. The proposed apartments and potential non-profit/governmental space will generate a small amount of solid waste. However, this project is not a commercial or industrial project; therefore, question D.2.r. is not applicable to the project.

4. Soils

According to available Geographic Information Systems (GIS) information (Figure 4) and the USDA Natural Resources Conservation Service website (http://efotg.sc.egov.usda.gov/treemenuFS.aspx), the site contains the Dutchess-Cardigan-Urban land complex (DxB) and Urban land (Ur) soil types. The following table provides the soil characteristics for these soil types.

SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FT)	DEPTH TO BEDROCK (INCHES)
DxB	Dutchess-Cardigan-Urban Land complex, undulating, rocky	1 to 6%			
	Dutchess (25%)		well	>6	>60
	Cardigan (25%)		well	>6	20 to 40
	Urban Land (25%)		well	>2	>10
Ur	Urban Land	0 to 8%	well	>2	>10

Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for this portion of the site. These areas are considered to be well drained since stormwater drainage from these areas is controlled.

5. Wetlands and Surface Waters

According to NYSDEC EAF Mapper and Environmental Resource Mapper (http://www.dec.ny.gov/imsmaps/ERM/viewer.htm), the site does not contain any State regulated wetlands or streams. A NYSDEC stream, the Fallkill Creek, NYSDEC Stream H-114, flows in a westerly direction just north of Dongan Place. According to National Wetland Inventory information available through GIS, the property does not contain nor is contiguous to a NWI wetland. Please refer to Figure 5, *Wetland and Stream Map*, and Figure 6, *NYSDEC Environmental Resource Map*.

6. Endangered, Threatened, and/or Rare Species and Significant Natural Communities

According to the NYSDEC Environmental Resource Mapper (Figure 6), there are known occurrences of endangered, threatened, or rare species in the vicinity of the project site, and the Hudson River is considered a Significant Natural Community, a tidal river. According to the US

Fish & Wildlife Service (USFWS) IPaC Trust Report, there is potential for the following species on or in the vicinity of the project site: Dwarf wedgemussel (endangered), Indiana bat (endangered), and Northern long-eared bat (threatened). The IPaC report indicates that no "critical habitat" for these species or any other species has been designated by the USFWS within the project site. It is recommended that tree clearing occur between October 1st and March 31st to ensure no potential take of the Indiana bat or NLEB, as during this time, the bats would be hibernating and not present onsite. If any clearing is proposed outside of this range, additional consultation with USFWS and NYSDEC may be required.

7. Cultural/Historic Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project parcel contains the Pelton Mansion, AKA Hill House, which is in the Mill Street-North Clover Street Historic District and was constructed in 1859. The 36 North Clover Street property was also designated as a local historic site by the City of Poughkeepsie Common Council on July 29, 2010; therefore, the proposed renovations and construction will require a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission. The CRIS mapping indicates that the project site is within a known archeologically sensitive area. A Phase 1A Literature Review & Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey were conducted by Hudson Valley Cultural Resource Consultants, Ltd. (HVCRC) and are provided as Attachment D.

The Phase 1A report indicates that Hill House (AKA Pelton Mansion) is not listed individually on the National Register. The Phase 1A lists numerous National Register eligible properties in the vicinity of the project area, and finds that none of these eligible properties will be impacted by the proposed project. A Historic Building Assessment of the Hill House, which evaluates the structure using the National Register Evaluation Criteria for historic significance, was conducted by the HVCRC (Appendix A of the HVCRC's report). This Assessment finds that the proposed undertaking, including the renovations to the Hill House, will not have an adverse effect on the structure or impact its listing as part of the North Clover-Mill Street Historic District.

The Phase 1B report finds that no significant cultural material of any kind was recovered from the shovel tests, and that no further archeological investigation is warranted for the Pelton Manor Project.

The Phase 1A/1B report was submitted to NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) for review (NYSOPRHP Project #15PR06519). Correspondence from Tim Lloyd of NYSOPRHP on December 2, 2015, indicates that he concurs with the report recommendation that no additional archaeological work is necessary.

The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency, to the extent permitted by current zoning. The proposed apartments are a permitted use in the R-4 zoning district and are consistent with other nearby uses and structures. The Applicant has consulted with NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). Copies of the November 30, 2015, and December 2, 2015, correspondence to NYSOPRHP with attachments, including the revised concept

plan, were provided to the Common Council on December 7, 2015. NYSOPRHP issued a letter dated December 10, 2015, stating that NYSOPRHP has no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site, and that it is encouraged by plans to rehabilitate Hill House (Pelton Manor) in a historically appropriate manner. The letter finds that the most recently updated site plan is compatible with the historic building, site and historic district. The Applicant will continue to work with NYSOPRHP as construction documents become available at the time of the State level 14.09 review. The proposed plan shows sufficient space around the Pelton Mansion building to preserve the view of the building. The exterior of the Pelton Mansion structure will be restored in accordance with the Applicant's contract with the City of Poughkeepsie. The architectural plans have yet to be developed. Some of the project detailing shall be determined once the final building program has been set. However, some of the work being contemplated includes:

1. Removal of the metal fire escapes;
2. Reconstruction of the existing entry porches;
3. Rebuild and repointing of the exterior masonry;
4. Repair and replacement of all damaged exterior wood trims, fascia, brackets and the like;
5. Repair and/or replacement of all gutters and leaders, as necessary;
6. Replacement of existing windows with new design compatible and energy efficient windows;
7. Modification of the exterior façade where emergency egress doors have previously been installed;
8. Reconstruction of the exterior enclosed porches and modification of the window types and locations;
9. Removal of the existing shutters;
10. Repainting of the existing exterior masonry and woodwork;
11. Installation of new exterior lighting; and
12. Potential uncovering and restoration of the original brick exterior columns that support the porch structures.

The Applicant, as part of the purchase contract with the City of Poughkeepsie, agrees to enter into a façade easement to ensure that the exterior of the building will be properly restored at this time and maintained into the future.

Most of the structures in the vicinity of the Pelton Manor site were constructed during the post-Civil War housing boom. The area as a whole is an untouched 19th Century setting lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek Revival to Italianate Villas to 1960's Modern. Photos of nearby structures are provided in the Phase 1A Literature Search and Sensitivity Assessment and Archaeological Field Reconnaissance Survey provided as Attachment D of the FEAF. The architectural design of the new buildings will be compatible with the Pelton Mansion building and other existing buildings in

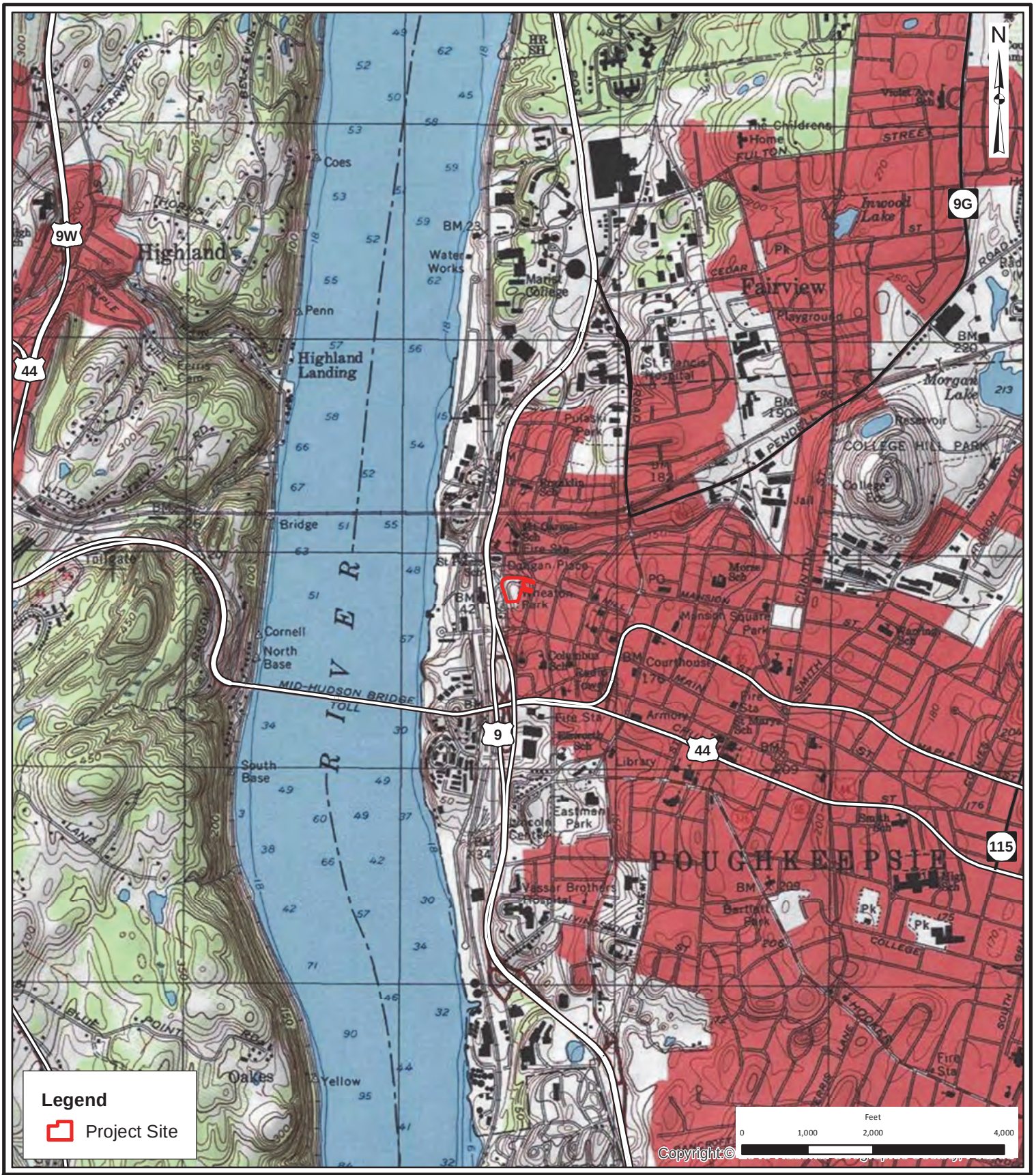
the neighborhood. The new structures shall be scaled to reflect the heights and densities found in the surrounding neighborhood. These structures are currently planned to be finished with masonry, vinyl and various cementicious materials to replicate wood siding, porches, railings and trims. The detailing of these new buildings shall be influenced by the many varying historical styles found within the surrounding Mt. Carmel neighborhood. This area, as previously mentioned, is a melting pot of styles and timeframes, and it is the Applicant's intention that the new structures will reflect this architectural diversity. While the project design will reflect the historic past of the surrounding neighborhood, it will also celebrate its own time in history as well as the surrounding industrial history, such as can be found in the adjacent railroad station complex. There also will be an architectural dialogue between the new buildings and the existing Pelton Mansion.

The siting of the buildings will reflect those shown on the concept site plans, with those structures facing Dongan Place having a more traditional relationship with the adjacent street. While the existing stone wall surrounding the site will be preserved, the buildings facing Dongan Place will be located as close to this historic wall as possible, while also allowing for a connecting sidewalk and landscaping. New street lighting and street trees will also be considered as part of the effort along Dongan Place.

Elevation drawings of Pelton Manor, a conceptual rendering of the proposed new buildings to be placed along Dongan Place along with proposed elevation drawing and site section were submitted to the City Common Council on December 7, 2015, as a supplement to the SEQR documentation. The site section suggests a different scaling along Dongan Place to that in the inner part of the site. This strategy will help retain the prominence of the existing mansion. Final determinations regarding building massing and placement will be made once the final site mapping has been completed and the property geology has been studied. Images of influential neighboring buildings as well as others found within the City of Poughkeepsie, as sources for design inspiration, were also submitted to the Common Council on December 7, 2015. The mansion is difficult to view during the leaf-on season. The landscaping on the site will be thinned and selectively cleared to allow for a stronger presence of the Pelton Mansion, as the site has been seriously overgrown over the past few decades.

Based on this information, the proposed project will not adversely impact any architectural or aesthetic resources and will be consistent with neighborhood character.

FIGURES



THE Chazen COMPANIES
ENGINEERS
LAND SURVEYORS
PLANNERS
ENVIRONMENTAL & SAFETY PROFESSIONALS
LANDSCAPE ARCHITECTS

Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Pelton Manor

USGS Location Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

	RLB
Date:	10/9/2015
Scale:	1 in = 2,000 ft
Project:	81549.00
Figure:	1



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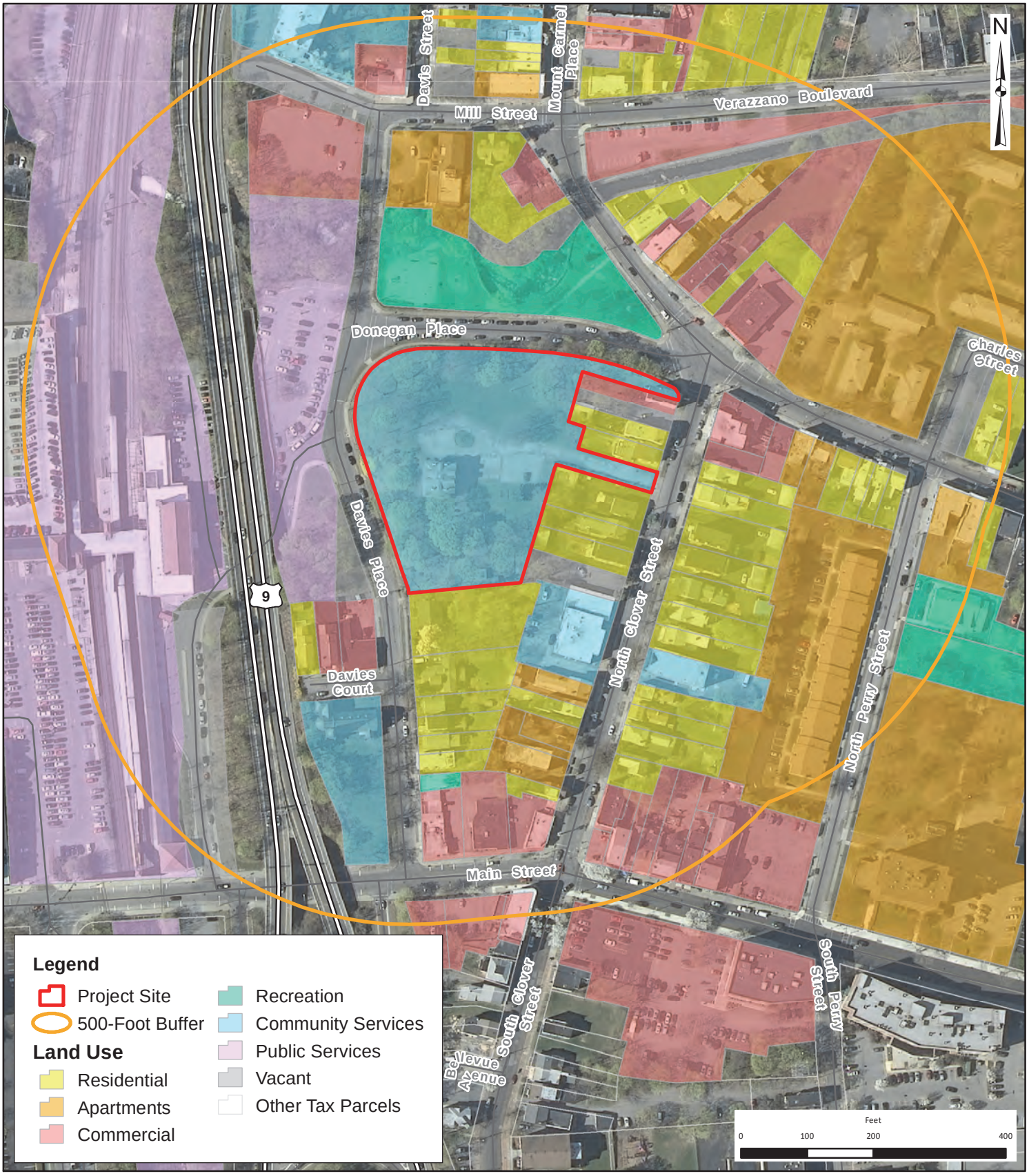
Phone: (518) 812-0513

Pelton Manor

Orthophoto Tax Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

Drawn:	RLB
Date:	10/9/2015
Scale:	1 in = 120 feet
Project:	81549.00
Figure:	2



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North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Pelton Manor

Land Use Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

Drawn:	RLB
Date:	10/9/2015
Scale:	1 in = 200 feet
Project:	81549.00
Figure:	3



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Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Pelton Manor

Soils Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

Drawn:	RLB
Date:	10/9/2015
Scale:	1 in = 120 feet
Project:	81549.00
Figure:	4



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Capital District Office:
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Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Pelton Manor

Wetlands and Streams Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

Drawn:	RLB
Date:	10/9/2015
Scale:	1 in = 120 feet
Project:	81549.00
Figure:	5

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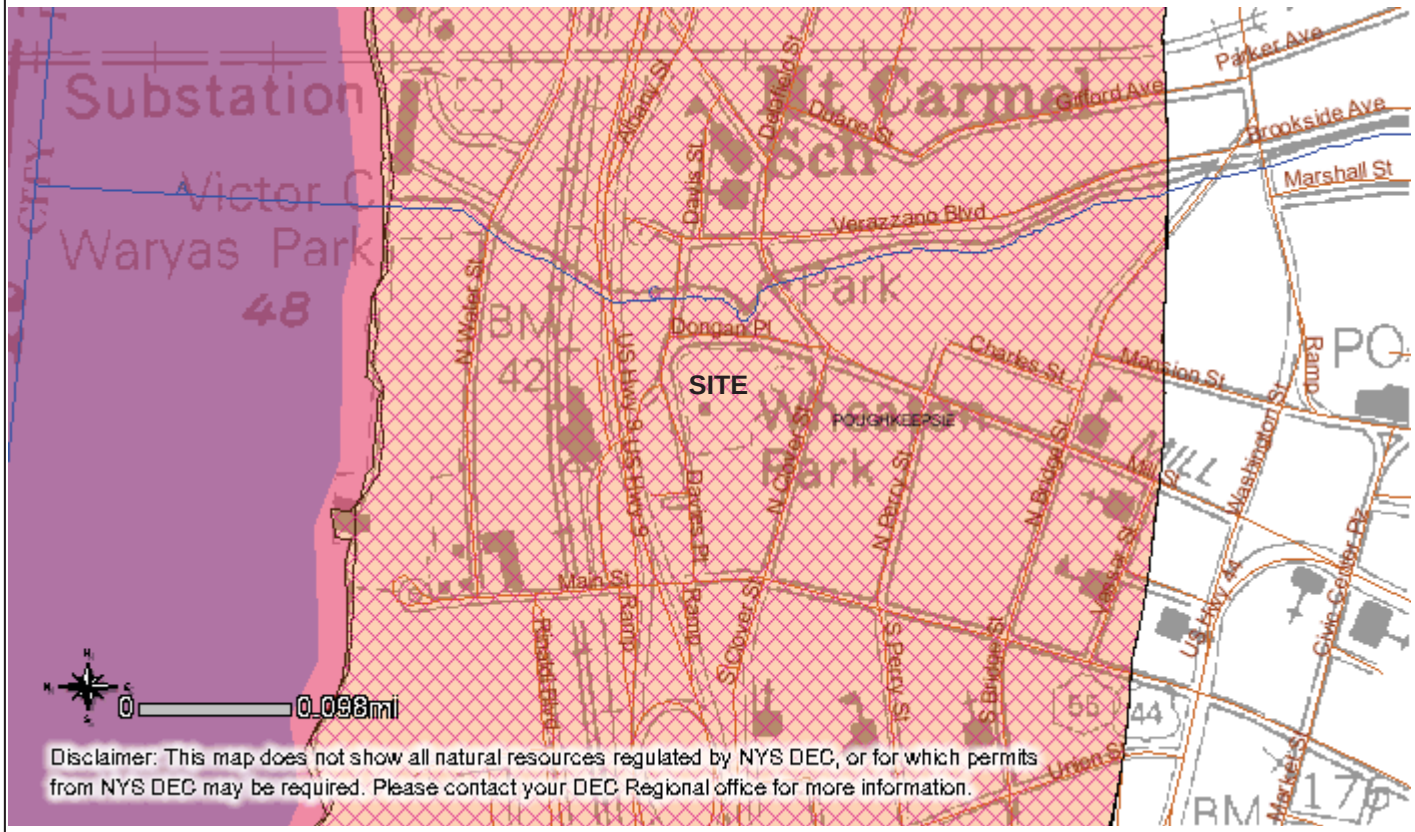
Please set your printer orientation to "Landscape".

NYSDEC Environmental Resource Map



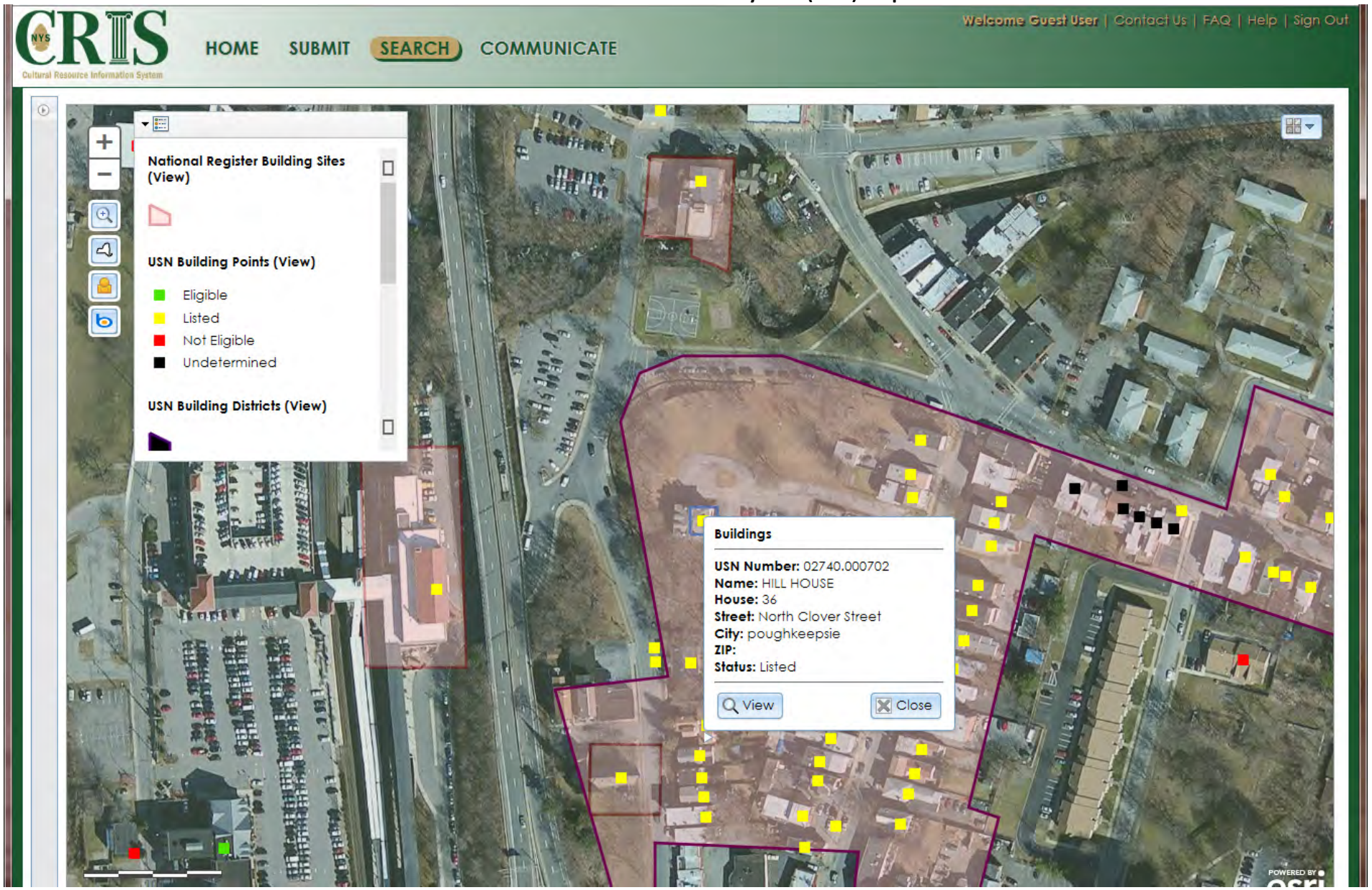
MinX: 588018, MaxX: 588991, MinY: 4618232, MaxY: 4617391

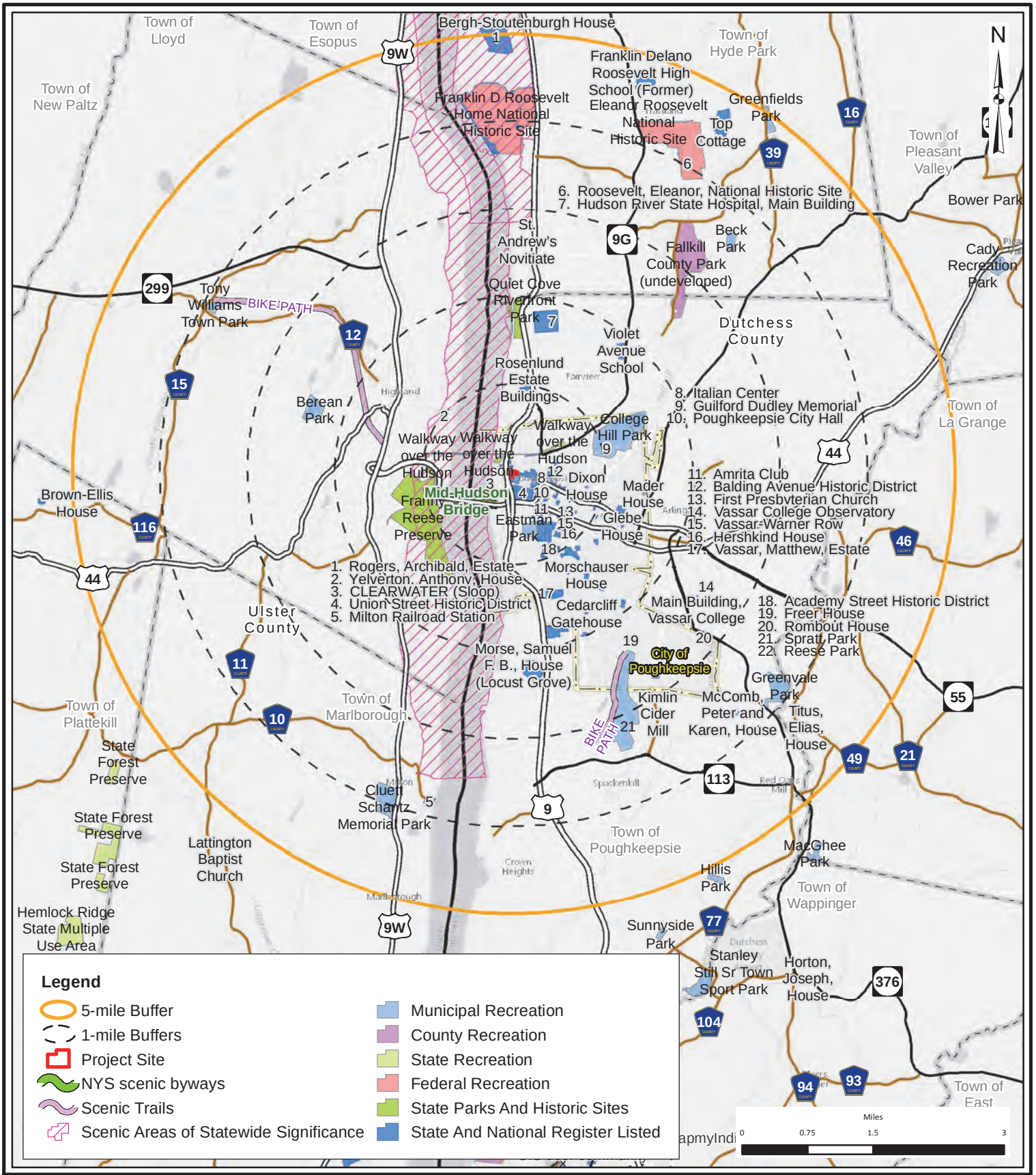
Visible Layers

- Classified Streams
- Classified Ponds
- State-Regulated Freshwater Wetlands
- Wetland Checkzone
- State-Regulated Freshwater Wetlands
- Rare Plants and Rare Animals
- Significant Natural Communities Buffered
- Natural Communities Nearby
- Significant Natural Communities
- Interstate Highways
- Adirondack Park Boundary
- Counties

Figure 6

Figure 7
NYS Office of Parks, Recreation, & Historic Preservation (NYSOPRHP)
Cultural Resource Information System (CRIS) Map





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Dutchess County Office:
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Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Pelton Manor

Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources within 5 Miles

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

Drawn:	RLB
Date:	10/9/2015
Scale:	1 in = 1.5 miles
Project:	81549.00
Figure:	8

ATTACHMENT A
Concept Plans

The Chazen Companies
October 30, 2015
Revised December 14, 2015



PARKING:	
72 SPACES	
UNITS: 38 TOTAL	
32	- 2 BEDROOM
06	- 1 BEDROOM
1500 S.F.	- NON- PROFIT OR GOVERNMENTAL

TINKELMAN ARCHITECTURE PLLC
T·A
25 VAN WAGNER
POUGHKEEPSIE, NEW YORK

CLIENT:
CONCEPT SITE PLAN A

PROJECT NAME:
Pelton Manor
36 N. Clover St.
Poughkeepsie, NY 12601

SITE PLAN
CONCEPT PLAN A
SP04

© TINKELMAN ARCHITECTURE PLLC, 2015

P:\TA Jobs\11022 - 36 N Clover\Drawings\Sheets\11022-SP04 SITE PLAN 2015-03-11.dwg



PARKING:	
72 SPACES	
UNITS: 39 TOTAL	
33	- 2 BEDROOM
06	- 1 BEDROOM

TINKELMAN ARCHITECTURE PLLC
T·A
25 VAN WAGNER
POUGHKEEPSIE, NEW YORK

CLIENT:
CONCEPT SITE PLAN B

PROJECT NAME:
Pelton Manor
36 N. Clover St.
Poughkeepsie, NY 12601

SITE PLAN
CONCEPT PLAN B
SP04

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P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\Y1022-SP04 SITE PLAN 2015-03-11.dwg



TINKELMAN ARCHITECTURE PLLC
T·A
25 VAN WAGNER
POUGHKEEPSIE, NEW YORK

CLIENT:
CONCEPT SITE PLAN C

PROJECT NAME:
Pelton Manor
36 N. Clover St.
Poughkeepsie, NY 12601

SITE PLAN
CONCEPT PLAN C
SP04

© TINKELMAN ARCHITECTURE PLLC, 2015

P:\TA Jobs\11022 - 36 N Clover\Drawings\Sheets\11022-SP04 SITE PLAN 2015-03-11.dwg

ATTACHMENT B
Correspondence

The Chazen Companies
October 30, 2015
Revised December 14, 2015

Debbie Hubbard

From: Debbie Hubbard
Sent: Wednesday, October 28, 2015 8:19 AM
To: Debbie Hubbard
Subject: FW: Wheaton Park/Pelton Mansion

From: Knapp, Ron
Sent: Friday, October 23, 2015 1:34 PM
To: 'Wayne Nussbickel'
Subject: RE: Wheaton Park/Pelton Mansion

I have reviewed the specifics of your proposal (below) and find no concerns regarding this project having a negative impact on the operations of the Police Department. We have the capacity to support the advancement of this development plan.

Ronald J. Knapp, Chief of Police
City of Poughkeepsie Police Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

(845) 451-4182 (Fax: 845-451-4133)

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From: Wayne Nussbickel [mailto:wnussbickel@nssupply.com]
Sent: Friday, October 23, 2015 1:04 PM
To: Knapp, Ron
Subject: Wheaton Park/Pelton Mansion

October 23, 2015

Pelton Partners, LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

Mr. Ronald Knapp
Chief of Police
City of Poughkeepsie Police Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Dear Chief Knapp,

Steve Tinkelman and I responded to a City of Poughkeepsie Request for Proposal (RFP) in the fall of 2014 to purchase the city owned property known as Wheaton Park, located at 36 North Clover Street. The Common Council has selected our proposal and we are in the process of creating a contract of sale. Steve and I formed an entity called Pelton Partners LLC. to bring the proposed project to fruition.

The Mount Carmel neighborhood is in decline and has experienced little or no new investment in decades. This neighborhood is rich in history and has tremendous character. We feel that an investment in the Pelton property will go a long way in rebuilding not just the neighborhood but also have a very positive impact for the City of Poughkeepsie as a whole.

Our proposal includes the restoration and repurposing of the former Pelton Mansion so that it may house appropriate non-profit organizations, or failing this, return it to residential use. The plan also calls for us to construct approx. 38 market rate rental housing units on the 2.4 acre site. The dwellings will be modern in feel, but will be in keeping with the history and character of the Mt. Carmel historic district. The project calls for the creation of a welcoming "pocket park" across the street adjacent to the entry to the Poughkeepsie Train Station, where we will reintroduce the beehive fountain that once graced the Main Mall. We will be donating funds for the revitalization of Donegan Park and Steve Tinkelman's firm, Tinkelman Architecture will provide designs for that revitalization. Public space will be available on the site for residents and neighbors to enjoy the sweeping views.

We feel this project will have a lasting, positive "game changing" impact on the neighborhood and the City. It has received overwhelming support from both residents and the business community.

As a component of the contract of sale, Pelton Partners is required to provide the City with an Environmental Assessment Form (EAF). One component of the EAF is that we obtain from the City of Poughkeepsie Police Department a positive response stating that your department has the capacity to service the development.

I've attached a copy of the proposed conceptual site plan for your review. Although this may not necessarily be the exact configuration of the site it is close to what we envision. The maximum proposal includes 4 newly constructed buildings which include 32 – 2 Bedroom apartments, 6 - 1 bedroom apartments and approx. 4500 sq. ft. of government/non-profit office space in the Mansion.

Chief Knapp, if you are of the opinion that the City of Poughkeepsie Police Department has the adequate capacity to safely service this development, we respectfully ask that you return this email with positive comment in order for us to complete our EAF application. By doing so you would be confirming that the conceptual site plan was reviewed, the proposal is for 38 apartments and 4500 sq. ft. of government / non-profit office space and that your department has adequate capacity to safely service this development.

The Pelton Manor Revitalization Project has received the support of the Mayor, City Council, the Dutchess County Regional Chamber of Commerce and the Poughkeepsie Journal, along with many members of the community. We truly believe this is a sound project that will serve as a benchmark for the turnaround of the Mt Carmel neighborhood as well as the City of Poughkeepsie.

Please feel free to call either Steve or myself if you have any questions. Steve can be reached at (845) 473-0200 and I can be reached at (914) 456-9200.

We would greatly appreciate it if you could respond as soon as possible. We thank you in advance for your assistance in this matter!

Respectfully yours,



Wayne Nussbickel
Pelton Partners, LLC

Debbie Hubbard

From: Debbie Hubbard
Sent: Wednesday, October 28, 2015 8:22 AM
To: Debbie Hubbard
Subject: FW: Wheaton Park/Pelton Mansion

From: Johnson, Mark
Sent: Friday, October 23, 2015 2:00 PM
To: Wayne Nussbickel
Subject: RE: Wheaton Park/Pelton Mansion

Mr. Nussbikel,
I have been involved in reviewing this project from the initial stages of your proposal to the City .
It is my opinion that the City of Poughkeepsie Fire Department is capable of handling the needs of your project as proposed.
Good luck and if you need anything further please do not hesitate to contact me.

Mark W Johnson
Chief of Department
City of Poughkeepsie Fire Department
845-451-4079
mjohnson@cityofpoughkeepsie.com

From: Wayne Nussbickel [mailto:wnussbickel@nssupply.com]
Sent: Friday, October 23, 2015 1:35 PM
To: Johnson, Mark <MJohnson@cityofpoughkeepsie.com>
Subject: Fw: Wheaton Park/Pelton Mansion

October 23, 2015

Pelton Partners, LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

Mr. Mark W Johnson, Fire Chief
City of Poughkeepsie Fire Department
505 Main Street, Second Floor
Poughkeepsie, NY 12603

Dear Chief Johnson,

Steve Tinkelman and I responded to a City of Poughkeepsie Request for Proposal (RFP) in the fall of 2014 to purchase the city owned property known as Wheaton Park, located at 36 North Clover Street. The Common Council has selected our proposal and we are in the process of creating a contract of sale. Steve and I formed an entity called Pelton Partners LLC. to bring the proposed project to fruition.

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Our proposal includes the restoration and repurposing of the former Pelton Mansion so that it may house appropriate non-profit organizations, or failing this, return it to residential use. The plan also calls for us to construct approx. 38 market rate rental housing units on the 2.4 acre site. The dwellings will be modern in feel, but will be in keeping with the history and character of the Mt. Carmel historic district. The project calls for the creation of a welcoming "pocket park" across the street adjacent to the entry to the Poughkeepsie Train Station, where we will reintroduce the beehive fountain that once graced the Main Mall. We will be donating funds for the revitalization of Donegan Park and Steve Tinkelman's firm, Tinkelman Architecture will provide designs for that revitalization. Public space will be available on the site for residents and neighbors to enjoy the sweeping views.

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Chief Johnson, if you are of the opinion that the City of Poughkeepsie Fire Department has the adequate capacity to safely service this development, we respectfully ask that you return this email with positive comment in order for us to complete our EAF application. By doing so you would be confirming that the conceptual site plan was reviewed, the proposal is for 38 apartments and 4500 sq. ft. of government / non-profit office space and that your department has adequate capacity to safely service this development.

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Please feel free to call either Steve or myself if you have any questions. Steve can be reached at (845) 473-0200 and I can be reached at (914) 456-9200.

We would greatly appreciate it if you could respond as soon as possible.

We thank you in advance for your assistance in this matter!

Respectfully yours,

Wayne Nussbickel

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS
26 HOWARD STREET
POUGHKEEPSIE, NEW YORK 12601

PHONE: 845-451-4100
FAX: 845-451-4103

10/26/15

TO:
DEBBIE HUBBARD
CHAZEN COMPANIES

RE:
PELTON MANOR PROJECT 36 N CLOVER ST

I RECEIVED YOUR PRELIMINARY WATER DESIGN CALCULATIONS FOR YOUR PROJECT LOCATED AT 36 NORTH CLOVER STREET. IT APPEARS THE WORST CASE WATER DEMAND WOULD BE 8,000 GPD.

THERE IS A HYDRANT LOCATED ACROSS THE STREET THAT HAS BEEN TESTED AT 661 GPM. IT APPEARS WE CAN PROVIDE YOUR PROJECT WITH THE NECESSARY FLOW.

AS WITH ALL PROJECTS HOWEVER PROFESSIONAL ENGINEER TESTING WILL NEED TO BE PERFORMED TO CONFIRM ALL FLOWS AND DESIGNS.

CHRIS GENT
COMMISSIONER OF PUBLIC WORKS

Debbie Hubbard

From: Debbie Hubbard
Sent: Wednesday, October 28, 2015 4:29 PM
To: Debbie Hubbard
Subject: FW: Pelton Manor project - confirmation of capacity to provide wastewater service to the project

From: Steeprock, Edward [mailto:edward.steeprock@veolia.com]
Sent: Wednesday, October 28, 2015 4:23 PM
To: Gent, Chris
Cc: Debbie Hubbard; Chenier, Joe
Subject: Re: Pelton Manor project - confirmation of capacity to provide water and wastewater service to the project

Chris,

The WPCP currently has sufficient capacity to accept an additional 8000 GPD.

Ed Steeprock
Project Manager, Operations
Municipal & Commercial Business
VEOLIA NORTH AMERICA

tel
+1 845 471 8165
/ cell

+1 914 447 8775
fax +1 845 471 5498

173 Kittredge Place, Poughkeepsie, NY 12601
edward.steeprock@veolia.com
www.veolianorthamerica.com

On Wed, Oct 28, 2015 at 1:55 PM, Gent, Chris <CGent@cityofpoughkeepsie.com> wrote:

Ed can the wastewater handle an additional 8000 GPD for a potential new development?

From: Debbie Hubbard [mailto:dhubbard@chazencompanies.com]
Sent: Monday, October 26, 2015 3:46 PM
To: Gent, Chris <CGent@cityofpoughkeepsie.com>
Subject: RE: Pelton Manor project - confirmation of capacity to provide water and wastewater service to the project

Thanks very much for the quick response, Mr. Gent! We also need a letter that confirms that there is sufficient sewer capacity for 8,000 gpd as well - is it possible to revise your letter to include that the City has adequate capacity to provide sewer service for an additional 8,000 gpd as well?

Thanks again…have a good evening..

Debbie

From: Gent, Chris [mailto:CGent@cityofpoughkeepsie.com]
Sent: Monday, October 26, 2015 11:12 AM
To: Debbie Hubbard
Subject: RE: Pelton Manor project - confirmation of capacity to provide water and wastewater service to the project

Let me know if you need anything else.

From: Debbie Hubbard [mailto:dhubbard@chazencompanies.com]
Sent: Thursday, October 22, 2015 4:15 PM
To: Gent, Chris <CGent@cityofpoughkeepsie.com>
Subject: Pelton Manor project - confirmation of capacity to provide water and wastewater service to the project

Hi Mr. Gent,

Per our telephone conversation, our client, Pelton Partners, LLC, is proposing to purchase the 2.45 acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The project may include space for a non-profit/governmental agency within the existing Pelton Mansion structure, if one becomes available; otherwise, the Pelton Mansion structure will be utilized for apartments. Our client has produced three potential concept plans.

According to the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate Sized Wastewater Treatment Systems, March 2014, an apartment results in 110 gallons per day (gpd) per bedroom and an office use results in 15 gpd per employee. The table below provides calculations for water/usage and wastewater generation for the three concept plans. Concept Plan B is expected to have the highest water usage/wastewater generation at approximately 8,000 gpd. Please provide a letter that confirms that the City of Poughkeepsie has adequate capacity to provide water and wastewater services to the proposed development.

USE	PROPOSED	WATER USAGE/WASTEWATER GENERATION RATE	TOTAL
Concept Plan A:			
Apartments 1-BR	6 (6 bedrooms)	110 gpd per bedroom	660 gpd
Apartments 2-BR	32 (64 bedrooms)	110 gpd per bedroom	7,040 gpd
Non-Profit/Governmental Space in former Pelton Mansion	1,500 SF; 3± employees (1 shift)	15 gpd per employee per shift	45 gpd
TOTAL for Concept Plan A:			7,745 gpd
Concept Plan B:			
Apartments 1-BR	6 (6 bedrooms)	110 gpd per bedroom	660 gpd
Apartments 2-BR	33 (66 bedrooms)	110 gpd per bedroom	7,260 gpd
Non-Profit/Governmental Space in former Pelton Mansion	0	NA	0 gpd
TOTAL for Concept Plan B:			7,920 gpd
Concept Plan C:			
Apartments 1-BR	6 (6 bedrooms	110 gpd per bedroom	660 gpd
Apartments 2-BR	32 (64 bedrooms)	110 gpd per bedroom	7,040 gpd

Non-Profit/Governmental Space in former Pelton Mansion	4,500 SF; 9± employees (1 shift)	15 gpd per employee per shift	135 gpd
TOTAL for Concept Plan C:			7,835 gpd

Thank you very much…have a good evening!

Debbie

Deborah S. Hubbard

Planner

The Chazen Companies

21 Fox Street

Poughkeepsie, NY 12601

Phone: 845-486-1529

Fax: 845-454-4026

Email: dhubbard@chazencompanies.com

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ATTACHMENT C
Traffic Assessment

The Chazen Companies
October 30, 2015
Revised December 14, 2015

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October 27, 2015

City of Poughkeepsie Common Council
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Pelton Manor
36 North Clover Street
Traffic Assessment

Dear Gentlemen and Ladies:

We have reviewed the proposed Pelton Manor residential project relative to traffic impacts associated with project generated traffic. Our review focused on field observations of the immediate local roadway network during commuter peak periods of activity, on the trips estimated to be generated by the proposed project, and on sight distances from the site access driveway. Based on this review the Pelton Manor project will not have any significant impact on the local roadway network.

The project proposes to construct a small apartment complex with 39 units and the possibility for a small amount of space for occupancy by a non-profit or governmental agency. The site contains the Pelton Mansion which will be restored under the project and had previously been utilized as the Poughkeepsie Day Nursery. Pelton Manor will continue to use the existing access/egress driveway onto North Clover Street. North Clover Street connects Mill Street to the north and Main Street to the south at signalized intersections. The north side of the site is bounded by Dongan Place, a one way westbound street which carries traffic west to the Poughkeepsie Train Station. Access is not proposed for Dongan Place.

The Poughkeepsie Train Station is immediately to the west of the project site, separated by local streets. The vast majority of parking for the station is contained in a large parking garage located to the west of the station and tracks. The garage is accessed from Main Street and North Water Street. Limited traffic, mostly taxi cabs, buses, and vehicles dropping off and picking up train passengers, would utilize Mill Street and the intersection with North Clover Street.

Field observations of North Clover Street traffic were conducted for the normal commuter peak period of 4:00 to 6:00 PM on Monday October 26th, and on October 27th during the normal commuter peak period of 7:00 to 9:00 AM. Traffic during both periods was minimal on North Clover and at no time extended from the Mill Street traffic signal back to the site driveway. Any traffic queued at the signal cleared the intersection during the allotted green interval. Traffic from Pelton Manor to the train station would most likely be mainly pedestrian traffic due to close proximity of the planned project.

The ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition, was utilized to estimate trips generated by the proposed project. This document is the nationally accepted source for trip generations. Based on ITE data the proposed project of 39 residential units would generate 20 trips (4 entering/16 exiting) in the morning peak hour and 24 (16 entering/8 exiting) trips during the evening peak hour. Based on primary destinations such as the Poughkeepsie Arterial, Route 9, and the Mid-Hudson Bridge, most of the minimal site traffic would be expected to head south on North Clover Street toward to Main Street, and not utilize the Mill Street signal and system of local streets around the train station.

It is noted that the estimated trips expected from the Pelton Manor project are fewer than would have been expected from a day care center, which formally occupied the site. A 4,500 sf day care center would have generated 55 trips during the weekday AM peak hour and 56 trips during the PM peak hour.

Sight distances were also reviewed in the field. AASHTO (American Association of State Highways and Transportation Officials) provides recommended sight distance data and is the source document for NYSDOT on sight distance requirements. Sight distance looking north from the site driveway, influenced by the Mill/North Quaker/Dongan signalized intersection, is 200 feet, with an AASHTO recommended distance of 290 feet. Sight distance looking south is greater than 350 feet in the absence of parked vehicles on North Clover, with an AASHTO recommended distance of 335 feet. While both actual distances may be problematic due to field conditions, both fall at or under the critical sight distance for the installation of an advance warning sign as per the NYSDIOT MUTCD. Considering that the site is in an urban location, the limiting conditions described above are normal, and no mitigation is determined to be necessary.

Given the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is determined to be warranted.

Sincerely,

Michael Hartman

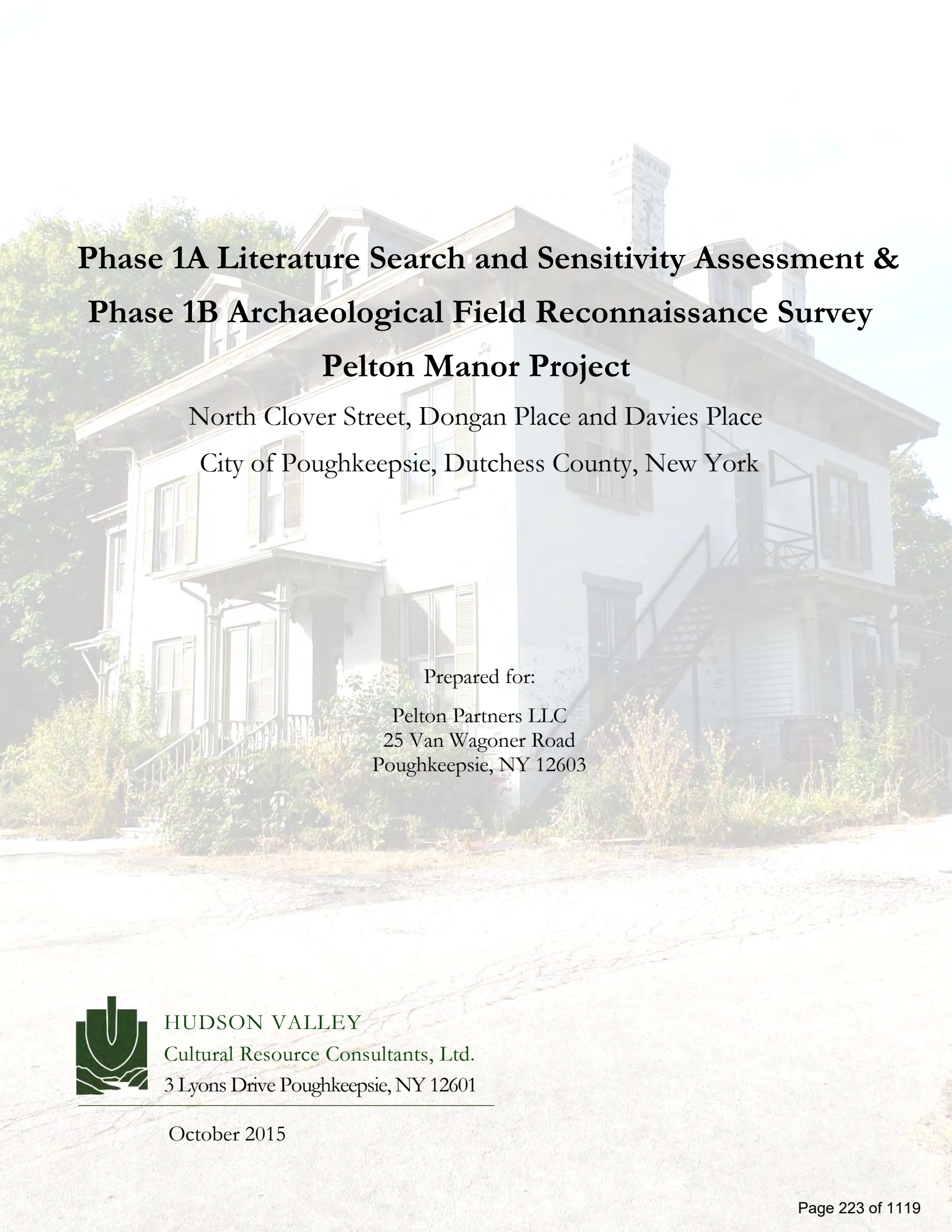
Michael E. Hartman P.E.

Senior Transportation Engineer

MH/mh

ATTACHMENT D
Phase 1A Literature Review & Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey

The Chazen Companies
October 30, 2015
Revised December 14, 2015



Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey

Pelton Manor Project

North Clover Street, Dongan Place and Davies Place

City of Poughkeepsie, Dutchess County, New York

Prepared for:

Pelton Partners LLC
25 Van Wagoner Road
Poughkeepsie, NY 12603

HUDSON VALLEY
Cultural Resource Consultants, Ltd.
3 Lyons Drive Poughkeepsie, NY 12601

October 2015

Management Summary

SHPO Project Review Number (if available):

Involved State and Federal Agencies:

Phase of Survey: **Phase 1A Literature Review & Sensitivity Analysis & Phase 1B Archaeological Field Reconnaissance Survey**

Location Information:

Location: **North Clover Street, Dongan Place, and Davies Place**

Minor Civil Division: **City of Poughkeepsie**

County: **Dutchess County**

Survey Area (Metric & English)

Length: **341.78'/104.7 m**

Width: **420'/128 m**

Depth (when appropriate):

Number of Acres Surveyed: **2.8 acres (1.13 hectares)**

Number of Square Meters & Feet Excavated (Phase II, Phase III only): **N/A**

Percentage of the Site Excavated (Phase II, Phase III only):

USGS 7.5 Minute Quadrangle Map: **Poughkeepsie**

Archaeological Survey Overview

Number & Interval of Shovel Tests: **30 shovel tests at varying invervals**

Number & Size of Units: N/A

Width of Plowed Strips: N/A

Surface Survey Transect Interval: N/A

Results of Archaeological Survey

Number & name of prehistoric sites identified: 0

Number & name of historic sites identified: 0

Number & name of sites recommended for Phase II/Avoidance: N/A

Results of Architectural Survey

Number of buildings/structures/cemeteries within project area: **1: Hill House**

Number of buildings/structures/cemeteries adjacent to project area:

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts: 0

Number of identified eligible buildings/structures/cemeteries/districts: **North Clover Mill Street Historic District**

Report Author (s): Beth Selig, MA, RPA. Stephanie Roberg-Lopez MA, RPA

Date of Report: **October 2015**

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Photo 4: The former Pelton Estate is bordered by stone walls. View to the northeast along Dongan Place.

Photo 5: View to the north from the parking area on the eastern side of Hill House. Portions of Pelton Manor are located on the northern side of Dongan Place, outside the boundaries of the project area.

Photo 6: View of the southeast from Dongan Place across the project area. Buildings in far ground front along North Clover Street.

Photo 7: The original entrance to the Pelton Estate was from Davies Place. The stone gates for the driveway are still present. View to the southwest.

Photo 8: Hill House, an Italianate style structure built in 1859, is located within the central portion of the project area. The house served as the Poughkeepsie Day Nursery School for nearly 100 years. The structure is currently vacant. View to the southwest.

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Photo 12: A large parking area is located on the eastern side of the house. View to the west.

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Photo 14: Field Technicians completing shovel tests along TR 6. The site is currently being utilized for equipment and supply storage for the City of Poughkeepsie's improvement of North Clover Street. View to the east.

Photo 15: Photo of the transect baseline, marked by orange pin flags, that have blended in with the multi colored grasses. View to the north.

Photo 16: The topography within the project area gradually rises to the south. View to the south.

I. Phase 1A Literature Search and Sensitivity Assessment

A. Pelton Manor Project Description

In September of 2015, Hudson Valley Cultural Resource Consultants (HVCRC) was retained by Pelton Partners LLC to complete a Phase 1A Literature Review and Sensitivity Analysis of the Pelton Manor project, located at 36 North Clover Street, and is within the boundaries of Wheaton Park in the City of Poughkeepsie. The property is located on the southern side of Dongan Place, east of North Clover Road, and west of Davies Place. The property is bounded to the south by residential properties that front along Davies Place and North Clover Street. All work was completed in accordance with the Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The report complies with New York State ORPHP's Phase 1 Archaeological Report Format Requirements, established in 2005.

The Pelton Manor Project (hereafter "the project area") is located on the southern side of Dongan Place, east of North Clover Road, and west of Davies Place. The property is bounded to the south by residential properties that front along Davies Place and North Clover Street. The project area currently contains the former Poughkeepsie Day Nursery School, a 19th century Italianate structure built by the Pelton Family in 1859. The former Pelton Mansion was known a Hill House and will be retained as part of the proposed undertaking. Access to the property is from North Clover Road, via an asphalt covered driveway. This asphalt driveway provides parking areas and access to the former nursery school. Decorative stone walls border the northern and western boundaries of the property. In the southwestern portion of the property, is an area that has been fenced, and was the former location of the nursery school playground. A small wooden shed is located in the northern portion of the fenced area. The ground surface within the interior of the fenced area has been previously covered with gravel.

The Pelton Manor Project encompasses ±2.8 acres (1.13 ha) of developed and undeveloped land within the northeastern portion of the City of Poughkeepsie. A site visit was made on October 6, 2015 to examine the existing conditions of the site, photograph the existing structures within and adjacent to the project area boundaries and identify areas of prior disturbance. The visual inspection of the existing conditions identified areas of ground disturbance along the existing asphalt driveway. At the time of the site visit, the City of Poughkeepsie was using the area to store equipment being used to complete road upgrades along North Clover Street.

The proposed undertaking involves the rehabilitation of the existing Italianate structure, Hill House (also known as the Pelton Mansion), and the construction of additional townhouses in the northern and southern portions of the project area. The southeastern corner of the site will be used for parking, as will the central portion of the site. A small patio and overlook is proposed in the northwestern corner of the site.

The project area currently consists of a single parcel of land known as Wheaton Park. Wheaton Park has been a city park since 1910, when the City of Poughkeepsie purchased it from the Pelton heirs.

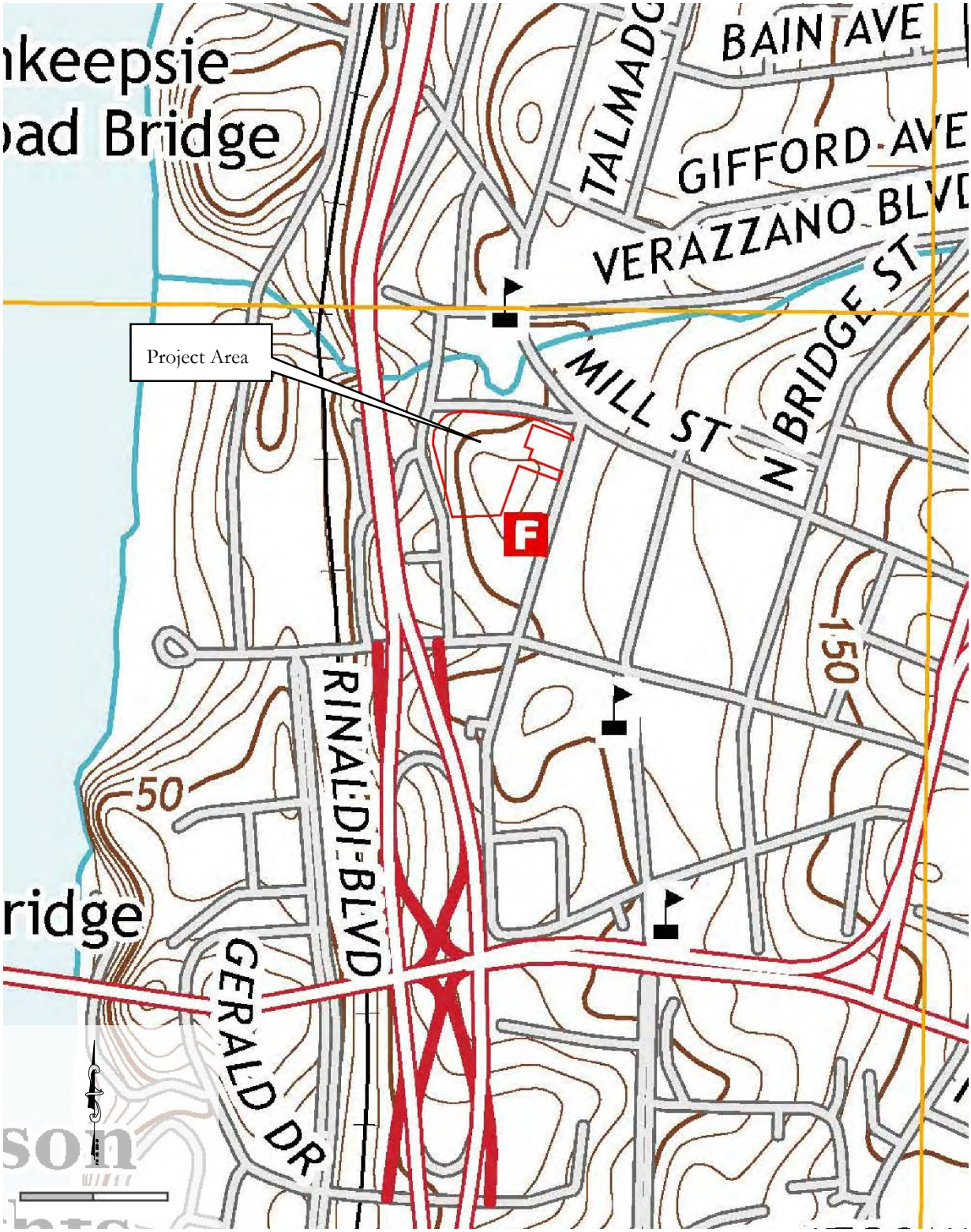


Figure 1: Detail of the 2014 USGS Topographical Map. Poughkeepsie NY Quadrangle. 7.5 Minute Series. (Source: USGS.gov.) Scale: 1"=485'.



Photo 1: Steep slopes are located in the northern portion of the project area. View north toward Dongan Place.



Photo 2: Level lawn areas are located within the central portion of the project area. View to the east.



Photo 3: The landscape north of the house descends to Dongan Place. View to the west.



Photo 4: The former Pelton Estate is bordered by stone walls. View to the northeast along Dongan Place.



Photo 5: View to the north from the parking area on the eastern side of Hill House. Portions of Wheaton Park are located on the northern side of Dongan Place, outside the boundaries of the project area.



Photo 6: View of the southeast from Dongan Place across the project area. Buildings in far ground front along North Clover Street.



Photo 7: The original entrance to the Pelton Estate was from Davies Place. The stone gates for the driveway are still present. View to the southwest.



Photo 8: Hill House, an Italianate style structure built in 1859, is located within the central portion of the project area. The house served as the Poughkeepsie Day Nursery School for nearly 100 years. The structure is currently vacant. View to the southwest.

B: Environmental Conditions

The landscape within the project area consists primarily of undeveloped land. An asphalt driveway provides access to the interior of the site from North Clover Street. The asphalt parking area is located adjacent to the driveway and abuts the southeastern and northern sides of the building. The landscape around the house is a mix of lightly wooded areas and mown lawn. At the time of the site visit the landscape was being utilized to store construction equipment and supplies for the ongoing improvements to the infrastructure along North Clover Street. This wooded area consists of deciduous trees and undergrowth consistent with that found in the Northern Hardwood Forest Zone and the Appalachian Oak Forest Zone. Typically, oak, beech, maple, birch and hemlock trees are identified within these zones. This vegetation zone is described as a transitional area in which oak and northern hardwood species intermingle with one another, particularly in the deeper and wetter soils within the Hudson Valley (De Laubenfels 1975).

Moderate changes in elevation exist within the project area, with the landscape falling from 120' (36.5m) Above Mean Sea Level (AMSL) in the central portion fo the site to , 70' (21.3m) along the northern adjacent to Dongan Place.

Geology

The Hudson-Highlands is the predominant, if not dominant, physiographic province of the eastern part of the Hudson River Valley. The Hudson Highlands province is a northeast-southwest trending band of igneous and metamorphic rocks, which extend from New England through New York, crossing the Hudson River in the vicinity of Cold Spring and West Point. (Spectra 2004: Appendix C).

Surficial geological deposits distributed throughout the Hudson Valley consist of almost all of the types of glacial deposits that are associated with continental glaciation. The ice deposited a thick sequence of till over much of the area in the form of ground moraines (lodgement till), drumlins, and later, ablation till. The Hudson Highlands are almost entirely blanketed by a thin layer of glacial till, with frequent bedrock outcrops. Outwash sand and gravel occupy some of the river and stream valleys that border and run through the Highlands. Examples of these are the Ramapo and Mahwah Rivers and the Moodna and Woodbury Creeks. Recent alluvium is also found in most, if not all, of these valleys. (Spectra 2004: Appendix C).

The bedrock of the Hudson Lowlands is primarily composed of easily eroded sedimentary rock, such as siltstone, shale, and greywacke that was laid down in the Cambrian and Ordovician periods (USDA 2002:12). More specifically, the project area falls within the Austin-Glen Formation, which is composed of greywacke and shale.

Drainage

The Fall Kill is located on the northern side of Dongan Place, which is adjacent to the northern boundary of the project area. The Fall Kill, which was channelized as part of the development of the City of Poughkeepsie in the late 19th century, flows west to the Hudson River. There are no wetland areas or other bodies of water identified within or adjacent to the project area boundaries.

Soils

The soils within the project area consist of primarily well-drained urban lands. The Dutchess-Cardigan-Urban Land Complex is a classification made for soils that are disturbed but maintain a measurable percentage of their parent matrix. A soil complex consists of two or more soils in such an intricate pattern or in such small areas that they cannot be shown separately on the maps (Natural Resources Conservation Service, 2014). The mixed nature of the soil units within the complex lowers the potential for the site to contain intact historic or prehistoric cultural deposits.



Figure 2: Aerial Image showing soil units within the project area. (Source: National Resources Conservation Service.) Scale: 1"=95'.

Table 1: Soil Unit Descriptions (Natural Resources Conservation Service, 2014)

Map Unit Symbol	Map Unit Name	Soil Horizons & Texture	Slope	Drainage	Landform
DxB	Dutchess Cardigan-Urban Land Complex	*Cardigan Soil Profile* H1 - 0 to 8": (0-20 cm) channery silt loam H2 - 8 to 20": (20-50 cm) channery loam H3 - 20 to 30": (50-70 cm) channery silt loam H4 - 30 to 34": (70-86 cm) unweathered bedrock	0 to 6%	Well Drained	Ridges, Hills
		Urban Land Soil Profile H1 - 0 to 6": (0-15 cm) variable	Nearly level	Well Drained	Made Lands
		Dutchess Soil Profile H1 - 0 to 8": (0-20 cm) silt loam H2 - 8 to 28": (20-72 cm) silt loam H3 - 28 to 86": (72-218 cm) channery silt loam	8 to 15%		Hills, Ridges
Ur	Urban Land	*Urban Land Soil Profile* H1 - 0 to 6": (0-15 cm) variable	Nearly level	Well Drained	Made Lands

C: Recorded Archaeological Sites and Surveys

In order to gather information on the history and prehistory of the Project Area and the surrounding region, HVCRC consulted historical documents and maps available at the Library of Congress, David Rumsey Cartography Associates and the New York Public Library. HVCRC reviewed the combined site files of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the New York State Museum (NYSM) for information regarding previously recorded archeological sites within one mile (1.6 km) of Project Area. HVCRC also consulted OPRHP and regional prehistoric sources (e.g. Beauchamp 1900; Parker 1920; Ritchie 1980; Ritchie and Funk 1973) for descriptions of regional archeological sites. In addition, HVCRC consulted the files at the OPRHP for information regarding cultural resources listed on the State and/or National Register of Historic Places (S/NRHP) within one mile of the Project Area. Materials available at the Adriance Library Local History Room were also reviewed.

Previously Recorded Archaeological Sites

Table 2: Previously Recorded Archaeological Sites within one mile radius

Site Number	Site Name	Distance from Project Area	Time Period	Site Type	Materials Recovered
02740.000847	Railroad Roundhouse Site	725"/1454.2 m	19th century	Industrial	Stall floors and pier supports, fieldstone and brick construction
027140.00045	Dump Site in Wheaton Park	140'/42.6 m	19th century	Unstratified fill	19th century debris & fill
02714.000395	Rosenlund Gatehouse Site	5280'/1600 m	19th century	Domestic	Ceramics, hardware, faunal material, glass
NYSM 3162	Traces of Occupation	5280'/1600 m	Prehistoric	A.C. Parker 1920	No Information
NYSM 3141	Traces of Occupation	5280'/1600 m	Prehistoric	A.C. Parker 1920	No Information
02740.000867	59-63 Tulip Street Historic Site	3600'/1097 m	Historic	19th century domestic	Traces of 19th century residential sites
02740.000866	W A Southsick Tannery Site	3980'/1213 m	Historic	19th century industrial	Traces of tanning complex & privy

The Dump Site in Wheaton Park is located on the northern side of Dongan Place, adjacent to the Fall Kill. In a report completed by L. Johnson in 1972, the dump site was identified through a series of test trenches unstratified fill. The area was surveyed in 1976 for the Community Development Activity No. 6d, Mill Street Basin, City of Poughkeepsie, and Dutchess County New York but at this time, no significant cultural resources were identified and the dump site was not mentioned.

Although some prehistoric sites have been located in the general vicinity of the project area, relatively few prehistoric archeological sites have been identified within the City of Poughkeepsie. A few prehistoric sites have been identified to the north of the project area along the banks of the Hudson River, as well as to the south in the Town of Poughkeepsie. Smaller specific resource procurement sites would be expected to occur along some of the tributaries that drain into the Hudson River, such as the Fall Kill. However, due the level of development that took place in the City of Poughkeepsie in the 19th century, including the channelization of the Fall Kill, it is unlikely that prehistoric sites remain in-situ.

Previously Completed Archaeological Surveys

As part of the research for this project area, surveys completed for sites in the general area were consulted, identifying a total of six surveys completed within a one mile radius of the project area.

Table 3: Previously Completed Archaeological Surveys within one mile radius

Project Name	**Survey Findings**	**Reference**
Phase 1A Literature Search and Sensitivity Assessment, Dutchess County Justice and Transition Center City of Poughkeepsie, Dutchess County , New York	Phase 1A investigated 12 acres (4.85 hectares), consisting of the existing Dutchess County Jail, Sheriff's Office and James Taylor Manufacturing building. No additional work was recommended	HVCRC, 2015
Phase 1B Archaeological Survey, Marist College McCann Center Additions Project	Phase 1B investigated 0.5 acres (0.34 hectares), with the excavation of 12 shovel tests. No significant cultural material was identified, and no further work recommended	HAA, 2010
Phase 1 Archaeological Investigation Letter Report, Marist College, Student Center Additions (and Addendum) Marist College, Town of Poughkeepsie, Dutchess County, New York.	Phase 1B investigated one acre (2.71 hectares), with the excavation of 6 shovel tests. No significant cultural material was identified, and no further work recommended.	HAA 2012
Cultural Resource Management Program 2011-2012 Highway Program. Phase 3 Data Recovery Report. Rosenlund Gatehouse Site (SUBi -2857)	The Rosenlund Gatehouse Site was constructed in the 1860s by Edward Bech as part of his Rosenlund Estate. The site consists of sheet midden deposits related to the Van Anden household from the early 19th century.	PAF, 2012
Phase 1A Literature Review and Sensitivity Analysis Dutton Lumber Yard, City of Poughkeepsie, Dutchess County, NY	Phase 1A Investigation of the former lumberyard, and history of the site on the western edge of the City of Poughkeepsie NY.	CITY/SCAPE 2008

None of the sites identified by these surveys have been recommended for additional archaeological investigation, nor are they considered to be eligible for listing on the National/State Register of Historic Places.



Photo 9: The Fall Kill is located on the northern side of Dongan Place, north of the project area. View to the northeast.



Photo 10: Looking northeast along the former driveway to Hill House from Davies Place.

D: Historic Context

The following discussion of the historic and cartographic research provides information concerning the likelihood of encountering Map Documented Structures (MDS) and other intact historic cultural resources within the boundaries of the project area.

Historic Background

Located about half way between New York City and Albany, the City of Poughkeepsie is situated on the eastern banks of the Hudson River. The name of "Poughkeepsie" is first found in an Indian deed dated 1683 after the waterfall *Pooghkepesing* and the *Minnisingh*. The local nomenclature interprets *Pooghkepesingh* as "where the water breaks," or "where the water falls over." The first landowners in Poughkeepsie were Jan Smeedes and Peter Lansigh, both of Dutch descent. Early settlement in Poughkeepsie was slow, with a few farmers utilizing the meadow along the Fall Kill and Casper Kill for pasture (Hasbrouck 1909).

By 1740, the town had begun to grow, with the influx of a large number of immigrants who came from the south, primarily the Long Island area of New York State. River trade gradually increased and a storehouse was built at the foot of Pine Street, with another later built at the foot of Union Street. Farms were cleared and settled, and goods transported for trade along the Hudson River. There was an early mill located at the mouth of the Fall Kill (Smith 1882).

Poughkeepsie became the center for committee meetings during the Revolutionary War. Committees strategized and planned the defense of the Hudson River, as well as commissioned furnishings and provisions for the army. The American Navy built several frigates here, and portions of the "great chain" were forged at the Fall Kill/Poughkeepsie Iron Works. While still only a village, Poughkeepsie received considerable attention during the Revolutionary War, and subsequently became a rendezvous and place of residence for many famous men, such as Cadwallader Colden, Gilbert Livingston and James Kent (Platt 1905).

Poughkeepsie was officially chartered as a village in 1799. The village trustees immediately began public works projects that included the digging of new wells and the construction of a village courthouse and a fire engine house. The courthouse was later destroyed by fire. The Vassar Brewery served as the county jail for a time, when the current courthouse was being constructed. The courthouse that stands today was built in 1902 (Hasbrouck 1909). In the year 1815, Poughkeepsie was a growing village, and during the mid-19th century Poughkeepsie experienced rapid development culminating in a real estate boom that led to the village laying out streets and lots (Platt 1905).

The Poughkeepsie Improvement Party, started by George P. Oakley, Walter Cunningham and Nathan Tallmadge initiated this notable real estate boom. Many acres of land were divided into lots and sold, mostly at Mansion Square and the old French farm, where Christ Church was built. The Improvement Party funded large projects, including The Whaling Company, silk factories and the layout of the village roads. The party went so far as to delegate certain streets, such as Delafield Street, as residential only, with the houses set fifty feet from the road. The establishment of the first central water supply was in 1834, with a large reservoir at the top of Cannon Street. Water was pumped from the Fall Kill and the great reservoir through pipes in the streets, and was used mainly for fire extinguishing purposes (Hasbrouck 1909).

As the dominant geophysical feature near Poughkeepsie, and a travel corridor for millennia, the Hudson River became a vital resource in the growth of the city. Capitalizing on the growing river traffic, the steamboat reached the highest point of its commercial usefulness during the early 19th century, becoming a major contributor to the growth of Poughkeepsie. In 1827 the Poughkeepsie Steamboat Company was founded by James Tallmadge. The steamboat was the main source of river transport from New York City to Albany until the Hudson River Railroad was built in 1849, running from New York City to Poughkeepsie. Heavy rock obstructions to the north were a source of significant delay, and the first train did not pass through the Poughkeepsie Station until December of 1850 (Platt 1905, Hasbrouck 1909).

The Improvement Party did not solely focus their efforts on the municipal infrastructure of the City of Poughkeepsie, but also invested their energies into the building of churches and schools. It was through these efforts that the Poughkeepsie academies and seminaries attained some degree of preeminence in the state, as well as attracting pupils from all over the county. Their crowning achievement was the purchase and improvement of a commanding elevation north of the village, and the erection of College Hill School (Poughkeepsie Collegiate), modeled after the Parthenon. The Poughkeepsie Female Seminary was incorporated in 1834 on lots purchased from Henry Livingston, with an additional piece of land extending to the Fall Kill.

In 1841, Poughkeepsie had seventy-nine streets and one thousand and fifty-five dwelling houses, exclusive of other buildings, with nearly a score of citizens engaged in mercantile businesses. The telegraph came to Poughkeepsie in 1846.

The City of Poughkeepsie was incorporated in 1854 and experienced a decline in the years following the 1857 financial panic and the Civil War. The most important local enterprise of the period succeeding the Civil War was the Poughkeepsie Bridge. Construction took place from 1873 through 1888 when the first train crossed over the bridge.

The Fall Kill River was, for many years, an important factor in the industrial development of Poughkeepsie. The first large mill pond was located above Smith Street and was known as the Red Mill Pond. In later years it was known as the Winnikee Pond. The first dam was constructed in this location as early as 1730, by Frans LeRoy. It was later owned by Benjamin Crannell in 1770. There was a small mill pond above the falls near the mouth of the creek, but the first large storage reservoir was built in this location in 1803. This mill pond was later known as Pelton's Pond (Hasbrouck 1909).

The Pelton Family

George Philip Pelton and Charles Muir Pelton's lineage can be traced back to John Pelton, who settled in Boston Massachusetts in 1630 -1632. Platt Pelton son of John Pelton, of the fifth generation of New York Pelton's, who settled in Monticello in 1806, and cleared land for his tannery. He contributed to the community in Monticello as a member of the Free Mason's at Sullivan Lodge, and at one time served as a county judge. Platt Pelton had nine children, none of whom resided in Monticello after reaching the age of their majority. Charles Muir Pelton was born in 1805, and married Parthenia Jones in 1832. Charles was a highly respected man and was a member and elder in the church community until his death in 1878. He started a business manufacturing carpets and pins, which after his death was continued by his brother and sons (Pelton 1892). Charles and George Pelton, who built Hill House, are the sons of Platt Pelton.

George Philip Pelton was born in 1820 and moved to Poughkeepsie with his older brother Charles Muir Pelton in 1837. He lived and worked within the city until his death in 1897 (Pelton 1892). George Pelton never married, but was a highly regarded member of the community. He repeatedly declined offers to serve in political offices, but served as postmaster for four years during President Buchanan's administration. George Pelton, in addition to running the Pelton's carpet factory and pin manufacturing plant, served as the president of the New York and Massachusetts Railroad, later the Poughkeepsie and Eastern Railroad (Pelton 1892).

George and Charles opened their carpet business under the names of C.M. & G.P. Pelton and manufactured two ply and three ply ingrain carpets and pins at the lower end of Mill Street. The business was established in 1837, and operated on site until it closed in 1891. In 1839, the factory was producing 300,000 yards of carpet per year. At first, only carpets were manufactured, however the pin business was added in 1848. The carpet manufacture took place primarily on the lower floor, while pins were made on the upper floor. The factory building was partially destroyed by fire in July of 1854. The factory, located along the northern bank of the Fall Kill, employed more than 100 people, more than half of whom were women (Smith 1882). By the 1870s, children constituted one-sixth of the Pelton's work force (Flad & Griffen 2009). The factory relied primarily on steam power, but also utilized two turbine water wheels in addition to the steam engines.

By the 1870s, the use of water power had decreased in value and steam had become regarded as the only reliable source of power for driving machinery. The installation of the water and sewer systems in the City of Poughkeepsie were the most notable public improvements of the period, but the Fall Kill Improvement project was also a significant and very expensive change. The reconfiguration and channelization of the natural stream diminished the usefulness of the stream as a source of water power. Pelton's Pond (formerly Booth's Pond and the Great Reservoir) which had once extended to what is now Dongan Place, had been significantly reduced in size in the 1870's (Figure 8). The size of the pond was reduced again in 1884 and the pond was finally filled in when the dam on the Fall Kill was removed in 1899. The City of Poughkeepsie water commission compensated all who had water rights to Pelton's Pond a total sum of $15, 000 (Documents of the NYS Assembly). The cost of draining and filling in the Pelton's Mill Pond was reported by the City of Poughkeepsie treasurer, to be $21,776. The removal of water power as a manufacturing resource, as well as the overall change in the industrial patterns within the City of Poughkeepsie, forced the Pelton's to cease their carpet manufacture in 1891, although a few smaller operations continued in the building.

The changes to the Fall Kill combined with the changes in the patterns of River traffic on the Hudson also changed the industrial nature of Poughkeepsie, to the extent that by the early 20th century, many of the 19th century manufacturers had gone out of business, including the Pelton's. The Pelton's building continued to be used for other business until the mid-20th century (Flad & Griffen 2009).

In 1866, the Poughkeepsie and Eastern Railroad was chartered, leasing track from the Dutchess and Columbia railroad which ran between Stissing Junction and Pine Plains. In June of 1874 the Poughkeepsie and Eastern Railroad went into receivership, and was sold in April of 1875 to George Pelton of Poughkeepsie as Trustee for the bondholders, who reorganized the rail line as the Poughkeepsie, Hartford and Boston Railroad Company. In 1886 the railroad was sold under foreclosure and in January, it was reorganized as the New York and Massachusetts Railway Company. George Pelton remained an investor with the railroad, and was a strong promoter of the Poughkeepsie Railroad Bridge.

Lower Mill Street, which opened after 1910 and crossed the Fall Kill east of the Poughkeepsie train station, encompassed a mixture of industrial, residential and commercial land use. The Pelton's large home had become part of the City's Wheaton Park, just uphill from the railroad station (Flad & Griffen 2009). By the early 20th century, this neighborhood was inhabited primarily by Irish and Italian immigrant families. After the turn of the century, developers and fashionable families increasingly settled streets south of Main Street such as South Hamilton, Academy and Garfield Streets, which were considered to be upper class neighborhoods (Flad & Griffen 2009).

At the time of George Pelton's death, none of his nieces or nephews resided at Hill House. Charles Pelton's widow had resided there until her death in 1895. The heirs of Charles Pelton, George having never married or had children, pursued careers in finance and banking. This change in occupation combined with the changes in the neighborhood at the time, led the Pelton's to move to the more stylish and elite neighborhoods in the southeastern portion of the city.

In 1900 the Pelton' heirs leased Hill House to the Gallaudet Home for Deaf Mutes, as temporary quarters for the deaf mutes who were awaiting the completion of their new home. The original Gallaudet Home had been previously built outside the boundaries of Poughkeepsie, and was one of the first large institutions established within the City of Poughkeepsie.

In addition to the changing economic profiles within Poughkeepsie, humanitarian social movements were taking root within the city boundaries. Lucy Maynard Salmon, an active philanthropist and humanitarian, campaigned for the cleaning up of the Fall Kill and the neighborhoods south of Mill Street. She was also the force behind the establishment of the City's first playground in 1911. Caroline Wheaton, who died in 1908, left a sum of $4000.00 to be used for the establishment of a children's park with in the city, west of North

Hamilton Street. Father John Sheehan was an advocate for the purchase of the now abandoned Pelton Mansion and grounds by the City, to be used as a park (Wahlberg, 2010).

The City of Poughkeepsie Mayor, John Sague, advocated for public use of the Pelton Mansion as well, and that Fall Kill creek could provide clean water to inexpensively fill a swimming pool. In 1908 the City put $4000.00 bequeathed by Caroline Wheaton, toward the $10,000.00 purchase price of the Pelton Mansion and grounds (Wahlberg 2010). At the time of the purchase, Dongan Place had not been constructed and the Pelton land extended north to the southern bank of the Fall Kill. The northern portion of the park near the Fall Kill was the location of the 1912 swimming pool and bathhouse. By 1917, use of the swimming pool averaged 350 people per day. The pool remained as a feature on the site until the mid-20th century, when it was filled in.

The Poughkeepsie Day Nursery

The Poughkeepsie Day nursery, established in Poughkeepsie in 1907, began operations in Hill House in 1912. The initial tuition at the nursery was five cents per day. The Nursery school relied primarily on charitable funds to operate. Because the nursery school relied on charitable funds, services were provided only to mothers whose circumstance required them to work, such as widows or single mothers. In the early part of the 20th century, the nursery housed the "Pure Milk Station," where the city's public health nurse provided high quality milk for the same cost as "regular milk." (Wahlberg 2010).

By 1916, the nursery had outgrown its allotted space on the first floor of the house, and the rooms on the second floor were renovated to create a kitchen, bathroom, rooms for sleeping and playing. At this time a second story porch was added to the southern side of the building (Wahlberg 2010).

In 1949, the city proposed that Hill House should be demolished to make room for public housing, however due to the overwhelming public outcry, the City moved the public housing development North Perry Street. In 1979 Hill House suffered a significant fire, set by an arsonist. The fire destroyed most of the first floor rooms and severely damaged the second story. As a result, the interior of the structure was "gutted" and reconstruction and repair of the building took place in November 1979. Additional renovations to the building were planned in 1992, to make the building more functional, but neither the City nor the school could acquire the needed funds, and the renovations did not take place.

Cartographic Research

HVCRC examined historical maps of Dutchess County to identify possible structures, previous road alignments and other landscape features or alterations that could affect the likelihood that archeological and/or historic resources could be located within the Project Area. These maps are included in this report, with the boundaries of the Project Area superimposed. Nineteenth century maps frequently lack the accuracy of location and scale present in modern surveys. As a result of this common level of inaccuracy on the historic maps, the location of the project area is drafted relative to the roads, structures, and other features as they are drawn, and should be regarded as approximate.

The historic maps included in this report depict the sequence of road construction and settlement/development in the vicinity of the Project Area. In the City of Poughkeepsie, early development took place near the docks and on the elevated terraces overlooking the River.

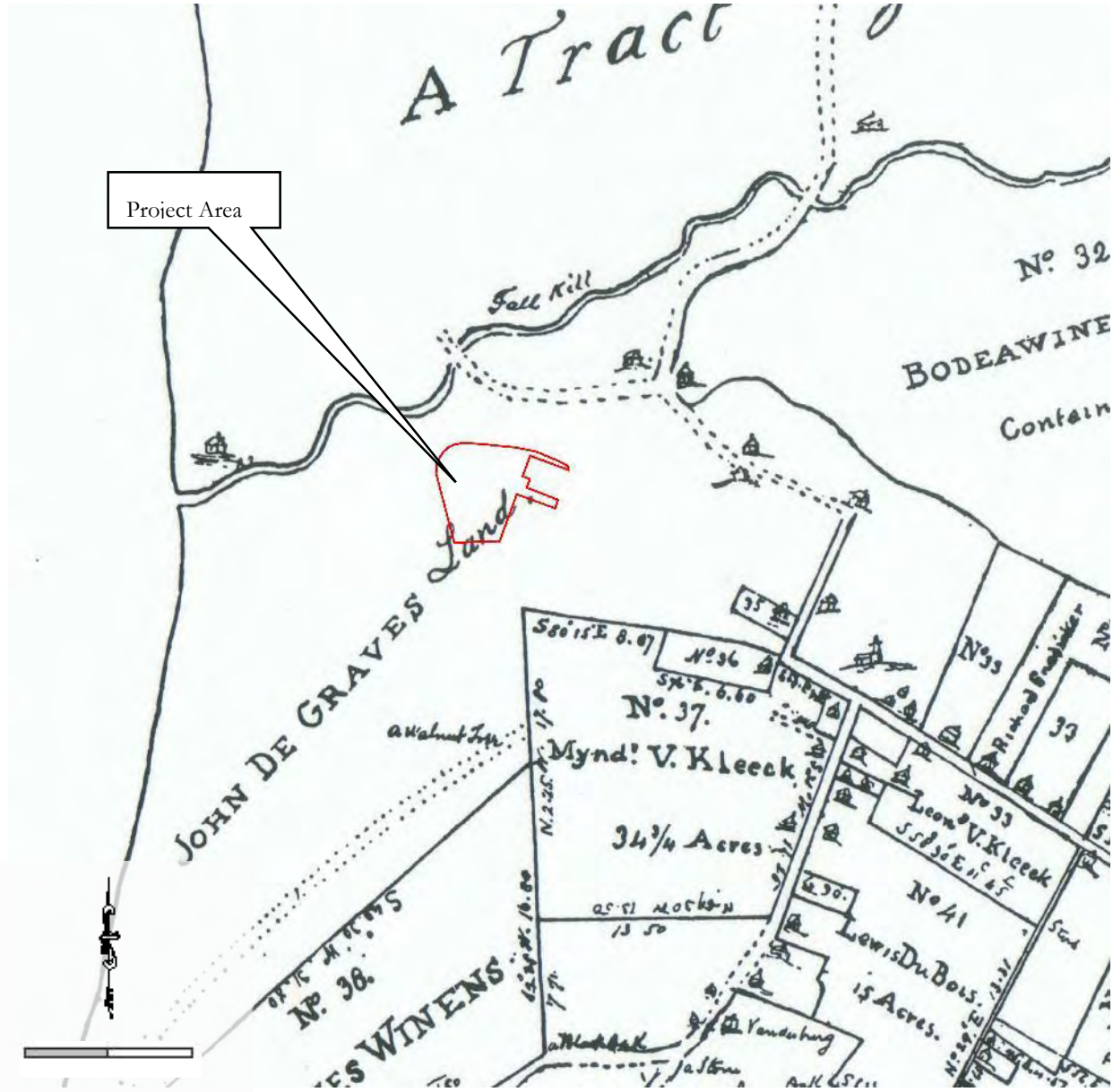


Figure 3: 1770 Will Cockburn *Part of Map of Lands Held Under the Sanders-Harmans Patent.* Scale: Unknown. (Source: Platt 1905)

In 1905 Edmund Platt published a map drafted by Will Cockburn entitled *Part of Map of Lands Held Under the Sanders-Harmans Patent,* showing land divisions as they existed in Poughkeepsie in 1770 (Figure 3). This map does not indicate all the roads that had been laid out by this date, nor all the landowners present in Poughkeepsie at this time. The map was drafted to show land divisions as opposed to marking the locations of houses or manors (Platt 1905). On this map the lands within the project area are owned by John De Graves. The map indicates that Mill Street is located to the north of the project area, crossing the Fall Kill. No mill ponds are depicted along the Fall Kill.



Figure 4: 1834 Henry Whinfield *A Map of the Incorporated Village of Poughkeepsie, Dutchess County, State of New, York*. Scale: 1"=485'. (Source: Library of Congress)

Most early 19th century maps do not indicate landowners; instead they show the turnpikes and established roads. However, the 1834 map drafted by Henry Whinfield entitled *A Map of the Incorporated Village of Poughkeepsie, Dutchess County, State of New York* (Figure 4), indicates that by this date, the land that includes the project area was owned by J. Lockwood, who owns a series of mills along the Fall Kill. On the northeastern side of Mill Street, is the "Great Reservoir," later known as Booth's Pond and Pelton's Pond. In 1834, this mill pond, created by the damning of the Fall Kill, extended as far north as the southern side of Mansion Street. The reservoir was used primarily as a water source for the first fire departments in the City of Poughkeepsie, and was not potable water.

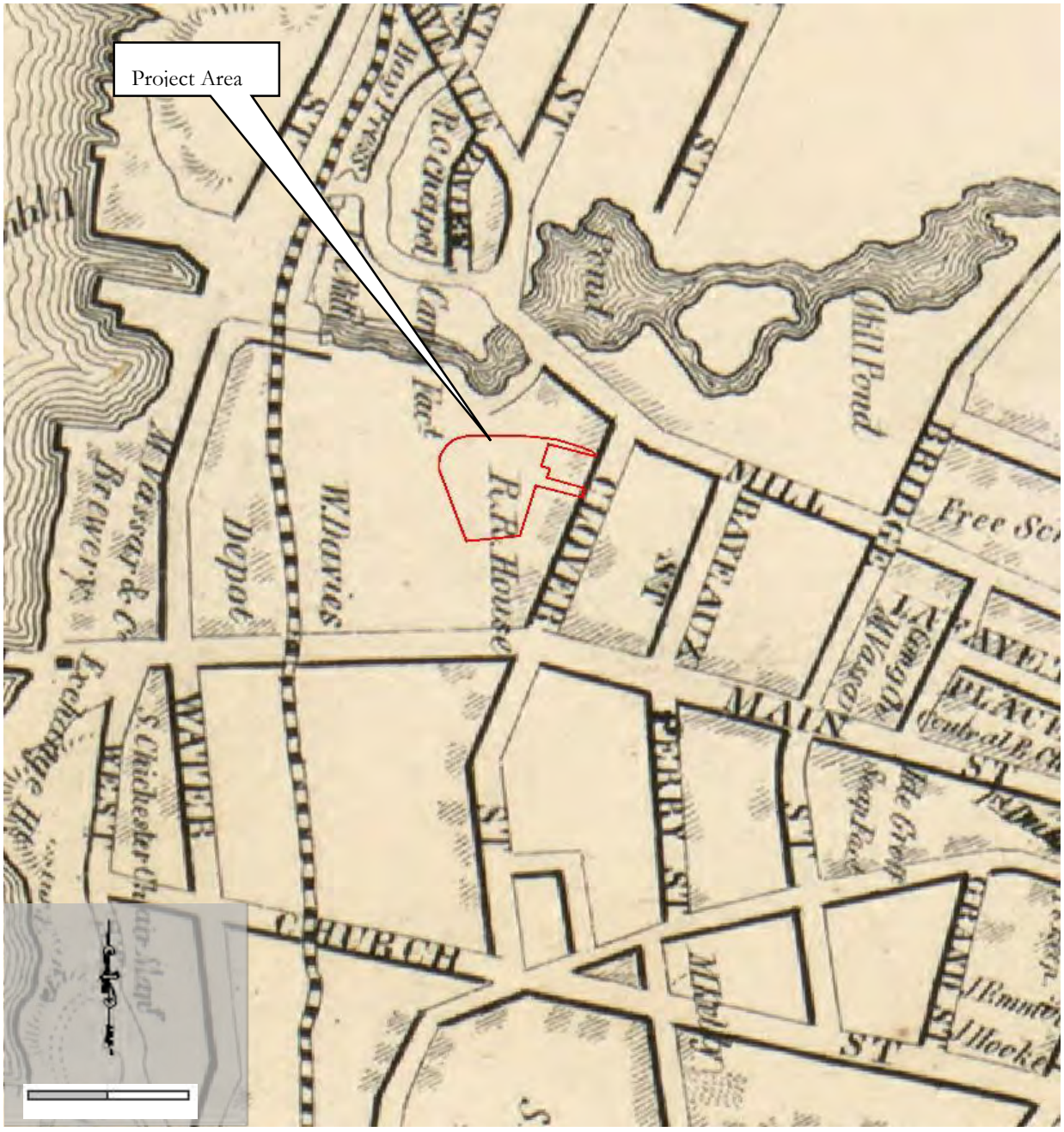


Figure 5: 1850 J.C. Sidney *Atlas of Dutchess County, New York*. Scale: 1"=565'. (Source: Library of Congress)

The 1850 *Map of Dutchess County New York*, drafted by John Sidney, (Figure 5) shows less detail than the 1834 map, but indicates that there are no structures within the project area. The landowners within the vicinity of the project area are not identified. The city streets have been laid out and named, with most of the names continuing to this day. The faint shading on the map indicates the locations of existing structures, but ownership and function are not identified. The Fall Kill is identified north of the project area, and the great reservoir is now identified as a pond. The ownership of the property is not depicted on this map. The carpet factory, built by George Booth in 1815 is shown on the northern side of the Fall Kill.



Figure 6: 1858 J. E. Gillette. Map of Dutchess County, New York. Scale: 1"=485'. (Source: Library of Congress)

In contrast to the 1850 map, the 1858 *Map of Dutchess County New York*, surveyed by Charles Bachman and G.H. Corey, (Figure 6) shows the location of the existing buildings located within and adjacent to the project area. No structures are shown within the project area. The Pelton's are identified as owning the land, and it possible that Hill House (circa 1859) was under construction. No structures are shown within the project area, however there are numerous buildings fronting on North Clover Road.

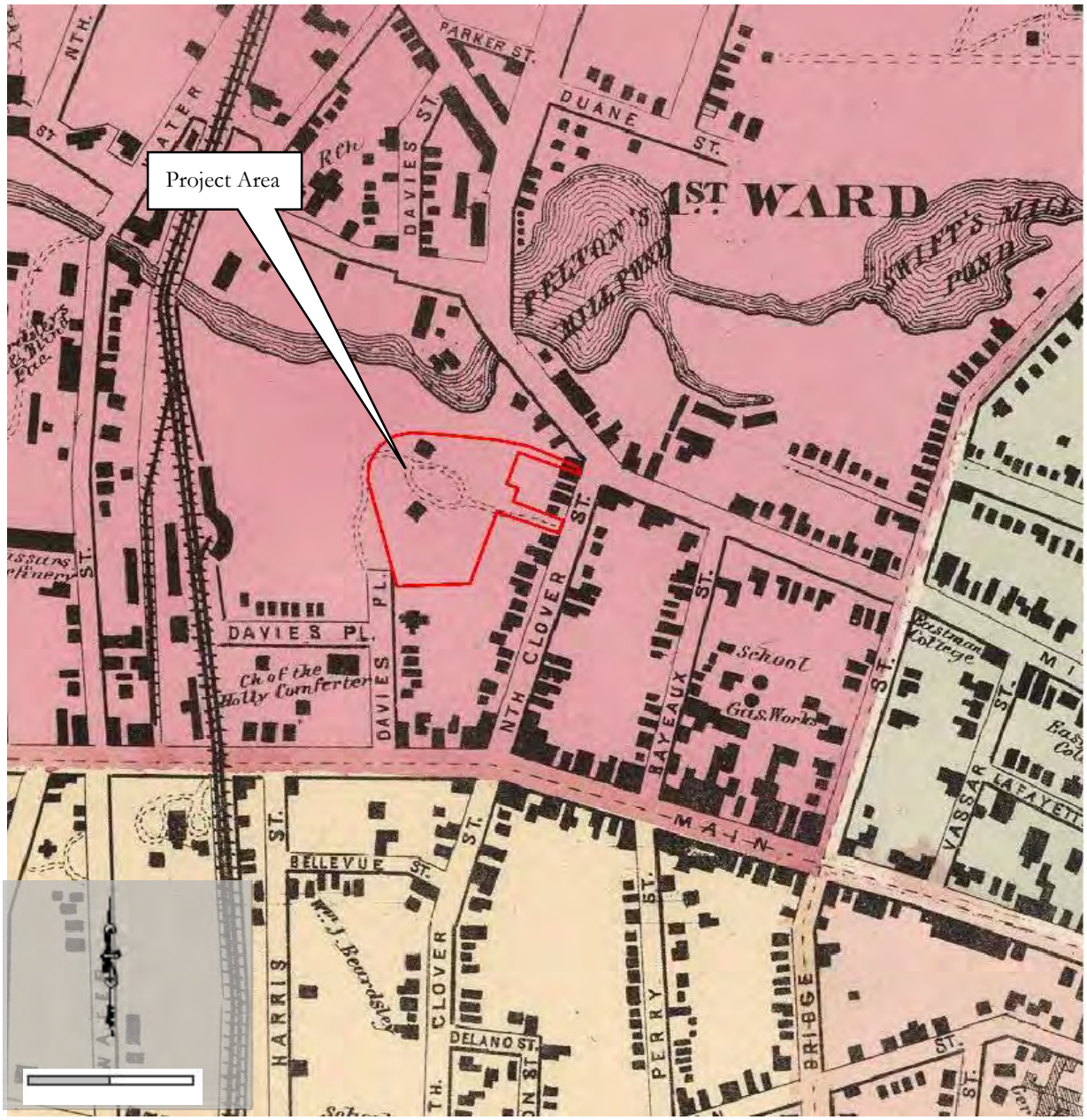


Figure 7: 1867 F.W. Beers. *Map of the City of Poughkeepsie, N.Y.* Scale: 1"=400'. (Source: David Rumsey Cartography Associates)

In 1867 F.W Beers published the *Plan of the City of Poughkeepsie, Dutchess County, New York*. (Figure 7) On this map, there are three structures shown within the project area. In the central portion of the project area, on the southern side of a circular drive, is Hill House. The structure on the northern side of the circular drive is likely a carriage house. The third structure, which based on information provided on the Sanborn Maps (Figure 10-Figure 11) is likely a commercial building with residential space in the upper stories, is located on the northeastern portion of the project area adjacent to North Clover Street. By this time Davies Place has been opened south of the project area, and access to Hill House can be accessed from both Davies Place and North Clover Road. The Fall Kill is show to the north, with Pelton's Pond extending nearly to Duane Street and Swift's Pond, located further to the east.

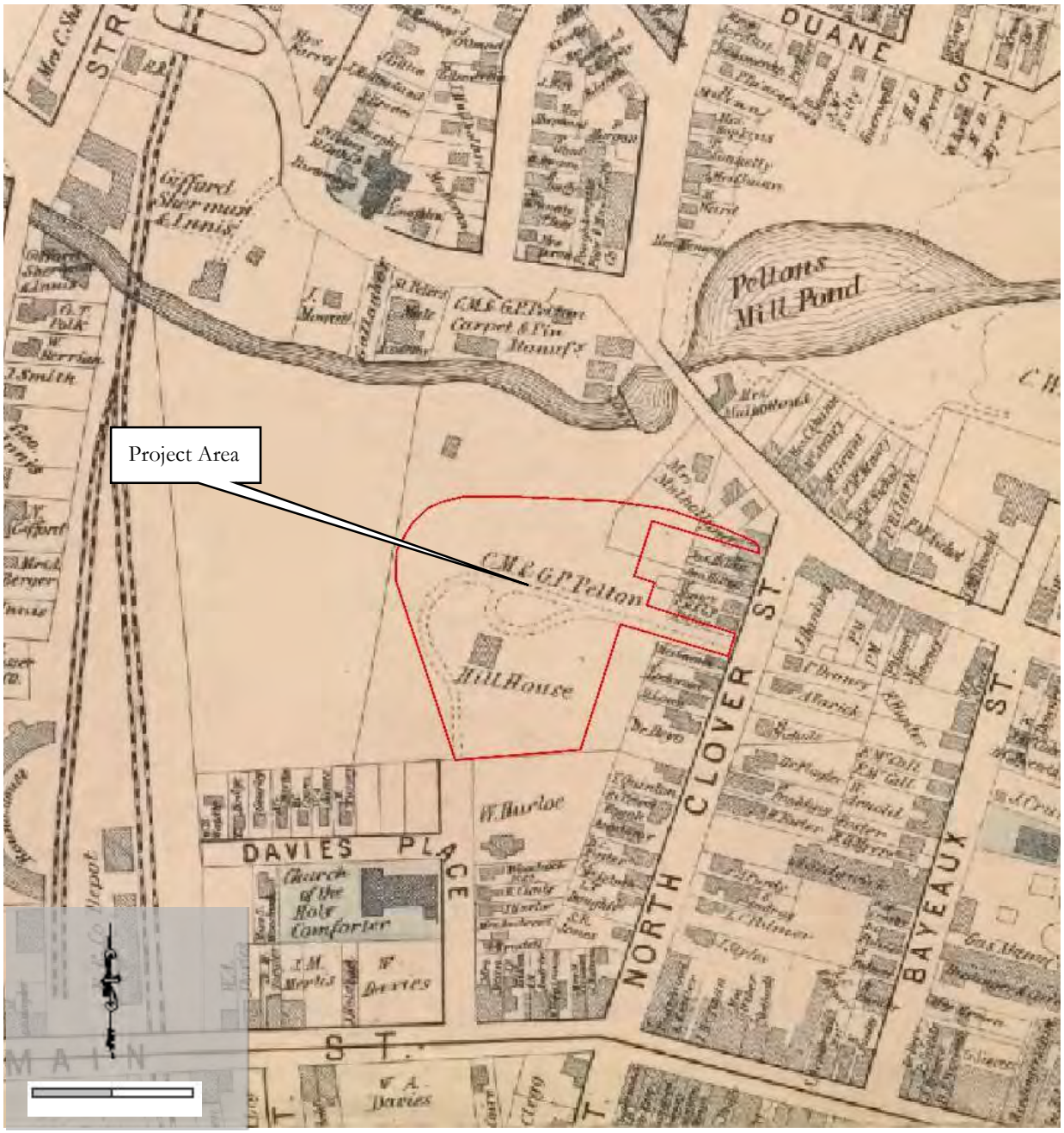


Figure 8: 1876 F.A. Davis. *Map of Poughkeepsie* Scale: 1"=220'.. (Source: Library of Congress)

Unlike earlier city maps, the *Map of Poughkeepsie* published in 1876 by F.A. Davis for the Reading Publishing Company depicts the structures, as well as landowner information. (Figure 8) On this map Hill House is identified within the central portion of the project area. The second structure shown on the 1867 map is no longer present. In the northeastern portion of the project area, a building is shown as belonging to Mrs. Mulholland. North of the project area, Pelton's pond has been significantly reduced, and the former boundary of the pond is indicated by a dashed line. This change is the result of the City of Poughkeepsie's installation of sewer lines and water treatment systems in 1872 (Platt 905).

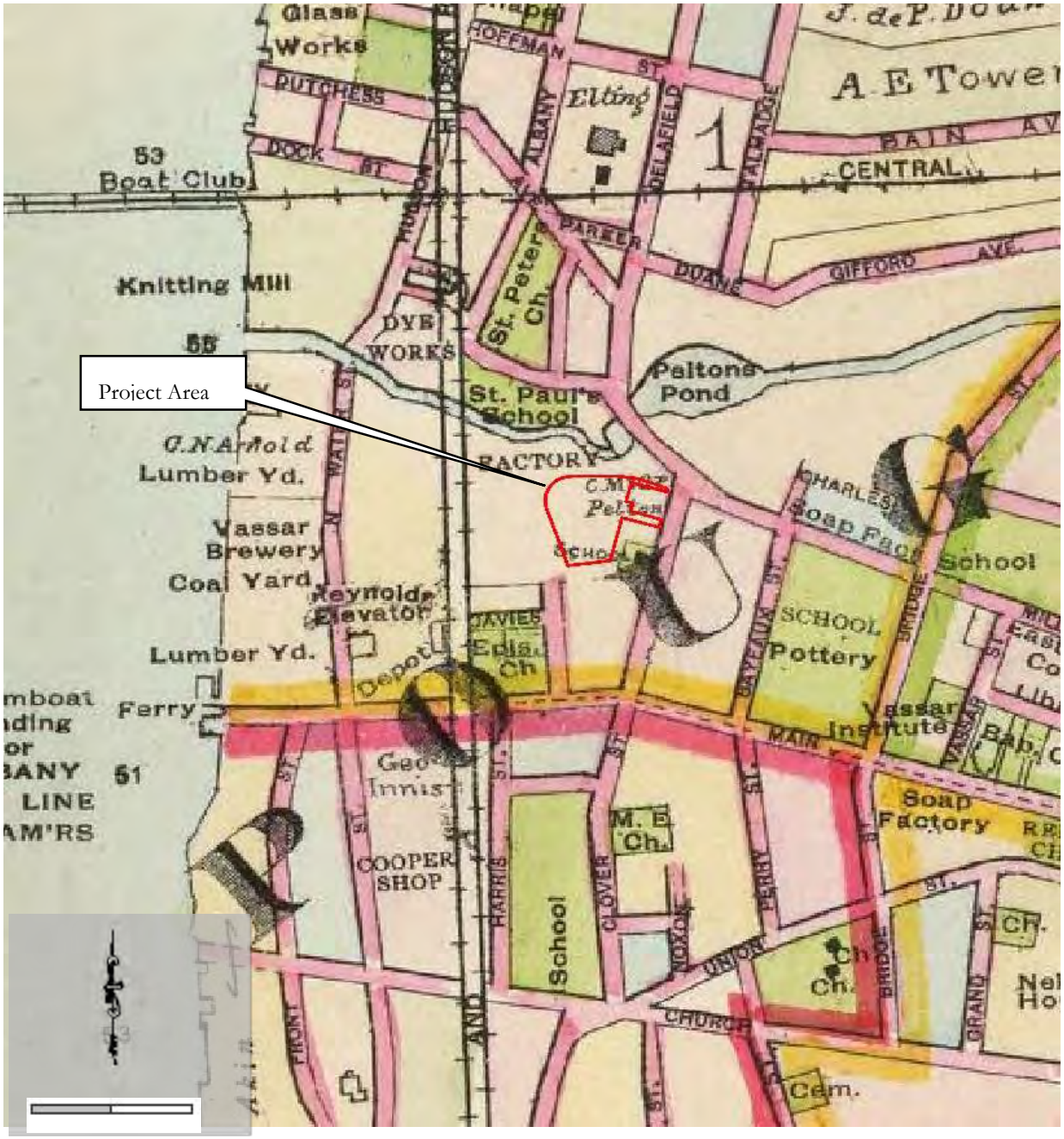


Figure 9: 1891 F.W. Beers. *Atlas of the Hudson River, New York City to Troy*. Scale: 1"=680.' (Source: David Rumsey Cartography Associates)

By 1891, When J. B. Beers published the *Atlas of The Hudson River, New York City to Troy*, the city of Poughkeepsie had been incorporated and was an important commercial hub. (Figure 9) Pelton's Pond is the only mill pond still depicted along the Fall Kill whose path east of the pond has been channelized to take a direct path through the City of Poughkeepsie. Individual structures and their owners are not identified on this map, but the land within project area is identified belonging to C.M. & G. Pelton. A school is depicted along North Clover Street, south of the project area.

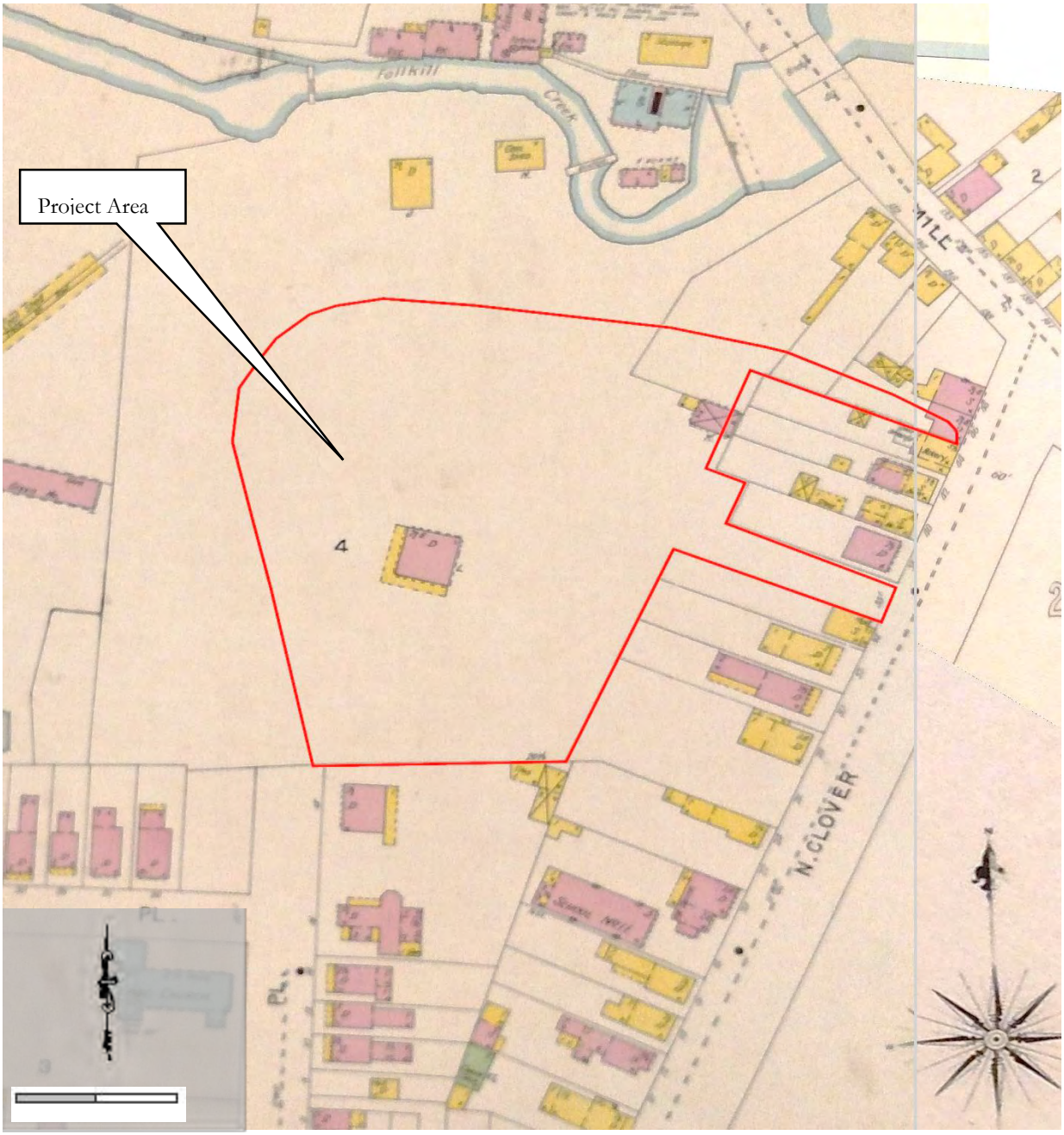


Figure 10: 1895 Sanborn Fire Insurance Map, City of Poughkeepsie Dutchess County New York. Scale: 1"=125'. (Source: Adriance Memorial Library, Local History Room).

In addition to the 19th century maps discussed above, the Sanborn Fire Insurance Maps for the area were reviewed (Figure 10). In 1895, Hill House is shown within the center portion of the project area. The building is shown as a 2 ½ story brick structure with a basement. The southern and western sides of the building feature a single story wood porch. A single story brick outbuilding with a wooden entryway on the western side of the structure is located the northeastern portion of the project area. At the northeastern boundary of the project area, there is a brick structure that fronts onto North Clover Street. This map indicates that Dongan Place has not been opened, and that Pelton's Pond, although significantly reduced, is still shown at Mill Street.

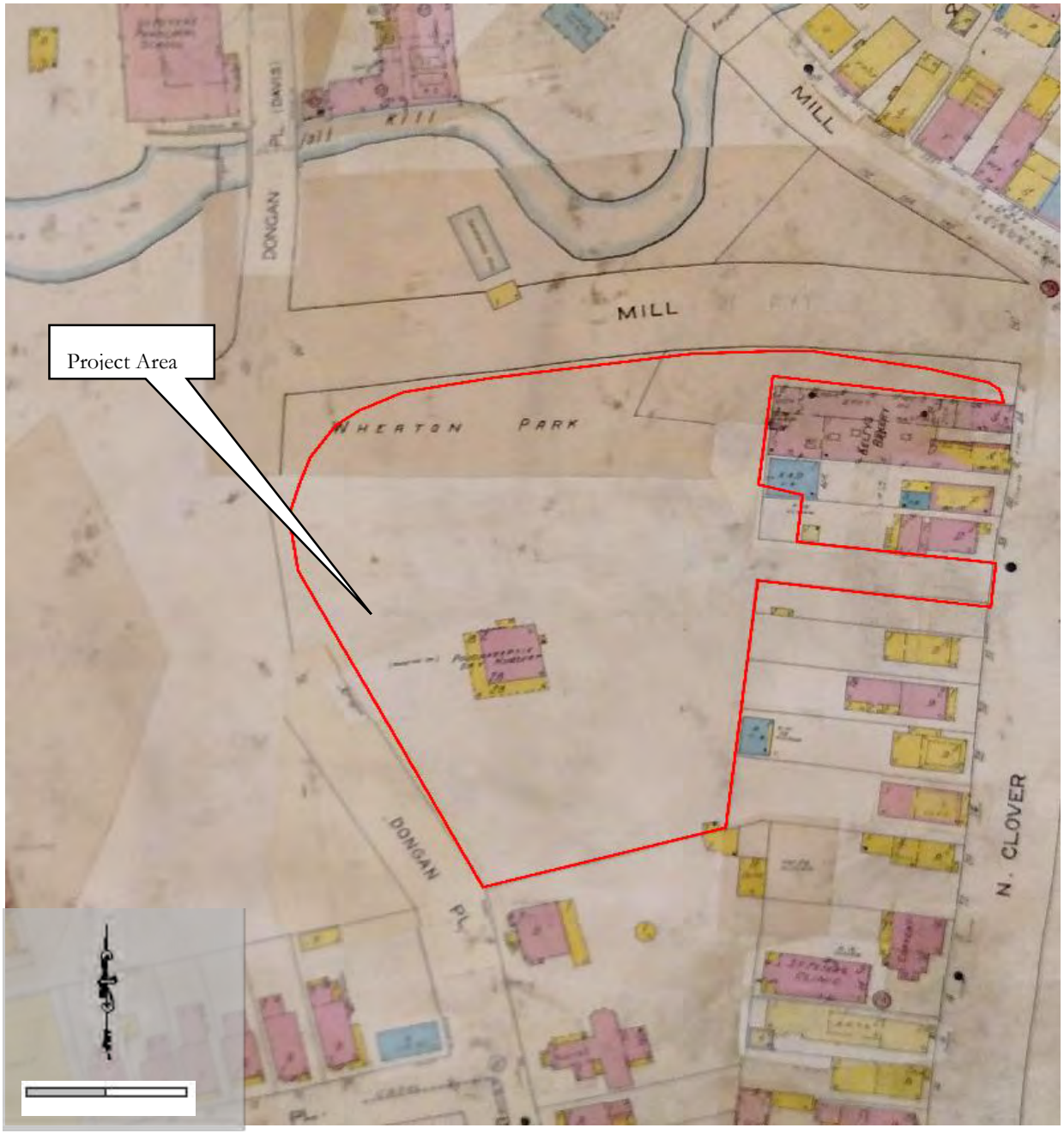


Figure 11: 1948 Sanborn Fire Insurance Map, City of Poughkeepsie Dutchess County New York. Scale: 1"=115'.(Source: Adriance Memorial Library, Local History Room)

A review of the 1948 Sanborn map shows that there have been several changes to Hill House. On this map, the structure is depicted as a two story brick structure with a basement. The porch on the southern and western side of the house is now shown as being two stories high. In addition, wooden entryways have been built on the northern and eastern sides of the building. The brick outbuilding depicted in 1895, has been removed. The buildings shown on the northeastern boundary have been removed. On this map Dongan Place is shown, but is identified as Mill Street Extension. On the northern side of Mill Street Extension, a swimming pool and bath house are shown. This map indicates that Wheaton Park extends up to the banks of the Fall Kill. None of the former mill ponds are shown on this map. Adjacent to the northeastern boundary of the project area is a commercial bakery with extensive ovens.

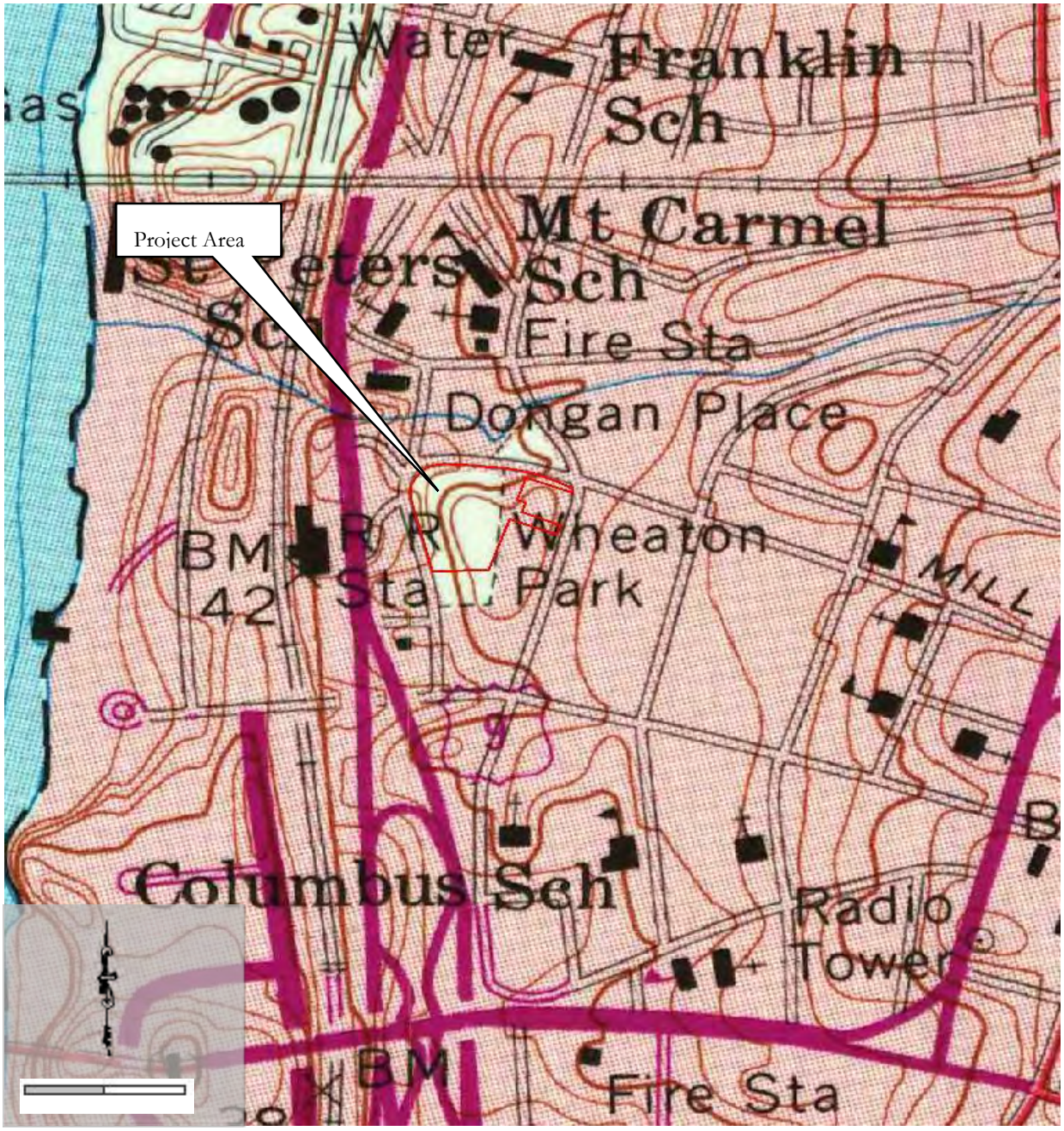


Figure 12: 1967 USGS Topographical Map. Poughkeepsie Quadrangle. 7.5 Minute Series. (Source: USGS.gov) Scale: 1"=565.'

The 1967 topographical quadrangle (Figure 12) shows the boundaries of Wheaton Park within the city of Poughkeepsie. This figure does not indicate the individual structures located within the project area, but rather characterizes the area as an urban environment. On this map, the park is delineated as the land along the eastern side of Davies Place, which now extends north to Dongan Place. This map indicates that the landscape on the northern side of Dongan Place is parkland. No structures are shown within the boundaries of the project area.

E: National Register Eligible/Listed Sites

The National Register Database and OPRHP files were reviewed to identify structures on or in the vicinity of the project area that have been listed on the National Register of Historic Places, or identified as National Register Eligible.

Hill House (02740.000702) has been listed on the National Register as part of the North Clover Street-Mill Street Historic District. This residential section of Poughkeepsie comprises approximately fourteen blocks located on the plateau and river slope in downtown Poughkeepsie. Most of the structures were built during the post-civil war housing boom. The facades are homogenous, yet each house had individual details in trim, lintels, cornices and doors. As a whole, this area is an untouched 19th Century setting of brick paved streets lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek Revival to Italianate Villas. Hill House is not listed individually on the National Register, nor is it identified within the North Clover Street-Mill Street Historic District as being a contributing or non-contributing structure. A historic building assessment was completed as part of the Phase 1A Literature Search and Sensitive Assessment and is included within this report as Appendix A.

There are eight NRE properties located within the vicinity of the project area.

Table 4: NR properties located within a ¼ mile radius of the project area, outside the Pelton Manor site

Site Name	Time Period	Site Type	Significance
Union Street Historic District	Early -mid. 19th century	Architectural district	Urban working class neighborhood
Church of the Holy Comforter	M. 19th century	Individual structure	19th century ecclesiastical Gothic Revival Architecture/ John Upjohn
The Poughkeepsie Railroad Bridge	19th century	Industrial	Political, economic and engineering achievements of the period
Pelton Mill	Early -mid. 19th century	Individual structure	Poughkeepsie's oldest extant factory building
Poughkeepsie Railroad Station	m.-l. 19th century	Individual structure	19th century transportation/rail station
Vassar Institute	l. 19th century	Individual structure	19th century Victorian Italianate Gothic, Second Empire architectural construction/Historic association with the Vassar Family
Second Baptist Church	19th century	Individual structure	19th century ecclesiastical Greek revival architecture
Vassar Home for Aged Men	l. 19th century	Individual structure	19th century Italianate Second Empire architectural construction & Vassar Family residence

None of these structures located outside the boundaries of the project area will be impacted by the proposed undertaking. As part of the proposed undertaking the existing structure within the project area, Hill House, will be rehabilitated and incorporated into the proposed development plan.



Photo 11: Entrance to the project area is from N. Clover Street along an asphalt driveway. View to the west.



Photo 12: A large parking area is located on the eastern side of the house. View to the west.

F: Assessment of Sensitivity for Cultural Resources

Prehistoric Sensitivity

The banks of the Hudson River were populated by prehistoric peoples for millennia, making this landscape highly sensitive for prehistoric cultural resources. The project area is located east of the Hudson River along the Fall Kill, a major tributary of the Hudson River. Only two prehistoric sites have been identified within a one mile radius of the project area. These sites were identified by A. C. Parker as being traces of occupation and are located nearly one mile from the project area. Given the proximity of the site to the Hudson River, The Pelton Manor project would normally be considered to have a high sensitivity for prehistoric sites. However, the profound disturbance on the site, as indicated by the soil classifications, along with visual inspection, has eliminated stratigraphic integrity, making the potential for the site to yield intact prehistoric cultural material low.

Historic Sensitivity

Five historic sites have been identified within one mile of the project area, however these structures will not be impacted by the proposed project. The dump site, identified as being within Wheaton Park, is located in the portion of the park between Dongan Place and Mill Street, outside the project area. L. Johnson of Vassar College tested this area through the excavation of deep trenches, however only unstratified fill associated with the filling in of Pelton's pond was identified.

Within the boundaries of the project area is a historic structure, built in 1859. It is possible that shaft features and sheet middens associated with this building may remain within the boundaries of the project area. Modern features such as asphalt parking areas and subsurface infrastructure have been added to the landscape surrounding the house, rendering the overall potential for the site to contain historic cultural resources to be moderate.

G: Summary and Recommendations

Based on the information identified in this report, the Pelton Manor Project has the potential to yield historic cultural deposits. It is therefore recommended that a Phase 1B Archaeological Field Reconnaissance Survey be undertaken on those undisturbed areas within the Pelton Manor Project APE that are assessed to have the potential to yield cultural resources.

II: Phase 1B Archaeological Field Reconnaissance Survey

H: Archaeological Survey Methodology

In October of 2015, HVCRC conducted an initial walkover of the Pelton Manor Project in order to assess the existing conditions of the Area of Potential Effect. Areas selected for subsurface testing were identified and areas of disturbance, slope and wetland were eliminated from testing.

Archaeological fieldwork was supervised by Beth Selig, M.A., R.P.A. Field technicians included Franco Zani Jr. and Frank Spada. The final report was completed by Beth Selig and Stephanie Roberg-Lopez, M.A., R.P.A. Site photography, shovel test records and the Field Reconnaissance Map were completed by Beth Selig.

Results of the Phase 1A confirmed that the site is located in an area of historic activity. In addition, the landscape closely conforms to an ecological model that indicates that the level, undisturbed portions of the project area, if present, are moderate to highly sensitive for prehistoric cultural materials. The testing strategy for the site was structured around the knowledge that portions of the property possessed the potential to yield historic and prehistoric cultural remains.

The field methodology employed at the Pelton Manor Project site consisted of several stages of investigation. These included:

- A walkover and visual inspection of the site to assess areas of potential sensitivity for prehistoric cultural remains.
- Systematic visual inspection of the land surface to rule out the presence of rock faces and overhangs.
- Shovel testing in the areas identified as having potential sensitivity for prehistoric or historic remains.
- Photographic documentation of the overall site.

Shovel tests pits (STPs) measured approximately 40 cm in diameter and were spaced along transects at 50 foot (15 m) intervals and 100' intervals (30 m). Shovel tests were normally excavated to a minimum of four inches (10 cm) into sterile subsoil, unless impeded by rocks or other obstructions. This subsurface testing strategy was used in areas that were characterized by relatively intact soils (i.e. no obvious evidence of significant soil disturbance). All excavated soils were passed through a one-quarter-inch hardware cloth. Shovel test profiles were recorded on standard field forms and included stratigraphic levels, Munsell soil color, texture and inclusions, evidence of disturbance and any artifacts recovered. The locations of all STPs were recorded on a base map of the Project APE. The excavations and existing conditions across the Project Area were photographed. Items recovered from the screens were assigned to the stratum from which they were obtained. (See Appendix B) All cultural materials recovered were bagged, labeled, and returned to the laboratory for processing. These materials are listed in Appendix D.



Photo 13: Field Technicians excavating shovel tests along TR 2. View to the east.



Photo 14: Field Technicians completing shovel tests along TR 6. The site is currently being used for equipment and supply storage for the City of Poughkeepsie's improvement of North Clover Street. View to the east.

I: Archaeological Survey Results

Once a testing strategy had been established and areas unsuitable for testing eliminated from the survey, potentially sensitive areas were systematically shovel tested. The areas subjected to shovel testing represent the undisturbed, level and well drained areas within the project area.

Testing began in the northeastern portion of the site, with Transect 1 and Transect 2 beginning adjacent to the eastern property boundary. These two transects progressed westward, testing the northern portion of the project area at a 50' (15 m) interval. East of Transect 1, the field crew noted a thick concrete slab adjacent to the project area boundary. This brick and concrete foundation is in the same location as the industrial ovens identified on the 1948 Sanborn map (Photo 16) (Figure 11). The second shovel test on Transect 1, STP 2 identified a layer of coal ash and cinder, on top of the original A horizon (Photo 15). The soils identified along Transect 1, with the exception of STP 2, consisted of dark brown silty sand overlying a yellowish brown silty clay (Appendix B: Shovel Test Records). Transect 2, located 50' south of TR 1 identified a variety of 19th century and modern artifacts from mixed soils. Along Transect 2, the shovel tests revealed an upper stratum of dark brown silty sand with gravel overlying a compacted yellowish brown silty clay with channery. The artifacts recovered from TR 2 consisted of ceramic, nails, bottle glass, window glass and coal slag. A description of these materials is included in Appendix D. This deposit, which include a mix of modern and 19th century artifacts, is not considered to represent a historic feature.

Testing then moved to the landscape on the western side of the house. Transects 3 and TR 4, were aligned north to south and spaced at 25' (7.5m) intervals. The shovel tests completed along these transects identified a very dark brown silty loam with dense gravel, overlying a dark yellowish brown silty clay with dense gravel. Shovel test 17 identified modern artifacts, including bottle glass, window glass, a steel nail and modern ceramic tile. The soils in this area showed evidence of having been graded, with the dense gravel suggesting that the area had been used as driveway at some time. On the southwestern corner of the house, modern additions were noted in the form of poured concrete support pillars and concrete structures surrounding the oil tank located adjacent to the exterior of the foundation.

Transect 5, containing four shovel tests, was excavated at 25' (7.5m) intervals. This transect tested an area adjacent to the former driveway from Davies Place. The shovel tests in this area, in addition to identifying bedrock close to the surface, identified a subsurface stratum of dark yellowish brown silty clay with dense gravel. No significant archaeological deposits were identified on this side of the house.

Transect 6 was excavated on the east side of the existing house within the project area. Beginning at the southeastern corner of the house, shovel testing progressed east to the eastern project area boundary. Three shovel tests, excavated at 50' intervals, identified soil stratigraphy consisting of dark brown silty sand overlying a yellowish brown silty clay. Shovel test 25 on TR 6 terminated at a thick level of compact tar. A piece of window glass and three nails were identified in ST 25.

The last area to be tested was the interior of the "playground" area located in the southeastern portion of the project area. The surface in this area was covered with a thick layer of pea gravel. In addition, the landscape appeared to have been leveled. Transect 7 and Transect 8, which tested this area at 50' intervals, identified a brown silty loam with dense gravel overlying a dark yellowish brown silty clay with gravel. In the southeastern corner of the site the stratigraphy consisted of dark brown sand with pea gravel.

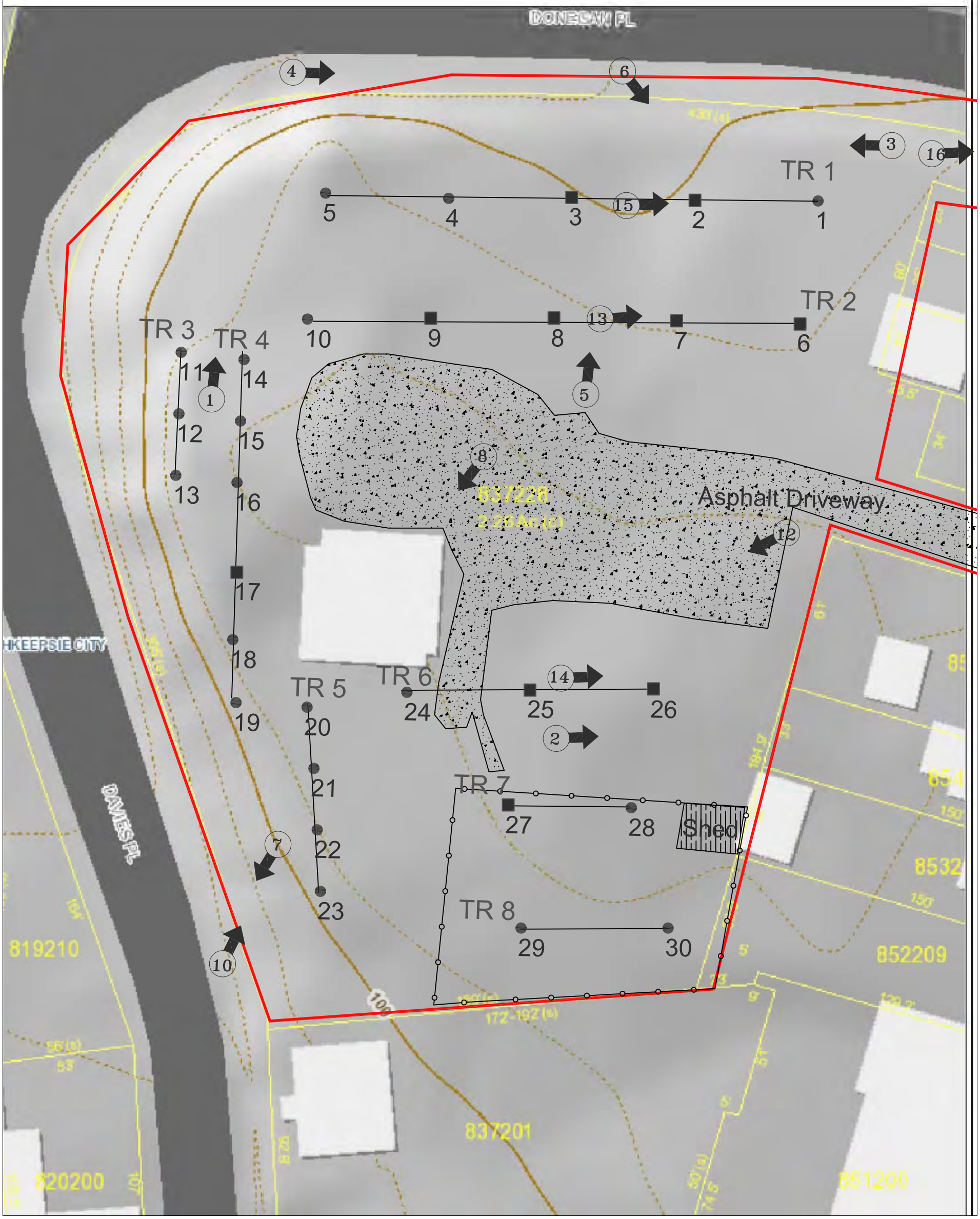
No significant cultural materials were recovered from any of the shovel tests on the Pelton Manor Project site.



Photo 15: Photo of the stratigraphy of STP 2, showing the layers of fill overlying the original soil horizons.



Photo 16: A large brick and concrete feature was identified outside of the northeastern project boundary. Sanborn maps indicate this is an industrial bakery oven.



HUDSON VALLEY
Cultural Resource Consultants, Ltd.

Figure 13: Pelton Manor
Phase 1B Field Reconnaissance Map
Scale 1" = 40'

LEGEND

ST — Sterile Shovel Test Location

ST — Positive Historic Shovel Test Location

Photographic View

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 40 ft.

J: Conclusions and Recommendations

In October of 2015, HVCRC completed a Phase 1A Literature Search & Sensitivity Assessment and a Phase 1B Field Reconnaissance survey of the Pelton Manor Project in the City of Poughkeepsie, Dutchess County, New York. Based on the information identified in the Phase 1A report, it was determined that the project area had the potential to yield cultural deposits. It was therefore recommended that a Phase 1B Archaeological Field Reconnaissance Survey be undertaken on those undisturbed areas within the Pelton Manor Project Area of potential Effect.

A total of 30 shovel tests were excavated in the Pelton Manor Project APE in areas considered to have the potential to yield prehistoric cultural material. No significant historic or prehistoric cultural resources of any kind were identified.

With regard to the North Clover-Mill Street National Register Historic District, of which the project area is a part. The buildings included within this district consists of a mix of residential and commercial structures, consisting of a wide range of architectural styles, and of a variety of conditions (Appendix B). Based on the current conditions, the proposed undertaking is not considered to have an adverse effect on the North Clover-Mill Street Historic District.

Based on these findings, no further archaeological work is recommended for the Pelton Manor Project.

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Pelton Mill. City of Poughkeepsie, Dutchess County, New York
The Poughkeepsie Railroad Bridge. City of Poughkeepsie, Dutchess County, New York
Poughkeepsie Railroad Station City of Poughkeepsie, Dutchess County, New York
Vassar Institute. City of Poughkeepsie, Dutchess County, New York
Union Street Historic District. City of Poughkeepsie, Dutchess County, New York
Vassar Home for Aged Men. City of Poughkeepsie, Dutchess County, New York

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Appendix A: Hill House Historic Building Assessment

A. Hill House: 36 North Clover Street - Description

The following building assessment of Hill House, located at 36 North Clover Road, in the City of Poughkeepsie, Dutchess County, New York was prepared for the Pelton Partners, LLC by Hudson Valley Cultural Resource Consultants Ltd. As part of the proposed project, the existing Italianate structure, known as Hill House, and listed on the National Register of Historic Places within the North Clover-Mill Street District will be retained and rehabilitated.

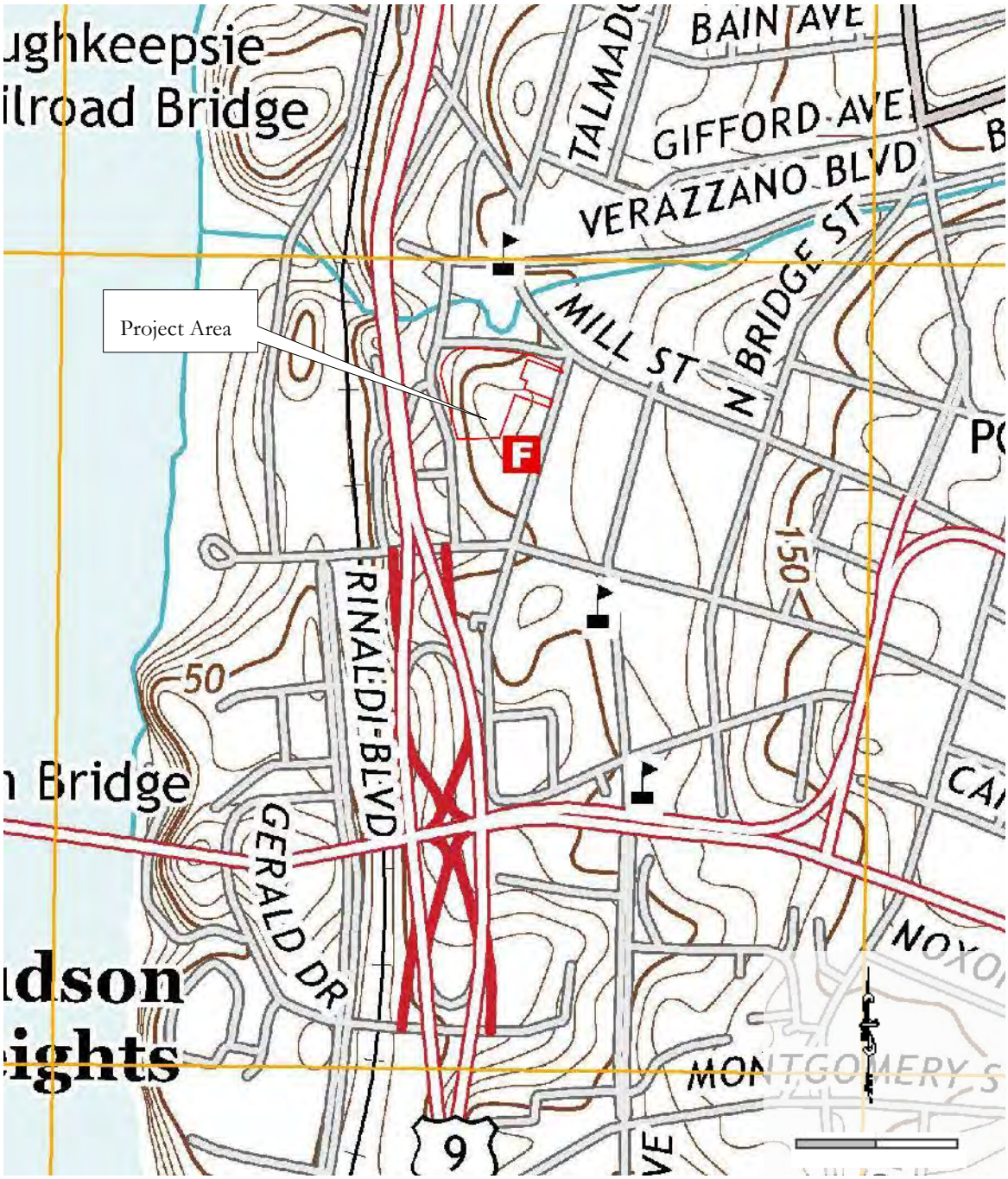


Figure 1: 2013 USGS Topographical Map. Poughkeepsie Quadrangle. 7.5 Minute Series. Scale: 1"=485'. (Source: USGS.Gov)

B. Description of Hill House: Exterior

Built in 1859 by George and Charles Pelton, Hill House is constructed in an Italianate architecture style known as "Italian Villa." The style was popularized in the United States by Alexander Jackson Davis in the 1840s as an alternative to Gothic or Greek revival styles. The architectural characteristics of Italian Villa style included generous verandas, deeply projecting cornice eaves and a compact cubic form. The Pelton Manson features six arched dormers on the top story of the building. A second story was added to the veranda 1916. The building currently exhibits evidence of significant structural repairs that were made necessary after a fire destroyed portions of the interior in 1979. In addition, entry ways on the northern and eastern side of the building have been added. The materials used in the renovations after 1979, and to construct the porches for the entry way are late 20th century construction grade materials.



Photo 1: The northern elevation of Hill House. The fire escape and associated doorway were added to the original structure in the mid-20th century. The shutters on the windows, as well as the small porch and wooden entryway also represent 20th century additions to the building. .



Photo 2: The eastern and southern elevations of Hill House. View to the north.

On the eastern side of the structure, the modern additions consist of the entryway near the northeastern corner, and the entry way at the southeastern corner into the now enclosed porch (shown on left side of the house in this photo). The porch was originally a single story open veranda. The second story was added in 1916, and both areas were enclosed in the mid-20th century.



Photo 3: Eastern elevation of Hill House. Photo taken from the eastern boundary of the property. View to the west.



Photo 4: Ground level view of the western elevation. Tree cover prevented a view of the entire elevation. View to the south.

The ground level on the western elevation features late 20th century additions, included a cinderblock enclosure for a fuel tank, as well as poured or formed concrete support pillars. Concrete slabs are located along the exterior of the building. The original veranda would have extended around this side of the house. However, the current enclosed porch (seen as the second story) is constructed from 20th century materials.



Photo 5: Upper stories on west elevation. The lower attic windows, cornice brackets and eaves have all been replaced with mid-20th century materials.



Photo 6: Arched dormers located on the east elevation. The dormers originally had single pane arched windows on the sides of the gabled dormers. These windows have been covered with asphalt shingle (see left gable) or replaced with air vents (right gable).



Photo 7: Four ornately decorated brick chimneys are located at each of the four corners of the hipped roof. The chimneys feature a dentril pattern at the top edge. View to the west of the chimneys at southern portion of the house.



Photo 8: The wide cornice brackets under the eaves have been replaced and designed to match the smaller cornice brackets featured on the porch addition. The eaves have been fitted with aluminum drain spouts. The plywood used in the mid-20th century renovation is rotting away in several locations. View west of the southeast corner of Hill House.



Photo 9: The enclosure of the original veranda included the construction of a new entryway. This area was damaged by a fire in 1974 and was subsequently rebuilt. View of the first level entry to the porch on the south elevation.



Photo 9: View of the southeastern corner of Hill House after the fire in May 1979. (Source: Poughkeepsie Day Nursery Files: Adriance Memorial Library).



Photo 10: View of the eastern elevation after the 1979 fire. (Source: Poughkeepsie Day Nursery Files: Adriance Memorial Library).



Photo 11: Undated photo showing extensive renovations to the southern side of Hill House. (Source: Poughkeepsie Day Nursery Files: Adriance Memorial Library)



Photo 12: 1971 Photograph of the east elevation of Hill House. Photo included in the North Clover-Mill Street Historic District National Register Nomination Form.



Photo 13: Postcard dated March 1980, showing the completed renovations to Hill House. View west of the eastern elevation.



Photo 14: 2015 Photograph of Hill House showing the eastern and northern elevations. View to the southwest.

Significant alterations to Hill House were made in the latter part of the 20th century. Photo 12 documents the existing features of the building when it was included in the National Register Listing for the North Clover-Mill Street Historic District. At this time the building already featured 20th century alterations, including the enclosed second story on the veranda on the southern side of the house. The original windows did not feature the decorative shutters. In 1971, the windows on the first story appear to be original to the house, whereas the second story windows appear to be single pane replacements. In 1971 the entryway does not have a porch, although it is evident based on discoloration to the brick face that the original entryway on the east side of the house has been removed. The original entryway, based on the shading on the brick exterior, likely featured a decorative transom or capital. In addition to these changes, small arched windows on the sides of the attic gables have been covered. (Photo 12).

By March of 1980, the renovations necessitated by the fire of 1979 have been completed. The entry way on the east side of the house now features a small porch. The decorative shutters now on the exterior windows were not yet added to the building. All the widows within the building appear to have been replaced with late 20th century aluminum and wood framed windows. In Photo 13, the fire escape and main entrance can be seen. It is unclear exactly when the fire escape was added, but it was most likely added in the mid-20th century.

Hill House has been included in the North Clover–Mill Street Historic District, however it is not indicated in the nomination form whether this individual structure has contributing or non-contributing status. This residential historic district represents a section of Poughkeepsie that was built up during the post-civil war housing boom. The facades of the structures within the district are homogenous, however each house has individual details in trim, lintels, cornices and doors. At the time of the nomination, the neighborhood was described as "an untouched 19th century setting of brick-paved -streets lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek revival to Italianate Villas."

C. Description of Hill House, Interior

The Pelton Family ceased to reside at Hill House in 1897, when George Pelton died. The house stood empty for several years, only temporarily serving as a residence for the Gallaudet Home for Deaf mutes. In 1912, the Poughkeepsie Day Nursery moved into the first floors of what was locally known as the Pelton Mansion. The upper floors of the mansion were renovated in 1916 to provide additional space for the nursery school. The photos included in this document identify, to the extent possible, the original features of the interior of Hill House. As previously discussed, the house experienced a significant fire in 1979, which destroyed portions of the interior. Floor plans dating to 1979 are included to identify the interior rooms described in the photographs.

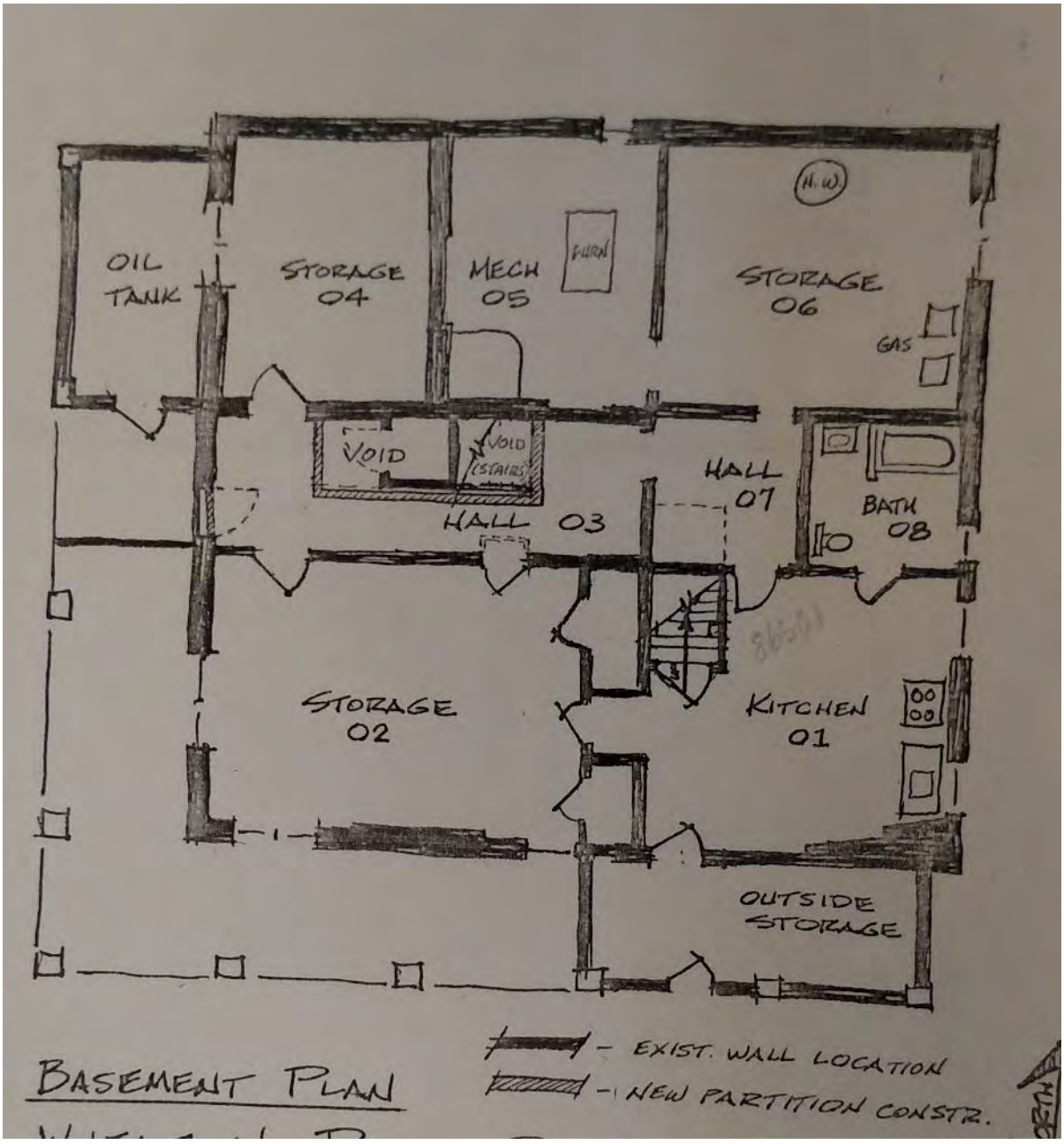


Figure 2: Floor plan dated 1979 showing the rooms on the basement floor of Hill House. Not to scale.

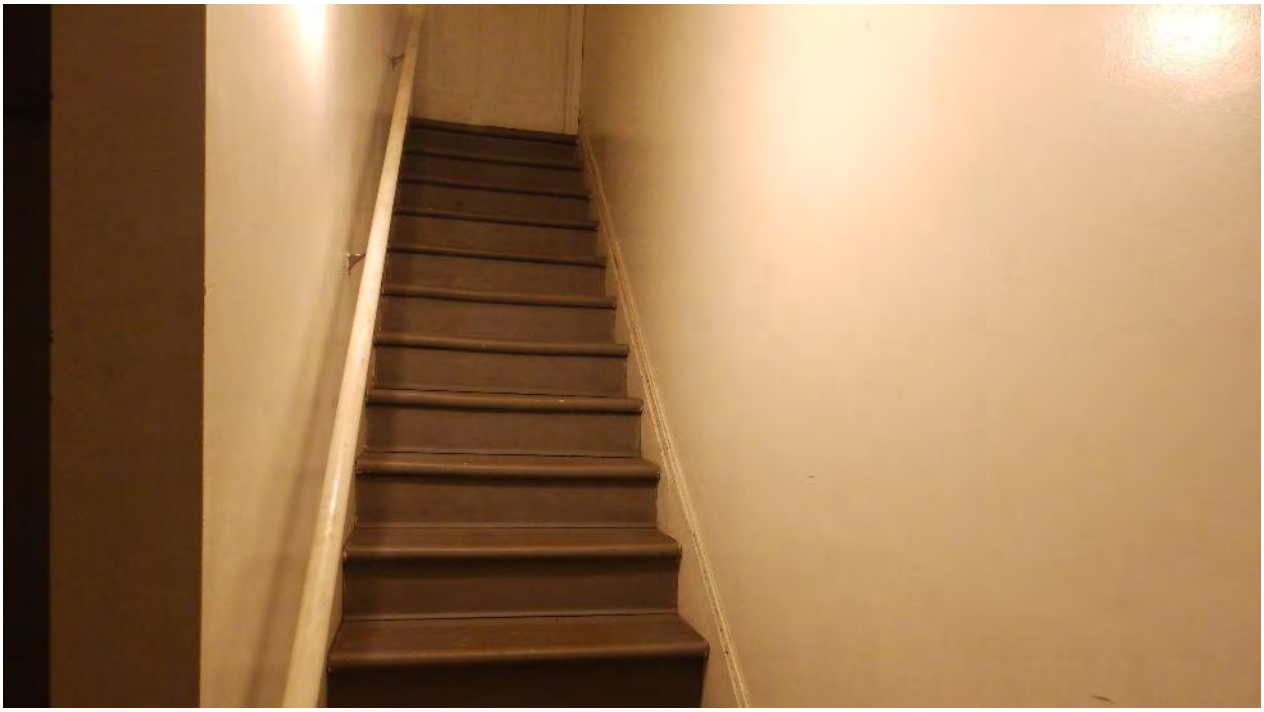


Photo 15: Stairs leading from the first level to the basement/ground level.



Photo 16: The room identified on floor plan as Storage 06, is a below grade room constructed of brick and fieldstone. Framing around the window on the far wall appears to be original. View to the east.



Photo 17: Room identified as Storage 02. View looking toward stairway seen in Photo 15. This room features sheetrock walls, baseboard heating and linoleum flooring. The drop ceiling hides original floor supports. The doorways between the rooms feature modern trim material.



Photo 18: Room identified on floor plan as Mech 05. The heating system and furnace indicate that the structure has been extensively renovated to accommodate modern heating technology.



Photo 19: A kitchen is located in southeastern corner of basement area. The materials show extensive upgrades to modernize the room.

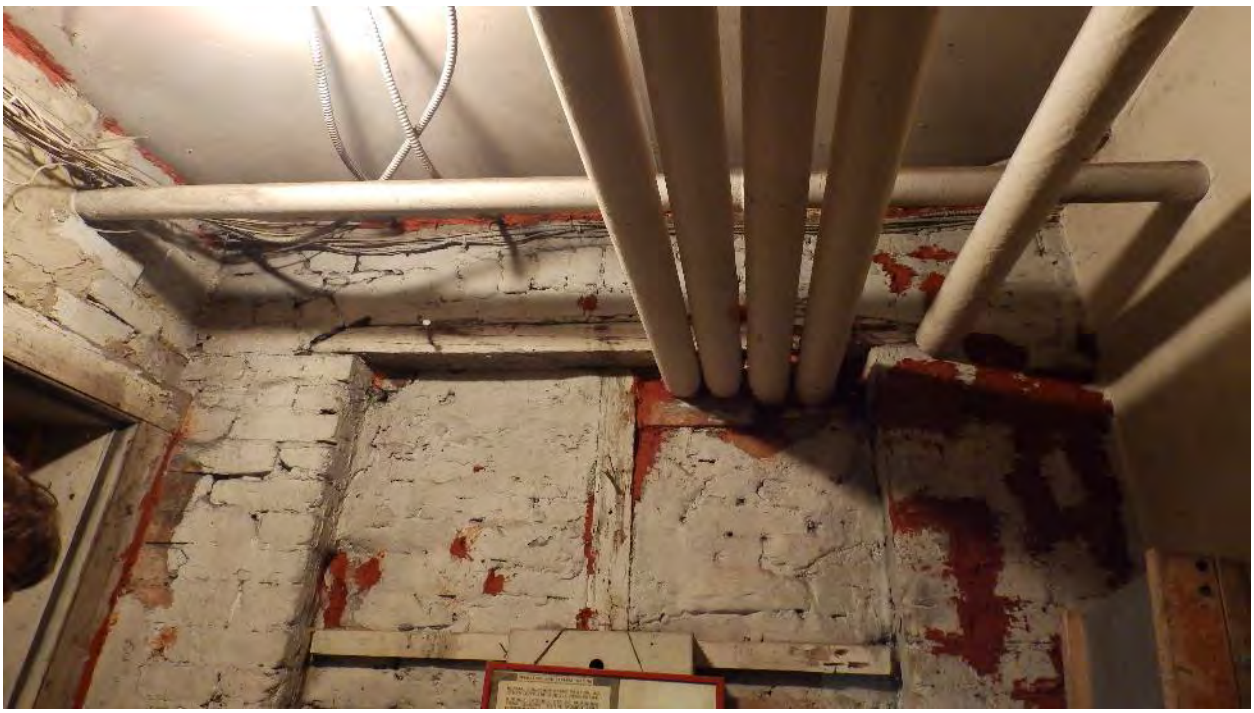


Photo 20: A series of pipes and electrical wires pass through a walled doorway. The area on far side of the wall is identified on the basement floor plan as a void/former stairwell.

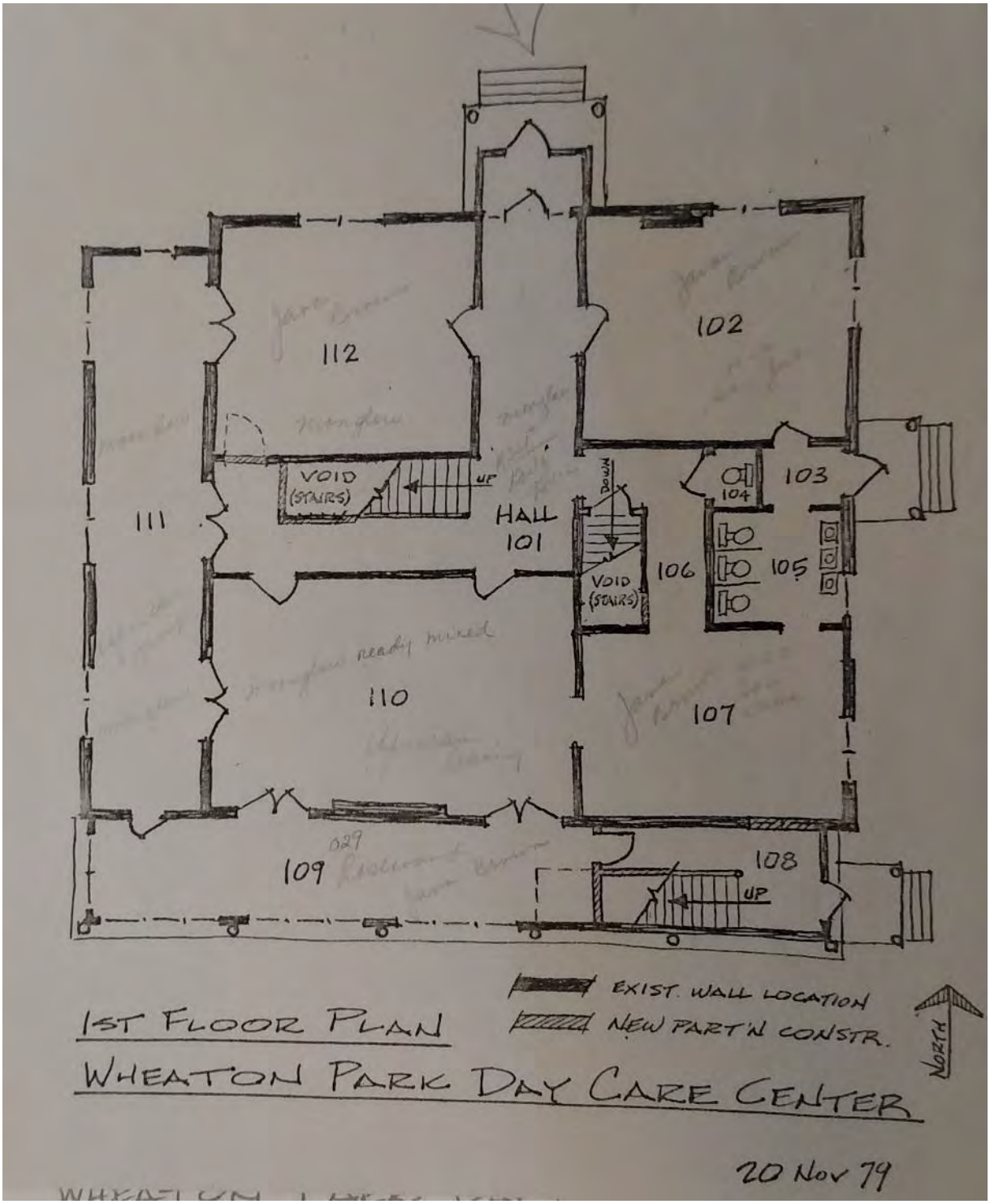


Figure 3: 1979 floor plan showing the rooms on the First Floor of Hill House. Not to scale.



Photo 21: View to the northeast of Room identified on Figure 3 as 102. The marble mantel and cast iron stove are the only intact fireplaces remaining within the house. The heating registers date to the mid-20th century. The room has been rehabilitated with a drop ceiling and carpet. The walls are also sheet rock, as the fire of 1979 required the original plaster and lathe to be removed from the structures.



Photo 22: This room is identified on the First Floor Plan as 107. Patching along the floor trim suggests that a fireplace was once located in the area where heating register cover is laying on the floor. View to the east.



Photo 23: This room is identified on First Floor Plan as 105, and is the first floor bathroom. Changes along the floor trim suggest the linoleum is laid over plywood.



Photo 24: This room is identified on the First Floor Plan as 110. Doorways lead to the enclosed veranda.



Photo 25: The original servant's stairwell has been converted into a storage closet. Identified on the First Floor plan as adjacent to Room 106, which is a small hallway.

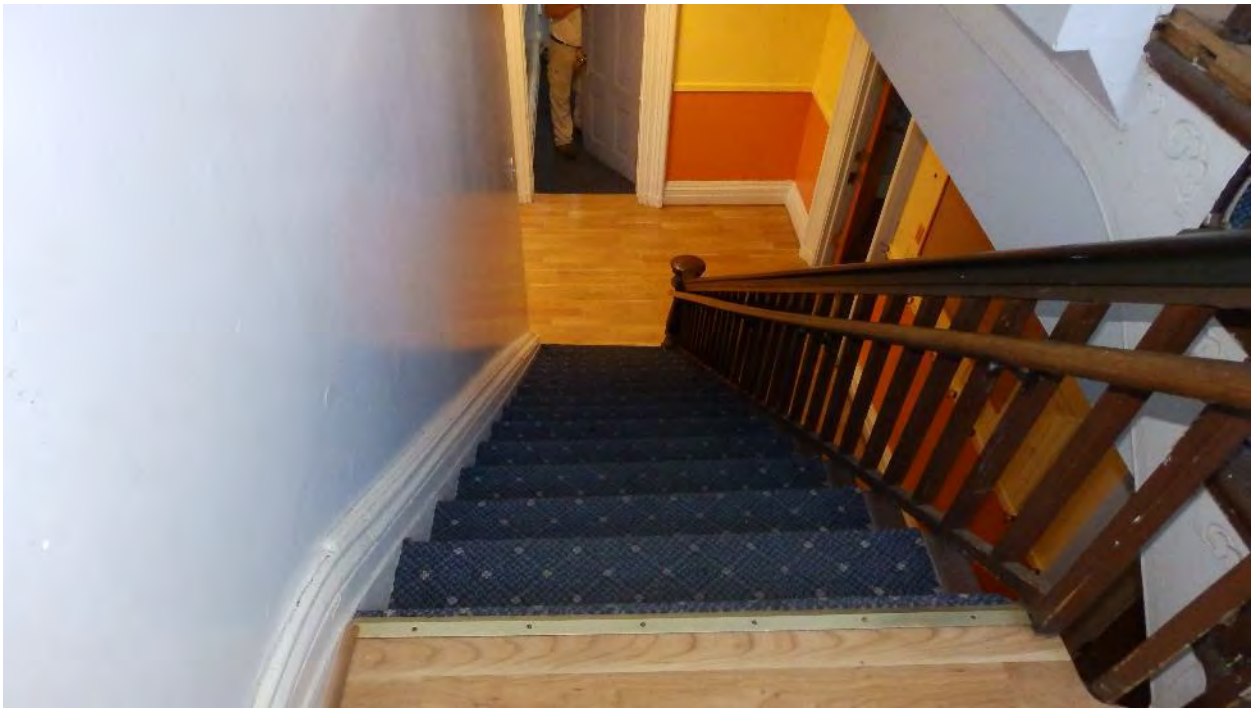


Photo 26: View of the main stairwell leading to the second story. View down from the landing to the first floor hallway. The banister and decorative woodwork appear to be original to the house.

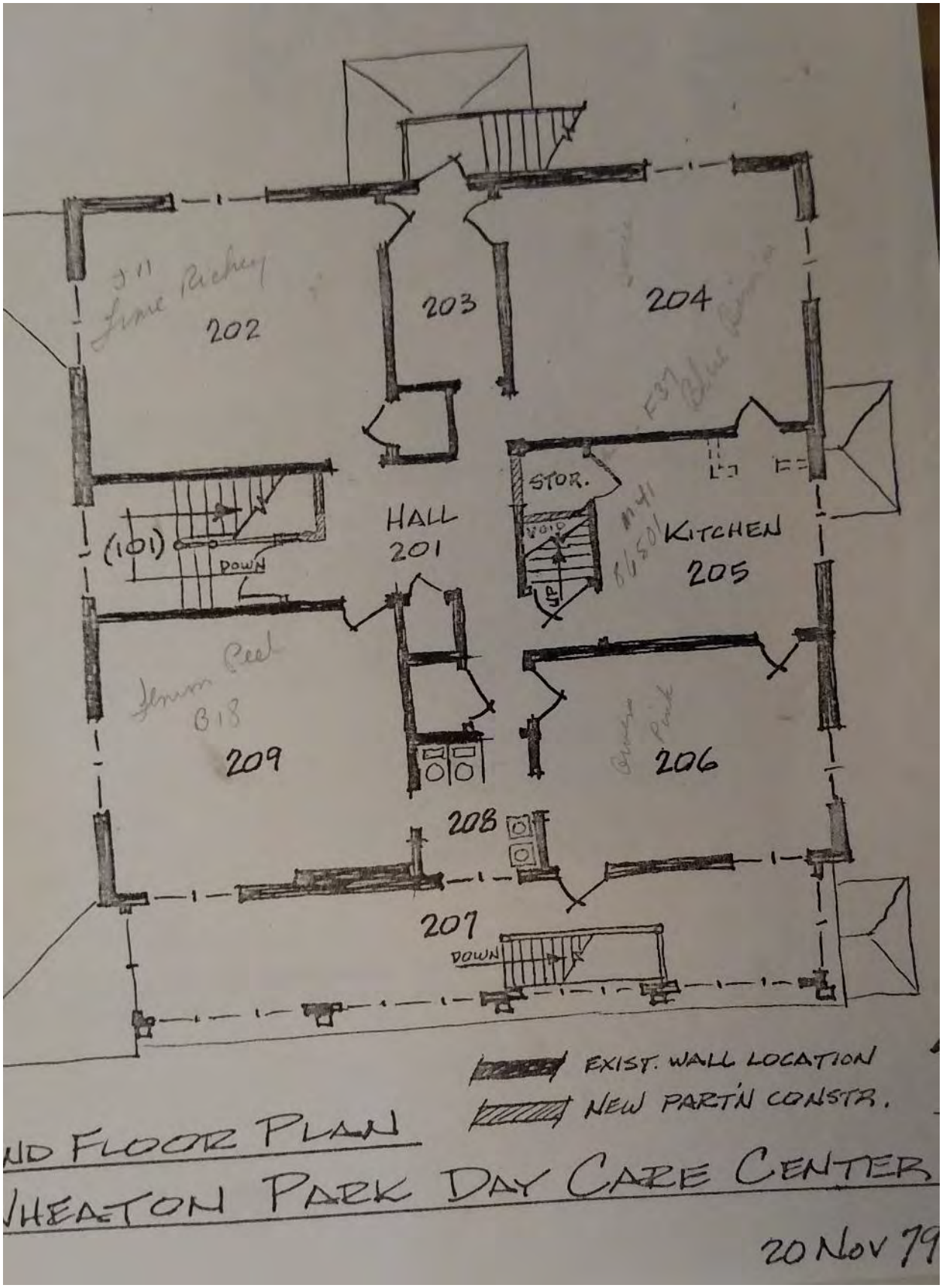


Figure 4: The floor plan dated 1979 showing the rooms on the Second Floor of Hill House. Not to scale.



Photo 27: View to the southeast of the Room identified on Figure 4 as 206. The mantel remains, but no evidence of a fireplace or stove remains. The windows open out to the second story of the enclosed porch identified on the Second Floor plan as 207.



Photo 28: This room is identified on the Second Floor Plan as 202. Wooden trim patching in the baseboard suggests that a fireplace was once located in the wall in the right of the photo.



Photo 29: This room is identified on the Second Floor Plan as 209. As with the other interior rooms, the floor has been carpeted and the original walls have been replaced with sheetrock.



Photo 30: The second story of the veranda/porch. Originally constructed in 1916, this feature was rebuilt after the 1979 fire. The second floor plan identifies the area as room 207. View east of stairs descending to entrance on the first floor.



Photo 31: View of the western portion of the third/attic floor. The stairs to the left provide access to the roof.



Photo 32: Attic room located on at the southeastern corner of the house. The room shows the original plaster and lathe over brick construction. The chimney is located to the right, on the far wall next to the steel shelves. The window appears to be a mid-20th century replacement.



Photo 33: Four chimney can be identified within the attic space. View of the attic windows and chimneys located on the northern elevation.



Photo 32: View east from the arched window in eastern attic elevation. The arched side windows are present, but have been covered. Windows are shuttered from the inside, and appear original.



Photo 35: Cast iron pipes and aluminum duct work located in the attic illustrate the extent to which the heating systems within Hill House have changed during the 20th century.



Photo 35: 19th century images pasted on the wall of a room in the southwestern corner of the attic floor identify the New York Institute for the Instruction of the Deaf and the Dumb. These photos may have been posted by an occupant at the turn of the century, when Hill House was a temporary residence for the members of the Gallaudet Home for Deaf mutes, who were awaiting the completion of their new home.

D. Conclusion

Based on a visual inspection of the exterior and interior of Hill House, it appears that the structure is in in good condition. Hill House experienced a significant amount of renovation in the latter part of the 20th century. These renovations, along with building rehabilitation and subsequent additions to the structure have, however, altered it from its original architectural form.

Hill House is listed on the National Register of Historic Places as part of the North Clover-Mill Street Historic District. The structure was evaluated using the National Register Evaluation Criteria for historic significance. These criteria evaluate the quality of the building, as well as the building's significance in American history. Also considered are architecture, archeology, engineering, cultural character present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and;

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important to prehistory or history.

Based on the examination of the Hill House building, it is the opinion of Hudson Valley Cultural Resource Consultants that the building known variously as the Pelton Mansion, Hill House, and former Poughkeepsie Day Nursery does not meet the criteria outlined by the Secretary of the Interior. The building has been significantly altered during the 20th century, and no longer retains the characteristics of a type, period or method of construction, nor does it represent the work of a master. Taken as a whole, the building, constructed in the mid-19th century, has been significantly altered using modern materials and no longer retains the integrity of a standard architectural style. In addition the house is not associated with events that have made a significant contribution to the broad patterns of our history or of persons significant to our past.

It is, therefore, the opinion of Hudson Valley Cultural Resource Consultants that the proposed undertaking, which includes the rehabilitation of Hill House to its original Italianate Style, will not have an adverse effect on the structure or impact its listing as part of the North Clover-Mill Street Historic District.

Appendix B: Architectural Photos



Photo 1: Vacant residential structure located at 18 Davies Place. View to the east. Structure is listed as part of the North Clover-Mill Street District.



Photo 2: Commercial structure located at 19 Davis Place. Steeple of the Church of the Holy Comforter is located to the south.



Photo 3: The Church of the Holy Comforter is listed on the National Register of Historic Places. View to the northwest.



Photo 4: Building located at 16 Davies Place is listed on the National Register of Historic Places as part of the North Clover-Mill Street Historic District.



Photo 5: A monument to Governor Thomas Dongan, located at the intersection of Mill Street and Dongan Place northeast of Pelton Manor Project. View to northwest.



Photo 6: Buildings along the northern side of Mill Street are a mix of residential and commercial structures. View to the northeast. The buildings on north side of Mill Street are not included in the North Clover-Mill Street Historic District.



Photo 7: View of northeastern side of North Clover Street, included in the North Clover Mill Street Historic District.



Photo 8: Buildings located on the southeastern side of North Clover Street. These buildings are included in the North Clover Mill Street Historic District.



Photo 9: Residential Structures located at 32-28 North Clover Street are included in the North Clover Mill Street Historic District.



Photo 10: Residential building at 17 North Clover Street. View to the east.



Photo 11: Residential Structures located at 11-17 North Clover Street are included in the North Clover Mill Street Historic District.



Photo 12: Residential Structures located at 12-16 North Clover Street are included in the North Clover Mill Street Historic District. Although many original historic elements remain these structures have been upgraded with modern materials.



Photo 13: Residential structure located at 30 North Clover Street is included in the North Clover Mill Street Historic District. This building retains many of its 19th century stylistic elements.



Photo 14: The Clover Street Fire Station at 16 North Clover Street is included within the boundaries of the North Clover Mill Street Historic District, but is not considered a contributing structure.

Appendix C: Shovel Test Records

Transect	STP	Level	Depth (in)	Depth (cm)	Munsell	Soil Description	Cultural Material
TR 1	1	1	0-3	0-8	10YR3/4	brown silty sand	cement, brick and mortar
		2	3-12	8-30	10YR4/6	dense silty sand with gravel fill	NCM
	2	1	0-2	0-5	10YR3/4	brown silty sand	NCM
		2	2-12	5-30	10YR3/4 & 10YR4/6	dense silty sand with gravel fill	ceramic, glass
		3	12-14	30-35	-	Coal and cinder ash	
		4	14-20	35-50	10YR3/4	brown silty sand	NCM
		5	20-26	50-65	10YR5/6	silty clay loam	NCM
	3	1	0-4	0-10	10YR3/4	brown silty sand	glass
		2	4-10	10-25	10YR6/8	brownish yellow silty clay with dense gravel	NCM
		3	10-11	25-28	10YR5/6	silty clay loam	NCM
	4	1	0-10	0-25	10YR3/2	very dark bown silty loam with dense gravel, terminated at rock obstruction	NCM
	5	1	0-8	0-20	10YR3/2	very dark bown silty loam with dense gravel, terminated at rock obstruction	NCM
TR 2	6	1	0-50	0-21	10YR3/3	brown silty loam with dense gravel, terminated at rock	glass, nail
	7	1	0-24	0-60	10YR3/3	brown silty loam with dense gravel	ceramic, nail, glass
		2	24-28	60-73	10YR5/6	dark yellowish brown silty clay with channery	NCM
	8	1	0-12	0-29	10YR3/3	brown silty loam with dense gravel	glass, ceramic
		2	12-17	29-42	10YR5/6	dark yellowish brown silty clay with channery	NCM
	9	1	0-13	0-33	10YR3/3	brown silty loam with dense gravel, terminated at rock	ceramic, fauna
	10	1	0-8	0-21	10YR3/3	brown silty loam with dense gravel	NCM
		2	8-13	21-33	10YR5/6	dark yellowish brown silty clay with channery	NCM
TR 3	11	1	0-8	0-20	10YR3/2	very dark bown silty loam with dense gravel	NCM
		2	8-12	20-30	10YR5/4	dark yellowish brown silty clay with dense gravel	NCM
	12	1	0-12	0-30	10YR3/2	very dark bown silty loam with dense gravel, terminated at rock obstruction	NCM
	13	1	0-14	0-35	10YR3/2	very dark bown silty loam with dense gravel	NCM
		2	14-16	35-40	10YR5/4	dark yellowish brown silty clay with dense gravel	NCM

Transect	STP	Level	Depth (in)	Depth (cm)	Munsell	Soil Description	Cultural Material
TR 4	14	1	0-12	0-30	10YR3/2	very dark bown silty loam with dense gravel, terminated at rock obstruction	NCM
	15	1	0-12	0-30	10YR3/2	very dark bown silty loam with dense gravel, terminated at rock obstruction	NCM
	16	1	0-8	0-20	10YR3/2	very dark bown silty loam with dense gravel, terminated at rock obstruction	NCM
	17	1	0-6	0-15	10YR2/2	very dark grayish brown silt loam	ceramic, glass, nail
		2	6-12	15-30	10YR5/4	dark yellowish brown silty clay with dense gravel	NCM
	18	1	0-4	0-10	10YR3/3	very dark brown silty loam with dense gravel	NCM
		2	4-10	10-25	10YR5/4	dark yellowish brown silty clay with dense gravel	NCM
	19	1	0-4	0-10	10YR3/3	very dark brown silty loam with dense gravel, terminated at rock and asphalt	NCM
TR 5	20	1	0-8	0-20	10YR2/2	very dark grayish brown silt loam	NCM
		2	8-14	20-35	10YR5/4	dark yellowish brown silty clay with dense gravel	NCM
	21	1	0-5	0-8	10YR2/2	very dark grayish brown silt loam	NCM
		2	5-7	8-18	10YR2/2	very dark grayish brown silt loam, terminated at rock obstruction	NCM
	22	1	0-8	0-20	10YR2/2	very dark grayish brown silt loam, terminated at rock obstruction	NCM
	23	1	0-6	0-15	10YR2/2	very dark grayish brown silt loam, terminated at rock obstruction	NCM
TR 6	24	1	0-8	0-21	10YR3/3	brown silty loam with dense gravel	nail, ceramic, glass
		2	8-13	21-33	10YR5/6	dark yellowish brown silty clay with channery	NCM
	25	1	0-10	0-24	10YR3/3	brown silty loam with dense gravel	glass, nails
		2	10-11	24-26	10YR5/6	dark yellowish brown silty clay with channery, terminated at a thick level of tar	NCM
	26	1	0-12	0-29	10YR3/3	brown silty loam with dense gravel	NCM
		2	12-17	29-44	10YR5/6	dark yellowish brown silty clay with channery	NCM
TR 7	27	1	0-13	0-34	10YR3/3	brown silty loam with dense gravel	NCM
		2	13-17	34-44	10YR5/6	dark yellowish brown silty clay with gravel	NCM
	28	1	0-12	0-29	10YR3/3	dark brown compact silt loam with rock and gravel, terminated at rock obstruction	NCM
TR 8	29	1	0-20	0-50	10YR3/3	dark brown compact silt loam with rock and gravel, terminated at rock obstruction	NCM
	30	1	0-16	0-40	10YR3/3	dark brown sand with pea gravel.	NCM

Appendix D: Artifact Catalog

Transect	STP	Level	Count	Class	Material	Type	Color & Glaze	Age
1	2	2	1	Food Service	Ceramic	ironstone		
1	2	2	1	Food Prep & Storage	glass	bottle	clear	
1	2	2	1	Food Prep & Storage	glass	bottle	amber	
1	3	1	1	Food Prep & Storage	Glass	canning jar lid	white	
1	3	1	1	Architectural	Glass	window	clear	
1	3	1	1	Food Prep & Storage	Glass	bottle	clear	
2	6	1	9	Food Prep & Storage	glass	bottle	clear	
2	6	1	2	Food Prep & Storage	glass	bottle	amber	
2	6	1	1	Food Prep & Storage	glass	bottle	green	
2	6	1	1	Architectural	Metal	nail	round	1910-2010
2	6	1	1	Architectural	Metal	nail	machine cut	1835-1910
2	7	1	3	Food Service	Ceramic	whiteware	plain	1830-1900
2	7	1	1	Food Prep & Storage	Ceramic	stoneware	brown slip/ salt glaze	
2	7	1	3	Food Prep & Storage	glass	bottle	clear	
2	7	1	1	Food Prep & Storage	glass	bottle	aqua	
2	7	1	1	Architectural	Ceramic	brick		
2	7	1	2	Architectural	Metal	nail	rusted	
2	7	1	1	Architectural	Metal	wire		
2	7	1	1	Fauna	bone	mammal		
2	7	1	1	Personal	Kaolin	Pipe bowl		
2	8	1	10	Food Prep & Storage	glass	bottle	clear	
2	8	1	3	Architectural	Glass	window	light gray chert	
2	8	1	1	Food Prep & Storage	glass	bottle	green	
2	8	1	4	Food Service	Ceramic	whiteware	plain	1830-1900
2	8	1	1	Furnishings	vinyl	record		
2	9	1	2	Food Service	Ceramic	creamware	plain	1780-1820
2	9	1	2	Fauna	bone	mammal	cut/ butchered	
2	9	1	1	Food Prep & Storage	glass	bottle	clear	
4	17	1	1	Architectural	Ceramic	tile	white	
4	17	1	1	Architectural	Metal	nail	wire	
4	17	1	2	Food Prep & Storage	Glass	bottle	clear	
4	17	1	1	Food Prep & Storage	Glass	bottle	green	
4	17	1	1	Food Prep & Storage	Glass	bottle	amber	
6	25	1	3	Architectural	Metal	nail	machine cut	1835-1910
6	25	1	1	Architectural	Glass	window		
6	26	1	5	Architectural	Glass	window	clear	
6	26	1	2	Architectural	Ceramic	redware	flower pot	
6	26	1	2	Architectural	Ceramic	ironstone		

Transect	STP	Level	Count	Class	Material	Type	Color & Glaze	Age
6	26	1	1	Architectural	Ceramic	furnishing		
6	26	1	3	Food Prep & Storage	Glass	bottle	amber	
6	26	1	1	Architectural	Metal	nail	machine cut	1835-1910
6	26	1	1	Food Prep & Storage	Glass	bottle	green	
6	26	1	1	Architectural	Metal	washer		
6	26	1	1	Modern	wax	crayon		
7	27	1	2	Food Service	Ceramic	whiteware	plain	1830-1900

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	□	□
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Poughkeepsie Common Council as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Pelton Manor

Name of Lead Agency: City of Poughkeepsie Common Council

Name of Responsible Officer in Lead Agency: Christopher D. Petsas

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: Date:

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

The City of Poughkeepsie as Lead Agency has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

Name of Action: Pelton Manor

SEQR Status: Type I

Conditioned Negative Declaration: No.

Location of Action: 36 North Clover Street, City of Poughkeepsie
(Parcel Number 134001-7057-13-224427 on the City of Poughkeepsie official tax map)

Description of Action:

The Applicant, Pelton Partners, LLC, proposes to purchase the 2.45 acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The parcel contains the Pelton Mansion (AKA Hill House), which is located in the City of Poughkeepsie's Mill Street - North Clover Street Historic District. The 36 North Clover Street property was also designated as a local historic site by the City of Poughkeepsie Common Council on July 29, 2010; therefore, the proposed renovations and construction will require a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission. The Pelton Mansion building was previously used as a day nursery. The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency, to the extent permitted by current zoning regulations. The Pelton Manor development will include a community garden and a parking garage to accommodate ten vehicles. The Applicant will seek financial assistance from the City of Poughkeepsie Industrial Development Agency (IDA). An area for limited public access for passive recreation consistent with private use of the property will be provided. In addition to the proposed development, the Applicant proposes to make a monetary donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site.

Three concept plans were provided in Attachment A of the FEAF. Concept Plan A shows 38 apartment units (32 two-bedroom and 6 one-bedroom units) and 1,500 SF of non-profit/government space. In the event that a non-profit or governmental agency is not available for occupancy, Concept Plan B shows 39 apartment units (33 two-bedroom and 6 one-bedroom units) with no non-profit/governmental space. Concept Plan C shows 38 apartment units (32 two-bedroom and 6 one-bedroom units) and 4,500 SF of

non-profit/government space (entire Pelton Mansion). Since the plan is conceptual at this time, the number of bedrooms may change slightly as the design is developed.

Based on a review by the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP), a fourth plan has been developed. At the recommendation of NYSOPRHP, the new buildings have been relocated along the western edge of the site in adjusted locations and sizes. The two structures adjacent to the Pelton Mansion house are reduced in size to be smaller than the two buildings facing Dongan Park. The southernmost building facing Davies Place has been relocated to allow greater visibility of the Pelton Mansion when viewing from this structure from the south, and so more specimen trees can remain intact. The multifamily building on the north side of the manor house has also been reduced in size to allow the public sitting area to be larger.

The proposed action for the purpose of SEQR review includes the proposed transfer of property from the City of Poughkeepsie to the Applicant; site plan review by the City of Poughkeepsie Planning Board for the proposed Pelton Manor residential development with potential non-profit/governmental agency space (to the extent permitted by current zoning regulations); potential future construction of the pocket park; a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission; and a parking variance from the City of Poughkeepsie Zoning Board of Appeals. The project area for the FEAF consists of the 2.45 acre project parcel plus the estimated 0.02 acre area of disturbance for the potential future construction of the pocket park, for a total of 2.47 acres. Please refer to Attachment A of the FEAF, *Concept Plans*. The project parcel is identified as 131300-6062-75-837228 on the City of Poughkeepsie Tax Map. The potential future pocket park area is located on a 0.02 acre portion of parcel 131300-6061-27-794956, which is currently owned by Conrail and contains the Poughkeepsie Railroad Station.

Reasons Supporting This Determination:

A Part 1 Full Environmental Assessment Form was circulated by the Lead Agency on November 6, 2015. The Lead Agency conducted its own independent review and analysis of the information provided and the potential environmental effects.

Per Section 617-7 of the SEQR regulations, the following criteria were used to determine whether the proposed Type I action may have a significant adverse impact on the environment.

(i) A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The proposed development will not affect air quality. During construction, a small amount of dust may be generated as a result of vehicle movement on unpaved areas and disturbance of surface soils. Mitigation measures to avoid impacts on air quality during construction are principally designed to prevent blowing of dust off-site. The majority of soil dust emissions are expected to settle out within a few feet of the area of disturbance. Smaller dust particles may, however, become airborne for longer periods of time and, depending on wind velocity and turbulence, could be carried off-site. The following measures will be undertaken to avoid blowing of dust off-site:

- Placement of any removed topsoil into a topsoil storage area which would be seeded with quick cover vegetation to prevent erosion.

- Watering all exposed soil and rapidly stabilizing the regraded areas with topsoil, loam and/or seeding.
- Wetting of the roadways with water as needed.

The project site does not contain any State regulated wetlands or streams or NWI wetlands. A NYSDEC stream, the Fallkill Creek, NYSDEC Stream H-114, flows in a westerly direction just north of Dongan Place. The proposed project is not expected to adversely impact any wetlands or streams.

A Traffic Assessment was prepared which finds that based on the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is warranted (Attachment C of the FEAF). Traffic generated by the proposed project is expected to be less than traffic generated by the former day nursery facility.

The existing Pelton Mansion is connected to municipal water and sewer service. The proposed project will also connect to municipal water and sewer service. The proposed development will result in an increase in water usage and wastewater generation over the former use of the site as a day nursery. Correspondence from the City of Poughkeepsie Commissioner of Public Works dated October 26, 2015, and Ed Steeprock, Project Manager of the City water plant operations dated October 28, 2015, indicate that the City has sufficient capacity to provide water and sewer service to the proposed project (Attachment B of FEAF). The City Water and Sewer Departments will have the opportunity to further review the site plan once more detailed plans are generated during the site plan review process.

The proposed project will result in a slight increase in solid waste generation at the site; however, the amount is expected to be insignificant and will not result in any adverse impacts to the Dutchess County Resource Recovery Agency's ability to handle the additional waste.

The Proposed Action requires a NYSDEC SPDES General Permit GP-0-15-002. The proposed project will comply with water quality standards and effluent discharge requirements established by NYSDEC with no significant impacts to surface or groundwater.

(ii) The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.

The project site consists of lawn and landscaped areas with scattered mature trees, including Linden, Red Maple, Norway Maple, Sugar Maple, and one Coffee tree. The project has been designed to preserve mature trees along Davies Place on the west side of the site that are determined to be healthy by a certified arborist. Although some trees will need to be removed for the proposed construction, the site plan will include significant new landscaping with tree species similar in variety to existing trees on the site and in the neighborhood, resulting in a net gain of trees. Detailed landscaping plans will be developed during the site plan approval process.

According to the NYSDEC Environmental Resource Mapper, there are known occurrences of endangered, threatened, or rare species in the vicinity of the project site, and the Hudson River is

considered a Significant Natural Community, a tidal river. According to the US Fish & Wildlife Service (USFWS) IPaC Trust Report, there is potential for two endangered and one threatened species in the vicinity of the project site. The IPaC report indicates that no "critical habitat" for these species or any other species has been designated by the USFWS within the project site. The project site is located in an urban area, and most of the proposed development is in previously disturbed areas. The project site is located approximately 1,000 feet from the Hudson River, so no impacts to the Tidal River Significant Natural Community are anticipated. The project will include the removal of some trees; however, all tree clearing will occur between October 1st and March 31st to ensure no potential take of the Indiana bat or NLEB, as during this time, the bats would be hibernating and not present onsite.

Therefore, no adverse impacts in regard to vegetation removal or endangered, threatened, or rare species or significant habitat will occur as a result of the proposed project.

(iii) The impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part.

There are no designated Critical Environmental Areas in the vicinity of the project site.

(iv) The creation of a material conflict with a community's current plans or goals as officially approved or adopted.

The project site is located in the Medium High-Density Residential (R-4) zoning district as designated by City of Poughkeepsie Zoning Map. A multifamily use is a permitted use in the R-4 Zoning District, and the proposed site plan complies with the bulk requirements for the R-4 zoning district and with the City's maximum density per Section 19-3.15(4)(c). The number of parking spaces proposed does not meet the City's required parking per Section 19-4.3(11) of the City of Poughkeepsie Zoning Code. The proposed purchase contract between the Applicant and the City of Poughkeepsie contains a provision that 1.5 parking spaces per unit will be provided for all residential units. An area variance from the City of Poughkeepsie Zoning Board of Appeals will be required. The central location of the Pelton Manor project is conducive to pedestrian and transit oriented travel, with City bus and railroad transportation available and parks and the Walkway Over the Hudson within walking distance. The adjacent parcel to the west is part of the Conrail parcel which contains the Poughkeepsie Railroad Station with Metro North and Amtrak service. The City of Poughkeepsie "Main Street" and "Special" bus routes pass by the site along Davies Place, and the "Shoppers Special" bus route is only a block away. Thus, it is anticipated that many of the future residents of the project will utilize public transportation or walk to nearby destinations. The reduction in the number of parking spaces on the site allows for an increase in the amount of green space.

The project is located in close proximity to the City's new Waterfront Transit Oriented District (WTOD), which is located approximately 200 feet west of the site. The purpose of this district is to "*encourage a pedestrian-friendly, urban mix of public, recreational, residential, and compatible commercial uses within walking distance of waterfront parks, the Walkway Over the Hudson elevator, and the Railroad Station.*" The proposed residential development is ideally located to support this goal, and the project includes features to promote walking and bicycling such as sidewalks, bicycle racks, and an area in the northwest corner of the site for limited public access for passive recreation which will contain an overlook with benches for public use. The Applicant also proposes to make a monetary donation to the City toward the future creation of a "pocket

park" with a fountain on the corner across Davies Place from the site or toward improvements at other City parks, which is consistent with the new district's streetscape standards and site standards. The WTOD site standards also recommend the adaptive reuse of existing buildings, with which the project is also consistent. The parking standard for a residential dwelling in the WTOD is only 0.5 space per dwelling unit, which is less than the 1.5 spaces per dwelling unit provided on the proposed concept plan.

The City of Poughkeepsie Comprehensive Plan adopted in 1998 does not provide specific recommendations for the project site, other than recommending "*a downtown core surrounded by professional offices, neighborhood commercial uses, and a mix of office and residential uses surrounding the linear Main Street corridor*". The proposed project is consistent with this recommendation.

According to the City of Poughkeepsie Local Waterfront Revitalization Plan (LWRP), the project site is not located within the designated Coastal Zone. The proposed project is consistent with the coastal policies listed in the LWRP.

Therefore, the proposed project is consistent with the City's current plans and goals.

(v) The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The project parcel contains the Pelton Mansion, AKA Hill House, which was originally constructed in 1859 and is in the National Register listed Mill Street-North Clover Street Historic District (Listing 90NR00369), and the project site is within a known archeologically sensitive area. The Applicant is determining whether the site is located within a City of Poughkeepsie created historic district. If the site is determined to be located within a City-created historic district, a Certificate of Appropriateness will be requested from the City's Historic District and Landmark Preservation Commission. A Phase 1A Literature Review & Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey (Attachment D of the FEAF) indicates that Hill House (AKA Pelton Mansion) is not listed individually on the National Register. The Phase 1A finds that no National Register eligible properties will be impacted by the proposed project. A Historic Building Assessment of the Pelton Mansion (also known as the Hill House and former Poughkeepsie Day Nursery) was prepared by Hudson Valley Cultural Resource Consultants, Ltd (HVCRC). This Assessment finds that the proposed undertaking, including the renovations to the Pelton Mansion, will not have an adverse effect on the structure or impact its listing as part of the North Clover-Mill Street Historic District.

The Phase 1B report finds that no significant cultural material of any kind was recovered from the shovel tests, and that no further archeological investigation is warranted for the Pelton Manor project. The Phase 1A/1B report was submitted to NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) for review (NYSOPRHP Project #15PR06519). Correspondence from Tim Lloyd of NYSOPRHP on December 2, 2015, indicates that he concurs with the report recommendation that no additional archaeological work is necessary.

The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency, to the extent permitted by current zoning. The proposed apartments are a permitted use in the R-4 zoning district and are consistent

with other nearby uses and structures. The Applicant has consulted with NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). Copies of the November 30, 2015, and December 2, 2015, correspondence to NYSOPRHP with attachments (including the revised concept plan) were provided to the Common Council on December 7, 2015 as a supplement to the SEQR documentation. NYSOPRHP issued a letter dated December 10, 2015, stating that NYSOPRHP has no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site, and that it is encouraged by plans to rehabilitate Hill House in a historically appropriate manner. The letter finds that the most recently updated site plan is compatible with the historic building, site and historic district. The Applicant will continue to work with NYSOPRHP as construction documents become available at the time of the State level 14.09 review. The proposed plan shows sufficient space around the Pelton Mansion building to preserve the view of the building. The exterior of the Pelton Mansion structure will be restored in accordance with the Applicant's contract with the City of Poughkeepsie. The architectural plans have yet to be developed. Some of the project detailing shall be determined once the final building program has been set. However, some of the work being contemplated includes:

1. Removal of the metal fire escapes;
2. Reconstruction of the existing entry porches;
3. Rebuild and repointing of the exterior masonry;
4. Repair and replacement of all damaged exterior wood trims, fascia, brackets and the like;
5. Repair and/or replacement of all gutters and leaders, as necessary;
6. Replacement of existing windows with new design compatible and energy efficient windows;
7. Modification of the exterior façade where emergency egress doors have previously been installed;
8. Reconstruction of the exterior enclosed porches and modification of the window types and locations;
9. Removal of the existing shutters;
10. Repainting of the existing exterior masonry and woodwork;
11. Installation of new exterior lighting; and
12. Potential uncovering and restoration of the original brick exterior columns that support the porch structures.

The Applicant, as part of the purchase contract with the City of Poughkeepsie, agrees to enter into a façade easement to ensure that the exterior of the building will be properly restored at this time and maintained into the future.

Most of the structures in the vicinity of the Pelton Manor site were constructed during the post-Civil War housing boom. The area as a whole is an untouched 19th Century setting lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek Revival to Italianate Villas to 1960's Modern. Photos of nearby structures are provided in the Phase 1A Literature Search and Sensitivity Assessment and Archaeological Field Reconnaissance Survey provided as Attachment D of the FEAF. The architectural design of the

new buildings will be compatible with the Pelton Mansion building and other existing buildings in the neighborhood. The new structures shall be scaled to reflect the heights and densities found in the surrounding neighborhood. These structures are currently planned to be finished with masonry, vinyl and various cementicious materials to replicate wood siding, porches, railings and trims. The detailing of these new buildings shall be influenced by the many varying historical styles found within the surrounding Mt. Carmel neighborhood. This area, as previously mentioned, is a melting pot of styles and timeframes, and it is the Applicant's intention that the new structures will reflect this architectural diversity. While the project design will reflect the historic past of the surrounding neighborhood, it will also celebrate its own time in history as well as the surrounding industrial history, such as can be found in the adjacent railroad station complex. There also will be an architectural dialogue between the new buildings and the existing Pelton Mansion.

The siting of the buildings will reflect those shown on the concept site plans, with those structures facing Dongan Place having a more traditional relationship with the adjacent street. While the existing stone wall surrounding the site will be preserved, the buildings facing Dongan Place will be located as close to this historic wall as possible, while also allowing for a connecting sidewalk and landscaping. New street lighting and street trees will also be considered as part of the effort along Dongan Place.

Elevation drawings of Pelton Manor, a conceptual rendering of the proposed new buildings to be placed along Dongan Place along with proposed elevation drawing and site section were submitted to the City Council on December 7, 2015, as a supplement to the SEQR documentation. The site section suggests a different scaling along Dongan Place to that in the inner part of the site. This strategy will help retain the prominence of the existing mansion. Final determinations regarding building massing and placement will be made once the final site mapping has been completed and the property geology has been studied. Images of influential neighboring buildings as well as others found within the City of Poughkeepsie, as sources for design inspiration, were also submitted to the Common Council on December 7, 2015. The mansion is difficult to view during the leaf on season. The landscaping on the site will be thinned and selectively cleared to allow for a stronger presence of the Pelton Mansion, as the site has been seriously overgrown over the past few decades.

Based on this information, the proposed project will not adversely impact any architectural or aesthetic resources or neighborhood character.

(vi) A major change in the use of either the quantity or type of energy.

The proposed action will not result in a major change in the quantity or type of energy used. The proposed new buildings will be designed with new and green technology. Water fixtures will be installed with modern water-saving features, and existing windows will be replaced with new energy efficient, design-compatible windows. A temporary increase in energy usage may occur as a result of the operation of construction equipment.

(vii) The creation of a hazard to human health.

The proposed action will not create any hazards to human health. Correspondence from Ronald Knapp, City of Poughkeepsie Police Chief, dated October 23, 2015, indicates that he finds no concerns regarding this project having a negative impact on the operations of the Police

Department, and that the Police Department has the capacity to support the advancement of the proposed development plan. Correspondence from Mark Johnson, Chief of the City of Poughkeepsie Fire Department, indicates that he has been involved in the review of the proposed project from the initial stages, and it is his opinion that the City of Poughkeepsie Fire Department is capable of handling the needs of the project as proposed. This correspondence is provided as Attachment B of the FEAF. The City Fire Department and Police Department will have the opportunity to further review the site plan once more detailed plans are generated during the site plan review process.

(viii) A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

The proposed action will change the current use of the property from a former day nursery to apartments, which are a permitted use in the R-4 zoning district. The adoption of new legislation by New York State (Bill S5812A) authorizes the City of Poughkeepsie to discontinue the use of certain lands as parklands, including the Pelton Mansion site, and to sell and convey such lands to a private entity for a public benefit and economic development, with the dedication of an amount equal to or greater than the fair market value of the property for the acquisition of additional parklands and/or for capital improvements to existing park and recreational facilities. The proposed project includes an area in the northwest corner of the site for limited public access for passive recreation consistent with private use of the property which includes an overlook with benches for public use. Rules related to time of use and conduct will be determined during the site plan approval process. Additionally, as part of the proposed project, the Applicant proposes to make a monetary donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site or for improvements at an existing City park. There are no agricultural uses in the vicinity of the project site.

Therefore, the proposed project will not have a significant adverse effect on land use, open space, or recreational resources.

(ix) The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.

The proposed action will not encourage or attract a large number of people to the site other than an increase in the number of residents who will occupy the new apartments and a temporary increase in visitors to the site during construction activities.

(x) The creation of a material demand for other actions that would result in one of the above consequences.

The proposed action will not result in a material demand for other actions.

(xi) Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

The proposed action will not result in any significant adverse impacts when considering the combination of any of the described small impacts resulting from the proposed project.

(xii) Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

There are no other actions being undertaken that are related to the proposed action.

PROJECT TITLE:

PELTON MOUNT CARMEL

PROJECT ADDRESS:

36 NORTH CLOVER STREET
POUGHKEEPSIE, NY 12601

City of Poughkeepsie Planning Board

May 16, 2023

PELTON

MOUNT CARMEL

T M B C

The Michael Boice Collaboration

845-702-1004

11 South Powderhouse Road Wappinger Falls, New York 12590

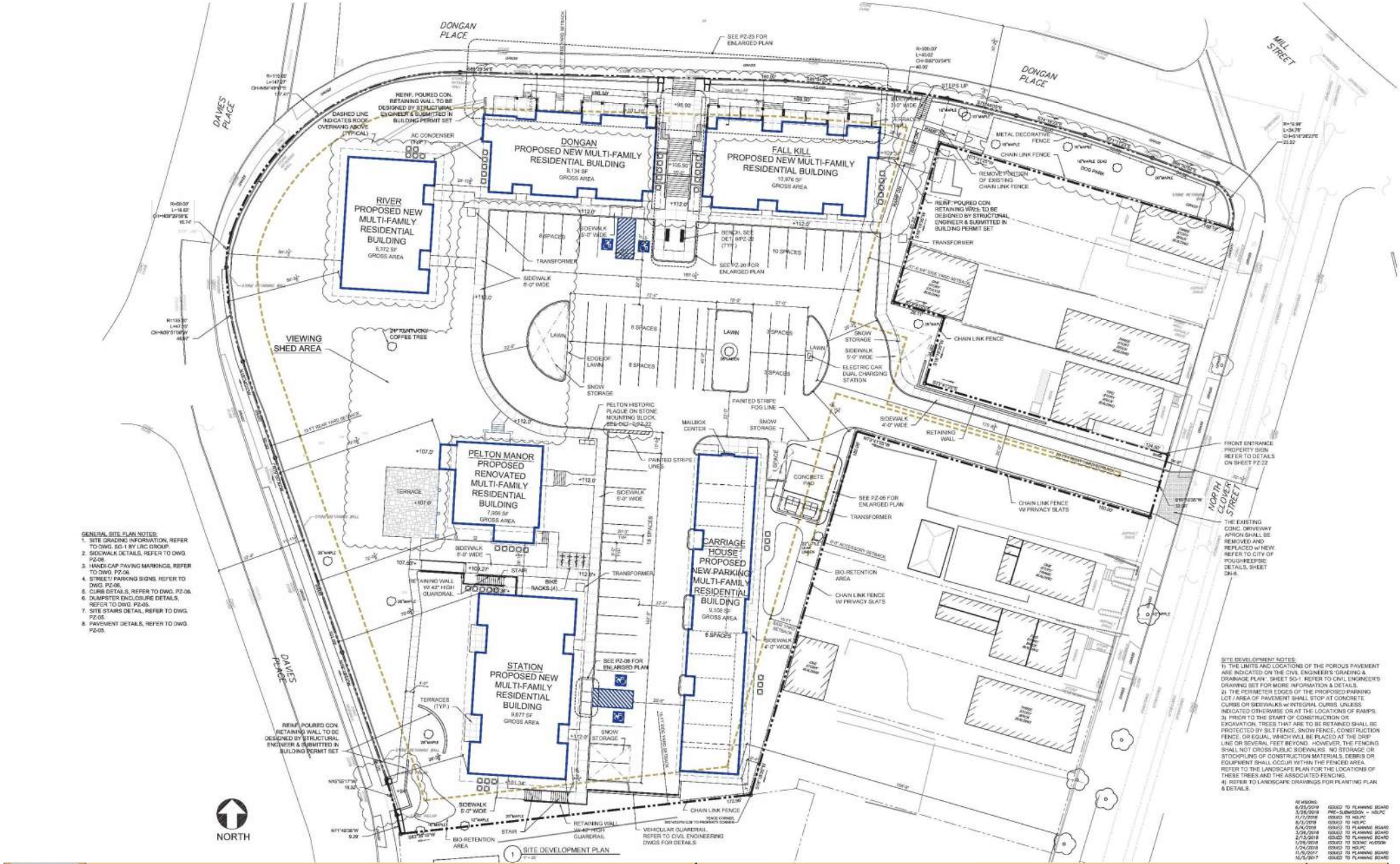
TA TINKELMAN ARCHITECTURE

33 Arlington Avenue, 2nd Floor, Poughkeepsie, NY 12603 | 845.473.0200 | view our work at tinkarch.com

LRC GROUP

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

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

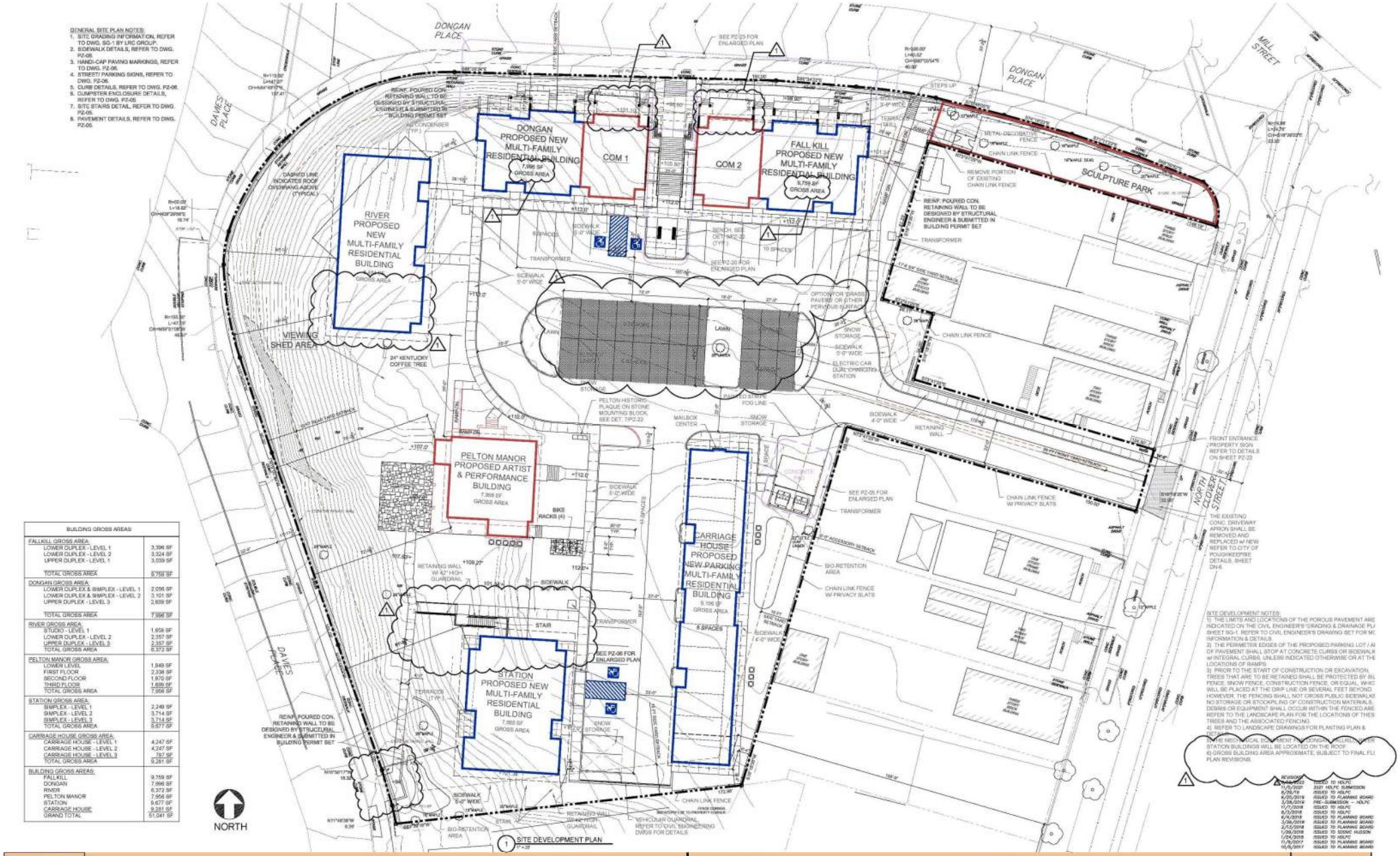


TINKELMAN ARCHITECTURE

CLIENT:
Bottini Properties
18 Clinton Street
Wappingers Falls, NY 12590

PROJECT NAME:
Pelton Mount Carmel
300 Westage Business Center Drive
Fishkill, NY 12524

SITE DEVELOPMENT PLAN
PZ-03



BUILDING GROSS AREAS	
FALLKILL GROSS AREA:	
LOWER DUPLEX - LEVEL 1	3,396 SF
LOWER DUPLEX - LEVEL 2	3,324 SF
UPPER DUPLEX - LEVEL 1	3,039 SF
TOTAL GROSS AREA	9,759 SF
DONGAN GROSS AREA:	
LOWER DUPLEX & SIMPLEX - LEVEL 1	2,056 SF
LOWER DUPLEX & SIMPLEX - LEVEL 2	3,101 SF
UPPER DUPLEX - LEVEL 3	2,839 SF
TOTAL GROSS AREA	7,996 SF
RIVER GROSS AREA:	
STUDIO - LEVEL 1	1,658 SF
LOWER DUPLEX - LEVEL 2	2,357 SF
UPPER DUPLEX - LEVEL 3	2,357 SF
TOTAL GROSS AREA	6,372 SF
PELTON MANOR GROSS AREA:	
LOWER LEVEL	1,949 SF
FIRST FLOOR	2,338 SF
SECOND FLOOR	1,970 SF
THIRD FLOOR	1,699 SF
TOTAL GROSS AREA	7,956 SF
STATION GROSS AREA:	
SIMPLEX - LEVEL 1	2,249 SF
SIMPLEX - LEVEL 2	3,714 SF
SIMPLEX - LEVEL 3	3,714 SF
TOTAL GROSS AREA	9,677 SF
CARRIAGE HOUSE GROSS AREA:	
CARRIAGE HOUSE - LEVEL 1	4,247 SF
CARRIAGE HOUSE - LEVEL 2	4,247 SF
CARRIAGE HOUSE - LEVEL 3	787 SF
TOTAL GROSS AREA	9,281 SF
BUILDING GROSS AREAS:	
FALLKILL	9,759 SF
DONGAN	7,996 SF
RIVER	6,372 SF
PELTON MANOR	7,956 SF
STATION	9,677 SF
CARRIAGE HOUSE	9,281 SF
GRAND TOTAL	51,041 SF

SITE DEVELOPMENT NOTES:
1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S 'GRADING & DRAINAGE PLA SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MC INFORMATION & DETAILS.
2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AI OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALK w/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SIL FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHIC WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED ARE REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THES TREES AND THE ASSOCIATED FENCING.
4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.
5) THE MECHANICAL EQUIPMENT FOR DONGAN, FALLKILL AND STATION BUILDINGS WILL BE LOCATED ON THE ROOF.
6) GROSS BUILDING AREA APPROXIMATE, SUBJECT TO FINAL FLO PLAN REVISIONS.

REVISIONS	
11/5/2021	ISSUED TO HDLPC 2021 HDLPC SUBMISSION
8/29/19	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HDLPC
11/7/2018	ISSUED TO HDLPC
8/3/2018	ISSUED TO HDLPC
6/6/2018	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
2/12/2018	ISSUED TO PLANNING BOARD
1/29/2018	ISSUED TO SCENIC HUDSON
1/24/2018	ISSUED TO HDLPC
11/9/2017	ISSUED TO PLANNING BOARD
10/6/2017	ISSUED TO PLANNING BOARD

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

SITE DEVELOPMENT PLAN
DRAWN BY: JJL
JOB NO. 17102
PZ-03
DATE: 6/10/22

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STREET VIEW AT DONGAN PLACE



STREET VIEW AT DAVIES PLACE

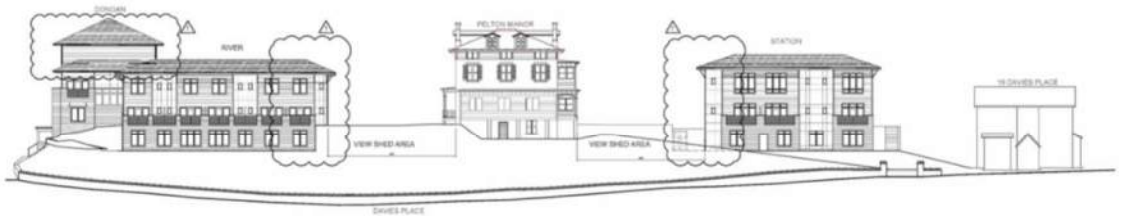
TA TINKELMAN ARCHITECTURE

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601



STREET VIEW AT DONGAN PLACE



STREET VIEW AT DAVIES PLACE

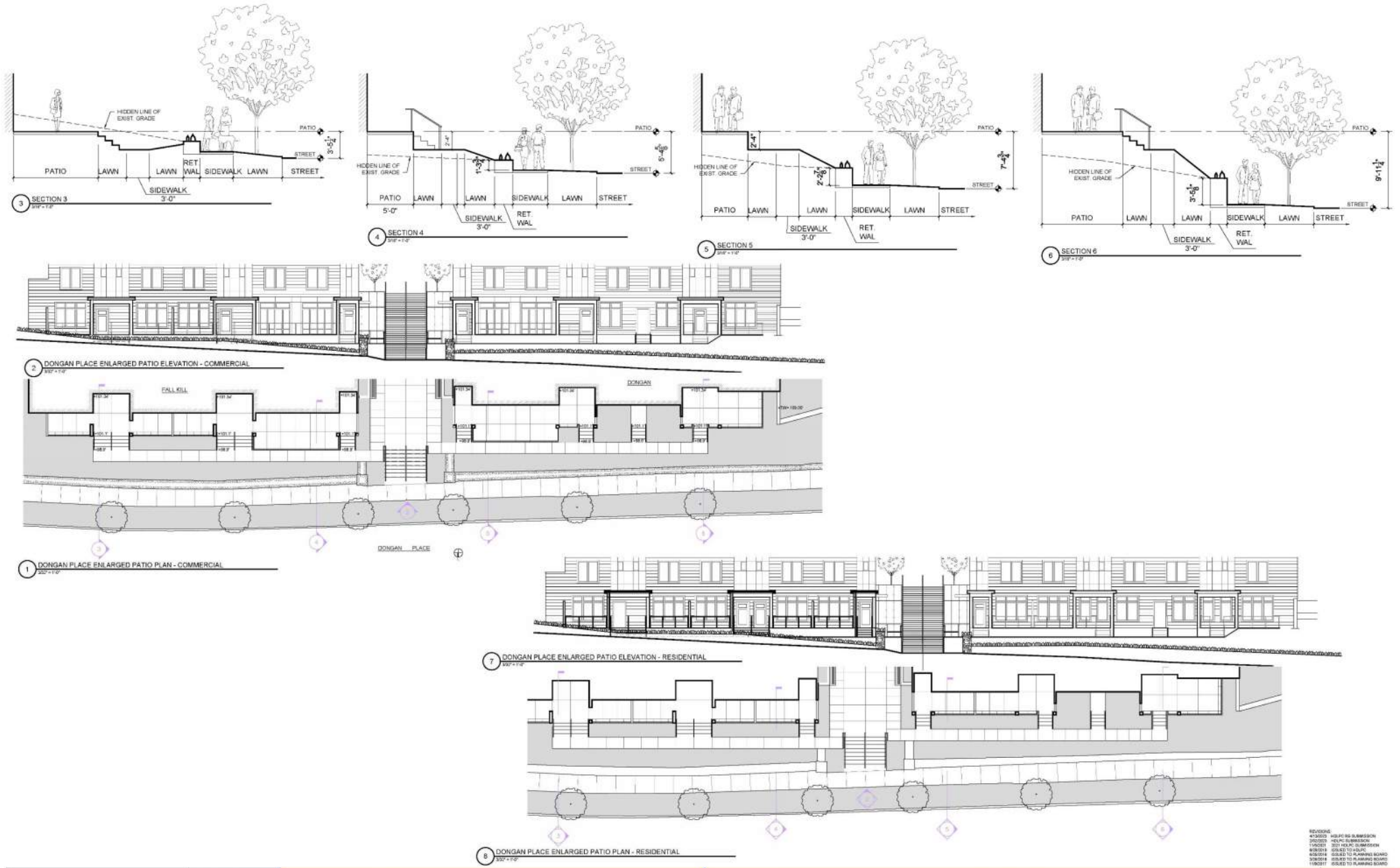
TA

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

STREET CLEVA NOTES

PZ-19



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TINKELMAN ARCHITECTURE

CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS

PZ-23



PROPOSED SITE PLAN:

FALLKILL & DONGAN BUILDINGS – DONGAN PLACE:



PORCH VIEW OF THE FALLKILL & DONGAN BUILDINGS - DONGAN PLACE:



MONUMENTAL STAIR @ THE FALLKILL & DONGAN BUILDINGS:



THE FALLKILL BUILDING: INNER COURT VIEW



THE PELTON MANOR - INNER PROPERTY VIEW:



THE PELTON MANOR - VIEWING SHED AREA:



THE CARRIAGE HOUSE- INNER COURT VIEW:



PEDESTRIAN SITE ENTRANCE - DAVIS PLACE:



THE RIVER BUILDING-
INNER COURT VIEW:



THE PELTON MANOR - VIEW FROM DAVIS PLACE:



THE PELTON MANOR - VIEW FROM DAVIS PLACE:



RESOLUTION OF CONDITIONAL AMENDED SITE PLAN APPROVAL

In the Matter of the Application of:

36 NORTH CLOVER STREET – PELTON MANOR CARMEL

WHEREAS, the Planning Board of the City of Poughkeepsie (the, "Planning Board") received an application dated June 25, 2019 for site plan approval from Pelton Partners, LLC (the, "Applicant"), contract vendee of a ±2.45 acre parcel of real property located at 36 North Clover Street, City of Poughkeepsie, County of Dutchess, New York, which bears tax map parcel identification number 6062-75-837228 (the, "Property"); and

WHEREAS, the Property is owned by the City of Poughkeepsie; and

WHEREAS, the Property is currently improved with Pelton Manor and is located in the Mill Street / North Clover Street Historic District; and

WHEREAS, the Property is in the Medium High Density "R-4" Residence Zoning District; and

WHEREAS, on July 23, 2018, the Planning Board granted conditional site plan approval for the restoration and repurposing of the Pelton Manor and the development of the Property into multifamily residences, which will result in the construction of forty-for (44) multifamily units (14-studios, 19 one-bedrooms, and 13 two-bedroom units) in six (6) buildings and sixty-seven (67) parking spaces (the "Project"); and

WHEREAS, pursuant to Section 19-6.1(3)(a) of the Zoning Code, the Applicant requested an extension of the Condition Site Plan Approval dated June 18, 2018; and

WHEREAS,; and

THE ENVIRNOMENTAL REVIEW

WHEREAS, the Common Council designated the Project a Type 1 Action pursuant to the New York State Environmental Quality Review Act (SEQRA) due to the fact that the Property was located in a historic district; and

WHEREAS, the Common Council was the Lead Agency for SEQRA purposes; and

WHEREAS, an expanded Full Environmental Assessment Form was prepared by The Chazen Companies and dated October 30, 2015 for review by the Common Council (the "2015 EAF"); and

WHEREAS, on December 22, 2015, by resolution, the Common Council accepted a Negative Declaration for the proposed project (negative declaration dated December 14, 2015), finding that the proposed action would not result in a significant adverse impact on the environment (the "Negative Declaration"); and

WHEREAS, the Negative Declaration was based on the Project being comprised of the following details, including but not limited to, a total of thirty-nine (39) multifamily dwelling units, seventy-two (72) parking spaces, 1.65 acres of disturbance, and 1.2 acres of impervious surface (the "Original Proposal"); and

WHEREAS, on October 26, 2015 Governor Cuomo signed Ch. 408 of the Laws of 2015 into law authorizing the City to sell the Property to a private entity for a public benefit and economic development; and

WHEREAS, the Applicant entered into a contract for sale with the City, dated January 4, 2016, for the purchase of the Property (the "Contract"); and

WHEREAS, the Contract is still valid as of the date of this Resolution; and

WHEREAS, the City received a letter dated December 7, 2015 from the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") that stated that "we have no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site. We are encouraged by plans to rehabilitate Hill House in a historically appropriate manner"; and

THE ORIGIONAL CONDITIONAL SITE PLAN APPROVAL

WHEREAS, on August 30, 2017 the Applicant submitted its original application to the Planning Board for site plan which site plan was conditionally approved on July 23, 2018 (the, "Original Site Plan"); and

WHEREAS, this Original Site Plan application to the Planning Board included revisions not before the Common Council, including but not limited to forty-one (41) proposed multifamily dwelling units, seventy-two (72) parking spaces, 1.95 acres of area of disturbance, and 1.63 acres of impervious surfaces; and

WHEREAS, on October 5, 2017 Chazen Companies, Applicant's engineers, determined that the Original Site Plan was consistent with the 2015 EAF and the Negative Declaration and that an amended negative declaration was not required; and

WHEREAS, related to the Original Site Plan, pursuant to New York State General Municipal Law § 239-m, on November 16, 2017 the Dutchess County Department of Planning and Development issued a "local concern with comments" determination. On April 4, 2018, based on a review of the most recent project revisions, the Dutchess County Department of Planning and Development re-issued its determination for the Planning Board approving the project as a "matter of local concern" without further comments; and

WHEREAS, the Applicant proposed additional revisions to the Project on or around February 13, 2018, which included revised details including but not limited to forty-four (44) multifamily dwelling units, sixty-seven (67) parking spaces (where seventy (70) spaces are required), 2.08 acres of disturbance, and 1.5 acres of impervious surface (the "Project"); and

WHEREAS, The Chazen Companies, the Applicant's engineers, prepared an evaluation, dated March 22, 2018, of the consistency of the Project with the 2015 EAF and Negative Declaration concluding that the Project is "consistent with and within the thresholds of the 2015 FEAF and adopted [N]egative [D]eclaration, and that an amended negative declaration is not required, in accordance with 6 NYCRR Part 617 Section 617.7(e)(1)[]"; the evaluation was submitted to the City Planning Board and the City's engineer for review; and

WHEREAS, on May 1, 2018, the Planning Board's consulting firm, Clark Patterson Lee, after a thorough review of the changes to the Project advised the Planning Board that in comparing "project modifications against the original project and SEQRA determination, we feel that the changes are *de minimus* and do not rise to the level of requiring an amendment to the original Negative Declaration. Therefore, in our professional opinion, the determination remains valid and applicable[]"; and

WHEREAS, the Planning Board held public hearings on November 28, 2017, January 18, 2018, February 21, 2018 and April 17, 2018 on the Project and its related revisions, during which time all who wished to address the Planning Board were heard; and

WHEREAS, on April 11, 2018, the ZBA held a public hearing and granted four (4) area variances for the Project including two side yard setback variances (east and south), a lot area variance, and a parking variance; and

WHEREAS, on November 21, 2017, the City's architectural consultant, MASS Design Group, provided a report to the Planning Board reviewing the Site Plan Proposal to "assist the Planning Board in an effort to serve the long-term visions for the City[]"; and

WHEREAS, on April 24, 2018, MASS Design Group, provided an updated report to the Planning Board based on the most recent projects revisions, which comprise the Project; and

WHEREAS, on April 27, 2018 the Applicant submitted to the Planning Board a report from Tinkleman Architecture defining the compatibility of the Project in the district and neighborhood of the Pelton Manor (the "Tinkelman Report"); and

WHEREAS, the Tinkelman Report provided the Planning Board with an "in-depth analysis of the defining features of architectural compatibility within the Mill Street/North Clover Street Historic District, and the immediate neighborhood of the Pelton Manor" in accordance with City Zoning Code ("Zoning Code") § 19-6.1(e)(1)(b); and

WHEREAS, on May 7, 2018 Tinkleman Architecture submitted a letter to the Planning Board in response to MASS Design Group's letter dated April 24, 2018 (the "Tinkelman Memo") addressing MASS Design Group's comments and concerns; and

WHEREAS, on February 10, 2018, in response to the Planning Board's request for feedback, the City of Poughkeepsie Historic District and Landmark Preservation Commission ("HDLPC") issued comments for the Planning Board's review and consideration; and

WHEREAS, there has been substantial interest in the community in this Project, both positive and negative; and

WHEREAS, the Planning Board received, reviewed and considered several written comments from members of the public related to the Project in addition to those comments made at the relevant public hearings; and

WHEREAS, written comments were accepted by the Planning Board up until April 17, 2018; and

WHEREAS, the Planning Board considered the applications, supporting materials, Applicant comments, consultant comments and public comments, and held its own discussion during meetings held on September 19, 2017, October 17, 2017, November 28, 2017, January 18, 2018, February 21, 2018, March 20, 2018, and April 17, 2018; and

WHEREAS, the Planning Board considered the following materials received from the Applicant:

1. Letter from Tinkelman Architecture dated March 26, 2018.

2. Revised Planning Board site plan application dated March 26, 2018.

3. Revised Project Architectural Drawings — Dated 3/26/2018 — Issued to Planning Board:

PZ-01	Charts and Tables
PZ-02	Adjoining Property Owners
EC1	Map of Existing Conditions
PZ-03	Site Development Plan
PZ-04	Site Section
PZ-05	Site Details
PZ-06	Site Details
PZ-07	Preliminary Floor Plans — Pelton Manor
PZ-08	Preliminary Elevations — Pelton Manor
PZ-09	Preliminary Floor Plans — Fall Kill
PZ-10	Preliminary Elevations — Fall Kill
PZ-11	Preliminary Floor Plans — Dongan
PZ-12	Preliminary Elevations — Dongan
PZ-13	Preliminary Floor Plans — River
PZ-14	Preliminary Elevations — River
PZ-15	Preliminary Floor Plans - Station
PZ-16	Preliminary Elevations — Station
PZ-17	Preliminary Floor Plans — Carriage House
PZ-18	Preliminary Elevations — Carriage House
PZ-19	Street Elevations
PZ-20	Enlarged Monumental Stair Plan & Elevations
PZ-21	Enlarged Pelton Terrace & View Shed Plan & Section
PZ-22	Front Entrance Sign
PZ-23	Dongan Place Patio Plan, Elevation & Section
PZ-24	Entrance Driveway Plan & Walkway Ramp Plan & Section
PZ-25	Traffic Circulation Plan

4. Revised Project Landscape Drawings - Dated 3/23/2018:
   Existing Tree Inventory
   Landscape Plan
   Landscaping Plant Table
   Landscaping Plant Photos
   Landscaping Planting Specs and Notes

5. Revised Project Civil Drawings — Dated 3/27/2018:

SG-1	Site Grading
SD-1	Site Drainage
UT-1	Site Utilities
EC-1	Erosion Control
NS-1	Notes Sheet
DN-1	Sanitary Details
DN-2	Water Details
DN-3	Stormwater Details
DN-4	Stormwater Details
DN-5	Erosion Control Details

6. April 27, 2018 report from Tinkelman Architecture "Defining Compatibility in the District and neighborhood of the Pelton Manor"; and

7. "Site Development Plan Findings for Pelton Project for Property known as 36 North Clover Street", prepared by the Applicant and dated April 30, 2018 including the following exhibits:

   a. Exhibit A – April 10, 2018 ZBA area variance determination;
   b. Exhibit B – Negative Declaration adopted by the Common Council on December 22, 2015;
   c. Exhibit C – Chazen SEQRA consistency analysis dated October 5, 2017; and
   d. Exhibit D – Chazen SEQRA consistency analysis dated March 22, 2018.

8. May 7, 2018 correspondence from Tinkelman Architecture responding to comments from MASS Design Group; and
9. A 3-D Virtual Reality Simulation that depicted the Project as if it had been built, allowing the viewer to move around the constructed space and to experience the massing of the buildings, the pathways and proposed public space, among other aspects of the Project.

WHEREAS, after its extensive review, on July 23, 2018, the Planning Board granted Site Plan approval to the Applicant for the Project; and

THE AMENDED SITE PLAN APPLICATION

WHEREAS, the application seeking amended site plan approval proposes certain changes and additional improvements to be made to the Project, including, among other things, the relocation of the River building to increase open space around the Pelton Manor; the elimination of street level retaining walls which was replaced with street side covered entries and stairs; several retaining walls surrounding the monumental stair have been revised to reduce the overall massing; the parking lot and driveway have been moved to created more open space; benches, planters, and paved terraces have been eliminated in the viewing shed area; the Pelton Manor terrace has been modified by eliminating the western cantilevered seating area; the retaining wall at the Davies Place entrance has been modified and a dog park and additional access walks have been added (the, "Amended Project"); and

WHEREAS, the Original Site Plan as approved is incorporated herein and made a part hereof as fully set forth here, except for the proposed changes contained in the Amended Site Plan and together are collectively known as the "Amended Site Plan"); and

WHEREAS, along with its application dated June 25, 2019 the Applicant has submit the following documents is support of its application for Amended Site Plan:

1. Letter from Tinkelman Architecture dated June 25, 2019.
2. Letter from Tinkelman Architecture dated July 11,2019, revised July 12, 2019.
3. Revised Amended Project Architectural Drawings — Dated 3/26/2018 — Issued to Planning Board:

PZ-01	Charts and Tables
PZ-02	Adjoining Property Owners
PZ-03	Site Development Plan
PZ-04	Site Section
PZ-05	Site Details
PZ-06	Site Details
PZ-07	Preliminary Floor Plans — Pelton Manor
PZ-08	Preliminary Elevations — Pelton Manor
PZ-08.1	Material Callouts- Pelton Manor
PZ-10	Preliminary Elevations — Fall Kill

PZ-12	Preliminary Elevations — Dongan
PZ-14	Preliminary Elevations — River
PZ-16	Preliminary Elevations — Station
PZ-18	Preliminary Elevations — Carriage House
PZ-19	Street Elevations
PZ-20	Enlarged Monumental Stair Plan & Elevations
PZ-21	Enlarged Pelton Terrace & View Shed Plan & Section
PZ-22	Front Entrance Sign
PZ-23	Dongan Place Patio Plan, Elevation & Section
PZ-24	Entrance Driveway Plan & Walkway Ramp Plan & Section
PZ-25	Traffic Circulation Plan

4. Revised Amended Project Landscape Drawings - Dated 6/24/2019:
   Existing Tree Inventory
   Landscape Plan
   Landscaping Plant Table
   Landscaping Planting Specs and Notes

5. Revised Amended Project Material Spec Booklet consisting of specs M1- M18 and dated _____.

6. State Environmental Quality Review Comparison of Impacts- Concept Plan Reviewed for Negative Declaration Adopted 12-21-2015 vs Currently Proposed Amended Site Plan" prepared by The Chazen Companies dated June 25, 2019; and

WHEREAS, on July 16, 2019 at a regularly scheduled meeting of Planning Board, Applicant provide the Planning Board with an overview of the Amended Site Plan Application, and at that time the board determined that the application should proceed without the necessity of a public hearing and voted to refer the Amended Site Plan Application to the Planning Board's engineering consultant Clark Patterson Lee for the purpose of determine whether or not the Amended Site Plan Application will affect the Negative Declaration issued pursuant to SEQRA; and

WHEREAS, the Amended Site Plan Application is deemed complete; and

NOW, THEREFORE, BE IT RESOLVED that the foregoing "whereas" provisions are incorporated by reference as if fully set forth herein; and

BE IT FURTHER RESOLVED that the Planning Board has reviewed all application materials related to the Amended Project and its most recent revisions and finds that the Amended Project is consistent with and within the thresholds of the 2015 EAF and adopted Negative Declaration and that an amended negative declaration is not required; this conclusion is supported by the Planning Board's consultant Clark Patterson Lee in a Memorandum dated August 18, 2019 which states:

> ***"Based on the information contained in the above documents and our own review of the project modifications against the original project (2015), the revised project (2018), this secondary revision (2019), the original 2105 SEQRA determination and subsequent reviews in 2018 and 2019, we feel that the changes are de minis and do not rise to the level of requiring an amendment to the original Negative Declaration. We concur with the SEQRA comparison provided by the applicant and therefore, in our professional opinion, the original SEQRA determination remains valid and applicable.***

BE IT FURTHER RESOLVED that, pursuant to §19-6.1 of the Zoning Code, the Planning Board has considered the application in conjunction with the applicable requirements and design standards for the R-4 District in which the proposed Amended Project is to be located, and the nature, arrangement and appearance of all structures, improvements and uses which comprise the Amended Project, including their potential effect on adjacent properties, the Mill Street / North Clover Street Historic District, the historic nature of the Pelton Manor, architectural features and land uses, and has given due consideration to the effect of the Amended Project on the public health, safety and welfare; the comfort and convenience of the public in general, and the residents or users of the Amended Project and of the immediate neighborhood in particular, and makes the findings set forth below.

Specifically, the site plan application and supporting materials demonstrate the following:

(a) The Amended Site Plan is in conformance with the relevant portions of the City Comprehensive Plan.

The City's Comprehensive Plan (the "Comprehensive Plan") (November 1998) does not specifically provide recommendations for the Property. The Comprehensive Plan does recommend the creation of a downtown core surrounded by professional offices, neighborhood commercial uses and a mix of office and residential uses surrounding the linear Main Street corridor. See Comprehensive Plan § 6.2.1. The Common Council also made this same finding in the Negative Declaration.

Accordingly, the Amended Site Plan pending before the Planning Board is consistent with the Comprehensive Plan recommendation by including multi-family residential apartments within walking distance to the downtown core area, train station and surrounding professional offices and commercial uses.

(b) The design of all structures is compatible with that of surrounding structures. Compatibility shall be determined by a review of proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the site.

Zoning Code § 19-6.1(e)(1)(b) recites that compatibility shall be determined by a review of proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the site. The word compatible is defined in the Merrian-Webster Dictionary New Edition 2016 as "capable of existing together in harmony." Therefore, the Planning Board finds that compatibility does not require uniformity.

As noted above and demonstrated in the administrative record (the "Record"), on April 27, 2018 the Applicant submitted a report from Tinkelman Architecture entitled, "Defining Compatibility in the District and neighborhood of the Pelton Manor" (the "Compatibility Report").

In the Compatibility Report, the Applicant photographed and analyzed 125 buildings within the Mill Street/North Clover Street Historic District and forty-seven (47) additional nearby buildings within the neighborhood.

In accordance with the Compatibility Report, the Planning Board found that the Project height, scale and massing were consistent with the 2-4 story range in the Mill Street / North Clover Historic District (the "District"). In buildings on lots .30 acres or more, 70% of the buildings are 3.5-4 stories. New structures included in the Project flanking the existing three-story Pelton Manor building are two stories or lower in height. The Applicant has noted that this height was specifically designed to respect the existing Pelton Manor. The Planning Board further finds that the Amended Project only serves to improve on the height, scale and massing by reducing the height of a portion of the buildings and the softening of the massing of the monumental stairs.

In addition, the average building footprint coverage for sites greater than .30 acres in the District is 22%. The proposed building footprint on the Pelton site plan is 18.1%. Importantly, the buildings are sited to maximize open space for public gathering. Therefore, the Amended Project is compatible with other similar properties in the District.

We also find that 34% of the buildings within the district are non-brick veneer and have either vinyl or wood siding. The proposed building materials for the Amended Project are sterling grey and dark grey wood composite and are therefore consistent with those in the neighborhood. Color in the District consists of majority red at 44% and gray/white at 27%. Here, the Amended

Project color scheme is primarily tones of grey with some areas on the facade with red panels. Therefore, the Amended Project is compatible with the District and neighborhood.

On larger lots of .30 acres or more, 60% of the total structures have porches. The proposed buildings along the Amended Project's Dongan Place have terraces raised above the street level continuing the same fabric of those buildings found along Mill Street. The Amended Project incorporates street side covered entries and stairs meant to create a front porch space at the street level to continue the fabric of the adjacent neighboring traditional front porches. Therefore, the Amended Project is compatible with the District.

The Compatibility Report revealed that there is no consistent style or period of architecture that defines the Mill Street/North Clover Street Historic District or the surrounding neighborhood. However, we find that the large cornice with brackets is a reoccurring detail on both residential and commercial buildings. We also find that another common feature is the "frieze windows" along the upper entablature area. These common details/features are incorporated into the design of the new structures for the Amended Project. Therefore, the Amended Project is compatible with the District and surrounding neighborhood.

Based on the Record, we find that the following building design elements are implemented into the new structures for the Amended Project and are similar to those found on the existing Pelton Manor as well as nearby neighborhood structures within the District:

1. The Amended Project design uses different materials, colors of siding and

dimension of exposure establishes a lower base, a middle second section and an upper entablature and articulates the private entrances of the individual units promoting a townhouse look and feel to the massing from the street. The Amended Project shifts in planes and diversity of materials and colors are similar features found along Mill Street and in the neighborhood.

2. The Amended Project incorporates front porch/terrace space to encourage residents to engage with the exterior elements as well as promoting a connection to the neighborhood/community. The step back above the balcony levels reflects a two-story structure in the massing along the Dongan Place street level.

3. The Amended Project's large entablature and deep overhang with decorative brackets are respectful of the Italianate style and scale of the Pelton Manor albeit while being contemporary in form and material.

4. The Amended Project's proportions and arrangement of the windows at the top floors in the buildings are paired casements, tall and narrow, with transom windows above situated in the entablature to mimic the "frieze windows" in the entablature of the existing Pelton Manor; and

5. The Amended Project's main roof forms on the new buildings are the same low-pitched hip-style found on the Pelton Manor. The use of shallow pitched roof canopies over the entry doors and brise soleil above the windows relates to the

flat/low pitched roofs on the Pelton Manor porches and entrances.

Views of the Pelton Manor will be framed by careful placement of the Amended Project's new structures while exposing and engaging the public to the existing Pelton Manor. The new structures are situated on the Property in order to maintain the important west/northwest views of the Hudson River, the Mid-Hudson Bridge, the Walkway over the Hudson and Fall Kill Creek. Dwelling units along Dongan Place are built into the topography to situate the lower apartments adjacent to the street level to create an interactive street scape similar to that found in the surrounding neighborhood. Therefore, the new construction is secondary to the historic Pelton Manor and does not detract from the Property's historic significance.

The Amended Project's new architecture also relates to place in addition to style making it compatible with the District and surrounding neighborhood. There are four areas on the site which have been designed to promote active urban environments: the monumental stair between the northern most structures, the viewing shed area in the northwest corner of the site, the Pelton Manor terrace and viewing platform, and the Davies Place entrance and pathway up to the Pelton Manor. These areas are integrated into the fabric of the District and neighborhood and therefore compatible with the District.

Existing elements such as the rustic stone property retaining wall along the west and north sides and the entrances into the Property are preserved and maintained as existing elements and facilitate circulation through the site for residents and to the public.

Importantly, the Planning Board finds that the new buildings proposed by the Amended Project appropriately contrast with the Pelton Manor structure. The new buildings highlight the Manor's historic presence and detailing while being compatible in scale, proportion, shape and

detail. Prior to the current Amended Project design as approved herein, the previous design color schemes included the M4 Meteon Panel at more locations. The Applicant refined the design and the locations of this material to specifically be applied in areas facing the public spaces and to highlight the procession through the site at entrance locations. The balance of the color palette for the new structures is both muted and neutral, thus allowing the Pelton Manor to have a more dynamic presence with its lighter coloration.

In response to the HDLPC comments dated February 10, 2018, the Planning Board specifically notes that, the above Amended Project details demonstrate that the Amended Project's compatibility with the historic nature of the Mill Street / North Clover Historic District and the Pelton Manor. As demonstrated above, the Applicant reviewed several surrounding properties and considered both the historic nature of the district and the Pelton Manor in developing the Amended Project. Therefore, the Applicant has retained the historic relationship between the historic district and the Pelton Manor. The Amended Project also increases the distance between the River building and the Pelton Mansion to increase the "zone of respect" as recommended by the HDLPC.

In addition, certain public open spaces being provided by the Amended Project will enhance the use of the Property and allow City residents to enjoy the historic district and Pelton Manor vistas by facilitating a walkable community, which is not currently achieved. Specifically, the proposed landscaping and open spaces enhance the context and setting of the Pelton Manor consistent with the goals of a historic district.

Importantly, the Amended Project does not propose any demolition or alteration (other than renovation) of a historic structure. The Amended Project maintains the "gateway" vista of Pelton Manor for those traveling into the City by car or rail by framing the view of Pelton Manor. The Amended Project proposes additional multifamily structures around the Pelton Manor in a manner

that respects the historic structure and adds to its prominence in the historic district. The Planning Board finds that development of the Property with the proposed density is required for the Amended Project to proceed. The proposed density will facilitate a walkable community in the Mill Street / North Clover Historic district and the public access to the Property will allow for residents and visitors to enjoy the historic area and vistas.

The Planning Board received and considered a detailed presentation of the architecture and materials proposed by the Applicant on April 17, 2018 and again on June 16, 2019 with respect to the Amended Site Plan. The Applicant also provided actual samples of the materials proposed to be used.

In accordance with the above, the Planning Board finds that the design of all structures, including the proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the Property, is compatible with that of surrounding structures in the District.

(c) All proposed traffic access ways are adequate but not excessive in number; in width, grade, alignment and visibility; not located too near street corners or other places of public assembly; and other similar safety considerations.

The application demonstrates that the proposed traffic access ways are adequate. The proposed traffic access ways are not located too near street corners or other places of public assembly.

The traffic access ways have been designed in compliance with the City's requirements related to width, grade, alignment and visibility. The proposed access way is at a width of twenty-two (22) feet and therefore meets the City's minimum requirements. Further, the access way is relatively flat in its contour with an overall grade elevation change of less than 0.5% over 360 feet. The access way is aligned perpendicular to North Clover Street.

The Planning Board also finds that there is ample visibility and sight distance, both in the northerly and southerly directions where the access way connects to North Clover Street, retaining the existing curb cut. The existing curb cut is a safe distance from the nearest street corner. It is approximately 150 feet from the North Clover Street and Mill Street intersection and is not located near places of public assembly that would impact the use of this curb cut. The structures adjacent to the entrance way along North Clover Street are significantly set back from the street at twenty-five (25) feet to the north and thirty-three (33) feet to the south allowing for unobstructed views.

Importantly, the access driveway has been used for over 100 years by the previous occupants of the site including the Poughkeepsie Day nursery.

As noted in the Negative Declaration, a traffic assessment was prepared as part of the SEQRA review. This traffic study found, based upon observed traffic patterns and volumes on North Clover Street and the immediate area, that the expected Amended Project generated traffic would not have any significant impact on the local roadway system and that no mitigation due to the Amended Project generated traffic is warranted. Traffic generated by the proposed Amended Project is expected to be less than the traffic generated by the former day nursery facility.

Moreover, based on a review of the application, the Planning Board finds that the entrance driveway is designed with ample street lighting and a double-sided property sign located at the public way which will be illuminated during nighttime hours to assist in locating the entry to this development. The Amended Project sign has been located so as not to impact the visibility of the North Clover Street connection.

In accordance with the above, the Planning Board finds that finds that there will be no negative traffic impact from the Amended Project and that the requirements of Section 19-6.1(e)(1)(c) are satisfied.

(d) That adequate off-street parking and loading spaces are provided to prevent parking in public streets of vehicles of any persons connected with or visiting the use and that the interior circulation system is adequate to provide safe accessibility to all required off-street parking lots, loading bays and building services.

The Amended Site Plan provides 67 off-street parking spaces where 70 are required by the Zoning Code. The Applicant has obtained an area variance for 3 parking spaces from the ZBA. Therefore, the proposed off-street parking is adequate. The Zoning Code does not require loading spaces in a residential district and the Amended Project appropriately provides none.

Accordingly, the Planning Board finds that an adequate number of off-street parking for vehicles and bicycle storage is proposed so that there will be no need for the use of parking on public streets adjacent to the Property.

Moreover, the property is located directly across from the Waterfront Transit-Oriented Development District (WTOD) as well as the Poughkeepsie train station. This district promotes walking in lieu of car travel. The WTOD district also allows a lower density parking requirement of 0.5 space per dwelling unit which is less than the requirements listed for the R-4 district. The property is also within walking distance of the downtown area, the County office buildings and Marist College. There is also a bus route and stop along Dongan Place to provide an alternative to car travel. Therefore, due to the Amended Project's facilitation of a walkable environment, the need for off-street parking is reduced.

The parking lot driveways and configuration have been established so that the interior circulation system is adequate to provide safe accessibility to all off-street parking spaces and building service facilities. The lot layout and travel lane width of 22'-0" meets all City requirements for the design of such facilities. The parking area has been arranged for movement and circulation of life safety and fire service equipment. The Amended Project has been reviewed and approved by Ronald Knapp, former City of Poughkeepsie Police Chief, and Mark Johnson, Chief of the City of Poughkeepsie Fire Department.

In accordance with the above, the Planning Board finds that, in satisfaction of Zoning Code § 19-6.1(e)(1)(d), the Amended Project provides an adequate number of off-street parking and loading spaces to prevent parking in public streets and that the interior circulation system is adequate to provide safe accessibility to all required off-street parking lots, loading bays and building services.

(e) That all playground, parking and service areas are reasonably screened at all seasons of the year from the view of adjacent residential lots and streets and that the general landscaping of the site is such as to enhance the character of the city and is in character with that generally prevailing in the neighborhood.

All parking and service areas of the Amended Project are located within the center of the Property. The Property, by reason of natural topography, sits at the top of a hill significantly higher than the street level along the northwestern edges. Therefore, the Planning Board finds that the parking and service areas are not visible from the surrounding City streets regardless of the season of the year.

Moreover, the Applicant has demonstrated that the site will be screened from adjacent residential lots by opaque fencing and/or landscaping along the southern and easterly property lines.

The Applicant has provided a comprehensive landscaping plan. Based on this comprehensive landscaping plan, the Planning Board finds that landscaping will enhance the character of the City and neighborhood as well as the Property. The landscaping plan includes new trees on the site as well as along the green area adjacent to the existing sidewalk on Dongan Place, along with considerable new plantings and ground covers to provide visual effect during the Spring through Fall season. There are approximately 2,700 plants and trees proposed to be planted.

In addition, the Planning Board finds that this landscaping plan will enhance the presence of the Pelton Manor by highlighting and framing the Pelton Manor. The Pelton Manor is not visible to the public at the present time except in winter due to the site being overgrown.

There are no playgrounds or equipment in the design requiring screening.

In accordance with the above, and in satisfaction of Zoning Code § 19 6.1(l)(e)(1)(e), the Planning Board finds that all playground, parking and service areas are reasonably screened at all seasons of the year from the view of adjacent residential lots and streets and that the general landscaping of the site is such as to enhance the character of the City and is in character with that generally prevailing in the neighborhood.

(f) That all existing trees over eight inches in diameter, measured three feet above the base of the trunk, shall be retained to the maximum extent possible.

The application demonstrates that all existing trees over 8" in diameter, measured 3' feet above the base of the trunk, are retained to the maximum extent possible. A detailed inventory of

existing trees on the Property was developed by the Applicant to establish tree species and conditions of the thirty-five (35) existing trees on the Property (12 of them will be retained). The Planning Board finds that most of the twenty-three (23) trees proposed to be removed are invasive species such as Norway Maples and a Tree of Heaven and are in poor condition or in a state of decline.

Existing mature non-invasive trees such as a Large Leaf Linden tree 26" in caliper located in the parking area and a Sugar Maple tree 28" in caliper located along Davies Place are in good condition, have reached legacy tree status and will remain.

The Planning Board further finds that a 24" caliper Kentucky Coffee tree, having some local significance within the community, will remain as part of the proposed landscaping plan. The westerly most structure was specifically located in order to allow this tree to remain intact.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(f), the Planning Board finds that, to the maximum extent possible, existing trees over eight inches in diameter, measured three feet above the base of the trunk, will be retained.

(g) That all plazas and other paved areas intended for use by pedestrians use decorative pavements and plant materials so as to prevent the creation of vast expanses of pavement.

The application demonstrates that all plazas and other paved areas intended for use by pedestrians use decorative pavements and plant materials so as to prevent the creation of vast expenses of pavement.

The parking area has been designed to include two (2) distinctive and separate areas for vehicular parking. The largest Linden tree found on the Property will be retained and is located in the center of the main parking field and will be surrounded by an 18' x 40' planting bed. This will greatly soften the center of the northern parking area.

The landscape parking islands have been designed to incorporate dropped curb inlets to allow for the passage of water into them thus reducing the number of curbs constructed.

Planting beds frame the central parking field and soften the paved area. In addition, the northern most row of parking spaces in the main parking area is subdivided with the placement of a small plaza constructed of stone pavers, landscaping and benches. This pedestrian element also acts as the formal entrance to the Amended Project's monumental staircase that connects the interior of the Amended Project site to Dongan Place.

The entire northern parking area, consisting of forty-one spaces, is broken into four distinct zones to reduce the expanse of paving. In addition, the entire perimeter of this area is framed with both lawn and landscaping.

In response to the HDLPC comments dated February 10, 2018, the Planning Board specifically notes that, the above Amended Project details demonstrate that the Amended Project's parking areas, access ramps and related lighting are unobtrusive to the maximum extent possible while still providing a safe environment for residents and pedestrians. Additionally the Amended Site Plan calls for shifting of the west end of the parking lot and driveway eastward 18' in order to increase the open space around the Pelton Manor and accommodate a set of porch stairs off the north side of the Pelton Manor.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(g), the Planning Board finds that decorative pavements and plant materials are utilized in all plazas and other paved areas intended for use by pedestrians use so as to prevent the creation of vast expanses of pavement.

(h) That all outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare onto adjoining properties and streets.

The application demonstrates that all outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare on to adjoining properties and streets.

The lighting of the parking area will be from fixtures that will not exceed sixteen (16) feet in height and have been placed to prevent light spillage on to neighboring properties. All other lighting fixtures are decorative in nature, being either waist high, low level bollards for creating illumination for safety along walkways or stairways, or are wall mounted for marking the entry of a given dwelling unit. These fixtures are also decorative in nature.

The lighting design, using best practices, has taken into account reducing the amount of light spillage on to adjacent properties by limiting foot candles to minimum requirements while maintaining levels adequate for safety, as well as using downward facing glare shields on the fixtures.

The Pelton Manor will be lit at night by up lighting the structure. With this up lighting technique, the selected fixtures provide the requisite light source that will not be cause glare.

All proposed site lighting fixtures are located within the internal portion of the Property and thus reduce potential light spillage on adjacent properties.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(h), the Planning Board finds that all proposed outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare onto adjoining properties and streets.

(i) That the drainage system and the internal water and sewer systems are adequate and that all connection to city systems are in accordance with city standards.

The application demonstrates that the drainage system and the internal water and sewer systems are adequate and all connections to City systems are in accordance with City standards.

All work in constructing this Amended Project will be performed in accordance with all governing codes and City requirements. The Property is connected to municipal water and sewer service. The development will result in an increase of water usage and waste water generation over the former use of the Property as a day nursery.

Correspondence from the City Commissioner of Public Works dated October 26, 2015, and from Ed Steeprock, Project Manager of the City Water Plant Operations dated October 28, 2015, state that the City has sufficient capacity to provide water and sewer service to the proposed Amended Project.

The final drawings and plans will be reviewed and ultimately approved by the City Water and Sewer Departments. All civil design work by LRC Engineers will be certified to meet all governing regulations.

The Applicant has incorporated elements into the design to control and treat storm water runoff including the use of catch basins, storm-sewer piping, bioretention and porous pavement. Post development flow off the Property will not increase from pre-development conditions.

Water efficient plumbing fixtures and equipment will be incorporated into the design of the dwelling units thus reducing overall water usage and waste water generation. Water utility lines will be connected to a City water meter pit enabling the measuring and monitoring of water usage.

In accordance with the above, and in satisfaction of Zoning Code § 19-6.1(e)(1)(i), the Planning Board finds that the proposed drainage system and the internal water and sewer systems are adequate and that all connection to City systems are in accordance with City standards.

(j) That the site plan and building design accommodate the needs of the handicapped and are in conformance with the state standards for construction concerning the handicapped.

The application demonstrates that the site plan and the building design will accommodate the needs of the handicapped and are in conformance with the New York State's Standards for Construction concerning the handicapped, as follows:

1. Four (4) accessible parking spaces have been provided throughout the Property together with requisite drop curbs to allow connection to the walkway system. The required number of accessible parking spaces is three (3) per the 2015 International Building Code. Detailing of such spaces will meet all governing codes.

2. Accessible pathways with 2% slope or less have been designed to allow for connection from the North Clover Street entrance of the site to all public facilities such as the community spaces and outdoor terrace, the gym, bicycle room, storage areas and dog wash station.

3. Accessible dwelling units are also provided as per the requirements in the 2015 International Building Code. Where one "Type A" unit is required, the Amended Project is providing two units. All apartments accessed at grade level are "Type B" units meeting the requirements and exceptions as elaborated in the Building Code.

4. Handicap access from North Clover Street will be provided with a new concrete sidewalk.

5. Mandated signage and site markings will be provided, as required by code.

In accordance with the above, and in satisfaction with Zoning Code § 19-6.1(e)(1)(j), the Planning Board finds that the Amended Project site plan and building design accommodate the needs of the handicapped and are in conformance with the state standards for construction concerning the handicapped.

(k) That the site plan and building design maximize the conservation of energy.

The application demonstrates that the Amended Project buildings will either meet or exceed the requirements as mandated in the 2015 International Energy Conservation Code. The Applicant has noted that quality windows, energy efficient HVAC equipment and a substantive insulated building envelope will be included in the final building construction

detailing and specifications. Further, energy star rated appliances and fixtures utilizing LED light bulbs will be incorporated into the dwelling units.

The parking area and access way configuration have been designed to minimize the required area to the extent practicable.

Two (2) electric car charging stations will be provided with the construction of the parking lot.

In accordance with the above, and in satisfaction with Zoning Code § 19-6.1(e)(1)(j), the Planning Board finds that the proposed site plan and building design maximize the conservation of energy.

AND, BE IT FURTHER RESOLVED that based on the foregoing findings, the Planning Board finds that the granting of site plan approval for the Amended Project is appropriate, but that the imposition of certain conditions and safeguards is required to further the expressed intent of Chapter 19 of the City Zoning Code, as follows:

1. **Public Access.** As depicted on site plan sheet PZ-03 and labeled "Viewing Shed Area," limited public access for passive activities such as walking areas and sitting benches on a portion of the Property shall be instituted and maintained on the Property as a part of the Amended Project. Such public access shall be subject to the following rules and regulations:

    a. Access will be permitted from dawn to dusk, seven days a week for passive recreational use.
    b. The consumption of alcoholic beverages and the use or consumption of controlled substances are prohibited.
    c. Smoking is prohibited on the Property.
    d. The public entering on the Property will be required to act in a lawful manner and to refrain from loud and annoying sound.
    e. The public entering on the Property will be required to remove all trash created by their presence on the Property.
    f. Amplified music or other amplified sounds are prohibited.
    g. The use of skateboards and bicycles are prohibited.
    h. Guns, knives and all other weapons are prohibited except by law enforcement officials.

i. All activities which negatively interfere with the quiet enjoyment of the tenants are prohibited.
j. The public access space shall be ADA compliant.
k. The Rules and Regulations may be modified from time to time by the owner of the Property subject to the approval of the City Planning Department.

2. **Sewer and Water.** The applicant will provide language satisfactory to the City of Poughkeepsie Corporation Counsel for the deed restriction for operation and maintenance of the privately-owned storm sewer mitigation system, sanitary sewer and water utility.

3. **Sanitary Sewer Ownership.** The applicant will work out an arrangement with the City of Poughkeepsie Corporation Counsel and City Engineer, satisfactory to both, for the City to take ownership of the portion of the proposed sanitary sewer located within the Davies Place Right of Way between proposed Sanitary Manhole #7 and proposed Sanitary Manhole #8, a total of 88 LF, provided that the sanitary sewer is designed by a NYS Licensed Professional Engineer and built to City standards. All other sanitary sewer as part of the development would remain the owner's responsibility.

4. **Certificate of Occupancy.** No certificate of occupancy shall be issued until any and all outstanding fees owed to the City or its consultants have been paid and all proposed improvements shall have been completed in accordance with the approved Site Plan.

5. **Resolution Acknowledgement.** The Applicant shall sign a copy of this resolution and file it with the Planning Board for the purpose of indicating familiarity with the provisions of this resolution and acknowledging receipt of a copy thereof.

AND BE IT FURTHER RESOLVED, that Applicant's request of an extension is approved and incorporated herein to provide for an expiration date one (1) year from the date of this site plan approval.

When the above conditions have been satisfied, three (3) sets of the above-referenced plans shall be submitted for endorsement by the Planning Board Chairman or his designee. One (1) set shall be returned to the Applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the City Engineer. The Applicant must return for approval from the Planning Board if any changes from the endorsed plans are subsequently desired.

The foregoing resolution was put to a vote. The following Planning Board members were present and voted as follows:

Robert Levine, Chair	RECUSED
Daniel McCabe, Vice Chair	
Sakima A.G. Brown	
Robert Mallory	
Patrick Moore	
Anne Saylor	
Marjorie Smith	
Richard E. Mignault, Alternate	

THIS RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL WAS DULY AUTHORIZED AT A REGULAR MEETING OF THE PLANNING BOARD HELD ON AUGUST 20, 2019, AND THEREAFTER DECLARED ADOPTED.

Date 8/20/19 **Daniel McCabe, Vice Chair**

Further information may be obtained from:

THE CITY OF POUGHKEEPSIE PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055
Fax: (845) 451-4006

Received and Reviewed:

Signature of Applicant: _____

Name (please print): STEVEN TINKELMAN

Title: MEMBER.

PLANNING BOARD
MINUTES OF AUGUST 20, 2019 MEETING

Present
Patrick Moore
Daniel McCabe
Marjorie Smith
Robert Mallory
Anne Saylor

Excused
Robert S. Levine, Esq.
Sakima McClinton

Also present:
Natalie Quinn, Planning Director

The meeting was called to order at 7:02 pm.

A motion to approve the minutes of the July meeting was made by Anne Saylor, seconded by Patrick Moore and passed with four (4) in favor and one (1) abstention (Marjorie Smith).

125 N HAMILTON STREET
Site plan amendment regarding proposed installation of two new grain silos and protective bollards. Applicant: North Hamilton LLC (Eric Baxter); Consultant: Berger Engineering: Grid # 6162-63-269310 and 6162-63-270315; Zoned Central Medium Density Residence (R-3A) District; File #2016-050.

- Applicant provided brief overview of project, describing the need and benefit of silo installation.
- Board and applicant discussed and addressed potential impacts of installing the grain silos, including but not limited to noise, truck deliveries, vermin control, height and visibility of silos.

A motion was made by Marjorie Smith and seconded by Anne Saylor to waive the public hearing.

The Planning Board adopted the following resolution approving the project:

WHEREAS, the Planning Board has received an application for a site plan amendment relative to the proposed installation of two grain silos to accommodate increased storage at the existing brewing facility located at 125 North Hamilton Street; and,

WHEREAS, the project is classified as a Type 2 action under SEQRA and is not subject to further environmental review; and

WHEREAS, the action is more fully detailed on a site plan dated 5/7/19, and detail drawings by Meridian; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed installation as described herein, with the following conditions (if any):

> *All comments from Dutchess County Planning and internal City of Poughkeepsie departments shall be addressed to the satisfaction of city staff.

Motion: Marjorie Smith
Second: Patrick Moore
Carried: 5:0:0

36 N CLOVER STREET – RESIDENTIAL
Site plan regarding proposed 46 residential units in new and existing buildings; Applicant: Pelton Partners, LLC (Contract Vendee); Grid # 6062-75-837228; Zoned R-4; File#2017-044

The Planning Board adopted the following resolution for approval of the project:

Be it hereby resolved that the Planning Board shall receive in print the attached RESOLUTION OF CONDITIONAL AMENDED SITE PLAN APPROVAL titled "In the Matter of the Application of 36 NORTH CLOVER STREET – PELTON MANOR CARMEL."

Motion: Marjorie Smith
Second: Anne Saylor
Carried: 5:0:0

THEREFORE BE IT FURTHER RESOLVED that the Board grant amended site plan approval for the property at 36 North Clover Street as outlined in the resolution titled "In the Matter of the Application of 36 NORTH CLOVER STREET – PELTON MANOR CARMEL."

Motion: Marjorie Smith
Second: Anne Saylor
Carried: 5:0:0

26 SOUTH HAMILTON STREET - OFF-STREET PARKING EXPANSION
Site plan application for the proposed expansion of an accessory surface parking lot, combining several lots of record (36 South Hamilton Street, 26 South Hamilton Street, 114 Cannon Street, 116 Cannon Street and 231 Church Street) into a single lot of record. Owner: Church of St. Mary; Applicant: Father Ron Perez; Consultant: Lawrence J. Paggi PE, PC; Grid #: 6161-22-172982, 6161-22-163967, 6161-22-182986; 6161-22-184981, and 6161-22-176966; Zoned Poughkeepsie Innovation District Urban Village (PID-UV) Subdistrict, Office Residential (O-R) District and Central Commercial (C-2) District; File #2019-011

- Applicant is proposing decorative vinyl fence which is subject to Planning Board approval in PID
- Site circulation and curb cuts on Cannon Street were discussed extensively
    - Three (3) curb cuts are existing, although two were for single family residential units
- Proposed net increase is from 64 to 104 parking spaces. Gaining 40 spaces
- Planning Board requested best practice research and justification for high proportion of proposed compact spaces.

    - Applicant suggested reviewing development at 500 Westchester Avenue.
- Dan McCabe, acting Chair, requested that applicant discuss revisions with property owner that would address Board's concerns with (a) the right proportion of compact to regular size parking spaces and (b) confusing and irregular on-site circulation pattern

A motion was made by Marjorie Smith and seconded by Anne Saylor to adjourn consideration of the application until the next meeting at which the applicant is prepared to present revised drawings to address considerations listed above.

A motion was made by Marjorie Smith at 8:01pm to adjorn the meeting, seconded by Patrick Moore and unanimously approved.

Date: June 25, 2019

Natalie Quinn
Senior Planner
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, New York 12601

Re: Project: Pelton Mount Carmel
36 North Clover Street

Re: Revised design of proposed development for site plan approval

Dear Ms. Quinn,

The following is a list of revisions completed since our approval from the Planning Board on July 23, 2018. Along with this document are the drawings with revision clouds around the areas revised, please refer to the submitted documents.

The following is a list of revisions to the drawing set.

Sheet PZ-01 – Charts and Tables:

1. The Building Gross Areas chart has been revised to reflect the revised design and square footages of Fall Kill, Dongan, River and the Carriage House. The Pelton Manor and the Station gross areas have not changed.
2. The Dwelling Units chart has been revised to reflect the revised design and unit counts of Fall Kill, Dongan,River, Pelton Manor and the Carriage House. Station dwelling units have not changed.
3. The ADA compliant dwelling units chart has been revised to reflect the required Type "B" units. Type "A" units are not required.
4. The Parking Schedule has been revised to reflect the spaces required per the new design, however the total spaces provided has not changed and remains 67 spaces provided as per variance granted on 4/11/18 for the reduction of required parking spaces.
5. The Impervious Lot Coverage chart has been revised per the new design.
6. The Zoning and Land Use Regulations chart, proposed lot coverage, Minimum Usable Open Space and parking has been revised per the new design.

Sheet PZ-02 – Adjoining Property Owners:

1. No changes.

Sheet PZ-03 – Site Development Plan:

1. The River building has been shifted north.
2. The street level retaining walls along Dongan have been eliminated and street side covered entries and stairs have been incorporated into the design.
3. The retaining walls of the monumental stair between Dongan and Fall Kill has been revised to reduce the overall massing by creating terraced landscaped areas.

4. The west end of the parking lot and driveway has been brought in eastward 18’ and the parking layout has been modified in this location.
5. The concrete benches, the planters, steps and paved terraces has been eliminated in the viewing shed area.
6. The Pelton Manor terrace has been modified by eliminating the western cantilevered seating area and the shape to be rectangular.
7. The shape of the retaining wall at the Davies Place entrance has been modified.
8. The parking striping in front of the Pelton Manor has been modified.
9. New dog park area in the northeast corner of property and access walks and stairs to such.

Sheet PZ-04 – Site Section:

1. Revised section drawing to reflect the changes made to the shifting of River north, to the building elevations and the monumental stair.

Sheet PZ-05 – Site Details:

1. No changes.

Sheet PZ-06 – Site Details:

1. No changes.

Sheet PZ-07 – Preliminary Floor Plans - Pelton Manor:

1. Revised floor plan and unit count (To be submitted at a later date.)

Sheet PZ-08 – Preliminary Elevations – Pelton Manor:

1. Eliminated the demo note to remove existing shutters and added new proposed shutters to match existing with the addition of hinges and hold back hardware. (Refer to material spec booklet)
2. Revised the windows in the covered porch to reflect maintaining the existing window openings and installing replacement windows.
3. Removed the second story porch on the North façade and added a new pair of double hung windows in existing modified door opening on the second floor.
4. Added a stair off the north porch on the first floor leading to grade.
5. The foundation piers for the porch column are painted brick masonry units, 16”x16” in size.
6. The previously proposed French doors with sidelights at the lower level community room has been eliminated and the existing double hung window is to be restored.
7. The exterior doors at the lower level has been revised to match the other six panel style exterior doors on other facades.

Sheet PZ-09 – Preliminary Floor Plans – Fall Kill:

1. Revised floor plan and unit count (To be submitted at a later date.)

Sheet PZ-10 – Preliminary Elevations – Fall Kill:

1. Eliminated a portion of the upper floor dwelling units and reduced the height on the East side.

2. Eliminated the horizontal awning windows at the upper duplex level 1 and the lower duplex level 2.
3. Added the entry covered porches at the lower duplex level 1.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
6. Removed vinyl siding material. (Revision reflected in material spec booklet)
7. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)

Sheet PZ-11 – Preliminary Floor Plans – Dongan:

1. Revised floor plan and unit count (To be submitted at a later date.)

Sheet PZ-12 – Preliminary Elevations - Dongan:

1. Eliminated a portion of the upper floor dwelling units and reduced the height on the West side.
2. Eliminated the horizontal awning windows at the upper duplex level 1 and the lower duplex level 2.
3. Added the entry covered porches at the lower duplex level 1.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
6. Removed vinyl siding material. (Revision reflected in material spec booklet)
7. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)

Sheet PZ-13 – Preliminary Floor Plans – River:

1. Revised floor plan and unit count (To be submitted at a later date.)

Sheet PZ-14 – Preliminary Elevations - River:

1. Removed the exterior stair on the north side.
2. Revised West elevation to reflect windows in studio units on lower level and the elimination of north exterior stair.
3. Revised North elevation to show the elimination of the north exterior stair.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
6. Removed the brise solei on all facades.
7. Removed vinyl siding material. (Revision reflected in material spec booklet)
8. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)

Sheet PZ-15 – Preliminary Floor Plans – Station:

1. No Change (To be submitted at a later date.)

Sheet PZ-16 – Preliminary Elevations - Station:

1. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
2. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
3. Removed the brise solei on all facades.
4. Removed vinyl siding material. (Revision reflected in material spec booklet)
5. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)

Sheet PZ-17 – Preliminary Floor Plans – Carriage House:

1. Revised floor plan and unit count (To be submitted at a later date.)

Sheet PZ-18 – Preliminary Elevations - Carriage House:

1. Revised elevations to reflect new design with additional units.

Sheet PZ-19 – Street Elevations:

1. Revised the building elevations to reflect the changes made to Dongan, Fall Kill, River and Pelton Manor buildings.

Sheet PZ-20 – Enlarged Monumental Stair Plan & Elevations:

1. Revised the plans and elevations to reflect the revised design of the monumental stair and the lower level entry porch areas.

Sheet PZ-21 – Enlarged Pelton Terrace & View Shed Plan and Section:

1. Revised the shape and dimension of the hardscape terrace.
2. Eliminated the plan showing the concrete curved seating bench in the view shed area. View shed area is left as open green space with seating benches.
3. Eliminated the cantilevered seating area and the related section drawing.

Sheet PZ-22 – Site Wall Details:

1. Eliminated detail 6 – concrete sitting wall detail.
2. Revised front entrance sign design.

Sheet PZ-23 – Dongan Place Patio Plan, Elevation and Sections:

1. Revised enlarged plan, elevations and sections to reflect the new design.

Sheet PZ-24 – Entrance Driveway Plan and Walkway, Ramp Plan and Section

1. No changes.

Sheet PZ-25 – Traffic Circulation Plan

1. Revised to reflect the new site design.

Sincerely,

Joseph Plouffé RA - Project Architect

Date: July 11, 2019
Revised: July 12, 2019

Natalie Quinn
Senior Planner
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, New York 12601

Re:	Project:	Pelton Mount Carmel 36 North Clover Street
	Re:	Revised design of proposed development for site plan approval

Dear Ms. Quinn,

This letter is being submitted to serve as an addition to our previously submitted material on June 25, 2019 for our application to amend our site plan approval of June 19, 2018. Please refer below for supplemental information for the planning board's review. Pelton Partner's also request that the adopted resolution of conditional site plan approval be ratified and readopted subject to the revisions identified in our submitted documents.

It is our belief that the changes identified do not alter the previous analysis for the granting of the site plan approval. With the changes to our previous approval, it is our position that the initial negative declaration is also still applicable and the summary of SEQR Comparison of Impacts submitted previously on June 25, 2019 prepared by The Chazen Companies outlines such.

Since our approval from the Planning Board on June 19, 2018, Pelton Partners had submitted their initial application to the Historic District and Landmarks Preservation Commission on October 27, 2017 and after multiple subsequent meetings and revisions to the design based upon feedback from the Commission, the applicant was denied a certificate of appropriateness on April 11,2019. We have since made additional modifications to the design to incorporate additional suggestions from the various HDLPC members, whom we have met with on an individual basis, as well as from additional design concepts from us.

If the revisions are acceptable by the Planning Board as submitted than we'll make a condition of approval to satisfy the city's engineers requirements to the minor updates required to the civil engineer's plans and details. We are also intending on presenting the revised building floor plans at the meeting on July 16th.

Below is an outline of the revisions with associated explanations for such change from the previous approved design from the Planning Board on March 26, 2018.

1. The River building has been shifted north.
    a. This design revision was done to increase the open space ("zone of respect") between the Pelton Manor and the River building.
2. The street level retaining walls along Dongan have been eliminated and street side covered entries and stairs have been incorporated into the design.
    a. This design revision was done to create more of a "front porch" space at the street level to continue the fabric of the adjacent neighboring traditional front porches.

3. The retaining walls of the monumental stair between Dongan and Fall Kill has been revised to reduce the overall massing by creating terraced landscaped areas.
    a. This design revision was done to reduce the amount of continuous vertical concrete retaining wall as well as introducing more landscaping in this area.
4. The west end of the parking lot and driveway has been brought in eastward 18’ and the parking layout has been modified in this location.
    a. This design revision was done to additionally increase the amount of open space around the Pelton Manor and to accommodate the porch stairs off the north side of the Pelton Manor.
5. The concrete benches, the planters, steps and paved terraces has been eliminated in the viewing shed area.
    a. This design revision was done to simplify the view shed area to focus on a more traditional greenspace so as not to detract from the Pelton Manor.
6. The Pelton Manor terrace has been modified by eliminating the western cantilevered seating area and the shape to be rectangular.
    a. This design revision was done to simplify the shape and to correlate to a more traditional Victorian terrace.
7. The shape of the retaining wall at the Davies Place entrance has been modified.
    a. This design revision was done to simplify the shape.
8. The parking striping in front of the Pelton Manor has been modified.
    a. This design revision was done to incorporate an additional parking space in the lot.
9. New dog park area in the northeast corner of property and access walks and stairs to such.
    a. This design revision was done to incorporate an additional amenity to the Pelton residents as well as the neighborhood residents.

Sheet PZ-08 – Preliminary Elevations – Pelton Manor:

The design revisions outlined below to the Pelton Manor was done to not alter the current façade fenestration and to restore and maintain its current state of architectural detailing.

1. Eliminated the demo note to remove existing shutters and added new proposed shutters to match existing with the addition of hinges and hold back hardware. (Refer to material spec booklet)
2. Revised the windows in the covered porch to reflect maintaining the existing window openings and installing replacement windows.
3. Removed the second story porch on the North façade and added a new pair of double hung windows in existing modified door opening on the second floor.
4. Added a stair off the north porch on the first floor leading to grade.
5. The foundation piers for the porch column are painted brick masonry units, 16”x16” in size.
6. The previously proposed French doors with sidelights at the lower level community room has been eliminated and the existing double hung window is to be restored.
7. The exterior doors at the lower level has been revised to match the other six panel style exterior doors on other facades.

Sheet PZ-10 – Preliminary Elevations – Fall Kill:

1. Eliminated a portion of the upper floor dwelling units and reduced the height on the East side.

   a. This design revision was done to reduce the majority of the building's height and its impact on the Dongan street side. The majority of the Fall Kill building is now lower than the adjacent building on the corner of Dongan and North Clover.
2. Eliminated the horizontal awning windows at the upper duplex level 1 and the lower duplex level 2.
   a. This design revision was done to simplify the fenestration types.
3. Added the entry covered porches at the lower duplex level 1.
   a. This design revision was done to create more of a "front porch" space at the street side to continue the fabric of the adjacent neighboring residence entry porches.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
   a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
   a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building's overhangs.
6. Removed vinyl siding material. (Revision reflected in material spec booklet)
   a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
7. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
   a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-12 – Preliminary Elevations - Dongan:

1. Eliminated a portion of the upper floor dwelling units and reduced the height on the West side.
   a. This design revision was done to reduce the majority of the building's height and its impact on the Dongan street side.
2. Eliminated the horizontal awning windows at the upper duplex level 1 and the lower duplex level 2.
   a. This design revision was done to simplify the fenestration types.
3. Added the entry covered porches at the lower duplex level 1.
   a. This design revision was done to create more of a "front porch" space at the street side to continue the fabric of the adjacent neighboring residence entry porches.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
   a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
   a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building's overhangs.
6. Removed vinyl siding material. (Revision reflected in material spec booklet)
   a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.

7. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
    a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-14 – Preliminary Elevations - River:

1. Removed the exterior stair on the north side.
    a. This design revision was done to eliminate the presence of the concrete retaining wall necessary to install the stairs to get to the lower level units. This was accomplished by moving the stair into the building.
2. Revised West elevation to reflect windows in studio units on lower level and the elimination of north exterior stair.
    a. This design revision was done to accommodate the added unit on the lower level.
3. Revised North elevation to show the elimination of the north exterior stair.
    a. This design revision was done to eliminate the presence of the concrete retaining wall necessary to install the stairs to get to the lower level units. This was accomplished by moving the stair into the building.
4. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
    a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
5. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
    a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building's overhangs.
6. Removed the brise solei on all facades.
    a. This design revision was done per the request of the HDLPC to eliminate the presence of the metal brise solei.
7. Removed vinyl siding material. (Revision reflected in material spec booklet)
    a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
8. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
    a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-16 – Preliminary Elevations - Station:

1. Reduced the number of brackets on the upper frieze; Eliminated the ones flanking the upper windows.
    a. This design revision was done to eliminate the number of brackets along the cornice and to simplify the architectural detail at the cornice.
2. Reduced the dimension of the roof overhang by one foot, from four feet down to three feet.
    a. This design revision was done per the request of the HDLPC to reduce the horizontal projection of the building's overhangs.
3. Removed the brise solei on all facades.
    a. This design revision was done per the request of the HDLPC to eliminate the presence of the metal brise solei.

4. Removed vinyl siding material. (Revision reflected in material spec booklet)
    a. This design revision was done per the request of the HDLPC as not to have any vinyl siding in the project.
5. Revised the metal brackets to be PVC brackets, painted. (Revision reflected in material spec booklet)
    a. This design revision was done per the request of the HDLPC as not to have the bracket material be metal as previously proposed.

Sheet PZ-18 – Preliminary Elevations - Carriage House:

1. Revised elevations to reflect new design with additional units.
    a. This design revision was done to compensate for the lost units in Fallkill and Dongan.

Sheet PZ-26 – Photometric Plan:

1. The site parking light fixture has been changed and specifications for such will be presented at the meeting. Although the Photometric Plan has not been updated it is our intent to submit additional updated plans contingent on the board's approval.

Please do not hesitate to contact me if you have any questions on the above or need additional information. Thank you in advance for your efforts on behalf of this project.

Sincerely,

Steven Tinkelman AIA

Managing Member

Tinkelman Architecture PLLC

36 NORTH CLOVER STREET - DONGAN MATERIAL MODEL



Note: Colors in rendered image are representational of the proposed materials.
Refer to samples for actual appearance.

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY





MATERIAL "M1"

- Lap Siding
  - o Manufacturer: James Hardie
  - o Product: Hardie Plank Lap Siding
  - o Exposure: 5"
  - o Color: Heathered Moss JH50-20
  - o Location: Upper Entablature



MATERIAL "M1" ALTERNATE

- Siding
  - o Manufacturer: LP Smartside
  - o Product: 18" Bold Profile Lap Siding
  - o Exposure: 4"
  - o Color: Colonial Revival Green by Sherwin Williams
  - o Location: Upper Entablature

Note: Alternate material sample is not shown in the actual color, see color swatch.

M-1





MATERIAL "M2"

- Lap Siding
  - o Manufacturer: James Hardie
  - o Product: Hardie Plank Lap Siding
  - o Exposure: 5"
  - o Color: Light Mist JH70-10
  - o Location: Mid-Section

MATERIAL "M2" ALTERNATE

- Siding
  - o Manufacturer: LP Smartside
  - o Product: 18" Bold Profile Lap Siding
  - o Exposure: 4"
  - o Color: Chelsea Gray by Sherwin Williams
  - o Location: Mid-Section

Note: Alternate material sample is not shown in the actual color, see color swatch.

M-2





Peppercorn

MATERIAL "M3"

- Siding
  - o Manufacturer: LP Smartside
  - o Product: 18" Bold Profile Lap Siding
  - o Exposure: 8"
  - o Color: Peppercorn by Sherwin Williams
  - o Location: Lower Base

Note: Material samples are not shown in the actual color, see color swatch.

M-3



MATERIAL "M4"

- Siding
  - o Manufacturer: Trespa
  - o Product: Meteon
  - o Color: Rusted Brown

M-4



MATERIAL “M5”

- Siding
  - o Manufacturer: Trespa
  - o Product: Meteon
  - o Color: Tempered Grey

M-5



MATERIAL "M6"

- Sunshade "Building Your Own"
  - o Manufacturer: C.R. Laurence
  - o Material: Aluminum
  - o Color: Silver Metallic

M-6



MATERIAL “M7”
o Windows
- Manufacturer: Andersen
- Series: 100
- Color: Terratone

M-7



MATERIAL “M8”

- Roof Shingles
  - o Manufacturer: Owens Corning
  - o Product: Tru Definition Duration Shingles
  - o Color: Estate Gray

M-8



MATERIAL "M9"

- Patio Pavers
  - o Manufacturer: Johnston & Rhodes Bluestone Co.
  - o Product: Bluestone Pavers
  - o Color: Bluestone
  - o Finish: Honed

M-9



MATERIAL "M10"

- Bench Seat
  - o Manufacturer: Forms + Surfaces
  - o Product: Ipe Hardwood
  - o Color: Ipe

M-10





MATERIAL "M11"

- Bike Rack
  - o Manufacturer: Forms + Surfaces
  - o Product: Capitol Bike Rack
  - o Color: Powdercoat Aluminum Texture

M-11





MATERIAL "M12"

- Recessed Panels
  - o Manufacturer: Versatex
  - o Product: Trimboard & Sheet
  - o Color: Peppercorn by Sherwin Williams

Note: Material samples are shown in the actual color, see color swatch.

M-12



MATERIAL "M13"

- Wood Clapboard Siding
  - o Location: Manor House Porches
  - o Color: Site White by Sherwin Williams

Note: Image shown is a typical area for the proposed color.
All wood clapboard siding areas are to receive this color.

M-13



MATERIAL "M14"

- Brick Veneer
  - o Location: Manor House
  - o Color: Site White by Sherwin Williams

Note: Image shown is a typical area for the proposed color.
All brick veneer areas are to receive this color.

M-14



MATERIAL "M15"

- Clapboard Siding
  - o Location: Manor House Upper Entablature
  - o Color: Colonial Revival Green Stone by Sherwin Williams

Note: Image shown is a typical area for the proposed color.
All Clapboard in the upper entablature areas are to receive this color.

M-15



MATERIAL "M16"

- Corrugated Galvanized Steel
  - o Location: Privacy Walls
  - o Size: 7/8"

~~M-16~~



MATERIAL "M17"

- PVC Bracket, painted
  - o Location: Upper Entablature
  - o Size: 3'-0" x 3'-0" x 0' 5"
  - o Color: Colonial Revival Green by Sherwin Williams

Note: Material samples are not shown in the actual color, see color swatch.

M-17





MATERIAL "M18"

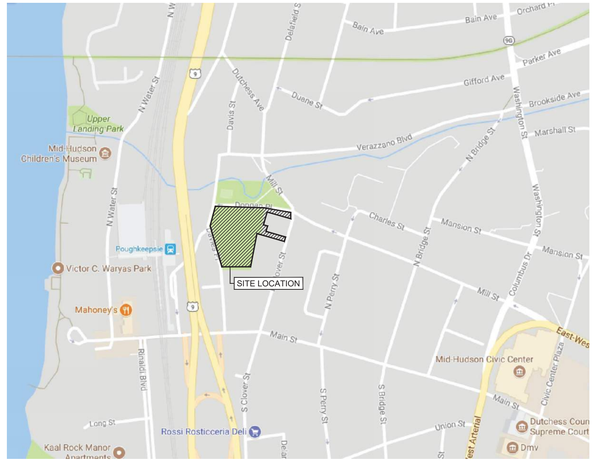
- Wood Exterior Shutters
  - o Location: Manor House Windows
  - o Size: 18" width by 78" & 86" height
  - o Color: Colonial Revival Green by Sherwin Williams
  - o Accessories: 2 (pair) pintels, 1 (pair) "S" holdbacks & 2 (pair) 6in L-Hinges

Note: Material samples are not shown in the actual color, see color swatch.

M-18

Pelton Mount Carmel

36 NORTH CLOVER STREET
POUGHKEEPSIE, DUTCHESS COUNTY NY



1 AREA LOCATION MAP
NOT TO SCALE

DRAWING INDEX

TS-01 - COVER SHEET

ARCHITECTURAL DRAWINGS:

PZ-01 CHARTS AND TABLES
PZ-02 ADJOINING PROPERTY OWNERS
EC1 MAP OF EXISTING CONDITIONS
PZ-03 SITE DEVELOPMENT PLAN
PZ-04 SITE SECTION
PZ-05 SITE DETAILS
PZ-06 SITE DETAILS
PZ-07 PRELIMINARY FLOOR PLANS - PELTON MANOR (NOT SUBMITTED)
PZ-08 PRELIMINARY ELEVATIONS - PELTON MANOR
PZ-09 PRELIMINARY FLOOR PLANS - FALLKILL (NOT SUBMITTED)
PZ-10 PRELIMINARY ELEVATIONS - FALLKILL
PZ-11 PRELIMINARY FLOOR PLANS - DONGAN (NOT SUBMITTED)
PZ-12 PRELIMINARY ELEVATIONS - DONGAN
PZ-13 PRELIMINARY FLOOR PLANS - RIVER (NOT SUBMITTED)
PZ-14 PRELIMINARY ELEVATIONS - RIVER
PZ-15 PRELIMINARY FLOOR PLANS - STATION (NOT SUBMITTED)
PZ-16 PRELIMINARY ELEVATIONS - STATION
PZ-17 PRELIMINARY FLOOR PLANS - CARRIAGE HOUSE (NOT SUBMITTED)
PZ-18 PRELIMINARY ELEVATIONS - CARRIAGE HOUSE
PZ-19 STREET ELEVATIONS
PZ-20 ENLARGED MONUMENTAL STAIR PLAN & ELEVATIONS
PZ-21 ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION
PZ-22 FRONT ENTRANCE SIGN
PZ-23 DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS
PZ-24 ENTRANCE DRIVEWAY PLAN AND WALKWAY RAMP PLAN & SECTION
PZ-25 TRAFFIC CIRCULATION PLAN
PZ-25 PHOTOMETRIC PLAN & SCHEDULE

LANDSCAPE DRAWINGS:

EXISTING TREE INVENTORY (NOT SUBMITTED)
LANDSCAPING PLAN
LANDSCAPING PLANT TABLE
LANDSCAPING PLANT PHOTOS (NOT SUBMITTED)
LANDSCAPING PLANTING SPECS AND NOTES (NOT SUBMITTED)

CIVIL DRAWINGS:

SG-1 - SITE GRADING (NOT SUBMITTED)
SD-1 - SITE DRAINAGE (NOT SUBMITTED)
UT-1 - SITE UTILITIES (NOT SUBMITTED)
EC-1 - EROSION AND SEDIMENTATION CONTROL PLAN (NOT SUBMITTED)
NS-1 - NOTES SHEET (NOT SUBMITTED)
DN-1 - SANITARY DETAILS (NOT SUBMITTED)
DN-2 - WATER DETAILS (NOT SUBMITTED)
DN-3 - STORMWATER DETAILS (NOT SUBMITTED)
DN-4 - STORMWATER DETAILS (NOT SUBMITTED)
DN-5 - EROSION CONTROL DETAILS (NOT SUBMITTED)
DN-6 - CITY OF POUGHKEEPSIE DETAILS (NOT SUBMITTED)

PROPERTY OWNER
(CONTRACT VENDEE):
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, New York 12603

ARCHITECT / LAND PLANNER:
Tinkelman Architecture PLLC
25 Van Wagner Road
Poughkeepsie, New York 12603

LANDSCAPE ARCHITECT:
The Michael Boice Collaboration
11 South Fowlerhouse Road
Wappingers Falls, New York 12590

CIVIL ENGINEER:
LRC Group
85 Civic Center Plaza, Suite 103
Poughkeepsie, New York 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 _____ 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

NOTE: ALL MATERIAL AND FINISH PRODUCTS/MANUFACTURERS MAY BE SUBSTITUTED WITH SIMILAR SELECTED BY ARCHITECT

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
6/4/2018 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

COVER SHEET

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17

TS-01

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P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-TS-01 COVER SHEET.dwg

BUILDING GROSS AREAS	
FALLKILL GROSS AREA:	
LOWER LEVEL	3,828 SF
FIRST FLOOR	3,979 SF
SECOND FLOOR	3,640 SF
THIRD FLOOR	1,228 SF
TOTAL GROSS AREA	12,667 SF
DONGAN GROSS AREA:	
LOWER LEVEL	1,934 SF
FIRST FLOOR	3,124 SF
SECOND FLOOR	2,859 SF
THIRD FLOOR	1,149 SF
TOTAL GROSS AREA	9,066 SF
RIVER GROSS AREA:	
LOWER LEVEL	1,885 SF
FIRST FLOOR	2,963 SF
SECOND FLOOR	2,963 SF
TOTAL GROSS AREA	7,811 SF
PELTON MANOR GROSS AREA:	
LOWER LEVEL	1,949 SF
FIRST FLOOR	2,338 SF
SECOND FLOOR	1,970 SF
THIRD FLOOR	1,699 SF
TOTAL GROSS AREA	7,956 SF
STATION GROSS AREA:	
LOWER LEVEL	1,631 SF
FIRST FLOOR	2,796 SF
SECOND FLOOR	2,796 SF
TOTAL GROSS AREA	7,223 SF
CARRIAGE HOUSE GROSS AREA:	
FIRST FLOOR	4,311 SF
SECOND FLOOR	4,311 SF
THIRD FLOOR	811 SF
TOTAL GROSS AREA	9,433 SF
BUILDING GROSS AREAS:	
FALLKILL	12,667 SF
DONGAN	9,066 SF
RIVER	7,811 SF
PELTON MANOR	7,956 SF
STATION	7,223 SF
CARRIAGE HOUSE	9,433 SF
GRAND TOTAL	54,156 SF

DWELLING UNITS:

FALLKILL:
STUDIO = 0
ONE BEDROOM = 7
TWO BEDROOM = 2
SUB-TOTAL = 9

DONGAN:
STUDIO = 2
ONE BEDROOM = 3
TWO BEDROOM = 4
SUB-TOTAL = 9

RIVER HOUSE:
STUDIO = 0
ONE BEDROOM = 0
TWO BEDROOM = 8
SUB-TOTAL = 8

CARRIAGE HOUSE:
STUDIO = 2
ONE BEDROOM = 4
TWO BEDROOM = 0
SUB-TOTAL = 6

PELTON MANOR:
STUDIO = 2
ONE BEDROOM = 3
TWO BEDROOM = 1
SUB-TOTAL = 6

STATION:
STUDIO = 8
ONE BEDROOM = 0
TWO BEDROOM = 0
SUB-TOTAL = 8

TOTAL FOR PROJECT:
STUDIO = 14
ONE BEDROOM = 17
TWO BEDROOM = 15
TOTAL DWELLING UNITS = 46

ADA COMPLIANT DWELLING UNITS:

FALLKILL:
TYPE "B" UNITS = 0
DONGAN:
TYPE "B" UNITS = 2
RIVER HOUSE:
TYPE "B" UNITS = 0
CARRIAGE HOUSE:
TYPE "B" UNITS = 0
PELTON MANOR:
TYPE "B" UNITS = N/A
STATION:
TYPE "B" UNITS = 3

TOTAL FOR PROJECT:
TYPE "B" UNITS = 5

PARKING SCHEDULE:		
USES:	MIN. No. OF OFF-STREET PARKING SPACES:	SPACES REQUIRED:
RESIDENTIAL TENANTS	1 SPACE FOR EA. STUDIO APARTMENT 1.5 SPACES FOR EA. 1 BEDROOM APARTMENT 2 SPACES FOR EA. 2 BEDROOM APARTMENT	14 UNITS X 1 = 14 SPACES 17 UNITS X 1.5 = 25.5 SPACES 15 UNITS X 2 = 30 SPACES SUB-TOTAL = 69.5 SPACES
RESIDENTIAL VISITORS	NOT REQUIRED	0 SPACES
TOTAL SPACES REQUIRED:		70 SPACES, *67 SPACES WITH VARIANCE GRANTED
SPACES PROVIDED - 9 FT X 20 FT: PARKING LOT: 59 SPACES CARRIAGE HOUSE: 8 SPACES TOTAL: 67 SPACES		

*VARIANCE WAS GRANTED ON 4/11/18 TO ALLOW FOR THE REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES FROM 70 TO 67. - SECTION19.43(11)(a) OFF-STREET PARKING & LOADING.

IMPERVIOUS LOT COVERAGE	
ZONING DISTRICT - R-4	
LOT SIZE = 107,290 SF	
BUILDING FOOTPRINT (LOT COVERAGE):	
FALLKILL	3,979 S.F.
DONGAN	3,124 S.F.
RIVER HOUSE	2,963 S.F.
PELTON MANOR	1,949 S.F.
STATION	2,796 S.F.
CARRIAGE HOUSE	4,311 S.F.
TOTAL	19,123 S.F.
LOT COVERAGE = 19,123 / 107,290 = 17.8%	
WALKWAYS/SITE STEPS	10,381 S.F.
PARKING SPACES	11,188 S.F.
DRIVEWAY	18,675 S.F.
PATIOS	1,646 S.F.
DUMPSTER ENCLOSURE	234 S.F.
CONCRETE PAD	320 S.F.
STONE RETAINING WALLS	1,721 S.F.
MASONRY RETAINING WALLS	310 S.F.
STONE PATIOS	1,329 S.F.
AC CONDENSERS	30.1 S.F.
TRANSFORMERS	64 S.F.
TOTAL IMPERVIOUS	65,021 S.F.
65,021 / = 107,290 = .606 = 60.6%	
IMPERVIOUS LOT COVERAGE = 60.6%	

PERVIOUS PAVEMENT AREA = 6,444 SF

ZONING & LAND USE REGULATIONS

	REQUIRED/ MINIMUM	PROPOSED
ZONING DISTRICT	R-4	R-4
MINIMUM LOT AREA. (ACRES)	104,000 SF	2.46 ACRES 107,290 SF
MINIMUM LOT WIDTH (FEET)	30 ft	32 ft
MINIMUM LOT FRONTAGE (FEET)	30 ft	32 ft
MINIMUM FRONT YARD	20 ft	175'-8 3/4"
MINIMUM EACH SIDE YARD	15 ft or 1/2 Bldg. Hgt.	8'-8 3/4"/ 17'-11"
TOTAL (2) SIDE YARD	30 ft or 1/2 Bldg. Hgt. X 2	17'-3 1/2"/ 35'-10"
MINIMUM REAR YARD	15 ft or 1/2 Bldg. Hgt.	34'-1 1/2"
MAXIMUM BUILDING HEIGHT (STORIES)	3 Stories or 40 ft	35'-1 1/2"
MAXIMUM LOT COVERAGE	40% 42,916 SF	17.8% 19,123 SF
BUILDING FLOOR AREA RATIO	N/A	N/A
MINIMUM USABLE OPEN SPACE	*13,900 SF	14,470 SF
PARKING (w/ stacking) Based on 9x18 Stall Dimensions	70 Spaces	67 Spaces

SETBACK NOTE:
- VARIANCE WAS GRANTED ON 4/11/18 FOR THE CARRIAGE HOUSE SIDE YARD SETBACK REDUCTION FROM 15'-0" TO 8'-8 3/4". SECTION 19-3.15(4)(e)2 - MEDIUM HIGH - DENSITY RESIDENTIAL DISTRICT R-4.
- VARIANCE WAS GRANTED 4/11/18 FOR A REDUCTION IN THE MINIMUM LOT AREA. CONFORMING A VARIANCE OF 2,110 SF WAS APPROVED.

* USABLE OPEN SPACE CALCULATION:
STUDIO: 19 x 200 SF = 3,800 SF
1 BEDROOM: 15 x 300 SF = 4,500 SF
2 BEDROOM: 14 x 400 SF = 5,600 SF
TOTAL REQUIRED USABLE OPEN SPACE = 13,900 SF

REVISIONS:
6/30/2023 ISSUED TO PLANNING BOARD
5/31/2023 ISSUED TO PLANNING BOARD
8/29/2019 ISSUED TO HDLPC
7/30/2019 ISSUED TO PLANNING BOARD
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
2/6/2018 ISSUE FOR REVIEW
11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

CHARTS & TABLES

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-01

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TABLE - AD□OINING PROPERTY OWNERS :		
PARCEL NUMBER:	PARCEL ADDRESS:	OWNERS ADDRESS:
131300-6062-67-842251	48 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	CITY OF POUGHKEEPSIE PO BOX 300 POUGHKEEPSIE, NY 12602
131300-6062-68-887266	135 MILL ST POUGHKEEPSIE, NY 12601	MICHAEL L. REED 135 MILL ST POUGHKEEPSIE, NY 12601
131300-6062-67-873252	137 MILL ST POUGHKEEPSIE, NY 12601	MICHAEL L. REED 135 MILL ST POUGHKEEPSIE, NY 12601
131300-6062-68-884258	139 MILL ST POUGHKEEPSIE, NY 12601	MICHAEL L. REED 135 MILL ST POUGHKEEPSIE, NY 12601
131300-6062-76-881247	145 MILL ST POUGHKEEPSIE, NY 12601	STRIPPOLI HOLDINGS LLC 145 MILL ST POUGHKEEPSIE, NY 12601
131300-6062-68-927260	21 CHARLES ST POUGHKEEPSIE, NY 12601	EASTMAN & BIXBY REDEV CO LLC 22 MONTGOMERY ST POUGHKEEPSIE, NY 12601
131300-6062-76-878231	144 MILL ST POUGHKEEPSIE, NY 12601	ANTONIO & MARIA MAZZARELLI 32 SCHOOLHOUSE LANE POUGHKEEPSIE, NY 12603
131300-6062-76-876226	39 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	ROBERT C. CIFONE 321 VINEYARD AVENUE HIGHLAND, NY 12528
131300-6062-76-878222	37 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GIULIO & GIOVANNI MAZZARELLI TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE, NY 12603
131300-6062-76-877219	35 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GIULIO & GIOVANNI MAZZARELLI TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE, NY 12603
131300-6062-76-876214	31 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GIULIO & GIOVANNI MAZZARELLI TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE, NY 12603
131300-6062-76-875209	29 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	ELEANOR M. LOMORIELLO GRACE & TERESA MOSCHETTO 9 EAST ARNOLD ROAD POUGHKEEPSIE, NY 12601
131300-6062-75-874205	27 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	□UDITH ALEYDA QUI□ADA-GUERRA 27 NORTH CLOVER ST POUGHKEEPSIE, NY 12601
131300-6062-75-861236	44 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GCAABB LLC 44 NORTH CLOVER ST POUGHKEEPSIE, NY 12601
131300-6062-75-860233	42 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GCAABB LLC 44 NORTH CLOVER ST POUGHKEEPSIE, NY 12601
131300-6062-75-859231	40 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	T □ASSOCIATES INC PO BOX 5310 POUGHKEEPSIE, NY 12602
131300-6062-75-859227	38 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	PASQUALE & CONCETTA PROVENZANO 18 MT. CARMEL PL POUGHKEEPSIE, NY 12601
131300-6062-75-856219	32 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	WARREN & SHELLY □ONES 20 MT. CARMEL PL POUGHKEEPSIE, NY 12601
131300-6062-75-854216	30 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	RALPH A VILLANO 30 NORTH CLOVER ST POUGHKEEPSIE, NY 12601
131300-6062-75-853212	28 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GUISEPPINA & CONSTANTINO TROCINO MARTINA MILEA 585 SALT POINT TPKE POUGHKEEPSIE, NY 12601
131300-6062-75-852209	26 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	GUISEPPINA & CONSTANTINO TROCINO MARTINA MILEA 585 SALT POINT TPKE POUGHKEEPSIE, NY 12601
131300-6062-75-851200	18 NORTH CLOVER ST POUGHKEEPSIE, NY 12601	CITY OF POUGHKEEPSIE PO BOX 300 POUGHKEEPSIE, NY 12602
131300-6062-75-837201	18 DAVIS PL POUGHKEEPSIE, NY 12601	HOLY COMFORTER CHURCH 18 DAVIS PL POUGHKEEPSIE, NY 12601
131300-6062-75-820200	19 DAVIS PL POUGHKEEPSIE, NY 12601	L D Z PROPERTIES INC 4 BRISTOL DR PLEASANT VALLEY, NY 12569
131300-6062-75-819210	DAVIS PL POUGHKEEPSIE, NY 12601	CITY OF POUGHKEEPSIE PO BOX 300 POUGHKEEPSIE, NY 12602
131300-6061-27-794956	41 MAIN ST POUGHKEEPSIE, NY 12601	CONRAIL 580 WALNUT ST □9W CINCINNATI, OH 45202



1 AD□OINING PROPERTY OWNERS MAP
NOT TO SCALE

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

ADJOINING PROPERTY OWNERS

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17
PZ-02

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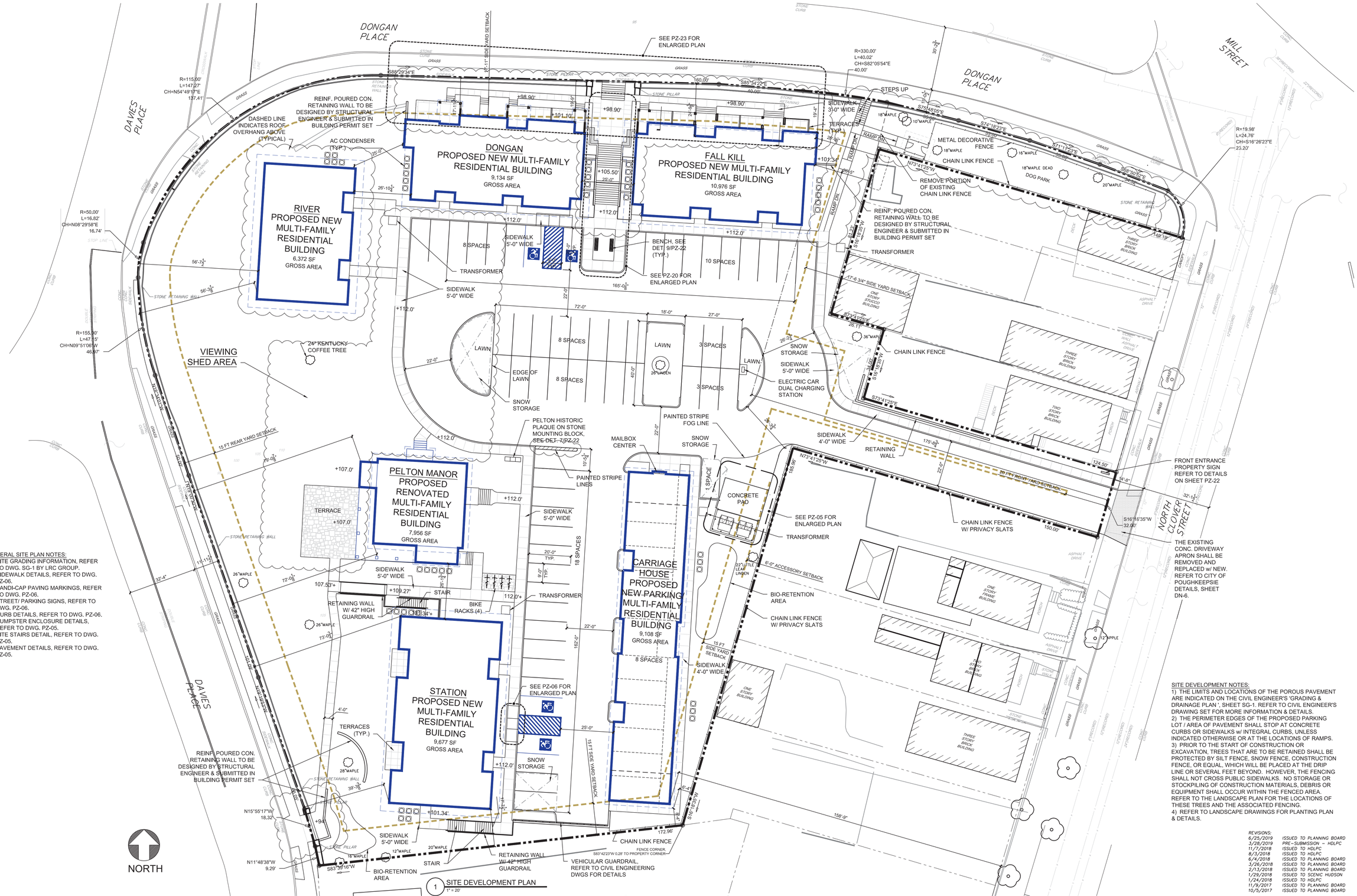

GENERAL SITE PLAN NOTES:

1. SITE GRADING INFORMATION, REFER TO DWG. SG-1 BY LRC GROUP.
2. SIDEWALK DETAILS, REFER TO DWG. PZ-06.
3. HANDI-CAP PAVING MARKINGS, REFER TO DWG. PZ-06.
4. STREET/ PARKING SIGNS, REFER TO DWG. PZ-06.
5. CURB DETAILS, REFER TO DWG. PZ-06.
6. DUMPSTER ENCLOSURE DETAILS, REFER TO DWG. PZ-05.
7. SITE STAIRS DETAIL, REFER TO DWG. PZ-05,
8. PAVEMENT DETAILS, REFER TO DWG. PZ-05.

1 SITE DEVELOPMENT PLAN
1" = 20'

SITE DEVELOPMENT NOTES:

1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S 'GRADING & DRAINAGE PLAN ', SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MORE INFORMATION & DETAILS.
2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AREA OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALKS w/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA. REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.

REVISIONS:

6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HDLPC
11/1/2018	ISSUED TO HDLPC
8/3/2018	ISSUED TO HDLPC
6/4/2018	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
2/13/2018	ISSUED TO PLANNING BOARD
1/29/2018	ISSUED TO SCENIC HUDSON
1/24/2018	ISSUED TO HDLPC
11/9/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Bottini Properties
18 Clinton Street
Wappingers Falls, NY 12590

PROJECT NAME:
Pelton Mount Carmel
300 Westage Business Center Drive
Fishkill, NY 12524

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

SITE DEVELOPMENT PLAN

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17

PZ-03

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GENERAL SITE PLAN NOTES:

1. SITE GRADING INFORMATION, REFER TO DWG. SG-1 BY LRC GROUP.
2. SIDEWALK DETAILS, REFER TO DWG. PZ-06.
3. HANDI-CAP PAVING MARKINGS, REFER TO DWG. PZ-06.
4. STREET/ PARKING SIGNS, REFER TO DWG. PZ-06.
5. CURB DETAILS, REFER TO DWG. PZ-06.
6. DUMPSTER ENCLOSURE DETAILS, REFER TO DWG. PZ-05.
7. SITE STAIRS DETAIL, REFER TO DWG. PZ-05.
8. PAVEMENT DETAILS, REFER TO DWG. PZ-05.

DONGAN PLACE
DAVIES PLACE
MILL STREET
NORTH CLOVER STREET
SCULPTURE PARK
SEE PZ-23 FOR ENLARGED PLAN
REINF. POURED CON. RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER & SUBMITTED IN BUILDING PERMIT SET
A/C CONDENSER (TYP.)
DONGAN PROPOSED NEW MULTI-FAMILY RESIDENTIAL BUILDING W/ COMMERCIAL 7,996 SF GROSS AREA
COM 1
COM 2
FALLKILL PROPOSED NEW MULTI-FAMILY RESIDENTIAL BUILDING W/ COMMERCIAL 9,709 SF GROSS AREA
RIVER PROPOSED NEW MULTI-FAMILY RESIDENTIAL BUILDING 8,484 SF GROSS AREA
DASHED LINE INDICATES ROOF OVERHANG ABOVE (TYPICAL)
VIEWING SHED AREA
24" KENTUCKY COFFEE TREE
8 SPACES
10 SPACES
3 SPACES
SIDEWALK 5'-0" WIDE
TRANSFORMER
BENCH, SEE DET. 9/PZ-22 (TYP.)
SEE PZ-20 FOR ENLARGED PLAN
OPTION FOR GRASS PAVERS OR OTHER PERVIOUS SURFACE
SNOW STORAGE
LAWN
EDGE OF LAWN
ELECTRIC CAR DUAL CHARGING STATION
PAINTED STRIPE FOG LINE
PELTON HISTORIC PLAQUE ON STONE MOUNTING BLOCK, SEE DET. 7/PZ-22
MAILBOX CENTER
PELTON MANOR PROPOSED ARTIST & PERFORMANCE BUILDING 7,956 SF GROSS AREA
BIKE RACKS (4)
RETAINING WALL W/ 42" HIGH GUARDRAIL
STAIR
SEE PZ-06 FOR ENLARGED PLAN
STATION PROPOSED NEW MULTI-FAMILY RESIDENTIAL BUILDING 7,565 SF GROSS AREA
REINF. POURED CON. RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER & SUBMITTED IN BUILDING PERMIT SET
BIO-RETENTION AREA
VEHICULAR GUARDRAIL, REFER TO CIVIL ENGINEERING DWGS FOR DETAILS
CHAIN LINK FENCE
FENCE CORNER, ONLY 0.2' (+/-) OFF TO PROPERTY CORNER
CARRIAGE HOUSE PROPOSED NEW PARKING MULTI-FAMILY RESIDENTIAL BUILDING 9,108 SF GROSS AREA
8 SPACES
CONCRETE PAD
SEE PZ-05 FOR ENLARGED PLAN
TRANSFORMER
6'-0" ACCESSORY SETBACK
22" LITTLE LEAF LINDEN
BIO-RETENTION AREA
CHAIN LINK FENCE W/ PRIVACY SLATS
15 FT. SIDE YARD SETBACK
SIDEWALK 4'-0" WIDE
ONE STORY BUILDING
STEPS UP
SIDEWALK 3'-0" WIDE
TERRACES (TYP.)
RAMP
METAL DECORATIVE FENCE
CHAIN LINK FENCE
REMOVE PORTION OF EXISTING CHAIN LINK FENCE
REINF. POURED CON. RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER & SUBMITTED IN BUILDING PERMIT SET
TRANSFORMER
17'-6 3/4" SIDE YARD SETBACK
ONE STORY STUCCO BUILDING
THREE STORY BRICK BUILDING
TWO STORY BRICK BUILDING
ASPHALT DRIVE
CONC. WALL
SNOW STORAGE
SIDEWALK 5'-0" WIDE
ELECTRIC CAR DUAL CHARGING STATION
SIDEWALK 4'-0" WIDE
RETAINING WALL
20 FT. FRONT YARD SETBACK
CHAIN LINK FENCE W/ PRIVACY SLATS
FRONT ENTRANCE PROPERTY SIGN REFER TO DETAILS ON SHEET PZ-22
THE EXISTING CONC. DRIVEWAY APRON SHALL BE REMOVED AND REPLACED w/ NEW. REFER TO CITY OF POUGHKEEPSIE DETAILS, SHEET DN-6.
NORTH

SITE DEVELOPMENT NOTES:

1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S 'GRADING & DRAINAGE PLAN ', SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MORE INFORMATION & DETAILS.
2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AREA OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALKS w/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA. REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.
5) THE MECHANICAL EQUIPMENT FOR DONGAN, FALLKILL, RIVER, & STATION BUILDINGS & THE CARRIAGE HOUSE WILL BE LOCATED ON THE ROOF.
6) GROSS BUILDING AREA APPROXIMATE, SUBJECT TO FINAL FLOOR PLAN REVISIONS.

REVISIONS:

6/30/2023	PLANNING BD. SUBMISSION
5/31/2023	PLANNING BD. SUB
4/13/2023	HDLPC RE-SUBMISSION
2/08/2023	HDLPC SUBMISSION
6/15/2022	ISSUED TO HDLPC
11/5/2021	2021 HDLPC SUBMISSION
8/29/19	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HDLPC
11/7/2018	ISSUED TO HDLPC
8/3/2018	ISSUED TO HDLPC
6/4/2018	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
2/13/2018	ISSUED TO PLANNING BOARD
1/29/2018	ISSUED TO SCENIC HUDSON
1/24/2018	ISSUED TO HDLPC
11/9/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

SITE DEVELOPMENT PLAN

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-03

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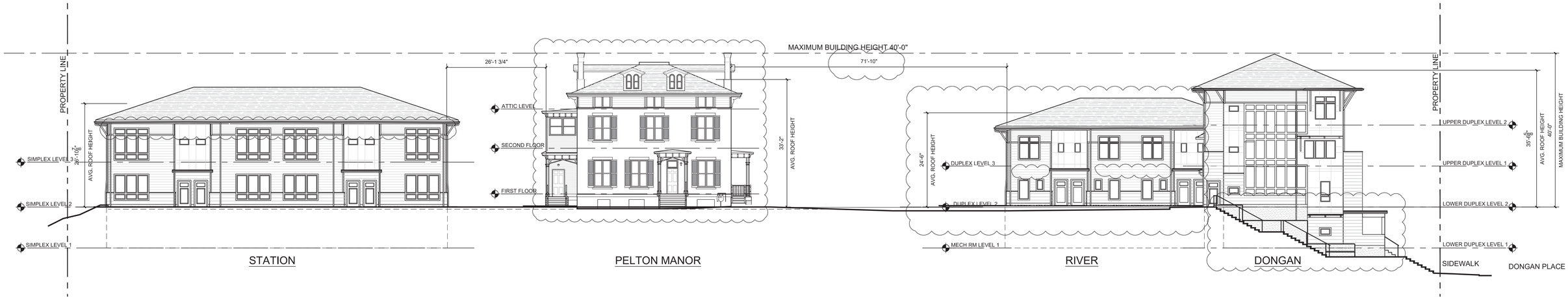

1 SITE SECTION
NTS

REVISIONS:

6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION – HDLPC
11/07/2018	ISSUED TO HDLPC
8/03/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD
1/24/2017	ISSUED TO HDLPC
12/18/2017	PRESENTED TO PLANNING BOARD
12/08/2017	ISSUED TO MASS DESIGN
10/5/2017	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

SITE SECTION

DRAWN BY: J.D.
JOB No. Y1022
DATE: 9/18/17

PZ-04

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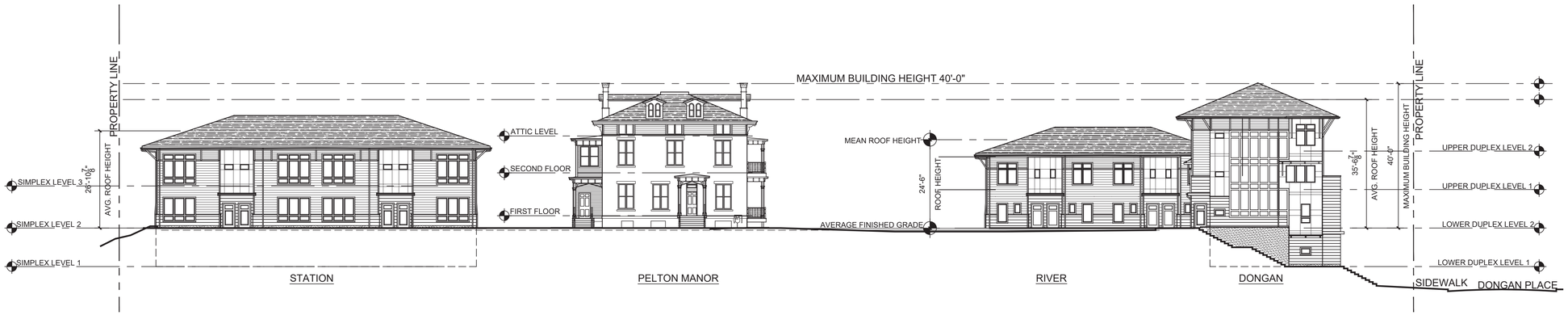
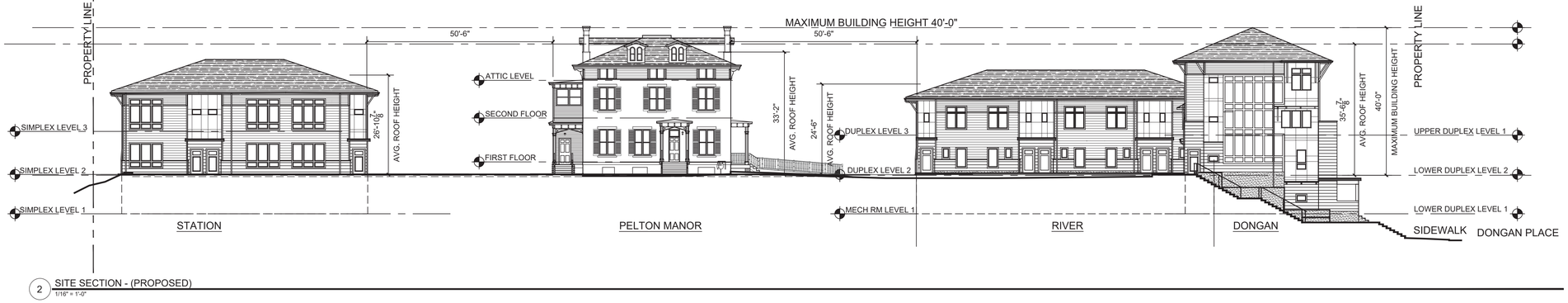


1 SITE SECTION - (CURRENTLY APPROVED)
1/16" = 1'-0"



2 SITE SECTION - (PROPOSED)
1/16" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

SITE SECTIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

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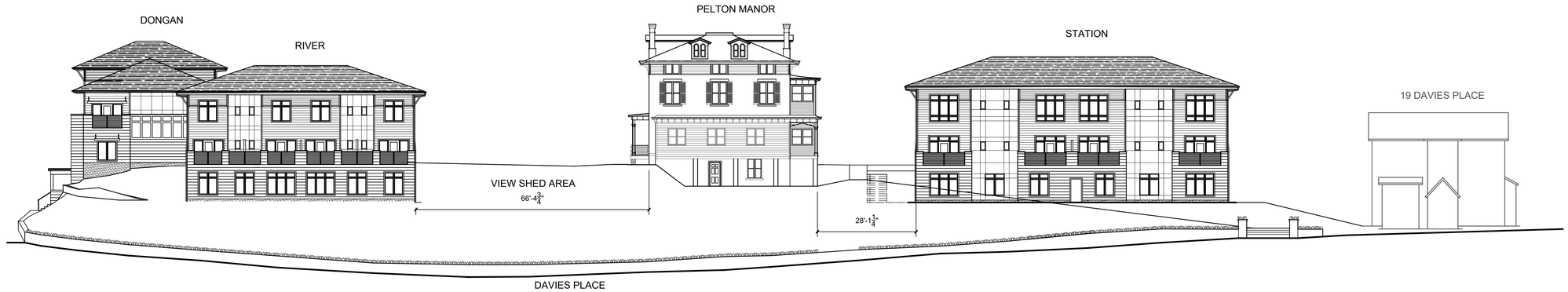
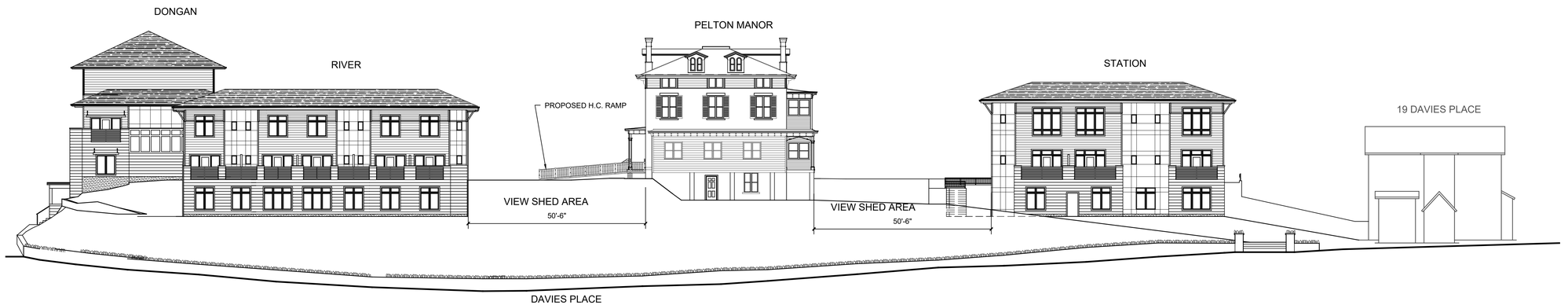


1 STREET VIEW - DAVIES PLACE (CURRENTLY APPROVED)
1/8" = 1'-0"



2 STREET VIEW - DAVIES PLACE (PROPOSED)
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
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REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

SITE SECTIONS

DRAWN BY: D.H.
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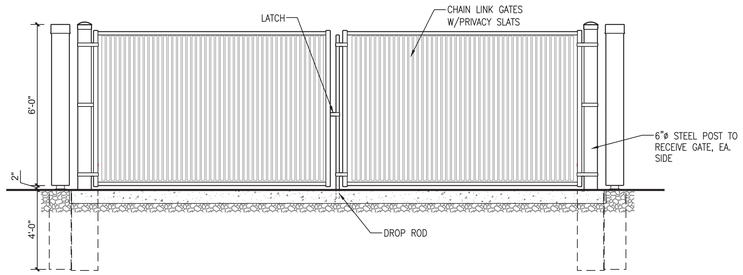
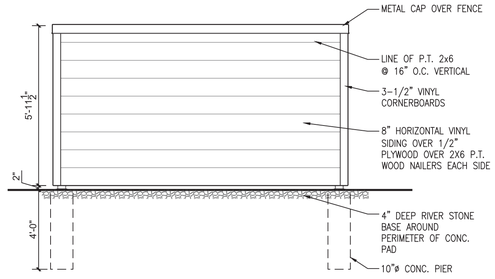
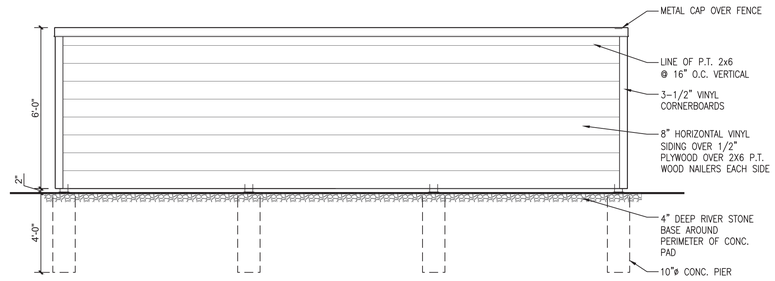


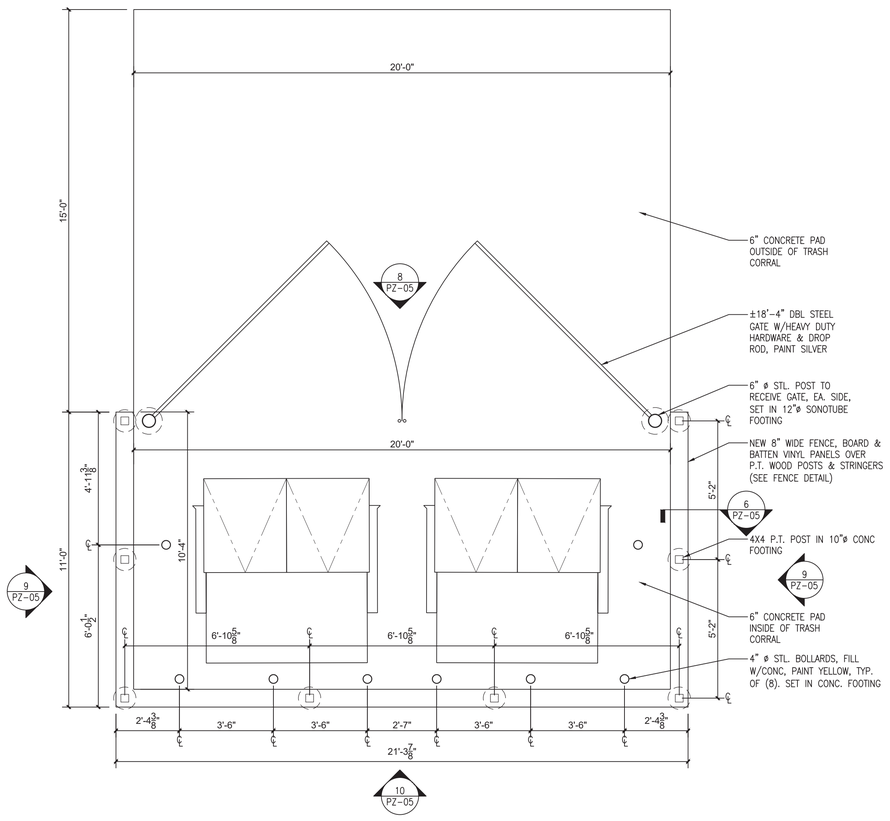
8 FRONT ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"



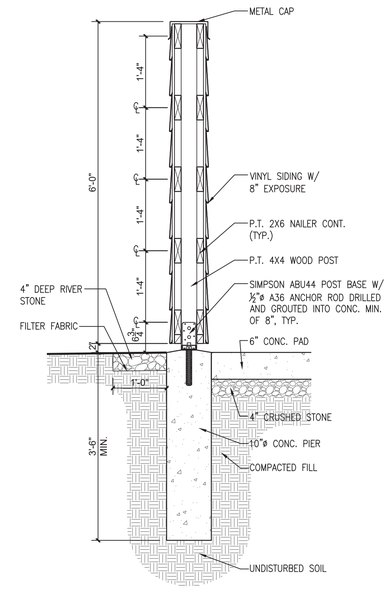
9 LEFT & RIGHT ELEVATIONS - DUMPSTER ENCLOSURE
3/8" = 1'-0"



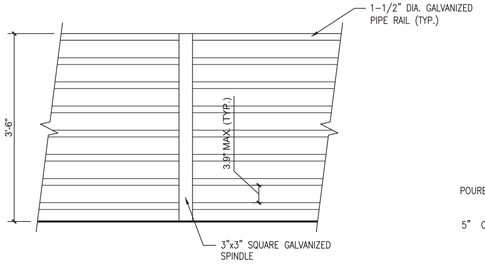
10 REAR ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"



7 FLOOR PLAN - DUMPSTER ENCLOSURE
3/4" = 1'-0"



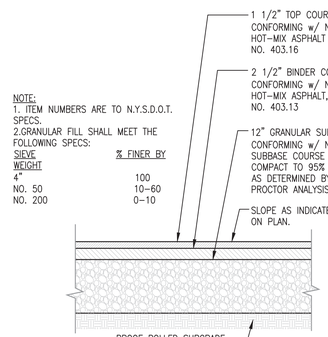
6 DUMPSTER - WALL SECTION
3/4" = 1'-0"



11 TYPICAL GUARDRAIL DETAIL
3/4" = 1'-0"

NOTE:
1. ITEM NUMBERS ARE TO N.Y.S.D.O.T. SPECS.
2.GRANULAR FILL SHALL MEET THE FOLLOWING SPECS:

SIEVE WEIGHT	% FINER BY
4"	100
NO. 50	10–60
NO. 200	0–10



3 PAVEMENT SECTION DETAIL
3/4" = 1'-0"

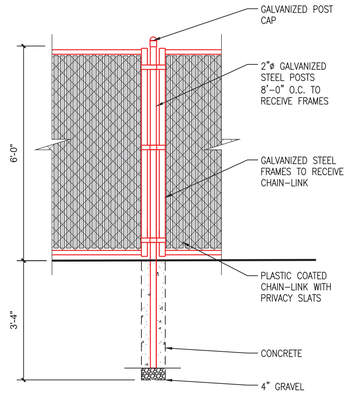
PAVING NOTES:
1. MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE w/ THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, & ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.

2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND TYPE CALLED OUT IN THESE DRAWINGS.

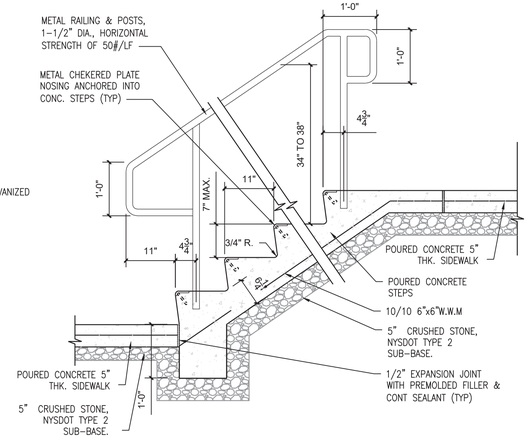
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM w/ SECTION 400–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS & THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THESE CONTRACT SHALL BE SPECIFIED UNDER SECTION 40–HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.

4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM w/ SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

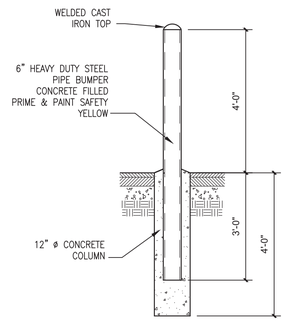
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE w/ SECTION 203–EXCAVATION & EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.



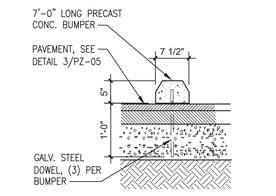
4 CHAINLINK FENCE DETAIL
1/2" = 1'-0"



2 CONCRETE STAIR & RAILING DETAIL
3/4" = 1'-0"



1 BOLLARD DETAIL
1/2" = 1'-0"



5 WHEEL STOP ANCHORING DETAIL
3/4" = 1'-0"

REVISIONS:
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

SITE DETAILS

DRAWN BY: J.D.	PZ-05
JOB No. Y1022	
DATE: 8/29/17	

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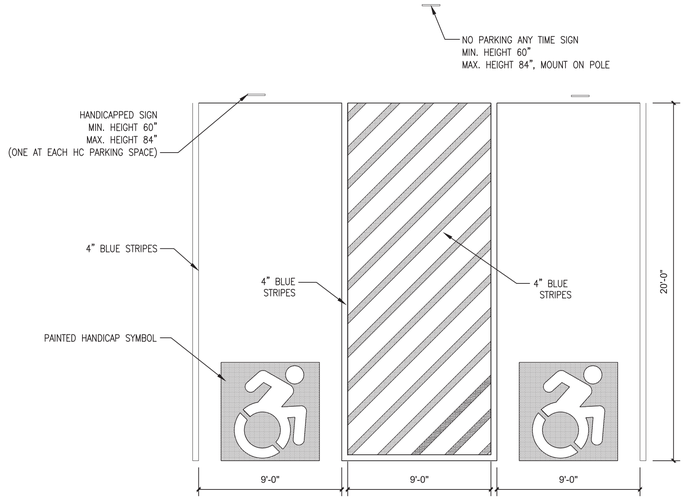
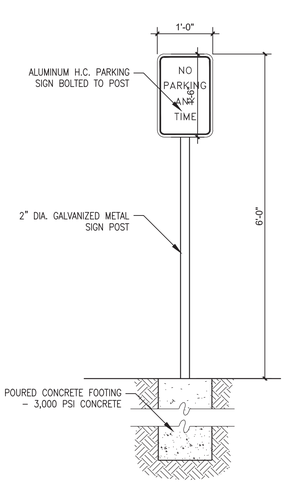
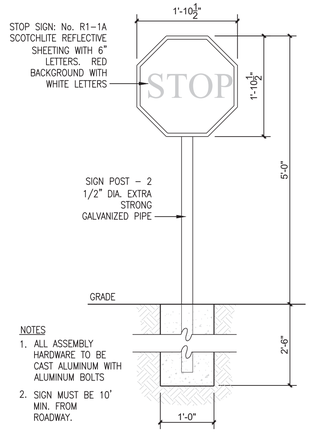


NOTE:
- SIGNS NOT TO INTERFERE WITH ACCESSIBLE ROUTE FROM AN ACCESS LANE
- ALL SIGN ELEMENTS TO BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
- PAINT COLOR: BLUE

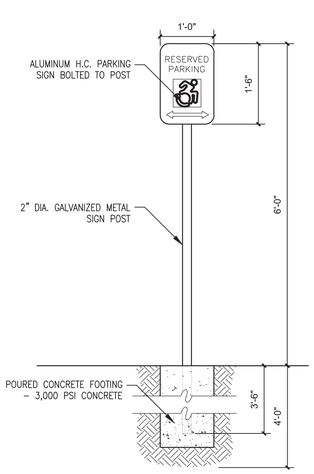
1 PAVING MARKINGS - HANDI-CAP PARKING STALLS
1/4" = 1'-0"



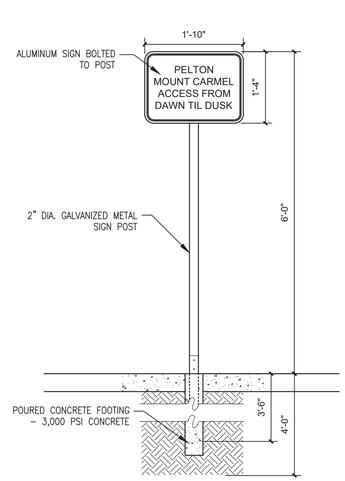
5 NO PARKING SIGN
3/4" = 1'-0"



3 STOP SIGN DETAIL
3/4" = 1'-0"



4 HC PARKING SIGN DETAIL
3/4" = 1'-0"



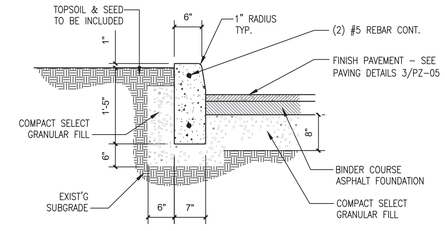
13 PUBLIC ACCESS SIGN DETAIL
3/4" = 1'-0"

6 HANDI-CAP RAMP - SECTION
3/4" = 1'-0"

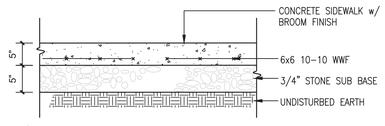
7 HANDI-CAP RAMP - PLAN
1/2" = 1'-0"

NOTE: 1) INSTALL SAW CUT CONTROL JOINTS @ 5'–0" o.c.
2) EXPANSION JOINTS SHALL BE PLACED AT SIDEWALK INTERSECTIONS, CURBS, OR AT ANY PENETRATIONS THROUGH SIDEWALK.
3) SURFACE SHALL BE BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.

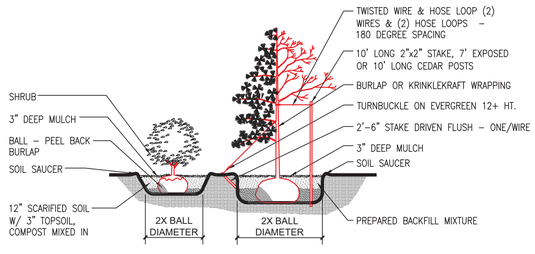
8 POURED CONCRETE SIDEWALK & CURB SECTION
1" = 1'-0"



9 POURED CONCRETE CURB DETAIL
3/4" = 1'-0"

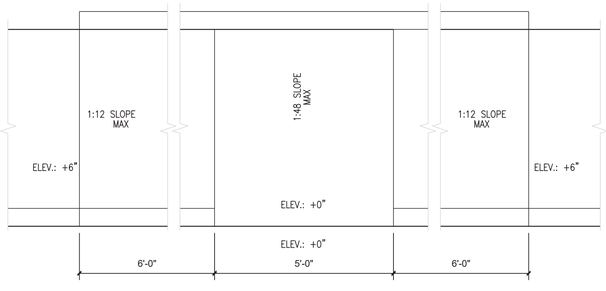


10 POURED CONCRETE SIDEWALK SECTION
3/4" = 1'-0"

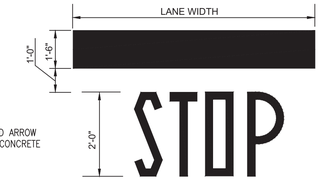


NOTE: OPPOSITE HALF OF DECIDUOUS AND EVERGREEN SIMILAR

11 TREE & SHRUB PLANTING DETAILS
NOT TO SCALE



12 HANDI-CAP RAMP - PLAN
1/2" = 1'-0"



NOTES:
1. PAINT 2" BLACK OUTLINE AROUND ARROW AND LETTERS FOR PROJECTS WITH CONCRETE PARKING LOTS.

2 PAVING MARKINGS - DIRECTIONAL
3/8" = 1'-0"

REVISIONS:
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
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36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

SITE DETAILS

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17

PZ–06

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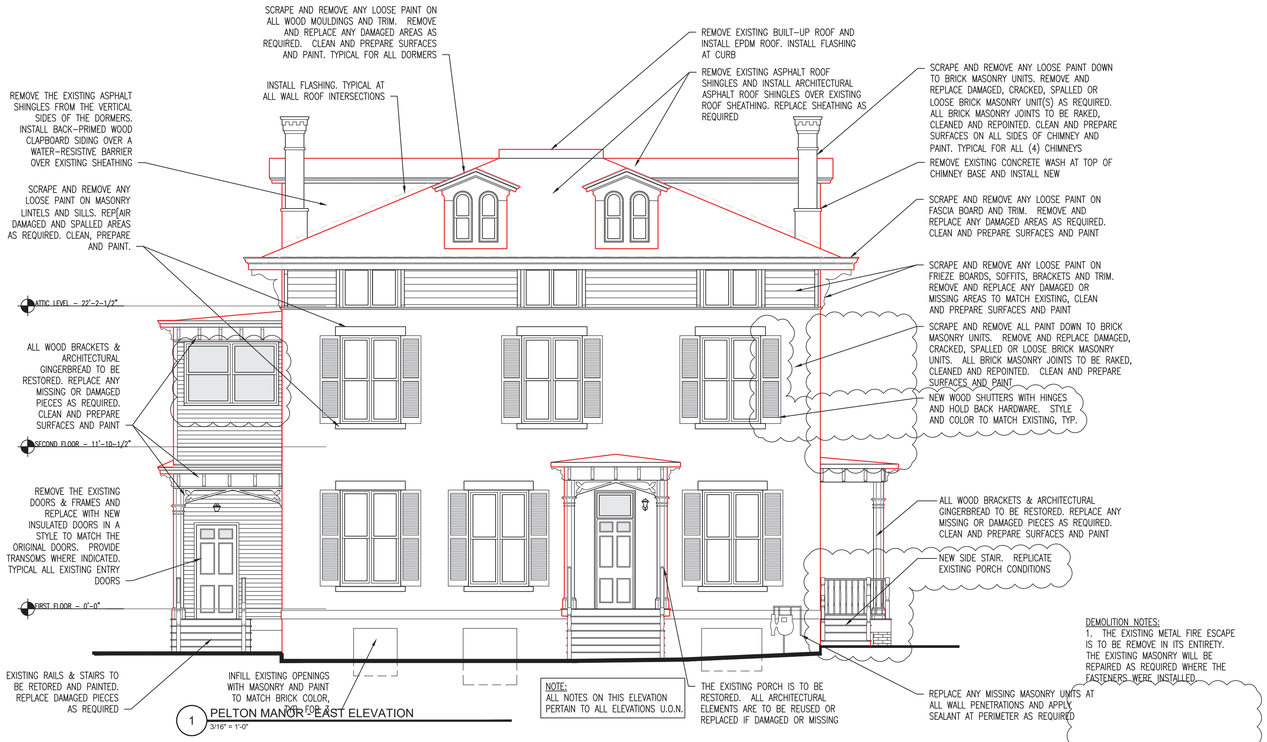


1 PELTON MANOR - EAST ELEVATION
3/16" = 1'-0"

DEMOLITION NOTES:
1. THE EXISTING METAL FIRE ESCAPE IS TO BE REMOVE IN ITS ENTIRETY. THE EXISTING MASONRY WILL BE REPAIRED AS REQUIRED WHERE THE FASTENERS WERE INSTALLED.

GENERAL NOTES:
1. REMOVE AND REPLACE DAMAGED ROOF SHEATHING AS REQUIRED.
2. NEW BRICK MASONRY UNITS TO MATCH ORIGINAL'S SIZE, COLOR AND PROFILE. JOINT MORTAR TO MATCH ORIGINAL'S STRENGTH AND COLOR. ALL FINISH AND MATERIAL COLORS TO BE APPROVED BY OWNER AND ARCHITECT.
3. CONTRACTOR TO DETACH AND REMOVE AND MISCELLANEOUS ANCHORS/STEEL BRACKETS AND RESTORE DAMAGED AREAS TO MATCH ADJACENT SURFACES.

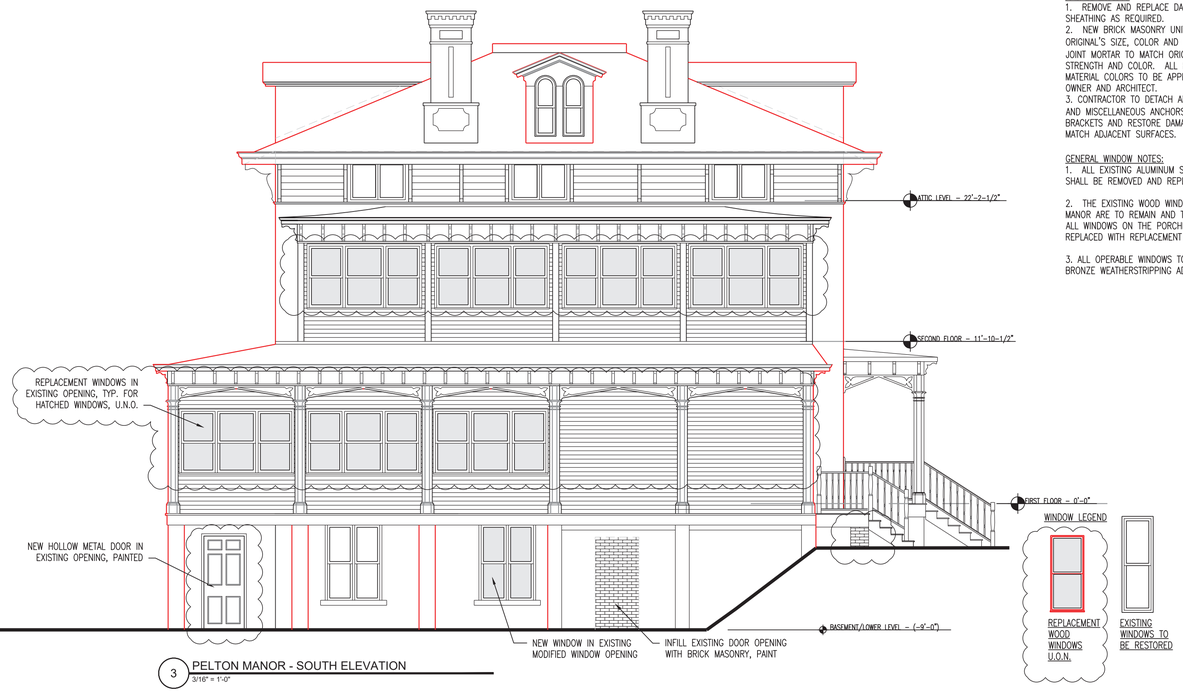
GENERAL WINDOW NOTES:
1. ALL EXISTING ALUMINUM STORM WINDOWS SHALL BE REMOVED AND REPLACED

2. THE EXISTING WOOD WINDOWS ON THE MANOR ARE TO REMAIN AND TO BE RESTORED. ALL WINDOWS ON THE PORCHES SHALL BE REPLACED WITH REPLACEMENT WOOD WINDOWS.

3. ALL OPERABLE WINDOWS TO HAVE NEW BRONZE WEATHERSTRIPPING ADDED



2 PELTON MANOR - WEST ELEVATION
3/16" = 1'-0"



3 PELTON MANOR - SOUTH ELEVATION
3/16" = 1'-0"



4 PELTON MANOR - NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:

8/29/2019	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
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11/07/2018	ISSUED TO HDLPC
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PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - PELTON MANOR

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/2017
PZ-08

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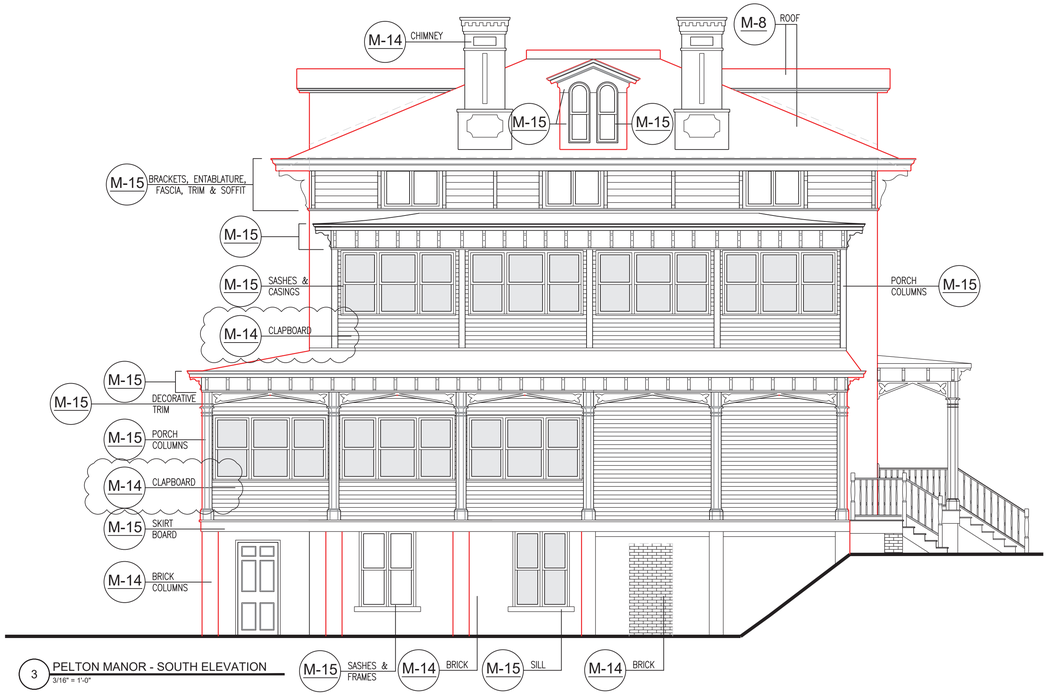
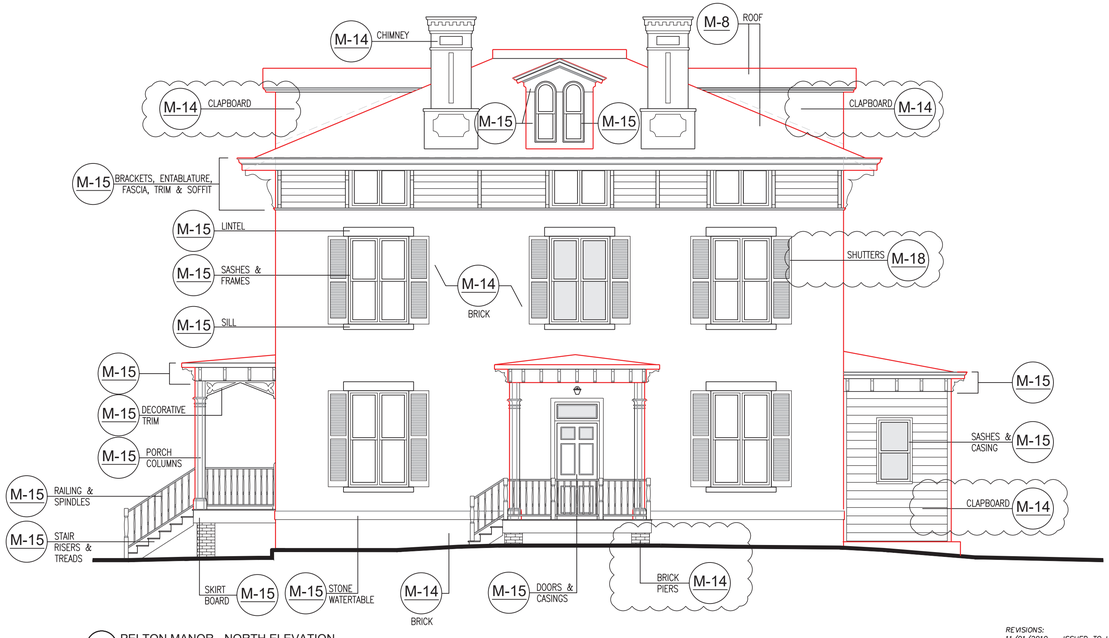
1 PELTON MANOR - EAST ELEVATION
3/16" = 1'-0"



2 PELTON MANOR - WEST ELEVATION
3/16" = 1'-0"



3 PELTON MANOR - SOUTH ELEVATION
3/16" = 1'-0"



4 PELTON MANOR - NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:

11/01/2019	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
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10/03/18	ISSUED TO HDLPC
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3/26/2018	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD

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PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

MATERIAL CALLOUTS PELTON MANOR

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/2017

PZ-08.1

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P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-08.1 PRELIMINARY ELEVATIONS Materials- PELTON MANOR - Copy.dwg



1 PELTON MANOR RENDER 01
NTS



2 PELTON MANOR RENDER 02
NTS

TA
TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

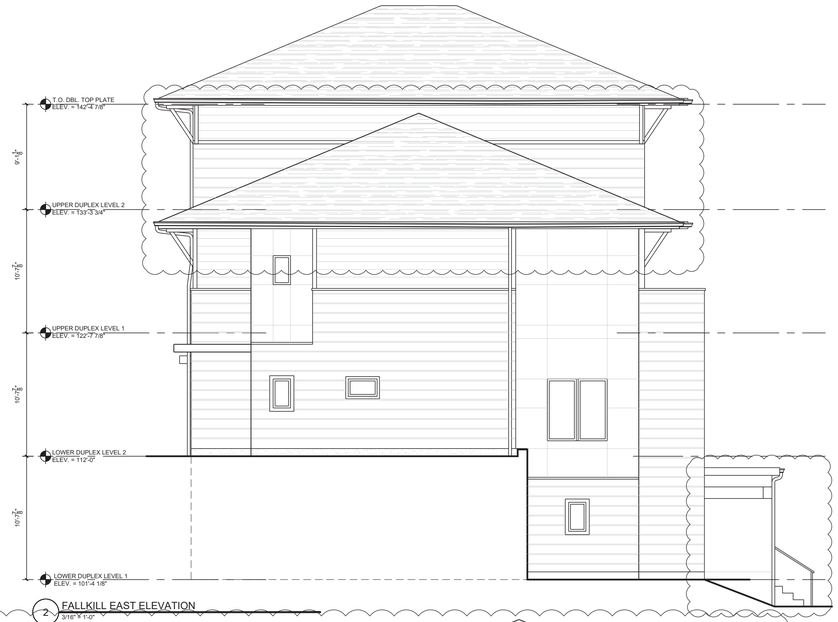
RENDERED VIEWS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-08.2



1 FALLKILL SOUTH ELEVATION
3/16" = 1'-0"



2 FALLKILL EAST ELEVATION
3/16" = 1'-0"



3 FALLKILL WEST ELEVATION
3/16" = 1'-0"



4 FALLKILL NORTH ELEVATION
3/16" = 1'-0"

REVISIONS

6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HDLPC
11/27/2018	ISSUED TO HDLPC
8/03/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - FALLKILL

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
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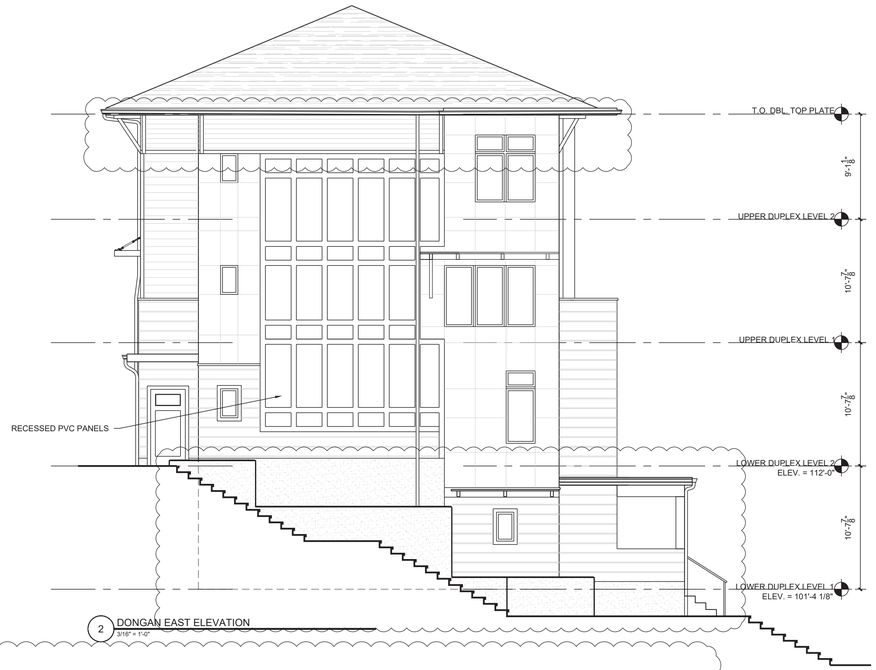
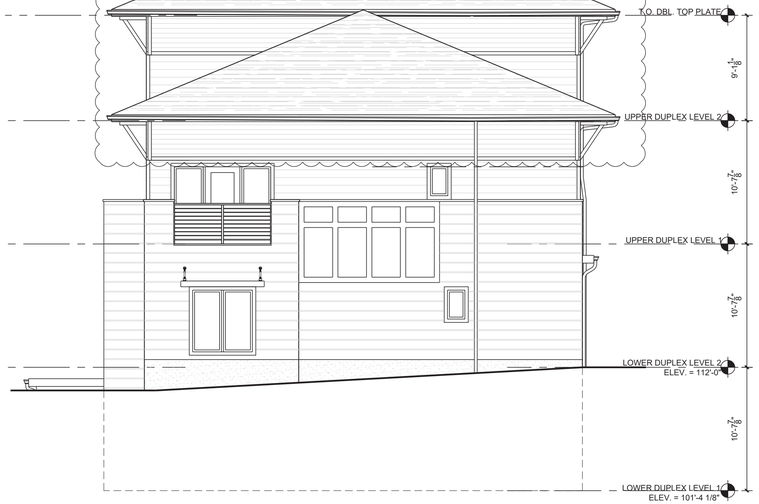
1 DONGAN SOUTH ELEVATION
3/16" = 1'-0"



2 DONGAN EAST ELEVATION
3/16" = 1'-0"



3 DONGAN WEST ELEVATION
3/16" = 1'-0"



4 DONGAN NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:

6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HDLPC
11/07/2018	ISSUED TO HDLPC
3/28/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
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PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - DONGAN

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JOB No. Y1022
DATE: 7/5/17
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1 RIVER EAST ELEVATION
3/16" = 1'-0"



2 RIVER NORTH ELEVATION
3/16" = 1'-0"



3 RIVER SOUTH ELEVATION
3/16" = 1'-0"



2 RIVER WEST ELEVATION
3/16" = 1'-0"

REVISIONS:

6/25/2019	ISSUED TO PLANNING BOARD
5/28/2019	PRE-SUBMISSION - HDLPC
11/07/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD
11/5/2017	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - RIVER

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
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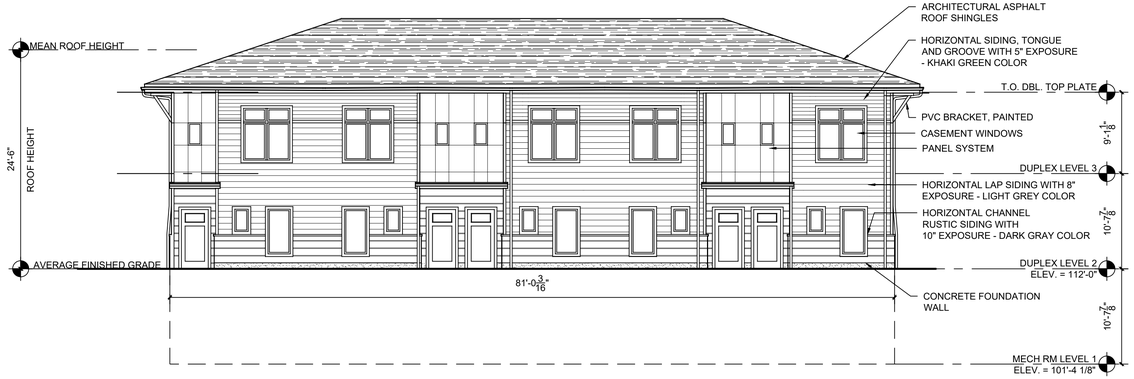
1 RIVER BUILDING - EAST ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"



2 RIVER BUILDING - WEST ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"



3 RIVER BUILDING - EAST ELEVATION (PROPOSED)
1/8" = 1'-0"



4 RIVER BUILDING - WEST ELEVATION (PROPOSED)
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
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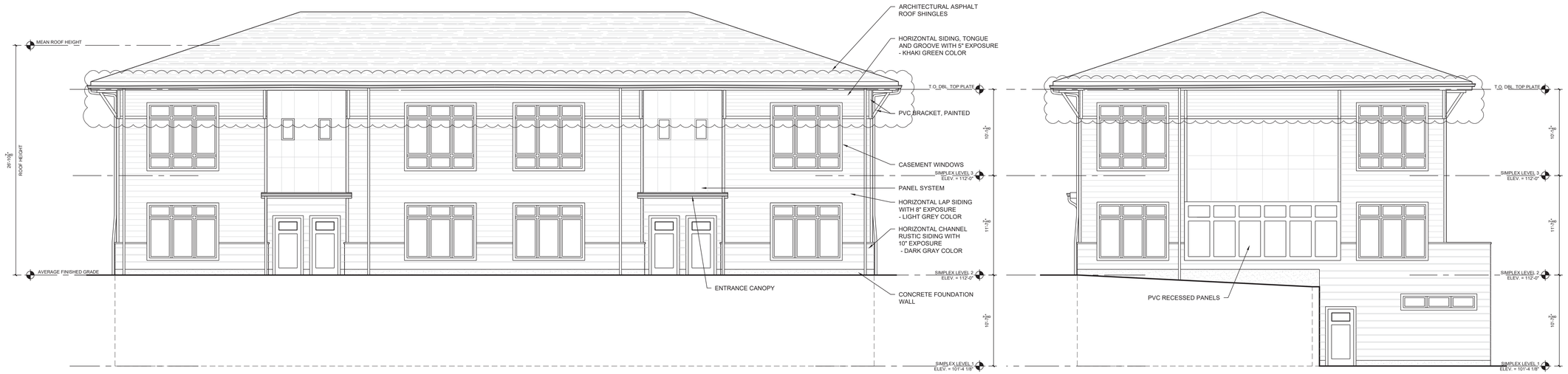
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

RIVER ELEVATIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-14.1



1 STATION EAST ELEVATION
3/16" = 1'-0"

2 STATION NORTH ELEVATION
3/16" = 1'-0"



3 STATION SOUTH ELEVATION
3/16" = 1'-0"

4 STATION WEST ELEVATION
3/16" = 1'-0"

REVISIONS:

6/25/2019	ISSUED TO PLANNING BOARD
5/28/2019	PRE-SUBMISSION - HDLPC
11/07/2018	ISSUED TO HDLPC
8/03/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD
10/5/2017	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - STATION

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
PZ-16

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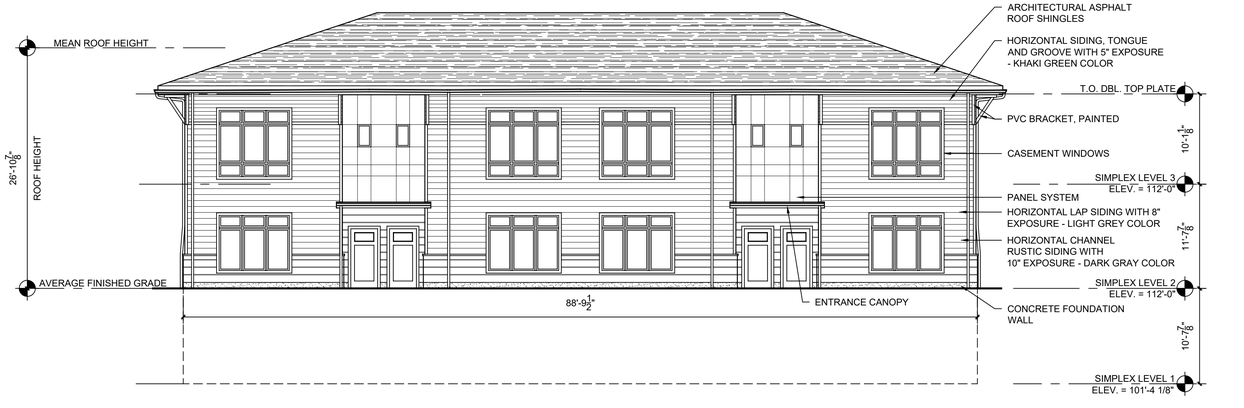

1 STATION BUILDING - EAST ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"



2 STATION BUILDING - WEST ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"



3 STATION BUILDING - EAST ELEVATION (PROPOSED)
1/8" = 1'-0"



4 STATION BUILDING - WEST ELEVATION (PROPOSED)
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

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Poughkeepsie, NY 12603

PROJECT NAME:
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36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

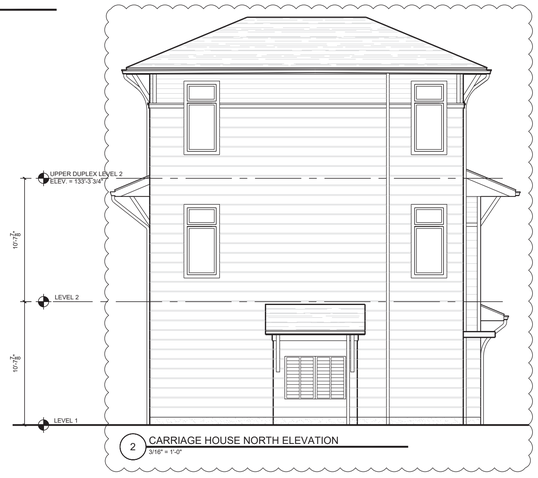
STATION ELEVATIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

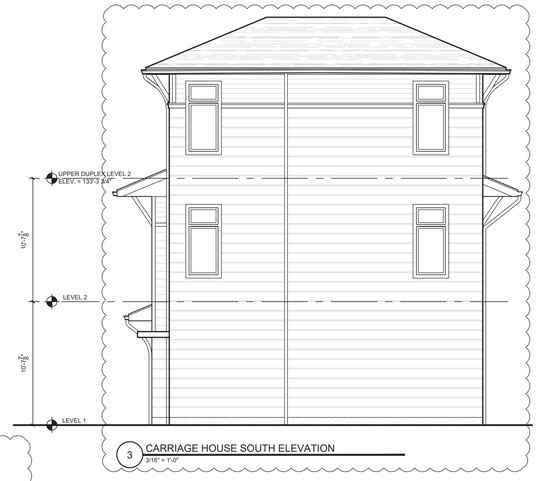
PZ-16.1



1 CARRIAGE HOUSE WEST ELEVATION
3/16" = 1'-0"



2 CARRIAGE HOUSE NORTH ELEVATION
3/16" = 1'-0"



3 CARRIAGE HOUSE SOUTH ELEVATION
3/16" = 1'-0"



4 CARRIAGE HOUSE EAST ELEVATION
3/16" = 1'-0"

REVISIONS:
6/28/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - CARRIAGE HOUSE

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
PZ-18

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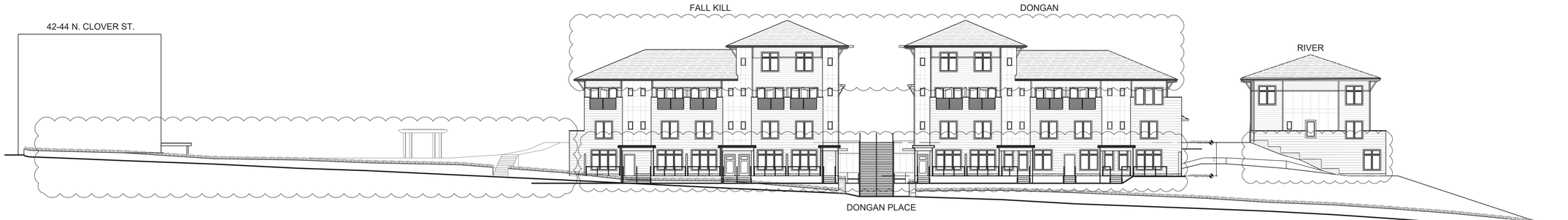
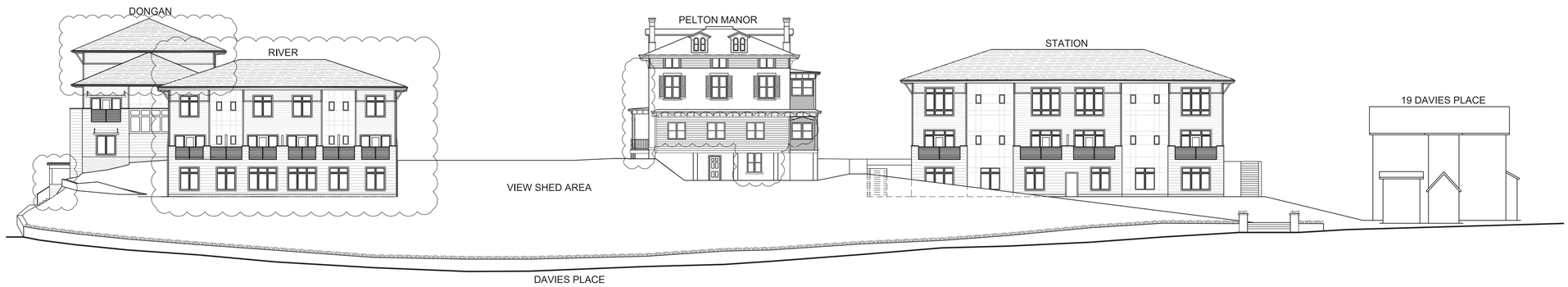


1 STREET VIEW AT DONGAN PLACE
NTS



2 STREET VIEW AT DAVIES PLACE
NTS

REVISIONS:
6/25/2019 ISSUED TO HDLPC
3/28/2019 PRE-SUBMISSION - HDLPC
11/01/2018 ISSUED TO HDLPC
8/03/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
1/24/2017 ISSUED TO HDLPC

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

STREET ELEVATIONS

DRAWN BY: M.L.L.
JOB No. Y1022
DATE: 19 Nov 2015
PZ-19

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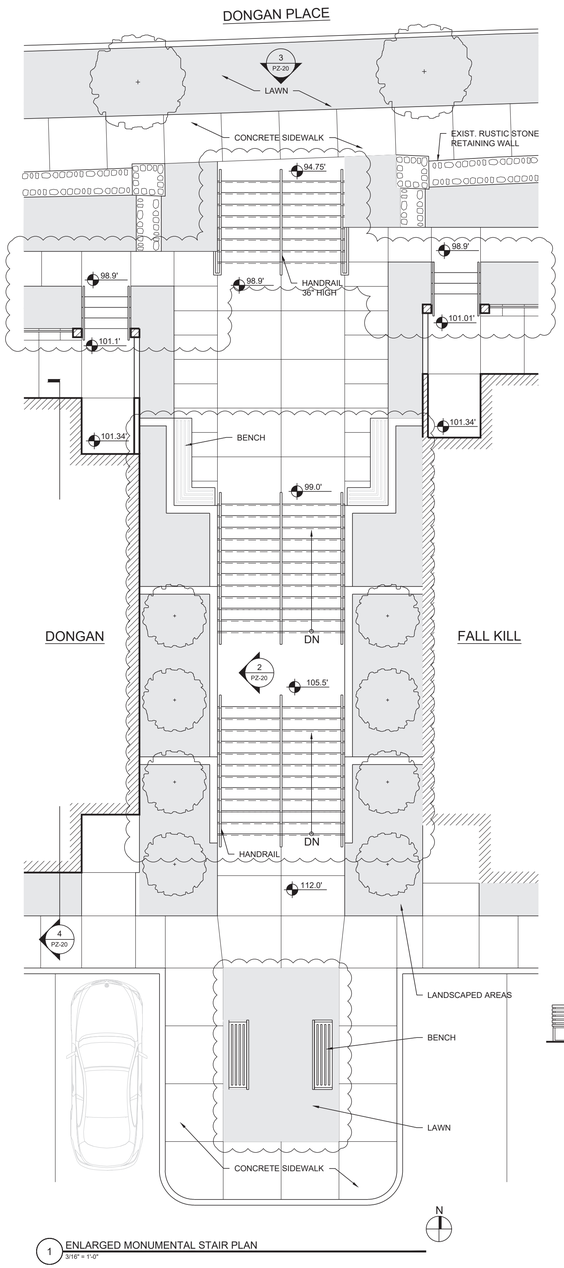
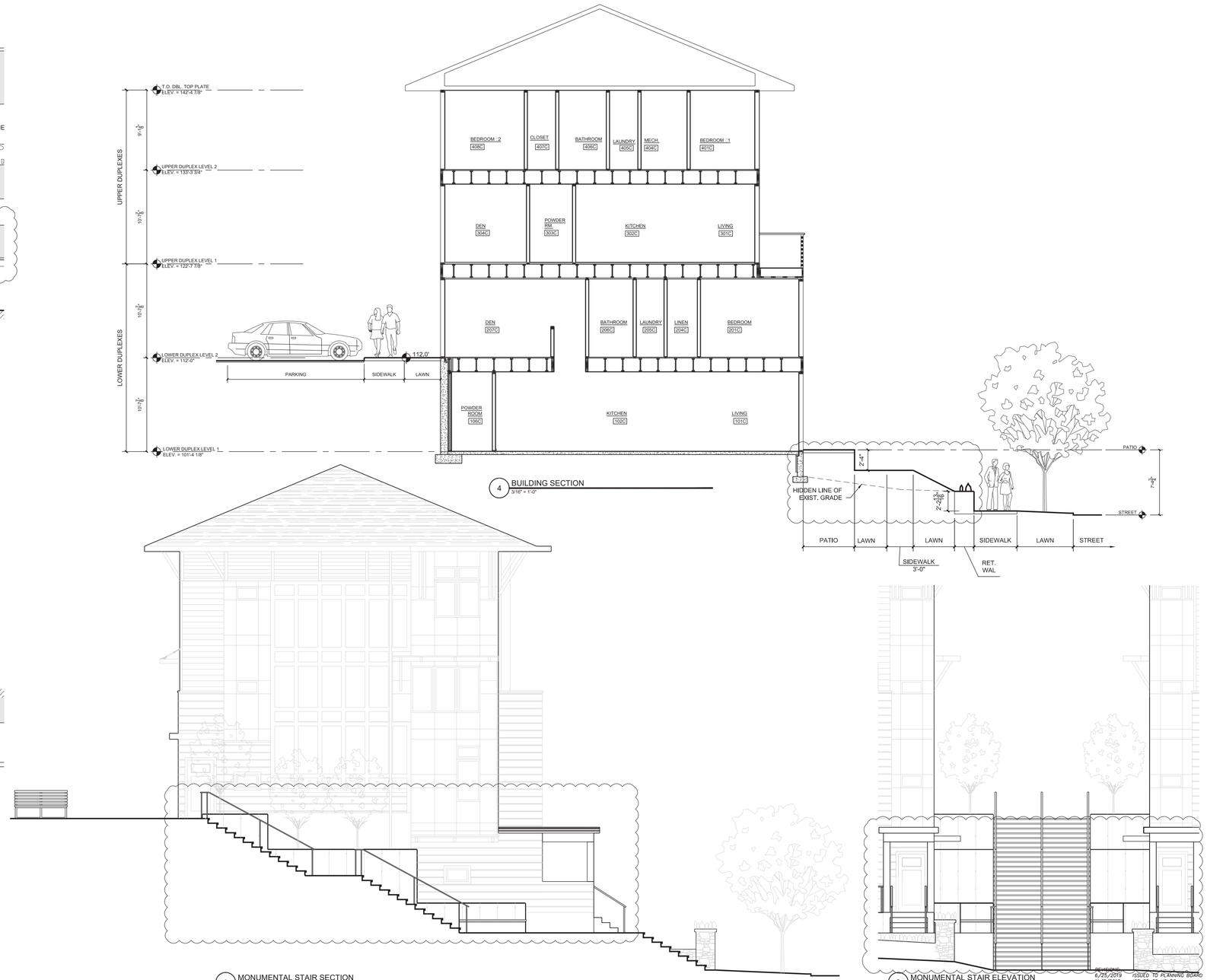


1 ENLARGED MONUMENTAL STAIR PLAN
3/16" = 1'-0"



4 BUILDING SECTION
3/16" = 1'-0"

2 MONUMENTAL STAIR SECTION
3/16" = 1'-0"

3 MONUMENTAL STAIR ELEVATION
3/16" = 1'-0"

REVISIONS:	
6/25/2019	ISSUED TO PLANNING BOARD
11/7/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD
11/9/2017	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
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25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

ENLARGED MONUMENTAL STAIR PLAN & ELEVATIONS

DRAWN BY: M.L.L.	PZ-20
JOB No. Y1022	
DATE: 19 Nov. 2015	

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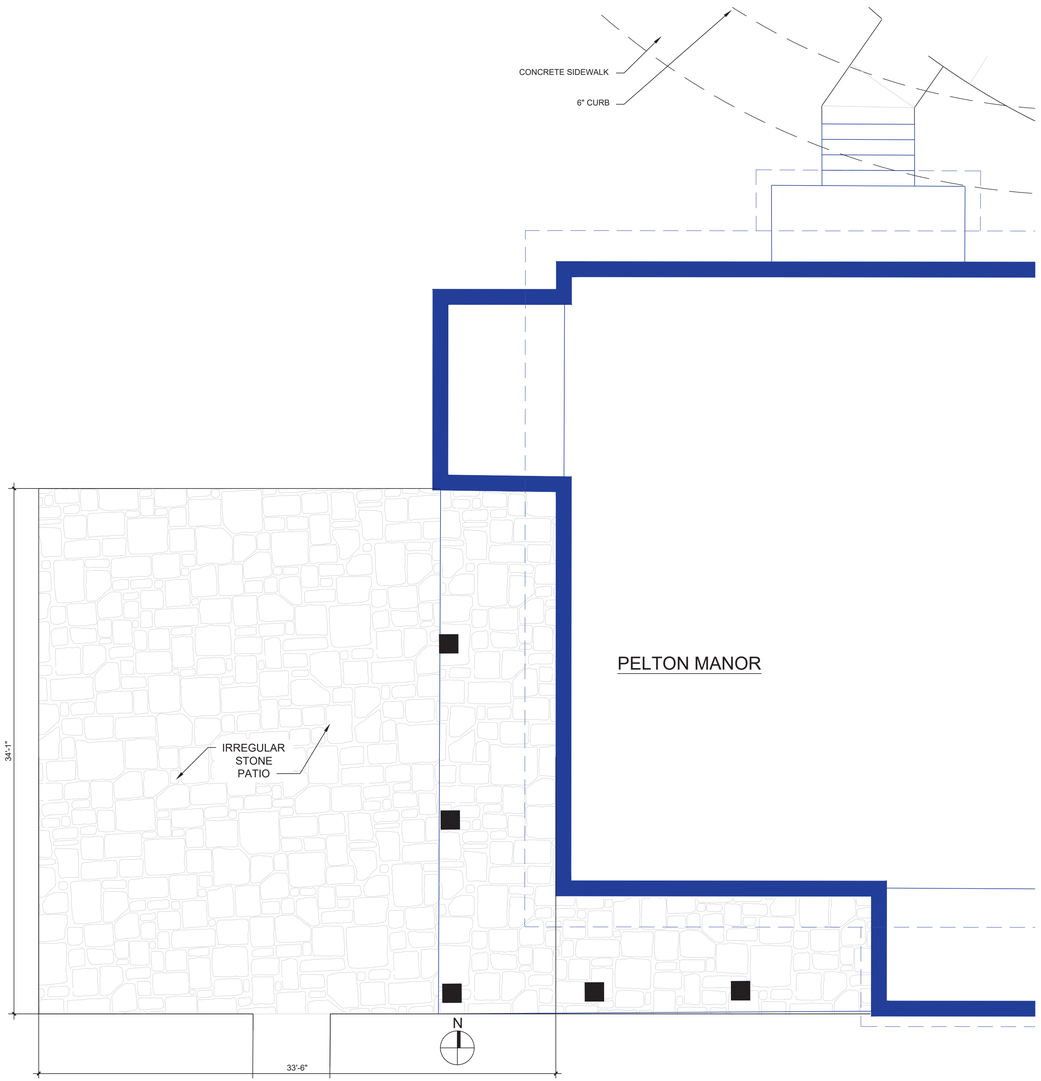
P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-20 ENLARGED MONUMENTAL STAIR PLAN & ELEVATIONS.dwg



1 ENLARGED PELTON TERRACE/VIEW SHED PLAN
1/4" = 1'-0"

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
8/03/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
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TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
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25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17
PZ-21

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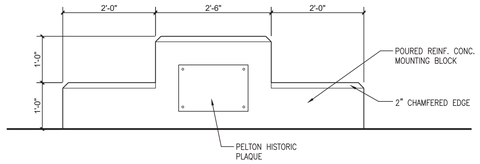
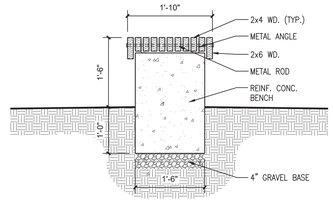
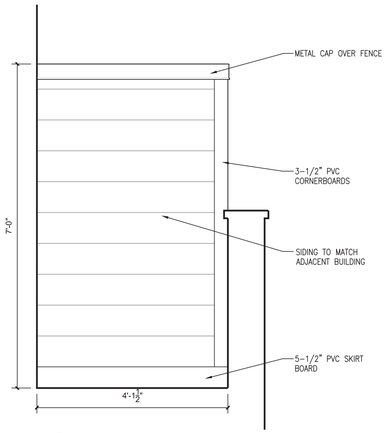


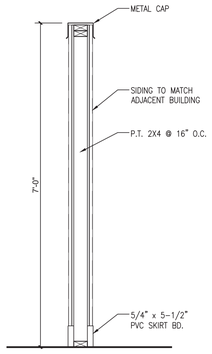
7 MOUNTING BLOCK ELEVATION
3/4" = 1'-0"



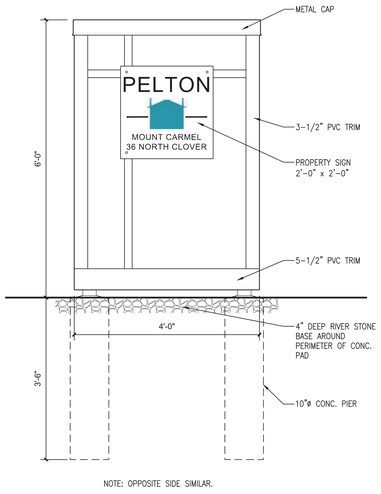
9 BENCH DETAIL
3/4" = 1'-0"



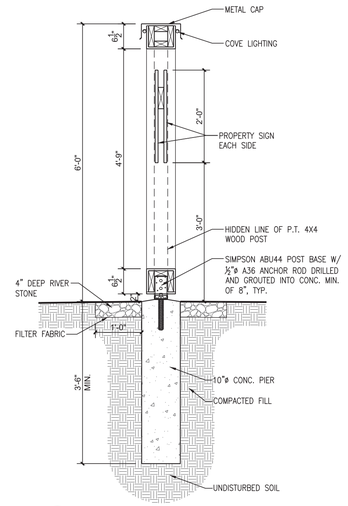
5 PRIVACY WALL ELEVATION
3/4" = 1'-0"



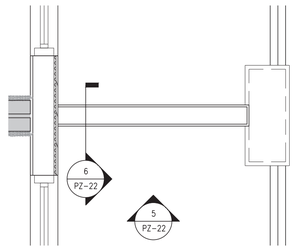
6 PRIVACY WALL SECTION
3/4" = 1'-0"



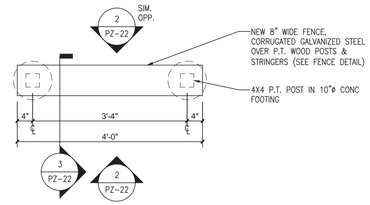
2 FRONT ENTRANCE SIGN ELEVATION
3/4" = 1'-0"



3 FRONT ENTRANCE SIGN SECTION
3/4" = 1'-0"



4 PRIVACY WALL PLAN
3/4" = 1'-0"



1 FRONT ENTRANCE SIGN PLAN
3/4" = 1'-0"

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
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PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

FRONT ENTRANCE SIGN

DRAWN BY: M.L.L.
JOB No. Y1022
DATE: 19 Nov. 2015
PZ-22

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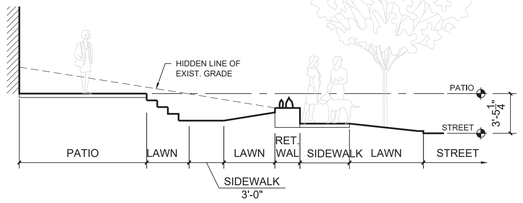
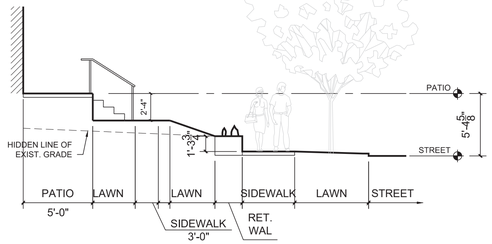
P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-22 FRONT ENTRANCE SIGN.dwg



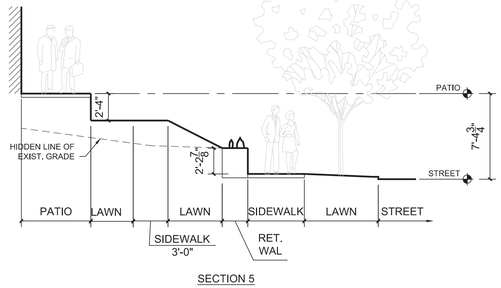
SECTION 3

3 SECTION 3/16" = 1'-0"



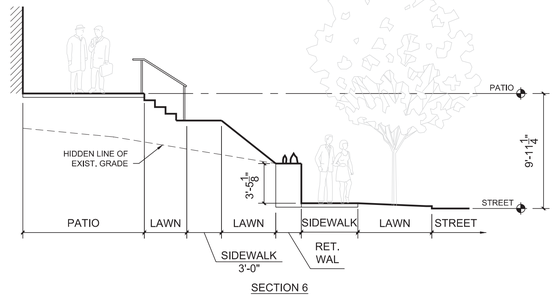
SECTION 4

4 SECTION 3/16" = 1'-0"



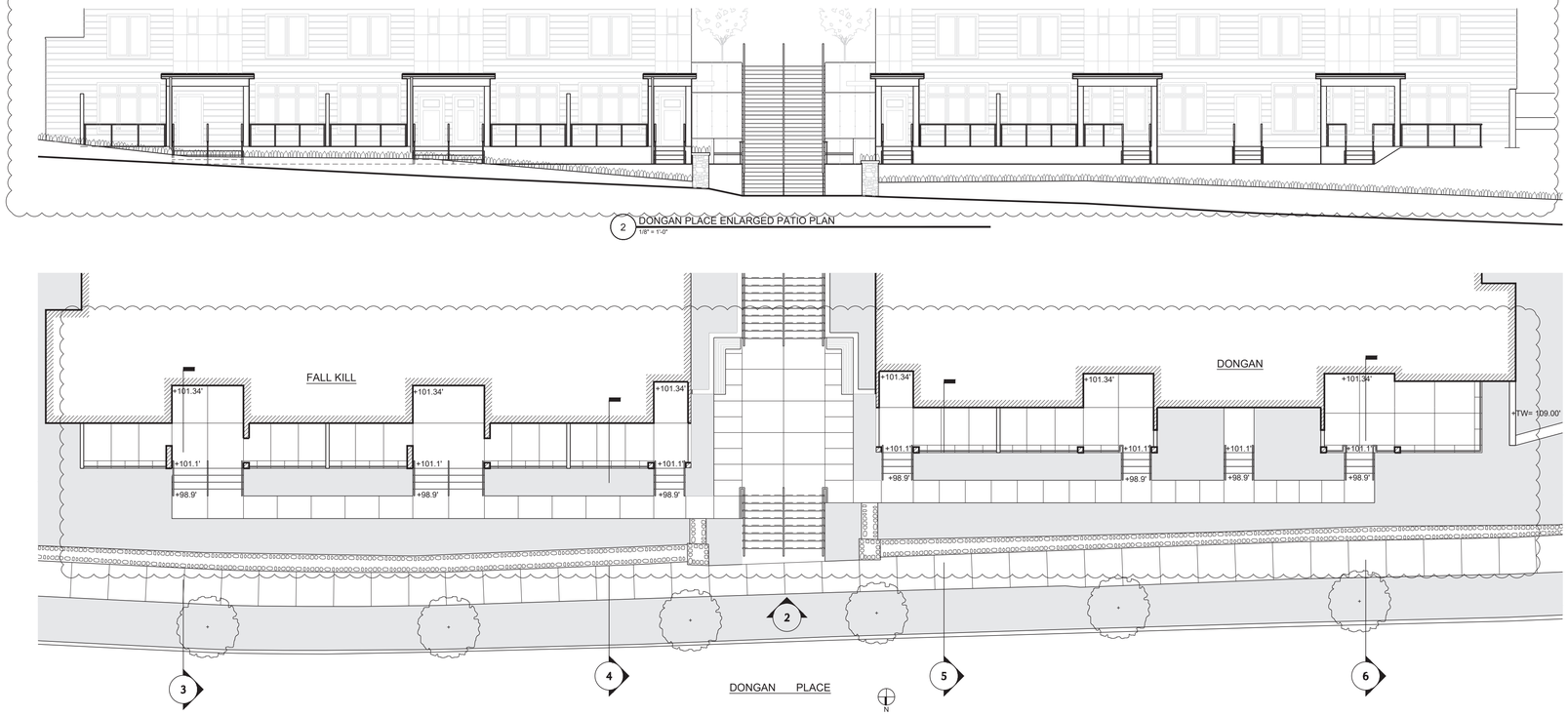
SECTION 5

5 SECTION 3/16" = 1'-0"



SECTION 6

6 SECTION 3/16" = 1'-0"



2 DONGAN PLACE ENLARGED PATIO PLAN 1/8" = 1'-0"

1 DONGAN PLACE ENLARGED PATIO PLAN 1/8" = 1'-0"

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:

Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS

DRAWN BY: M.L.L.
JOB No. Y1022
DATE: 4/19/18

PZ-23

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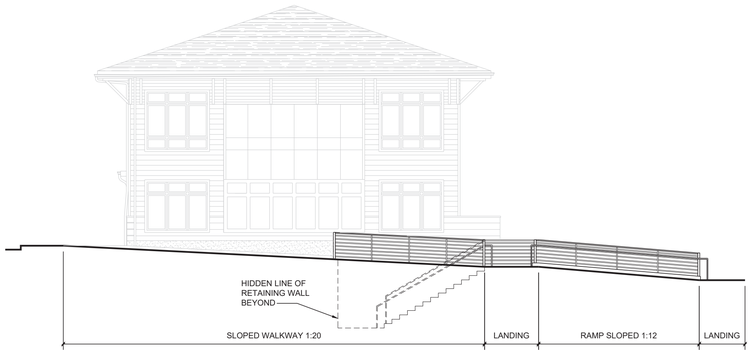
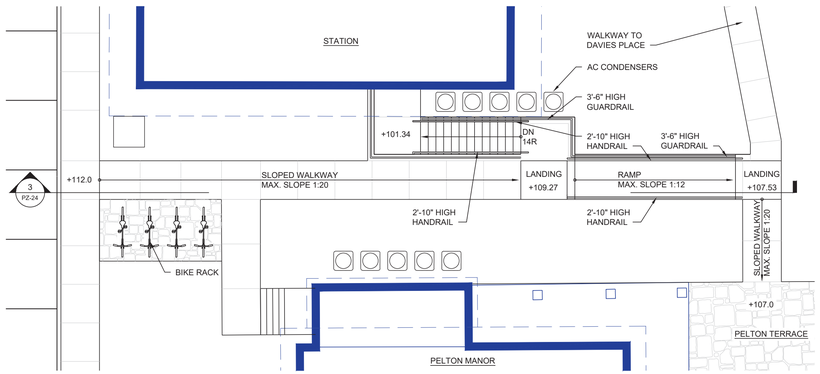
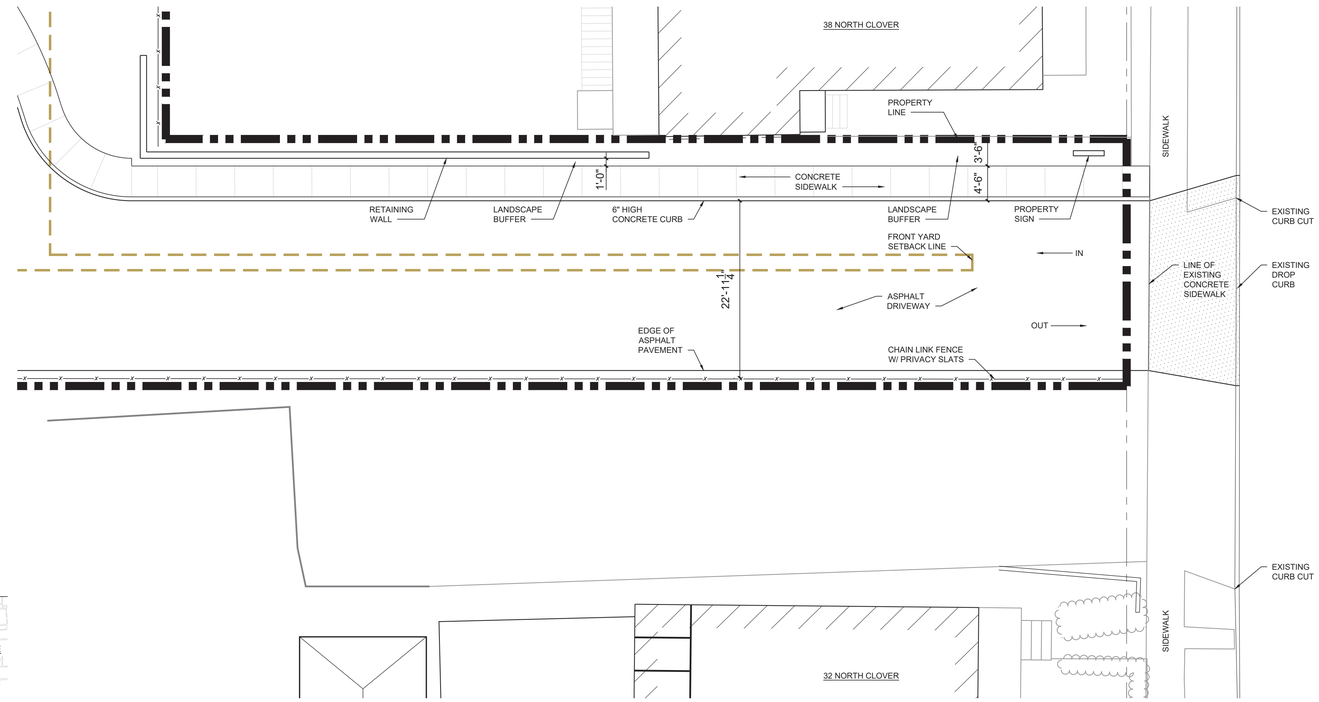
P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-23 DONGAN PLACE PATIO PLAN.dwg



3 WALKWAY/RAMP SECTION
1/8" = 1'-0"



2 ENLARGED WALKWAY/RAMP PLAN
1/8" = 1'-0"



1 ENLARGED DRIVEWAY ENTRANCE PLAN
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

ENTRANCE DRIVEWAY PLAN AND WALKWAY RAMP PLAN & SECTION

DRAWN BY: M.L.L.
JOB No. Y1022
DATE: 19 Nov. 2015

PZ-24

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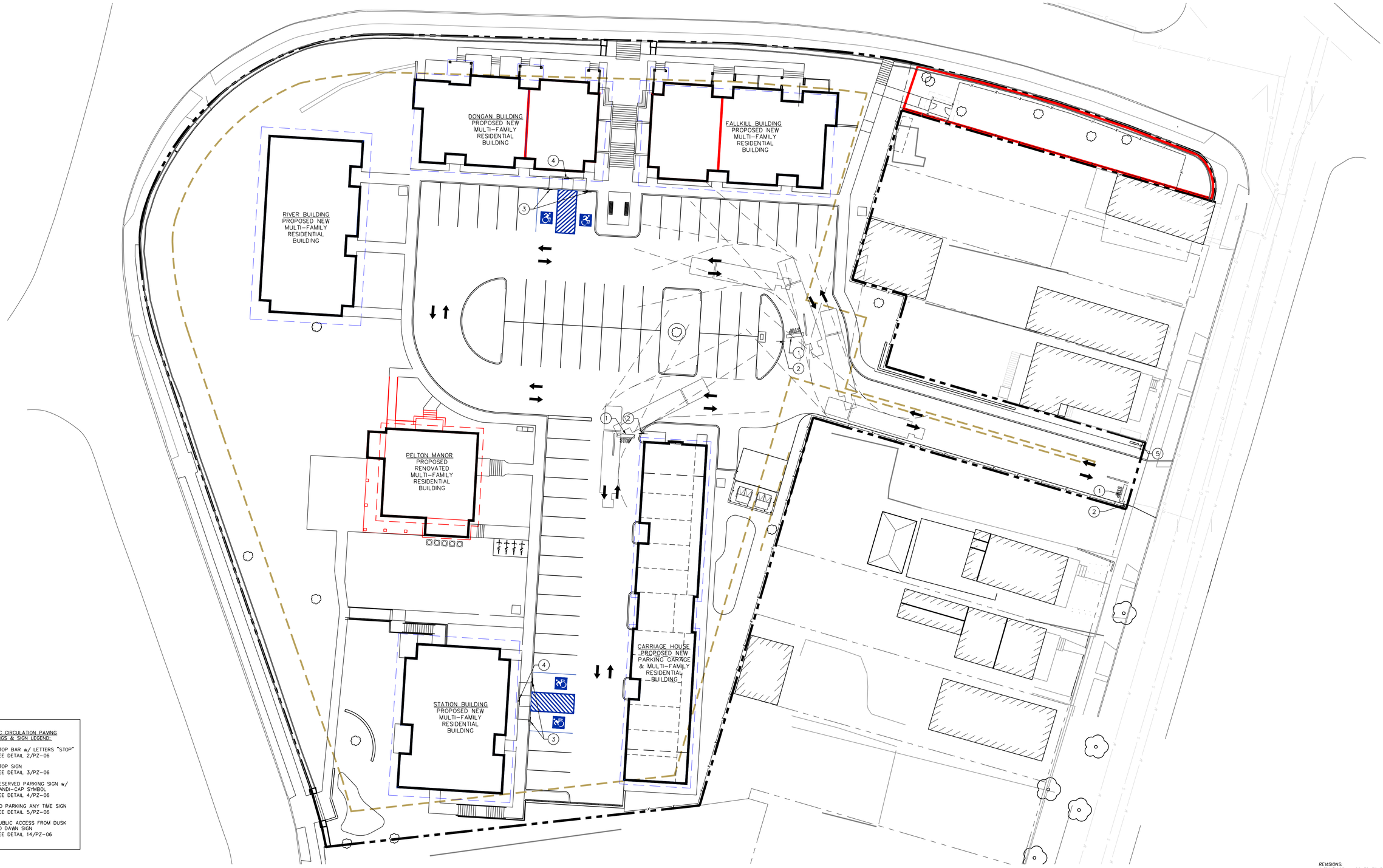
P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-24 ENTRANCE DRIVEWAY.dwg



TRAFFIC CIRCULATION PAVING MARKINGS & SIGN LEGEND:

1. STOP BAR w/ LETTERS "STOP" SEE DETAIL 2/PZ-06
2. STOP SIGN SEE DETAIL 3/PZ-06
3. RESERVED PARKING SIGN w/ HANDI-CAP SYMBOL SEE DETAIL 4/PZ-06
4. NO PARKING ANY TIME SIGN SEE DETAIL 5/PZ-06
5. PUBLIC ACCESS FROM DUSK TO DAWN SIGN SEE DETAIL 14/PZ-06

REVISIONS:

6/30/2023	ISSUED TO PLANNING BOARD
8/29/2019	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
9/07/2018	ISSUED TO HDLPC
3/26/2018	ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:

Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16520 STATE OF NEW YORK

TRAFFIC CIRCULATION & SIGN PLAN

DRAWN BY: D.H.	PZ-25
JOB No. P1022.20	
DATE: 5/31/2023	

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P:\TA Jobs\P1022.20 - Pelton - 36 N. Clover - 2023\Drawings\CAD Drawings\01 - Schematic Design\Sheets\PZ-25 - Truck Maneuvering.dwg



1 FALLKILL BUILDING - NORTH ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"

2 DONGAN BUILDING - NORTH ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"



1 FALLKILL BUILDING - NORTH ELEVATION (PROPOSED)
1/8" = 1'-0"

2 DONGAN BUILDING - NORTH ELEVATION (PROPOSED)
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

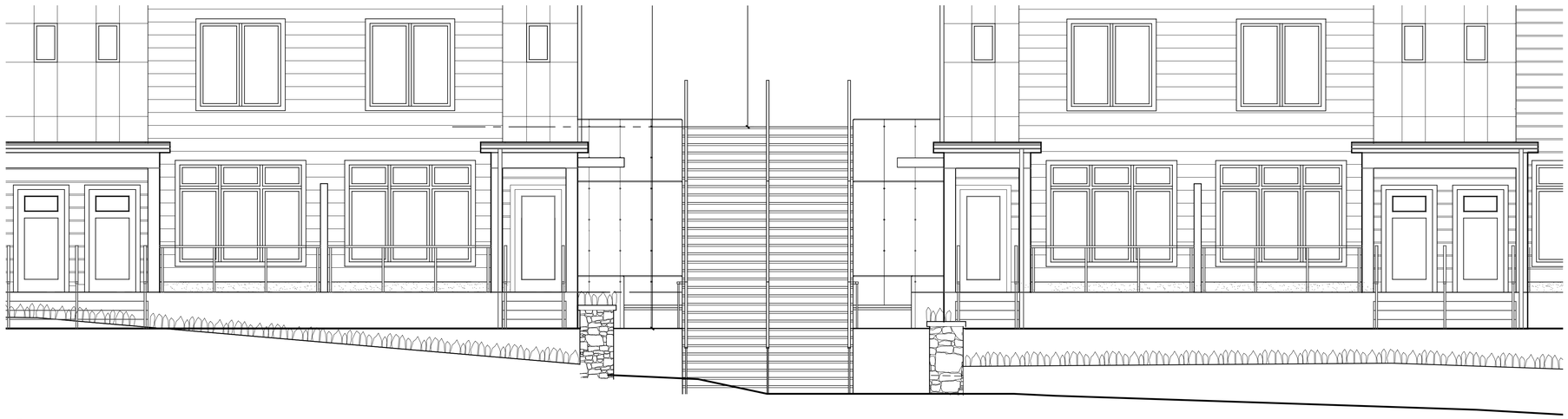
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

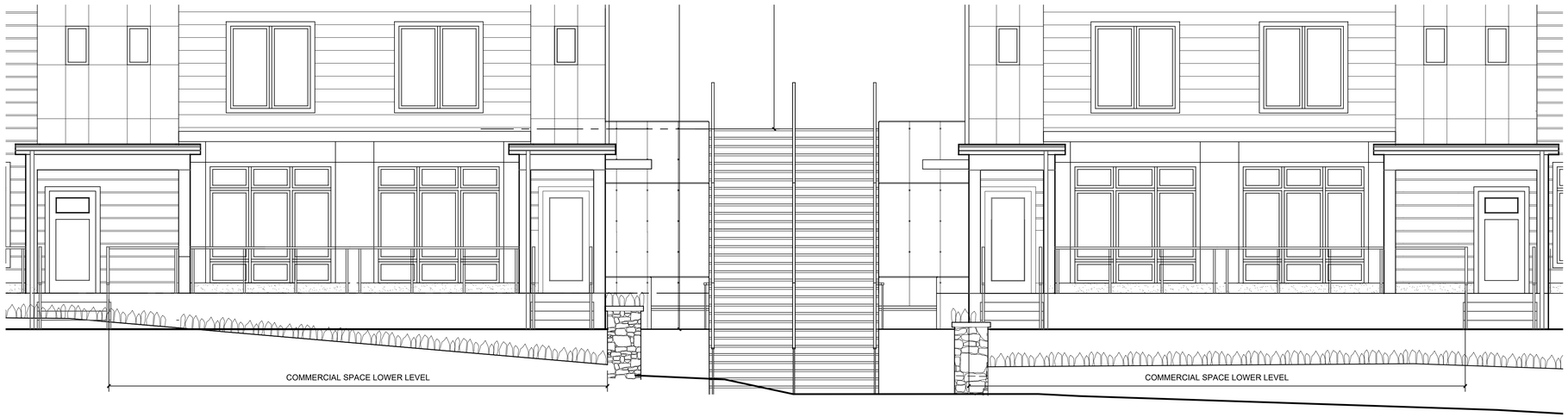
FALLKILL & DONGAN ELEVATIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-26



1 FALLKILL & DONGAN BUILDING - ENLARGED NORTH ELEVATION (CURRENTLY APPROVED)
1/4" = 1'-0"



1 FALLKILL & DONGAN BUILDING - ENLARGED NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"

TINKELMAN
ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

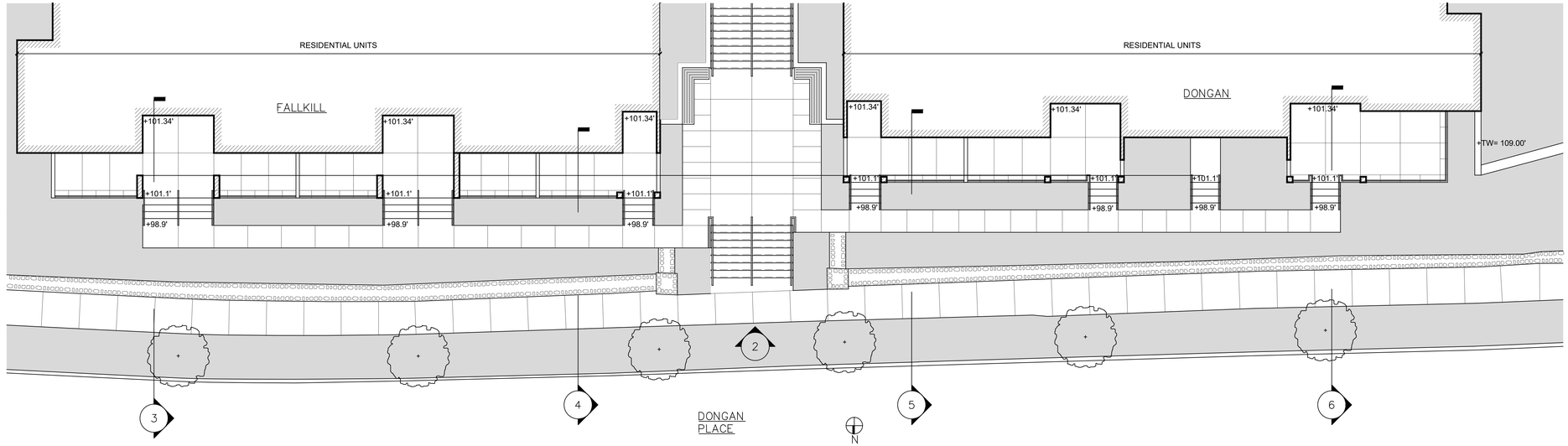
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

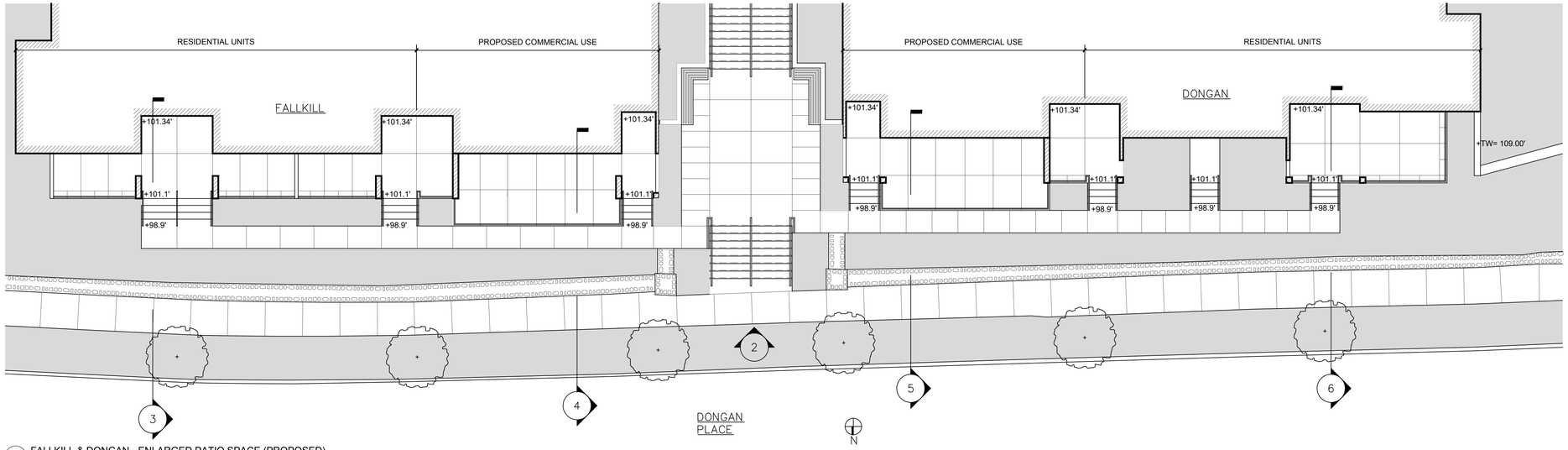
FALLKILL & DONGAN ELEVATIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-26.1



1 FALLKILL & DONGAN - ENLARGED PATIO SPACE (CURRENTLY APPROVED)
1/8" = 1'-0"



2 FALLKILL & DONGAN - ENLARGED PATIO SPACE (PROPOSED)
1/8" = 1'-0"

TINKELMAN
ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

FALLKILL & DONGAN PATIOS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-27

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68 Adiantum pedatum Maiden Hair Fern

709 Athyrium X 'Ghost' Ghost Fern

70 Blue Gramma Grass Bouteloua gracilis 'Blonde Ambition'

273 Forsythia viridissima 'Bronxensis'

Remove existing Kentucy Coffee Tree

147 Rhus aromatica 'Low Grow

404 Rhus aromatica 'Low Grow' Gragrant Sumac

15 Thuja occidentalis 'American Pillar'

Symbol for Existing Tree to Remain

Rain Garden/Dention Area
3 Cornus amomum Silky Dogwood
15 Panicum virgatum Switch Grass
31 Iris versicolor Blue Flag Iris
13 Rudbeckia laciniata Green Headed Cone Flower

84 Bouteloua gracilis 'Blonde Ambition'

Rain Garden Plants
26 Eutrochium purpureum Joe Pye Weed
21 Echinacea palida Pale Cone Flower
17 Lobelia cardinalis Cardinal Flower
21 Aesclepias incarnata Swamp Weed
13 Rudbeckia laciniata Green Headed Cone Flower

Solar South Solar Ready

L1

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845-702-1004
11 South Fowlerhouse Road Wappinger Falls, New York 12590

Revisions |
mnb September 25, 2017 planting, Lyon sheet
mnb October 2, 2017 planting, Lyon sheet
mnb October 4, 2017 planting, ram gardens, living walls, AC pads
mnb October 23, 2017 planting
mnb October 29, 2017 grades by Roger Mayda and Station House
mnb March 15, 2018 walls and terrace between River and Pelton
mnb March 16, 2018 walls and terrace between River and Pelton
mnb March 19, 2018 walls and terrace between River and Pelton
mnb March 20, 2018 walls and terrace between River and Pelton
mnb March 22, 2018 planting
mnb March 23, 2018 planting
mnb June 24, 2019 planting
mnb July 22, 2019 planting
mnb July 30, 2019 overall planting
NE corner

Date | Sept. 17, 2017

Scale | 1" = 30' - 0"

Tinkelman Architects - Pelton Mount Carmel Planting Plan
36 North Clover Street Poughkeepsie, New York

Sheet

TMBC

LANDSCAPING NOTES

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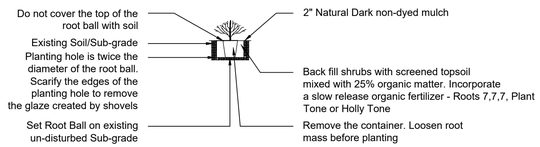
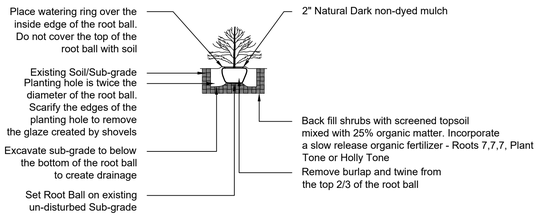
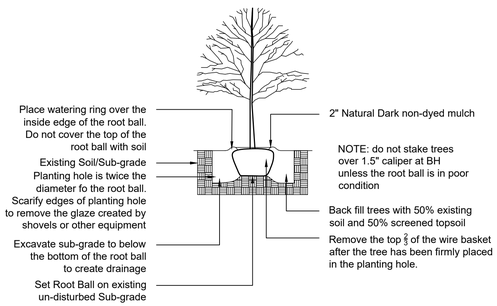


CONTAINER PLANTING SPECIFICATIONS



SHRUB PLANTING SPECIFICATIONS



TREE PLANTING SPECIFICATION

1. All plant material must conform to American Standard for Nursery Stock ANSI Z60.1-2014

2. Voluntary Alternates/Plant substitutions must be approved by the Designer/Landscape Architect

3. All plant material delivered to the site and or planted must be maintained by the Landscape Contractor until the scope of agreed Landscape work is complete

4. All wire baskets must be either removed from the root ball or cut from the root ball after placing the plant in the planting hole

5. All burlap must be removed from root balls or cut away from the root ball after placing the plant in the planting hole. All planting holes must be 50% wider than the root ball or container root mass

6a. The indigenous soil or back fill for major trees must be conditioned with 50% screened topsoil and Roots 7-7-7 with Mycorrhizae. Do not use additional planting media. Remove rocks and bris from planting hole

6b. Incorporate 50% organic soil media, Pro Mix HP, and Roots 7-7-7 slow release fertilizer with Mycorrhizae per instructions into indigenous soil used to back fill shrubs, perennials and ground cover. ***All*** bed areas to receive Ornamental Grasses and Fern ***MUST*** be mechanically tilled in an effort to create a friable soil texture

6c. Any soil glazing created by the back of the shovel shall be removed by reversing the shovel and caving in the planting hole

7. A Sub-soil soil pH test is highly recommended before planting begins

8. All existing unwanted plant material and weeds and their roots systems must be completely removed from planting beds prior to installing new plant material. The use of Round-Up may be required to eliminate invasive/stoloniferous weeds. Only a licensed professional may apply Round-Up

9. Only non-dyed natural mulch may be used. Mulch shall not be made from construction debris, shall not contain plastics, large roots or any toxic chemicals or pressure treated lumber. The mulch shall have been created in the year of or the season of the proposed work installation. Install mulch to a depth of 2" - 3" in all shrubs beds and tree rings.

10. Anchor any trees or plants that may be affected by high wind loads. Use only Duck Bill Earth Anchor Series **II** Model 40 DTS for 1"-3" caliper and Model 68 DTS for 3" - 6" caliper

11. It is the Landscape Contractor's responsibility to comply with all local and state codes. Any permits required for the Landscape Contractor's work must be obtained by the Landscape Contractor

12. It is the Landscape Contractor's responsibility to coordinate the planting schedule with the owner or the owner's representative. The Landscape contractor shall notify the owner about any deviations from the agreed schedule immediately

13. Any deviations from the design/plans due to unknown site conditions must be brought to the attention of the owner, the owner's representative and or the Designer/Landscape Architect

14. All sub-grades brought to within 6" of finished grade by site contractor

15. The site contractor shall de-compact any planting or lawn areas to 12" below sub-grade that have been compacted by equipment during the construction phase

16. All areas to receive seed or sod shall be covered with 6" of screened topsoil meeting ASTM D-422 Specifications: 60% sand, 25% Silt, 15% Clay, pH 6.8 - 7.2, organic content between 5% - 10% not to exceed 10%. The screened topsoil shall not contain stones greater than 1/2" in any dimension, be free from roots, weeds, clay clods, Litter, toxic chemicals or any materials harmful to plant growth.

17. The topsoil shall not be worked when wet or back-bladed with any equipment which will create a compacted glaze on the surface.

18. The topsoil shall be placed in seeded or sodded areas to a uniform and smooth depth of 6"

19. All Grasses and perennials must be cut back either in fall or early spring - before new foliage emerges. Bouteloua must not be pruned lower than 6". Sedum spirium 'Fuldglut' is an evergreen perennial and does not require any winter maintenance.

20. Annabelle Hydrangea and St. John's Wort can be pruned to 12" - 18" each fall or spring - before new foliage emerges

21. Boxwood do not require pruning...prune as desired for shape

22. Prune the Juglans, Gymnocladus, Quercus and Gleditsia tree species for structure and open habit for the first 3-5 seasons.

23. Remove existing water sprouts and suckers from trees that are to remain, specifically from Large Leaf Lindens.

24. It is advised that the contractor install a silt fence along the entire length of the existing walls along Dongon and Daves Place.

25. Any deviations from the plans, whether in plant material choices, availability, timing, coordination must be brought to the owner's attention or the owner's representatives or Designer

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Tinkelman Architects - Pelton Mount Carmel Planting Specs and Notes

36 North Clover Street Poughkeepsie, New York

Date | October 4, 2017 Revisions |

Scale | ...

mek March 21, 2018 notes
mek March 21, 2018 notes

L2

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PLANTING LIST

GENUS SPECIE	COMMON NAME	SIZE	KEY	QUANTITY	NOTES	Zone
Gymnocladus dioica	Kentucky Coffee Tree	3" - 3.5" Cal	KCT	2	Native	3-8
Juglans nigra	Black Walnut	3" - 3.5" Cal	BW	2	Native	4-9
Quercus alba	White Oak	3" - 3.5" Cal	WO	2	Native	3-9
Quercus rubra	Red Oak	3" - 3.5" Cal	RO	2	Native	4-9
Carpinus caroliniana	American Hornbeam	3" - 3.5" Cal	AHB	6	Native	3-9
Amelacnhier canadensis	Shadblow Serviceberry	8'-10' B&B Multi-Stem	SBS	2	Native	5-7
Thuja occidentalis 'American Pillar'	American Pillar Arborvitea	4'-5'	Labeled	15	Native	2-7
Buxus 'Green Mountain'	Green Mountain Boxwood	30"-36" x 30"-36" B&B	BGM	4	Introduced Evergreen	4-9
Hydrangea macrophylla 'Annabelle'	Annabelle Hydrangea	3 gal	AH	103	Native - White Flowers	3-9
Hydrangea macrophylla 'Invincible Spirit'	Invincible Spirit Hydrangea	3 gal	HVS	65	Annabelle Hybrid - Pink Flowers	3-9
Hypericum inodorum 'Magical Beauty'	Magical Beauty St John's Wort	2 gal	MBSW	82	Yellow flowers, drought tolerant	4-8
Forsythia viridissima 'Bronxensis'	Bronx Forsythia	2 gal	Labeled	273	Dwarf variety, yellow spring flowers, China	5-8
Rhus aromatica 'Low Grow'	Fragrant Sumac	2 gal	FS	551	Native, fragrant when bruised, stoniferous	4-8
Sedum spurium 'Fuldaglut'	Sedum Fuldaglut	1 gal or 4" pot	Labeled	484	Drought and Salt Tolerant	3-9
Viburnum dentatum	Arrowwood Viburnum	3'-4' B&B	AV	13	Native	5-10
Calycanthus floridus	Carolina Allspice	3'-4' B&B	CA	31	Native, drought tolerant,	5-9
Cornus amomum	Solky Dogwood	3 gal	SD	3	Native	5-8
Spirea betulifolia 'Tor'	Birch Leaf Spirea	2 gal	SBC	16	Introduced	4-8
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	Labeled	254	Native, showy seed heads	3-10
Athyrium X Ghost	Ghost Fern	1 gal	Labeled	709	Introduced - Sage colored leaves	4-8
Pteridinum aquilinum	Braken Fern	1 gal	Labeled	172	Native Northern Hemispere	3-10
Adiantum pedetum	Maiden Hair Fern	1 gal	Labeled	68	Native	3-9
Eutrochium purpureum	Jow Pye Weed	1 gal	Labeled	26	Native	4-9
Echinacea palida	Pale Cone Flower	1 gal	Labeled	21	Native	3-10
Lobelia cardinalis	Cardinal Flower	1 gal	Labeled	17	Native	3-9
Aesclepias incarnata	Swamp Weed	1 gal	Labeled	21	Native	3-6
Panicum virgatum	Switch Grass	1 gal	Labeled	15	Native	5-9
Iris versicolor	Blue Flag Iris	1 gal	Labeled	31	Native	3-9
Rudbeckia laciniata	Green Headed Cone Flower	1 gal	Labeled	26	Native	3-9

* No Mow Seed Mix: 20% Hard, 20% Sheep, 20% Chewings, 20% Red and 20% Creeping Fescue blend
* Apply seed by hydroseeding and included a starter fertilizer along with hydro-seeding mulch. Follow the engineer's specifications for steep slope stabilization
* Follow the engineer's specifications for steep slope stabilization

NOTE: Plant table quantities govern total quantities of all plant materials

L3

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845-702-1004

Revisions | ...
mod October 17, 2017 move Forsythia
mod March 21, 2018 american hornbeam, assorted plant quantities
mod April 4, 2018 plant varieties, quantities and notes
mod July 30, 2019 plant quantities
mod June 26, 2023 Native Northern Hemispere
mod June 27, 2023 Midcentral item quantity

Date October 4, 2017

Scale | ...

Tinkelman Architects - Pelton Mount Carmel Plant Table
36 North Clover Street Poughkeepsie, New York

Annabelle Hydrangea



Invincible Spirit Hydrangea





Braken Fern

Carolina Allspice



American Pillar Arborvitea



American Hornbeam



Ghost Fern



Arrow Wood Viburnum







Pale Cone Flower

Maiden Hair Fern

Switch Grass



Jow Pye Weed



Sedum Fuldaglut

Blue Gramma Grass

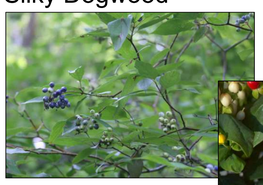
Kentucky Coffee Tree

White Oak

Cardinal Flower



Silky Dogwood





Magical Beauty St John's Wort

Green Mountain Boxwood



Swamp Weed



Fragrant Sumac







Bronx Forsythia

Fragrant Sumac Fall



Blue Flag Iris



Green Headed Cone Flower



Serviceberry



Black Walnut



Red Oak Fall

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845-702-1004

Revisions | mob March 21, 2018 american hornbeam mob May 22, 2023 scenery photos mob June 26, 2023 update photos

Date | October 4, 2017

Scale | ...

Tinkelman Architects - Pelton Mount Carmel Plant Photos

36 North Clover Street Poughkeepsie, New York

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12 Gymnocladus dioicus Kentucky Coffee Tree
. Native to Central and Northeast America
. In a medium state of decline due to 2015 - 2016 drought stress



11 Acer saccharum Sugar Maple
. Native to Eastern North America
. In decline due to 2015 and 2016 drought stress



10 Tilia cordata Little Leaf Linden
. Native to Europe and SW Asia
. In slight decline due to 2015 - 2016 drought stress



9 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe cankers



8 Acer platanoides Norway Maple
. Native to Northwestern Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Numerous Burls



7 Tilia platyphyllos Large Leaf Linden
. Native to Europe and SW Asia
. Naturalized in NE and Midwest through introduction
. In slight decline



6 Tilia cordata Little Leaf Linden
. Native to Europe and SW Asia
. Naturalized in NE and Midwest through introduction
. In slight drought decline



5 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe softwood and heart wood decay
. Structurally dangerous



4 Ailanthus altissima Tree of Heaven
. Native to Northern China
. Extremely invasive; each plant contains both male and female flowers and will also spread asexually through vegetative sprouting



3 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe softwood and heartwood decay
. Structurally dangerous



14 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Several large dead branches



13 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Spotty crown



2 Aesculus hippocastanum Horse Chestnut
. Native to Balkens
. On Early Detection and Distribution map
. Sever leaf scorch
. Very poor condition - cover with English Ivy



16 Acer platanoides Norway Maple
. Native to NW Europe and Caucuces
. Invasive
. Tar Spot
. Anthracnose



15 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Missing crown



17 Acer platanoides Norway Maple
. Native to NW Europe and caucuses
. Invasive
. Tar Spot
. Anthracnose



18 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Girdling Root
. Good condition



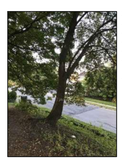
19 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose



20 Acer platanoides Norway Maple
. Native to NW Europe and caucuses
. Invasive
. Tar Spot
. Anthracnose



21 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose



22 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe basil softwood and heartwood decay
. Structurally dangerous



23 Fraxinus pennsylvanica Green Ash
. Native to North America
. Severe Ash Decline - Ash Yellows and Verticillium Wilt
. Disfigured
. Cankers



24 Acer saccharum Sugar Maple
. To remain
. Native to Eastern North America
. In good condition



25 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe cankers
. Crown has died off



26 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Has grown into the fence



27 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Sun cracks



28 Acer saccharum Sugar Maple
. Native to Eastern North America
. In good condition



29 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Sun cracks



30 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose



31 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Poor visual condition



32 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnos



1 Tilia cordata Little Leaf Linden
. To remain
. Native to Europe and SW Asia
. Naturalized in NE and Midwest through introduction
. In very good condition



35 Picea pungens Green Spruce
. Native to Southern Rocky Mountains
. In decline



34 Tilia cordata Little Leaf Linden
. Native to Europe and SW Asia
. Naturalized in NE and Midwest
. Poor visual condition



33 Morus alba Mulberry
. Native to China
. Invasive
. Poor visual condition

The Michael Boice Collaboration
DESIGNERS AND MAKERS OF FINE LANDSCAPES
11 South Fowlerhouse Road Wappinger Falls, New York 12590
845-702-1004

Revisions
mm October 2, 2017 existing tree
mm March 21, 2018 new site plan received
mm March 22, 2018 Ash Yellows/Ash Decline/Fraxinus
save Kentucky Coffee Tree
mm March 23, 2018

Date | Sept. 30, 2017

Scale | 1" = 40' - 0"

Tinkelman Architects - Pelton Mount Carmel Existing Tree Inventory
36 North Clover Street Poughkeepsie, New York

L5

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. PROPERTY ADDRESS: 135 Cannon Street

II. PROPERTY OWNER: Cannon Street Collaborative
ADDRESS: 131 Cannon Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 845.264.9644 (include area code)

III. NAME OF APPLICANT: Daniel Rohde
ADDRESS: same as above
_____
_____ (state and zip code)
PHONE NUMBER: 845.264.9644 (include area code)
EMAIL ADDRESS: dan@drohdeheatingandac.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: John Sullivan
ADDRESS: 16 Barclay Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 914.456.1299 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
Proposed parking area consisting of (5) parallel parking spots and access drive.

VI. ZONING DISTRICT: C-2

(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:_____ (yes) __X__ (no)

Cost of Construction: $__35,000__

LOT AND BULK INFORMATION:

Lot area: __0.193__ (acres) __8,407__ (square feet)

Building Footprint: __n/a__ (proposed square feet for new construction)

_____ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

_____ (total building footprint, square feet)

Lot Coverage: __n/a__ (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) _____ (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: __5__

C) Waiver Requested: _____ (Yes) __X__ (No)

Is municipal parking available within 600 feet? _____ (Yes) __X__ (No)

If yes, name all such municipal facilities: Cannon street municipal lot.
_____
_____

(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) __X__ (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 N/A

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) N/A

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

XI. SERVICE BUSINESS PROPOSALS N/A

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 _____) N/A

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 N/A

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.) N/A

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: _____

N/A

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: _____

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):

_____

(5) parallel parking spaces and access drive.

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Daniel Rohde _____, 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.

_____ March 28, 2023

Signature of Applicant Date

John V. Sullivan, Associate A.I.A.

16 Barclay Street
Poughkeepsie, NY 12601

914.456.1299 jsullivan2@hvc.rr.com

March 28, 2023

To: City of Poughkeepsie Development Department
City of Poughkeepsie Planning Board – Ms. Anne Saylor - Chair
62 Civic Center Plaza
Poughkeepsie, NY 12602

Re: **135 Cannon Street** / Application for Site Plan application and Special-use permit for a proposed (5) parallel parking area on an existing vacant parcel.

Attached with this memo is an application to the planning board for a site plan approval and special-use permit specific to a proposed parking area consisting of (5) parallel parking spots. As per section 19-4.3 of the city of Poughkeepsie zoning ordinance (off-street parking and loading) and section 19-4.11 landscaping requirements. Below is a list of the documents submitted:

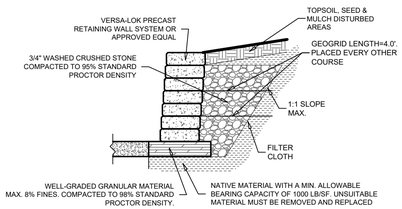
- Application for site plan and special-use permit.
- Site Plan sheet S-1.0 existing and proposed site plans and details, notes.
- Site Plan Sheet S-1.1 enlarged site plan scale 1" =10'-0"
- Short EAF

We kindly asked to be placed on the April 18, 2023, planning board agenda to present the application to the planning board and answer any questions the planning board members may have.

Respectfully submitted,

John V. Sullivan, Associate A.I.A.

Cc: Dan Rohde (Cannon Street Collaborative)



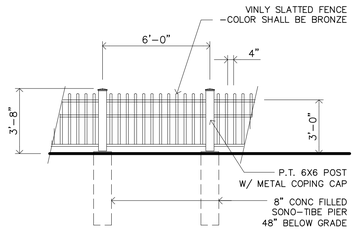
4 RETAINING (stone) WALL DETAIL

SCALE: NONE



5 PROPOSED (IMAGES) STONE WALL

SCALE: none



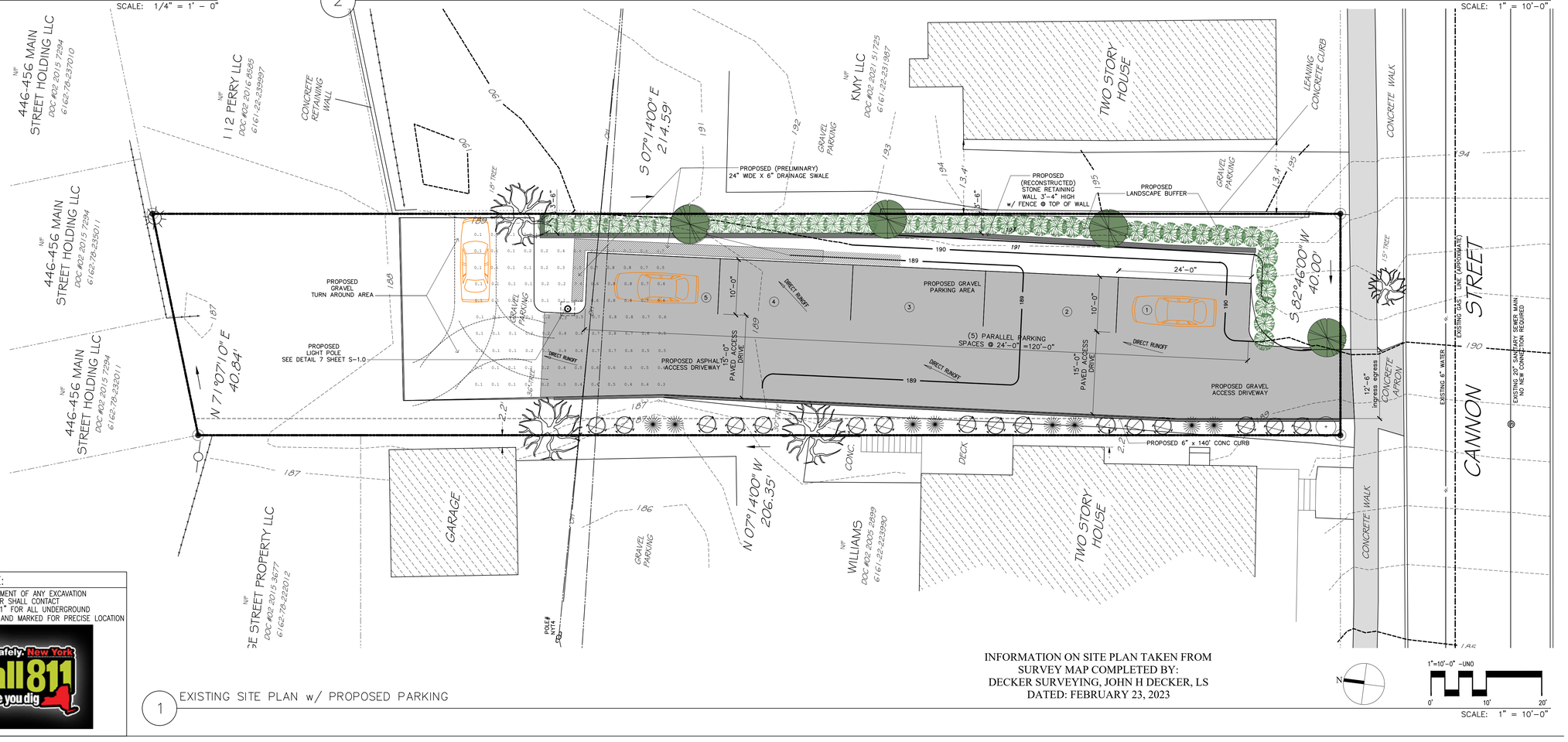
3 FENCE DETAIL

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



2 WEST ELEVATION w/ PROPOSED PARKING & STONE RETAINING WALL

SCALE: 1" = 10'-0"



EXCAVATION NOTE:

PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION THE GENERAL CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK 811" FOR ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED FOR PRECISE LOCATION

Dig Safely. New York Call 811 before you dig

1 EXISTING SITE PLAN w/ PROPOSED PARKING

INFORMATION ON SITE PLAN TAKEN FROM SURVEY MAP COMPLETED BY:
DECKER SURVEYING, JOHN H DECKER, LS
DATED: FEBRUARY 23, 2023

N

1"=10'-0" -UNO

0' 10' 20'

SCALE: 1" = 10'-0"

DESIGN AND DRAWINGS PREPARED BY:

JOHN SULLIVAN - associate a.i.a.
BARCLAY STREET
POUGHKEEPSIE, NY

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

CANNON STREET COLLABORATIVE
DANIEL ROHDE
131 CANNON STREET
POUGHKEEPSIE, NY

Date	Issue
3.28.2023	ISSUED TO CITY OF POUGH. PLANNING BOARD
5.16.2023	REVISED DRAWING FOR PLANNING BOARD MEETING
5.30.2023	ISSUED TO CITY OF POUGH. PLANNING BOARD
6.21.2023	REVISED DRAWING FOR PLANNING BOARD MEETING

Project Title

PROPOSED PARKING LOT / AREA
(PARCEL 228990)
CANNON STREET
POUGHKEEPSIE, NY

Drawing Title

Proposed Site Plan
Elevation of
Parking Area & Landscape

Project No.	2301
Date	3.28.2023
Scale	AS NOTED
Drawing by	JVS
Checked by	

Drawing No.

S-1.1

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: Daniel Rohde

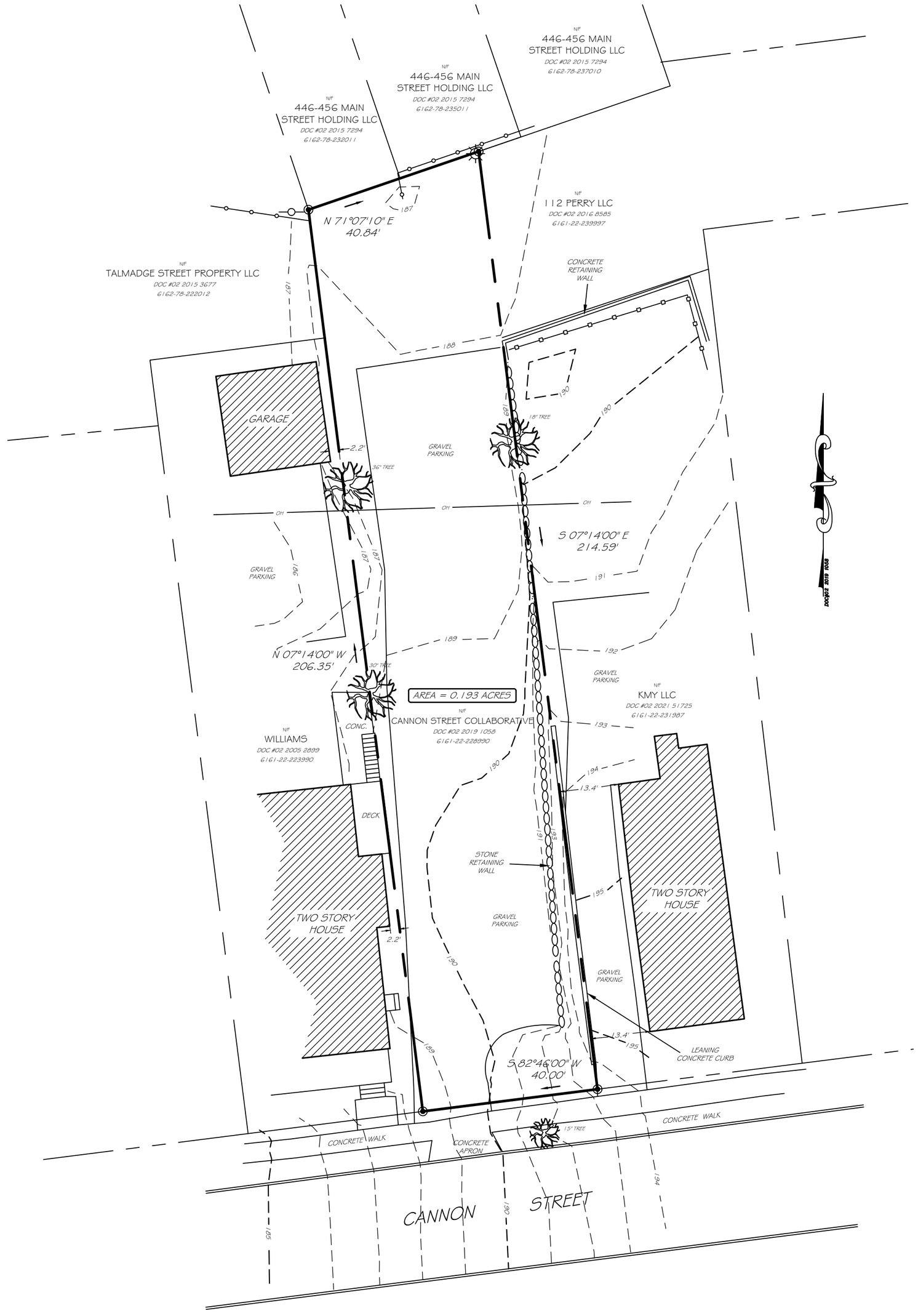
From: Tyler Maegerle, Junior Planner

Date: 6/12/23

Re: Lot# 228990 Cannon Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes gravel paving 5 parallel parking spots.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(2) “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.” The action is therefore not subject to further environmental review.



SURVEY NOTE:

**- CONTOUR DATUM IS APPROXIMATE U.S.G.S.
TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS**

LEGEND

- PROPERTY BOUNDS
- OH — OVERHEAD WIRES
- PROPERTY ANGLE
- CHAINLINK FENCE
- STOCKADE FENCE
- UTILITY POLE
- WATER VALVE
- LIGHT POLE

DECKER SURVEYING

JOHN H DECKER LS
292 FRALEIGH LANE
RED HOOK NY 12571
Phone No. (845) 758-4442
deckersurveying@frontiernet.net

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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.

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IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE FEBRUARY 17, 2023.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.

JOHN H. DECKER LS #050572

BOUNDARY SURVEY

CANNON STREET COLLABORATIVE

CITY OF POUGHKEEPSIE
FEBRUARY 23, 2023

DUTCHESS COUNTY, NEW YORK
1" = 20'

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: June 16, 2023

2. Name of Site Plan: Repairs and Renovations

3. Address or Location: 135 Cannon Street

4. Owner: Cannon Street Collaborative

5. Engineer/ Architect: John Sullivan / William Moreau

6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

    1. Provide top of wall and bottom of wall elevations for reconstructed retaining wall.
    2. Provide brief stormwater report. Report should indicate post development run-off rates do not exceed pre-development rates. The report should validate the use and dimensions of proposed swale and reference existing soil conditions.
    3. Include note on site plan that construction debris and rubbish at rear and east side of site is to be legally disposed of.

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

Dutchess County Department of Planning and Development

Fax Info Only		
To	Date	#pgs
Co./Dept.	From	
Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **2289900000**

Project Name: **Parking Lot**

Applicant: **Daniel Rhode**

Address of Property: **Cannon St, Poughkeepsie, NY 12601**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☑ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road: **44/55**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **7/7/2023**

Entered By: **Garcia, Lori**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **6/22/2023**	Notes:	☐ Major Project
Date Received: **6/22/2023**		Referral #: **ZR23-191**
Date Requested: **7/7/2023**		
Date Required: **7/21/2023**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **6/29/2023**		

Stormwater Pollution Prevention Plan

Prepared for:
ARGO Development
95 Chestnut Ridge Rd
Montvale, NJ 07645

Submitted by:
LaBella Associates
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

LaBella
Powered by partnership.

South Ave Multi-Family Development

City of Poughkeepsie, Dutchess County, New York

DATE: OCTOBER 2022
LAST REVISED: NOVEMBER 2022
PROJECT NO. 2222201

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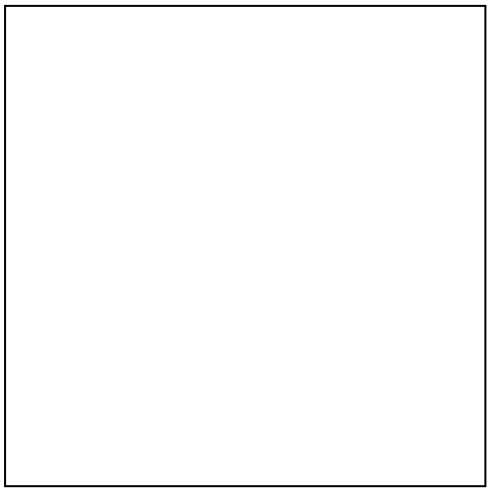
PREPARER OF THE SWPPP

"I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Name and Title[1]: Chris Lapine, PE

Date: November 2022



[1] This is a signature of a New York State licensed Professional Engineer employed by LaBella Associates that is duly authorized to sign and seal Stormwater Pollution Prevention Plans (SWPPPs), NOIs, and NOTs prepared under their direct supervision. Refer to Appendix B for the SWPPP Preparer Certification Form, and Appendix I for the LaBella Certifying Professionals Letter.

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Appendix B: Forms

- Notice of Intent (NOI)
- MS4 SWPPP Acceptance Form
- SWPPP Preparer Certification Form
- Owner/Operator Certification Form
- Contractor and Subcontractor Certification Forms
- Notice of Termination (NOT)

Appendix C: Project Evaluation and Design Calculations

Appendix D: Pre-Development Stormwater Modeling

Appendix E: Post-Development Stormwater Modeling

Appendix F: SWPPP Inspection Report (Sample Form)

Appendix G: Post-Construction Inspections and Maintenance

Appendix H: NYSDEC “Deep-Ripping and Decompaction,” April 2008

Appendix I: LaBella Certifying Professionals Letter

Appendix J: NYSDEC SPDES General Permit GP-0-20-001

1.0 EXECUTIVE SUMMARY

This Stormwater Pollution Prevention Plan (SWPPP) has been prepared for major activities associated with construction of a 89-unit, mid-rise multifamily apartment building in the City of Poughkeepsie. This SWPPP includes the elements necessary to comply with the national baseline general permit for construction activities enacted by the U.S. Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program and all local governing agency requirements. This SWPPP must be executed and permit coverage must be obtained prior to the commencement of construction activity.

This SWPPP has been developed in accordance with the "New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity," Permit No. GP-0-20-001, effective January 29, 2020 through January 28, 2025. The SWPPP and accompanying plans identify and detail stormwater management, pollution prevention, and erosion and sediment control measures necessary during and following completion of construction.

This SWPPP and the accompanying plans entitled "South Avenue Multi-Family Development" have been submitted as a set. These engineering drawings are considered an integral part of this SWPPP. Therefore, this SWPPP is not considered complete without them. References made herein to "the plans" or to a specific "sheet" refer to these drawings.

This report considers the impacts associated with the intended development with the purpose of:

1. Maintaining existing drainage patterns as much as possible while continuing the conveyance of upland watershed runoff;
2. Controlling increases in the rate of stormwater runoff resulting from the proposed development so as not to adversely alter downstream conditions; and
3. Mitigating potential stormwater quality impacts and preventing soil erosion and sedimentation resulting from stormwater runoff generated both during and after construction.

The analysis and design completed and documented in this report is intended to be part of the application made for a multi-family residential development project completed on behalf of the Owner/Operator.

This Master Stormwater Pollution Prevention Plan (SWPPP) has been prepared to support the state environmental quality review (SEQR) of the proposed project. The intent of this Master SWPPP is to provide sufficient documentation for an overall SEQR determination, and to serve as the baseline for the final SWPPP that will be prepared for the proposed development, as approved. As such, design concepts are provided for stormwater collection and conveyance systems, and water quality and quantity control facilities. This report is not intended to be a final engineering document as certain detailed aspects of the project are likely to change during the site plan review process. Portions of the design were advanced to substantiate regulatory compliance determinations and to provide input pertinent to the environmental assessment of impacts of the proposed project. Final stormwater practice designs will be advanced in support of and during the site plan permitting process.

The methodology used to develop this Master SWPPP shall be adhered to for the preparation of the project's final SWPPP. Stormwater quality and quantity controls designed for this Master SWPPP are preliminary in nature and are intended to demonstrate their location, approximate size, and design concept. Detailed analysis of these practices must be performed, and their design refined as part of the final SWPPP.

The stormwater analysis identified herein follows *the "NYS Stormwater Management Design Manual," dated January 2015 (Design Manual) and the USDA Technical Release No. 20.* This Master SWPPP and analysis are an integral part of the project's natural resource management plan which takes into consideration existing parameters of site topography, soils, erosion potential, surface waters, their connectivity and water quality of receiving water bodies.

Stormwater mitigation measures primarily involve preventing soil erosion and sedimentation resulting from stormwater run-off during and after construction. During construction, this is accomplished by sequencing site disturbance activities to establish erosion controls, minimize disturbed areas, maintain existing vegetation as much as possible, and stabilize newly disturbed areas as soon as possible. Stormwater pollutant controls utilized during construction will include temporary sediment barriers and sediment traps designed in accordance with the *"NYS Standards and Specifications for Erosion and Sediment Control"*. Stormwater pollutant controls utilized after construction will include stormwater quality control practices designed in accordance with the Manual.

Land development can also have an effect on site hydrology. Impervious areas such as rooftops, roads, driveways, and parking lots can cause rainfall to rapidly convert into stormwater runoff. Increases in runoff can cause stream bank erosion and floodplain expansion. To mitigate these impacts, stormwater quantity controls will be implemented to capture and release run-off at less than pre-development discharge rates. A hydrologic and hydraulic analysis was/will be performed using computer modeling and an evaluation of the proposed improvements across the project site.

1.1 Project Description

ARGO Development is proposing development project, to include: a 89-unit, mid-rise multifamily apartment building with the associated parking and stormwater installation. The project will disturb greater than 1-acre of land. A Site Location Map has been provided in Appendix A, as Figure A-1.

This type of project is included in Table 2 of Appendix B of GP-0-20-001; and the project site is not located in one of the watersheds listed in Appendix C of GP-0-20-001. Therefore, this SWPPP includes post-construction stormwater management practices, as well as erosion and sediment controls.

This project is located within the City Of Poughkeepsie regulated, traditional land use control Municipal Separate Stormwater Sewer System (MS4). Therefore, an MS4 SWPPP Acceptance Form is required to accompany NOIs submitted to the NYSDEC.

Runoff from the project site will discharge to the Hudson River, which is not included in the list of Section 303(d) water bodies included in Appendix E of GP-0-20-001.

Project construction activities will consist primarily of site grading, paving, building construction, and the installation of storm drainage, water supply, sanitary sewer, and public utility infrastructure necessary to support the proposed development project. Construction phase pollutant sources anticipated at the site are disturbed (exposed) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is the potential for each type of pollutant to be transported by stormwater.

1.2 Stormwater Pollution Controls

The stormwater pollution controls outlined herein have been designed and evaluated in accordance with the following standards and guidelines:

- New York State Stormwater Management Design Manual, dated January 2015 (Design Manual).
- New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016 (SSESC).
- City of Poughkeepsie Stormwater Management and Erosion and Sediment Control

Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management practice(s), and other construction-phase pollution controls outlined herein.

The proposed stormwater management approach consisting of pipes and on-site stormwater management practices will adequately collect, treat, and convey the stormwater runoff.

An infiltration pond and detention basin will be used to manage and treat stormwater runoff generated by the proposed development project.

Pre- and post-development surface runoff rates have been evaluated for the 1-, 10-, and 100-year 24-hour storm events. Comparison of pre- and post-development watershed conditions demonstrates that the peak rate of runoff from the project site will not be increased.

2.0 SITE CHARACTERISTICS

2.1 Land Use and Topography

The project site is located within the Research and Development (R-D) zoning district. Multifamily housing development is a permitted use within this district.

The overall site is moderately sloping, with slopes ranging from 3 to 55 percent. Site elevations range from approximately 72.5 feet above mean sea level (MSL) to 92.4 feet MSL. The site is highest in elevation along the northern property line where is slopes down to the south-western corner of the property. There are two depressions within the site that trap some stormwater and allow it to infiltrate.

2.2 Soils and Groundwater

The US Department of Agriculture (USDA) Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/) was used to obtain surficial soil conditions for the study area, as follows:

Table 1: USDA Soil Data

Map Symbol & Description	Hydrologic Soil Group	Permeability (inches/hour)	Erosion Factor K	Depth to Water Table (feet)	Depth to Bedrock (feet)
Ud—Udorthents, smoothed	A	0.06 - 5.95	0.17	4.5	>6.0
Ur – Urban fill	D	NA	NA	NA	>6.0

Upon review of the soil data presented in Table 1, the project site does not contain soils with a soil slope phase of D with a map unit name that inclusive of slopes greater than 25%, and does not contain soils with a soil slope phase of E or F.

The project site is composed of HSG A soils and HSG D soils, as shown in the table below. For the purposes of this report, HSG X/D soils were modeled as HSG D soils to reflect the undrained condition.

Table 2: Project Site HSG Data

HSG A	HSG B	HSG C	HSG D
96%	0%	0%	4%

The Soil Conservation Service defines the hydrologic soil groups as follows:

- Type A Soils: Soils having a high infiltration rate and low runoff potential when thoroughly wet. These soils consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a moderate rate of water transmission.
- Type D Soils: Soils having a very low infiltration rate and high runoff potential when thoroughly wet. These soils consist chiefly of clays that have high shrink-swell potential, soils that have a permanent high water table, soils that have a clay pan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very low rate of water transmission.

The soils map for the study area is presented in Appendix A, as Figure A-2.

2.3 Watershed Designation

The project site is not located in a restricted watershed identified in Appendix C of GP-0-20-001.

2.4 Receiving Water Bodies

The nearest natural classified water body into which runoff from the project site will discharge is the Hudson River. The Hudson River is classified by NYSDEC as a Class A water course, and is not included in the Section 303(d) list of impaired waters found in Appendix E of GP-0-20-001.

2.5 Aquifer Designation

The project site is not located over a US EPA designated Sole Source aquifer; nor is it located over a Primary or Principal aquifer listed in the NYSDEC Technical and Operational Guidance Series (TOGS) 2.1.3 (1980).

2.6 Wetlands

A search on the NYSDEC Environmental Resource Mapper on October 10, 2022, and a review of GIS data, determined that there are no known regulated wetlands located on or in the vicinity of the project site.

2.7 Flood Plains

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Poughkeepsie, New York, Community Panel Number 36027C0358E, the project site lies within Flood Zone X, areas determined to be outside 500-year floodplain.

2.8 Listed, Endangered, or Threatened Species

A search was performed on the NYSDEC Environmental Resource Mapper on October 10, 2022, and determined that the project site may contain threatened or endangered species, or critical habitat. An Environmental Resource Map has been provided in Appendix A, as Figure A-4.

2.9 Historic Places

A search on the New York State Cultural Resource Information System (CRIS) database, performed on October 10, 2022, revealed that the property is not located within an archeologically sensitive area, and is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places. Additionally, the construction activity does not include the construction of a new building within 20 feet of any structure more than 50 years old. A printout of the historic places screening map is presented in Appendix A, as Figure A-3.

2.10 Rainfall Data

Rainfall data utilized in the modeling and analysis was obtained from the Cornell University online Extreme Precipitation in New York & New England website (http://precip.eas.cornell.edu/). The standard SCS/NRCS rainfall distributions were applied to evaluate the pre- and post-development stormwater runoff characteristics. Rainfall data specific to the portion of Dutchess County under consideration, for various 24-hour storm events, is presented in the following Table:

Table 3: Rainfall Data

Storm Event Return Period	24-Hour Rainfall (inches)
1-year	2.61
10-year	4.67
100-year	8.20

2.11 Pre-development Watershed Conditions

The pre-development project site is covered predominantly by woods with a small amount of grass along the South Ave and Fox St frontage . Analysis of pre-development conditions considered existing drainage patterns, soil types, ground cover, and topography. The Pre-Development Watershed Delineation Map has been provided in Appendix A, as Figure A-5.

The results of the computer modeling used to analyze the overall watershed under pre-development conditions are presented in Appendix D. A summary of the pre-development watershed runoff rates at each analysis point is presented in Table 9.

Subcatchment 1 is a 0.65± acre watershed consisting of mostly woods with some grass. Runoff flows in a southeastern direction overland via sheet flow then shallow concentrated flow toward the depression 1P. Once the depression becomes filled, the stormwater will flow into Subcatchment ES2. This subcatchment is tributary to Analysis Point (AP) 1.

Subcatchment 2 is a 1.67± acre watershed consisting of mostly woods with some grass. Runoff flows in a southeastern direction overland via sheet flow then shallow concentrated flow. This subcatchment is tributary to Analysis Point (AP) 1.

Subcatchment 3 is a 0.57± acre watershed consisting of mostly woods with some grass. Runoff flows in a south-western direction overland via sheet flow then shallow concentrated flow toward the depression 2P. Once the depression becomes filled, the stormwater will flow into Subcatchment ES2. This subcatchment is tributary to Analysis Point (AP) 1.

2.12 Post-development Watershed Conditions

The post-development project site is covered predominantly by impervious surfaces with areas of grass spread throughout. The analysis of post-development conditions considered existing drainage patterns, soil types, ground cover to remain, planned site development, site grading, and stormwater management facilities proposed as part of site improvements. The Post-Development Watershed Delineation Map has been provided in Appendix A, as Figure A-6.

The results of the computer modeling used to analyze the overall watershed under post-development conditions are presented in Appendix E. A summary of the post-development watershed runoff rates at each analysis point is presented in Table 9.

There are numerous locations and methods for providing controls of off-site discharge of stormwater from the project site. Each has been designed to provide the above quantity controls by attenuating stormwater runoff and releasing runoff to off-site locations at a rate equal to or less than that which existed prior to development of the site. Each device is detailed on the accompanying plans.

2.13 Description of Analysis Points

The study area consists of an overall watershed that encompasses approximately 2.82 acres, including the 2.76 ± acre project site and 2.46 ± acre area of disturbance. The overall watershed was broken down into smaller watersheds, or subcatchments, to allow for analysis of runoff conditions at several locations throughout the study area. Each of these locations was defined as Analysis Point (AP) in order to compare the effects resulting from stormwater management facilities proposed as part of the project. Descriptions of each of the selected analysis points are provided below.

- Analysis Point 1: Off-site discharge to low spot located at the southwest corner of site. Runoff collects in an existing catch basin connected to a NYSDOT drainage system.

3.0 STORMWATER MANAGEMENT PLANNING

Chapter 3 of the Design Manual outlines a six-step planning process for site planning and selection of stormwater management practices that must be implemented for both new development and redevelopment projects. This process is intended to develop a design that maintains pre-construction hydrologic conditions through the application of environmentally sound development principles, as well as treatment and control of runoff discharges from the site. The following sections outline the step-by-step process and how it has been applied to this project.

The goals of this Stormwater Management Plan are to analyze the peak rate of runoff under pre- and post-development conditions, to maintain the pre-development rate of runoff in order to minimize

impacts to adjacent or downstream properties, and to minimize the impact to the quality of runoff exiting the site.

The Design Manual provides both water quality and water quantity objectives to be met by projects requiring a "Full SWPPP". These objectives will be met by applying stormwater control practices to limit peak runoff rates and improve the quality of runoff leaving the developed site.

3.1 STEP 1 – Site Planning

During the Site Planning process, the project site is evaluated for implementation of the green infrastructure planning measures identified in Table 3.1 of the Design Manual, in order to preserve natural resources and reduce impervious cover. Table A of Appendix C provides a description of each green infrastructure planning measure, along with a project specific evaluation.

3.2 STEP 2 – Calculate Water Quality Treatment Volume (WQv)

Stormwater runoff from impervious surfaces is recognized as a significant contributor of pollution that can adversely affect the quality of receiving water bodies. Therefore, treatment of stormwater runoff is important since most runoff related water quality contaminants are transported from land, particularly the impervious surfaces, during the initial stages of storm events.

3.2.1 NYSDEC Requirements for Water Quality Volume

The Design Manual requires that water quality treatment be provided for the initial flush of runoff from every storm. The NYSDEC refers to the amount of runoff to be treated as the "Water Quality Volume" (WQv). Section 4.2 of the Design Manual defines the Water Quality Volume as follows:

$$WQv = \frac{[(P)(R_v)(A)]}{12}$$

Where: P = 90% Rainfall Event Number
R_v = 0.05 + 0.009 (I)
I = Impervious Cover (Percent)
A = Contributing Area in Acres

This definition ensures that, all other things being equal, the Water Quality Volume will increase along with the impervious cover percentage.

3.2.2 Methodology for New Development

The Water Quality Volume equation has been applied to the drainage area tributary to the stormwater quality practice proposed for this project. The practice has been sized to accommodate the Water Quality Volume, as per the performance criteria presented in Chapter 5 and/or Chapter 6 of the Design Manual. Water quality volume calculations for each of the proposed practices are presented in Table B of Appendix C.

Table 4: Required WQv Summary

Required WQv	
7,392 CF	0.170 AF

3.2.3 Methodology

The Water Quality Volume equation has been applied to the drainage area tributary to each stormwater quality practice proposed for this project. The practice has been sized to accommodate the Water Quality Volume, as per the performance criteria presented in Chapter 6 of the Design Manual. Water quality volume calculations for each of the proposed practices are presented in Table B of Appendix C.

3.3 STEP 3 – Apply RR Techniques and Standard SMPs with RRv Capacity to Reduce Total WQv

Land use change and development in the watershed increases the volume of runoff. As such, reductions in the amount of runoff from new development, accomplished through the implementation of a stormwater management plan for the site, will play an important role in the success or failure of the watershed-wide stormwater management plan. Runoff reduction techniques can be applied to manage, reduce, and treat stormwater, while maintaining and restoring natural hydrology through infiltration, evapo-transpiration, and the capture and reuse of stormwater. Volume reduction techniques by themselves typically are not sufficient to provide adequate attenuation of stormwater runoff, but they can decrease the size of the peak runoff rate reduction facilities.

3.3.1 NYSDEC Requirements for New Development

The Design Manual states that runoff reduction shall be achieved through infiltration, groundwater recharge, reuse, recycle, and/or evaporation/evapotranspiration of 100-percent of the post-development water quality volume to replicate pre-development hydrology. Runoff control techniques provide treatment in a distributed manner before runoff reaches the collection system, by maintaining pre-construction infiltration, peak runoff flow, discharge volume, as well as minimizing concentrated flow. This can be accomplished by applying a combination of Runoff Reduction Techniques, standard Stormwater Management Practices (SMPs) with RRv capacity, and good operation and maintenance.

3.3.2 Methodology

In order to reduce the required WQv and meet the RRv criteria, a site specific evaluation must be performed to determine the most practical means of reducing runoff volume by application of a combination of RR techniques and standard SMPs with RRv capacity.

3.3.3 Application of Standard Stormwater Management Practices (SMPs) with RRv Capacity

The following Table demonstrates a summary of the standard SMP(s) with RRv capacity that have been incorporated into the stormwater management plan for this project. The standard SMP(s) with RRv capacity have been designed in accordance with Chapter 6 of the Design Manual. Refer to the contract drawings for practice dimensions, material specifications, and installation details. Practice specific calculations are presented in Appendix C.

Table 5: Summary of Standard SMPs with RRv Capacity being Applied

Standard SMP with RRv Capacity	Design Variant	Pretreatment Volume Required (% of WQv)	Pretreatment Volume Provided (CF)	RRv Capacity	WQv Required (CF)	WQv Reduced /RRv Provided (CF)	WQv Treated[1] (CF)	Total WQv Provided[2] (CF)
Underground Infiltration System	I-4	25%	1,566	100%	6,299	6,299	0	6,299
Bioretention (with underdrains)	F-5	25%	803	40%	1,280	907	373	2,187
Standard SMP with RRv Capacity Totals					**7,579**	**7,206**	**373**	**8,486**

Footnotes:
[1]*WQv Treated = WQV Required - RRv Provided*
[2]*Total WQv Provided = WQV Treated + RRv Provided*

3.3.4 RRv Performance Summary

A summary of the RRv provided is presented in the following table:

Table 6: RRv Summary

WQv Required (CF)	RRv Provided WQv Reduced (CF)	% RRv Provided/ WQv Reduced
7,392	7,206	97%

As indicated in the above table, the RRv provided is not greater than or equal to the RRv required for the project site. A good faith effort has been made to reduce runoff to the greatest extent practical. However, the project site has soils with an infiltration rate less than 0.5 in/hr, which prevents reduction of the total WQv. As such, Table C of Appendix C provides a project specific evaluation for each RR technique and standard SMP with RRv capacity, demonstrating why these practices are infeasible.

3.4 STEP 4 – Calculate the Minimum RRv Required

Projects that cannot achieve 100% of the runoff reduction requirement due to site limitations, shall provide a minimum runoff reduction volume as calculated by the following equation:

$$RRv_{min} = \frac{[(P)(R_V*)(Aic)(S)]}{12}$$

Where:

RRv_{min} = Runoff Reduction Volume (in acre-feet)
P = 90% Rainfall Event Number
Aic = Total area of new impervious cover (acres)
Rv* = 0.05+0.009(I), where I is 100% impervious
S = Hydrologic Soil Group (HSG) Specific Reduction Factor where:
HSG A = 0.55 HSG C = 0.30

HSG B = 0.40 HSG D = 0.20

Based upon the soil survey data, the site consists of soils having a hydrologic soil type of A and D. As such, a specific reduction factor of 0.54 has been applied. Calculation of the required minimum RRv is presented in Table D of Appendix C.

Table 7: Minimum RRv Summary

Minimum RRv Required (CF)	RRv Provided/ WQv Reduced (CF)	% of Minimum RRv Provided
3,868	7,206	186%

As indicated in the above table, the RRv provided is greater than the minimum RRv required for the project site. Therefore, the runoff reduction volume criteria has been met for the project and the design can proceed to Step 5.

3.5 STEP 5 – Apply Standard SMPs to Address Remaining Water Quality Volume

As previously discussed, 100% of the required WQv is being provided and reduced through RRv practice. As such, the water quality and runoff reduction volume criteria have been met and no other standard SMPs are required.

3.6 STEP 6 - Apply Volume and Peak Rate Control

This report presents the pre-development and post-development features and conditions associated with the rate of surface water runoff within the study area. For both cases, the drainage patterns, drainage structures, soil types, and ground cover types are considered in this study.

3.6.1 NYSDEC Requirements for New Development

Chapter 4 of the Design Manual requires that projects meet three separate stormwater quantity criteria:

1. The Channel Protection (CPv) requirement is designed to protect stream channels from erosion. This is accomplished by providing 24 hours of extended detention for the 1-year, 24-hour storm event. The Manual defines the CPv detention time as the center of mass detention time through each stormwater management practice.

2. The Overbank Flood Control (Qp) requirement is designed to prevent an increase in the frequency and magnitude of flow events that exceed the bank-full capacity of a channel, and therefore must spill over into the floodplain. This is accomplished by providing detention storage to ensure that, at each analysis point, the post-development 10-year 24-hour peak discharge rate does not exceed the corresponding pre-development rate.

3. The Extreme Flood Control (Qf) requirement is designed to prevent the increased risk of flood damage from large storm events, to maintain the boundaries of the pre-development 100-year floodplain, and to protect the physical integrity of stormwater management practices. This is accomplished by providing detention storage to ensure that, at each analysis point, the post-development 100-year 24-hour peak discharge rate does not exceed the corresponding pre-development rate.

3.6.2 Methodology

In order to demonstrate that the NYSDEC detention requirements are being met, the Design Manual requires that a hydrologic and hydraulic analysis of the pre- and post-development conditions be performed using the Natural Resources Conservation Service Technical Release 20 (TR-20) and Technical Release 55 (TR-55) methodologies. HydroCAD, developed by HydroCAD Software Solutions LLC of Tamworth, New Hampshire, is a Computer-Aided-Design (CAD) program for analyzing the hydrologic and hydraulic characteristics of a given watershed and associated stormwater management facilities. HydroCAD uses the TR-20 algorithms and TR-55 methods to create and route runoff hydrographs.

HydroCAD has the capability of computing hydrographs (which represent discharge rates characteristic of specified watershed conditions, precipitation, and geologic factors) combining hydrographs and routing flows though pipes, streams and ponds. HydroCAD can also calculate the center of mass detention time for various hydraulic features. Documentation for HydroCAD can be found on their website: http://www.hydrocad.net/.

For this analysis, the watershed and drainage system was broken down into a network consisting of three types of components as described below:

1. Subcatchment: A relatively homogeneous area of land, which produces a volume and rate of runoff unique to that area.
2. Reach: Uniform streams, channels, or pipes that convey stormwater from one point to another.
3. Pond: Natural or man-made impoundment, which temporarily stores stormwater runoff and empties in a manner determined by its geometry and the hydraulic structure located at its outlets.

Subcatchments, reaches, and ponds are represented by hexagons, squares, and triangles, respectively, on the watershed routing diagrams provided with the computations included in Appendix D and Appendix E.

The analysis of hydrologic and hydraulic conditions and proposed stormwater management facilities, servicing the study area, was performed by dividing the tributary watershed into relatively homogeneous subcatchments. The separation of the watershed into subcatchments was dictated by watershed conditions, methods of collection, conveyance, and points of discharge. Watershed characteristics for each subcatchment were then assessed from United States Geological Service (USGS) 7.5-minute topographic maps, aerial photographs, a topographical survey, soil surveys, site investigations, and land use maps.

Proposed stormwater management practices were designed and evaluated in accordance with the Design Manual and local regulatory requirements. The hydrologic and hydraulic analysis considered the SCS Type III 24-hour storm events identified in the following Table.

Table 8: Design Events

Facility	24-hour Storm Event
Storm Sewer	10-year
Stormwater Management Practice(s)	1-year
	10-year
	100-year
Flood Conditions	100-year

3.6.3 Performance Summary

The CPv requirement does not apply as the reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems.

A comparison of the pre- and post-development watershed conditions was performed for the analysis point and storm events evaluated herein. For the analysis point and design storms, this comparison demonstrates that the peak rate of runoff will not be increased. Therefore, the project will not have a significant adverse impact on the adjacent or downstream properties or receiving water courses.

The results of the computer modeling used to analyze the pre- and post-development watersheds are presented in Appendix D and Appendix E, respectively. The following Table summarizes the results of this analysis.

Table 9: Summary of Pre- and Post-Development Peak Discharge Rates

Pre- vs. Post-Development Discharge Rate (cfs)						
Analysis Point (AP)	1-year 24-hour storm event		10-year 24-hour storm event		100-year 24-hour storm event	
	Pre	Post	Pre	Post	Pre	Post
1	0.09	0.02	1.52	0.38	8.04	2.13

4.0 CONSTRUCTION SEQUENCE

This project encompasses less than five acres of land and disturbance of additional off-site properties to facilitate construction is not anticipated. Therefore, written approval from the City of Poughkeepsie allowing the disturbance of more than five acres of land at any one time is not required. If the Contractor's construction sequence requires the disturbance of more than five acres at any one time, written approval must be obtained from the City of Poughkeepsie prior to disturbing more than five acres at once.

The "Erosion and Sediment Control Plan" in the accompanying drawings identifies the major construction activities that are the subject of this SWPPP. The order (or sequence) in which the major activities are expected to begin is presented on the accompanying drawings, though each activity will not necessarily be completed before the next begins. In addition, these activities could occur in a different order if necessary to maintain adequate erosion and sediment control. If this is the case, the contractor shall notify the Owner's/Operator's Engineer overseeing the implementation of the SWPPP.

The Contractor will be responsible for implementing the erosion and sediment control measures identified on the plans. The Contractor may designate these tasks to certain subcontractors as they see fit, but the ultimate responsibility for implementing these controls and ensuring their proper function remains with the Contractor.

Refer to the accompanying plans for details and specifications regarding the construction sequencing schedule.

5.0 CONSTRUCTION-PHASE POLLUTION CONTROL

The SWPPP and accompanying plans identify the temporary and permanent erosion and sediment control measures that have been incorporated into the design of this project. These measures will be implemented during construction, to minimize soil erosion and control sediment transport off-site, and after construction, to control the quality and quantity of stormwater runoff from the developed site.

Erosion control measures, designed to minimize soil loss, and sediment control measures, intended to retain eroded soil and prevent it from reaching water bodies or adjoining properties, have been developed in accordance with the following documents:

- NYSDEC SPDES General Permit for Stormwater Discharges From Construction Activity, Permit No. GP-0-20-001 (effective January 29, 2020 through January 28, 2025)
- New York State Standards and Specifications for Erosion and Sediment Control, NYSDEC (November 2016)
- City of Poughkeepsie Erosion and Sediment Control Ordinance

The SWPPP and accompanying plans outline the construction scheduling for implementing the erosion and sediment control measures. These documents include limitations on the duration of soil exposure, criteria and specifications for placement and installation of the erosion and sediment control measures, a maintenance schedule, and specifications for the implementation of erosion and sediment control practices and procedures.

Temporary and permanent erosion and sediment control measures that shall be applied during construction generally include:

1. Minimizing soil erosion and sedimentation by stabilization of disturbed areas and by removing sediment from construction site discharges.
2. Preservation of existing vegetation to the greatest extent practical. Following the completion of construction activities in any portion of the site, permanent vegetation shall be established on all exposed soils.
3. Site preparation activities to minimize the area and duration of soil disruption.
4. Establishment of permanent traffic corridors to ensure that “routes of convenience” are avoided.

5.1 Temporary Erosion and Sediment Control Measures

The temporary erosion and sediment control measures described in the following sections are included as part of the construction documents.

5.1.1 Stabilized Construction Access

Prior to construction, stabilized construction access(es) will be installed, per accompanying plans, to reduce the tracking of sediment onto public roadways.

Construction traffic must enter and exit the site at the stabilized construction access(es). The intent is to trap dust and mud that would otherwise be carried off-site by construction traffic.

The access(es) shall be maintained in a condition, which will control tracking of sediment onto public rights-of-way or streets. When necessary, additional aggregate will be placed atop the filter fabric to assure the minimum thickness is maintained. All sediment and/or soil spilled, dropped, or washed onto public rights-of-way must be removed immediately. Periodic inspection and needed maintenance shall be provided after each substantial rainfall event.

5.1.2 Dust Control

Water trucks shall be used as needed during construction to reduce dust generated on-site. Dust control must be provided by the Contractor(s) to a degree that is acceptable to the Owner, and in compliance with the applicable local and state dust control requirements.

5.1.3 Temporary Soil Stockpile

Materials, such as topsoil, will be temporarily stockpiled (if necessary) on the site during the construction process. Stockpiles shall be located in an area away from storm drainage, water bodies and/or courses, and will be properly protected from erosion by a surrounding silt fence barrier.

5.1.4 Silt Fencing

Prior to the initiation of and during construction activities, a geotextile filter fabric (or silt fence) will be established downgradient of all disturbed areas. These barriers may extend into non-impact areas to provide adequate protection of adjacent lands.

Clearing and grubbing will be performed only as necessary for the installation of the sediment control barrier. To facilitate effectiveness of the silt fencing, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s). Maintenance of the fence will be performed as needed.

5.1.5 Temporary Seeding

For areas undergoing clearing, grading, and disturbance as part of construction activities, where work has temporarily ceased, temporary soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the soil disturbance activity has temporarily ceased.

5.1.6 Stone and Block Drop Inlet Protection

Concrete blocks surrounded by wire mesh and crushed stone will be placed around both existing catch basins, and proposed catch basins once they have been installed, to prevent sediment from entering the catch basins and storm sewer system. During construction, crushed stone shall be replaced as necessary to ensure proper function.

5.1.1 Manufactured Insert Inlet Protection

Install insert inlet protection beneath the grate of all catch basins, to prevent sediment from entering the catch basins and storm sewer system. Remove sediment accumulation and repair or replace insert as necessary to ensure proper function.

5.1.2 Filter Fabric Drop Inlet Protection

Install filter fabric or silt fence with wooden stakes at the perimeter of existing or proposed catch basins located in lawn areas, to prevent sediment from entering the catch basins and storm sewer system. Remove sediment accumulation and repair or replace fabric as necessary to ensure proper function.

5.1.3 Erosion Control Blanket

Erosion control blankets shall be installed in accordance with manufacturer's requirements on all slopes exceeding 3:1. Erosion control blankets provide temporary erosion protection, rapid vegetative establishment, and long-term erosion resistance to shear stresses generated by high runoff flow velocities associated with steep slopes.

5.1.4 Stone Check Dams

Stone check dams will be installed within drainage ditches to reduce the velocity of stormwater runoff, promote settling of sediment, and reduce sediment transport off-site.

Sediment accumulated behind the stone check dam will be removed as needed to maintain flow through the stone check dam and prevent large flows from carrying sediment over or around the dam. Stones shall be replaced as needed to maintain the design cross section of the structures.

5.1.5 Temporary Sediment Trap

Temporary sediment traps shall be constructed to intercept sediment-laden runoff, reduce the amount of sediment leaving the disturbed areas, and protect drainage ways, properties, and rights-of-way.

Accumulated sediment shall be removed from the trap when it reaches no greater than 50 percent of the design capacity. Sediment shall not be placed downstream from the embankment, adjacent to a stream, or floodplain.

Temporary sediment traps depicted on the accompanying plans have been designed to provide 3,600 CF of storage per acre of tributary watershed.

5.1.6 Temporary Diversion Swales

Temporary diversion swales shall be used to divert off-site runoff around the construction site and divert runoff from stabilized areas around disturbed areas. Temporary diversion swales can be used to direct runoff from disturbed areas into sediment traps.

5.1.7 Dewatering Operations

Dewatering will be used to intercept sediment-laden stormwater or pumped groundwater and allow it to settle out of the pumped discharge prior to being discharged from the site. Water from dewatering operations shall be treated to eliminate the discharge of sediment and other pollutants. Water resulting from dewatering operations shall be directed to temporary sediment traps or dewatering devices. Temporary sediment traps and dewatering bags will be provided, installed, and maintained at downgradient locations to control sediment deposits to downstream surfaces.

5.1.8 Fiber Roll

Prior to the initiation of and during construction activities, fiber rolls (12" minimum diameter) will be established downgradient of all disturbed areas to reduce sheet flow on slopes. These rolls may extend into non-impact areas to provide adequate protection of adjacent lands. Spacing will conform to NYSDEC specification for straw bale dike.

Clearing and grubbing will be performed only as necessary for the installation of the fiber rolls. To facilitate effectiveness, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s) and maintenance will be performed as needed.

5.1.9 Compost Filter Sock

Prior to the initiation of and during construction activities, a compost filter sock (or silt sock) will be established downgradient of all disturbed areas. These filters may extend into non-impact areas to provide adequate protection of adjacent lands. The spacing of the compost filter sock, which will depend on the ground slope and diameter of the sock, shall be based upon New York State or EPA guidance.

Clearing and grubbing will be performed only as necessary for the installation of the sediment control filter; and unlike sediment control barriers, trenching is not required. The ends of the filter sock should be directed upslope, to prevent stormwater from running around the end of the sock. The preferred anchoring method is to drive stakes through the center of the sock at regular intervals; alternatively, stakes can be placed on the downstream side of the sock. To facilitate effectiveness of the compost filter sock, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s) to ensure that they are intact and the area behind the sock is not filled with sediment. Maintenance of the sock will be performed as needed.

5.2 Permanent Erosion and Sediment Control Measures

The permanent erosion and sediment control measures described in the following sections are included as part of the construction documents.

5.2.1 Establishment of Permanent Vegetation

Disturbed areas that will be vegetated must be seeded in accordance with the contract documents. The type of seed, mulch, and maintenance measures as described in the contract documents shall also be followed.

Permanent soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the soil disturbance activity has permanently ceased.

Final site stabilization is achieved when all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of 80 percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

5.2.2 Rock Outlet Protection

Rock outlet protection shall be installed at the locations as indicated and detailed on the accompanying plans. The installation of rock outlet protection will reduce the velocity and energy of water, such that the flow will not erode downstream surfaces.

5.2.3 Permanent Turf Reinforcement

Permanent turf reinforcement mats (TRMs) provide long-term erosion protection and vegetation establishment assistance while permanently reinforcing vegetation. TRMs shall be installed on slopes/channels where specified. TRM's provide two key advantages. First, their unique fiber shape and 3-D pattern create a thick matrix of voids that trap seed, soil, and water in place for quicker, thicker vegetation growth. Secondly, they provide additional reinforcement that doubles the vegetation's natural erosion protection abilities by remaining a permanent part of the application and anchoring mature plants to the soil for superior, long-term erosion resistance.

5.3 Other Pollutant Controls

Part I.B.1.e of GP-0-20-001 prohibits discharges from construction material wastewater, pollutants used in vehicle and equipment operation and maintenance, vehicle and equipment washing and toxic or hazardous substances.

The following table identifies materials and/or chemicals commonly used and/or stored on construction sites and should be addressed in the site-specific spill prevention and response plan:

5.4 Construction Housekeeping Practices

During the construction phase, the Contractor(s) will implement the following measures:

5.4.1 Sediment Sweeping/Vacuuming

Any sediment that is tracked by construction vehicles or erosion onto adjacent public or private impervious surfaces must be swept or vacuumed, utilizing self-propelled and/or walk-behind equipment, and removed on a daily basis. Kick brooms and sweeper attachments are not an acceptable means of sweeping. Sweeping or vacuuming should not take place while tracked sediment is wet. If tracked sediment is compacted, the sediment must be scraped loose prior to sweeping or vacuuming.

5.4.2 Material Stockpiles

Material resulting from clearing and grubbing operations that will be stockpiled on-site, must be adequately protected with downgradient erosion and sediment controls.

5.4.3 Equipment Cleaning and Maintenance

The Contractor(s) will designate areas for equipment cleaning, maintenance, and repair. The Contractor(s) and subcontractor(s) will utilize those areas. The areas will be protected by a temporary perimeter berm.

5.4.4 Detergents

The use of detergents for large-scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.)

5.4.5 Spill Prevention and Response

A Spill Prevention and Response Plan shall be developed, for the pollutants identified in Section 5.3, for the site by the Contractor(s) that addresses the following:

1. Reducing chance of spills
2. Stopping the source of spills

3. Containing and cleaning up spills
4. Disposing of materials contaminated by spills
5. Training personnel responsible for spill prevention/response
6. Material handling procedures
7. Material storage requirements

The plan shall detail the steps required in the event of an accidental spill and shall identify contact names and phone numbers of people and agencies that must be notified.

The plan shall include Safety Data Sheets (SDS) for all materials to be stored on-site. All workers on-site will be required to be trained on safe handling and spill prevention procedures for all materials used during construction. Regular tailgate safety meetings shall be held and all workers that are expected on the site during the week shall be required to attend.

5.4.6 Concrete Washout Areas

A temporary concrete washout area shall be provided for every project where concrete will be poured or otherwise formed on-site and shall consist of an excavated or above-ground lined construction pit where concrete trucks or equipment can be washed out after their loads have been discharged. Waste generated from concrete wash water that shall not be allowed to flow into drainage ways, inlets, receiving waters, highway right-of-way, or any location other than the designated concrete washout area(s). Proper signage shall be placed adjacent to the facility to designate the "Concrete Washout Area". Locate the facility a minimum of 100-feet from drainage swales, storm drain inlets, wetlands, streams, and other surface waters. Prevent surface water from entering the washout area.

The hardened residue from the concrete wash areas will be disposed of in the same manner as other non-hazardous construction waste materials. Maintenance of the washout area shall include removal of hardened material when 75% of the storage capacity is filled, and a minimum freeboard of 12 inches shall be maintained. The Contractor will be responsible for seeing that these procedures are followed. The project may require the use of multiple concrete washout areas based on the frequency of concrete pours.

5.4.7 Material Storage

Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that prevents negative impacts of construction materials on stormwater quality.

Chemicals, paints, solvents, fertilizers, and other toxic material must be stored in waterproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste or chemical disposal facility.

6.0 INSPECTIONS, MAINTENANCE, AND REPORTING

6.1 Inspection and Maintenance Requirements

6.1.1 Pre-Construction Inspection and Certification

Prior to the commencement of construction, the Qualified Inspector/Qualified Professional shall conduct an assessment of the site and certify that the appropriate erosion and sediment control measures have

been adequately installed and implemented. The Contractor shall contact the Qualified Inspector/Qualified Professional once the erosion and sediment control measures have been installed.

6.1.2 Construction Phase Inspections and Maintenance

A Qualified Inspector/Qualified Professional, as defined in Appendix A of the General Permit GP-0-20-001, shall conduct regular site inspections between the time this SWPPP is implemented and final site stabilization. Site inspections shall occur at an interval of at least once every seven (7) calendar days.

The purpose of site inspections is to assess performance of pollutant controls. Based on these inspections, the Qualified Inspector/Qualified Professional will decide whether it is necessary to modify this SWPPP, add or relocate sediment barriers, or whatever else may be needed in order to prevent pollutants from leaving the site via stormwater runoff. The general contractor has the duty to cause pollutant control measures to be repaired, modified, maintained, supplemented, or whatever else is necessary in order to achieve effective pollutant control.

Examples of particular items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

1. Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction access will be constructed where vehicles enter and exit. This access will be maintained or supplemented as necessary to prevent sediment from leaving the site on vehicles.
2. Sediment barriers must be inspected and, if necessary, they must be enlarged or cleaned in order to provide additional capacity. All material from behind sediment barriers will be stockpiled on the up slope side. Additional sediment barriers must be constructed as needed.
3. Inspections will evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas.
4. Grassed areas will be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with at least 80 percent density. The density of 80 percent or greater must be maintained to be considered as stabilized. Areas must be watered, fertilized, and reseeded as needed to achieve this goal.
5. All discharge points must be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

The inspection reports must be completed entirely and additional remarks should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

Within one (1) business day of the completion of an inspection, the *Qualified Inspector/Qualified Professional* shall notify the Owner/Operator and appropriate contractor or subcontractor of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the

corrective actions within one (1) business day of the notification and shall complete the corrective actions in a reasonable time frame.

In addition to the inspections performed by the *Qualified Inspector/Qualified Professional*, the Contractor shall perform routine inspections that include a visual check of all erosion and sediment control measures. All inspections and maintenance shall be performed in accordance with the inspection and maintenance schedule provided on the accompanying plans. Sediment removed from erosion and sediment control measures will be exported from the site, stockpiled for later use, or used immediately for general non-structural fill.

It is the responsibility of the general contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or contractor practices could make it necessary to install more structural controls than are shown on the accompanying plans. (For example, localized concentrations of runoff could make it necessary to install additional sediment barriers, sediment traps, etc.) Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization.

6.1.3 Temporary Suspension of Construction Activities

For construction sites where soil disturbance activities have been temporarily suspended (e.g. Winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the frequency of Qualified Inspector/Qualified Professional inspections can be reduced to once every 30 calendar days. Prior to reducing the frequency of inspections, the Owner/Operator shall notify the NYSDEC Region 3 stormwater contact person and the City of Poughkeepsie in writing.

6.1.4 Partial Project Completion

For construction sites where soil disturbance activities have been shut down with partial project completion, all areas disturbed as of the project shutdown date have achieved final stabilization, and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational, the inspections by the Qualified Inspector/Qualified Professional can stop. Prior to the shutdown, the Owner/Operator shall notify the NYSDEC Region 3 stormwater contact person and the City of Poughkeepsie in writing.

If soil disturbance activities have not resumed within two years from the date of shutdown, a Notice of Termination (NOT) shall be properly completed and submitted to the NYSDEC.

6.1.5 Post-Construction Inspections and Maintenance

Inspections and maintenance of final stabilization measures and post-construction stormwater management practices shall be performed in accordance with Appendix G, once all disturbed areas are stabilized and all stormwater management systems are in place and operable.

6.2 Reporting Requirements

6.2.1 Inspection Reports

Pursuant to Part IV.C of GP-0-20-001, inspection reports shall be prepared for the duration of construction, as outlined herein, and shall be signed by the *Qualified Inspector* or *Qualified Professional*. A sample inspection form is provided in Appendix F.

At a minimum, each inspection report shall record the following information:

1. Date and time of inspection.
2. Name and title of person(s) performing inspection.
3. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection.
4. A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow.
5. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any discharges of sediment to the surface waterbody.
6. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance.
7. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced.
8. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection.
9. Indication of the current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards.
10. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s).
11. Identification and status of all corrective actions that were required by previous inspection.
12. Color photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *Qualified Inspector/Qualified Professional* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *Qualified Inspector/Qualified Professional* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *Qualified Inspector/Qualified Professional* shall attach the paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

6.2.2 Site Log Book

Pursuant to Part II.D.2 of GP-0-20-001, the Owner/Operator shall retain a copy of the General Permit, NOI, NOI Acknowledgment Letter, MS4 SWPPP Acceptance Form (if applicable), inspection reports, contractor and subcontractor certification forms, and all documentation necessary to demonstrate eligibility under the permit, at the construction site from commencement of construction activity until the date that all areas of disturbance have achieved final stabilization and the Notice of Termination has been submitted to the NYSDEC.

The Site Log Book shall be maintained on-site in a secure location (i.e. job trailer, on-site construction office, or mailbox with lock) and must be accessible during normal business hours to an individual performing a compliance inspection.

6.2.3 Post Construction Records and Archiving

Following construction, the Owner/Operator shall retain copies of the SWPPP, the complete construction Site Log Book, and records of all data used to complete the NOI to be covered by this permit, for a period of at least five years from the date that the site is finally stabilized. This period may be extended by the NYSDEC, at its sole discretion, at any time upon written notification.

Records shall be maintained of all post construction inspections and maintenance work performed in accordance with the requirements outlined in Appendix G.

7.0 SWPPP IMPLEMENTATION RESPONSIBILITIES

A summary of the responsibilities and obligations of all parties involved with compliance with the NYSDEC SPDES General Permit GP-0-20-00 conditions is outlined in the subsequent sections. For a complete listing of the definitions, responsibilities, and obligations, refer to the SPDES General Permit GP-0-20-001 presented in Appendix J.

7.1 Owner's/Operator's Responsibilities

1. Ensure that control measures are selected, designed, installed, implemented and maintained to minimize the discharge of pollutants and prevent a violation of the water quality standards, meeting the non-numeric effluent limitations in Part I.B.1.(a)-(f) of the SPDES General Permit and in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

2. Ensure that practices are selected, designed, installed, and maintained to meet the performance criteria in the Design Manual. Practices must be designed to meet the applicable sizing criteria in Part I.C.2.a., b., c. or d. of GP-0-20-001.

3. Retain the services of a "Qualified Inspector" or "Qualified Professional" as defined under Section 2.1, to provide the services outlined in Section 2.5 "Qualified Inspector's/Qualified Professional's Responsibilities."

4. Retain the services of a "Qualified Professional," as defined under Section 2.1, to provide the services outlined in Section 2.3 "Owner's/Operator's Engineers Responsibilities."

5. Have an authorized corporate officer sign the Owner/Operator Certification Form to accompany the eNOI. A copy of the completed NOI is included in Appendix B.

6. Submit the electronic version of the NOI (eNOI) along with the MS4 SWPPP acceptance form using the NYSDEC's website (http://www.dec.ny.gov/chemical/43133.html).

7. Pay the required initial and annual fees upon receipt of invoices from NYSDEC. These invoices are generally issued in the fall of each year. The initial fee is calculated as $110.00 per acre disturbed plus $675.00 per acre of net increase in impervious cover, and the annual fee is $110.00.

8. Prior to the commencement of construction activity, identify the contractor(s) and subcontractor(s) that will be responsible for implementing the erosion and sediment control measures and stormwater management practices described in this SWPPP. Have each of these

contractors and subcontractors identify at least one "Trained Contractor", as defined under Section 2.1 that will be responsible for the implementation of the SWPPP. Ensure that the Contractor has at least one "Trained Contractor" on site on a daily basis when soil disturbance activities are being performed.

9. Schedule a pre-construction meeting which shall include the City of Poughkeepsie representative, Owner's/Operator's Engineer, Qualified Inspector, Contractor, and their sub-contractors to discuss responsibilities as they relate to the implementation of this SWPPP.

10. Retain the services of an independent certified materials testing and inspection firm operating under the direction of a licensed Professional Engineer to perform regular tests, inspections, and certifications of the construction materials used in the construction of all post-construction stormwater management practices.

11. Retain the services of a NYS licensed land surveyor to perform an as-built topographic survey of the completed post-construction stormwater management facilities.

12. Require the Contractor to fully implement the SWPPP prepared for the site by the Owner/Operator's Engineer to ensure that the provisions of the SWPPP are implemented from the commencement of construction activity until all areas of disturbance have achieved final stabilization and the Notice of Termination (NOT) has been submitted to the NYSDEC.

13. Forward a copy of the NOI Acknowledgement Letter received from the regulatory agency to the Owner's/Operator's Engineer for project records, and to the Contractor for display at the construction site.

14. Maintain a copy of the General Permit (GP-0-20-001), NOI, NOI Acknowledgement Letter, SWPPP, MS4 SWPPP Acceptance Form, inspection reports, Spill Prevention, Countermeasures, Cleanup ("SPCC") Plan, and all documentation in accordance with Part I.F.8.a.-d of GP-0-20-001 necessary to demonstrate eligibility with the permit at the construction site, until all disturbed areas have achieved final stabilization and the NOT has been submitted to the NYSDEC. Place documents in a secure location that must be accessible during normal business hours to an individual performing a compliance inspection.

15. Prior to submitting a Notice of Termination, ensure for post-construction stormwater management practice(s) that are privately owned, the Owner/Operator has a deed restriction in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

16. Submit a Notice of Termination (NOT) form (see Appendix B) within 48 hours of receipt of the Owner's/Operator's Engineer's certification of final site stabilization to the following:

    NOTICE OF TERMINATION
    NYS DEC, Bureau of Water Permits
    625 Broadway, 4th Floor
    Albany, New York 12233-3505

    City of Poughkeepsie
    62 Civic Center Plaza
    Poughkeepsie, NY 12601

17. Request and receive all SWPPP records from the Owner's/Operator's Engineer and archive those records for a minimum of five (5) years after the NOT is filed.

18. Implement the Post-Construction Inspections and Maintenance procedures outlined in Appendix G.

19. The NOI, SWPPP, and inspection reports required by GP-0-20-001 are public documents that the Owner/Operator must make available for review and copying by any person within five (5) business days of the Owner/Operator receiving a written request by any such person to review the NOI, SWPPP, or inspection reports. Copying of documents will be done at the requester's expense.

20. The Owner/Operator must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the Owner/Operator shall amend the SWPPP, including construction drawings:

    a) Whenever the current provisions prove to be ineffective in minimizing pollutants in stormwater discharges from the project site;

    b) Whenever there is a change in design, construction, or operation at the construction site that has or could have an effect on the discharge of pollutants; and

    c) To address issues or deficiencies identified during an inspection by the "Qualified Inspector," the Department, or other Regulatory Authority.

    d) To document the final construction conditions.

21. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original owner or operator must notify the new owner or operator, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For construction activities subject to the requirements of a regulated, traditional land use control MS4, the original owner or operator must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

    a) Once the new owner or operator obtains permit coverage, the original owner or operator shall then submit a completed NOT with the name and permit identification number of the new owner or operator to the Department at the address in Part II.B.1. of the permit. If the original owner or operator maintains ownership of a portion of the construction activity and will disturb soil, they must maintain their coverage under the permit.

    b) Permit coverage for the new owner or operator will be effective as of the date the Department receives a complete NOI, provided the original owner or operator was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new owner or operator.

7.2 Owner's/Operator's Engineer's Responsibilities

1. Prepare the SWPPP using good engineering practices, best management practices, and in compliance with all federal, state, and local regulatory requirements.

2. Prepare the electronic Notice of Intent (eNOI) (see Appendix B) and sign the "SWPPP Preparer Certification Form." Forward the Owner/Operator Certification Form to the Owner/Operator for signature.

3. Provide copies of the SWPPP to the City of Poughkeepsie once all signatures and attachments are complete.

4. Enter Contractor's information in Section 2.5 "SWPPP Participants" once a Contractor is selected by the Owner/Operator.

5. Participate in a pre-construction meeting which shall include the City of Poughkeepsie representative, Owner/Operator, Qualified Inspector, Contractor, and all subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

6. Update the SWPPP each time there is a significant modification to the pollution prevention measures or a change of the principal Contractor working on the project who may disturb site soil.

7.3 Contractor's Responsibilities

1. Sign the SWPPP Contractor's Certification Form contained within Appendix B and forward to the Owner's/Operator's Engineer for inclusion in the Site Log Book.

2. Identify at least one Trained Contractor that will be responsible for implementation of this SWPPP. Ensure that at least one Trained Contractor is on site on a daily basis when soil disturbance activities are being performed. The Trained Contractor shall inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating conditions at all times. If deficiencies are identified, the contractor shall begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

3. Provide the names and addresses of all subcontractors working on the project site. Require all subcontractors who will be involved with construction activities that will result in soil disturbance to identify at least one Trained Contractor that will be on site on a daily basis when soil disturbance activities are being performed; and to sign a copy of the Subcontractor's Certification Form contained within Appendix B, then forward to the Owner's/Operator's Engineer for inclusion into the Site Log Book. This information must be retained as part of the Site Log Book.

4. Maintain a Spill Prevention and Response Plan in accordance with requirements outlined in Section 5 of this SWPPP. This plan shall be provided to the Owner's/Operator's Engineer for inclusion in the Site Log Book, prior to mobilization on-site.

5. Participate in a pre-construction meeting which shall include the City of Poughkeepsie representative, Owner/Operator, Owner's/Operator's Engineer, Qualified Inspector, and all subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

6. If Contractor plans on utilizing adjacent properties for material, waste, borrow, or equipment storage areas, or if Contractor plans to engage in industrial activity other than construction (such as operating asphalt and/or concrete plants) at the site, Contractor shall submit appropriate documentation to the Owner's/Operator's Engineer so that the SWPPP can be modified accordingly.

7. Implement site stabilization, erosion and sediment control measures, and other requirements of the SWPPP.

8. In accordance with the requirements in the most current version of the NYS Standards and Specifications for Erosion and Sediment Control, conduct inspections of erosion and sediment control measures installed at the site to ensure that they remain in effective operating condition at all times. Prepare and retain written documentation of inspections as well as of all repairs/maintenance activities performed. This information must be retained as part of the Site Log Book.

9. Begin implementing corrective actions within one (1) business day of receipt of notification by the Qualified Inspector/Qualified Professional that deficiencies exist with the erosion and sediment control measures employed at the site. Corrective actions shall be completed within a reasonable time frame.

10. Maintain a record of the date(s) and location(s) that soil restoration is performed in accordance with the accompanying plans and NYSDEC Division of Water's publication "Deep-Ripping and Decompaction," dated April 2008. A copy of this is publication is provided in Appendix H. The record that is to be maintained shall be a copy of the overall site grading plan delineating the area(s) and date(s) that the soil was restored.

11. Upon completion of all construction at the site, the contractor responsible for overall SWPPP Compliance shall sign the certification on their Contractor Certification Form indicating that: a.) all temporary erosion and sediment control measures have been removed from the site, b.) the on-site soils disturbed by construction activity have been restored in accordance with the SWPPP and the NYSDEC Division of Water's publication "Deep-Ripping and Decompaction," and c.) all permanent stormwater management practices required by the SWPPP have been installed in accordance with the contract documents.

7.4 Qualified Inspector's/Qualified Professional's Responsibilities

1. Participate in a pre-construction meeting with the City of Poughkeepsie representative, Owner/Operator, Owner/Operator's Engineer, Contractor, and their subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

2. Conduct an initial assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment control measures described within this SWPPP have been adequately installed and implemented to ensure overall preparedness of the site.

3. Provide on-site inspections to determine compliance with the SWPPP. Site inspections shall occur at an interval of at least once every seven calendar days. A written inspection report shall be provided to the Owner/Operator and general contractor within one business day of the completion of the inspection, with any deficiencies identified. A sample inspection form is provided in Appendix F.

4. Prepare an inspection report subsequent to each and every inspection that shall include/address the items listed in Part IV.C.4.a-k of GP-0-20-001. Sign all inspection reports and maintain on site with the SWPPP.

5. Notify the owner/operator and appropriate contractor or subcontractor of any corrective actions that need to be taken.

6. Prepare a construction Site Log Book to be used as a record of all inspection reports generated throughout the duration of construction. Ensure that the construction Site Log Book is maintained and kept up-to-date throughout the duration of construction.

7. Review the Contractor's SWPPP records on a periodic basis to ensure compliance with the requirements for daily reports, soil restoration, inspections, and maintenance logs.

8. Based on the as-built survey and material testing certifications performed by others, the Qualified Professional shall perform evaluations of the completed stormwater management practices to determine whether they were constructed in accordance with this SWPPP.

9. The Qualified Professional shall conduct a final site assessment and prepare a certification letter to the Owner/Operator indicating that, upon review of the material testing and inspection reports prepared by the firm retained by the Owner/Operator, review of the completed topographic survey, and evaluation of the completed stormwater management facilities, the stormwater management facilities have been constructed substantially in accordance with the contract documents and should function as designed.

10. Prepare the Notice of Termination (NOT). The Qualified Professional shall sign the NOT Certifications VI (Final Stabilization) and VII (Post-construction Stormwater Management Practices), and forward the NOT to the Owner/Operator for signature on Certification VIII (Owner/Operator Certification).

11. Transfer the SWPPP documents, along with all NOI's, permit certificates, NOT's, construction Site Log Book, and written records required by the General Permit to the Owner/Operator for archiving.

7.5 SWPPP Participants

1. Owner's/Operator's Engineer [2]: Christopher Lapine, PE
   LaBella Associates, DPC
   21 Fox Street
   Poughkeepsie, NY 12601
   Phone: (845) 454-3980

2. Owner/Operator [3]: Mr. Michael Abuladze, CEO
   ARGO Development
   95 Chestnut Ridge Rd
   Montvale, NJ 07645

3. Contractor[4,6]: Name and Title: _____

   Company Name: _____

   Mailing Address: _____

   _____

   Phone: _____

   Fax: _____

[2] Refer to Appendix B for the SWPPP Preparer Certification Form.
[3] Refer to Appendix B for the Owner/Operator Certification Form.
[5] Refer to Appendix B for Contractor and Subcontractor Certification Form.
[6] Contractor's information to be entered once the Contractor has been selected.

APPENDIX A:
FIGURES

A-1: Site Location Map
A-2: Soils Map
A-3: Historic Places Screening Map
A-4: Environmental Resource Map
A-5: Pre-Development Watershed Delineation Map
A-6: Post-Development Watershed Delineation Map

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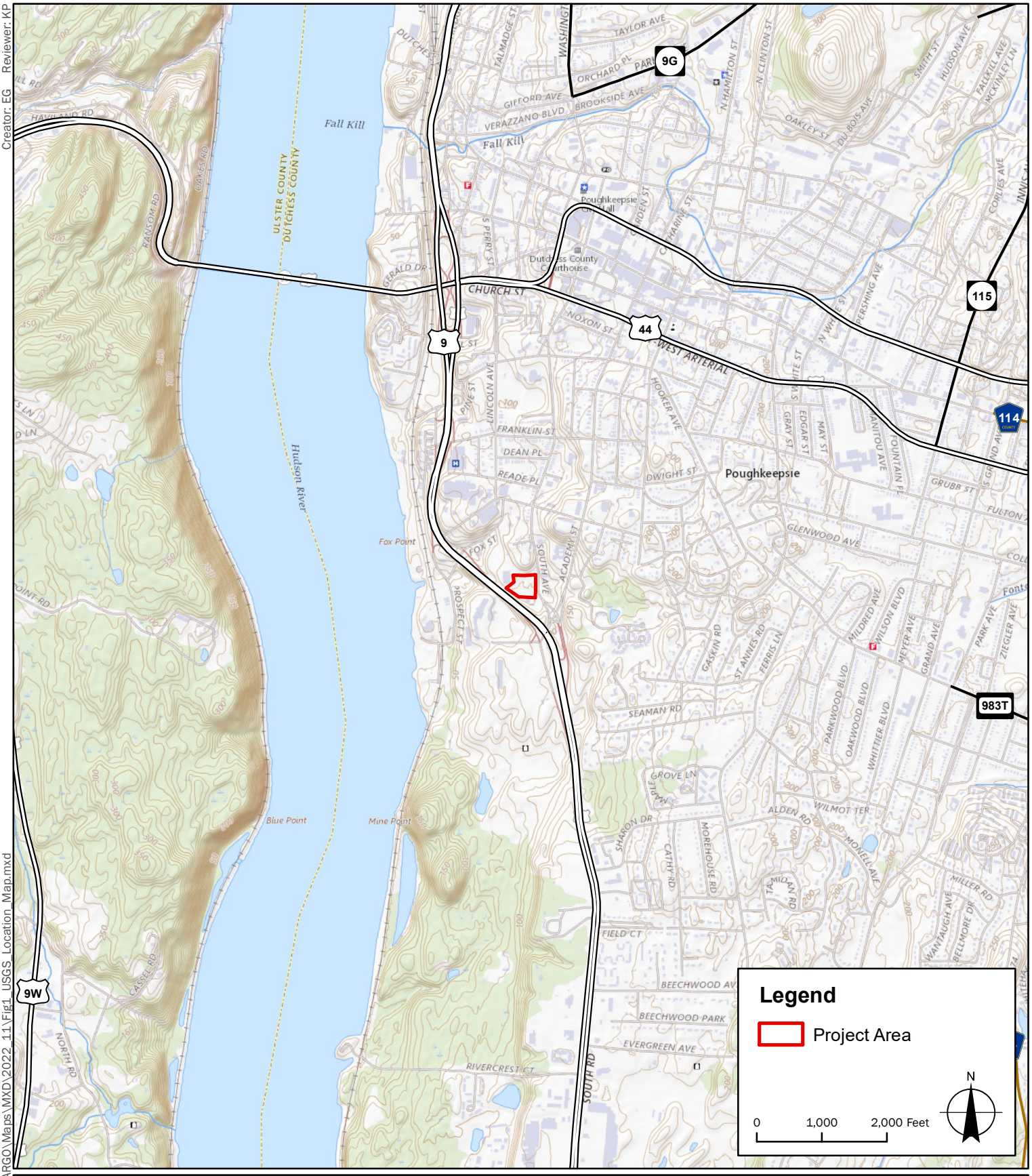

Sources:
1. Project Area: LaBella 2022; Regrid 2021
2. Streets: NYS GIS Program Office 2022
3. Basemap: USGS Topo Map

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South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/14/2022

USGS Location Map

FIGURE 1

Creator: EG Reviewer: KP

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Sources:
1. Project Area: LaBella 2022
2. Soil Map Unit: USDA/NRCS 2021
3. Streets: NYS GIS Program Office 2022
4. Basemap: Bing Maps

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South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/14/2022

Soils Map

FIGURE 2

Creator: EG Reviewer: KP

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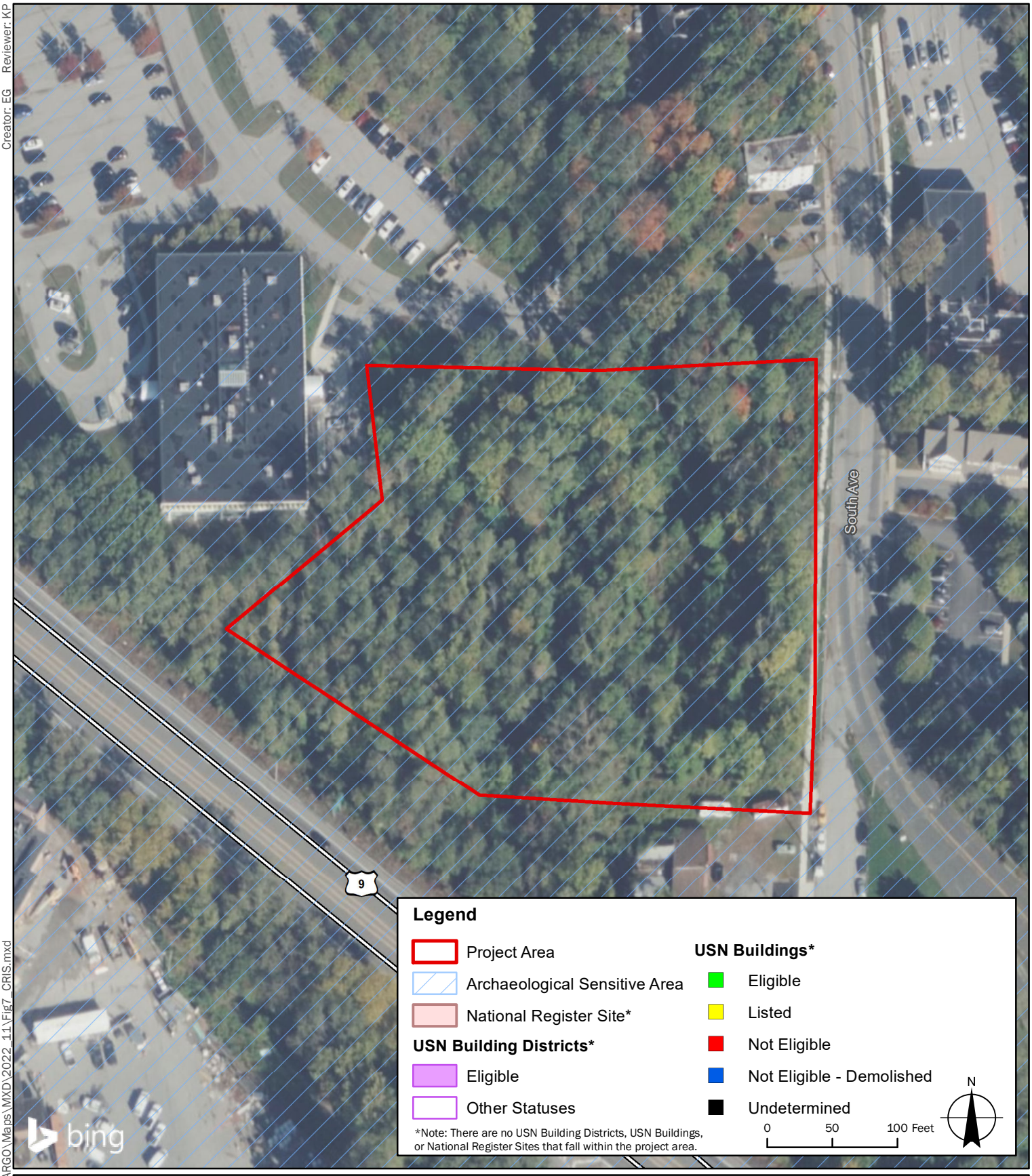

Creator: EG Reviewer: KP

Path: B:\GIS\DIG\Projects\FEAF\ARGO\Maps\MXD\2022_11\Fig7_CRIS.mxd

Sources:
1. Project Area: LaBella, 2022
2. Archaeologically Sensitive Areas/National Register Sites: NYSOPRHP Cultural Resource Information System (CRIS), 2022
3. Streets: NYS GIS Program Office, 2022
4. Basemap: Bing Maps

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South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/15/2022

NYSOPRHP Cultural Resource Information System (CRIS) Map

FIGURE 3



Creator: EG Reviewer: KP

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Sources:
1. Project Area: LaBella 2022
2. Rare Plants or Animals and Significant Natural Communities: NYSDEC Environmental Resource Mapper (ERM) 2022
3. NYSDEC Wetlands: NYSDEC 2006
4. Streets: NYS GIS Program Office 2022
5. Basemap: Bing Maps

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South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/15/2022

NYSDEC Environmental Resource Map

FIGURE 4



1 PREDEVELOPMENT WATERSHED MAP
FIG 5 SCALE: 1" = 30'

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21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE
MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

PREDEVELOPMENT WATERSHED MAP

DRAWING NUMBER:

FIG 5

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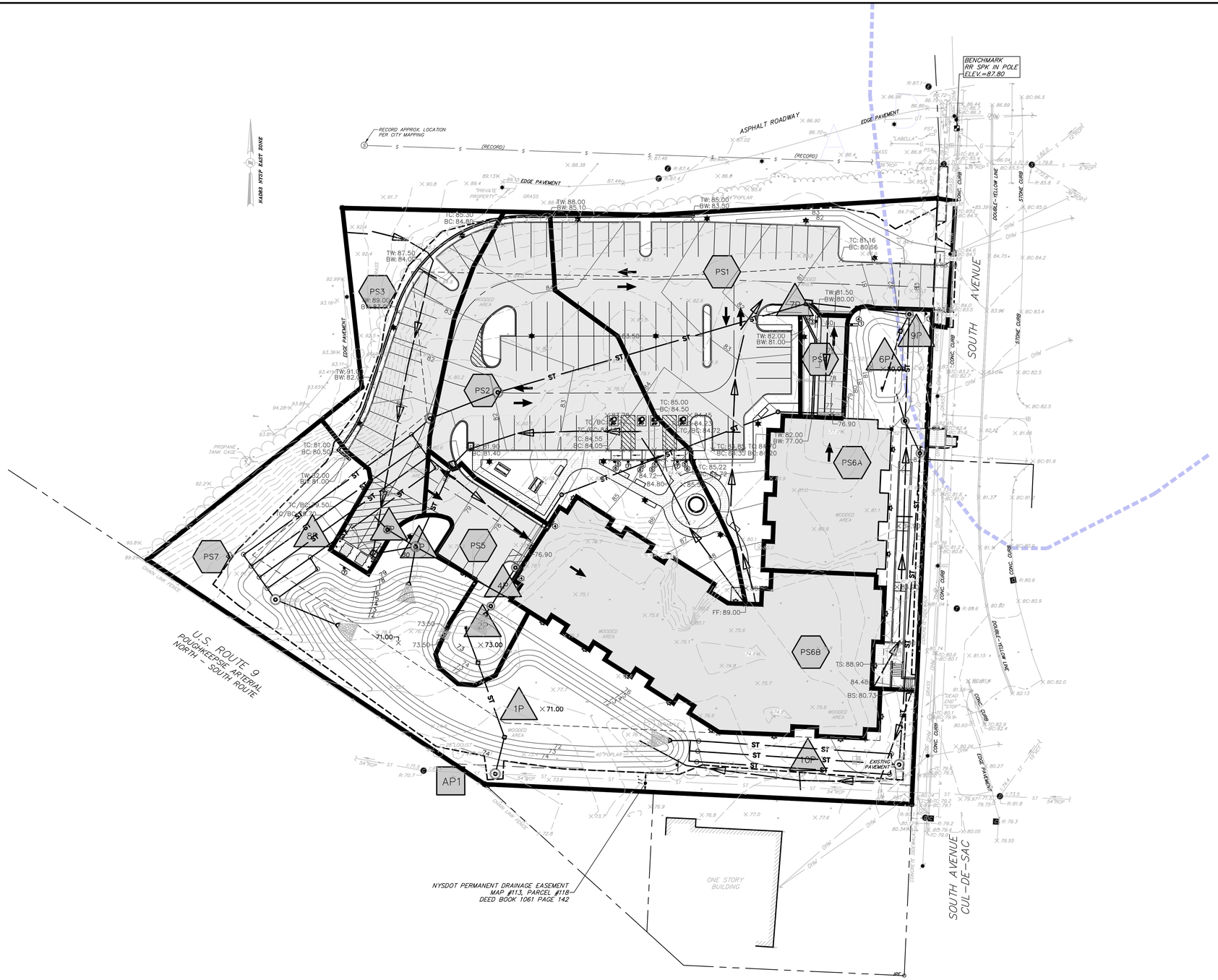

1 FIG 6 POSTDEVELOPMENT WATERSHED MAP

SCALE: 1" = 30'

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(845) 454-3980

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE
MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2222201

DRAWN BY:

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 11/28/2022

DRAWING NAME:

POSTDEVELOPMENT WATERSHED MAP

DRAWING NUMBER:

FIG 6

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APPENDIX B:
FORMS

Notice of Intent
MS4 SWPPP Acceptance Form
Contractor and Subcontractor Certification Forms
Notice of Termination (NOT)

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0644089821

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-15-002

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-
RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
ARGO Development

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Abuladze

Owner/Operator Contact Person First Name
Michael

Owner/Operator Mailing Address
95 Chestnut Ridge Rd

City
Montvale

State
NJ

Zip
07645-____

Phone (Owner/Operator)
201-549-9090

Fax (Owner/Operator)
___-___-____

Email (Owner/Operator)
mike@argodev.com

FED TAX ID
__-_____ (not required for individuals)

Project Site Information

Project/Site Name
South Ave Multi-Family Development

Street Address (NOT P.O. BOX)
South Ave

Side of Street
○ **North** ○ **South** ○ **East** ● **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)
City of Poughkeepsie

State: NY
Zip: 12601-5584
County: Dutchess
DEC Region: 3

Name of Nearest Cross Street
Academy Street

Distance to Nearest Cross Street (Feet)
450

Project In Relation to Cross Street
○ **North** ● **South** ○ **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel
6061-52-937583

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 588863

Y Coordinates (Northing): 4615867

2. What is the nature of this construction project?

● **New Construction**

○ **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ● FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION — Number of Lots
- ○ TOWN HOME RESIDENTIAL
- ● MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
2.8	2.5	0.0	1.5

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
97 %	0 %	0 %	3 %

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date	End Date
07/01/2023	07/01/2024

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Hudson River

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ○ Stream / Creek Off Site
- ○ River On Site
- ● River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ● Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-15-002? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-15-002? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

.

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ◉ Yes ○ No ○ Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

NYS Dept of Transportation

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ Yes ◉ No ○ Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ Yes ◉ No

19. Is this property owned by a state authority, state agency, federal government or local government? ○ Yes ◉ No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ Yes ◉ No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ◉ Yes ○ No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ◉ Yes ○ No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ◉ Yes ○ No

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
LaBella Associates

Contact Name (Last, Space, First)
Lapine, Christopher

Mailing Address
21 Fox Street

City
Poughkeepsie

State Zip
NY 12601-4724

Phone
845-454-3980

Fax

Email
clapine@labellapc.com

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name
Christopher

MI
P

Last Name
Lapine

Signature

Date
/ /

25. Has a construction sequence schedule for the planned management practices been prepared? ◉ Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ◪ Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ◪ Silt Fence
- ◪ Stabilized Construction Entrance
- ◪ Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ○ Mulching
- ◉ Protecting Vegetation
- ○ Recreation Area Improvement
- ◉ Seeding
- ○ Sodding
- ◉ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ◉ Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ◉ Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ◉ Retaining Wall
- ○ Riprap Slope Protection
- ◉ Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ○ **Preservation of Undisturbed Areas**
- ○ **Preservation of Buffers**
- ○ **Reduction of Clearing and Grading**
- ○ **Locating Development in Less Sensitive Areas**
- ○ **Roadway Reduction**
- ○ **Sidewalk Reduction**
- ○ **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ○ **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

0.170 **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area(acres)	
RR Techniques (Area Reduction)				
○ Conservation of Natural Areas (RR-1)		and/or		
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or		
○ Tree Planting/Tree Pit (RR-3)		and/or		
○ Disconnection of Rooftop Runoff (RR-4)		and/or		
RR Techniques (Volume Reduction)				
○ Vegetated Swale (RR-5)				
○ Rain Garden (RR-6)				
○ Stormwater Planter (RR-7)				
○ Rain Barrel/Cistern (RR-8)				
○ Porous Pavement (RR-9)				
○ Green Roof (RR-10)				
Standard SMPs with RRv Capacity				
○ Infiltration Trench (I-1)				
○ Infiltration Basin (I-2)				
○ Dry Well (I-3)				
✓ Underground Infiltration System (I-4)			1.26	
✓ Bioretention (F-5)			0.26	
○ Dry Swale (O-1)				
Standard SMPs				
○ Micropool Extended Detention (P-1)				
○ Wet Pond (P-2)				
○ Wet Extended Detention (P-3)				
○ Multiple Pond System (P-4)				
○ Pocket Pond (P-5)				
○ Surface Sand Filter (F-1)				
○ Underground Sand Filter (F-2)				
○ Perimeter Sand Filter (F-3)				
○ Organic Filter (F-4)				
○ Shallow Wetland (W-1)				
○ Extended Detention Wetland (W-2)				
○ Pond/Wetland System (W-3)				
○ Pocket Wetland (W-4)				
○ Wet Swale (O-2)				

Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ **Hydrodynamic**	
○ **Wet Vault**	
○ **Media Filter**	
○ **Other**	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.165 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ● **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

0.089 **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

● **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

0.176 **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

0.341

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ● **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

0.00 **acre-feet**

CPv Provided

0.00 **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

● Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

0.02 **CFS**

Post-development

0.00 **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

1.38 **CFS**

Post-development

1.36 **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

ARGO Development

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP | N | Y | R | 2 | 0 | A | 1 | 9 | 8 |
- ○ Other
- ○ None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ◉ **No**
If Yes, Indicate Size of Impact. .

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ◉ **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ◉ **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. | N | Y | R | 2 | 0 | A | 1 | 9 | 8 |

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name

Michael

MI

Print Last Name

Abuladze

Owner/Operator Signature

Date

/ /

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	ARGO Development
2. Contact Person:	Michael Abuladze
3. Street Address:	95 Chestnut Ridge Rd
4. City/State/Zip:	Montvale, NJ 07645
II. Project Site Information	
5. Project/Site Name:	South Ave Multi-Family Development
6. Street Address:	South Ave
7. City/State/Zip:	Poughkeepsie, NY 12601
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	Christopher Lapine
9. Title/Position:	Regional Leader
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	City of Poughkeepsie
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Contact Person:	Rich DuPike
14. Street Address:	62 Civic Center Plaza
15. City/State/Zip:	Poughkeepsie, NY 12601
16. Telephone Number:	845-451-4192

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

Stormwater Pollution Prevention Plan
Contractor Certification Statement
(Responsible for overall SWPPP Compliance)

South Ave Multi-Family Development
City of Poughkeepsie, Dutchess County, New York

This is to certify that the following contracting firm will be responsible for installing, constructing, repairing, inspecting and/or maintaining the erosion and sediment control practices and post-construction stormwater management control practices required by the SWPPP.

Contracting Firm Information

Name: _____

Address: _____

Telephone & Fax: _____

Trained Contractor(s)[1] Responsible for SWPPP Implementation (Provide name, title, and date of last training)

_____

_____

Prior to commencement of construction activity, the following certification shall be issued:

I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations.

Printed Name: _____

Title/Position: _____

Signature: _____ Date: _____

Upon completion of construction activities, the following certification shall be issued, prior to issuance of the NOT:

I hereby certify that that all permanent stormwater management practices required by the SWPPP have been installed in accordance with the contract documents. I further certify that all temporary erosion and sediment control measures have been removed from the site, and that the on-site soils disturbed by construction activity have been restored in accordance with the SWPPP and the NYSDEC Division of Water's publication "Deep-Ripping and Decompaction".

Printed Name: _____

Title/Position: _____

Signature: _____ Date: _____

[1] "Trained Contractor" means an employee from a contracting (construction) company that has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the "trained contractor" shall receive four (4) hours of training every three (3) years. It can also mean an employee from the contracting (construction) company that meets the "qualified inspector" qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity). The "Trained Contractor" will be responsible for the day to day implementation of the SWPPP.

[2] Signatory Requirements:

a. For a corporation, this form shall be signed by (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principle business function, or any other person who performs similar policy or decision-making functions for the corporation; or (ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

b. For a partnership or sole proprietorship, this form shall be signed by a general partner or the proprietor, respectively.

c. For a municipality, State, Federal, or other public agency, this form shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g. Regional Administrators of EPA).

Stormwater Pollution Prevention Plan
Subcontractor Certification Statement
(whose work involves soil disturbance)

South Ave Multi-Family Development
City of Poughkeepsie, Dutchess County, New York

Each Subcontractor whose work will involve soil disturbance of any kind is required to complete and sign this Certification Statement before commencing any construction activity at the site. This completed Certification Statement(s) shall be maintained at the construction site in the Site Log Book.

Subcontracting Firm Information

Name: _____

Address: _____

_____

Telephone & Fax: _____

Trained Contractor(s)[2] Responsible for SWPPP Implementation (Provide name, title, and date of last training)

_____

_____

Prior to commencement of construction activities, the following certification shall be issued:

I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations.

Printed Name: _____

Title/Position: _____

Signature: _____ Date: _____

[2] "Trained Contractor" means an employee from a contracting (construction) company that has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the "trained contractor" shall receive four (4) hours of training every three (3) years. It can also mean an employee from the contracting (construction) company that meets the "qualified inspector" qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity). The "Trained Contractor" will be responsible for the day to day implementation of the SWPPP.

[2] Signatory Requirements:

a. For a corporation, this form shall be signed by (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principle business function, or any other person who performs similar policy or decision-making functions for the corporation; or (ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

b. For a partnership or sole proprietorship, this form shall be signed by a general partner or the proprietor, respectively.

c. For a municipality, State, Federal, or other public agency, this form shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g. Regional Administrators of EPA).

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name: ARGO Development

2. Street Address: 95 Chestnut Ridge Rd

3. City/State/Zip: Montvale, NJ 07645

4. Contact Person: Michael Abuladze | 4a. Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name: South Ave Multi-Family Development

6. Street Address: South Ave

7. City/Zip: Poughkeepsie, NY 12601

8. County: Dutchess

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

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APPENDIX C:
PROJECT EVALUATION AND DESIGN CALCULATIONS

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Appendix C - Table A
Step 1 - Evaluation of Green Infrastructure Planning Measures

Group	Practice	Description	Applicable	Project Specific Evaluation
Preservation of Natural Resources	**Preservation of Undisturbed Areas**	Delineate and place into permanent conservation undisturbed forests, native vegetated areas, riparian corridors, wetlands, and natural terrain.	No	The project does not propose permanent conservation of this area at this time.
	Preservation of Buffers	Define, delineate and preserve naturally vegetated buffers along perennial streams, rivers, shorelines and wetlands.	NA	There are no perennial streams, rivers, shorelines, or wetlands on or adjacent to the project site. As such, this green planning measure does not apply.
	Reduction of Clearing and Grading	Limit clearing and grading to the minimum amount needed for roads, driveways, foundations, utilities and stormwater management facilities.	No	This project proposes tree clearing.
	Locating Development in Less Sensitive Areas	Avoid sensitive resource areas such as floodplains, steep slopes, erodible soils, wetlands, mature forests and critical habitats by locating development to fit the terrain in areas that will create the least impact.	Yes	The site layout has been designed to avoid sensitive resource areas to the greatest extent practical. The site layout will avoid disturbance of steep slopes located on the project site.
	Open Space Design	Use clustering, conservation design or open space design to reduce impervious cover, preserve more open space and protect water resources.	No	The site layout has been designed to maximize open space to the greatest possible extent.
	Soil Restoration	Restore the original properties and porosity of the soil by deep till and amendment with compost to reduce the generation of runoff and enhance the runoff reduction performance of practices such as downspout disconnections, grass channels, filter strips, and tree clusters.	Yes	Full soil restoration is proposed for all areas of disturbance that will not become hardscape. All areas will be stabilized with seed & mulch, and landscaped areas will be provided.
Reduction of Impervious Cover	**Roadway Reduction**	Minimize roadway widths and lengths to reduce site impervious area	NA	No new roadways are proposed as part of this project.
	Sidewalk Reduction	Minimize sidewalk lengths and widths to reduce site impervious area	Yes	Sidewalk widths and lengths have been minimized to the greatest extent practical.
	Driveway Reduction	Minimize driveway lengths and widths to reduce site impervious area	Yes	Driveway widths and lengths have been minimized to the greatest extent practical.
	Cul-de-sac Reduction	Minimize the number of cul-de-sacs and incorporate landscaped areas to reduce their impervious cover.	NA	No cul-de-sacs are proposed as part of this project.
	Building Footprint Reduction	Reduce the impervious footprint of residences and commercial buildings by using alternate or taller buildings while maintaining the same floor to area ratio.	No	This project proposes a new building.
	Parking Reduction	Reduce imperviousness on parking lots by eliminating unneeded spaces, providing compact car spaces and efficient parking lanes, minimizing stall dimensions, using porous pavement surfaces in overflow parking areas, and using multi-storied parking decks where appropriate.	Yes	On-site parking has been allocated to provide a sufficient number of spaces for the intended use.

Appendix K - Table B
Step 2 - Determine Water Quality Treatment Volume (WQv)

Determine Pre- and Post-Development Impervious Cover Areas				
Watershed Pre-Development Impervious Area:	1,482	sf =	0.03	ac
Watershed Post-Development Impervious Area:	66,076	sf =	1.52	ac
Total Area Within Work Limits:	122,856	sf =	2.82	ac
Existing Disturbed Impervious Area:	0	sf =	0.00	ac
Additional Runoff From Trib. Areas Not Within the Disturbed, Impervious Area:	1,482	sf =	0.03	ac
New Development Impervious Area:	64,594	sf =	**1.48**	**ac**
Redevelopment Impervious % (based on proposed treatment practice)	0	%		
Redevelopment Impervious Area:	0	sf =	**0.00**	**ac**

Determine the Initial Water Quality Volume (WQv)				
WQv(acre-feet) = [(P)(Rv)(A)] /12				
Rv = 0.05+0.009(I)				
I = Impervious Cover (%)				
P=	1.38	*inch*		
I=	53%			
Rv=	0.523			
Initial WQv=	**7,392**	cf =	**0.170**	**ac-ft**

Appendix C - Table C
Step 3 - Evaluation of Runoff Reduction Techniques and Standard SMPs with RRv Capacity

Design Variant	Practice	Description	Applicable	Project Specific Evaluation/Justification
RR-1	**Conservation of Natural Areas**	Retain the pre-development hydrologic and water quality characteristics of undisturbed natural areas, stream and wetland buffers by restoring and/or permanently conserving these areas on a site.	No	The project does not propose permanent conservation of these areas at this time.
RR-2	**Sheet flow to Riparian Buffers or Filter Strips**	Undisturbed natural areas such as forested conservation areas and stream buffers or vegetated filter strips and riparian buffers can be used to treat and control stormwater runoff from portions of development.	No	Riparian buffers or filter strips are not proposed.
RR-3	**Tree Planting/ Tree Pit**	Plant or conserve trees to reduce stormwater runoff, increase nutrient uptake, and provide bank stabilization. Trees can be used for applications such as landscaping, stormwater management practice areas, and conservation areas.	No	The project proposes the preservation of existing mature trees, as well as the planting of numerous trees throughout the site, in order to reduce stormwater runoff, increase nutrient uptake, and provide bank stabilization. However, credit for these trees will not be taken toward an area reduction in the RRv calculations.
RR-4	**Disconnection of Rooftop Runoff**	Direct runoff from residential rooftop areas and upland overland runoff flow to designated pervious areas to reduce runoff volumes and rates.	No	Rooftop disconnect is not applicable, since this is a commercial building project.
RR-5	**Vegetated Swale**	The natural drainage paths, or properly designed vegetated channels, can be used instead of constructing underground storm sewers or concrete open channels to increase time of concentration, reduce the peak discharge, and provide infiltration.	No	Swales are not proposed on this site.
RR-6	**Rain Garden**	Manage and treat small volumes of stormwater runoff using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression.	No	Due to the limited tributary area to rain gardens (≤ 1,000SF), a bioretention facility will be implemented instead of rain gardens.
RR-7	**Stormwater Planter**	Small landscaped stormwater treatment devices that can be designed as infiltration or filtering practices. Stormwater planters use soil infiltration and biogeochemical processes to decrease stormwater quantity and improve water quality.	Yes	A stormwater planter is proposed on the south side of the proposed building, and will capture a portion of the new roof area.
RR-8	**Rain Barrels/ Cisterns**	Capture and store stormwater runoff to be used for irrigation systems or filtered and reused for non-contact activities.	No	Rain Barrels/Cisterns are not proposed on-site due to the need for active management/maintenance and initial capital cost.
RR-9	**Porous Pavement**	Pervious types of pavements that provide an alternative to conventional paved surfaces, designed to infiltrate rainfall through the surface, thereby reducing stormwater runoff from a site and providing some pollutant uptake in the underlying soils.	No	Porous pavement is not proposed as part of this project due to low permeability of on-site soils, as well as concerns regarding winter maintenance.
RR-10	**Green Roof**	Capture runoff by a layer of vegetation and soil installed on top of a conventional flat or sloped roof. The rooftop vegetation allows evaporation and evapotranspiration processes to reduce volume and discharge rate of runoff entering conveyance system.	No	A green roof is not proposed on-site due to significant structural, insurance, and maintenance considerations.
	Stream Daylighting	Stream Daylight previously-culverted/piped streams to restore natural habitats, better attenuate runoff by increasing the storage size, promoting infiltration, and help reduce pollutant loads.	No	No stream daylighting opportunities are present on this site.

I-1	**Infiltration Trench**	Excavated, stone-filled trenches designed to capture and temporarily store runoff in the stone reservoir to promote infiltration. Can be constructed as sheet flow to a ground surface depression or piped flow discharged directly into the trench.	No	Infiltration is not proposed due to poor draining soils.
I-2	**Infiltration Basin**	Vegetated excavations designed to capture and infiltrate the WQv. Can be designed off-line to bypass larger flows to downstream flood control facilities or as combined infiltration/flood control facilities by providing temporary detention ponding.	No	Infiltration is not proposed due to poor draining soils.
I-3	**Dry Wells**	Underground structures designed to capture, treat, and infiltrate runoff from small drainage areas (rooftop only) that have low sediment or pollutant loadings. Larger stormwater volumes can be bypassed directly to a flood control facility.	No	Infiltration is not proposed due to poor draining soils.
I-4	**Underground Infiltration Systems**	Underground, proprietary systems designed to capture and infiltrate the WQv, reduce runoff, remove fine sediment and associated pollutants, recharge groundwater, and attenuate peak flows.	No	Infiltration is not proposed due to poor draining soils.
F-5	**Bioretention**	Shallow landscaped depressions where stormwater flows into the practice, ponds at the surface, and gradually filters through the media to remove pollutants. Filtered runoff can either infiltrate into the surrounding soil, or be collected by an underdrain system and discharged to the storm sewer system or directly to receiving waters.	Yes	Bioretention has been applied to this project.
O-1	**Dry Swale**	Designed to temporarily hold the WQv in a pool or series of pools created by permanent check dams. The soil bed consists of native soils or highly permeable fill material, underlain by an underdrain system. Pollutants are removed through sedimentation, nutrient uptake, and infiltration.	No	Dry swales are not proposed because they are intended for use with roads, highways, or residential development.

Appendix C - Table D

Step 4 - Determine Minimum Runoff Reduction Volume (RRv) Required

Section 4.3 of the NYSDEC Stormwater Management Design Manual describes the equation for minimum Runoff Reduction Volume as:

$$RRv_{min} = (P \times \bar{R}v \times Aic \times S) / 12$$

where: RRv_{min} = Minimum Runoff Reduction Volume Required (acre-feet)
P = 90% Rainfall Event Number (inches) (interpolated from Design Manual Fig
$\bar{R}v$ = 0.05 + 0.009 (I), where I is 100% impervious = 0.95 constant
Aic = Total area of new impervious cover (acres)
S = Hydrologic Soil Group (HSG) Specific Reduction Factor

HSG A=	0.55	HSG C=	0.30
HSG B=	0.40	HSG D=	0.20

Enter the Soils Data for the site

Soil Group	Acres	S
A	2.71	0.55
B	0.00	0.40
C	0.00	0.30
D	0.11	0.20
Total Area	2.82	acres

Calculate the Minimum RRv

S =	**0.54**	
Impervious	1.52	*acre*
Precipitation	1.38	*in*
Rv	0.95	
Minimum RRv	**3,868**	ft^3
	0.089	af

Appendix C - Table E

Summary Table: Runoff Reduction Volume and Treated volumes

	Runoff Reduction Techiques/Standard SMPs		Total Contributing Area	Total Contributing Impervious Area	WQv Reduced (RRv)	WQv Treated
			(acres)	(acres)	cf	cf
Area/Volume Reduction	Conservation of Natural Areas	RR-1	0.00	0.00		
	Sheetflow to Riparian Buffers/Filter Strips	RR-2	0.00	0.00		
	Tree Planting/Tree Pit	RR-3	0.00	0.00		
	Disconnection of Rooftop Runoff	RR-4	0.00	0.00		
	Vegetated Swale	RR-5	0.00	0.00	0	
	Rain Garden	RR-6	0.00	0.00	0	
	Stormwater Planter	RR-7	0.00	0.00	0	
	Rain Barrel/Cistern	RR-8	0.00	0.00	0	
	Porous Pavement	RR-9	0.00	0.00	0	
	Green Roof (Intensive & Extensive)	RR-10	0.00	0.00	0	
Standard SMPs w/RRv Capacity	Infiltration Trench	I-1	0.00	0.00	0	0
	Infiltration Basins	I-2	0.00	0.00	0	
	Dry Well	I-3	0.00	0.00	0	0
	Underground Infiltration System	I-4	2.42	1.26	6,299	6,299
	Bioretention	F-5	0.40	0.26	907	1,360
	Dry Swale	O-1	0.00	0.00	0	0
Standard SMPs	Micropool Extended Detention (P-1)	P-1	0.00	0.00		0
	Wet Pond (P-2)	P-2	0.00	0.00		0
	Wet Extended Detention (P-3)	P-3	0.00	0.00		0
	Multiple Pond System (P-4)	P-4	0.00	0.00		0
	Pocket Pond (P-5)	P-5	0.00	0.00		0
	Surface Sand Filter (F-1)	F-1	0.00	0.00		0
	Underground Sand Filter (F-2)	F-2	0.00	0.00		0
	Perimeter Sand Filter (F-3)	F-3	0.00	0.00		0
	Organic Filter (F-4)	F-4	0.00	0.00		0
	Shallow Wetland (W-1)	W-1	0.00	0.00		0
	Extended Detention Wetland (W-2)	W-2	0.00	0.00		0
	Pond/Wetland System (W-3)	W-3	0.00	0.00		0
	Pocket Wetland (W-4)	W-4	0.00	0.00		0
	Wet Swale (O-2)	O-2	0.00	0.00		0
Alternative Practices	Hydrodynamic Separator		0.00	0.00		0
	Filterra Bioretention System		0.00	0.00		0
	Wet Vault		0.00	0.00		0
	Media Filter		0.00	0.00		0
Totals by Area Reduction →			0.00	0.00	0	
Totals by Volume Reduction →			0.00	0.00	0	
Totals by Standard SMP w/RRV →			2.82	1.52	7,206	7,659
Totals by Standard SMP →			0.00	0.00		0
Totals by Alternative Practices →			0.00	0.00		0
Totals (Area + Volume + all SMPs) →			2.82	1.52	**7,206**	**7,659**

Appendix C - Table F
Practice Specific Sizing Calculation Worksheet

BIORETENTION NO. 1 (2P)

Practice Proposed?	Yes

Enter Site Data For Drainage Area to be Treated by Practice

Catchment Number	Total Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (ft^3)	Precipitation (in)	Description
PS4,5	0.10	0.09	85%	0.81	423	1.38	Bioretention
Enter Impervious Area Reduced by Disconnection of Rooftops Within this Catchment:		0.00	85%	0.81	423	<<WQv after adjusting for Disconnected Rooftops	
Reduced by Tree Planting:	0.00	0.00	85%	0.81	423	<<WQv after adjusting for Tree Planting	
Enter the portion of the WQv that is not reduced for all practices routed to this practice:					0	ft^3	

Determine Required Water Quality Volume

WQv = (P/12) * Rv * A

where: WQv = Water Quality Volume (acre-feet)
P = 1-year 24-hour design storm (inches)
Rv = 0.05 + 0.009 (I); min Rv = 0.2
I = Impervious Cover (%) within the drainage area contributing to the SWM practice
A = Drainage area (square feet) contributing to the SWM practice

WQv =	423	CF

**Value taken from Appendix K - Table B*

Calculate Required Filter Bed Area

Af=(WQv)*(df)/[(k)*(hf+df)*(tf)]

where: Af = Surface area of filter bed (SF)
WQv = Required Water Quality Volume (CF)
df = Filter bed depth (ft)
k = Coefficient of permeability of filter media (ft/day)
hf = Average height of water above filter bed (ft)
tf = Design filter bed drain time (days)

SMP ID	WQv (cubic feet)	df (feet)	k (ft/day)	hf (feet)	tf (days)	Minimum Af (sq-ft)	Provided Af (sq-ft)
BIO-1	423	2.5	0.5	0.5	2.0	352	515

Calculate Provided Water Quality Volume

WQv Provided Within Practice = Total volumes of soil media, mulch, and ponding

$WQv = V_{SM} + V_M + Vpond$

$V_{SM} = Af * df * P_{SM}$ = 258 cf.
$V_M = Af * dm * P_M$ = 52 cf.
$V_{POND} = (Af * hf * 2) + (2 * S * hf^2 * Pf)$ = 638 cf.

where:

P_{SM} =	Porosity of soil media - 0.20	0.20	
P_M =	Porosity of mulch - 0.40	0.40	
S =	Bioretention Side Slopes	3.00	:1
Pf =	Bioretention Perimeter	82	LF

WQv =	947	CF

Calculate Provided Runoff Reduction Volume

Using Underdrains? Yes

RRv =	379	CF
RRv Applied =	379	CF

This is 40% of the storage provided or WQv, whichever is less.

BIORETENTION NO. 2 (6P)

Practice Proposed?	Yes

Enter Site Data For Drainage Area to be Treated by Practice

Catchment Number	Total Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (ft^3)	Precipitation (in)	Description
PS6A	0.29	0.17	59%	0.58	857	1.38	Bioretention
Enter Impervious Area Reduced by Disconnection of Rooftops Within this Catchment:		0.00	59%	0.58	857	<<WQv after adjusting for Disconnected Rooftops	
Reduced by Tree Planting:	0.00	0.00	59%	0.58	857	<<WQv after adjusting for Tree Planting	
Enter the portion of the WQv that is not reduced for all practices routed to this practice:					0	ft^3	

Determine Required Water Quality Volume

WQv = (P/12) * Rv * A

where: WQv = Water Quality Volume (acre-feet)
P = 1-year 24-hour design storm (inches)
Rv = 0.05 + 0.009 (I); min Rv = 0.2
I = Impervious Cover (%) within the drainage area contributing to the SWM practice
A = Drainage area (square feet) contributing to the SWM practice

WQv =	857	CF

**Value taken from Appendix K - Table B*

Calculate Required Filter Bed Area

Af=(WQv)*(df)/[(k)*(hf+df)*(tf)]

where: Af = Surface area of filter bed (SF)
WQv = Required Water Quality Volume (CF)
df = Filter bed depth (ft)
k = Coefficient of permeability of filter media (ft/day)
hf = Average height of water above filter bed (ft)
tf = Design filter bed drain time (days)

SMP ID	WQv (cubic feet)	df (feet)	k (ft/day)	hf (feet)	tf (days)	Minimum Af (sq-ft)	Provided Af (sq-ft)
BIO-1	857	2.5	0.5	0.5	2.0	715	720

Calculate Provided Water Quality Volume

WQv Provided Within Practice = Total volumes of soil media, mulch, and ponding

$WQv = V_{SM} + V_M + Vpond$

V_{SM} =	$Af * df * P_{SM}$	=	360	cf.
V_M =	$Af * dm * P_M$	=	72	cf.
V_{POND} =	$(Af * hf * 2) + (2 * S * hf^2 * Pf)$	=	888	cf.

where:

P_{SM} =	Porosity of soil media - 0.20	0.20	
P_M =	Porosity of mulch - 0.40	0.40	
S =	Bioretention Side Slopes	3.00	:1
Pf =	Bioretention Perimeter	112	LF

WQv =	1,320	CF

Calculate Provided Runoff Reduction Volume

Using Underdrains? Yes

RRv =	528	CF
RRv Applied =	**528**	**CF**

This is 40% of the storage provided or WQv, whichever is less.

Appendix C - Table G
Practice Specific Sizing Calculation Worksheet

INFILTRATION CHAMBER NO. 1 (8P)

Practice Proposed?	Yes

Enter Site Data For Drainage Area to be Treated by Practice

Catchment Number	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious %	Rv	WQv *(ft^3)*	Precipitation *(in)*	
PS1,2,3,6B,7	2.42	1.26	52%	0.52	6,265	1.38	
Enter Impervious Area Reduced by Disconnection of Rooftops Within this Catchment:		0.00	52%	0.52	6,265	<<WQv after adjusting for Disconnected Rooftops	
Enter the portion of the WQv that is not reduced for all practices routed to this practice:					0	ft^3	

Determine Pretreatment Volume

Infiltration Rate:	0.5	in/hour	
Pretreatment Sizing:	25	% WQv	25% minimum; 50% if > 2 in/hr; 100% if > 5 in/hr
Pretreatment Required Volume:	1,566	ft^3	
Pretreatment Provided:	1,566	ft^3	
Pretreatment Techniques Utilized:	Hydro		

Size Infiltration Basin

Design Volume	6,265	ft^3	WQv
Volume Provided	6,299	ft^3	Per HydroCAD model at specified elevation below overflow pipe

Calculate Provided Runoff Reduction Volume

RRv Applied =	6,299	CF

Appendix K - Table H
Practice Specific Sizing Calculation Worksheet

HYDRODYNAMIC SEPARATOR NO. 1 (3P)

Practice Proposed?	Yes
Treatment (Redevelopment)?	No

Enter Site Data For Drainage Area to be Treated by Practice

Catchment Number	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious %	Rv	WQv *(ft^3)*	Precipitation *(in)*	Description
PS1,2,3,6C	1.44	1.06	74%	0.72	5,159	1.38	Hydrodynamic Separator

Compute Peak Water Quality Discharge

Qp = qu * A * WQv

where: qu = the unit peak discharge, in cfs/mi^2/inch
A = Drainage area (square miles) contributing to the SMP
WQv = Water Quality Volume (inches)

The unit peak discharge qu is obtained from TR-55 Exhibits 4-I through 4-III, depending on the NRCS rainfall distribution type. It is based on the time of concentration (Tc) in hours, the initial abstraction (Ia) in inches, and the precipitation (P) in inches. The initial abstraction (Ia) is obtained from TR-55 Table 4-1, and is based on the equivalent Curve Number for the water quality volume.

The equivalent Curve Number is calculated using the following equation:

CN = 1000 / [10 + 5P + 10Q - 10 * (Q^2 + 1.25QP)^0.5]

where: CN = Equivalent Curve Number
P = 90% Rainfall Event Number (inches) = 1.38 in
Q = Water Quality Volume (inches)

The following table presents the Water Quality Peak Flow calculations for each of the proposed stormwater management practices (SMPs):

SMP ID	A (ac)	WQv (cf)	Q (inches)	Tc (hours)	CN	Ia (inches)	Ia/P	qu (cfs/sq.mi.-inch)	Qp (cfs)
PS1,2,3,6C	1.44	5,159	0.99	0.10	96.1	0.081	0.059	700	**1.60**

Size Flow Diversion Structure

Orifice Equation: $Qp = CA(2gh)^{0.5}$

where: C = Orifice coefficient
A = Area of WQv orifice (sf)
g = acceleration due to gravity (feet/$second^2$)
h = depth of water to center of orifice (ft)
d = minimum diameter of WQv orifice
y = distance of overflow bipass above invert of water quality pipe (ft)

The following table presents the minimum diameter of the WQv orifice and distance of the overflow bipass above the invert of the

SMP ID	C	A (ft^2)	g (ft/sec^2)	h (ft)	d (ft)	d (in)	y (ft)
PS1,2,3,6C	0.60		32.2				

WQv Overflow Calc

Practice Proposed?	No
Treatment (Redevelopment)?	No

Hide worksheet and do not provide in SWPPP Calculations

Enter Site Data For Drainage Area to be Treated by Practice

Catchment	Total Area	Impervious Area	Percent	Rv	WQv	Precipitation	Description
PS1	0.54	0.40	74%	0.72	1,931	1.38	

Compute Peak Water Quality Discharge

Qp = qu * A * WQv

where: qu = the unit peak discharge, in cfs/mi^2/inch
A = Drainage area (square miles) contributing to the SMP
WQv = Water Quality Volume (inches)

The unit peak discharge qu is obtained from TR-55 Exhibits 4-I through 4-III, depending on the NRCS rainfall distribution type. It is
The equivalent Curve Number is calculated using the following equation:

CN = 1000 / [10 + 5P + 10Q - 10 * (Q^2 + 1.25QP)^0.5]

where: CN = Equivalent Curve Number
P = 90% Rainfall Event Number (inches) = 0.00 in
Q = Water Quality Volume (inches)

The following table presents the Water Quality Peak Flow calculations for each of the proposed stormwater management practices

SMP ID	A	WQv	Q	Tc	CN	Ia	Ia/P	qu	Qp
	(ac)	(cf)	(inches)	(hours)		(inches)		(cfs/sq.mi.-inch)	(cfs)
PS1	0.54	1,931	0.99	0.10	96.1	0.081	0.059	700	**0.60**

Size Flow Diversion Structure

Orifice Equation: Qp = CA(2gh)$^{0.5}$

where: C = Orifice coefficient
A = Area of WQv orifice (sf)
g = acceleration due to gravity (feet/second^2)
h = depth of water to center of orifice (ft)
d = minimum diameter of WQv orifice
y = distance of overflow bipass above invert of water quality pipe (ft)

The following table presents the minimum diameter of the WQv orifice and distance of the overflow bipass above the invert of the

SMP ID	C	A	g	h	d	d	y
		(ft^2)	(ft/sec^2)	(ft)	(ft)	(in)	(ft)
PS1	0.60	0.2	32.2	0.55	0.46	6	0.80

WQv Overflow Calc

Practice Proposed?	No
Treatment (Redevelopment)?	No

Hide worksheet and do not provide in SWPPP Calculations

Enter Site Data For Drainage Area to be Treated by Practice

Catchment Number	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Rv	WQv *(ft^3)*	Precipitation *(in)*	Description
PS2, 3, 6C	0.90	0.67	74%	0.71	3,230	1.38	

Compute Peak Water Quality Discharge

Qp = qu * A * WQv

where: qu = the unit peak discharge, in cfs/mi^2/inch
A = Drainage area (square miles) contributing to the SMP
WQv = Water Quality Volume (inches)

The unit peak discharge qu is obtained from TR-55 Exhibits 4-I through 4-III, depending on the NRCS rainfall distribution type. It is
The equivalent Curve Number is calculated using the following equation:

CN = 1000 / [10 + 5P + 10Q - 10 * (Q^2 + 1.25QP)^0.5]

where: CN = Equivalent Curve Number
P = 90% Rainfall Event Number (inches) = 0.00 in
Q = Water Quality Volume (inches)

The following table presents the Water Quality Peak Flow calculations for each of the proposed stormwater management practices

SMP ID	A	WQv	Q	Tc	CN	Ia	Ia/P	qu	Qp
	(ac)	(cf)	(inches)	(hours)		(inches)		(cfs/sq.mi.-inch)	(cfs)
PS2, 3, 6C	0.90	3,230	0.98	0.10	96.0	0.083	0.060	700	**1.00**

Size Flow Diversion Structure

Orifice Equation: $Qp = CA(2gh)^{0.5}$

where:
C = Orifice coefficient
A = Area of WQv orifice (sf)
g = acceleration due to gravity (feet/$second^2$)
h = depth of water to center of orifice (ft)
d = minimum diameter of WQv orifice
y = distance of overflow bipass above invert of water quality pipe (ft)

The following table presents the minimum diameter of the WQv orifice and distance of the overflow bipass above the invert of the

SMP ID	C	A	g	h	d	d	y
		(ft^2)	(ft/sec^2)	(ft)	(ft)	(in)	(ft)
PS2, 3, 6C	0.60	0.3	32.2	0.55	0.60	8	0.88

APPENDIX D:
PRE-DEVELOPMENT STORMWATER MODELING

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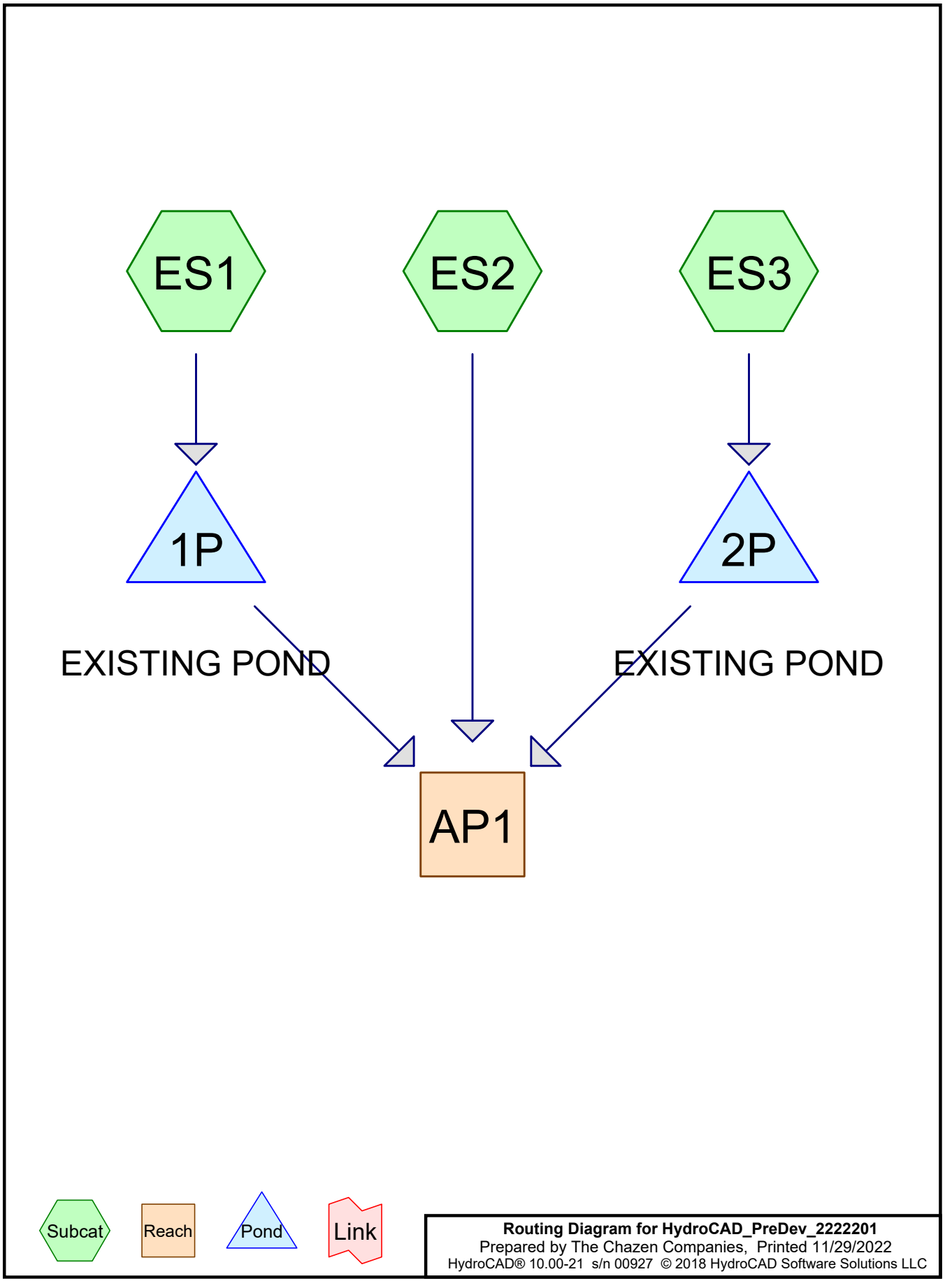
ES1
ES2
ES3
1P
2P
EXISTING POND
EXISTING POND
AP1
Subcat
Reach
Pond
Link
Routing Diagram for HydroCAD_PreDev_2222201
Prepared by The Chazen Companies, Printed 11/29/2022
HydroCAD® 10.00-21 s/n 00927 © 2018 HydroCAD Software Solutions LLC

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Summary for Subcatchment ES1:

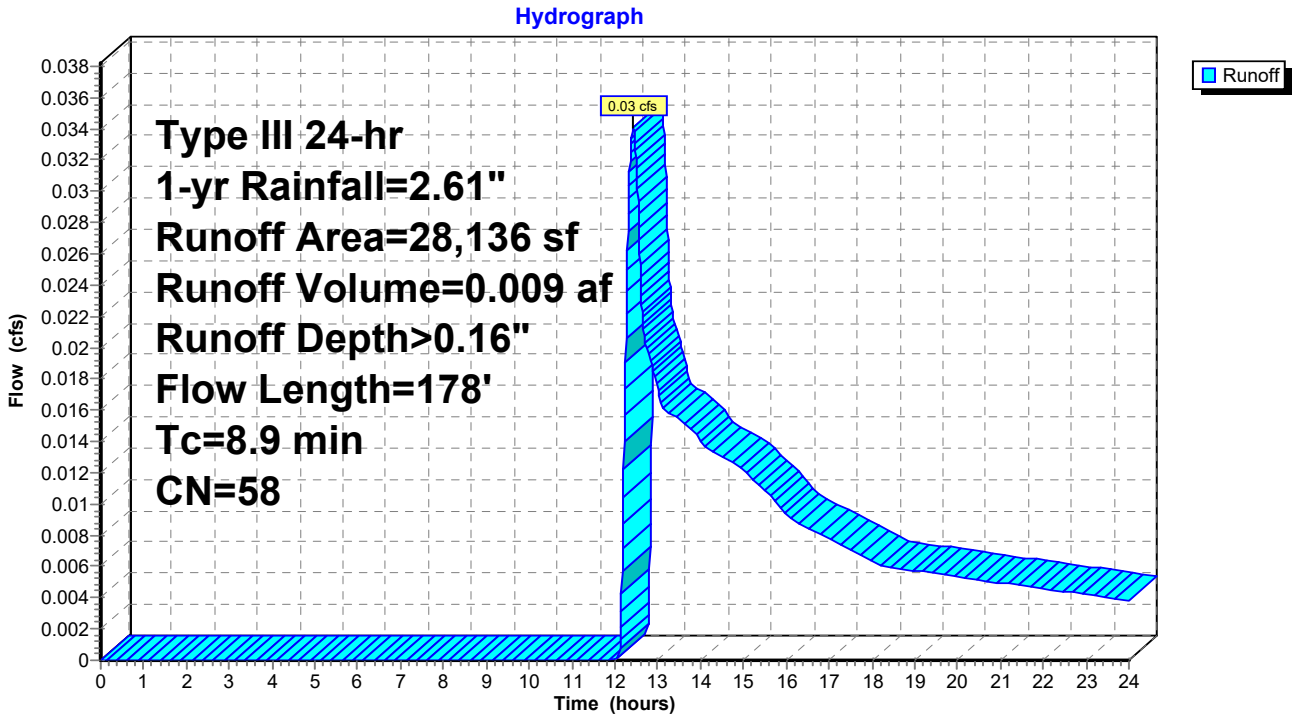
Runoff = 0.03 cfs @ 12.43 hrs, Volume= 0.009 af, Depth> 0.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
24,695	57	Woods/grass comb., Poor, HSG A
3,441	68	<50% Grass cover, Poor, HSG A
28,136	58	Weighted Average
28,136		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	50	0.1000	0.19		**Sheet Flow, 50' sheet flow grass** Grass: Dense n= 0.240 P2= 3.17"
3.1	28	0.2000	0.15		**Sheet Flow, 28' sheet flow woods** Woods: Light underbrush n= 0.400 P2= 3.17"
1.5	100	0.0488	1.10		**Shallow Concentrated Flow, 100' shallow concentrated woods** Woodland Kv= 5.0 fps
8.9	178	Total			

Subcatchment ES1:



Summary for Subcatchment ES2:

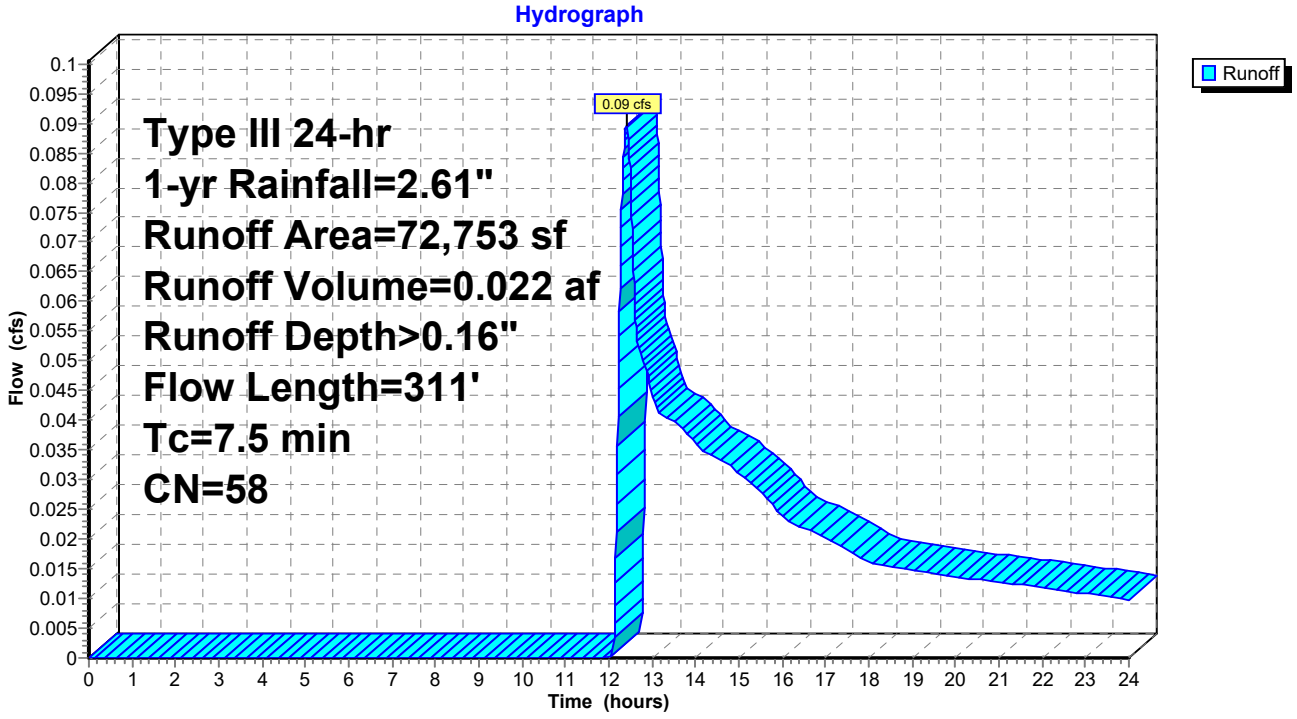
Runoff = 0.09 cfs @ 12.41 hrs, Volume= 0.022 af, Depth> 0.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
67,702	57	Woods/grass comb., Poor, HSG A
0	86	Woods/grass comb., Poor, HSG D
3,703	68	<50% Grass cover, Poor, HSG A
985	89	<50% Grass cover, Poor, HSG D
363	98	Paved parking, HSG D
72,753	58	Weighted Average
72,390		99.50% Pervious Area
363		0.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	21	0.2100	0.14		**Sheet Flow, 21' sheet woods** Woods: Light underbrush n= 0.400 P2= 3.17"
5.1	290	0.0360	0.95		**Shallow Concentrated Flow, 290' of shallow concentrated** Woodland Kv= 5.0 fps
7.5	311	Total			

Subcatchment ES2:



Summary for Subcatchment ES3:

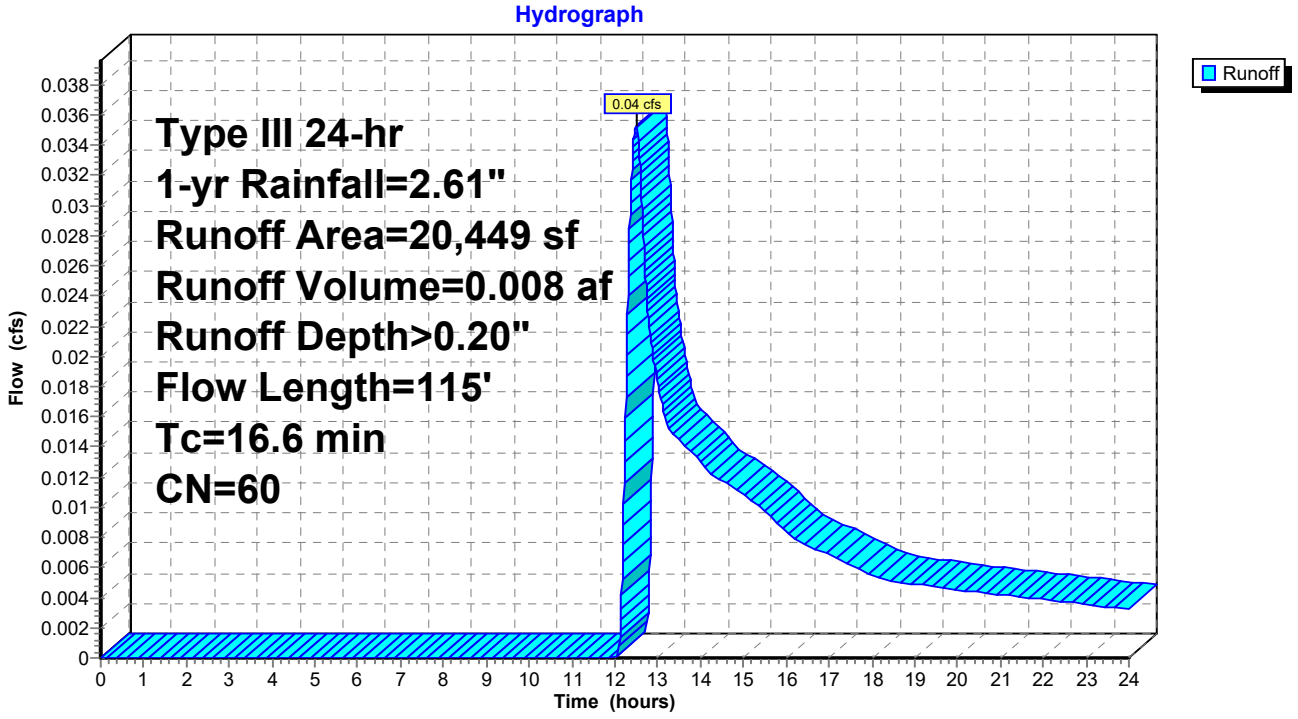
Runoff = 0.04 cfs @ 12.49 hrs, Volume= 0.008 af, Depth> 0.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
18,346	57	Woods/grass comb., Poor, HSG A
1,098	86	Woods/grass comb., Poor, HSG D
0	68	<50% Grass cover, Poor, HSG A
1,005	89	<50% Grass cover, Poor, HSG D
20,449	60	Weighted Average
20,449		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.5	40	0.0350	0.12		**Sheet Flow, 40' sheet flow grass** Grass: Dense n= 0.240 P2= 3.17"
11.0	60	0.0390	0.09		**Sheet Flow, 60' sheet flow woods** Woods: Light underbrush n= 0.400 P2= 3.17"
0.1	15	0.1333	1.83		**Shallow Concentrated Flow, 15' shallow concentrated woods** Woodland Kv= 5.0 fps
16.6	115	Total			

Subcatchment ES3:

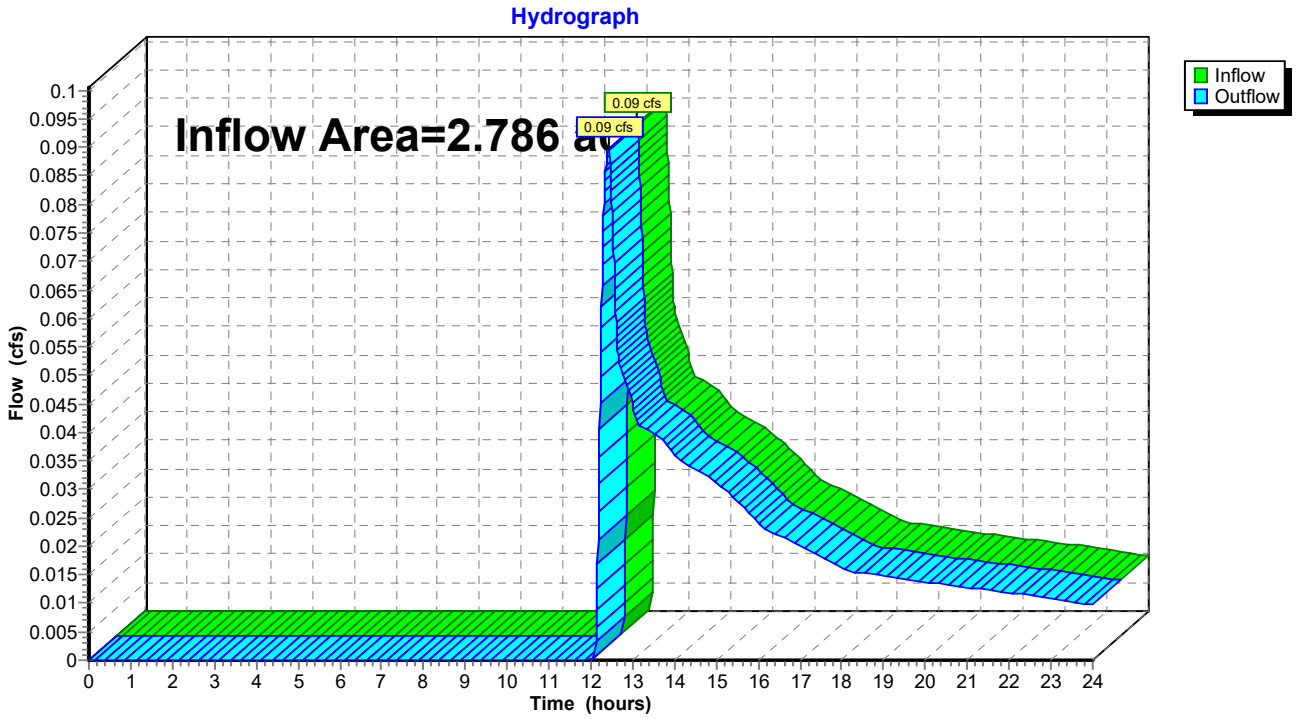


Summary for Reach AP1:

Inflow Area = 2.786 ac, 0.30% Impervious, Inflow Depth > 0.10" for 1-yr event
Inflow = 0.09 cfs @ 12.41 hrs, Volume= 0.022 af
Outflow = 0.09 cfs @ 12.41 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3

Reach AP1:



Summary for Pond 1P: EXISTING POND

Inflow Area = 0.646 ac, 0.00% Impervious, Inflow Depth > 0.16" for 1-yr event
Inflow = 0.03 cfs @ 12.43 hrs, Volume= 0.009 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 78.47' @ 24.00 hrs Surf.Area= 1,054 sf Storage= 375 cf
Flood Elev= 79.00' Surf.Area= 1,630 sf Storage= 1,090 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

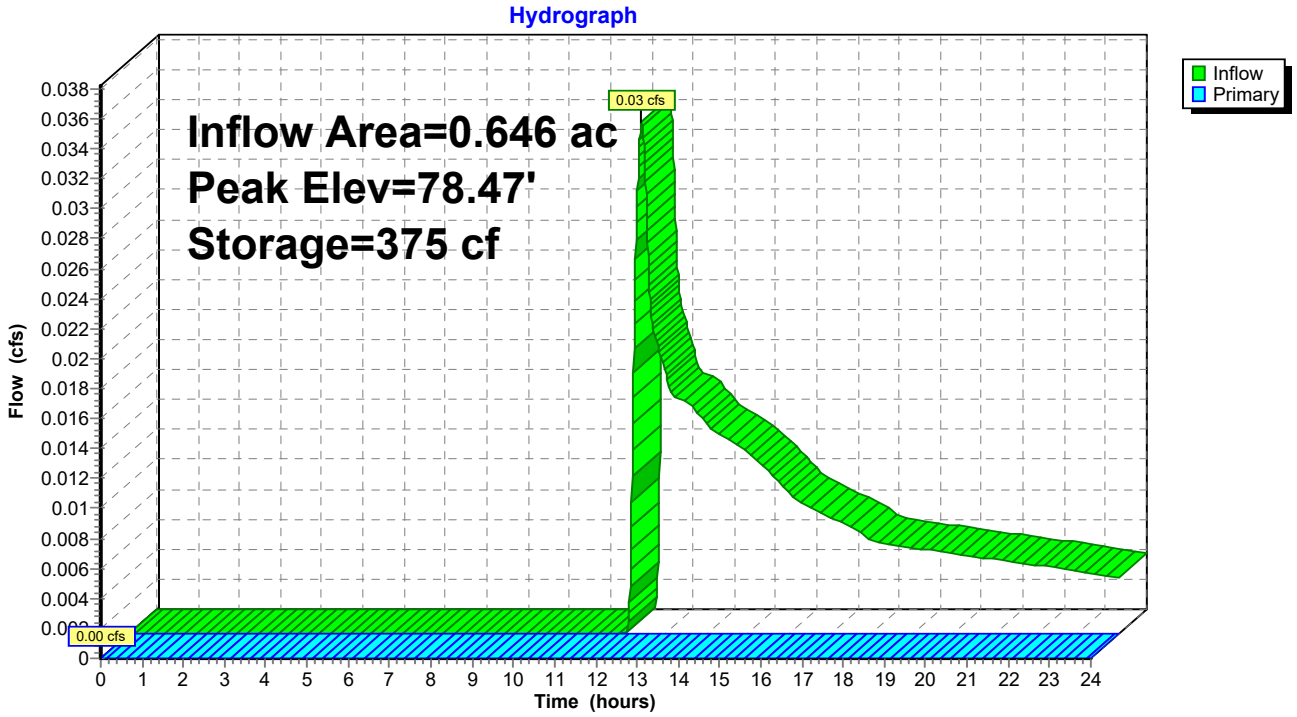
Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	1,090 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	550	0	0
79.00	1,630	1,090	1,090

Device	Routing	Invert	Outlet Devices
#1	Primary	78.50'	**35.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=78.00' TW=0.00' (Dynamic Tailwater)
↑—**1=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: EXISTING POND



Summary for Pond 2P: EXISTING POND

Inflow Area = 0.469 ac, 0.00% Impervious, Inflow Depth > 0.20" for 1-yr event
Inflow = 0.04 cfs @ 12.49 hrs, Volume= 0.008 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 78.66' @ 24.00 hrs Surf.Area= 764 sf Storage= 347 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

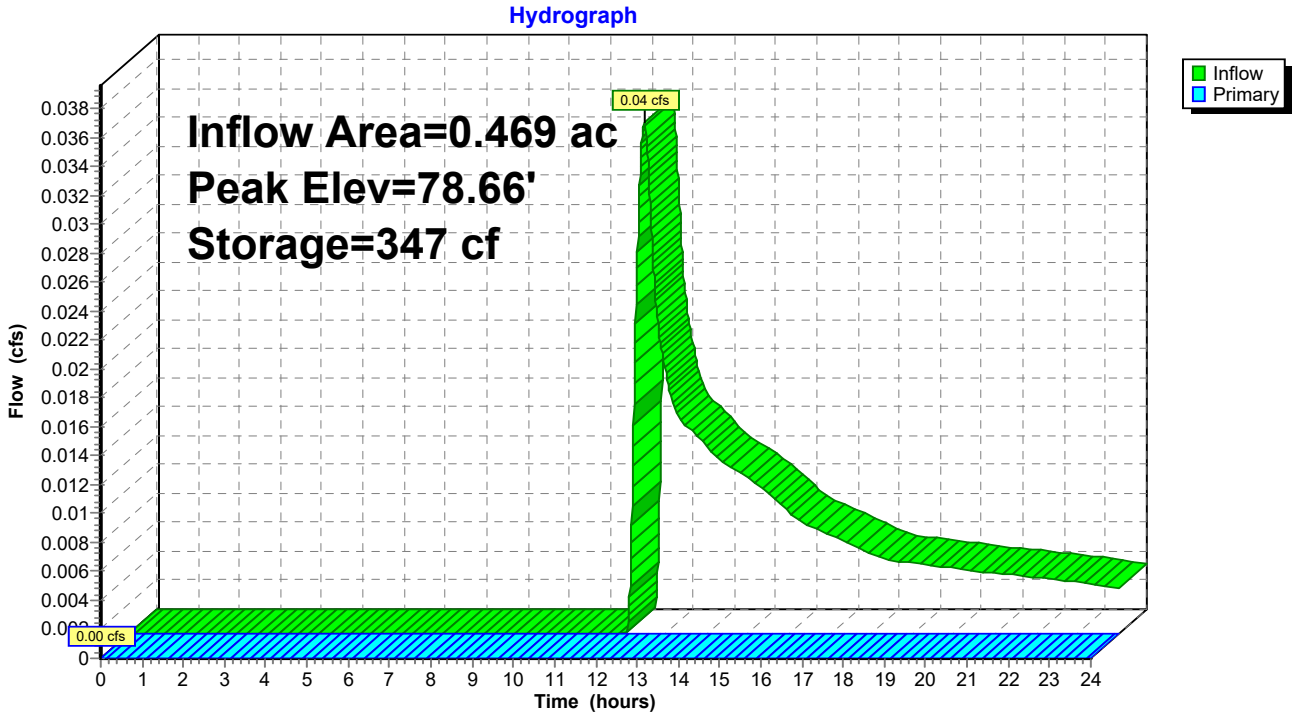
Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	5,855 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	288	0	0
79.00	1,010	649	649
80.00	2,071	1,541	2,190
81.00	5,260	3,666	5,855

Device	Routing	Invert	Outlet Devices
#1	Primary	80.90'	**40.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=78.00' TW=0.00' (Dynamic Tailwater)
↑—**1=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: EXISTING POND



Summary for Subcatchment ES1:

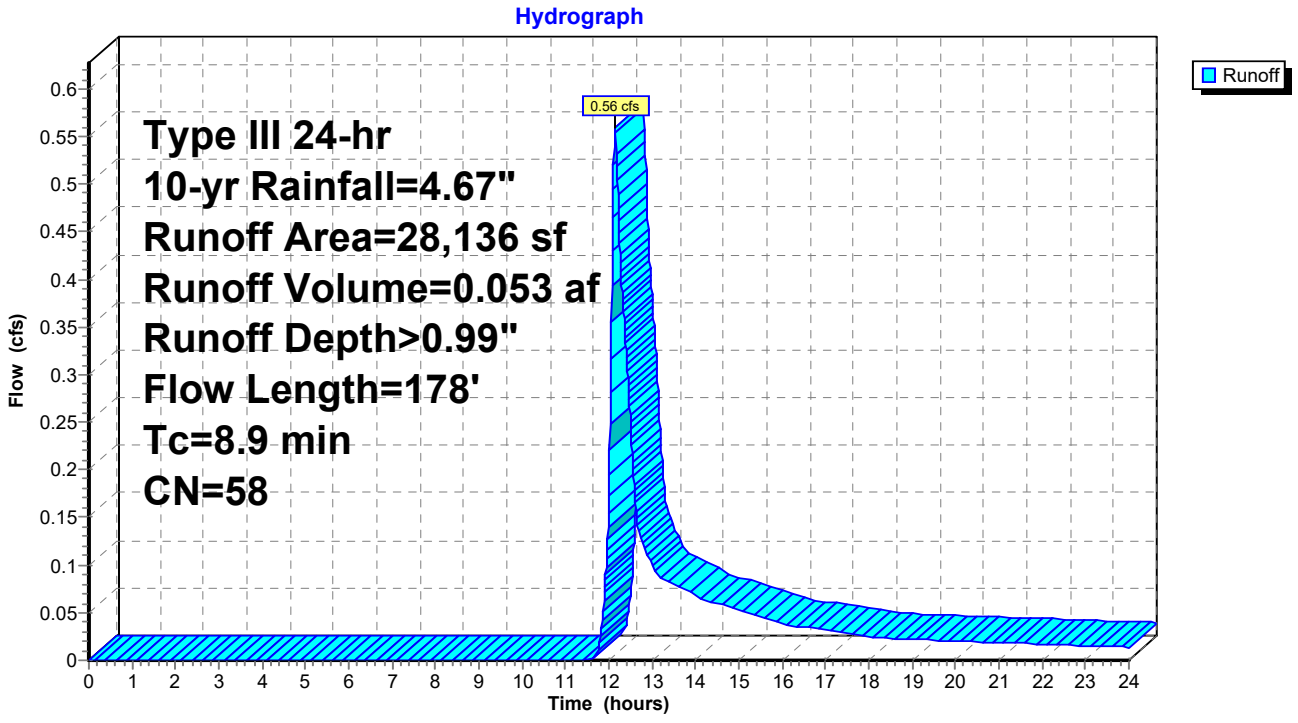
Runoff = 0.56 cfs @ 12.15 hrs, Volume= 0.053 af, Depth> 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
24,695	57	Woods/grass comb., Poor, HSG A
3,441	68	<50% Grass cover, Poor, HSG A
28,136	58	Weighted Average
28,136		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	50	0.1000	0.19		**Sheet Flow, 50' sheet flow grass** Grass: Dense n= 0.240 P2= 3.17"
3.1	28	0.2000	0.15		**Sheet Flow, 28' sheet flow woods** Woods: Light underbrush n= 0.400 P2= 3.17"
1.5	100	0.0488	1.10		**Shallow Concentrated Flow, 100' shallow concentrated woods** Woodland Kv= 5.0 fps
8.9	178	Total			

Subcatchment ES1:



Summary for Subcatchment ES2:

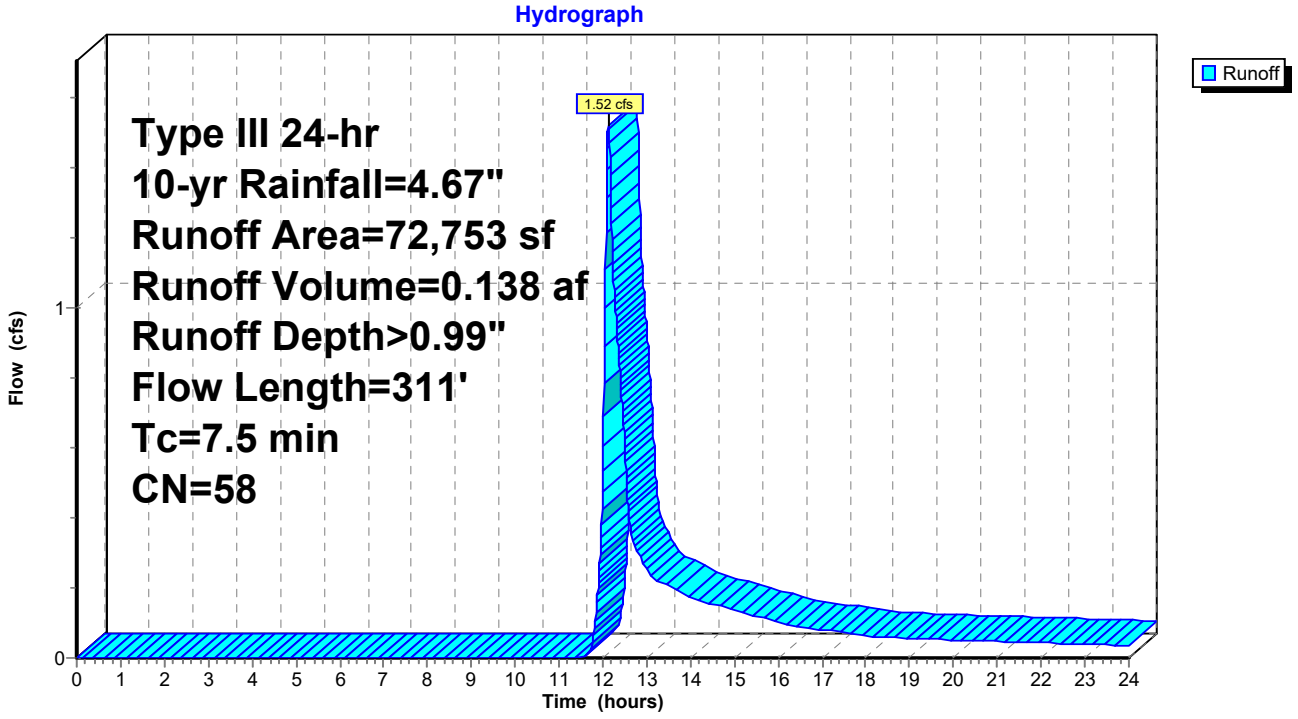
Runoff = 1.52 cfs @ 12.13 hrs, Volume= 0.138 af, Depth> 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
67,702	57	Woods/grass comb., Poor, HSG A
0	86	Woods/grass comb., Poor, HSG D
3,703	68	<50% Grass cover, Poor, HSG A
985	89	<50% Grass cover, Poor, HSG D
363	98	Paved parking, HSG D
72,753	58	Weighted Average
72,390		99.50% Pervious Area
363		0.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	21	0.2100	0.14		**Sheet Flow, 21' sheet woods** Woods: Light underbrush n= 0.400 P2= 3.17"
5.1	290	0.0360	0.95		**Shallow Concentrated Flow, 290' of shallow concentrated** Woodland Kv= 5.0 fps
7.5	311	Total			

Subcatchment ES2:



Summary for Subcatchment ES3:

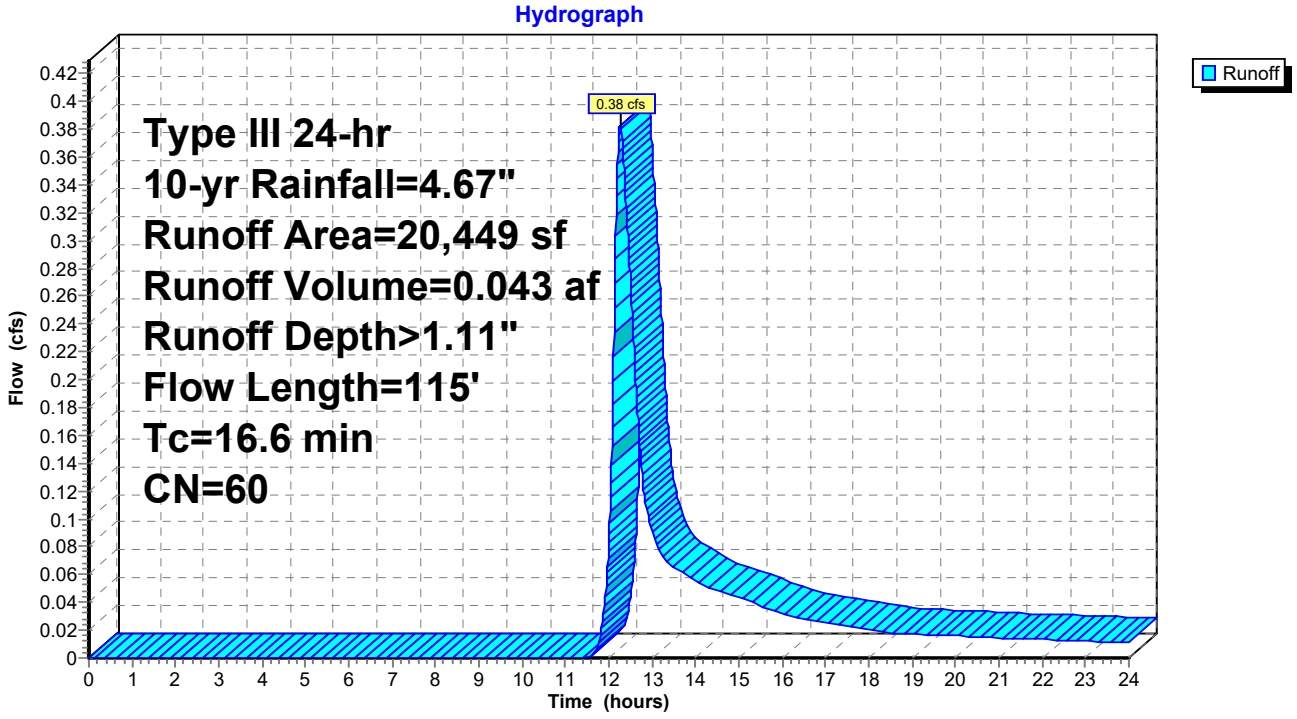
Runoff = 0.38 cfs @ 12.26 hrs, Volume= 0.043 af, Depth> 1.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
18,346	57	Woods/grass comb., Poor, HSG A
1,098	86	Woods/grass comb., Poor, HSG D
0	68	<50% Grass cover, Poor, HSG A
1,005	89	<50% Grass cover, Poor, HSG D
20,449	60	Weighted Average
20,449		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.5	40	0.0350	0.12		**Sheet Flow, 40' sheet flow grass** Grass: Dense n= 0.240 P2= 3.17"
11.0	60	0.0390	0.09		**Sheet Flow, 60' sheet flow woods** Woods: Light underbrush n= 0.400 P2= 3.17"
0.1	15	0.1333	1.83		**Shallow Concentrated Flow, 15' shallow concentrated woods** Woodland Kv= 5.0 fps
16.6	115	Total			

Subcatchment ES3:

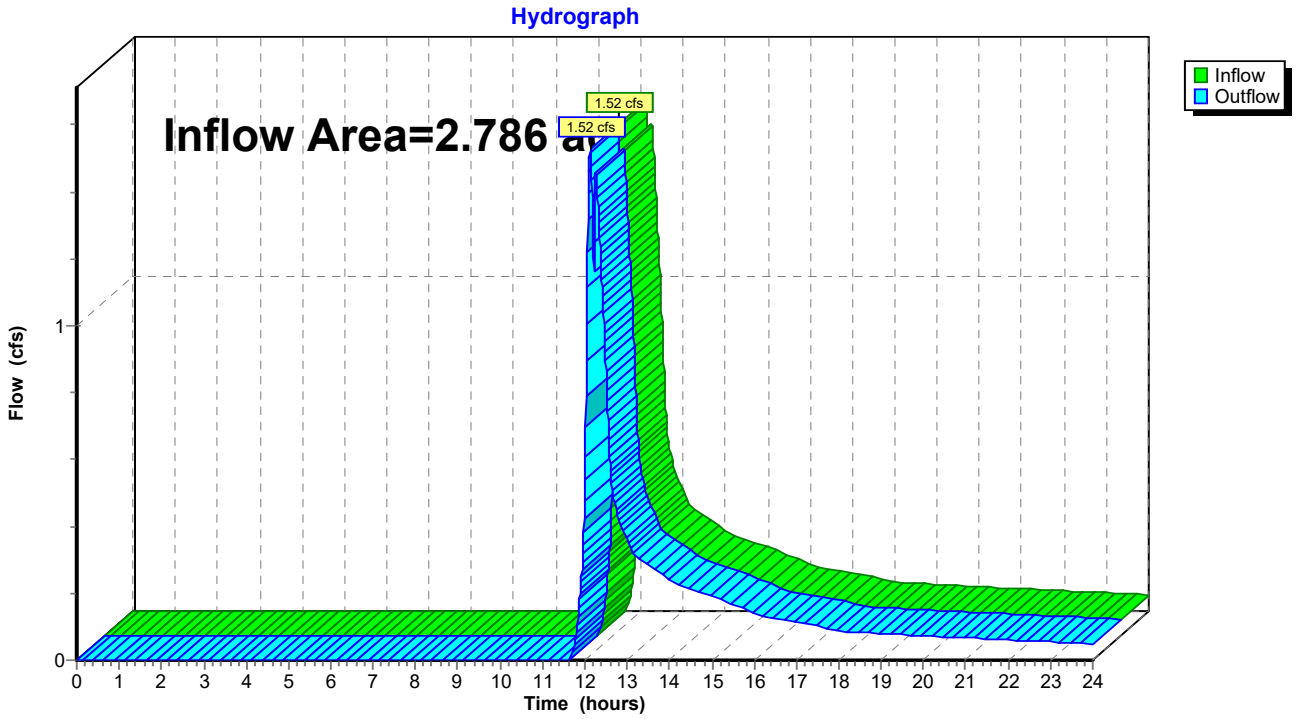


Summary for Reach AP1:

Inflow Area = 2.786 ac, 0.30% Impervious, Inflow Depth > 0.78" for 10-yr event
Inflow = 1.52 cfs @ 12.13 hrs, Volume= 0.182 af
Outflow = 1.52 cfs @ 12.13 hrs, Volume= 0.182 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3

Reach AP1:



Summary for Pond 1P: EXISTING POND

Inflow Area = 0.646 ac, 0.00% Impervious, Inflow Depth > 0.99" for 10-yr event
Inflow = 0.56 cfs @ 12.15 hrs, Volume= 0.053 af
Outflow = 0.42 cfs @ 12.27 hrs, Volume= 0.044 af, Atten= 25%, Lag= 7.6 min
Primary = 0.42 cfs @ 12.27 hrs, Volume= 0.044 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 78.52' @ 12.27 hrs Surf.Area= 1,116 sf Storage= 436 cf
Flood Elev= 79.00' Surf.Area= 1,630 sf Storage= 1,090 cf

Plug-Flow detention time= 112.2 min calculated for 0.044 af (82% of inflow)
Center-of-Mass det. time= 36.3 min (925.1 - 888.8)

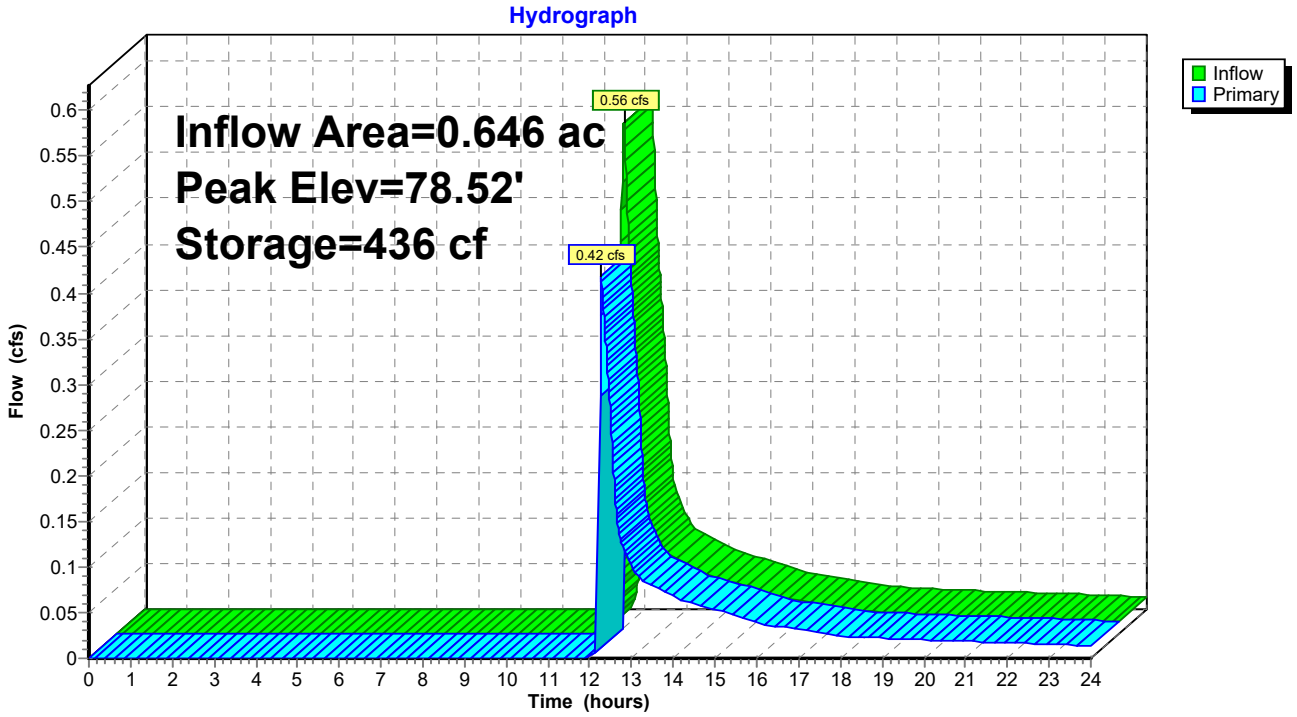
Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	1,090 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	550	0	0
79.00	1,630	1,090	1,090

Device	Routing	Invert	Outlet Devices
#1	Primary	78.50'	**35.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.42 cfs @ 12.27 hrs HW=78.52' TW=0.00' (Dynamic Tailwater)
↑—**1=Sharp-Crested Rectangular Weir** (Weir Controls 0.42 cfs @ 0.50 fps)

Pond 1P: EXISTING POND



Summary for Pond 2P: EXISTING POND

Inflow Area = 0.469 ac, 0.00% Impervious, Inflow Depth > 1.11" for 10-yr event
Inflow = 0.38 cfs @ 12.26 hrs, Volume= 0.043 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 79.85' @ 24.00 hrs Surf.Area= 1,910 sf Storage= 1,887 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

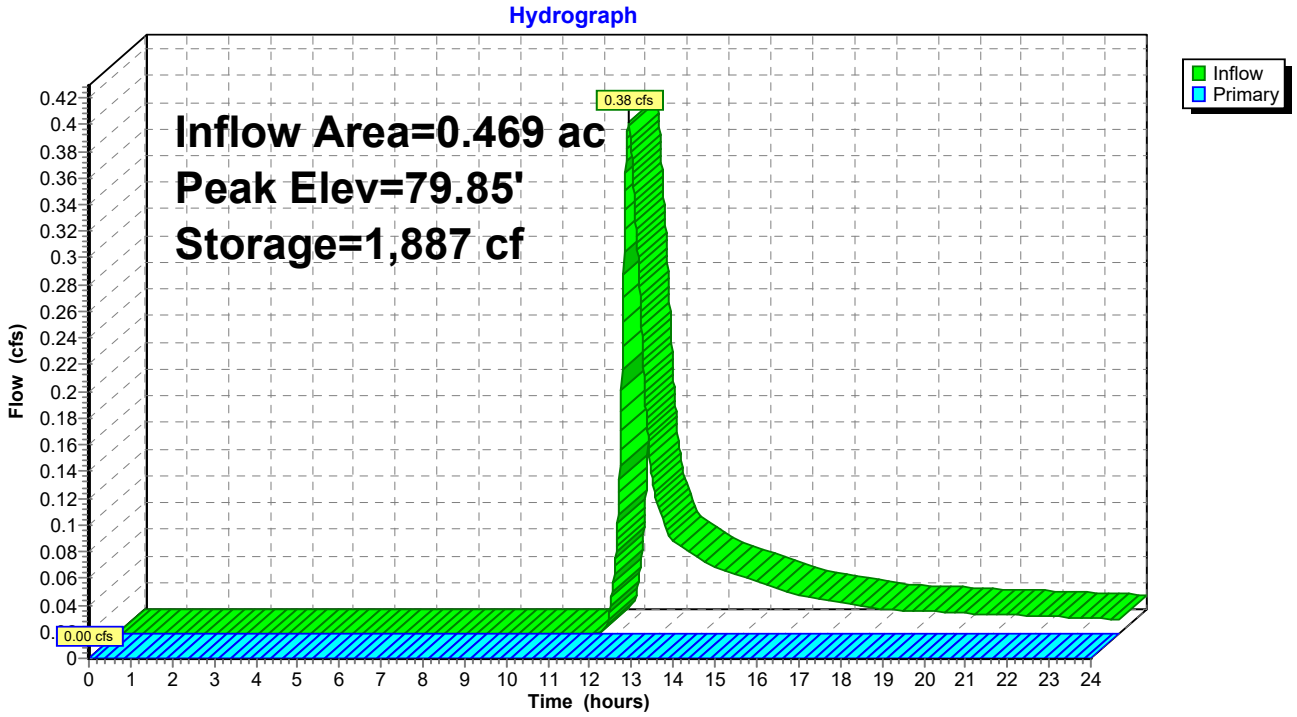
Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	5,855 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	288	0	0
79.00	1,010	649	649
80.00	2,071	1,541	2,190
81.00	5,260	3,666	5,855

Device	Routing	Invert	Outlet Devices
#1	Primary	80.90'	**40.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=78.00' TW=0.00' (Dynamic Tailwater)
1=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: EXISTING POND



Summary for Subcatchment ES1:

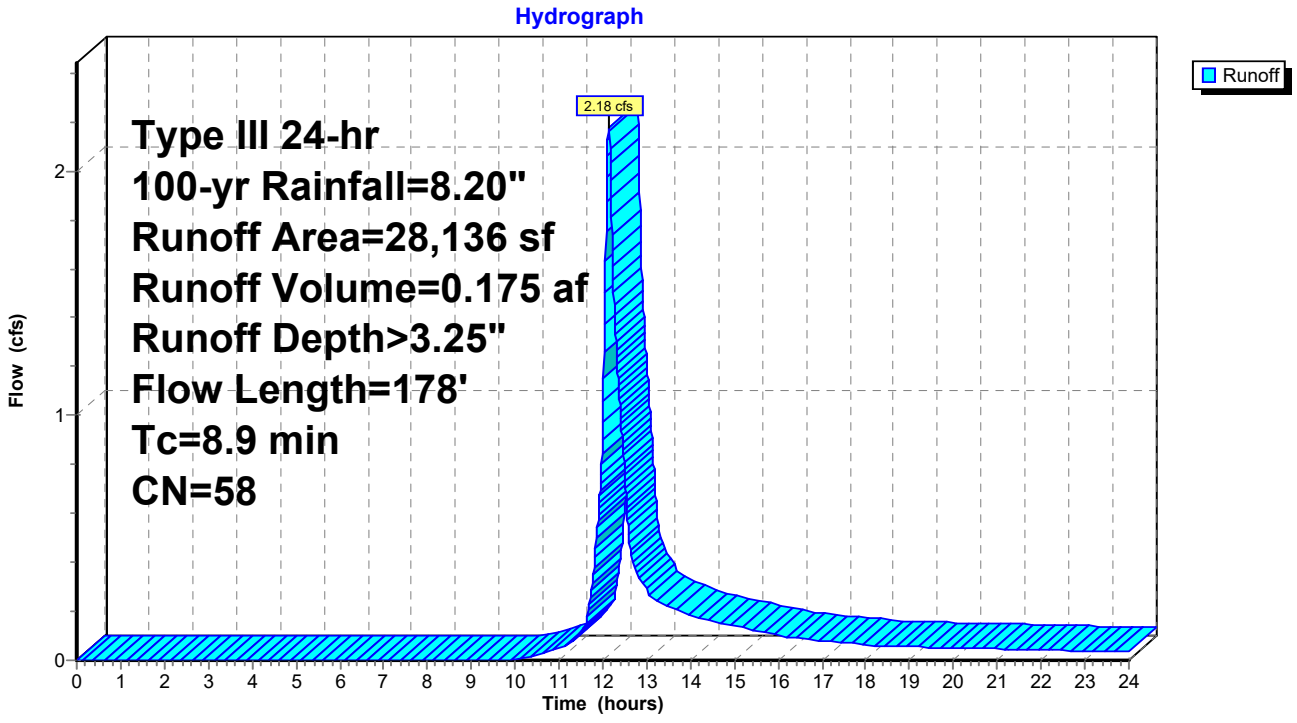
Runoff = 2.18 cfs @ 12.13 hrs, Volume= 0.175 af, Depth> 3.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
24,695	57	Woods/grass comb., Poor, HSG A
3,441	68	<50% Grass cover, Poor, HSG A
28,136	58	Weighted Average
28,136		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	50	0.1000	0.19		**Sheet Flow, 50' sheet flow grass** Grass: Dense n= 0.240 P2= 3.17"
3.1	28	0.2000	0.15		**Sheet Flow, 28' sheet flow woods** Woods: Light underbrush n= 0.400 P2= 3.17"
1.5	100	0.0488	1.10		**Shallow Concentrated Flow, 100' shallow concentrated woods** Woodland Kv= 5.0 fps
8.9	178	Total			

Subcatchment ES1:



Summary for Subcatchment ES2:

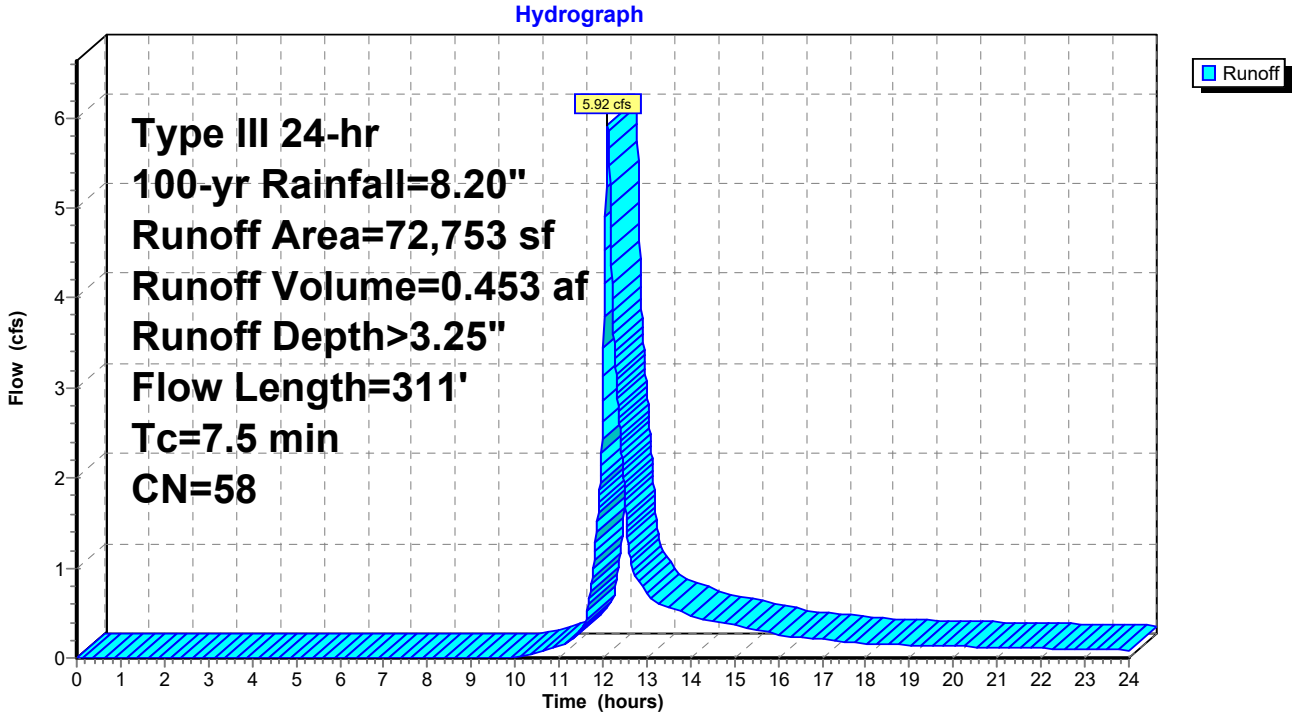
Runoff = 5.92 cfs @ 12.11 hrs, Volume= 0.453 af, Depth> 3.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
67,702	57	Woods/grass comb., Poor, HSG A
0	86	Woods/grass comb., Poor, HSG D
3,703	68	<50% Grass cover, Poor, HSG A
985	89	<50% Grass cover, Poor, HSG D
363	98	Paved parking, HSG D
72,753	58	Weighted Average
72,390		99.50% Pervious Area
363		0.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	21	0.2100	0.14		**Sheet Flow, 21' sheet woods** Woods: Light underbrush n= 0.400 P2= 3.17"
5.1	290	0.0360	0.95		**Shallow Concentrated Flow, 290' of shallow concentrated** Woodland Kv= 5.0 fps
7.5	311	Total			

Subcatchment ES2:



Summary for Subcatchment ES3:

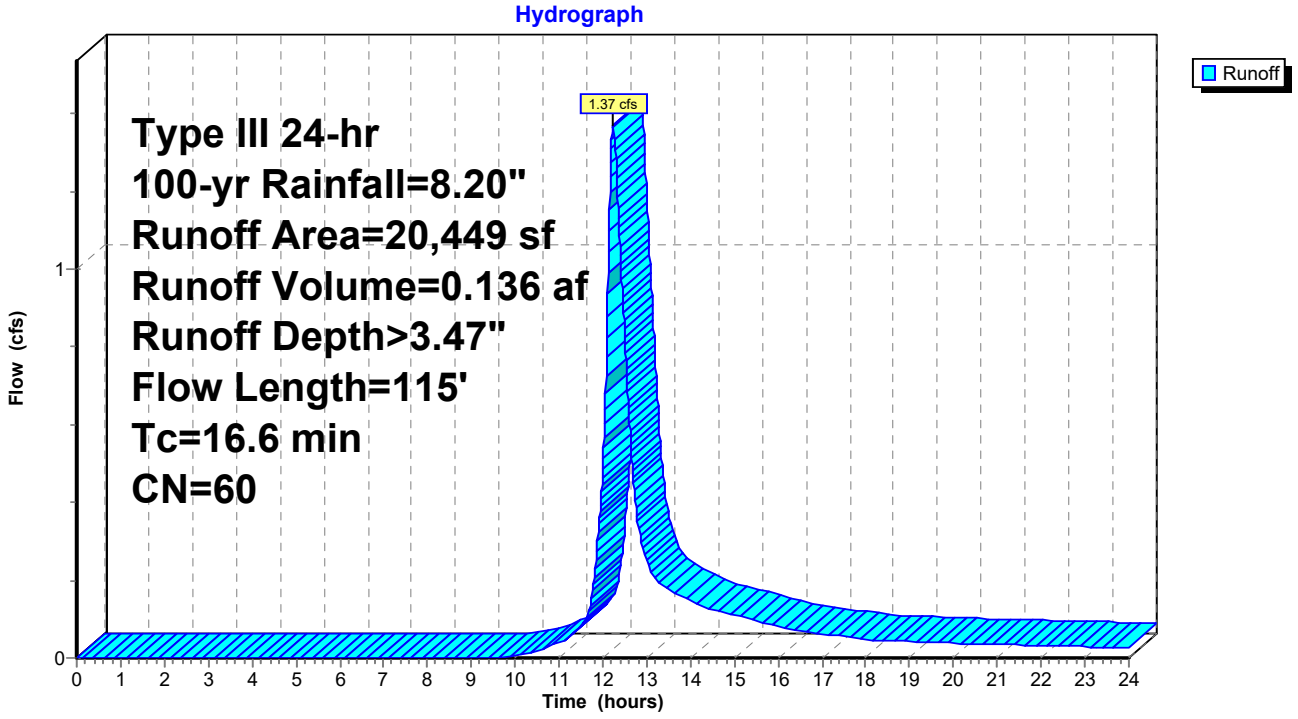
Runoff = 1.37 cfs @ 12.23 hrs, Volume= 0.136 af, Depth> 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
18,346	57	Woods/grass comb., Poor, HSG A
1,098	86	Woods/grass comb., Poor, HSG D
0	68	<50% Grass cover, Poor, HSG A
1,005	89	<50% Grass cover, Poor, HSG D
20,449	60	Weighted Average
20,449		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.5	40	0.0350	0.12		**Sheet Flow, 40' sheet flow grass** Grass: Dense n= 0.240 P2= 3.17"
11.0	60	0.0390	0.09		**Sheet Flow, 60' sheet flow woods** Woods: Light underbrush n= 0.400 P2= 3.17"
0.1	15	0.1333	1.83		**Shallow Concentrated Flow, 15' shallow concentrated woods** Woodland Kv= 5.0 fps
16.6	115	Total			

Subcatchment ES3:

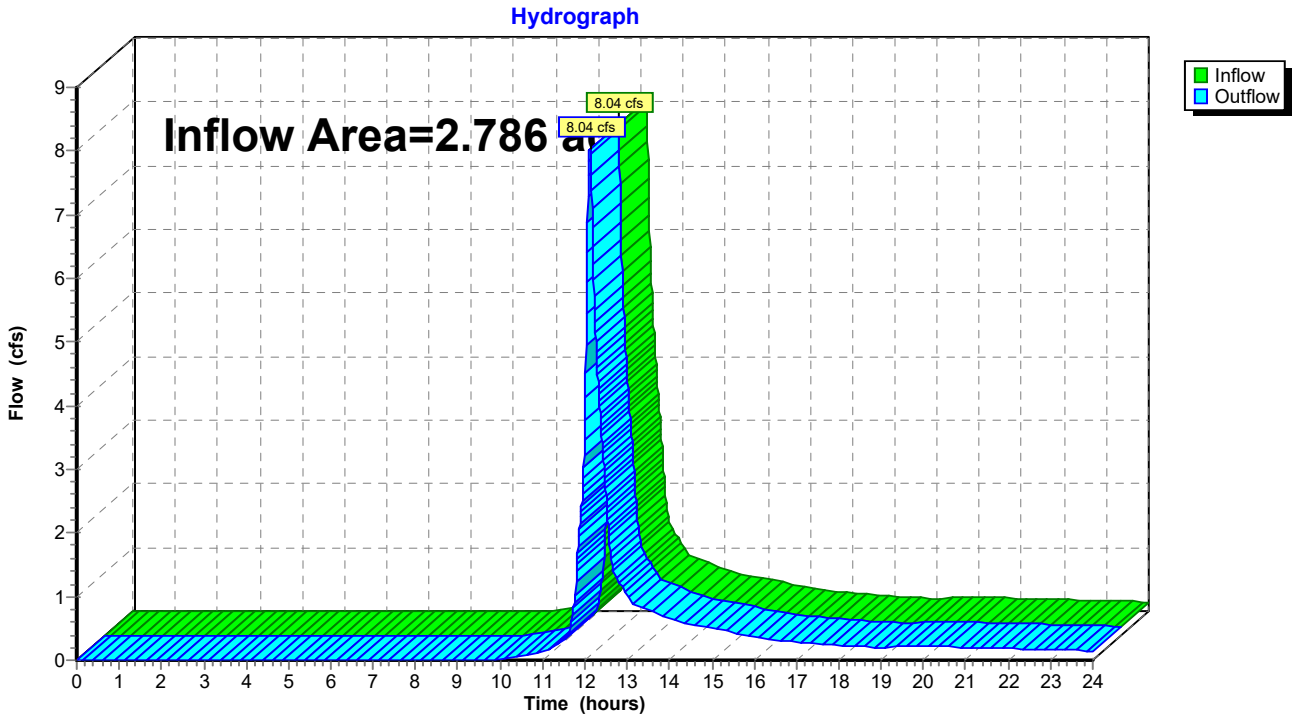


Summary for Reach AP1:

Inflow Area = 2.786 ac, 0.30% Impervious, Inflow Depth > 2.72" for 100-yr event
Inflow = 8.04 cfs @ 12.12 hrs, Volume= 0.631 af
Outflow = 8.04 cfs @ 12.12 hrs, Volume= 0.631 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3

Reach AP1:



Summary for Pond 1P: EXISTING POND

Inflow Area = 0.646 ac, 0.00% Impervious, Inflow Depth > 3.25" for 100-yr event
Inflow = 2.18 cfs @ 12.13 hrs, Volume= 0.175 af
Outflow = 2.18 cfs @ 12.14 hrs, Volume= 0.165 af, Atten= 0%, Lag= 0.4 min
Primary = 2.18 cfs @ 12.14 hrs, Volume= 0.165 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 78.57' @ 12.14 hrs Surf.Area= 1,167 sf Storage= 490 cf
Flood Elev= 79.00' Surf.Area= 1,630 sf Storage= 1,090 cf

Plug-Flow detention time= 39.1 min calculated for 0.165 af (95% of inflow)
Center-of-Mass det. time= 10.5 min (861.2 - 850.7)

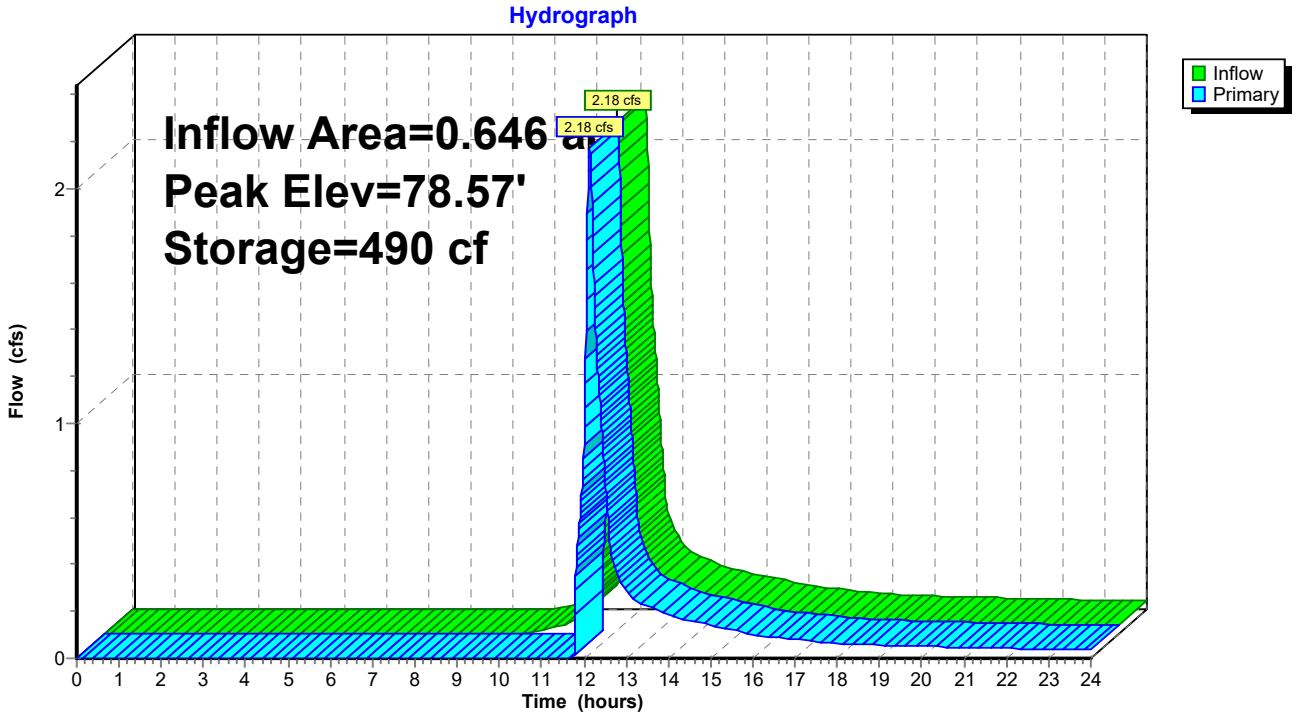
Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	1,090 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	550	0	0
79.00	1,630	1,090	1,090

Device	Routing	Invert	Outlet Devices
#1	Primary	78.50'	**35.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=2.17 cfs @ 12.14 hrs HW=78.57' TW=0.00' (Dynamic Tailwater)
↑**1=Sharp-Crested Rectangular Weir** (Weir Controls 2.17 cfs @ 0.87 fps)

Pond 1P: EXISTING POND



Summary for Pond 2P: EXISTING POND

Inflow Area = 0.469 ac, 0.00% Impervious, Inflow Depth > 3.47" for 100-yr event
Inflow = 1.37 cfs @ 12.23 hrs, Volume= 0.136 af
Outflow = 0.04 cfs @ 19.81 hrs, Volume= 0.013 af, Atten= 97%, Lag= 454.9 min
Primary = 0.04 cfs @ 19.81 hrs, Volume= 0.013 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 80.90' @ 19.81 hrs Surf.Area= 4,955 sf Storage= 5,367 cf

Plug-Flow detention time= 599.2 min calculated for 0.013 af (9% of inflow)
Center-of-Mass det. time= 440.2 min (1,292.6 - 852.3)

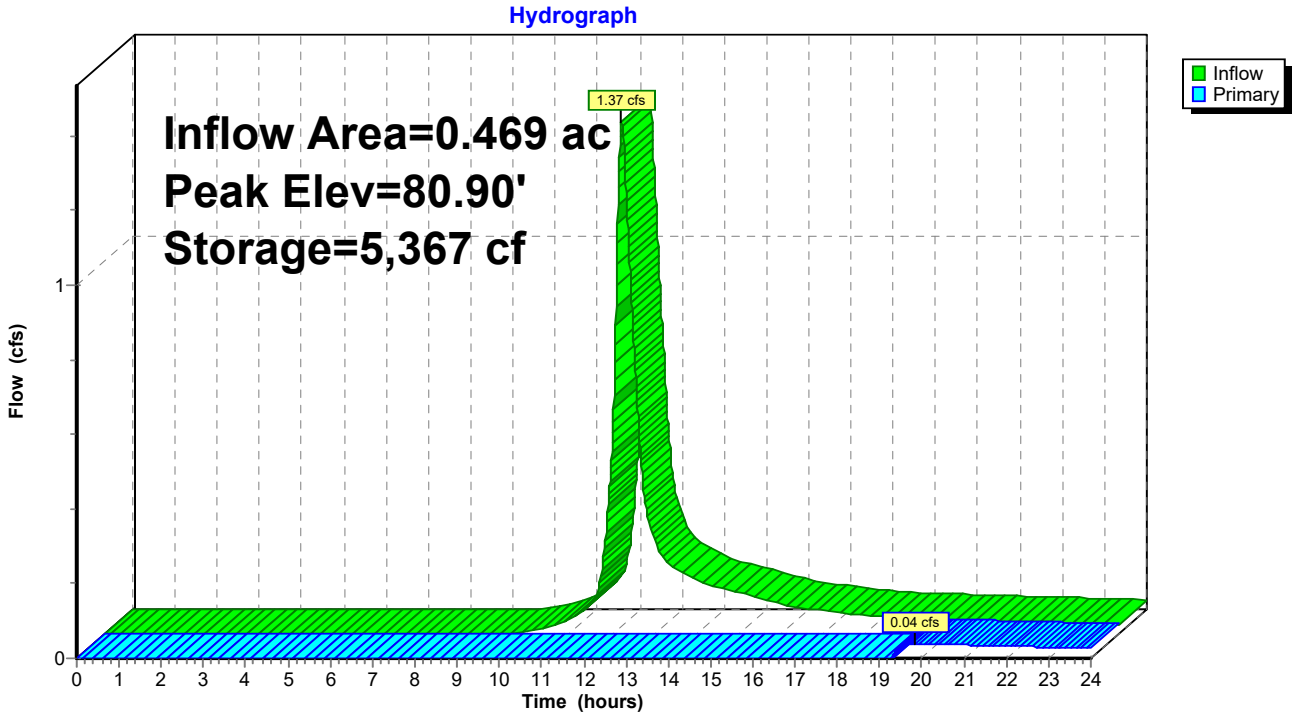
Volume	Invert	Avail.Storage	Storage Description
#1	78.00'	5,855 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
78.00	288	0	0
79.00	1,010	649	649
80.00	2,071	1,541	2,190
81.00	5,260	3,666	5,855

Device	Routing	Invert	Outlet Devices
#1	Primary	80.90'	**40.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.04 cfs @ 19.81 hrs HW=80.90' TW=0.00' (Dynamic Tailwater)
↑—**1=Sharp-Crested Rectangular Weir** (Weir Controls 0.04 cfs @ 0.22 fps)

Pond 2P: EXISTING POND



APPENDIX E:
POST DEVELOPMENT STORMWATER MODELING

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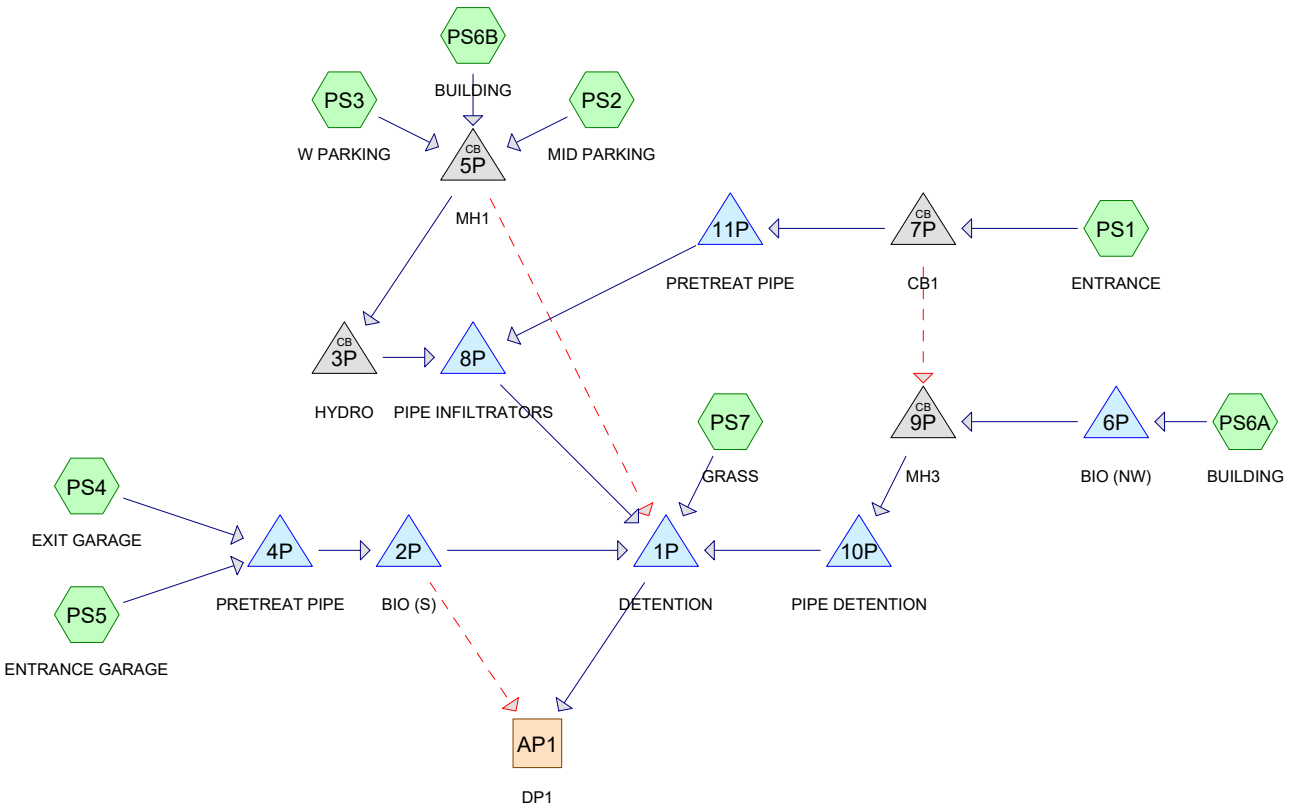


Subcat Reach Pond Link

Routing Diagram for HydroCAD_PostDev_2222201
Prepared by The Chazen Companies, Printed 11/29/2022
HydroCAD® 10.00-21 s/n 00927 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment PS1: ENTRANCE

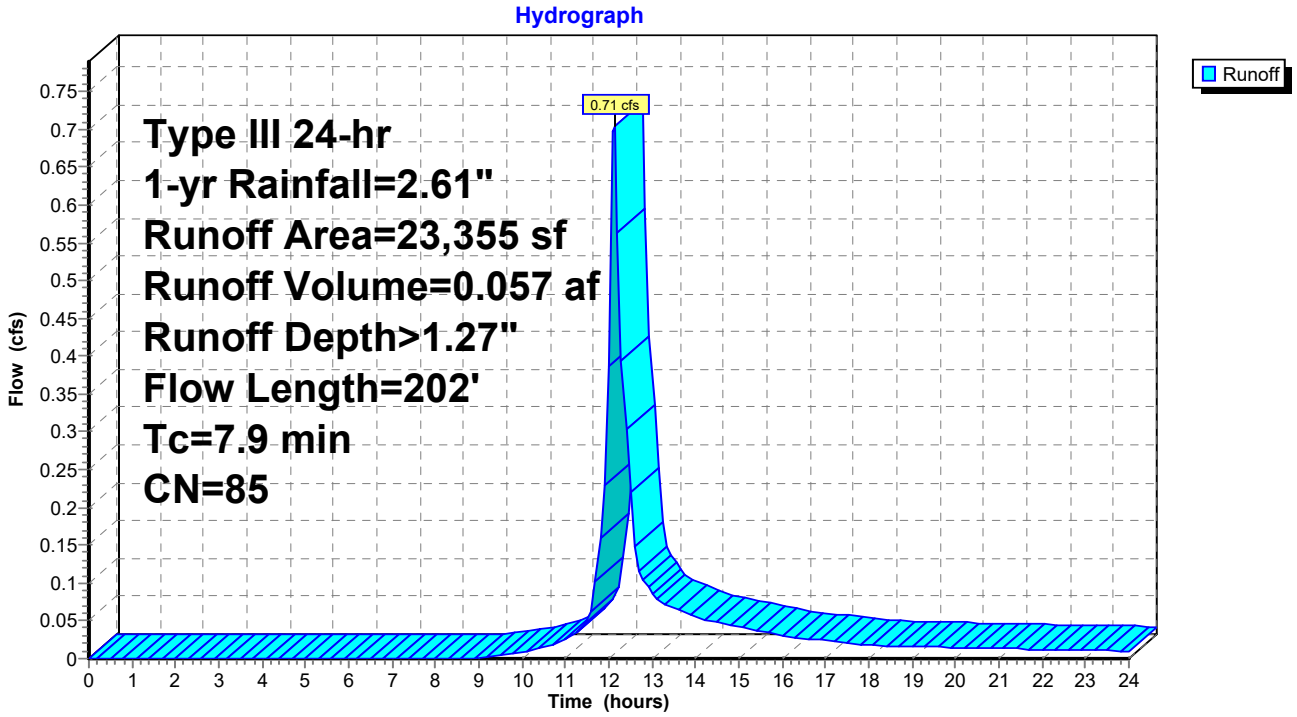
Runoff = 0.71 cfs @ 12.12 hrs, Volume= 0.057 af, Depth> 1.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
17,360	98	Paved parking, HSG A
5,995	49	50-75% Grass cover, Fair, HSG A
23,355	85	Weighted Average
5,995		25.67% Pervious Area
17,360		74.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	100	0.0400	0.22		**Sheet Flow, 100' sheet flow grass** Grass: Short n= 0.150 P2= 3.17"
0.4	102	0.0350	3.80		**Shallow Concentrated Flow, 102' Shallow concentrated paveme** Paved Kv= 20.3 fps
7.9	202	Total			

Subcatchment PS1: ENTRANCE



Summary for Subcatchment PS2: MID PARKING

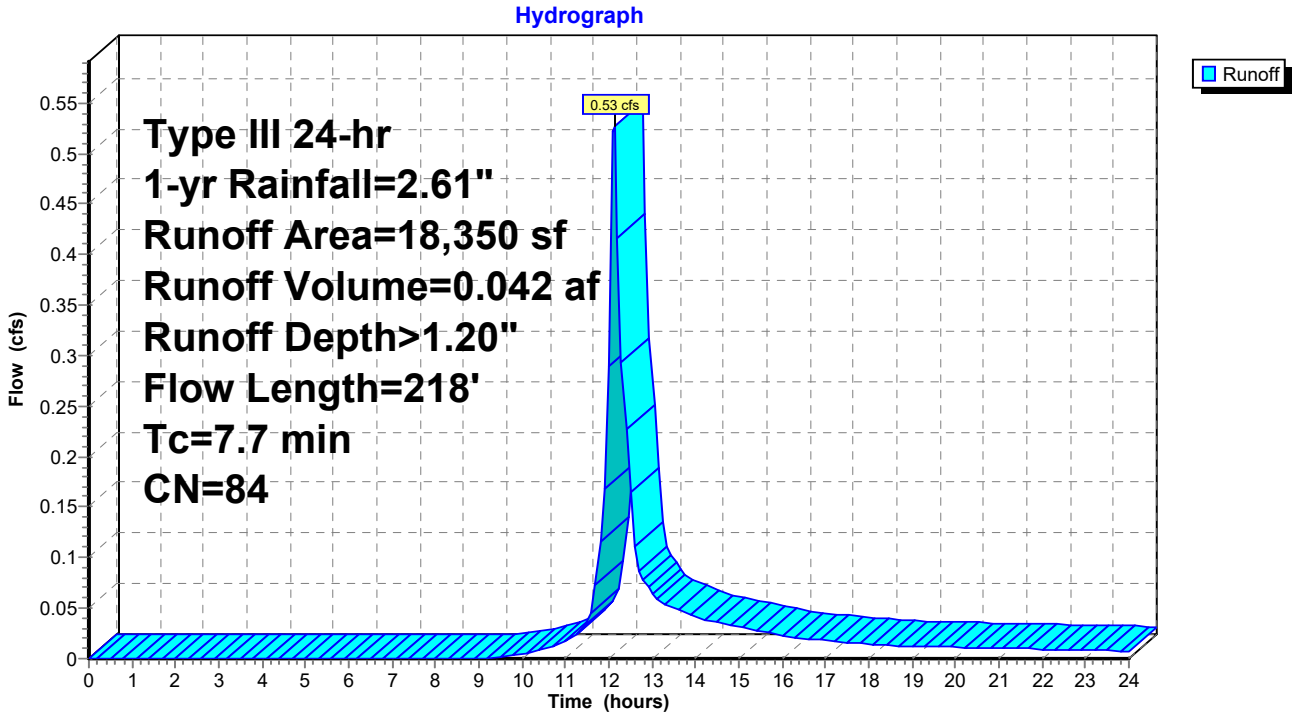
Runoff = 0.53 cfs @ 12.12 hrs, Volume= 0.042 af, Depth> 1.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
12,975	98	Paved parking, HSG A
5,375	49	50-75% Grass cover, Fair, HSG A
18,350	84	Weighted Average
5,375		29.29% Pervious Area
12,975		70.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	100	0.0450	0.23		**Sheet Flow, 100' sheet flow grass** Grass: Short n= 0.150 P2= 3.17"
0.6	118	0.0260	3.27		**Shallow Concentrated Flow, 118' paved shallow concentration** Paved Kv= 20.3 fps
7.7	218	Total			

Subcatchment PS2: MID PARKING



Summary for Subcatchment PS3: W PARKING

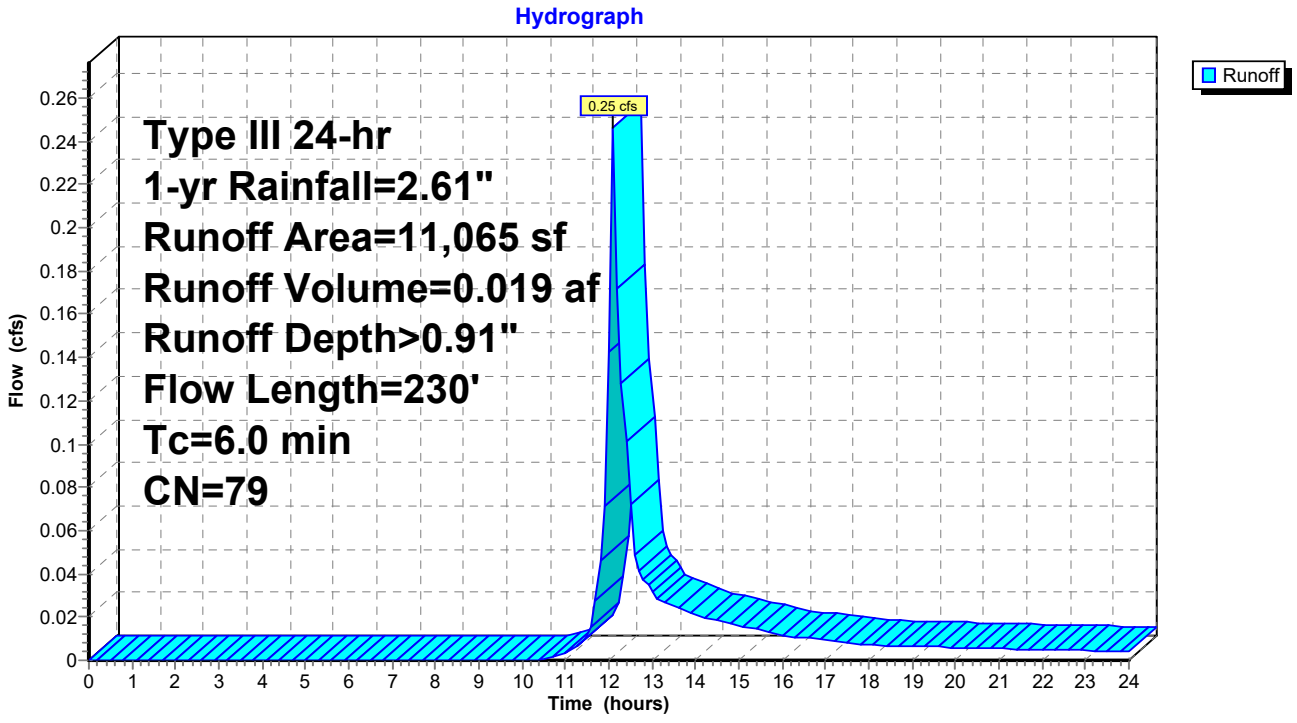
Runoff = 0.25 cfs @ 12.11 hrs, Volume= 0.019 af, Depth> 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
6,240	98	Paved parking, HSG A
1,755	49	50-75% Grass cover, Fair, HSG A
3,070	57	Woods/grass comb., Poor, HSG A
11,065	79	Weighted Average
4,825		43.61% Pervious Area
6,240		56.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	63	0.1349	0.33		**Sheet Flow, 63' grass sheet flow** Grass: Short n= 0.150 P2= 3.17"
0.9	167	0.0239	3.14		**Shallow Concentrated Flow, 167' paved** Paved Kv= 20.3 fps
4.1	230	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PS3: W PARKING



Summary for Subcatchment PS4: EXIT GARAGE

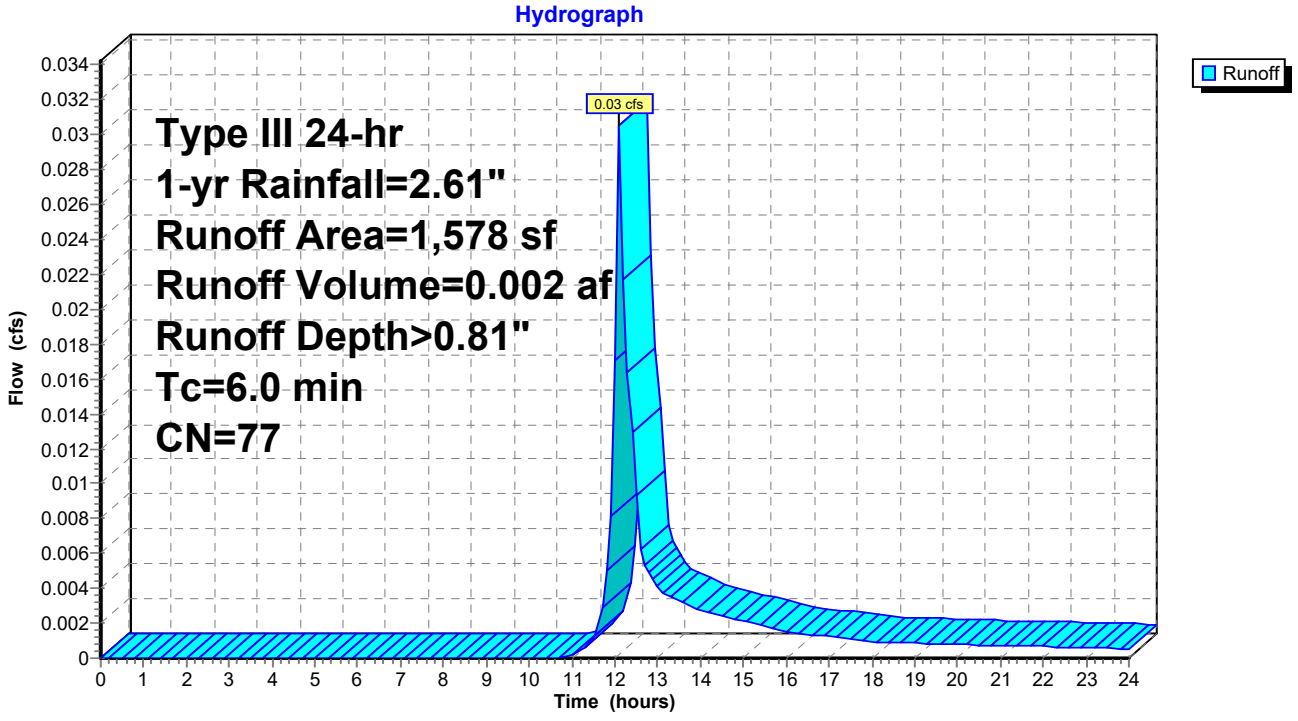
Runoff = 0.03 cfs @ 12.11 hrs, Volume= 0.002 af, Depth> 0.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
892	98	Paved parking, HSG A
686	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
1,578	77	Weighted Average
686		43.47% Pervious Area
892		56.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PS4: EXIT GARAGE



Summary for Subcatchment PS5: ENTRANCE GARAGE

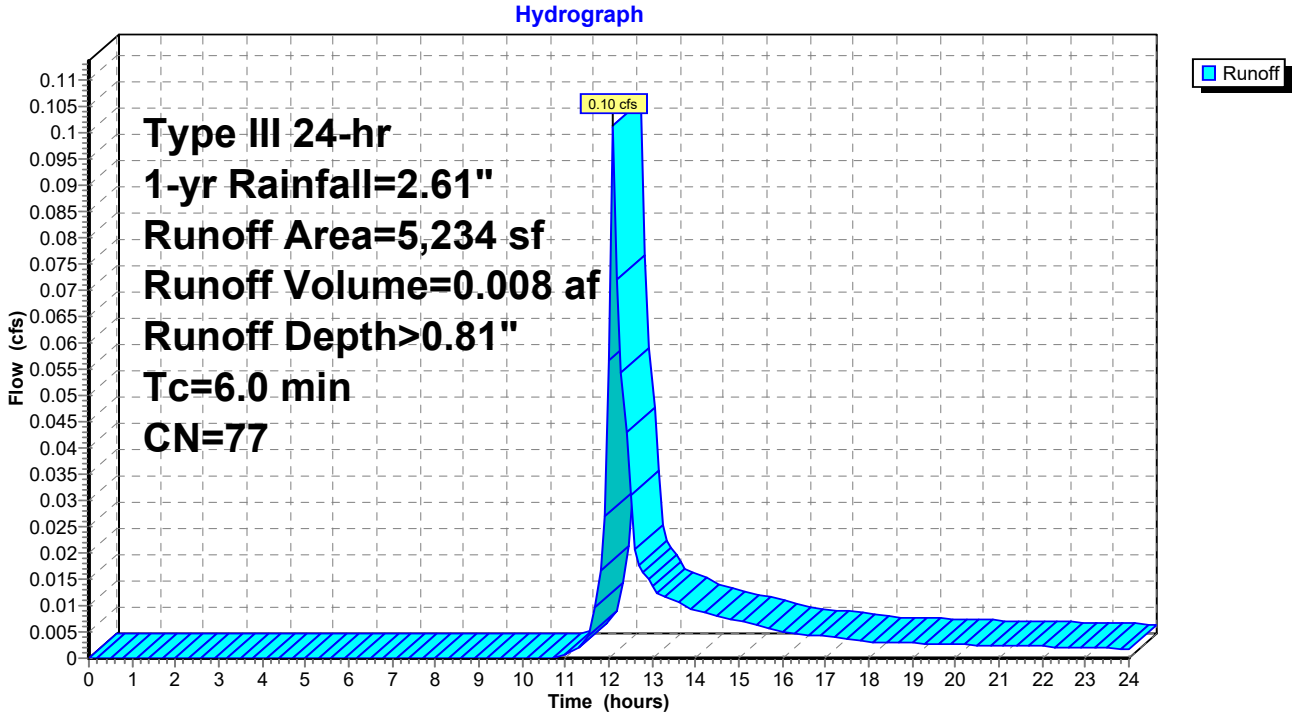
Runoff = 0.10 cfs @ 12.11 hrs, Volume= 0.008 af, Depth> 0.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
2,942	98	Paved parking, HSG A
2,292	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
5,234	77	Weighted Average
2,292		43.79% Pervious Area
2,942		56.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MINIMUM**

Subcatchment PS5: ENTRANCE GARAGE



Summary for Subcatchment PS6A: BUILDING

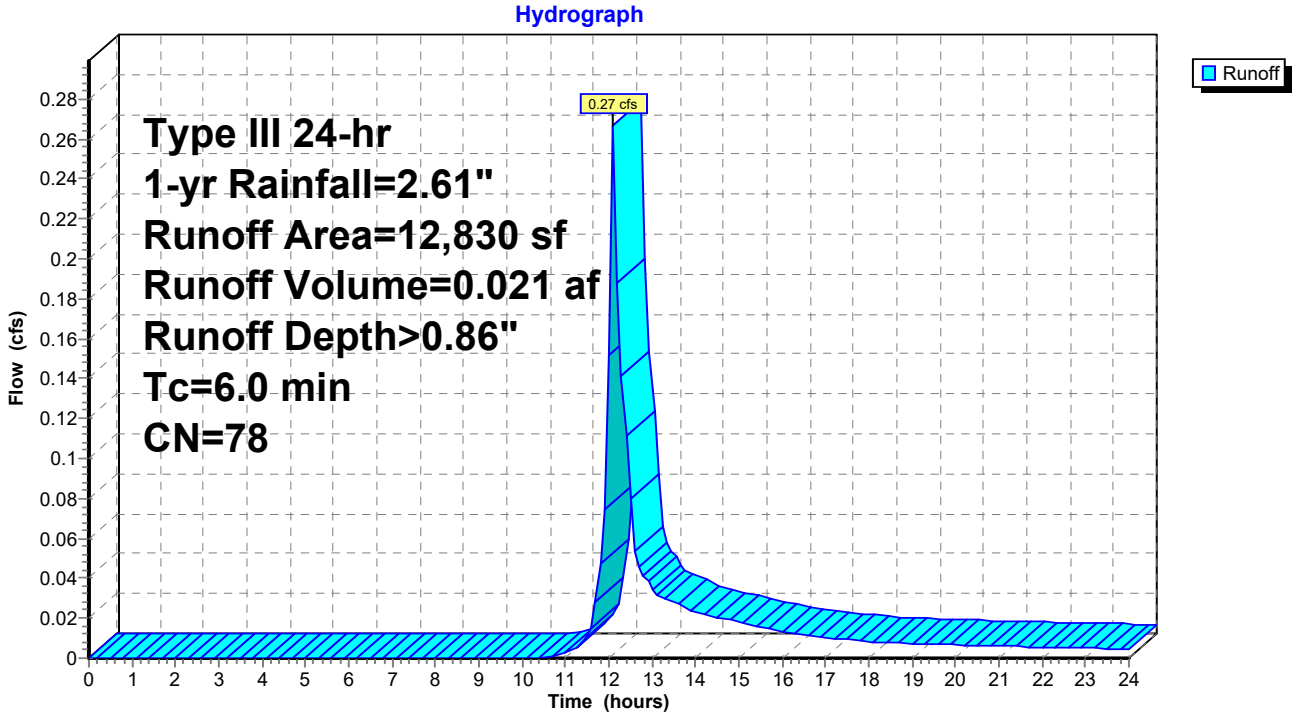
Runoff = 0.27 cfs @ 12.11 hrs, Volume= 0.021 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
7,572	98	Paved parking, HSG A
5,258	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
12,830	78	Weighted Average
5,258		40.98% Pervious Area
7,572		59.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, roof**

Subcatchment PS6A: BUILDING



Summary for Subcatchment PS6B: BUILDING

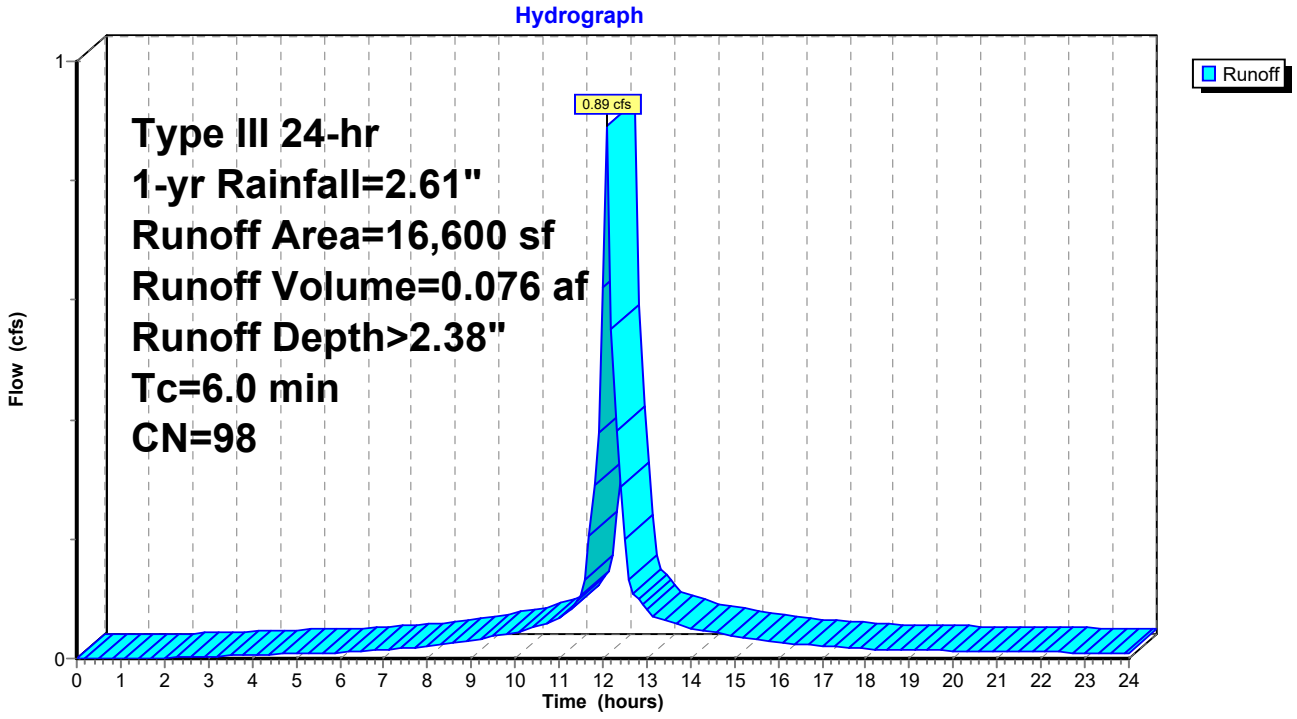
Runoff = 0.89 cfs @ 12.09 hrs, Volume= 0.076 af, Depth> 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
16,600	98	Paved parking, HSG A
0	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
16,600	98	Weighted Average
16,600		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, roof**

Subcatchment PS6B: BUILDING



Summary for Subcatchment PS7: GRASS

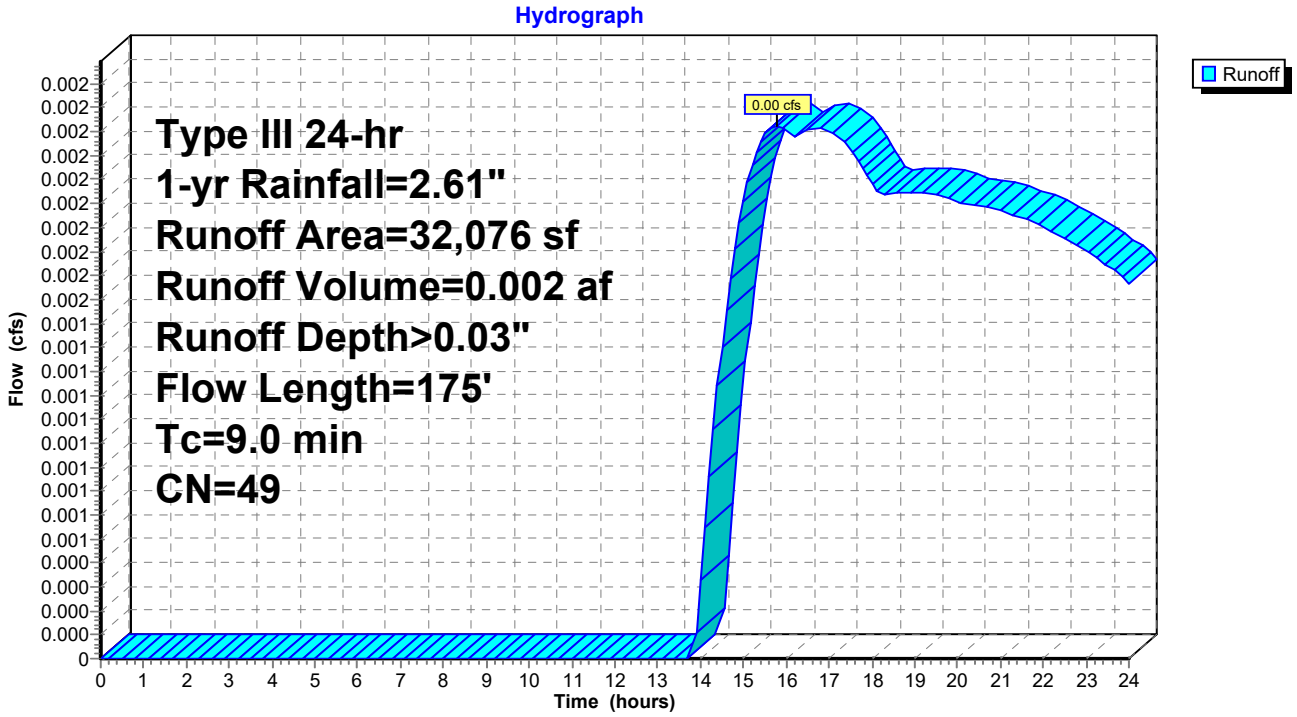
Runoff = 0.00 cfs @ 15.76 hrs, Volume= 0.002 af, Depth> 0.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
32,076	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
32,076	49	Weighted Average
32,076		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0350	0.21		**Sheet Flow, 100' grass sheet flow** Grass: Short n= 0.150 P2= 3.17"
1.1	75	0.0286	1.18		**Shallow Concentrated Flow, 75' grass** Short Grass Pasture Kv= 7.0 fps
9.0	175	Total			

Subcatchment PS7: GRASS

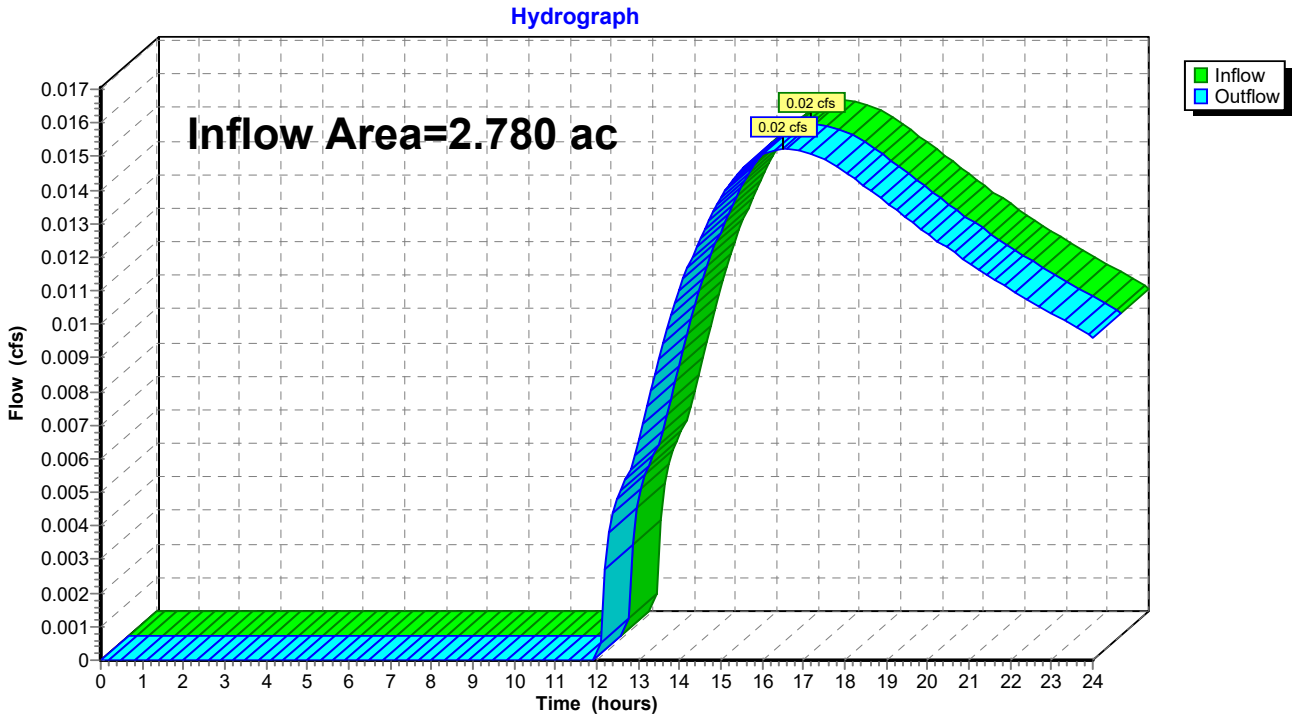


Summary for Reach AP1: DP1

Inflow Area = 2.780 ac, 53.33% Impervious, Inflow Depth > 0.05" for 1-yr event
Inflow = 0.02 cfs @ 16.52 hrs, Volume= 0.012 af
Outflow = 0.02 cfs @ 16.52 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3

Reach AP1: DP1



Summary for Pond 1P: DETENTION

Inflow Area = 2.780 ac, 53.33% Impervious, Inflow Depth > 0.08" for 1-yr event
Inflow = 0.40 cfs @ 12.11 hrs, Volume= 0.019 af
Outflow = 0.02 cfs @ 16.52 hrs, Volume= 0.012 af, Atten= 96%, Lag= 264.8 min
Primary = 0.02 cfs @ 16.52 hrs, Volume= 0.012 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 71.08' @ 16.52 hrs Surf.Area= 5,172 sf Storage= 405 cf
Flood Elev= 74.00' Surf.Area= 9,613 sf Storage= 21,879 cf

Plug-Flow detention time= 304.7 min calculated for 0.012 af (61% of inflow)
Center-of-Mass det. time= 170.8 min (1,092.9 - 922.1)

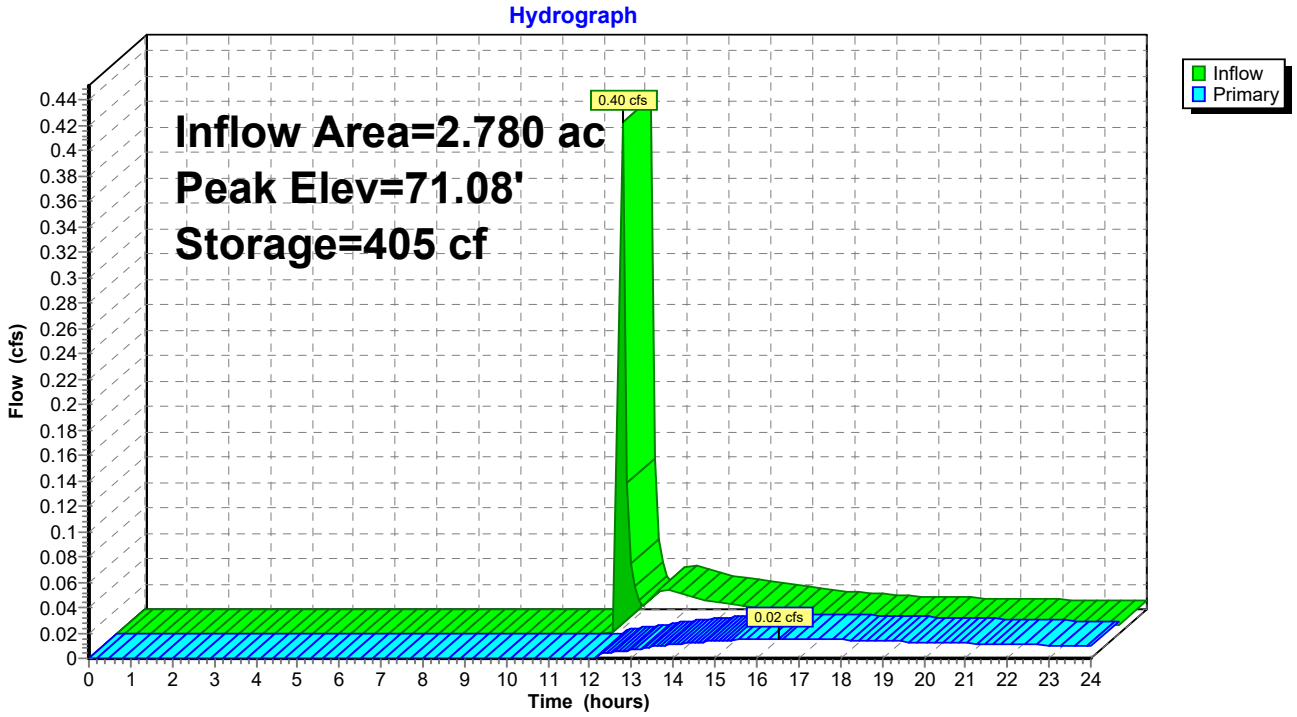
Volume	Invert	Avail.Storage	Storage Description
#1	71.00'	21,879 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
71.00	5,057	0	0
72.00	6,512	5,785	5,785
73.00	8,032	7,272	13,057
74.00	9,613	8,823	21,879

Device	Routing	Invert	Outlet Devices
#1	Primary	67.00'	**6.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 67.00' / 66.60' S= 0.0154 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	73.55'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	71.00'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.02 cfs @ 16.52 hrs HW=71.08' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.02 cfs of 1.67 cfs potential flow)
  ├─**2=Orifice/Grate** (Controls 0.00 cfs)
  └─**3=Orifice/Grate** (Orifice Controls 0.02 cfs @ 0.96 fps)

Pond 1P: DETENTION



Summary for Pond 2P: BIO (S)

Inflow Area = 0.156 ac, 56.28% Impervious, Inflow Depth > 0.33" for 1-yr event
Inflow = 0.02 cfs @ 13.70 hrs, Volume= 0.004 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 73.34' @ 24.00 hrs Surf.Area= 607 sf Storage= 190 cf
Flood Elev= 74.00' Surf.Area= 788 sf Storage= 651 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	73.00'	651 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

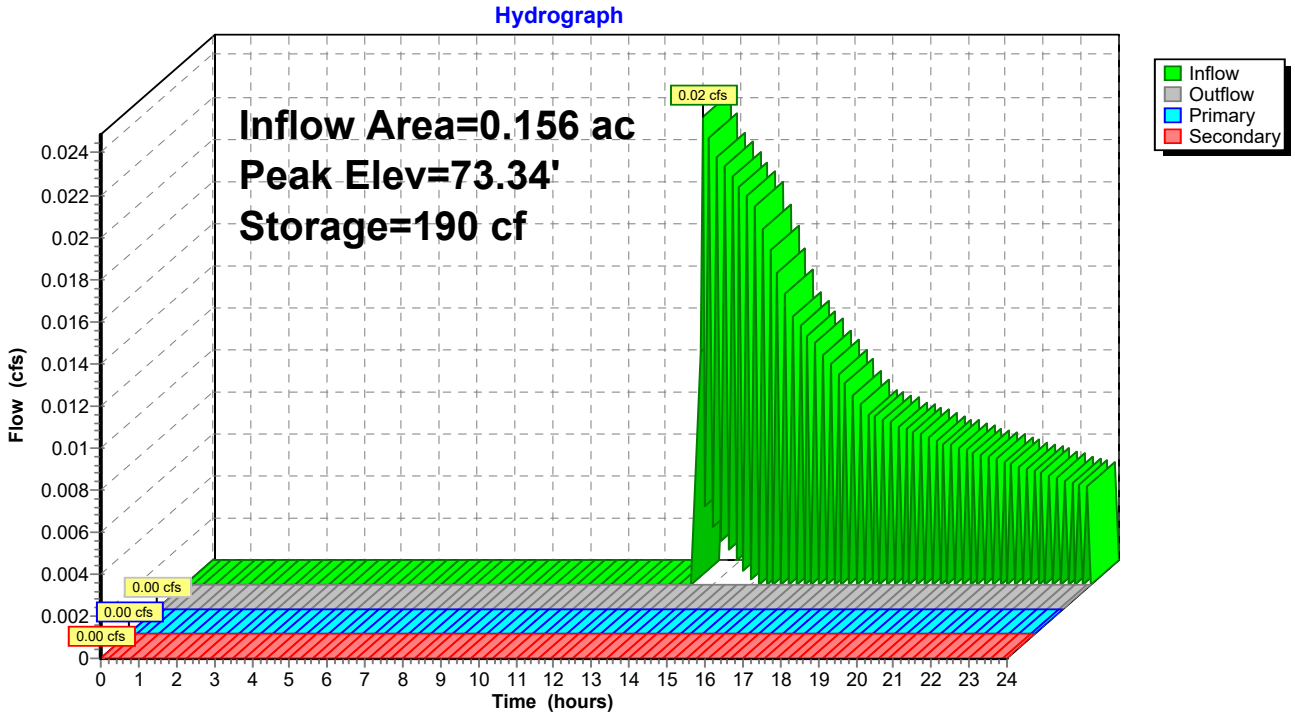
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
73.00	514	0	0
74.00	788	651	651

Device	Routing	Invert	Outlet Devices
#1	Primary	73.50'	**5.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#2	Secondary	68.45'	**6.0" Round Culvert** L= 42.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 68.45' / 67.00' S= 0.0345 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#3	Device 2	73.90'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=73.00' TW=71.00' (Dynamic Tailwater)
└─**1=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=73.00' TW=0.00' (Dynamic Tailwater)
└─**2=Culvert** (Passes 0.00 cfs of 1.68 cfs potential flow)
└─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: BIO (S)


Hydrograph
Inflow Area=0.156 ac
Peak Elev=73.34'
Storage=190 cf
0.02 cfs
0.00 cfs
0.00 cfs
0.00 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
0.024
0.022
0.02
0.018
0.016
0.014
0.012
0.01
0.008
0.006
0.004
0.002
0
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
Time (hours)

Summary for Pond 3P: HYDRO

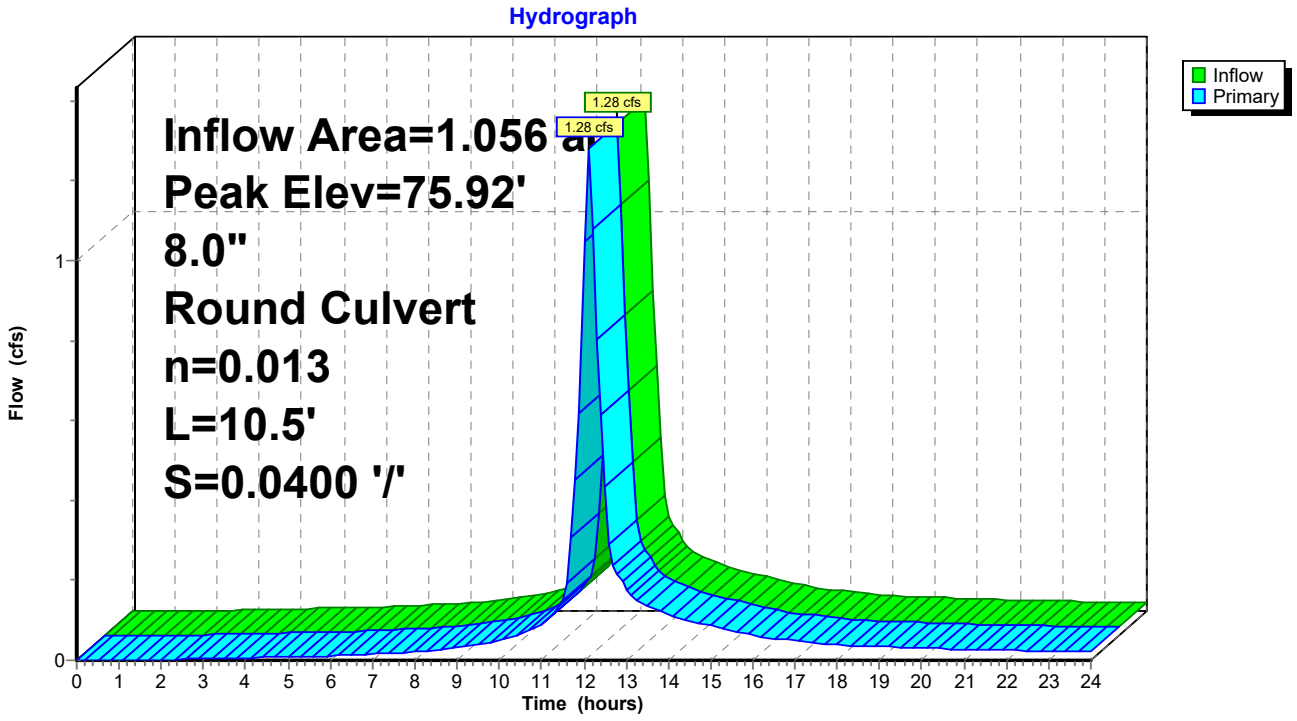
Inflow Area = 1.056 ac, 77.83% Impervious, Inflow Depth > 1.51" for 1-yr event
Inflow = 1.28 cfs @ 12.10 hrs, Volume= 0.133 af
Outflow = 1.28 cfs @ 12.10 hrs, Volume= 0.133 af, Atten= 0%, Lag= 0.0 min
Primary = 1.28 cfs @ 12.10 hrs, Volume= 0.133 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.92' @ 12.10 hrs
Flood Elev= 79.85'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.00'	**8.0" Round Culvert** L= 10.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.00' / 74.58' S= 0.0400 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=1.28 cfs @ 12.10 hrs HW=75.91' TW=72.30' (Dynamic Tailwater)
1=Culvert (Inlet Controls 1.28 cfs @ 3.66 fps)

Pond 3P: HYDRO



Summary for Pond 4P: PRETREAT PIPE

Inflow Area = 0.156 ac, 56.28% Impervious, Inflow Depth > 0.81" for 1-yr event
Inflow = 0.13 cfs @ 12.11 hrs, Volume= 0.011 af
Outflow = 0.02 cfs @ 13.70 hrs, Volume= 0.004 af, Atten= 83%, Lag= 95.4 min
Primary = 0.02 cfs @ 13.70 hrs, Volume= 0.004 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.02' @ 13.70 hrs Surf.Area= 0 sf Storage= 269 cf
Flood Elev= 75.62' Surf.Area= 0 sf Storage= 269 cf

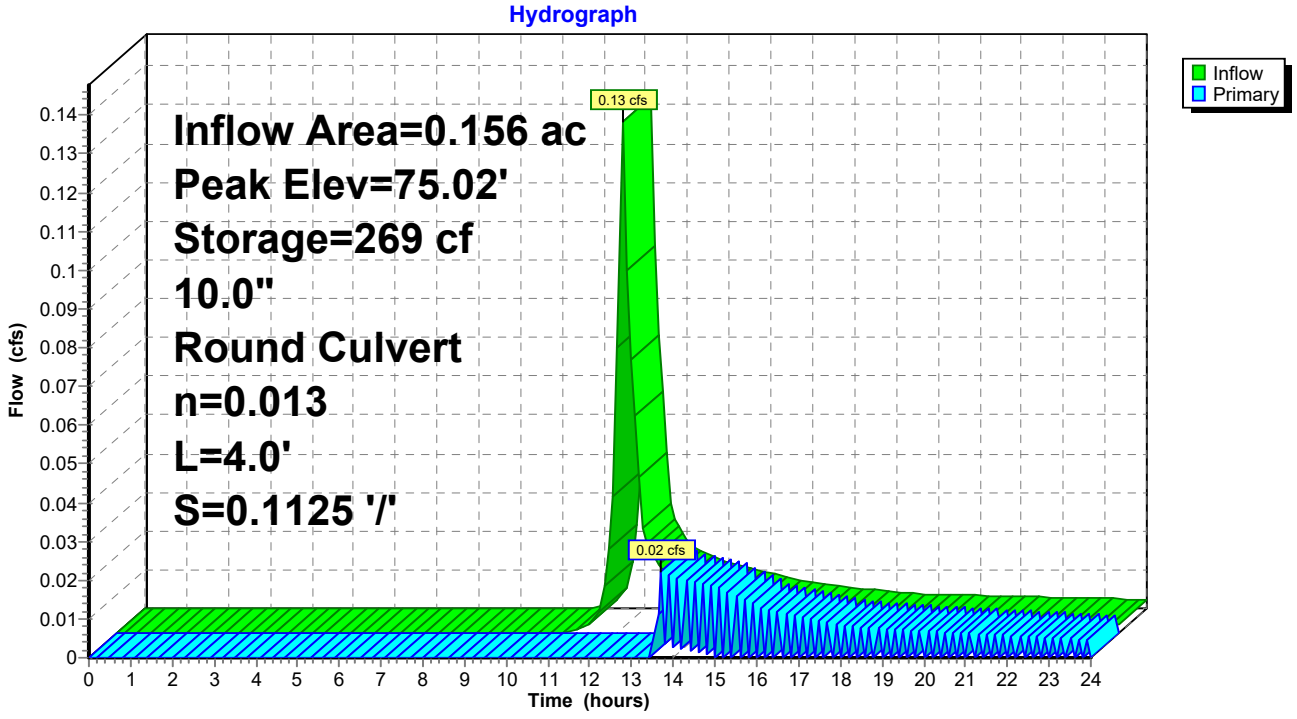
Plug-Flow detention time= 309.0 min calculated for 0.004 af (41% of inflow)
Center-of-Mass det. time= 173.1 min (1,037.4 - 864.3)

Volume	Invert	Avail.Storage	Storage Description
#1	71.12'	269 cf	**42.0" Round Pipe Storage** L= 28.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	74.95'	**10.0" Round Culvert** L= 4.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 74.95' / 74.50' S= 0.1125 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.02 cfs @ 13.70 hrs HW=75.02' TW=73.01' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.02 cfs @ 0.93 fps)

Pond 4P: PRETREAT PIPE



Summary for Pond 5P: MH1

Inflow Area = 1.056 ac, 77.83% Impervious, Inflow Depth > 1.56" for 1-yr event
Inflow = 1.66 cfs @ 12.10 hrs, Volume= 0.137 af
Outflow = 1.66 cfs @ 12.10 hrs, Volume= 0.137 af, Atten= 0%, Lag= 0.0 min
Primary = 1.28 cfs @ 12.10 hrs, Volume= 0.133 af
Secondary = 0.38 cfs @ 12.10 hrs, Volume= 0.004 af

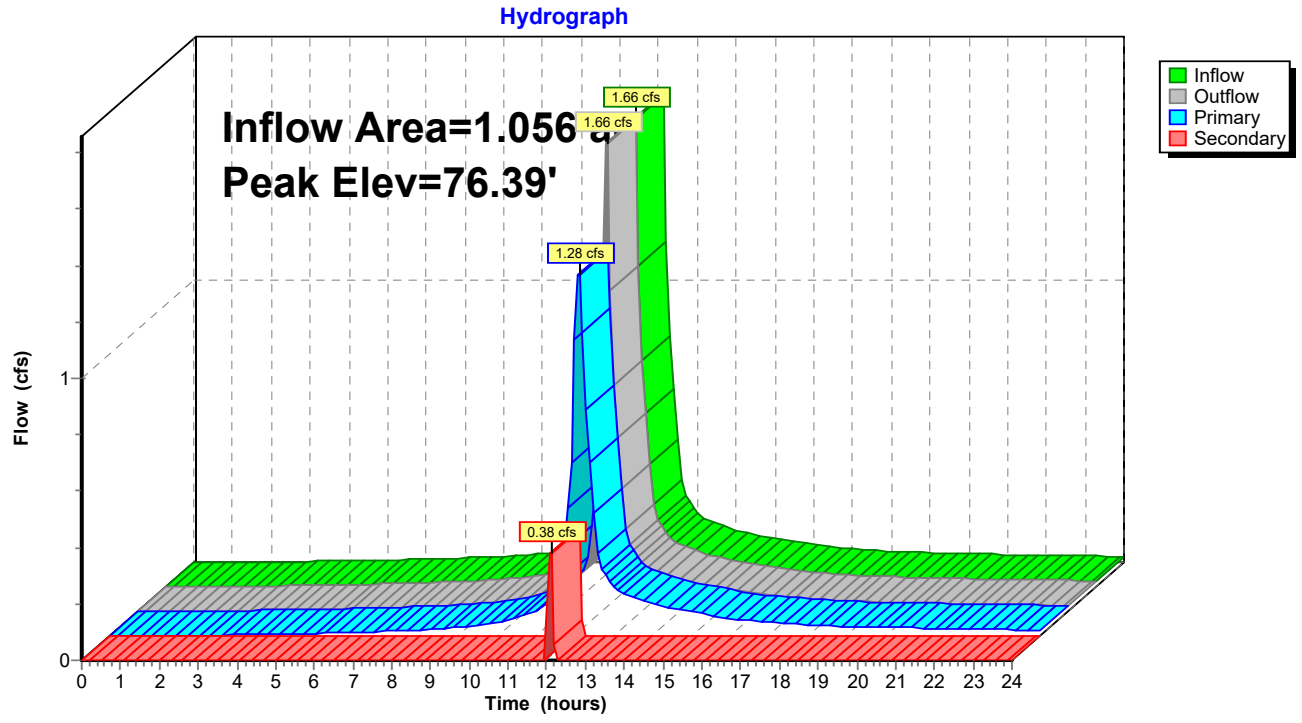
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 76.39' @ 12.11 hrs
Flood Elev= 80.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.20'	**8.0" Round Culvert** L= 9.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.20' / 75.03' S= 0.0189 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Secondary	76.08'	**12.0" Round Culvert** L= 21.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.08' / 74.90' S= 0.0562 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.15 cfs @ 12.10 hrs HW=76.38' TW=75.91' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 1.15 cfs @ 3.29 fps)

Secondary OutFlow Max=0.36 cfs @ 12.10 hrs HW=76.38' TW=71.02' (Dynamic Tailwater)
└─**2=Culvert** (Inlet Controls 0.36 cfs @ 1.85 fps)

Pond 5P: MH1



Summary for Pond 6P: BIO (NW)

Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 0.86" for 1-yr event
Inflow = 0.27 cfs @ 12.11 hrs, Volume= 0.021 af
Outflow = 0.04 cfs @ 12.81 hrs, Volume= 0.012 af, Atten= 84%, Lag= 42.3 min
Primary = 0.04 cfs @ 12.81 hrs, Volume= 0.012 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 80.52' @ 12.81 hrs Surf.Area= 910 sf Storage= 425 cf
Flood Elev= 81.00' Surf.Area= 1,085 sf Storage= 903 cf

Plug-Flow detention time= 236.3 min calculated for 0.012 af (55% of inflow)
Center-of-Mass det. time= 113.0 min (973.7 - 860.6)

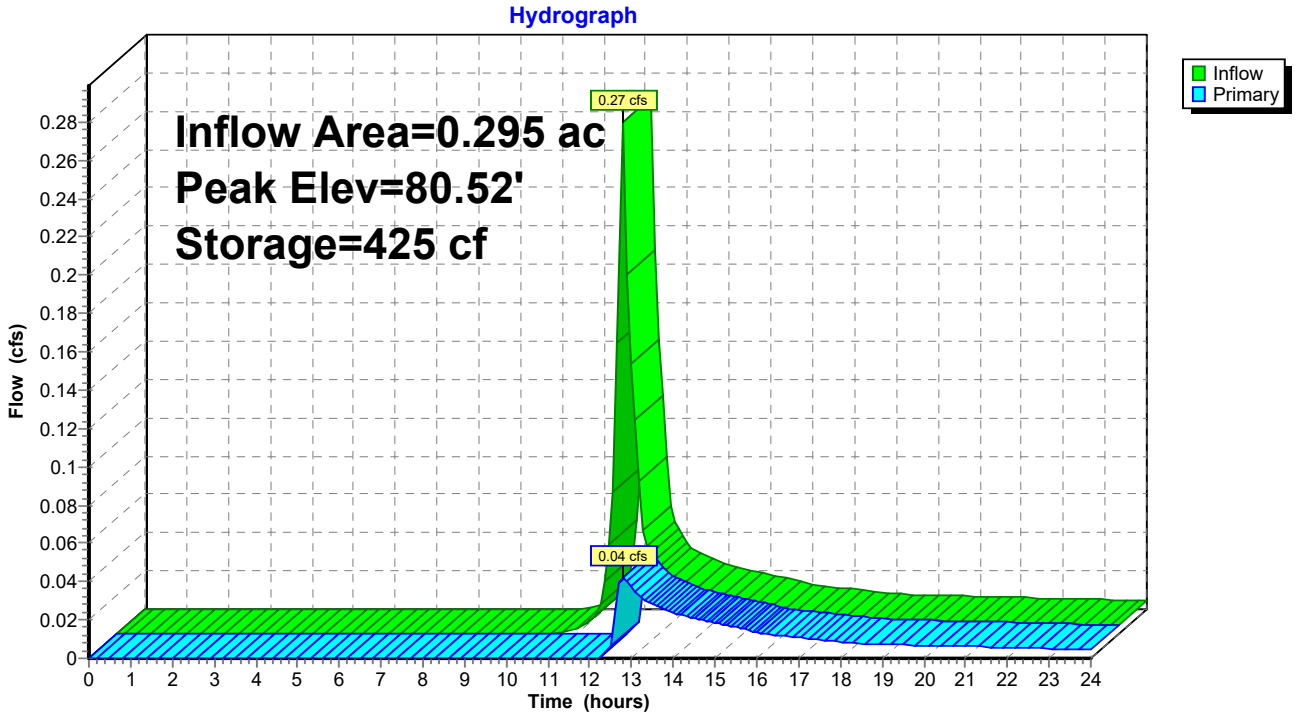
Volume	Invert	Avail.Storage	Storage Description
#1	80.00'	903 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
80.00	720	0	0
81.00	1,085	903	903

Device	Routing	Invert	Outlet Devices
#1	Primary	76.50'	**6.0" Round Culvert** L= 14.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.50' / 76.25' S= 0.0179 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	80.50'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.04 cfs @ 12.81 hrs HW=80.52' TW=75.36' (Dynamic Tailwater)
↑**1=Culvert** (Passes 0.04 cfs of 1.84 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 0.04 cfs @ 0.48 fps)

Pond 6P: BIO (NW)



Summary for Pond 7P: CB1

Inflow Area = 0.536 ac, 74.33% Impervious, Inflow Depth > 1.27" for 1-yr event
Inflow = 0.71 cfs @ 12.12 hrs, Volume= 0.057 af
Outflow = 0.71 cfs @ 12.12 hrs, Volume= 0.057 af, Atten= 0%, Lag= 0.0 min
Primary = 0.50 cfs @ 12.14 hrs, Volume= 0.054 af
Secondary = 0.21 cfs @ 12.11 hrs, Volume= 0.002 af

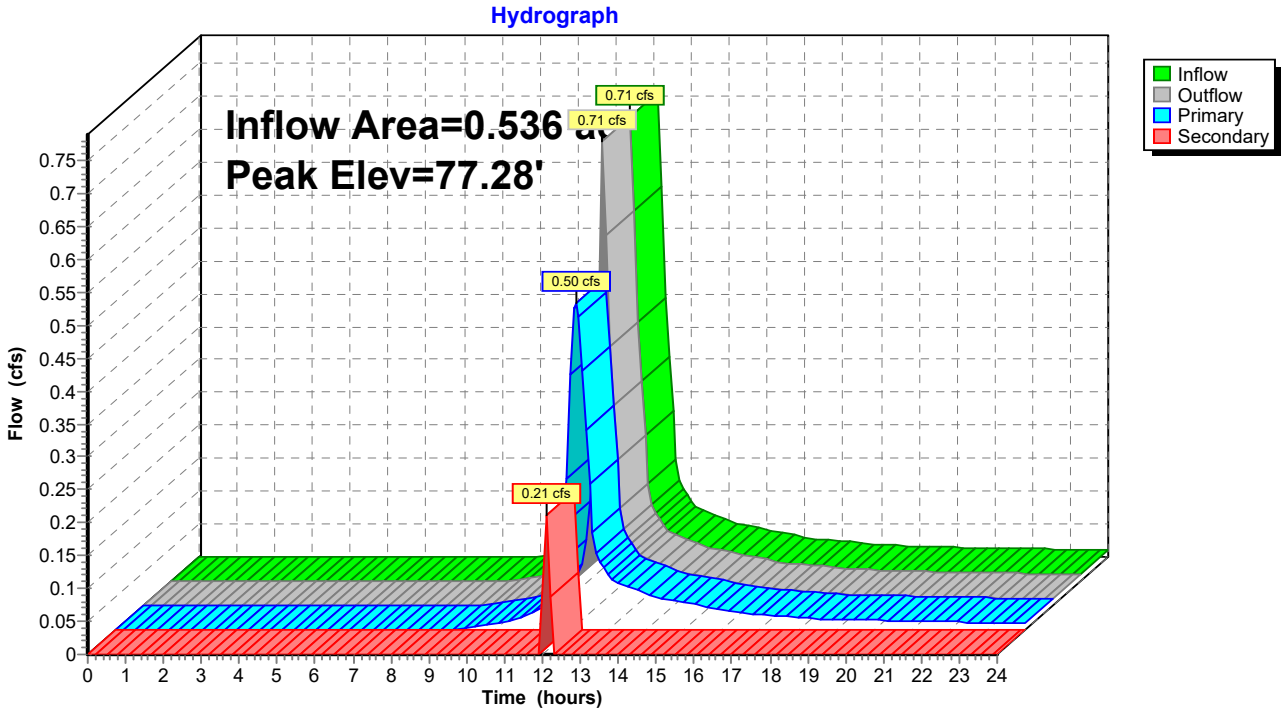
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 77.28' @ 12.13 hrs
Flood Elev= 80.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	76.50'	**6.0" Round Culvert** L= 187.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.50' / 75.20' S= 0.0069 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	77.05'	**15.0" Round Culvert** L= 65.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 77.05' / 76.55' S= 0.0077 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.48 cfs @ 12.14 hrs HW=77.24' TW=75.63' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 0.48 cfs @ 2.46 fps)

Secondary OutFlow Max=0.19 cfs @ 12.11 hrs HW=77.26' TW=75.48' (Dynamic Tailwater)
└─**2=Culvert** (Barrel Controls 0.19 cfs @ 2.16 fps)

Pond 7P: CB1



Summary for Pond 8P: PIPE INFILTRATORS

Inflow Area = 1.593 ac, 76.65% Impervious, Inflow Depth > 1.35" for 1-yr event
Inflow = 1.93 cfs @ 12.11 hrs, Volume= 0.179 af
Outflow = 0.11 cfs @ 19.69 hrs, Volume= 0.121 af, Atten= 95%, Lag= 454.7 min
Discarded = 0.11 cfs @ 19.69 hrs, Volume= 0.121 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 73.50' @ 15.66 hrs Surf.Area= 2,254 sf Storage= 4,142 cf
Flood Elev= 75.25' Surf.Area= 0 sf Storage= 7,138 cf

Plug-Flow detention time= 297.4 min calculated for 0.121 af (67% of inflow)
Center-of-Mass det. time= 190.6 min (1,009.5 - 818.9)

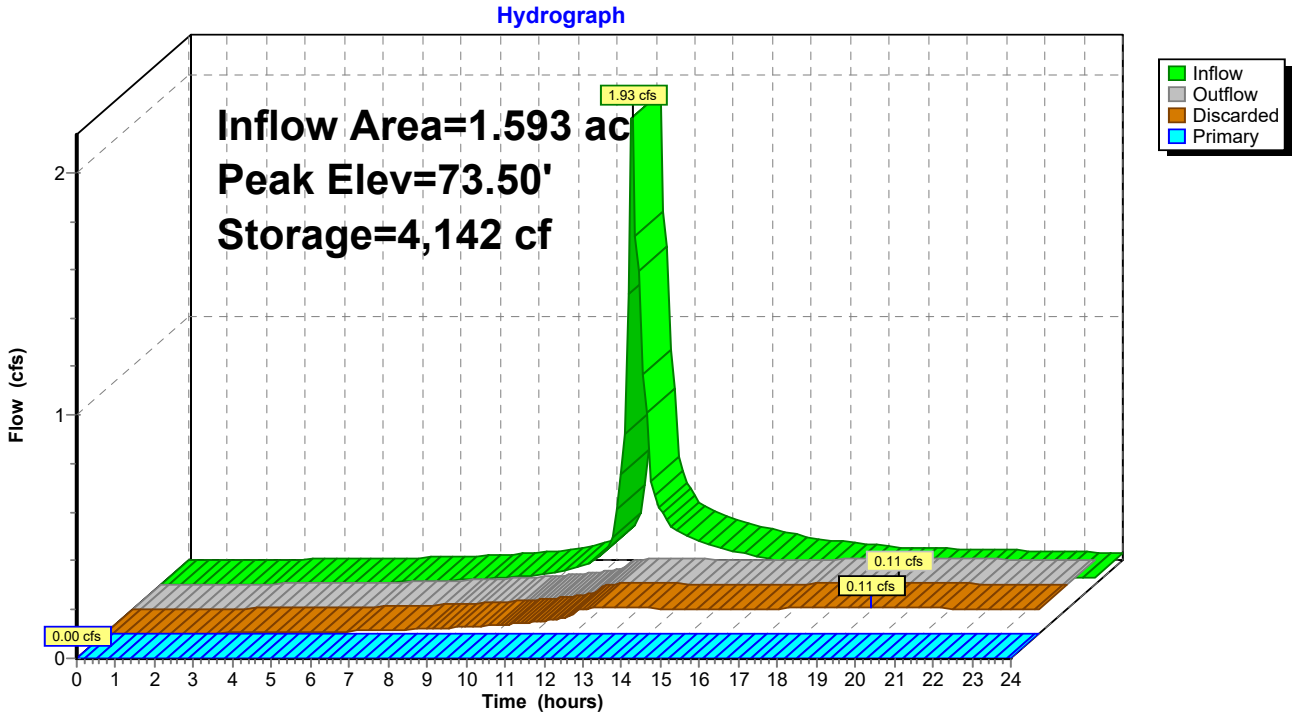
Volume	Invert	Avail.Storage	Storage Description
#1	71.25'	7,138 cf	**48.0" Round Pipe Storage** x 4 L= 142.0'

Device	Routing	Invert	Outlet Devices
#1	Discarded	71.25'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	74.25'	**12.0" Round Culvert** L= 35.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 74.25' / 73.00' S= 0.0357 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.11 cfs @ 19.69 hrs HW=73.25' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=71.25' TW=71.00' (Dynamic Tailwater)
↑—**2=Culvert** (Controls 0.00 cfs)

Pond 8P: PIPE INFILTRATORS



Summary for Pond 9P: MH3

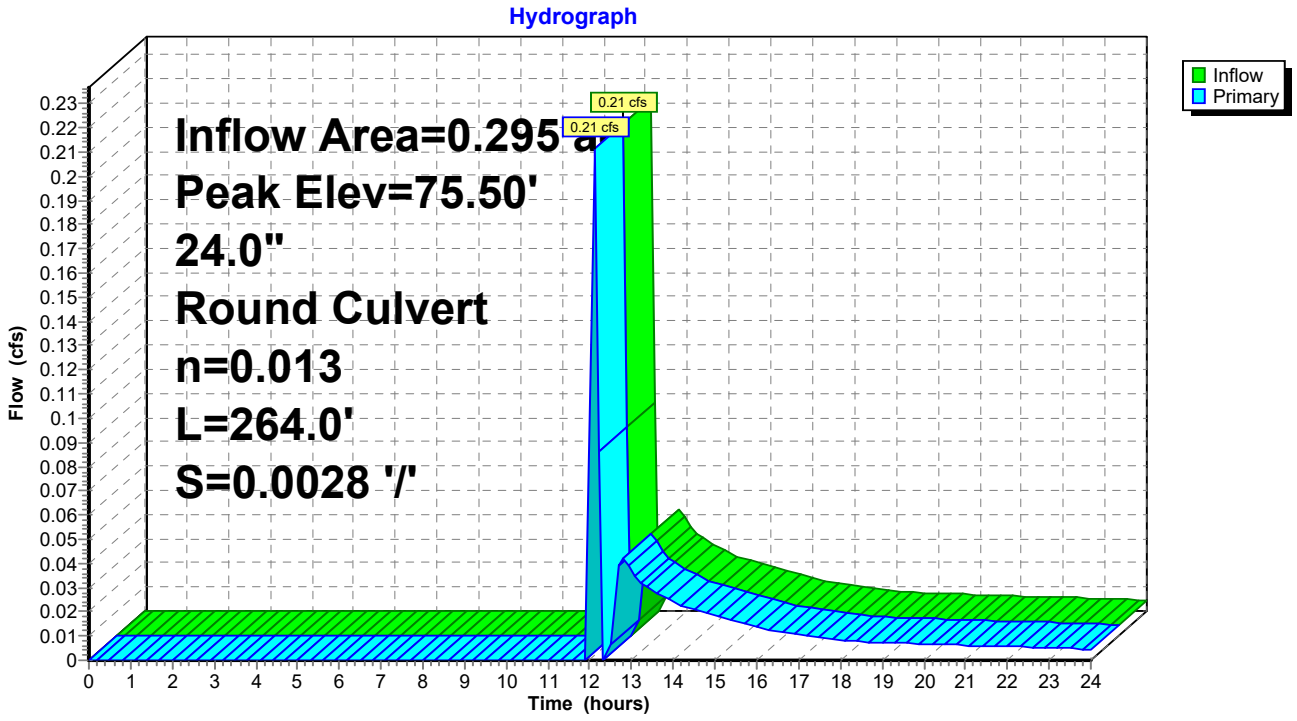
Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 0.58" for 1-yr event
Inflow = 0.21 cfs @ 12.11 hrs, Volume= 0.014 af
Outflow = 0.21 cfs @ 12.11 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min
Primary = 0.21 cfs @ 12.11 hrs, Volume= 0.014 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.50' @ 12.12 hrs
Flood Elev= 83.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.25'	**24.0" Round Culvert** L= 264.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.25' / 74.50' S= 0.0028 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=0.19 cfs @ 12.11 hrs HW=75.48' TW=73.17' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.19 cfs @ 1.42 fps)

Pond 9P: MH3



Summary for Pond 10P: PIPE DETENTION

Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 0.58" for 1-yr event
Inflow = 0.21 cfs @ 12.11 hrs, Volume= 0.014 af
Outflow = 0.06 cfs @ 12.24 hrs, Volume= 0.014 af, Atten= 70%, Lag= 7.4 min
Primary = 0.06 cfs @ 12.24 hrs, Volume= 0.014 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 73.24' @ 12.24 hrs Surf.Area= 592 sf Storage= 75 cf
Flood Elev= 76.55' Surf.Area= 0 sf Storage= 3,608 cf

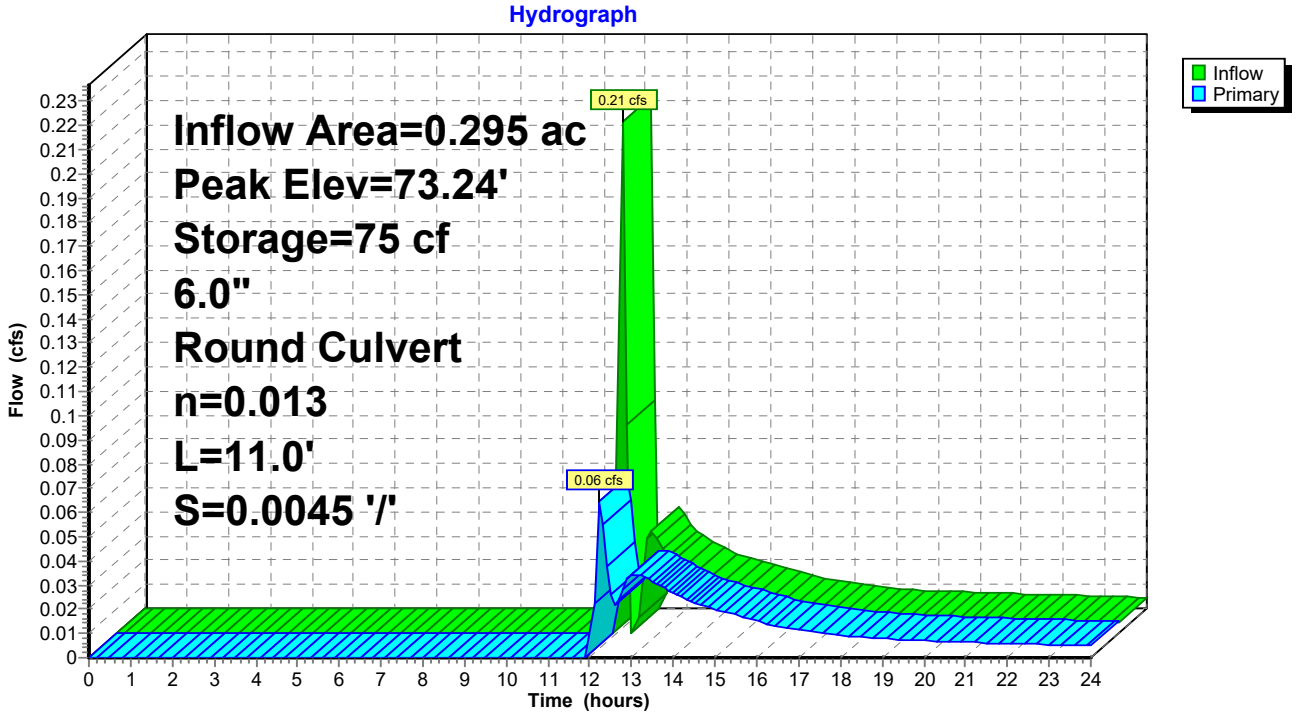
Plug-Flow detention time= 26.9 min calculated for 0.014 af (98% of inflow)
Center-of-Mass det. time= 17.9 min (949.2 - 931.3)

Volume	Invert	Avail.Storage	Storage Description
#1	73.05'	3,608 cf	**42.0" Round Pipe Storage** x 3 L= 125.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	73.05'	**6.0" Round Culvert** L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 73.05' / 73.00' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.06 cfs @ 12.24 hrs HW=73.23' TW=71.03' (Dynamic Tailwater)
↑**1=Culvert** (Barrel Controls 0.06 cfs @ 1.39 fps)

Pond 10P: PIPE DETENTION



Summary for Pond 11P: PRETREAT PIPE

Inflow Area = 0.536 ac, 74.33% Impervious, Inflow Depth > 1.21" for 1-yr event
Inflow = 0.50 cfs @ 12.14 hrs, Volume= 0.054 af
Outflow = 0.65 cfs @ 12.11 hrs, Volume= 0.046 af, Atten= 0%, Lag= 0.0 min
Primary = 0.65 cfs @ 12.11 hrs, Volume= 0.046 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.69' @ 12.12 hrs Surf.Area= 18 sf Storage= 404 cf
Flood Elev= 75.70' Surf.Area= 0 sf Storage= 404 cf

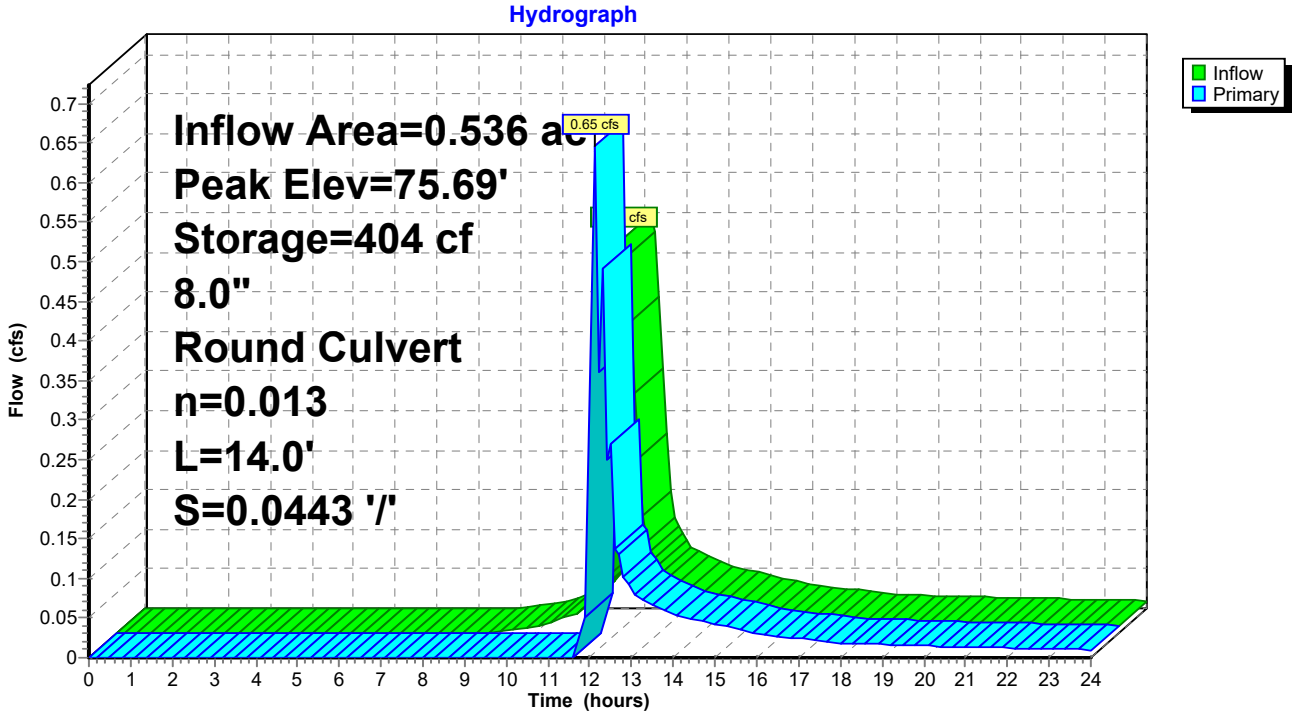
Plug-Flow detention time= 98.7 min calculated for 0.046 af (84% of inflow)
Center-of-Mass det. time= 30.8 min (872.4 - 841.6)

Volume	Invert	Avail.Storage	Storage Description
#1	72.20'	404 cf	**42.0" Round Pipe Storage** L= 42.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.20'	**8.0" Round Culvert** L= 14.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.20' / 74.58' S= 0.0443 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=0.60 cfs @ 12.11 hrs HW=75.66' TW=72.33' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.60 cfs @ 2.32 fps)

Pond 11P: PRETREAT PIPE



Summary for Subcatchment PS1: ENTRANCE

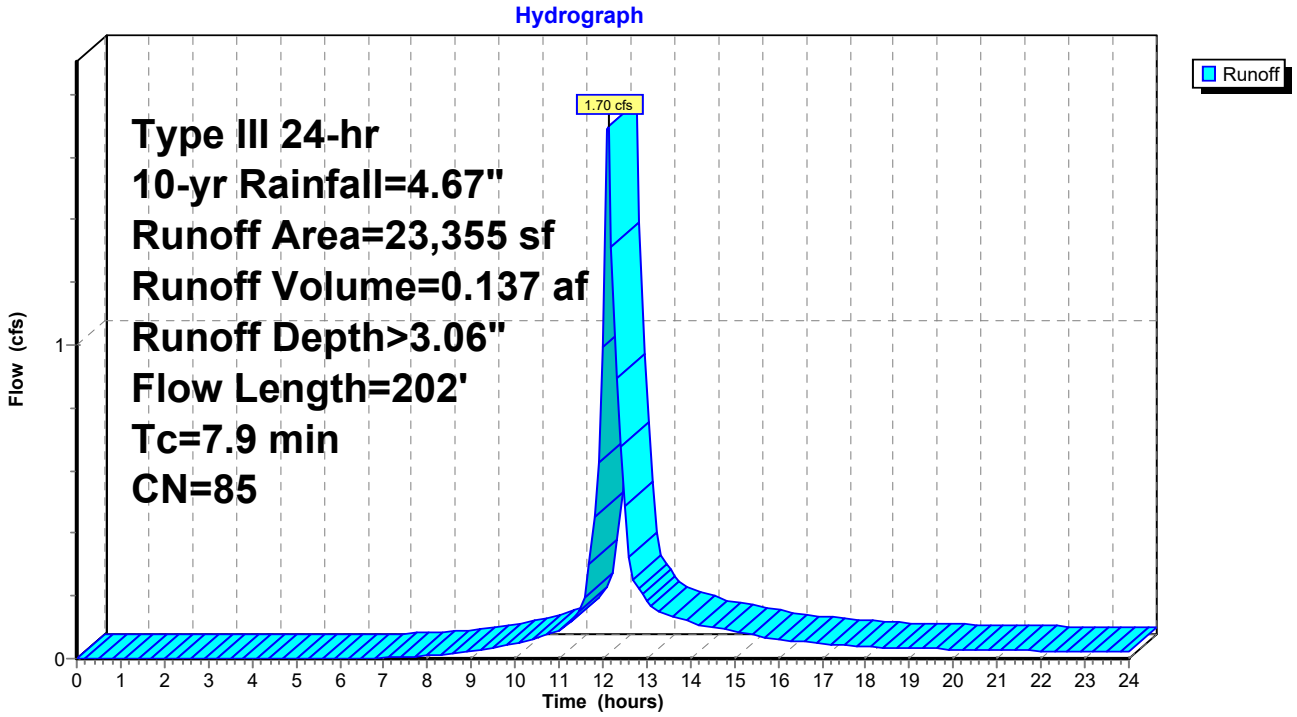
Runoff = 1.70 cfs @ 12.11 hrs, Volume= 0.137 af, Depth> 3.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
17,360	98	Paved parking, HSG A
5,995	49	50-75% Grass cover, Fair, HSG A
23,355	85	Weighted Average
5,995		25.67% Pervious Area
17,360		74.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	100	0.0400	0.22		**Sheet Flow, 100' sheet flow grass** Grass: Short n= 0.150 P2= 3.17"
0.4	102	0.0350	3.80		**Shallow Concentrated Flow, 102' Shallow concentrated paveme** Paved Kv= 20.3 fps
7.9	202	Total			

Subcatchment PS1: ENTRANCE



Summary for Subcatchment PS2: MID PARKING

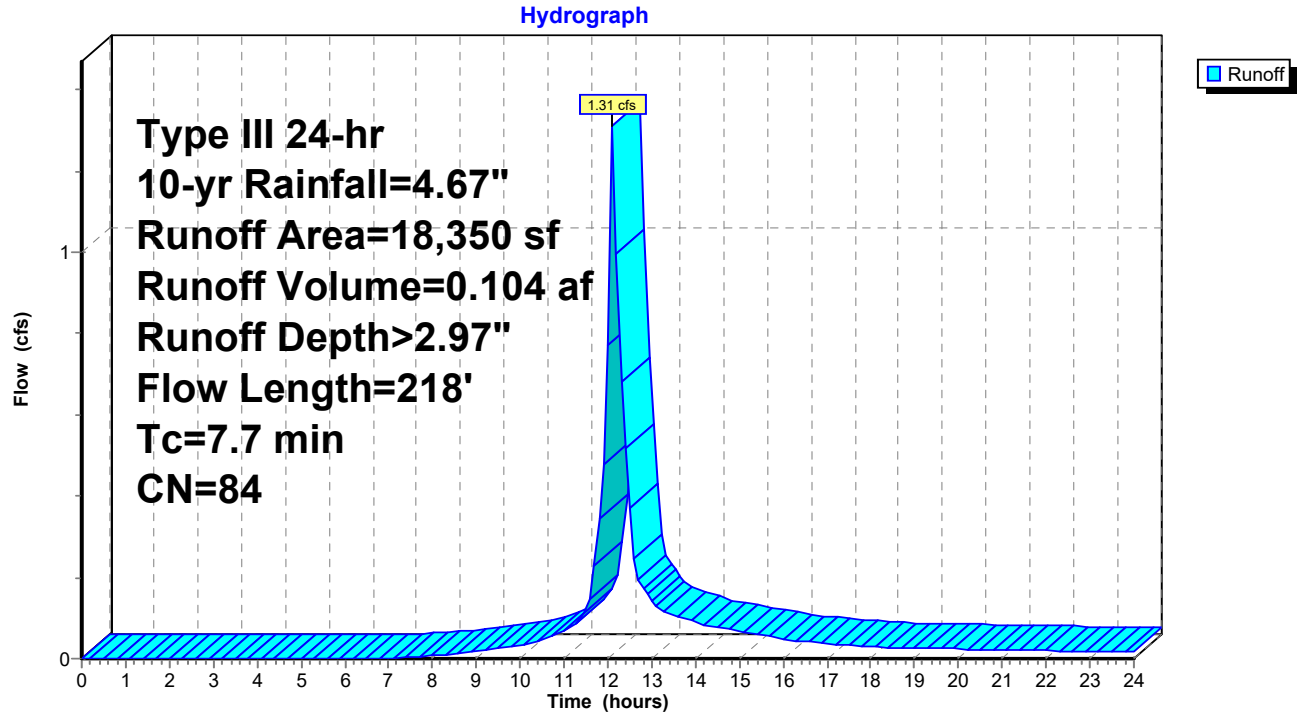
Runoff = 1.31 cfs @ 12.11 hrs, Volume= 0.104 af, Depth> 2.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
12,975	98	Paved parking, HSG A
5,375	49	50-75% Grass cover, Fair, HSG A
18,350	84	Weighted Average
5,375		29.29% Pervious Area
12,975		70.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	100	0.0450	0.23		**Sheet Flow, 100' sheet flow grass** Grass: Short n= 0.150 P2= 3.17"
0.6	118	0.0260	3.27		**Shallow Concentrated Flow, 118' paved shallow concentration** Paved Kv= 20.3 fps
7.7	218	Total			

Subcatchment PS2: MID PARKING



Summary for Subcatchment PS3: W PARKING

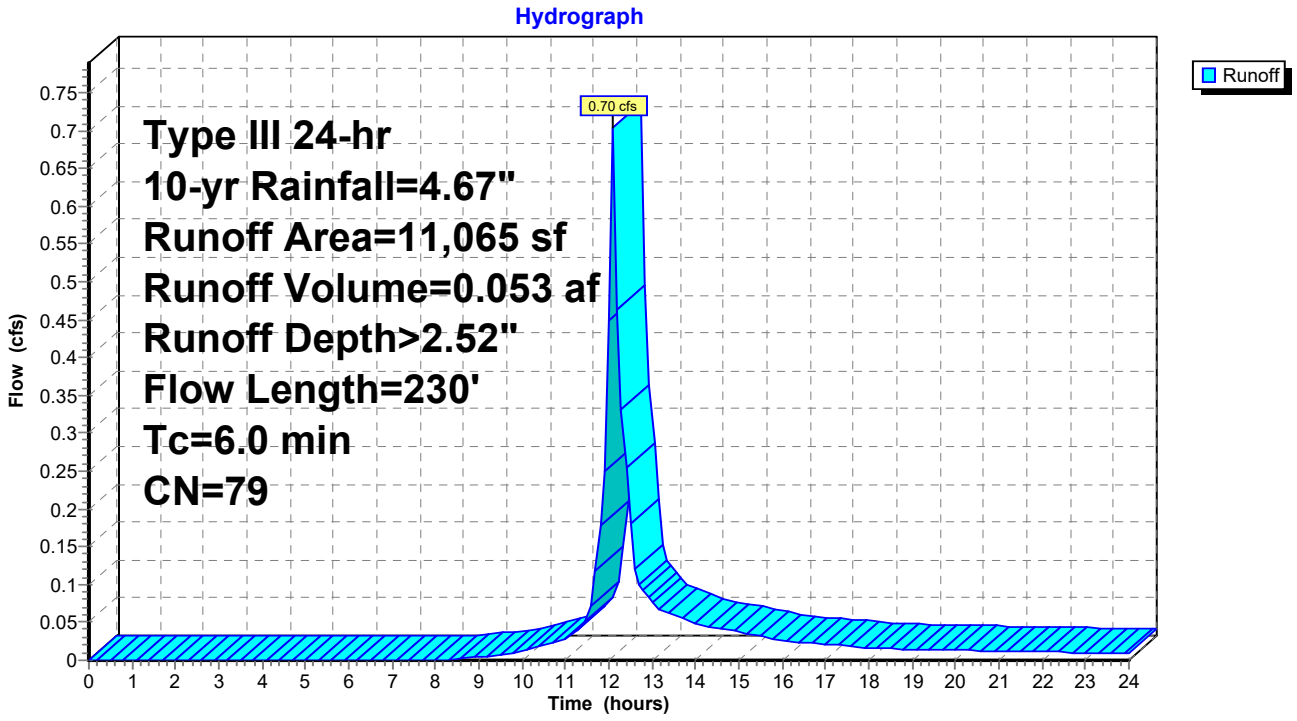
Runoff = 0.70 cfs @ 12.10 hrs, Volume= 0.053 af, Depth> 2.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
6,240	98	Paved parking, HSG A
1,755	49	50-75% Grass cover, Fair, HSG A
3,070	57	Woods/grass comb., Poor, HSG A
11,065	79	Weighted Average
4,825		43.61% Pervious Area
6,240		56.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	63	0.1349	0.33		**Sheet Flow, 63' grass sheet flow** Grass: Short n= 0.150 P2= 3.17"
0.9	167	0.0239	3.14		**Shallow Concentrated Flow, 167' paved** Paved Kv= 20.3 fps
4.1	230	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PS3: W PARKING



Summary for Subcatchment PS4: EXIT GARAGE

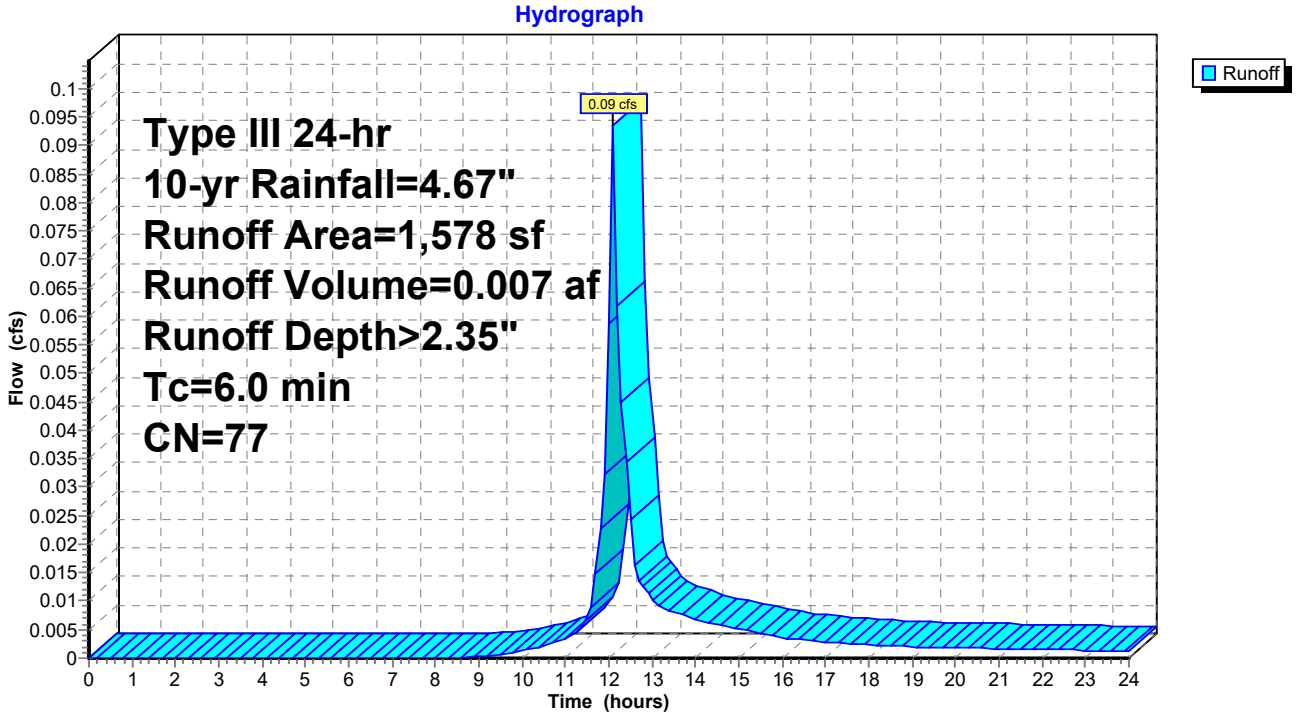
Runoff = 0.09 cfs @ 12.10 hrs, Volume= 0.007 af, Depth> 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
892	98	Paved parking, HSG A
686	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
1,578	77	Weighted Average
686		43.47% Pervious Area
892		56.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PS4: EXIT GARAGE



Summary for Subcatchment PS5: ENTRANCE GARAGE

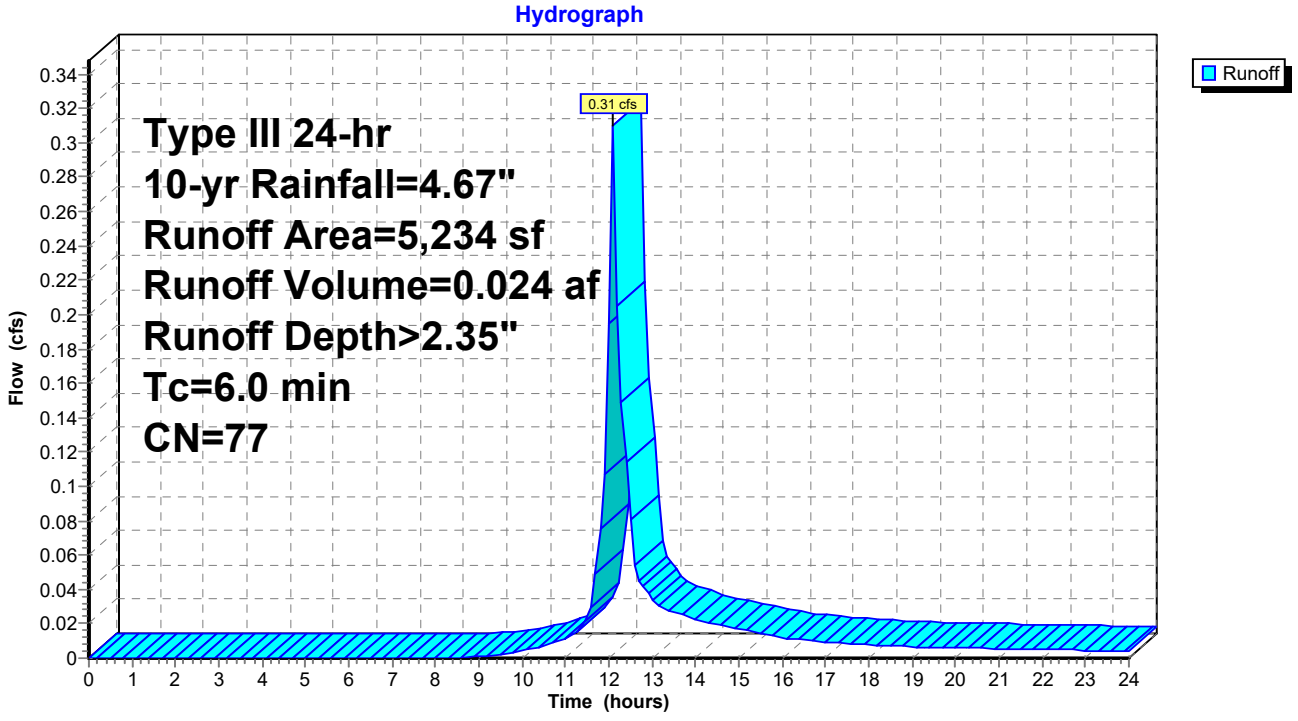
Runoff = 0.31 cfs @ 12.10 hrs, Volume= 0.024 af, Depth> 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
2,942	98	Paved parking, HSG A
2,292	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
5,234	77	Weighted Average
2,292		43.79% Pervious Area
2,942		56.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MINIMUM**

Subcatchment PS5: ENTRANCE GARAGE



Summary for Subcatchment PS6A: BUILDING

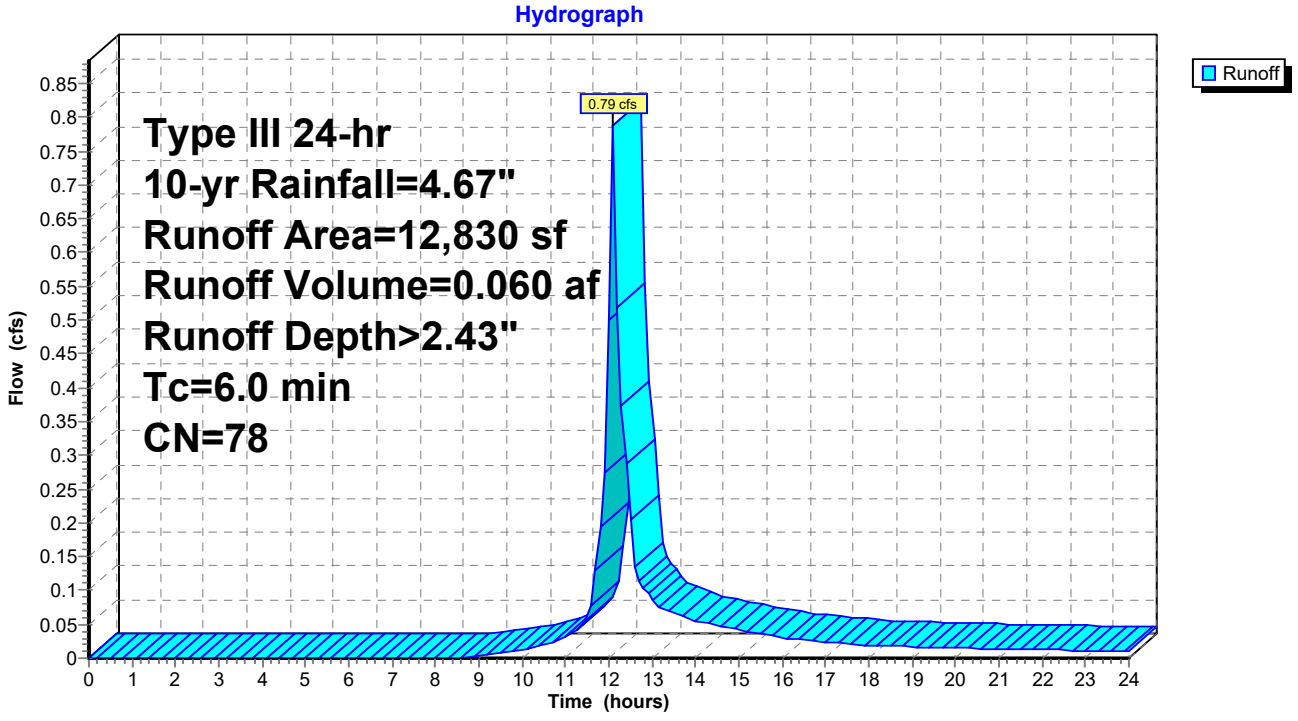
Runoff = 0.79 cfs @ 12.10 hrs, Volume= 0.060 af, Depth> 2.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
7,572	98	Paved parking, HSG A
5,258	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
12,830	78	Weighted Average
5,258		40.98% Pervious Area
7,572		59.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, roof**

Subcatchment PS6A: BUILDING



Summary for Subcatchment PS6B: BUILDING

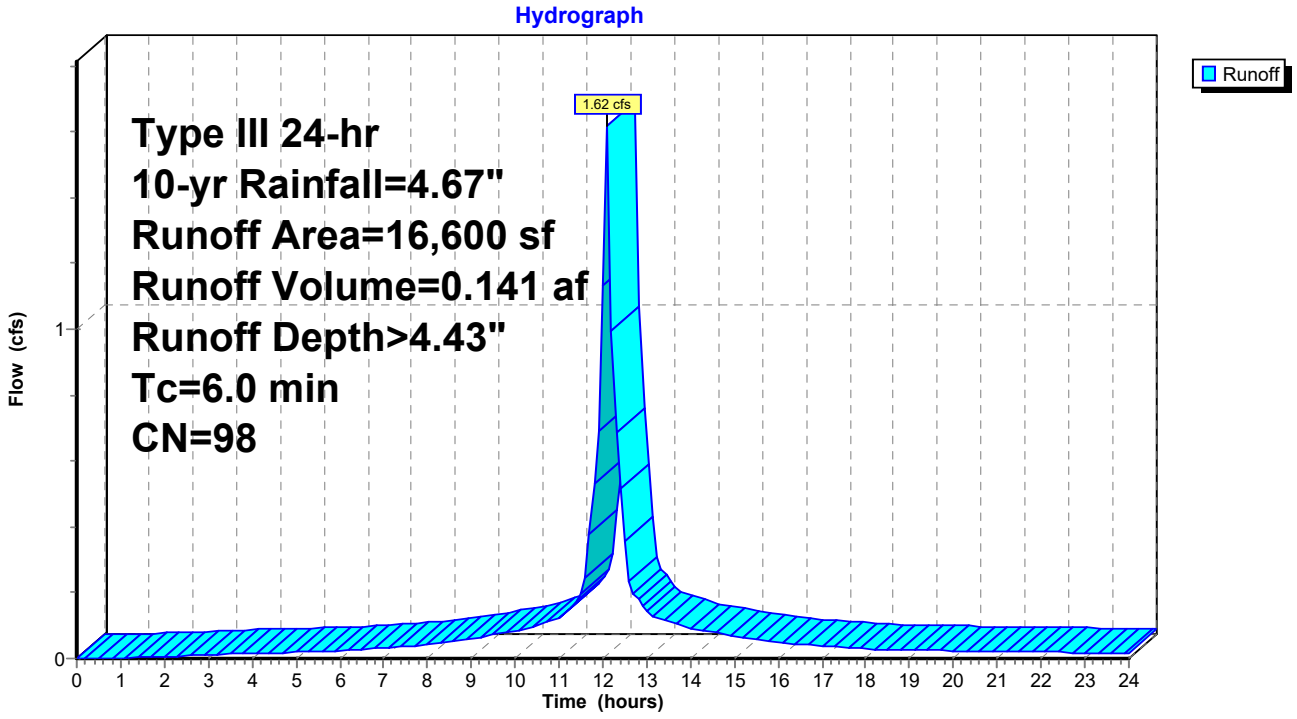
Runoff = 1.62 cfs @ 12.09 hrs, Volume= 0.141 af, Depth> 4.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
16,600	98	Paved parking, HSG A
0	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
16,600	98	Weighted Average
16,600		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, roof**

Subcatchment PS6B: BUILDING



Summary for Subcatchment PS7: GRASS

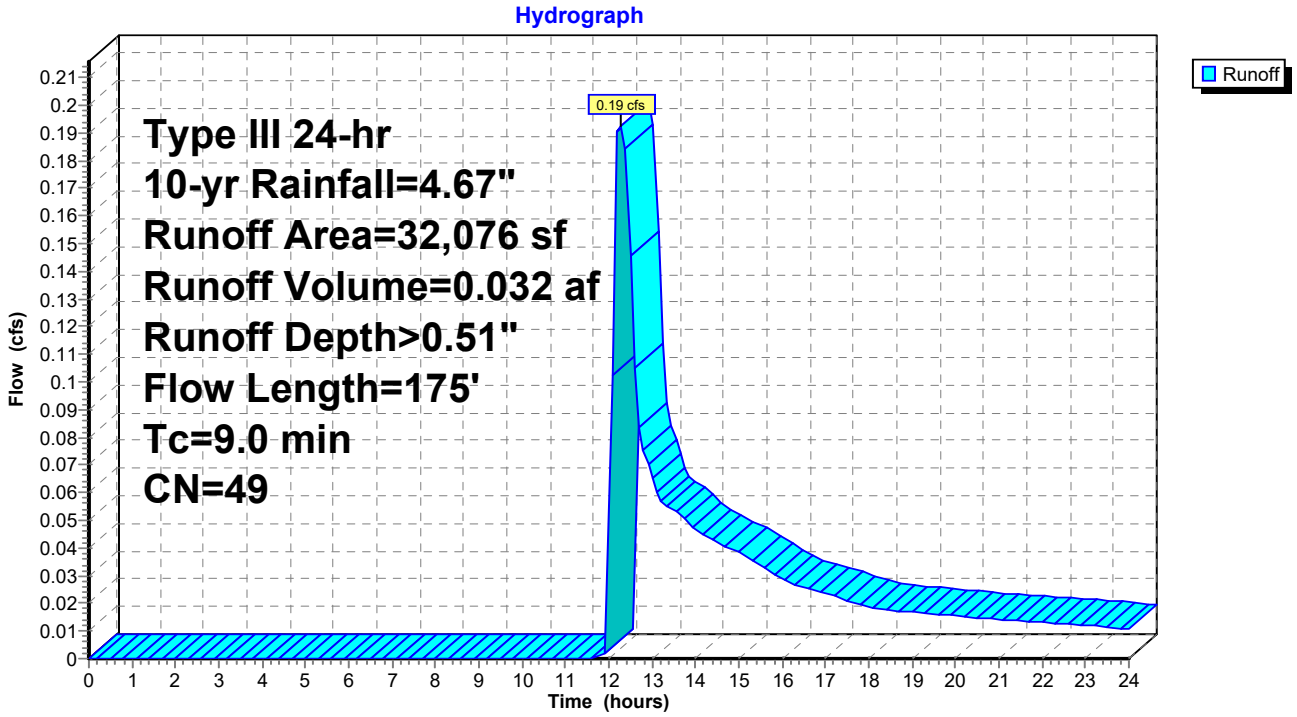
Runoff = 0.19 cfs @ 12.26 hrs, Volume= 0.032 af, Depth> 0.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-yr Rainfall=4.67"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
32,076	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
32,076	49	Weighted Average
32,076		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0350	0.21		**Sheet Flow, 100' grass sheet flow** Grass: Short n= 0.150 P2= 3.17"
1.1	75	0.0286	1.18		**Shallow Concentrated Flow, 75' grass** Short Grass Pasture Kv= 7.0 fps
9.0	175	Total			

Subcatchment PS7: GRASS

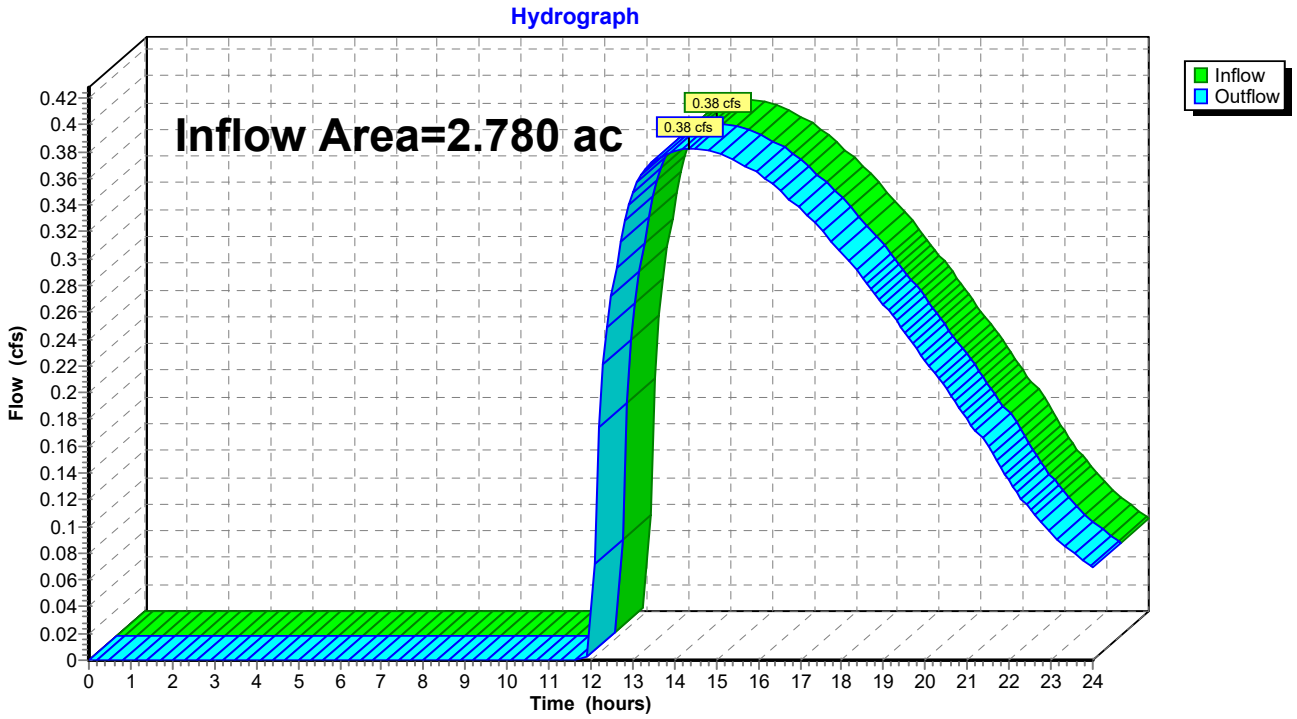


Summary for Reach AP1: DP1

Inflow Area = 2.780 ac, 53.33% Impervious, Inflow Depth > 1.12" for 10-yr event
Inflow = 0.38 cfs @ 14.34 hrs, Volume= 0.259 af
Outflow = 0.38 cfs @ 14.34 hrs, Volume= 0.259 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3

Reach AP1: DP1



Summary for Pond 1P: DETENTION

Inflow Area = 2.780 ac, 53.33% Impervious, Inflow Depth > 1.21" for 10-yr event
Inflow = 2.76 cfs @ 12.12 hrs, Volume= 0.280 af
Outflow = 0.38 cfs @ 14.34 hrs, Volume= 0.259 af, Atten= 86%, Lag= 133.0 min
Primary = 0.38 cfs @ 14.34 hrs, Volume= 0.259 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 71.99' @ 14.34 hrs Surf.Area= 6,502 sf Storage= 5,739 cf
Flood Elev= 74.00' Surf.Area= 9,613 sf Storage= 21,879 cf

Plug-Flow detention time= 201.8 min calculated for 0.259 af (92% of inflow)
Center-of-Mass det. time= 169.7 min (1,014.5 - 844.9)

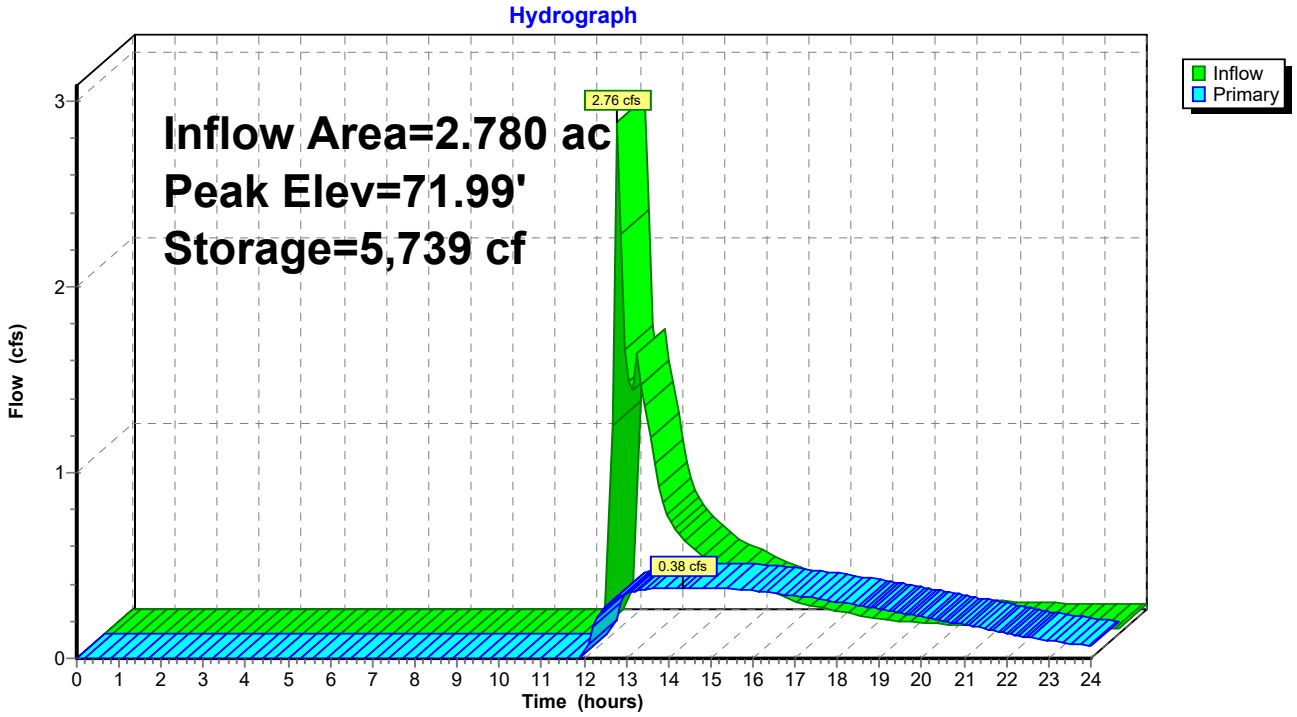
Volume	Invert	Avail.Storage	Storage Description
#1	71.00'	21,879 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
71.00	5,057	0	0
72.00	6,512	5,785	5,785
73.00	8,032	7,272	13,057
74.00	9,613	8,823	21,879

Device	Routing	Invert	Outlet Devices
#1	Primary	67.00'	**6.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 67.00' / 66.60' S= 0.0154 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	73.55'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	71.00'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.38 cfs @ 14.34 hrs HW=71.99' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.38 cfs of 1.85 cfs potential flow)
  ├─**2=Orifice/Grate** (Controls 0.00 cfs)
  └─**3=Orifice/Grate** (Orifice Controls 0.38 cfs @ 4.38 fps)

Pond 1P: DETENTION



Summary for Pond 2P: BIO (S)

Inflow Area = 0.156 ac, 56.28% Impervious, Inflow Depth > 1.87" for 10-yr event
Inflow = 0.60 cfs @ 12.10 hrs, Volume= 0.024 af
Outflow = 0.21 cfs @ 12.41 hrs, Volume= 0.018 af, Atten= 65%, Lag= 18.3 min
Primary = 0.21 cfs @ 12.41 hrs, Volume= 0.018 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 73.56' @ 12.41 hrs Surf.Area= 666 sf Storage= 328 cf
Flood Elev= 74.00' Surf.Area= 788 sf Storage= 651 cf

Plug-Flow detention time= 154.9 min calculated for 0.018 af (72% of inflow)
Center-of-Mass det. time= 57.3 min (925.4 - 868.1)

Volume	Invert	Avail.Storage	Storage Description
#1	73.00'	651 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

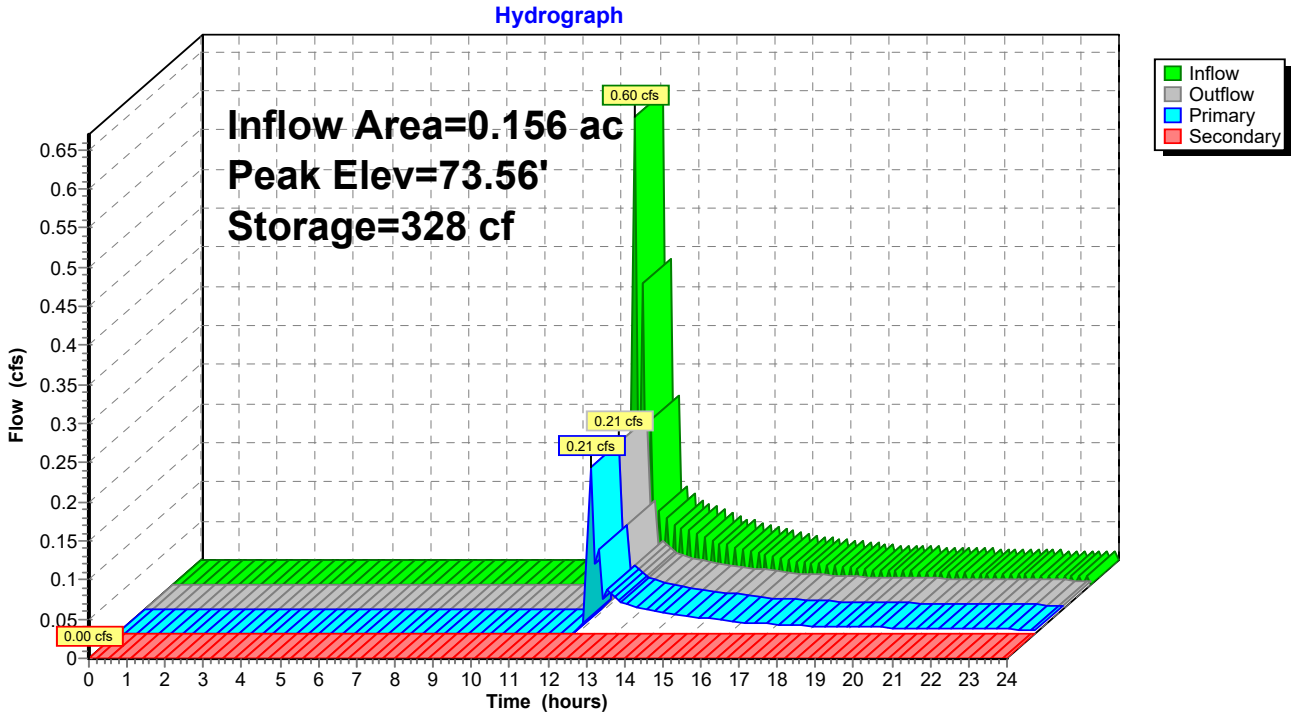
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
73.00	514	0	0
74.00	788	651	651

Device	Routing	Invert	Outlet Devices
#1	Primary	73.50'	**5.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#2	Secondary	68.45'	**6.0" Round Culvert** L= 42.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 68.45' / 67.00' S= 0.0345 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#3	Device 2	73.90'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.20 cfs @ 12.41 hrs HW=73.55' TW=71.52' (Dynamic Tailwater)
└**1=Sharp-Crested Rectangular Weir** (Weir Controls 0.20 cfs @ 0.75 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=73.00' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Passes 0.00 cfs of 1.68 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: BIO (S)


Hydrograph
Inflow Area=0.156 ac
Peak Elev=73.56'
Storage=328 cf
0.60 cfs
0.21 cfs
0.21 cfs
0.00 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Summary for Pond 3P: HYDRO

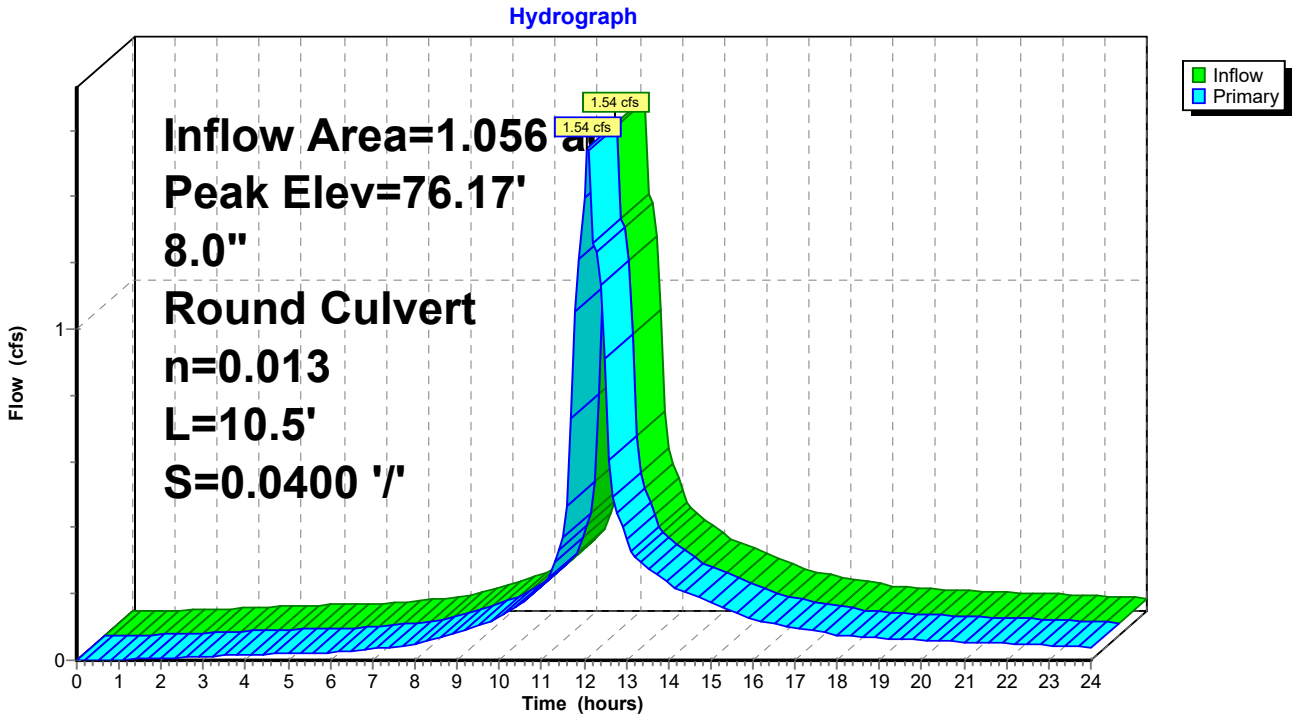
Inflow Area = 1.056 ac, 77.83% Impervious, Inflow Depth > 2.91" for 10-yr event
Inflow = 1.54 cfs @ 12.08 hrs, Volume= 0.256 af
Outflow = 1.54 cfs @ 12.08 hrs, Volume= 0.256 af, Atten= 0%, Lag= 0.0 min
Primary = 1.54 cfs @ 12.08 hrs, Volume= 0.256 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 76.17' @ 12.09 hrs
Flood Elev= 79.85'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.00'	**8.0" Round Culvert** L= 10.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.00' / 74.58' S= 0.0400 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=1.51 cfs @ 12.08 hrs HW=76.14' TW=73.40' (Dynamic Tailwater)
1=Culvert (Inlet Controls 1.51 cfs @ 4.34 fps)

Pond 3P: HYDRO



Summary for Pond 4P: PRETREAT PIPE

Inflow Area = 0.156 ac, 56.28% Impervious, Inflow Depth > 2.35" for 10-yr event
Inflow = 0.40 cfs @ 12.10 hrs, Volume= 0.031 af
Outflow = 0.60 cfs @ 12.10 hrs, Volume= 0.024 af, Atten= 0%, Lag= 0.1 min
Primary = 0.60 cfs @ 12.10 hrs, Volume= 0.024 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.37' @ 12.10 hrs Surf.Area= 0 sf Storage= 269 cf
Flood Elev= 75.62' Surf.Area= 0 sf Storage= 269 cf

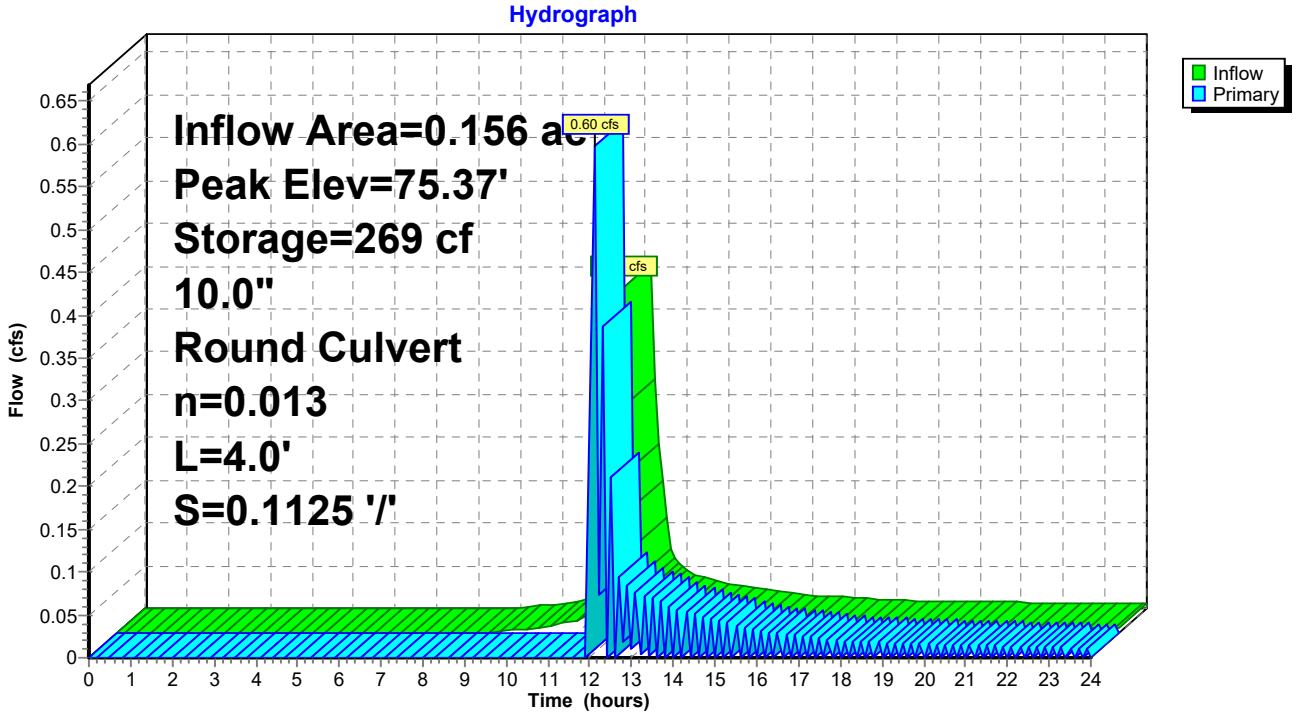
Plug-Flow detention time= 114.1 min calculated for 0.024 af (80% of inflow)
Center-of-Mass det. time= 35.5 min (868.1 - 832.5)

Volume	Invert	Avail.Storage	Storage Description
#1	71.12'	269 cf	**42.0" Round Pipe Storage** L= 28.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	74.95'	**10.0" Round Culvert** L= 4.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 74.95' / 74.50' S= 0.1125 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.57 cfs @ 12.10 hrs HW=75.36' TW=73.21' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.57 cfs @ 2.17 fps)

Pond 4P: PRETREAT PIPE



Summary for Pond 5P: MH1

Inflow Area = 1.056 ac, 77.83% Impervious, Inflow Depth > 3.39" for 10-yr event
Inflow = 3.63 cfs @ 12.10 hrs, Volume= 0.298 af
Outflow = 3.63 cfs @ 12.10 hrs, Volume= 0.298 af, Atten= 0%, Lag= 0.0 min
Primary = 1.54 cfs @ 12.08 hrs, Volume= 0.256 af
Secondary = 2.09 cfs @ 12.11 hrs, Volume= 0.042 af

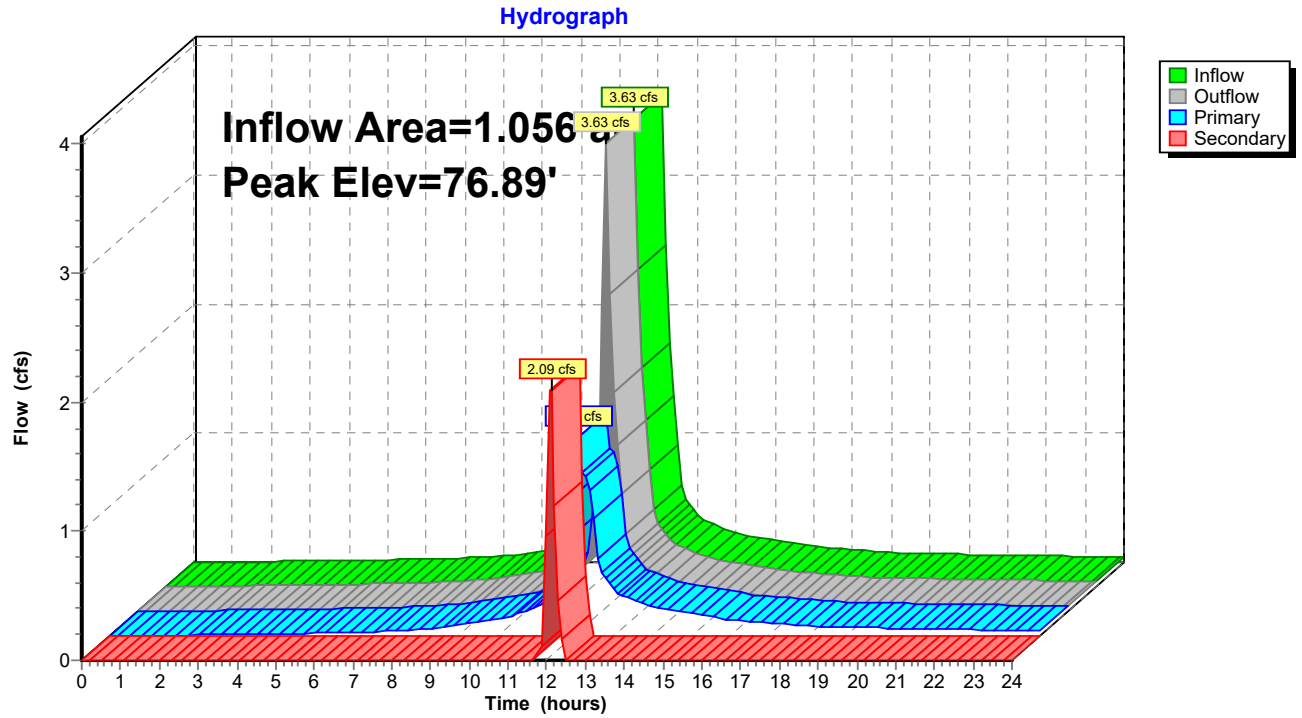
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 76.89' @ 12.11 hrs
Flood Elev= 80.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.20'	**8.0" Round Culvert** L= 9.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.20' / 75.03' S= 0.0189 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Secondary	76.08'	**12.0" Round Culvert** L= 21.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.08' / 74.90' S= 0.0562 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.40 cfs @ 12.08 hrs HW=76.84' TW=76.14' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 1.40 cfs @ 4.02 fps)

Secondary OutFlow Max=2.04 cfs @ 12.11 hrs HW=76.88' TW=71.19' (Dynamic Tailwater)
└─**2=Culvert** (Inlet Controls 2.04 cfs @ 3.04 fps)

Pond 5P: MH1



Summary for Pond 6P: BIO (NW)

Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 2.43" for 10-yr event
Inflow = 0.79 cfs @ 12.10 hrs, Volume= 0.060 af
Outflow = 0.72 cfs @ 12.14 hrs, Volume= 0.050 af, Atten= 9%, Lag= 2.5 min
Primary = 0.72 cfs @ 12.14 hrs, Volume= 0.050 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 80.65' @ 12.14 hrs Surf.Area= 956 sf Storage= 541 cf
Flood Elev= 81.00' Surf.Area= 1,085 sf Storage= 903 cf

Plug-Flow detention time= 99.5 min calculated for 0.050 af (84% of inflow)
Center-of-Mass det. time= 32.4 min (862.2 - 829.9)

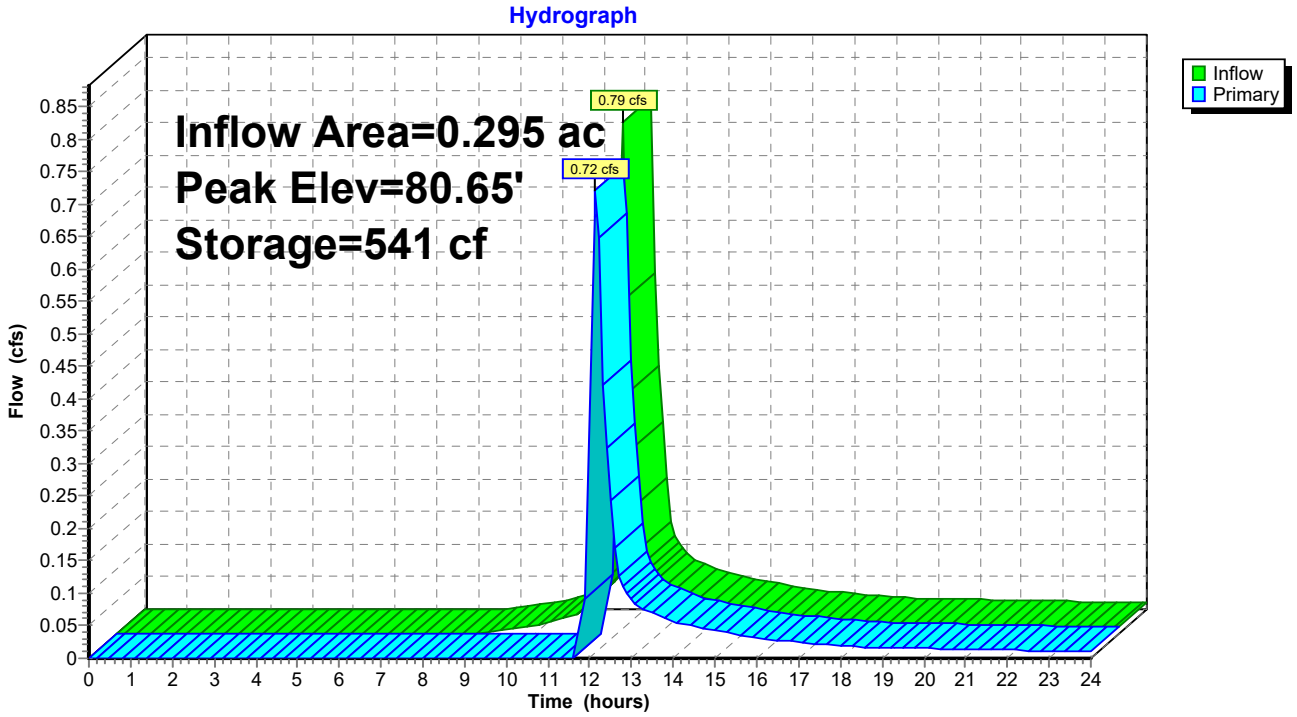
Volume	Invert	Avail.Storage	Storage Description
#1	80.00'	903 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
80.00	720	0	0
81.00	1,085	903	903

Device	Routing	Invert	Outlet Devices
#1	Primary	76.50'	**6.0" Round Culvert** L= 14.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.50' / 76.25' S= 0.0179 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	80.50'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.67 cfs @ 12.14 hrs HW=80.64' TW=75.92' (Dynamic Tailwater)
↑**1=Culvert** (Passes 0.67 cfs of 1.86 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 0.67 cfs @ 1.21 fps)

Pond 6P: BIO (NW)



Summary for Pond 7P: CB1

Inflow Area = 0.536 ac, 74.33% Impervious, Inflow Depth > 3.06" for 10-yr event
Inflow = 1.70 cfs @ 12.11 hrs, Volume= 0.137 af
Outflow = 1.70 cfs @ 12.11 hrs, Volume= 0.137 af, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 12.12 hrs, Volume= 0.111 af
Secondary = 1.17 cfs @ 12.11 hrs, Volume= 0.026 af

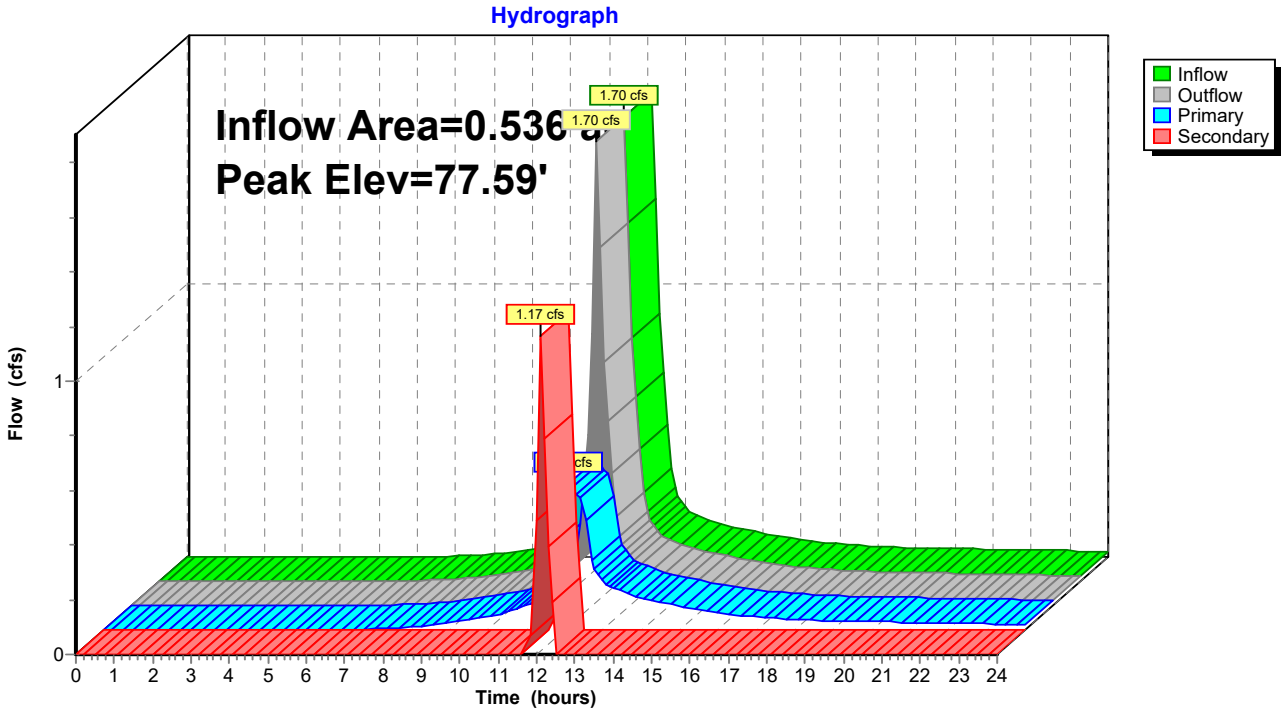
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 77.59' @ 12.12 hrs
Flood Elev= 80.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	76.50'	**6.0" Round Culvert** L= 187.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.50' / 75.20' S= 0.0069 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	77.05'	**15.0" Round Culvert** L= 65.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 77.05' / 76.55' S= 0.0077 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.53 cfs @ 12.12 hrs HW=77.57' TW=75.63' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 0.53 cfs @ 2.71 fps)

Secondary OutFlow Max=1.10 cfs @ 12.11 hrs HW=77.57' TW=75.94' (Dynamic Tailwater)
└─**2=Culvert** (Barrel Controls 1.10 cfs @ 3.38 fps)

Pond 7P: CB1



Summary for Pond 8P: PIPE INFILTRATORS

Inflow Area = 1.593 ac, 76.65% Impervious, Inflow Depth > 2.70" for 10-yr event
Inflow = 2.08 cfs @ 12.09 hrs, Volume= 0.358 af
Outflow = 0.80 cfs @ 12.70 hrs, Volume= 0.230 af, Atten= 61%, Lag= 36.6 min
Discarded = 0.11 cfs @ 12.03 hrs, Volume= 0.118 af
Primary = 0.73 cfs @ 12.70 hrs, Volume= 0.113 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 74.68' @ 12.70 hrs Surf.Area= 1,585 sf Storage= 6,519 cf
Flood Elev= 75.25' Surf.Area= 0 sf Storage= 7,138 cf

Plug-Flow detention time= 205.2 min calculated for 0.229 af (64% of inflow)
Center-of-Mass det. time= 91.0 min (902.9 - 811.9)

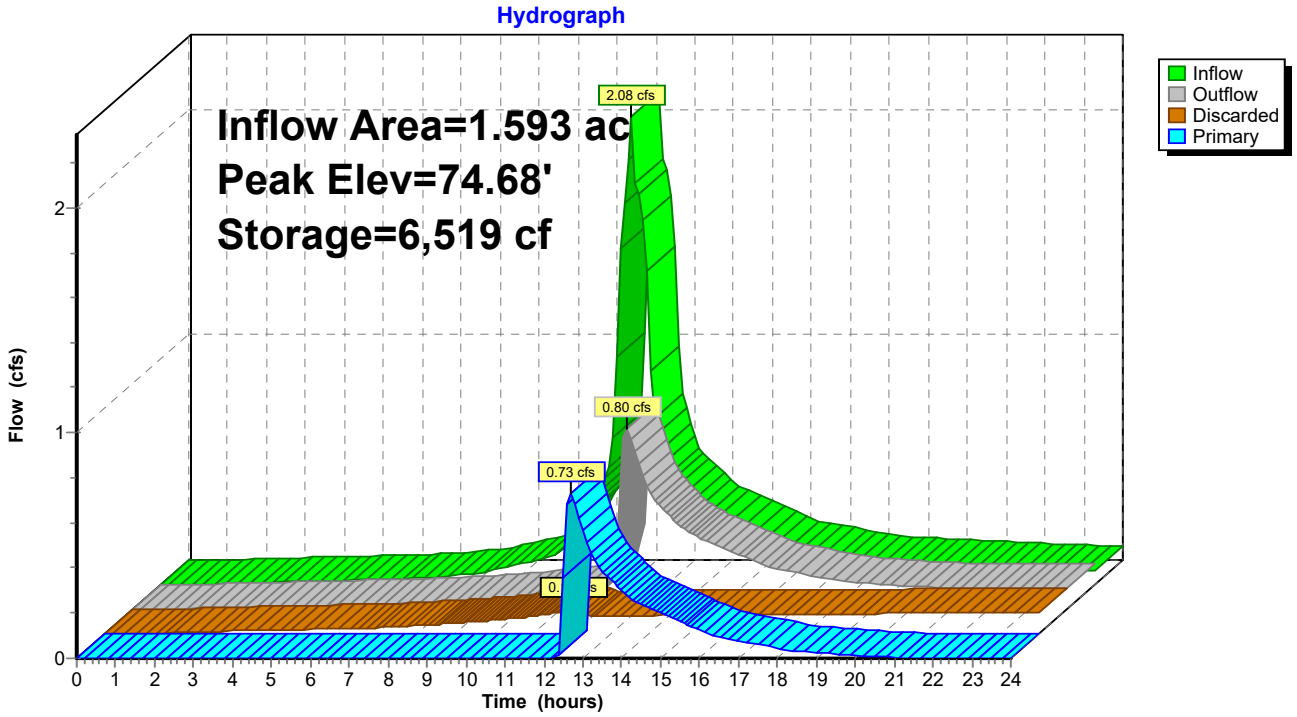
Volume	Invert	Avail.Storage	Storage Description
#1	71.25'	7,138 cf	**48.0" Round Pipe Storage** x 4 L= 142.0'

Device	Routing	Invert	Outlet Devices
#1	Discarded	71.25'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	74.25'	**12.0" Round Culvert** L= 35.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 74.25' / 73.00' S= 0.0357 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.11 cfs @ 12.03 hrs HW=73.24' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.73 cfs @ 12.70 hrs HW=74.68' TW=71.72' (Dynamic Tailwater)
↑**2=Culvert** (Inlet Controls 0.73 cfs @ 2.24 fps)

Pond 8P: PIPE INFILTRATORS



Summary for Pond 9P: MH3

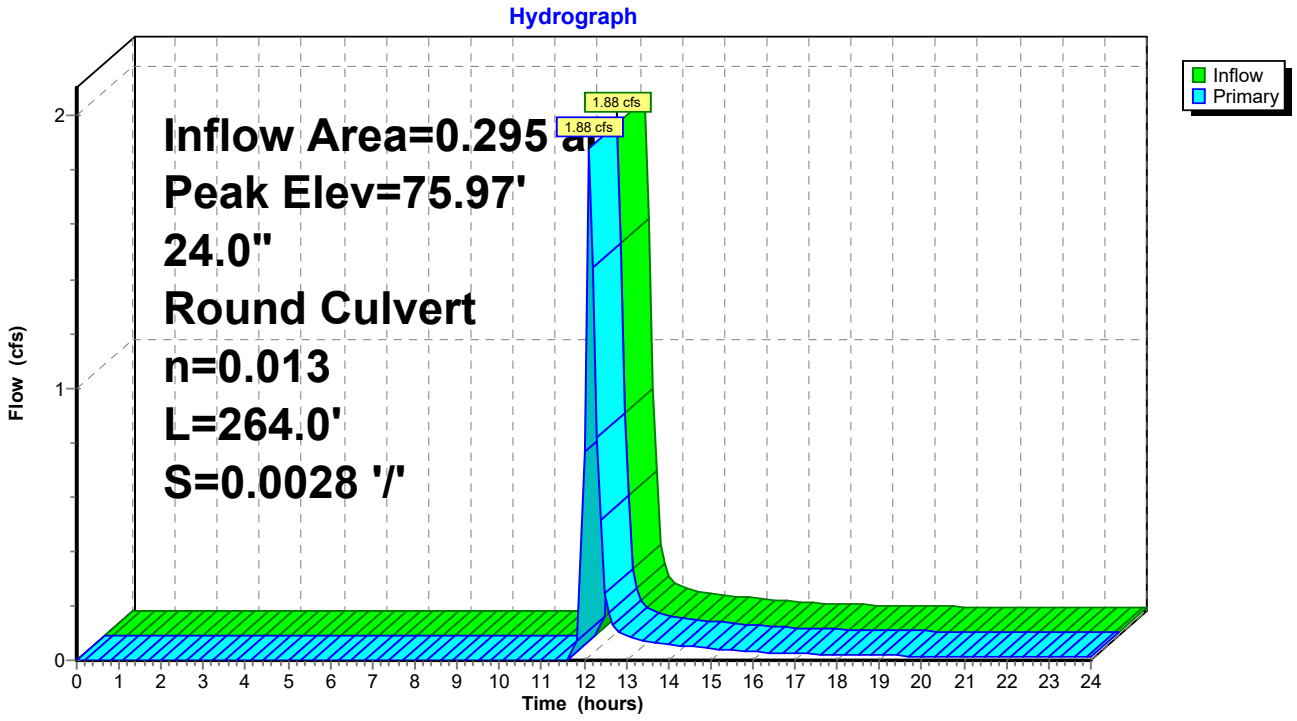
Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 3.11" for 10-yr event
Inflow = 1.88 cfs @ 12.12 hrs, Volume= 0.076 af
Outflow = 1.88 cfs @ 12.12 hrs, Volume= 0.076 af, Atten= 0%, Lag= 0.0 min
Primary = 1.88 cfs @ 12.12 hrs, Volume= 0.076 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.97' @ 12.13 hrs
Flood Elev= 83.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.25'	**24.0" Round Culvert** L= 264.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.25' / 74.50' S= 0.0028 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=1.74 cfs @ 12.12 hrs HW=75.94' TW=73.82' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.74 cfs @ 2.73 fps)

Pond 9P: MH3



Summary for Pond 10P: PIPE DETENTION

Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 3.11" for 10-yr event
Inflow = 1.88 cfs @ 12.12 hrs, Volume= 0.076 af
Outflow = 0.83 cfs @ 12.32 hrs, Volume= 0.076 af, Atten= 56%, Lag= 11.8 min
Primary = 0.83 cfs @ 12.32 hrs, Volume= 0.076 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 74.16' @ 12.32 hrs Surf.Area= 1,223 sf Storage= 988 cf
Flood Elev= 76.55' Surf.Area= 0 sf Storage= 3,608 cf

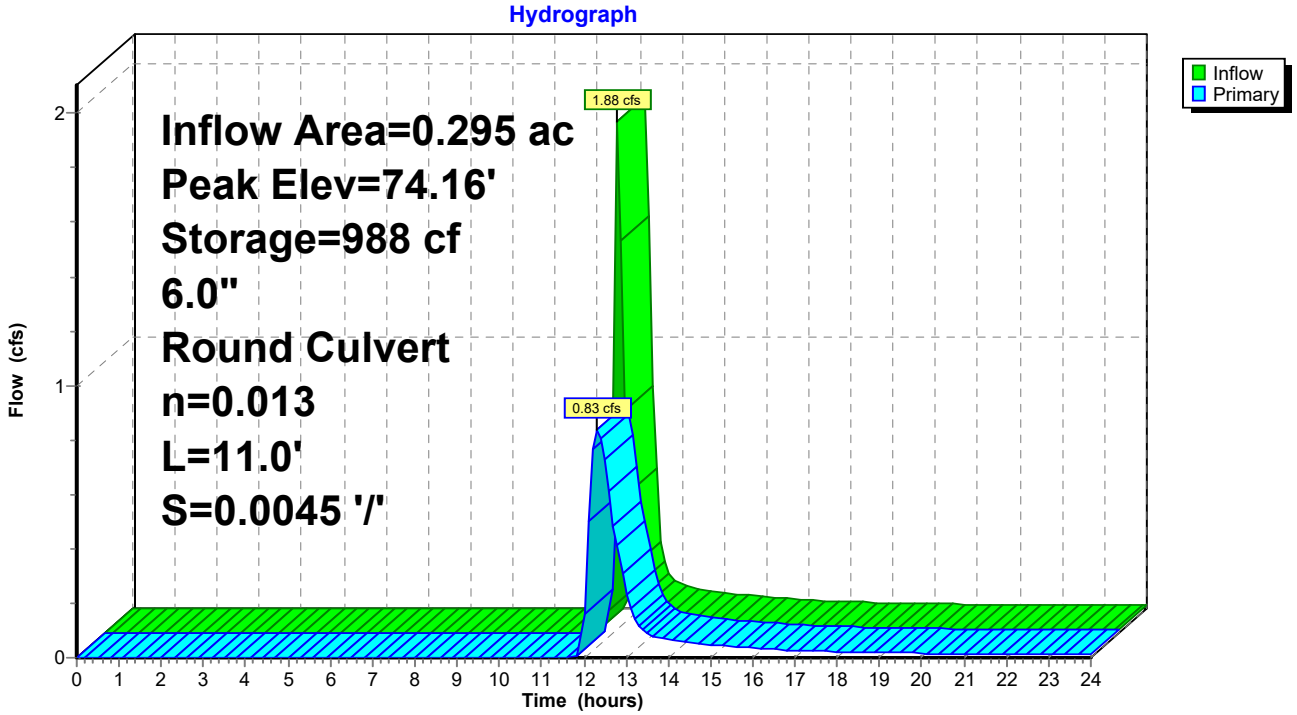
Plug-Flow detention time= 19.2 min calculated for 0.076 af (99% of inflow)
Center-of-Mass det. time= 15.6 min (832.1 - 816.4)

Volume	Invert	Avail.Storage	Storage Description
#1	73.05'	3,608 cf	**42.0" Round Pipe Storage** x 3 L= 125.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	73.05'	**6.0" Round Culvert** L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 73.05' / 73.00' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.83 cfs @ 12.32 hrs HW=74.15' TW=71.46' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.83 cfs @ 4.21 fps)

Pond 10P: PIPE DETENTION



Summary for Pond 11P: PRETREAT PIPE

Inflow Area = 0.536 ac, 74.33% Impervious, Inflow Depth > 2.47" for 10-yr event
Inflow = 0.54 cfs @ 12.12 hrs, Volume= 0.111 af
Outflow = 0.54 cfs @ 12.12 hrs, Volume= 0.102 af, Atten= 0%, Lag= 0.1 min
Primary = 0.54 cfs @ 12.12 hrs, Volume= 0.102 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.63' @ 12.12 hrs Surf.Area= 40 sf Storage= 402 cf
Flood Elev= 75.70' Surf.Area= 0 sf Storage= 404 cf

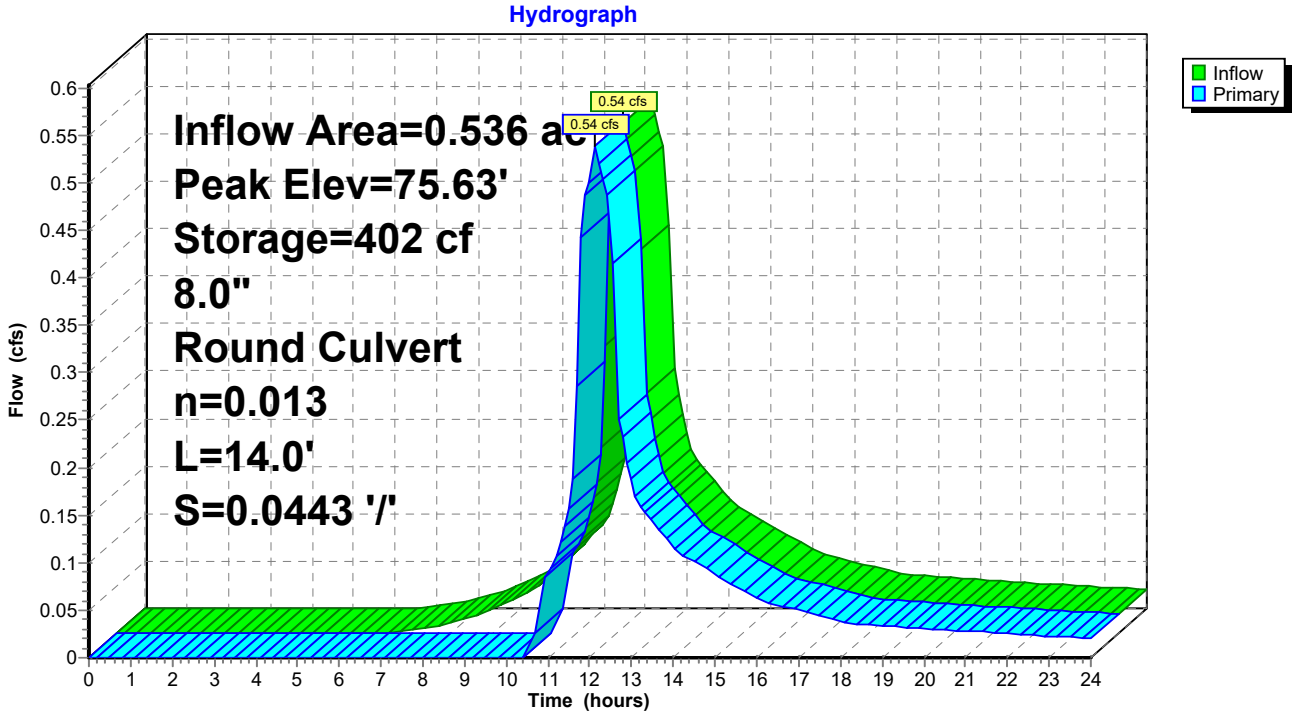
Plug-Flow detention time= 62.8 min calculated for 0.102 af (92% of inflow)
Center-of-Mass det. time= 22.7 min (853.8 - 831.1)

Volume	Invert	Avail.Storage	Storage Description
#1	72.20'	404 cf	**42.0" Round Pipe Storage** L= 42.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.20'	**8.0" Round Culvert** L= 14.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.20' / 74.58' S= 0.0443 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=0.53 cfs @ 12.12 hrs HW=75.63' TW=73.51' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.53 cfs @ 2.24 fps)

Pond 11P: PRETREAT PIPE



Summary for Subcatchment PS1: ENTRANCE

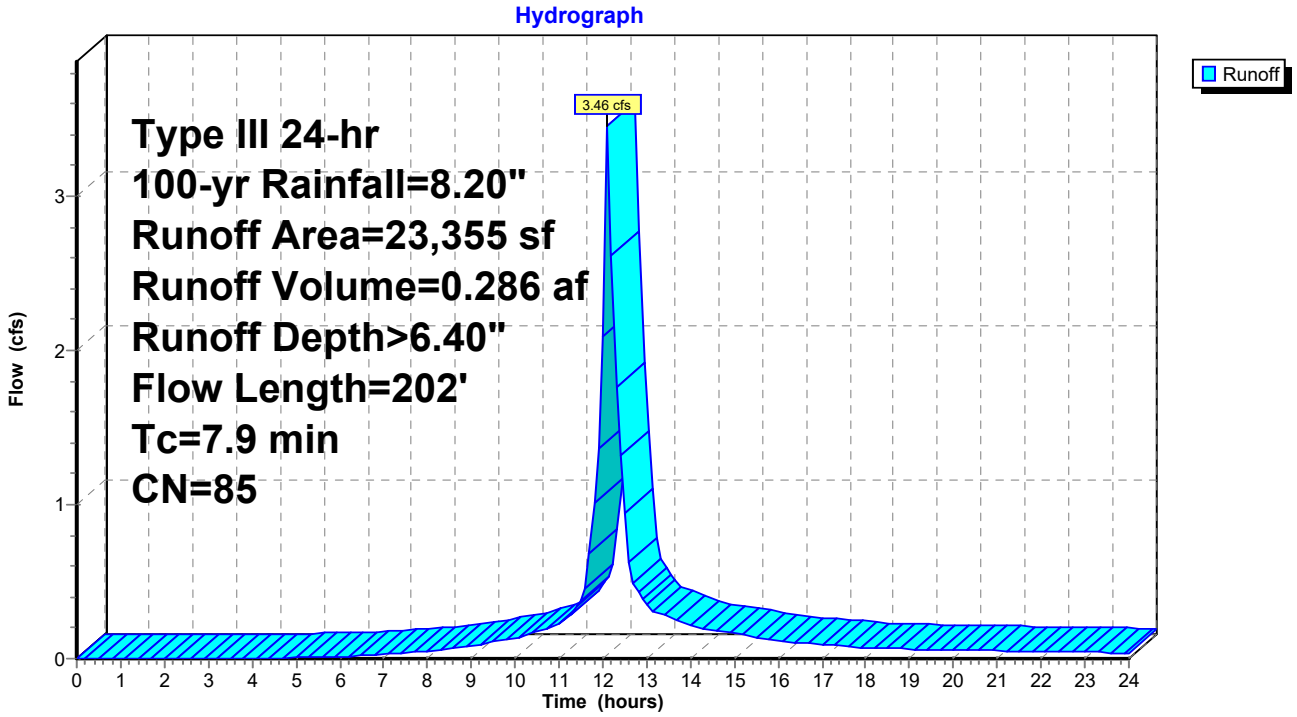
Runoff = 3.46 cfs @ 12.11 hrs, Volume= 0.286 af, Depth> 6.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
17,360	98	Paved parking, HSG A
5,995	49	50-75% Grass cover, Fair, HSG A
23,355	85	Weighted Average
5,995		25.67% Pervious Area
17,360		74.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	100	0.0400	0.22		**Sheet Flow, 100' sheet flow grass** Grass: Short n= 0.150 P2= 3.17"
0.4	102	0.0350	3.80		**Shallow Concentrated Flow, 102' Shallow concentrated paveme** Paved Kv= 20.3 fps
7.9	202	Total			

Subcatchment PS1: ENTRANCE



Summary for Subcatchment PS2: MID PARKING

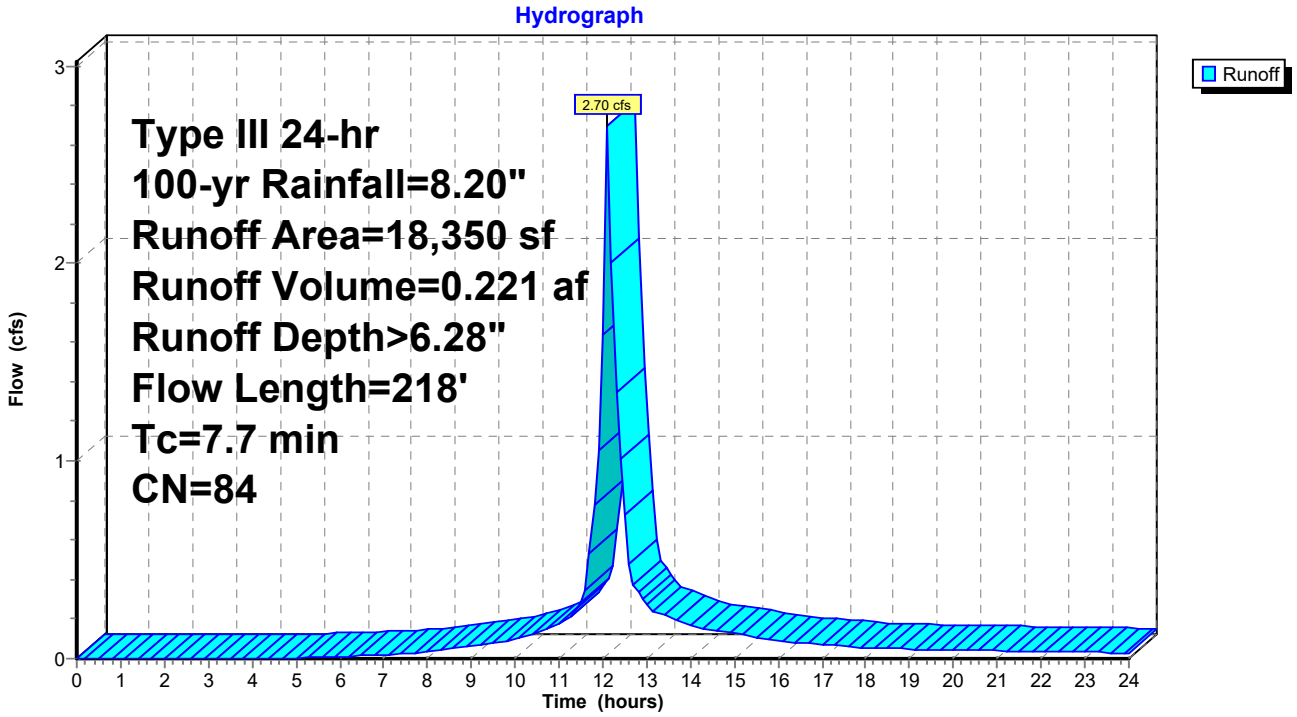
Runoff = 2.70 cfs @ 12.11 hrs, Volume= 0.221 af, Depth> 6.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
12,975	98	Paved parking, HSG A
5,375	49	50-75% Grass cover, Fair, HSG A
18,350	84	Weighted Average
5,375		29.29% Pervious Area
12,975		70.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	100	0.0450	0.23		**Sheet Flow, 100' sheet flow grass** Grass: Short n= 0.150 P2= 3.17"
0.6	118	0.0260	3.27		**Shallow Concentrated Flow, 118' paved shallow concentration** Paved Kv= 20.3 fps
7.7	218	Total			

Subcatchment PS2: MID PARKING



Summary for Subcatchment PS3: W PARKING

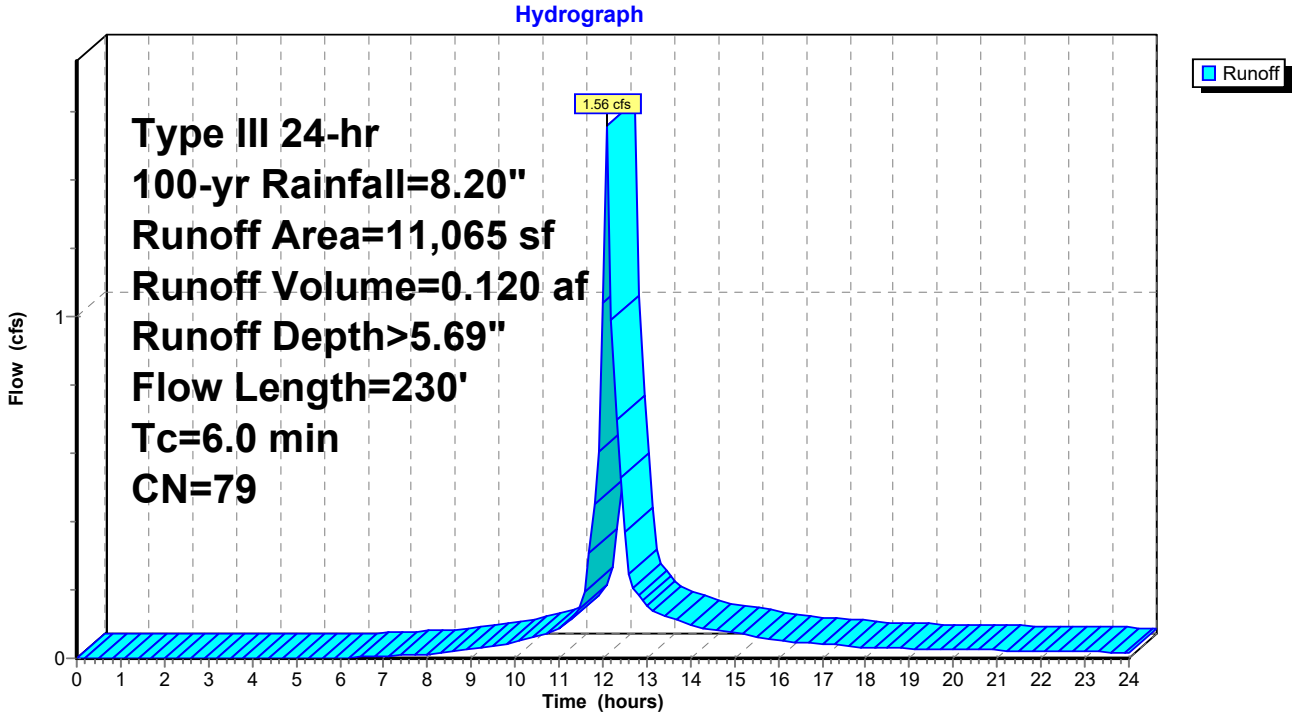
Runoff = 1.56 cfs @ 12.10 hrs, Volume= 0.120 af, Depth> 5.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
6,240	98	Paved parking, HSG A
1,755	49	50-75% Grass cover, Fair, HSG A
3,070	57	Woods/grass comb., Poor, HSG A
11,065	79	Weighted Average
4,825		43.61% Pervious Area
6,240		56.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	63	0.1349	0.33		**Sheet Flow, 63' grass sheet flow** Grass: Short n= 0.150 P2= 3.17"
0.9	167	0.0239	3.14		**Shallow Concentrated Flow, 167' paved** Paved Kv= 20.3 fps
4.1	230	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PS3: W PARKING



Summary for Subcatchment PS4: EXIT GARAGE

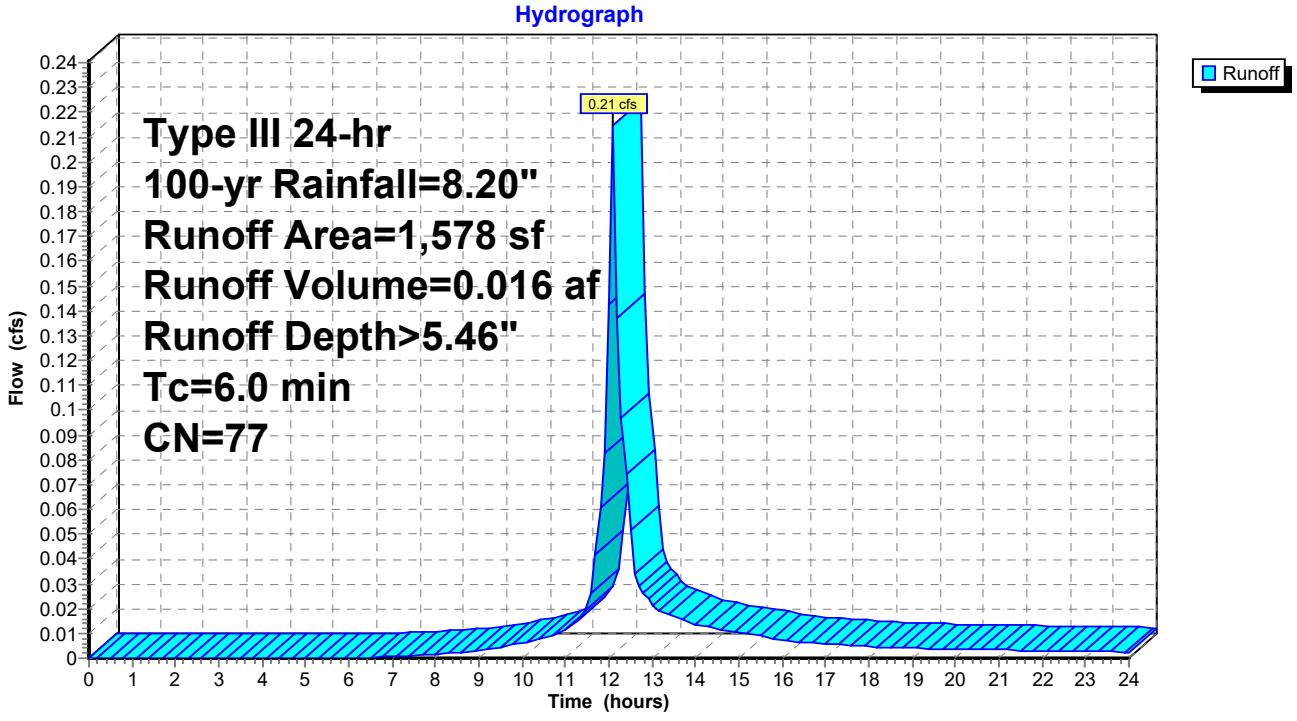
Runoff = 0.21 cfs @ 12.10 hrs, Volume= 0.016 af, Depth> 5.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
892	98	Paved parking, HSG A
686	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
1,578	77	Weighted Average
686		43.47% Pervious Area
892		56.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PS4: EXIT GARAGE



Summary for Subcatchment PS5: ENTRANCE GARAGE

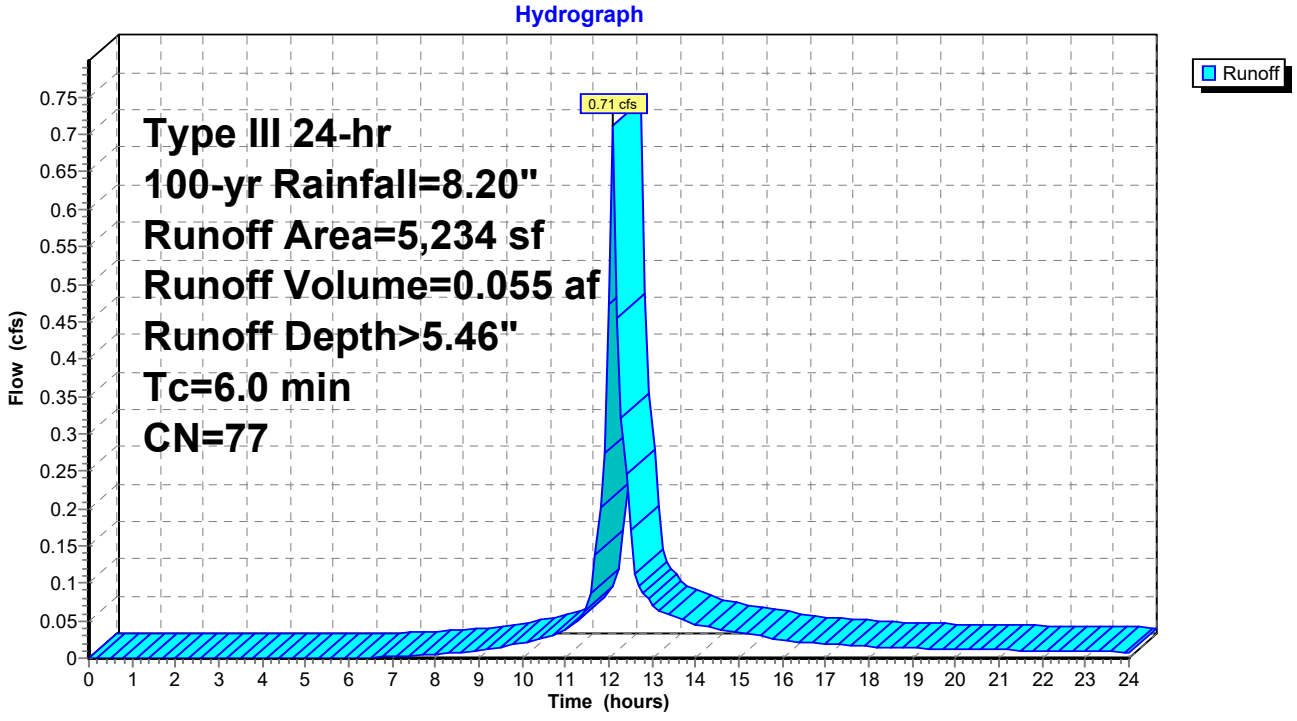
Runoff = 0.71 cfs @ 12.10 hrs, Volume= 0.055 af, Depth> 5.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
2,942	98	Paved parking, HSG A
2,292	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
5,234	77	Weighted Average
2,292		43.79% Pervious Area
2,942		56.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MINIMUM**

Subcatchment PS5: ENTRANCE GARAGE



Summary for Subcatchment PS6A: BUILDING

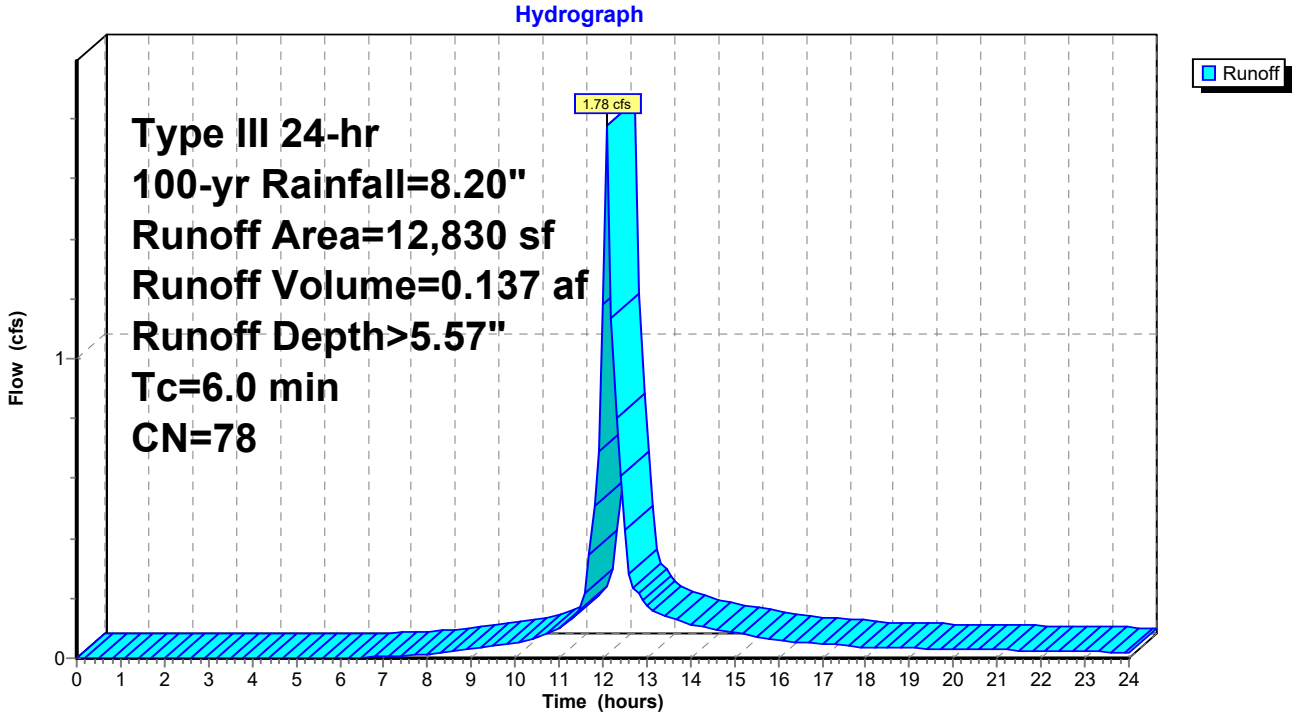
Runoff = 1.78 cfs @ 12.10 hrs, Volume= 0.137 af, Depth> 5.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
7,572	98	Paved parking, HSG A
5,258	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
12,830	78	Weighted Average
5,258		40.98% Pervious Area
7,572		59.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, roof**

Subcatchment PS6A: BUILDING



Summary for Subcatchment PS6B: BUILDING

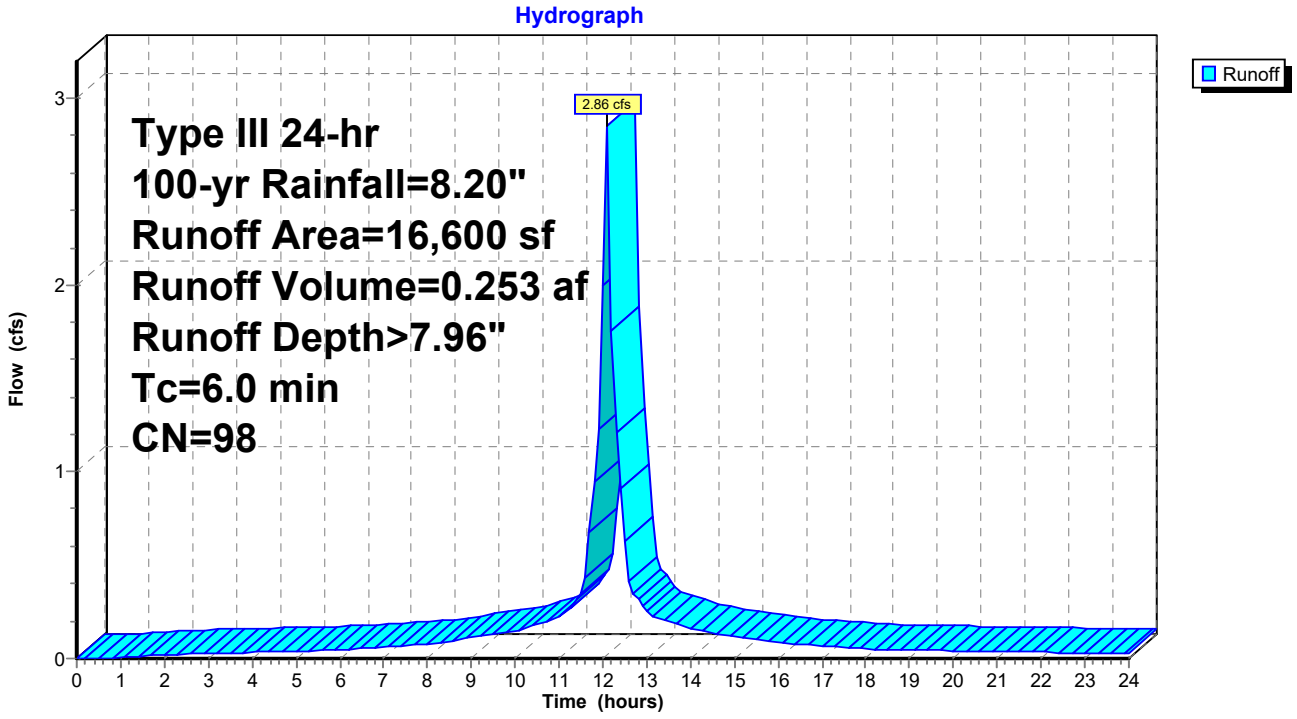
Runoff = 2.86 cfs @ 12.09 hrs, Volume= 0.253 af, Depth> 7.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
16,600	98	Paved parking, HSG A
0	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
16,600	98	Weighted Average
16,600		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, roof**

Subcatchment PS6B: BUILDING



Summary for Subcatchment PS7: GRASS

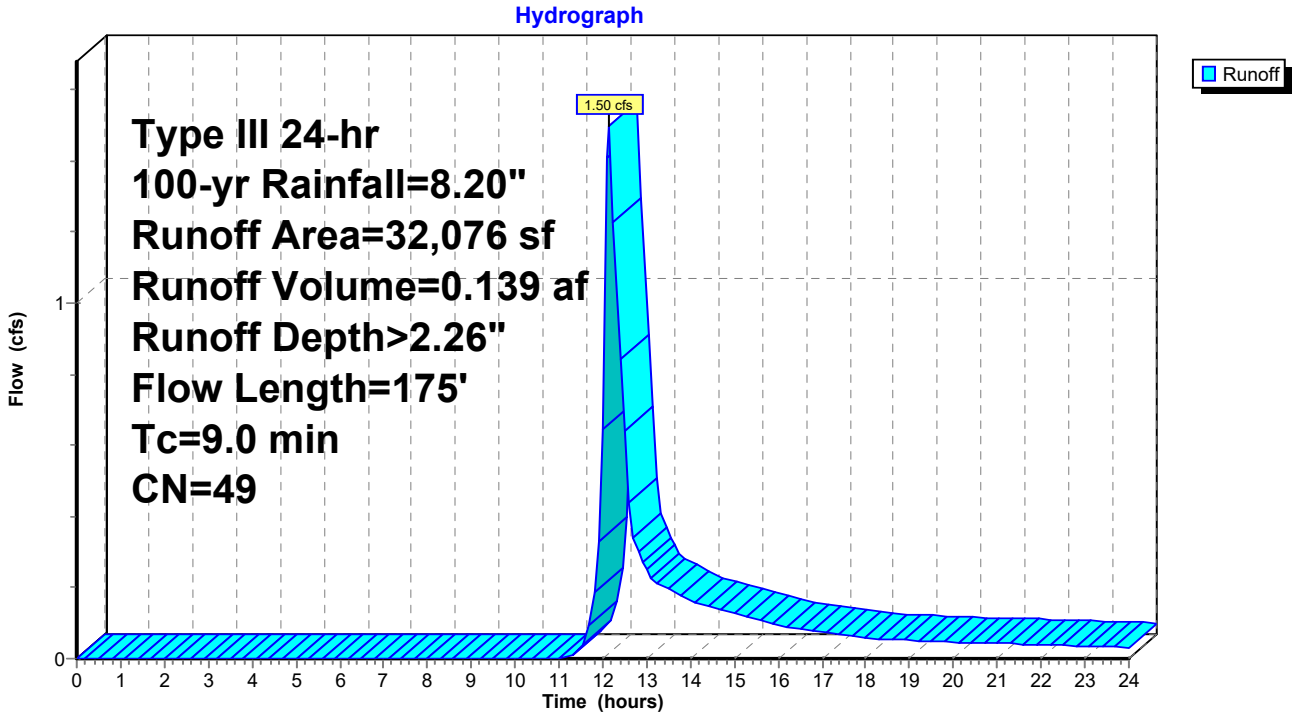
Runoff = 1.50 cfs @ 12.15 hrs, Volume= 0.139 af, Depth> 2.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs
Type III 24-hr 100-yr Rainfall=8.20"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
32,076	49	50-75% Grass cover, Fair, HSG A
0	84	50-75% Grass cover, Fair, HSG D
32,076	49	Weighted Average
32,076		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0350	0.21		**Sheet Flow, 100' grass sheet flow** Grass: Short n= 0.150 P2= 3.17"
1.1	75	0.0286	1.18		**Shallow Concentrated Flow, 75' grass** Short Grass Pasture Kv= 7.0 fps
9.0	175	Total			

Subcatchment PS7: GRASS

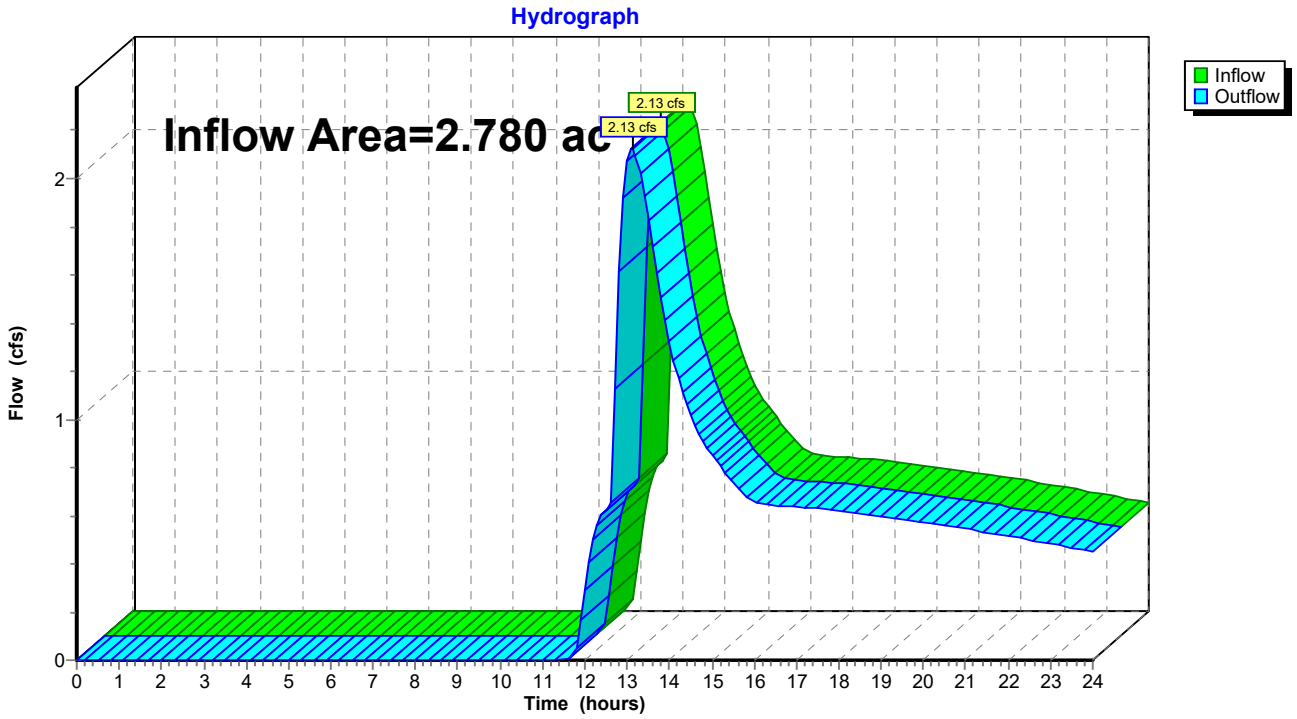


Summary for Reach AP1: DP1

Inflow Area = 2.780 ac, 53.33% Impervious, Inflow Depth > 3.25" for 100-yr event
Inflow = 2.13 cfs @ 13.11 hrs, Volume= 0.752 af
Outflow = 2.13 cfs @ 13.11 hrs, Volume= 0.752 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3

Reach AP1: DP1



Summary for Pond 1P: DETENTION

Inflow Area = 2.780 ac, 53.33% Impervious, Inflow Depth > 4.02" for 100-yr event
Inflow = 10.86 cfs @ 12.12 hrs, Volume= 0.932 af
Outflow = 2.13 cfs @ 13.11 hrs, Volume= 0.752 af, Atten= 80%, Lag= 59.5 min
Primary = 2.13 cfs @ 13.11 hrs, Volume= 0.752 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 73.78' @ 13.11 hrs Surf.Area= 9,266 sf Storage= 19,807 cf
Flood Elev= 74.00' Surf.Area= 9,613 sf Storage= 21,879 cf

Plug-Flow detention time= 243.2 min calculated for 0.752 af (81% of inflow)
Center-of-Mass det. time= 178.5 min (1,009.0 - 830.4)

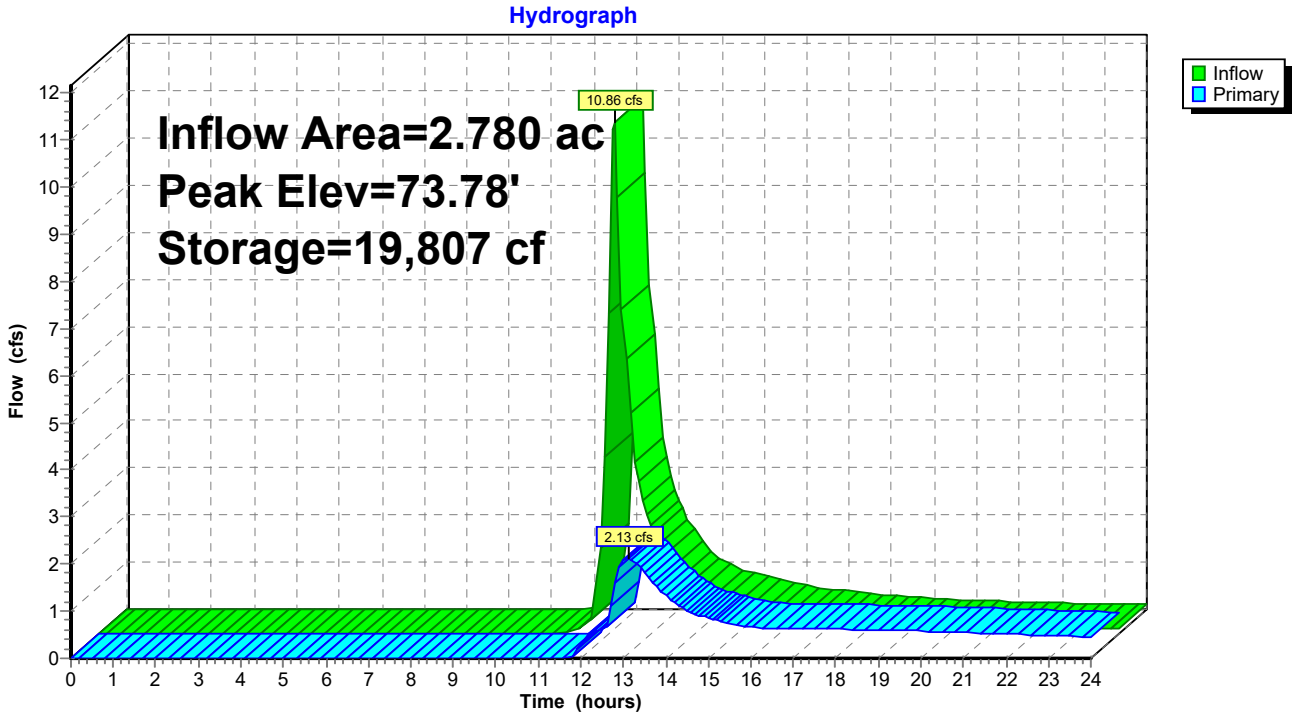
Volume	Invert	Avail.Storage	Storage Description
#1	71.00'	21,879 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
71.00	5,057	0	0
72.00	6,512	5,785	5,785
73.00	8,032	7,272	13,057
74.00	9,613	8,823	21,879

Device	Routing	Invert	Outlet Devices
#1	Primary	67.00'	**6.0" Round Culvert** L= 26.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 67.00' / 66.60' S= 0.0154 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	73.55'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	71.00'	**4.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.12 cfs @ 13.11 hrs HW=73.78' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 2.12 cfs of 2.16 cfs potential flow)
  ├─**2=Orifice/Grate** (Weir Controls 1.44 cfs @ 1.57 fps)
  └─**3=Orifice/Grate** (Orifice Controls 0.68 cfs @ 7.78 fps)

Pond 1P: DETENTION



Summary for Pond 2P: BIO (S)

Inflow Area = 0.156 ac, 56.28% Impervious, Inflow Depth > 4.98" for 100-yr event
Inflow = 0.89 cfs @ 12.10 hrs, Volume= 0.065 af
Outflow = 0.86 cfs @ 12.12 hrs, Volume= 0.058 af, Atten= 3%, Lag= 1.3 min
Primary = 0.86 cfs @ 12.12 hrs, Volume= 0.060 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 73.78' @ 13.13 hrs Surf.Area= 728 sf Storage= 485 cf
Flood Elev= 74.00' Surf.Area= 788 sf Storage= 651 cf

Plug-Flow detention time= 73.8 min calculated for 0.058 af (89% of inflow)
Center-of-Mass det. time= 25.2 min (854.7 - 829.4)

Volume	Invert	Avail.Storage	Storage Description
#1	73.00'	651 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

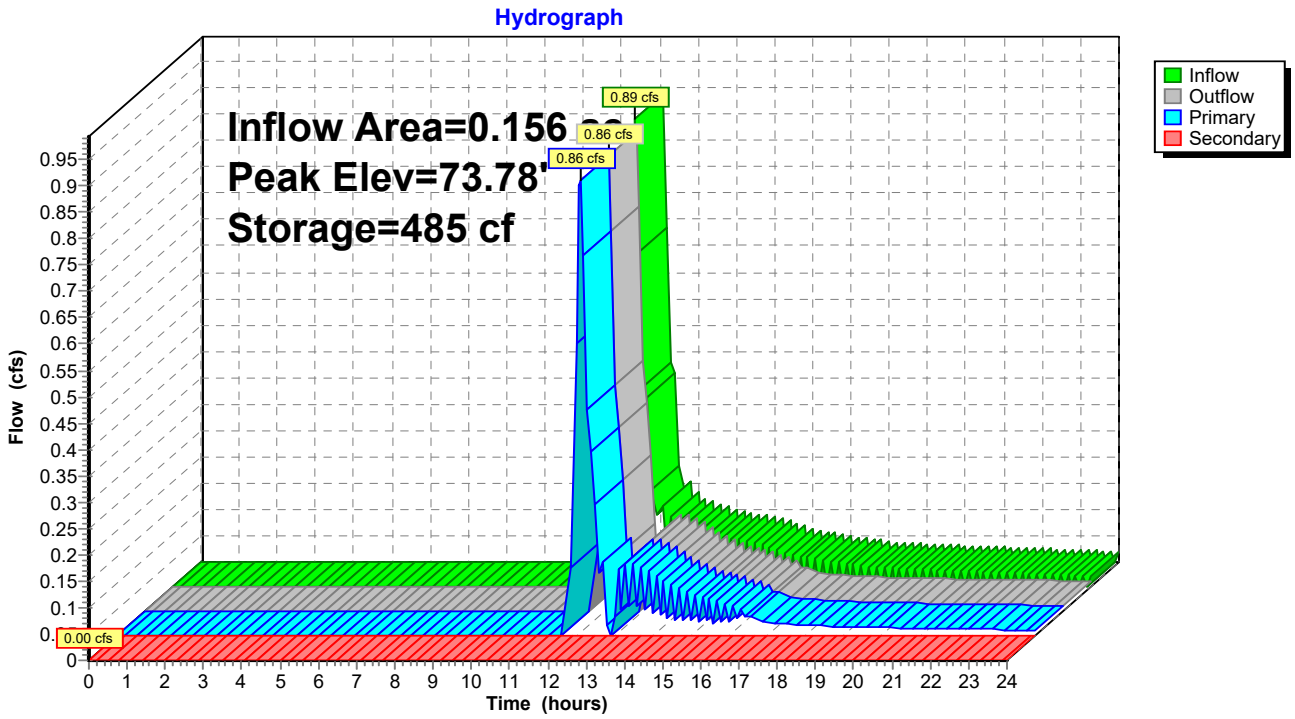
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
73.00	514	0	0
74.00	788	651	651

Device	Routing	Invert	Outlet Devices
#1	Primary	73.50'	**5.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#2	Secondary	68.45'	**6.0" Round Culvert** L= 42.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 68.45' / 67.00' S= 0.0345 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#3	Device 2	73.90'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.83 cfs @ 12.12 hrs HW=73.64' TW=72.22' (Dynamic Tailwater)
└**1=Sharp-Crested Rectangular Weir** (Weir Controls 0.83 cfs @ 1.21 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=73.00' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Passes 0.00 cfs of 1.68 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: BIO (S)


Hydrograph
Inflow Area=0.156
Peak Elev=73.78'
Storage=485 cf
0.89 cfs
0.86 cfs
0.86 cfs
0.00 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Summary for Pond 3P: HYDRO

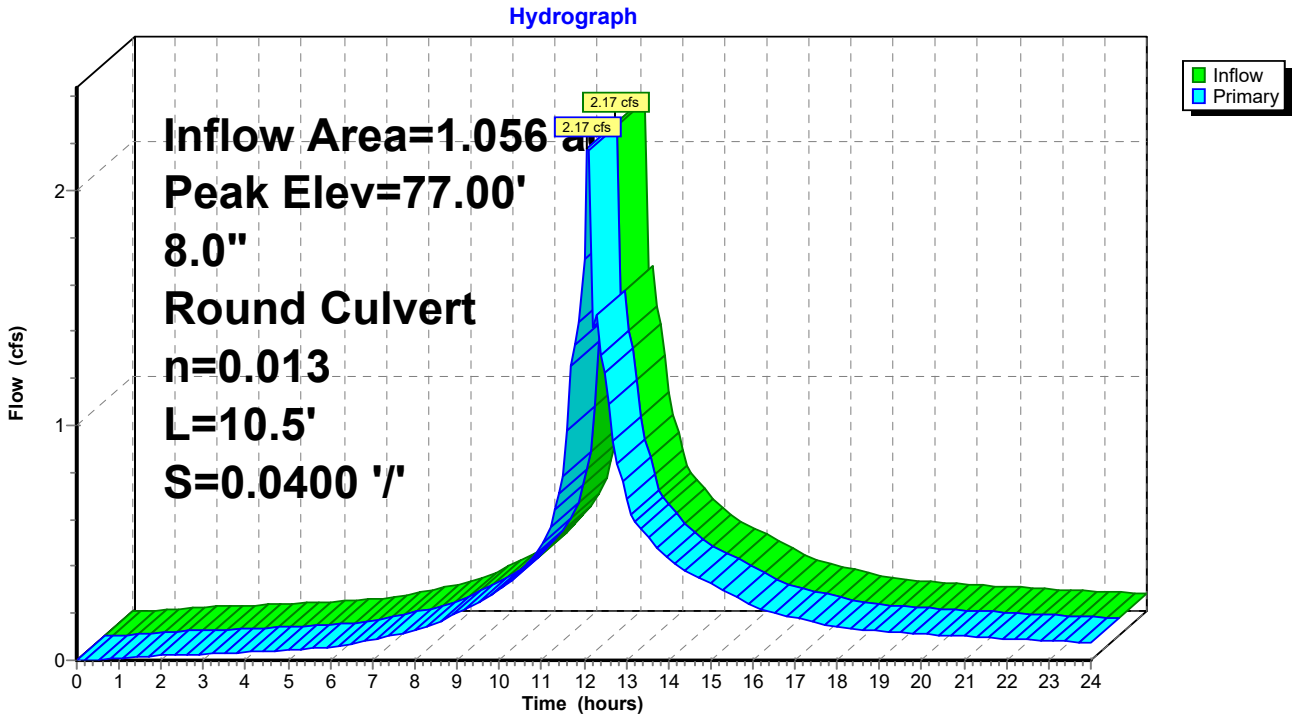
Inflow Area = 1.056 ac, 77.83% Impervious, Inflow Depth > 5.12" for 100-yr event
Inflow = 2.17 cfs @ 12.09 hrs, Volume= 0.451 af
Outflow = 2.17 cfs @ 12.09 hrs, Volume= 0.451 af, Atten= 0%, Lag= 0.0 min
Primary = 2.17 cfs @ 12.09 hrs, Volume= 0.451 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 77.00' @ 12.09 hrs
Flood Elev= 79.85'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.00'	**8.0" Round Culvert** L= 10.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.00' / 74.58' S= 0.0400 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=2.12 cfs @ 12.09 hrs HW=76.92' TW=75.11' (Dynamic Tailwater)
1=Culvert (Inlet Controls 2.12 cfs @ 6.06 fps)

Pond 3P: HYDRO



Summary for Pond 4P: PRETREAT PIPE

Inflow Area = 0.156 ac, 56.28% Impervious, Inflow Depth > 5.46" for 100-yr event
Inflow = 0.93 cfs @ 12.10 hrs, Volume= 0.071 af
Outflow = 0.89 cfs @ 12.10 hrs, Volume= 0.065 af, Atten= 4%, Lag= 0.0 min
Primary = 0.89 cfs @ 12.10 hrs, Volume= 0.065 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.47' @ 12.10 hrs Surf.Area= 0 sf Storage= 269 cf
Flood Elev= 75.62' Surf.Area= 0 sf Storage= 269 cf

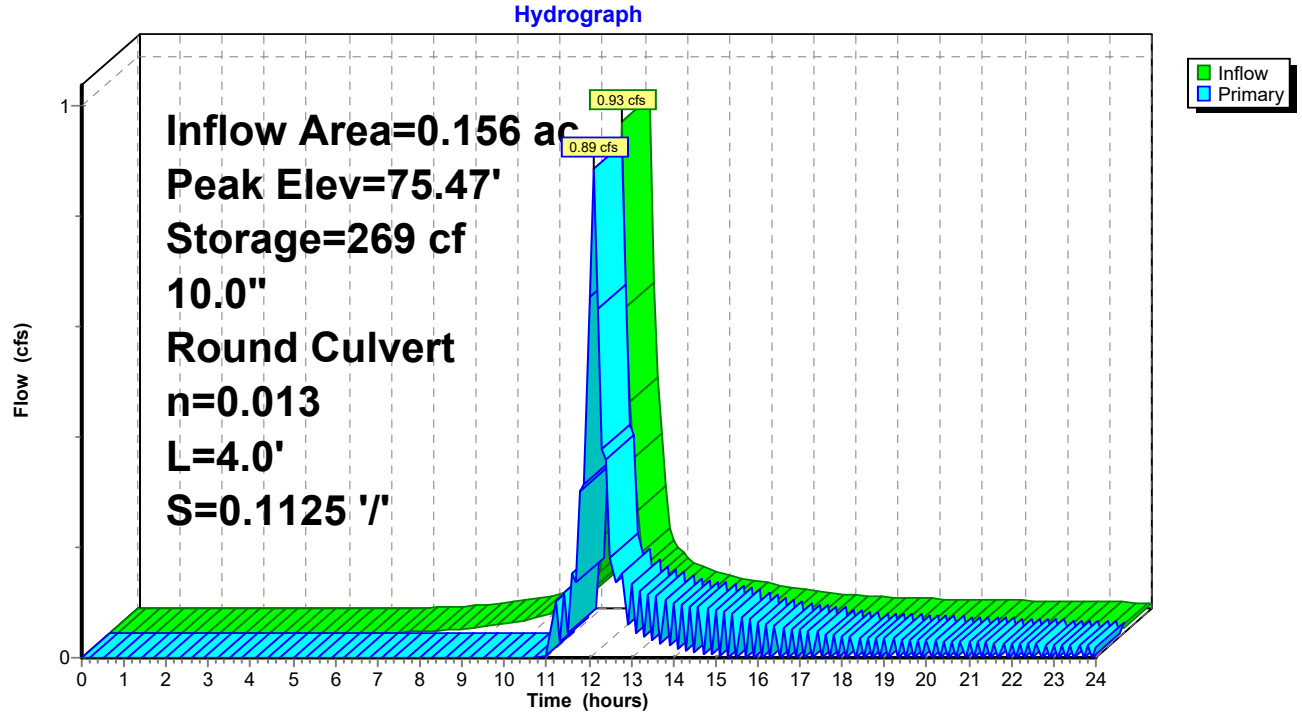
Plug-Flow detention time= 63.8 min calculated for 0.065 af (91% of inflow)
Center-of-Mass det. time= 21.0 min (829.4 - 808.4)

Volume	Invert	Avail.Storage	Storage Description
#1	71.12'	269 cf	**42.0" Round Pipe Storage** L= 28.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	74.95'	**10.0" Round Culvert** L= 4.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 74.95' / 74.50' S= 0.1125 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.88 cfs @ 12.10 hrs HW=75.47' TW=73.64' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.88 cfs @ 2.46 fps)

Pond 4P: PRETREAT PIPE



Summary for Pond 5P: MH1

Inflow Area = 1.056 ac, 77.83% Impervious, Inflow Depth > 6.74" for 100-yr event
Inflow = 7.11 cfs @ 12.10 hrs, Volume= 0.594 af
Outflow = 7.11 cfs @ 12.10 hrs, Volume= 0.594 af, Atten= 0%, Lag= 0.0 min
Primary = 2.17 cfs @ 12.09 hrs, Volume= 0.451 af
Secondary = 4.94 cfs @ 12.11 hrs, Volume= 0.143 af

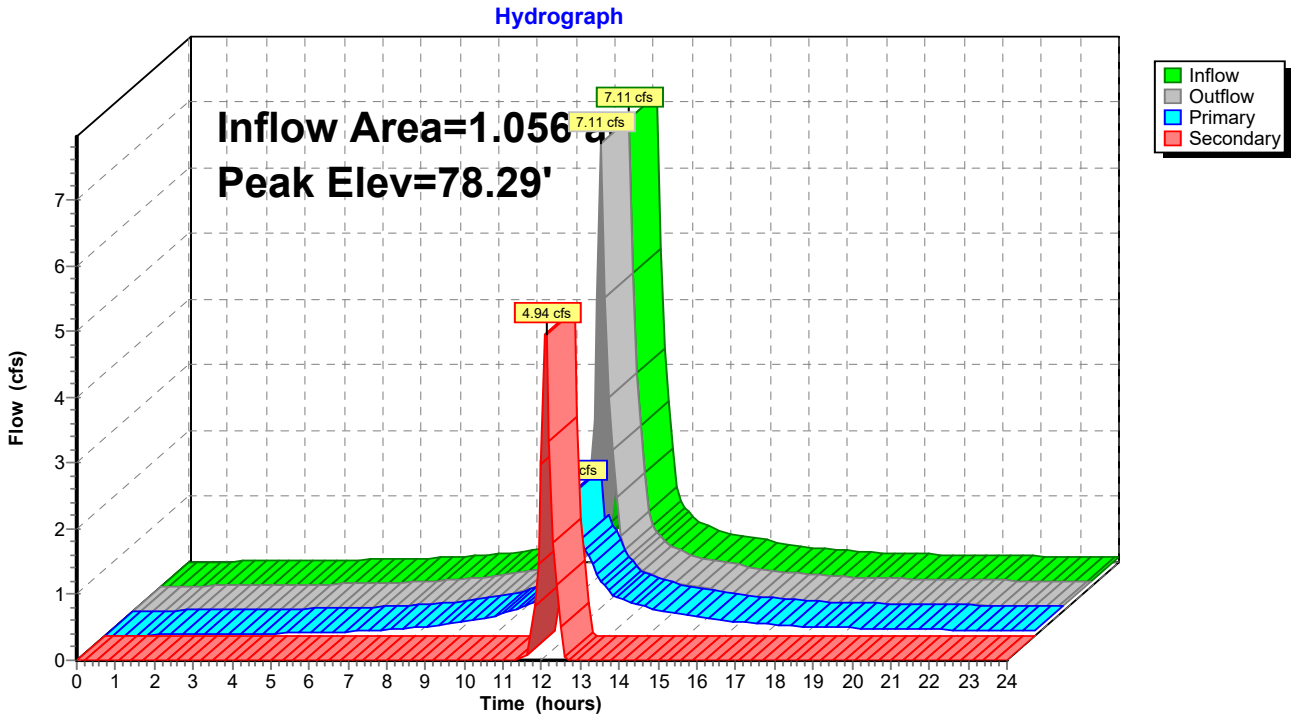
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 78.29' @ 12.10 hrs
Flood Elev= 80.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.20'	**8.0" Round Culvert** L= 9.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.20' / 75.03' S= 0.0189 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Secondary	76.08'	**12.0" Round Culvert** L= 21.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.08' / 74.90' S= 0.0562 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.87 cfs @ 12.09 hrs HW=78.15' TW=76.92' (Dynamic Tailwater)
└**1=Culvert** (Inlet Controls 1.87 cfs @ 5.35 fps)

Secondary OutFlow Max=4.87 cfs @ 12.11 hrs HW=78.24' TW=72.15' (Dynamic Tailwater)
└**2=Culvert** (Inlet Controls 4.87 cfs @ 6.20 fps)

Pond 5P: MH1



Summary for Pond 6P: BIO (NW)

Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 5.57" for 100-yr event
Inflow = 1.78 cfs @ 12.10 hrs, Volume= 0.137 af
Outflow = 1.63 cfs @ 12.13 hrs, Volume= 0.127 af, Atten= 8%, Lag= 1.7 min
Primary = 1.63 cfs @ 12.13 hrs, Volume= 0.127 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 80.75' @ 12.13 hrs Surf.Area= 994 sf Storage= 643 cf
Flood Elev= 81.00' Surf.Area= 1,085 sf Storage= 903 cf

Plug-Flow detention time= 57.1 min calculated for 0.127 af (93% of inflow)
Center-of-Mass det. time= 20.9 min (827.1 - 806.2)

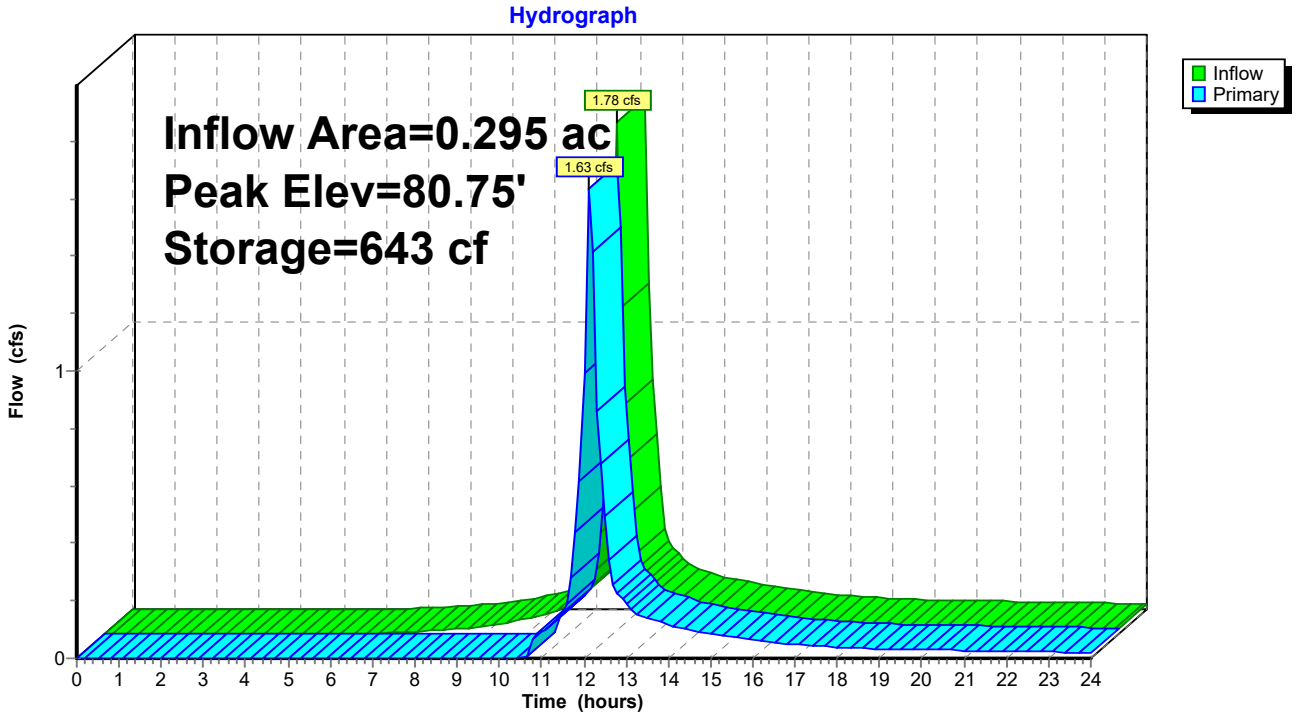
Volume	Invert	Avail.Storage	Storage Description
#1	80.00'	903 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
80.00	720	0	0
81.00	1,085	903	903

Device	Routing	Invert	Outlet Devices
#1	Primary	76.50'	**6.0" Round Culvert** L= 14.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.50' / 76.25' S= 0.0179 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	80.50'	**12.0" x 12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.55 cfs @ 12.13 hrs HW=80.74' TW=76.37' (Dynamic Tailwater)
↑**1=Culvert** (Passes 1.55 cfs of 1.89 cfs potential flow)
↑**2=Orifice/Grate** (Weir Controls 1.55 cfs @ 1.61 fps)

Pond 6P: BIO (NW)



Summary for Pond 7P: CB1

Inflow Area = 0.536 ac, 74.33% Impervious, Inflow Depth > 6.40" for 100-yr event
Inflow = 3.46 cfs @ 12.11 hrs, Volume= 0.286 af
Outflow = 3.46 cfs @ 12.11 hrs, Volume= 0.286 af, Atten= 0%, Lag= 0.0 min
Primary = 0.59 cfs @ 12.11 hrs, Volume= 0.199 af
Secondary = 2.87 cfs @ 12.11 hrs, Volume= 0.087 af

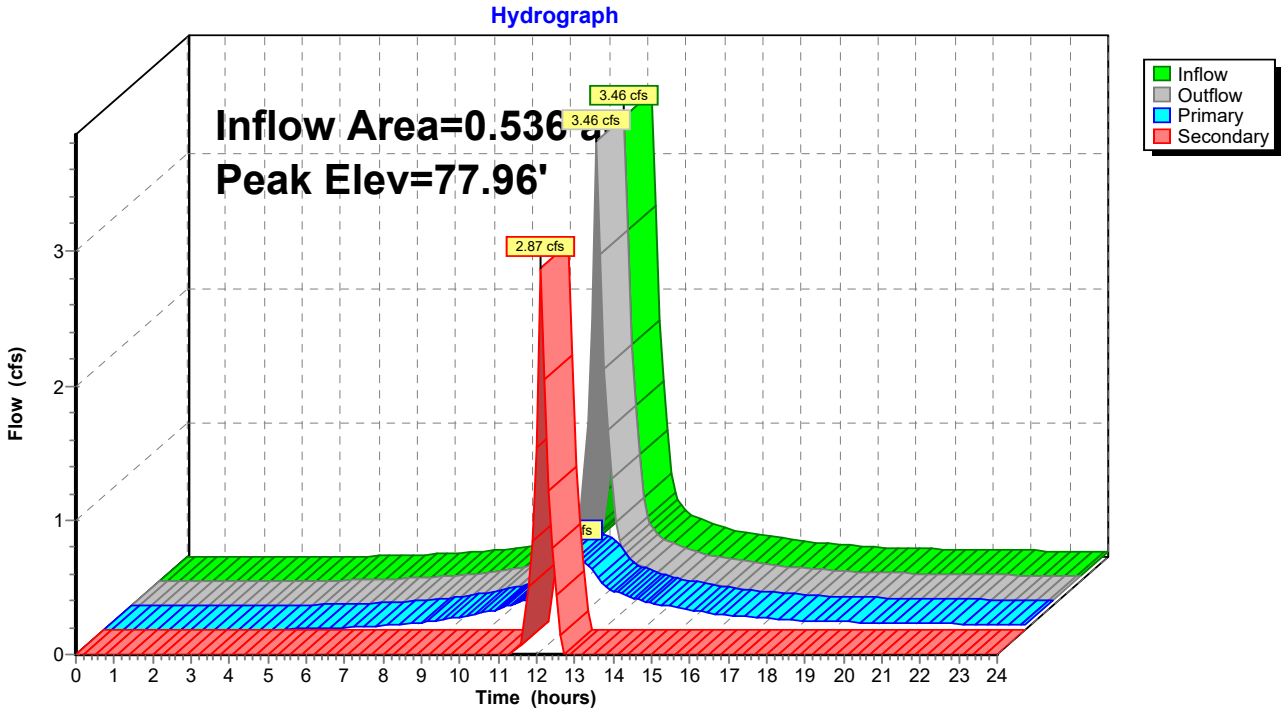
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 77.96' @ 12.11 hrs
Flood Elev= 80.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	76.50'	**6.0" Round Culvert** L= 187.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 76.50' / 75.20' S= 0.0069 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	77.05'	**15.0" Round Culvert** L= 65.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 77.05' / 76.55' S= 0.0077 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.58 cfs @ 12.11 hrs HW=77.94' TW=75.66' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 0.58 cfs @ 2.97 fps)

Secondary OutFlow Max=2.76 cfs @ 12.11 hrs HW=77.94' TW=76.37' (Dynamic Tailwater)
└**2=Culvert** (Barrel Controls 2.76 cfs @ 4.13 fps)

Pond 7P: CB1



Summary for Pond 8P: PIPE INFILTRATORS

Inflow Area = 1.593 ac, 76.65% Impervious, Inflow Depth > 4.83" for 100-yr event
Inflow = 2.76 cfs @ 12.09 hrs, Volume= 0.641 af
Outflow = 2.40 cfs @ 12.15 hrs, Volume= 0.505 af, Atten= 13%, Lag= 3.8 min
Discarded = 0.11 cfs @ 11.07 hrs, Volume= 0.129 af
Primary = 2.37 cfs @ 12.15 hrs, Volume= 0.376 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.14' @ 12.15 hrs Surf.Area= 752 sf Storage= 7,081 cf
Flood Elev= 75.25' Surf.Area= 0 sf Storage= 7,138 cf

Plug-Flow detention time= 148.8 min calculated for 0.505 af (79% of inflow)
Center-of-Mass det. time= 58.7 min (860.9 - 802.2)

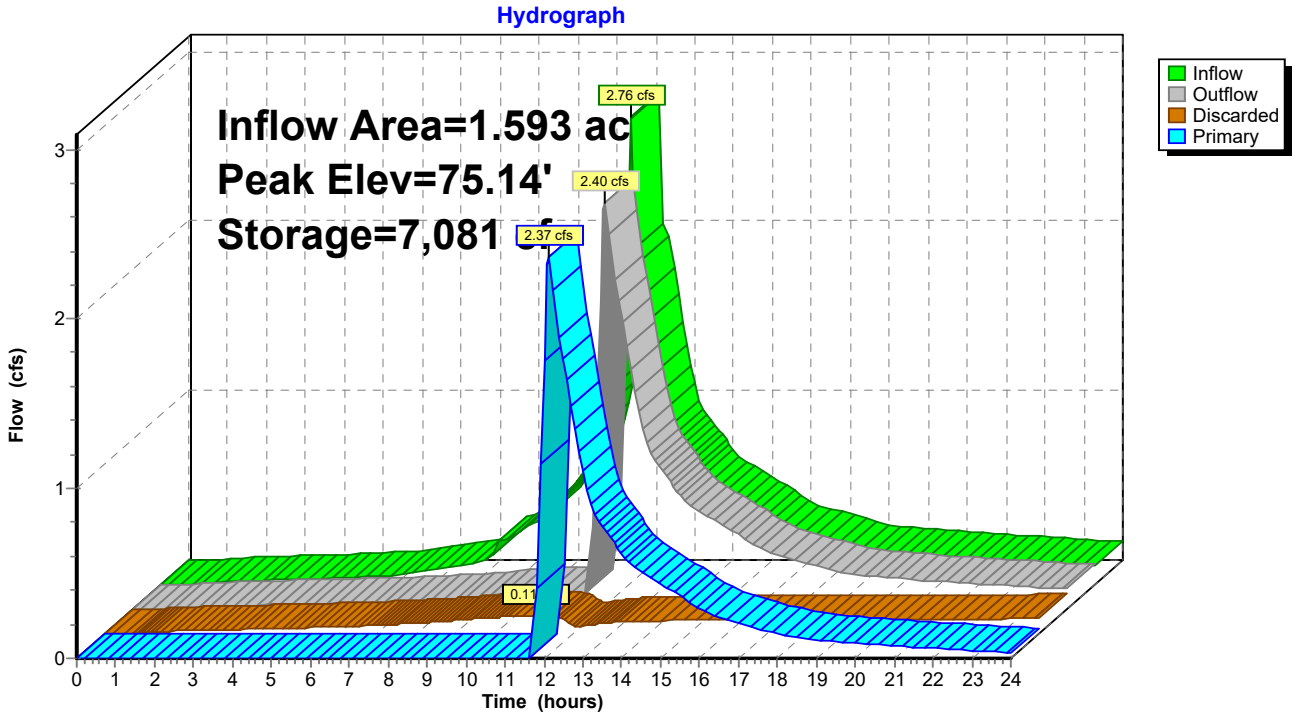
Volume	Invert	Avail.Storage	Storage Description
#1	71.25'	7,138 cf	**48.0" Round Pipe Storage** x 4 L= 142.0'

Device	Routing	Invert	Outlet Devices
#1	Discarded	71.25'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	74.25'	**12.0" Round Culvert** L= 35.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 74.25' / 73.00' S= 0.0357 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.11 cfs @ 11.07 hrs HW=73.25' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=2.32 cfs @ 12.15 hrs HW=75.13' TW=72.38' (Dynamic Tailwater)
↑**2=Culvert** (Inlet Controls 2.32 cfs @ 3.19 fps)

Pond 8P: PIPE INFILTRATORS



Summary for Pond 9P: MH3

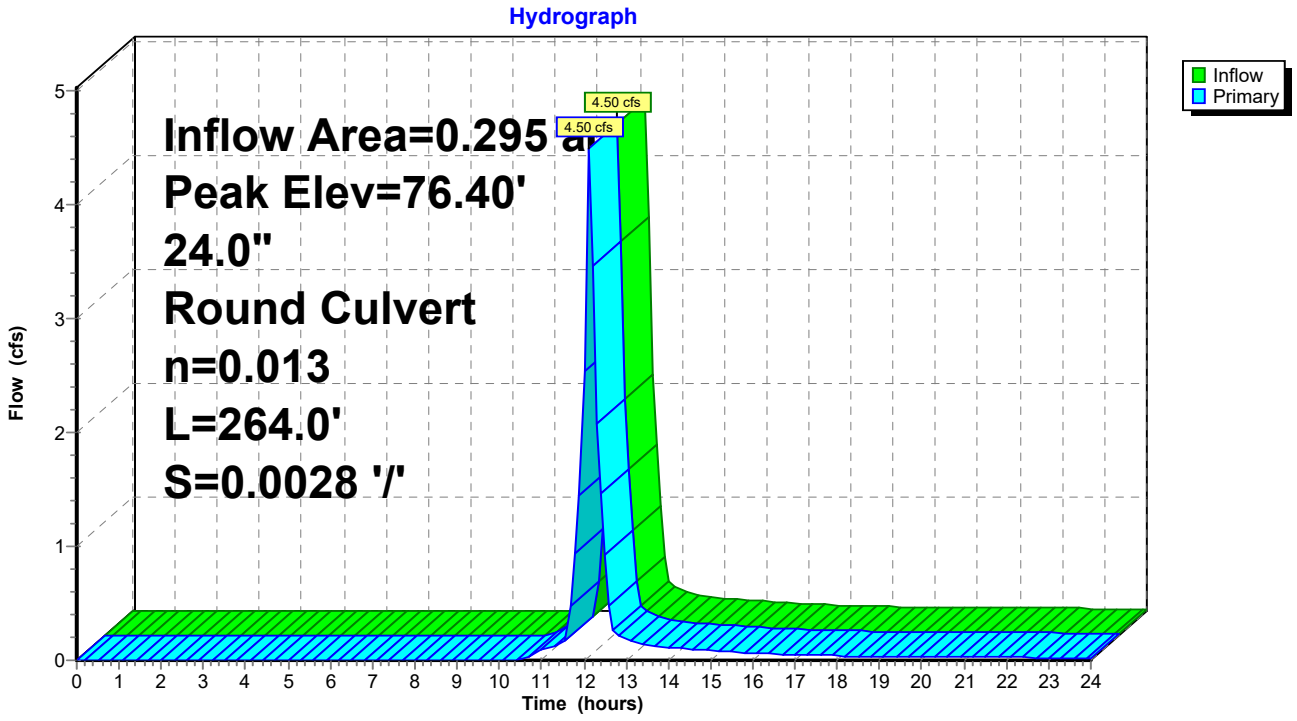
Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 8.75" for 100-yr event
Inflow = 4.50 cfs @ 12.12 hrs, Volume= 0.215 af
Outflow = 4.50 cfs @ 12.12 hrs, Volume= 0.215 af, Atten= 0%, Lag= 0.0 min
Primary = 4.50 cfs @ 12.12 hrs, Volume= 0.215 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 76.40' @ 12.14 hrs
Flood Elev= 83.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.25'	**24.0" Round Culvert** L= 264.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.25' / 74.50' S= 0.0028 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=4.43 cfs @ 12.12 hrs HW=76.37' TW=75.03' (Dynamic Tailwater)
↳**1=Culvert** (Barrel Controls 4.43 cfs @ 3.52 fps)

Pond 9P: MH3



Summary for Pond 10P: PIPE DETENTION

Inflow Area = 0.295 ac, 59.02% Impervious, Inflow Depth > 8.75" for 100-yr event
Inflow = 4.50 cfs @ 12.12 hrs, Volume= 0.215 af
Outflow = 1.61 cfs @ 12.37 hrs, Volume= 0.214 af, Atten= 64%, Lag= 15.4 min
Primary = 1.61 cfs @ 12.37 hrs, Volume= 0.214 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 76.19' @ 12.38 hrs Surf.Area= 798 sf Storage= 3,412 cf
Flood Elev= 76.55' Surf.Area= 0 sf Storage= 3,608 cf

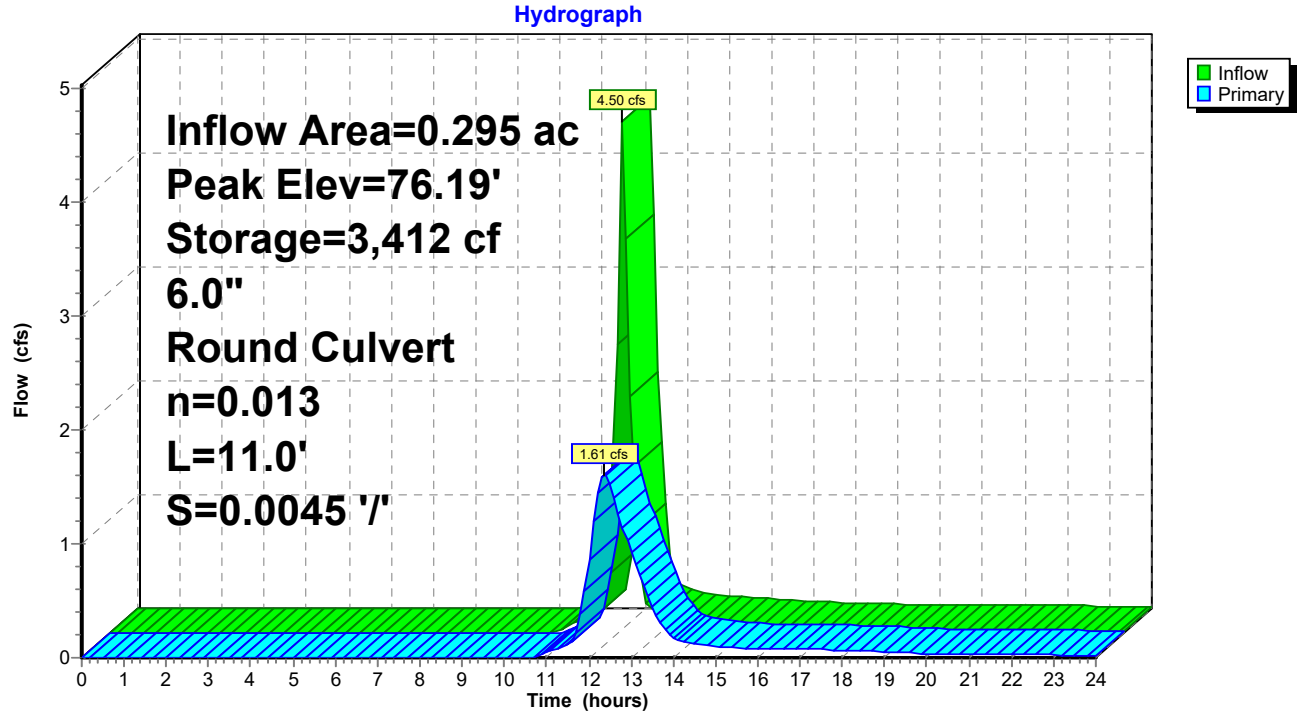
Plug-Flow detention time= 34.5 min calculated for 0.214 af (100% of inflow)
Center-of-Mass det. time= 32.3 min (819.1 - 786.8)

Volume	Invert	Avail.Storage	Storage Description
#1	73.05'	3,608 cf	**42.0" Round Pipe Storage** x 3 L= 125.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	73.05'	**6.0" Round Culvert** L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 73.05' / 73.00' S= 0.0045 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=1.60 cfs @ 12.37 hrs HW=76.17' TW=73.14' (Dynamic Tailwater)
1=Culvert (Inlet Controls 1.60 cfs @ 8.15 fps)

Pond 10P: PIPE DETENTION



Summary for Pond 11P: PRETREAT PIPE

Inflow Area = 0.536 ac, 74.33% Impervious, Inflow Depth > 4.44" for 100-yr event
Inflow = 0.59 cfs @ 12.11 hrs, Volume= 0.199 af
Outflow = 0.59 cfs @ 12.12 hrs, Volume= 0.190 af, Atten= 0%, Lag= 0.3 min
Primary = 0.59 cfs @ 12.12 hrs, Volume= 0.190 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 3
Peak Elev= 75.66' @ 12.12 hrs Surf.Area= 32 sf Storage= 403 cf
Flood Elev= 75.70' Surf.Area= 0 sf Storage= 404 cf

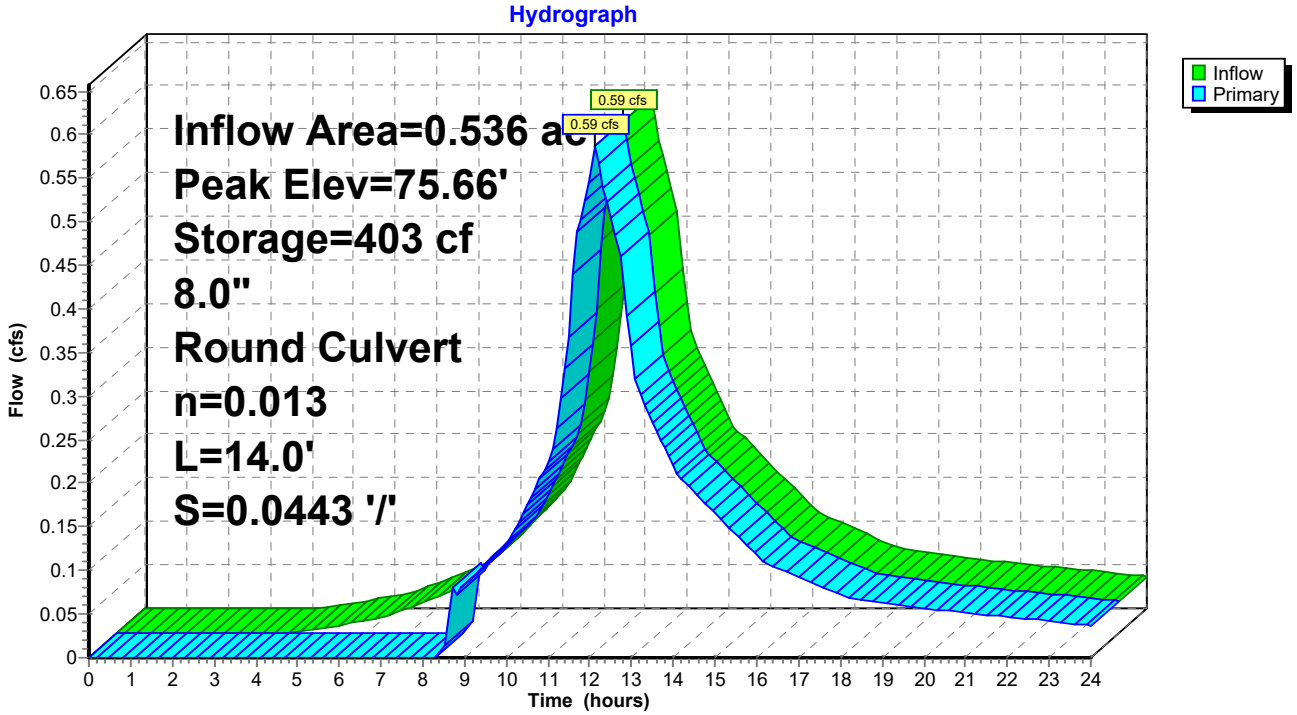
Plug-Flow detention time= 42.4 min calculated for 0.189 af (95% of inflow)
Center-of-Mass det. time= 18.3 min (836.8 - 818.5)

Volume	Invert	Avail.Storage	Storage Description
#1	72.20'	404 cf	**42.0" Round Pipe Storage** L= 42.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	75.20'	**8.0" Round Culvert** L= 14.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 75.20' / 74.58' S= 0.0443 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf

Primary OutFlow Max=0.58 cfs @ 12.12 hrs HW=75.65' TW=75.13' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.58 cfs @ 2.30 fps)

Pond 11P: PRETREAT PIPE



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APPENDIX F:
SWPPP INSPECTION REPORT
(SAMPLE FORM)

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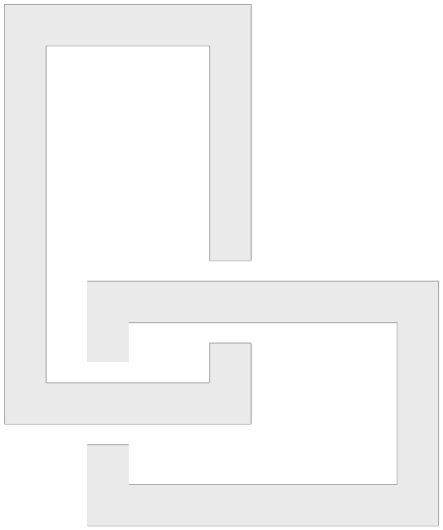
Prepared by:
LaBella Associates
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

SWPPP INSPECTION REPORT NUMBER XX
ARGO DEVELOPMENT
SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVE, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY



Performed: 9/29/2021 @ 12:00 AM
Report Issued: 9/29/2021

Status: POTENTIAL CLEAN WATER ACT VIOLATION (Contractor must begin repairs within one (1) business day. Overdue corrective actions may result in fines from the NYSDEC in the amount of $37,500/day/violation)

Qualified Inspector (name and title)	Qualified Professional (name and title)
Date	Date
Signature	Signature

NYSDEC Documentation and SWPPP Forms

NYSDEC Issued Permit Identification Number: NYRXXXXXX

5-Acre Waiver: N/A (No 5-acre waiver for this project - Contractor not authorized to disturb >5 acres)

303d Status: Project does not directly discharge to a 303d impaired waterbody

Number of Inspections required: 1 / week

Location of SWPPP and Site Log Book on-site:

YES	NO	N/A	CONTAINED IN SITE LOG BOOK?
☐	☐	☐	Preconstruction Assessment
☐	☐	☐	NOI Acknowledgement letter
☐	☐	☐	Copy of eNOI
☐	☐	☐	Owner / Operator Certification
☐	☐	☐	SWPPP Preparer Certification
☐	☐	☐	MS4 SWPPP Acceptance Form
☐	☐	☐	Contractor and Subcontractor Certifications
☐	☐	☐	SPDES General Permit
☐	☐	☐	5 Acre Waiver
☐	☐	☐	NOT

Comments:

Site Conditions

Approximate Disturbed Area at Time of Inspection: XX Acres			
Allowable Disturbed Area Per NOI and/or 5-acre waiver: XX Acres			
Current Status of Construction: Description			
Weather Conditions: Conditions		**Temperature:** XX ºF	**Soil Conditions:** Choose an item.

Description of Discharge Point/Natural Surface Waterbody	Condition of Runoff	Sediment Discharge Noted Y / N	Corrective Action

Erosion and Sediment Control Deficiencies and Corrective Actions

SWPPP Component	Functional Y / N / NA	Deficiency (See Checklist and/or note)	Deficiency Location	Initial Date	Corrective Action	Corrected Y / N
General Site Conditions						
Silt Fence						
Stabilized Construction Access						
Compost Filter Sock						
Inlet Protection						
Soil Stockpiles						
Temporary Stabilization						
Permanent Stabilization						
Dewatering Operations						
Stone Check Dams						
Rock Outlet Protection						
Sediment Traps and Basins						
Temporary Stream Crossing						
Pavement Sweeping						
Concrete Washout						
Filter Strips						
Slope Protection Measures						
Temporary Swales and Berms						
Temporary Parking Areas						
Fiber Roll						
Permanent Turf Reinforcement						
Water Bars						
Flow Diffusers						
Other:						

SWPPP Inspection Checklist and Deficiency Numbers

1	General Site Conditions
1A	Adjoining properties are not protected from erosion and sediment deposition
1B	Downstream waterways are not protected from erosion and sediment deposition
1C	All E&SC measures have not been constructed as detailed in the SWPPP
1D	Dust is not adequately controlled
1E	Storage areas contain spills, leaks, or harmful materials
1F	Garbage and waste building materials are not being managed properly
1G	Temporary control measures that are no longer needed have not been removed
1H	Permanent SWM practices not constructed per plans

2	Silt Fence
2A	Silt fence not installed on contour
2B	Silt fence not across conveyance channels
2C	Silt fence not at least 10 feet from toe of slope
2D	Silt fence not at appropriate spacing intervals based on slope
2E	Silt fence ends are not wrapped for continuous support
2F	Silt fence fabric is loose or contains rips or frayed areas
2G	Silt fence posts are unstable
2H	Silt fence is not buried 6 inches minimum
2I	Silt fence contains bulges or material buildup

3	Stabilized Construction Access
3A	Temporary construction access not installed or not per NYS standards
3B	Other access areas have not been stabilized immediately as work takes place
3C	Sediment has tracked onto public streets and is not being cleaned daily
3D	Stone is not clean enough to effectively remove mud from vehicles
3E	Adequate drainage not provided to prevent ponding

4	Compost Filter Sock
4A	Filter sock not installed on contour
4B	Filter sock terminal ends do not extended 8' upslope at 45˚ angle
4C	Inappropriate diameter based on slope steepness and slope length
4D	Filter sock not anchored at 10' intervals
4E	More than 50% sediment has built up

5	Inlet Protection
5A	Inlet protection not installed or installation is not per SWPPP or Blue Book specifications
5B	Incorrect type(s) of inlet control installed or is inappropriate for location
5C	Drainage area for inlet protection is greater than 1 acre
5D	Sediment has not been removed when 50% of storage volume has been achieved
5E	A 2" x 4" wood frame and wood posts has not been installed
5F	Filter fabric is not buried a minimum of 1 foot below ground or secured to frame/posts
5G	Posts are unstable, fabric is loose, and contains rips or frayed areas
5H	Post spacing exceeds maximum 3' spacing

6	Soil Stockpiles
6A	No sediment controls at downhill slope

7	Temporary Stabilization
7A	Areas inactive for 14 days or more have not been stabilized (If <5 acres disturbed)
7B	Areas inactive for 7 days or more have not been stabilized (If >5 acres disturbed or 303d)
7C	Soil preparation has not been applied as specified in the SWPPP or the Blue Book
7D	Rolled EC products specified for steep slopes or channels have not been installed

8	Permanent Stabilization
8A	Lawn in disturbed areas has not been established to 80% germination
8B	Soil preparation has not been applied as specified in the SWPPP or the Blue Book
8C	Rolled EC products specified for steep slopes or channels have not been installed

9	Dewatering Operations
9A	Upstream and downstream berms are not installed or functioning poorly
9B	Clean water from upstream pool is not being pumped to the downstream pool
9C	Sediment laden water from work area is not being discharged to a silt-trapping device
9D	Groundwater from excavations managed improperly (No sumps/sediment control)

10	Stone Check Dam
10A	Not installed per standards
10B	Channel is unstable (flow is eroding soil underneath or around the structure)
10C	Check dam in poor condition (rocks not in place or lack of geotextile fabric)
10D	Sediment needs to be removed

11	Rock Outlet Protection
11A	Rock outlet protection not installed per plan or Blue Book
11B	Rock outlet protection not installed concurrently with pipe installation

12	Sediment Traps and Basins
12A	Outlet structure constructed improperly
12B	Geotextile fabric has not been placed beneath rock fill
12C	Depth of sediment in basin has exceeded allowable threshold
12D	Basin and outlet structure not constructed per the approved plan
12E	Basin side slopes are not stabilized with seed/mulch
12F	More than 50% capacity has built up

13	Temporary Stream Crossing
13A	Construction crossings at concentrated flow areas have not been culverted

14	Pavement Sweeping
14A	Pavement has not been swept daily and sediment has traveled into road

Stormwater Management Practice Deficiencies and Corrective Actions

Practice	Sign Y / N	Current Phase of Construction	Items Not in Conformance with SWPPP	Deficiency Location	Initial Date	Corrective Action	Corrected Y / N
Practice 1:							
Practice 2:							
Practice 3:							
Practice 4:							
Practice 5:							
Practice 6:							

Photo Log

Photo 1 *Date – Item in need of repair or maintenance:*	***Photo 1A*** *Date – Corrected Action:*
Photo 2 *Date – Item in need of repair or maintenance:*	***Photo 2A*** *Date – Corrected Action:*
Photo 3 *Date – Item in need of repair or maintenance:*	***Photo 3A*** *Date – Corrected Action:*

Photo Log (continued)

Photo 4	***Photo 4A***
Date – Item in need of repair or maintenance:	*Date – Corrected Action:*
Photo 5	***Photo 5A***
Date – Item in need of repair or maintenance:	*Date – Corrected Action:*
Photo 6	***Photo 6A***
Date – Item in need of repair or maintenance:	*Date – Corrected Action:*

Disturbance / Photo Location Map

Replace this page to include an 11x17 erosion control plan sketch to scale showing:

1. Areas with active soil disturbance activity
2. Areas that have been disturbed but are inactive at the time of the inspection
3. Areas that have been stabilized (temporary and/or final) since the last inspection
4. Limit of disturbance line per the SWPPP and the grading plan
5. Photo locations

Use Bluebeam template with standard colors to indicate limits

APPENDIX G:
POST-CONSTRUCTION INSPECTIONS AND MAINTENANCE

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POST CONSTRUCTION INSPECTIONS AND MAINTENANCE

1. SITE COVER

a. Inspections

Site cover and associated structures and embankments should be inspected periodically for the first few months following construction and then on a biannual basis. Site inspections should also be performed following all major storm events. Items to check for include (but are not limited to):

i. Differential settlement of embankments, cracking or erosion.

ii. Lack of vigor and density of grass turf.

iii. Accumulation of sediments or litter on lawn areas, paved areas, or within catch basin sumps.

iv. Accumulation of pollutants, including oils or grease, in catch basin sumps.

v. Damage or fatigue of storm sewer structures or associated components.

b. Mowing and Sweeping

Vegetated areas and landscaping should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year (more frequent mowing may be desired for aesthetic reasons). Resultant yard waste shall be collected and disposed of off-site.

Paved areas should be swept at least twice a year. Additional sweeping may be appropriate in the early spring for removal of deicing materials

c. Debris and Litter Removal

Accumulation of litter and debris should be removed during each mowing or sweep operation.

d. Structural Repair or Replacement

Components of the system which require repair or replacement should be addressed immediately following identification.

e. Catch Basins

The frequency for cleanout of catch basin sumps will depend on the efficiency of mowing, sweeping, and debris and litter removal. Sumps should be cleaned when accumulation of sediments are within six inches of the catch basin outlet pipe.

Disposal of material from catch basins sumps, drainage manholes, and trench drains shall be in accordance with local, state, and federal guidelines.

f. Rip-rap Dissipation structures

Riprap used to dissipate energy from pipe outfalls shall be cleaned or replaced when it becomes overburdened with silt or sediment.

g. Winter Maintenance

To prevent impacts to storm water management facilities, the following winter maintenance limitations, restrictions, or requirements are recommended:

i. Remove snow and ice from inlet structures, basin inlet and outlet structures and away from culvert end sections.

ii. Snow removed from paved areas should not be piled at inlets/outlets of the storm water management basin.

iii. Use of deicing materials should be limited to sand and "environmentally friendly" chemical products. Use of salt mixtures should be kept to a minimum.

iv. Sand used for deicing should be clean, course material free of fines, silt, and clay.

v. Materials used for deicing should be removed during the early spring by sweeping and/ or vacuuming.

2. BIORETENTION FILTERS

a. Inspection Schedule

Bioretention filters should be inspected periodically for the first few months after construction and then on a monthly basis. Bioretention filters should be inspected after all major storm events.

b. Inspection of Uphill Drainage Area

Inspect areas that are uphill from the Bioretention filter.

i. Bare soil and/or erosion of the ground should be seeded and mulches to establish vegetation. Areas of erosion should be filled with soil, compacted, and seeded and strawed to establish vegetation.

ii. If a small channel(s) is forming, try to redirect water flowing to this area by creating a small berm or adding topsoil to areas that are heavily compacted.

iii. Piles of grass clippings, mulch, dirt, salt or other materials should be removed.

iv. Open containers of oil, grease, paint, or other substances should be covered and properly disposed of.

c. Inspection of Inlets

Stand in the Bioretention filter itself and inspect each location where water flows in.

i. Inlets should have a clear pathway for water to flow into the filter. Grit and debris or grass/weeds should be removed at curb inlets or openings.

ii. Clumps of growing grass or weeds and the associated soil or grit should be removed.

iii. Grass clippings, leaves, sticks, and other debris collecting at inlets should be removed.

iv. For pipes and ditches, sediment and debris partially blocking the pipe or ditch opening into the Bioretention filter should be removed.

v. All materials removed should be properly disposed in such a way that it may not re-enter the Bioretention filter.

vi. Small areas of erosion should be smoothed out and rock or stone applied to prevent further erosion. Reseeding and applying erosion-control matting can be used to prevent further erosion.

d. Inspection of Ponding Area

Examine the entire Bioretention surface and side slopes:

i. In areas where the mulch layer has decomposed or is less than 1-inch thick, new mulch should be added to a total depth of 2 to 3 inches. The mulch should be a shredded hardwood mulch that is less likely to float away during rainstorms. Avoid adding too much mulch so that inlets are obstructed, or certain areas become higher than the rest of the Bioretention surface.

ii. Excess sediment, grit, trash, or other debris that has accumulated on the bottom should be removed and disposed of in such a way that it cannot re-enter the Bioretention filter. If removing the material creates a hole or low area, fill in with a soil mix that matches the original mix and cover with mulch to create a flat surface.

iii. Eroded areas in the bottom or on the side slopes should be filled with clean topsoil or sand and covered with mulch. If the problem reoccurs, stone can be used to fill in the areas. If the erosion is on a side slope, fill in with clay that can be compacted and seed and mulch the area.

iv. The bottom of the Bioretention filter should be flat. The surface should be raked or mulch added to low spots to create a more level surface.

e. Inspection of Vegetation

Examine all Bioretention filter vegetation:

i. Weeds and dead and/or diseased plants should be removed and the mulch surrounding these replaced. Plants should be added to fill in areas that are not well vegetated.

ii. If bioretention filter utilized a vegetated seed mix, then grass areas shall be mowed to ensure that grass height does not exceed 6-inches.

iii. Undesirable trees and shrubs should be removed. Resultant yard wastes shall be collected and disposed of off-site

f. Inspection of Outlets

Examine the outlets that release water out of the Bioretention filter:

i. Stone should be added in areas of erosion at the outlet to reduce the impact from the water flowing out of the outlet pipe or weir during storms.

ii. Outlet obstructions should be removed and disposed of where it cannot re-enter the Bioretention filter.

g. Debris, Trash and Litter Control

Removal of debris and litter shall be accomplished during mowing operations. Inlet structures should be cleared of all debris and litter.

h. Structural Repairs and Replacement

Components of the bioretention filter, which require repair or replacement, should be addressed immediately following identification. This includes treating and or replacing diseased trees and shrub, fertilizing as necessary, replacing tree stakes and wires, replacing mulch where bare spots appear, replacing clogged underdrains, filter beds, and pea gravel diaphragm.

i. Erosion and Sediment Control

Sources of sedimentation, specifically eroded areas in upland drainage areas, should be stabilized immediately upon identification. Stabilization should be with vegetative practices or other erosion control practices when vegetative measures do not prove effective.

Soil slumpage, erosion of the embankments or around inlets/outlets, and cracking should be stabilized and repaired immediately upon identification.

j. Sediment Removal

Sediments that accumulate in the bioretention filter should be removed annually to prevent clogging of inlet or outlet structures. Disposal of material removed from bioretention filter shall be in accordance with local, state, and federal guidelines.

3. UNDERGROUND INFILTRATION SYSTEM

a. Inspection Schedule

Underground infiltration systems should be inspected periodically for the first few months after construction and then on an annual basis. Underground infiltration systems should be inspected after major storm events to ensure inlets and outlets remain clear.

b. Inspection Items

Items to check for include (but are not limited to):

i. Measure the sediment buildup at each riser.

ii. Inspect each header, all laterals, inlets, and outlet pipes for sediment build up, obstructions or other problems. Cracking, erosion or seepage through embankments.

c. Debris and Litter Control

Inlet and outlet structures should be cleared of all debris and litter.

d. Structural repairs and Replacement

Components of the underground infiltration system, which require repair or replacement, should be addressed immediately following identification.

e. Sedimentation Control

Sources of sedimentation, specifically eroded areas in upland drainage areas, should be stabilized immediately upon identification. Stabilization should be with vegetative practices or other erosion control practices when vegetative measures do not prove effective.

f. Sediment removal

Sediments, which accumulate in the underground infiltration system, should be removed when it reaches 4% of the pipe diameter to prevent clogging of the outlet. A typical clean-out cycle should be between 5 to 10 years with more frequent cleanings near inlet and outlet structures. The unit may require cleaning in the event of a spill of a toxic or foreign substance. Disposal of material from the underground infiltration systems shall be in accordance with local, state, and federal guidelines.

Underground infiltration systems are confined space environment and only properly trained personnel possessing the necessary safety equipment should enter the systems to perform maintenance or inspection.

4. HYDRODYNAMIC DEVICE

The hydrodynamic device is a confined space environment and only properly trained personnel possessing the necessary safety equipment should enter the unit to perform maintenance or inspection.

a. Inspection Schedule

The hydrodynamic device shall be inspected every four months.

b. Inspection Items

The unit's internal components should be inspected for any signs of damage or any loosening of the bolts used to fasten the various components to the manhole structure and to each other.

Refer to attached Operations and Maintenance Guidelines, for the CS-4 Cascade Hydrodynamic Device, and CDS Guide Operation, Design, Performance and Maintenance Manual for the manufacturer's detailed inspection and maintenance requirements.

c. Debris, Trash and Litter Control

The screen shall be power washed for the inspection. The floatables shall be removed and the sump cleaned when it has reached 50% capacity. The unit may require cleaning in the event of a spill of a toxic or foreign substance. At a minimum, the hydrodynamic device shall be pumped out at least once a year if the sump does not reach its 50% capacity.

d. Sediment removal

Disposal of material from the hydrodynamic device shall be in accordance with local, state, and federal guidelines.

5. SURFACE DETENTION BASINS

a. Inspection Schedule

Detention Basins should be inspected periodically for the first few months after construction and then on an annual basis. Detention Basins should be inspected after major storm events to ensure inlets and outlets remain clear.

b. Inspection Items

Items to check for include (but are not limited to):

i. Differential settlement of embankments.

ii. Cracking, erosion, or seepage through embankments.

iii. Evidence of clogging at inlets or outlets.

iv. Erosion of the flow path through the detention basin.

v. Brush, shrub, or tree growth on embankments.

vi. Condition of the overflow spillway.

vii. Lack of vigor and density of grass turf on the basin embankments.

c. Mowing

The side slopes, embankments, inlets, and overflow spillways of the detention basins should be mowed at least three times a year and resultant yard wastes collected and disposed of off-site.

d. Debris and Litter Control

Removal of debris and litter should be accomplished during mowing operations. Inlet and outlet structures should be cleared of all debris and litter.

e. Structural repairs and Replacement

Components of the detention basin, which require repair or replacement, should be addressed immediately following identification.

f. Erosion Control

Sources of sedimentation, specifically eroded areas in upland drainage areas, should be stabilized immediately upon identification. Stabilization should be with vegetative practices or other erosion control practices when vegetative measures do not prove effective.

Soil slumpage, erosion of the basin embankment or around inlets/outlets, and cracking should be stabilized and repaired immediately upon identification. Repair, replacement, or addition of rip-rap aprons, channels or embankments should be pursued as required.

g. Sediment removal

Sediments, which accumulate in the detention basin, should be removed periodically to prevent clogging of inlet or outlet structures. A typical clean-out cycle should be between 5 to 10 years with more frequent cleanings near inlet and outlet structures.

APPENDIX H:
NYSDEC "DEEP-RIPPING AND DECOMPACTION," APRIL 2008

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New York State
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water

Deep-Ripping and Decompaction

April 2008

Document Prepared by:

John E. Lacey,
Land Resource Consultant and Environmental Compliance Monitor
(Formerly with the Division of Agricultural Protection and Development Services,
NYS Dept. of Agriculture & Markets)

New York State
Department of Environmental Conservation

Alternative Stormwater Management
Deep-Ripping and Decompaction

Description

The two-phase practice of 1) “Deep Ripping;” and 2) “Decompaction” (deep subsoiling), of the soil material as a step in the cleanup and restoration/landscaping of a construction site, helps mitigate the physically induced impacts of soil compression; i.e.: soil compaction or the substantial increase in the bulk density of the soil material.

Deep Ripping and Decompaction are key factors which help in restoring soil pore space and permeability for water infiltration. Conversely, the physical actions of cut-and-fill work, land grading, the ongoing movement of construction equipment and the transport of building materials throughout a site alter the architecture and structure of the soil, resulting in: the mixing of layers (horizons) of soil materials, compression of those materials and diminished soil porosity which, if left unchecked, severely impairs the soil’s water holding capacity and vertical drainage (rainfall infiltration), from the surface downward.

In a humid climate region, compaction damage on a site is virtually guaranteed over the duration of a project. Soil in very moist to wet condition when compacted, will have severely reduced permeability. Figure 1 displays the early stage of the deep-ripping phase (Note that all topsoil was stripped prior to construction access, and it remains stockpiled until the next phase – decompaction – is complete). A heavy-duty tractor is pulling a three-shank ripper on the first of several series of incrementally deepening passes through the construction access corridor's densely compressed subsoil material. Figure 2 illustrates the approximate volumetric composition of a loam surface soil when conditions are good for plant growth, with adequate natural pore space for fluctuating moisture conditions.



Fig. 1. A typical deep ripping phase of this practice, during the first in a series of progressively deeper “rips” through severely compressed subsoil.

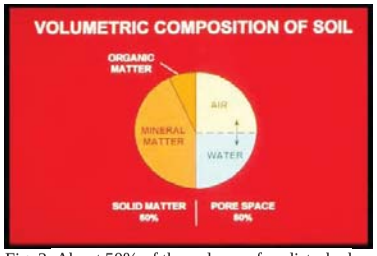

Fig. 2. About 50% of the volume of undisturbed loam surface soil is pore space, when soil is in good condition for plant growth. Brady, 2002.

Recommended Application of Practice

The objective of Deep Ripping and Decompaction is to effectively fracture (vertically and lateralllly) through the thickness of the physically compressed subsoil material (see Figure 3), restoring soil porosity and permeability and aiding infiltration to help reduce runoff. Together with topsoil stripping, the “two-phase” practice of Deep Ripping and Decompaction first became established as a “best management practice” through ongoing success on commercial farmlands affected by heavy utility construction right-of-way projects (transmission pipelines and large power lines).



Fig. 3. Construction site with significant compaction of the deep basal till subsoil extends 24 inches below this exposed cut-and-fill work surface.

Soil permeability, soil drainage and cropland productivity were restored. For broader construction application, the two-phase practice of Deep Ripping and Decompaction is best adapted to areas impacted with significant soil compaction, on contiguous open portions of large construction sites and inside long, open construction corridors used as temporary access over the duration of construction. Each mitigation area should have minimal above-and-below-ground obstructions for the easy avoidance and maneuvering of a large tractor and ripping/decompacting implements. Conversely, the complete two-phase practice is not recommended in congested or obstructed areas due to the limitations on tractor and implement movement.

Benefits

Aggressive “deep ripping” through the compressed thickness of exposed subsoil before the replacement/respreading of the topsoil layer, followed by “decompaction,” i.e.: “sub-soiling,” through the restored topsoil layer down into the subsoil, offers the following benefits:

- Increases the project (larger size) area’s direct surface infiltration of rainfall by providing the open site’s mitigated soil condition and lowers the demand on concentrated runoff control structures
- Enhances direct groundwater recharge through greater dispersion across and through a broader surface than afforded by some runoff-control structural measures
- Decreases runoff volume generated and provides hydrologic source control
- May be planned for application in feasible open locations either alone or in

conjunction with plans for structural practices (e.g., subsurface drain line or infiltration basin) serving the same or contiguous areas

- Promotes successful long-term revegetation by restoring soil permeability, drainage and water holding capacity for healthy (rather than restricted) root-system development of trees, shrubs and deep rooted ground cover, minimizing plant drowning during wet periods and burnout during dry periods.

Feasibility/Limitations

The effectiveness of Deep Ripping and Decompaction is governed mostly by site factors such as: the original (undisturbed) soil's hydrologic characteristics; the general slope; local weather/timing (soil moisture) for implementation; the space-related freedom of equipment/implement maneuverability (noted above in **Recommended Application of Practice**), and by the proper selection and operation of tractor and implements (explained below in **Design Guidance**). The more notable site-related factors include:

Soil
In the undisturbed condition, each identified soil type comprising a site is grouped into one of four categories of soil hydrology, Hydrologic Soil Group A, B, C or D, determined primarily by a range of characteristics including soil texture, drainage capability when thoroughly wet, and depth to water table. The natural rates of infiltration and transmission of soil-water through the undisturbed soil layers for Group A is "high" with a low runoff potential while soils in Group B are moderate in infiltration and the transmission of soil-water with a moderate runoff potential, depending somewhat on slope. Soils in Group C have slow rates of infiltration and transmission of soil-water and a moderately high runoff potential influenced by soil texture and slope; while soils in Group D have exceptionally slow rates of infiltration and transmission of soil-water, and high runoff potential.

In Figure 4, the profile displays the undisturbed horizons of a soil in Hydrologic Soil Group C and the naturally slow rate of infiltration through the subsoil. The slow rate of infiltration begins immediately below the topsoil horizon (30 cm), due to the limited amount of macro pores, e.g.: natural subsoil fractures, worm holes and root channels. Infiltration after the construction-induced mixing and compression of such subsoil material is virtually absent; but can be restored back to this natural level with the two-phase practice of deep ripping and decompaction, followed by the permanent establishment of an appropriate, deep taproot

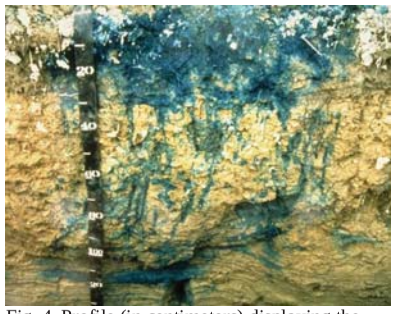

Fig. 4. Profile (in centimeters) displaying the infiltration test result of the natural undisturbed horizons of a soil in Hydrologic Soil Group C.

lawn/ground cover to help maintain the restored subsoil structure. Infiltration after construction-induced mixing and compression of such subsoil material can be notably rehabilitated with the Deep Ripping and Decompaction practice, which prepares the site for the appropriate long-term lawn/ground cover mix including deep taproot plants such as clover, fescue or trefoil, etc. needed for all rehabilitated soils.

Generally, soils in Hydrologic Soil Groups A and B, which respectively may include deep, well-drained, sandy-gravelly materials or deep, moderately well-drained basal till materials, are among the easier ones to restore permeability and infiltration, by deep ripping and decompaction. Among the many different soils in Hydrologic Soil Group C are those unique glacial tills having a natural fragipan zone, beginning about 12 to 18 inches (30 – 45cm), below surface. Although soils in Hydrologic Soil Group C do require a somewhat more carefully applied level of the Deep Ripping and Decompaction practice, it can greatly benefit such affected areas by reducing the runoff and fostering infiltration to a level equal to that of pre-disturbance.

Soils in Hydrologic Soil Group D typically have a permanent high water table close to the surface, influenced by a clay or other highly impervious layer of material. In many locations with clay subsoil material, the bulk density is so naturally high that heavy trafficking has little or no added impact on infiltration; and structural runoff control practices rather than Deep Ripping and Decompaction should be considered.

The information about Hydrologic Soil Groups is merely a general guideline. Site-specific data such as limited depths of cut-and-fill grading with minimal removal or translocation of the inherent subsoil materials (as analyzed in the county soil survey) or, conversely, the excavation and translocation of deeper, unconsolidated substratum or consolidated bedrock materials (unlike the analyzed subsoil horizons' materials referred to in the county soil survey) should always be taken into account.

Sites made up with significant quantities of large rocks, or having a very shallow depth to bedrock, are not conducive to deep ripping and decompation (subsoiling); and other measures may be more practical.

Slope
The two-phase application of 1) deep ripping and 2) decompaction (deep subsoiling), is most practical on flat, gentle and moderate slopes. In some situations, such as but not limited to temporary construction access corridors, inclusion areas that are moderately steep along a project's otherwise gentle or moderate slope may also be deep ripped and decompacted. For limited instances of moderate steepness on other projects, however, the post-construction land use and the relative alignment of the potential ripping and decompaction work in relation to the lay of the slope should be reviewed for safety and practicality. In broad construction areas predominated by moderately steep or steep slopes, the practice is generally not used.

Local Weather/Timing/Soil Moisture
Effective fracturing of compressed subsoil material from the exposed work surface, laterally and vertically down through the affected zone is achieved only when the soil material is moderately dry to moderately moist. Neither one of the two-phases, deep ripping nor decompaction (deep

subsoiling), can be effectively conducted when the soil material (subsoil or replaced topsoil) is in either a “plastic” or “liquid” state of soil consistency. Pulling the respective implements legs through the soil when it is overly moist only results in the “slicing and smearing” of the material or added “squeezing and compression” instead of the necessary fracturing. Ample drying time is needed for a “rippable” soil condition not merely in the material close to the surface, but throughout the material located down to the bottom of the physically compressed zone of the subsoil.

The “poor man’s Atterberg field test” for soil plasticity is a simple “hand-roll” method used for quick, on-site determination of whether or not the moisture level of the affected soil material is low enough for: effective deep ripping of subsoil; respreading of topsoil in a friable state; and final decompaction (deep subsoiling). Using a sample of soil material obtained from the planned bottom depth of ripping, e.g.: 20 - 24 inches below exposed subsoil surface, the sample is hand rolled between the palms down to a 1/8-inch diameter thread. (Use the same test for stored topsoil material before respreading on the site.) If the respective soil sample crumbles apart in segments no greater than 3/8 of an inch long, by the time it is rolled down to 1/8 inch diameter, it is low enough in moisture for deep ripping (or topsoil replacement), and decompaction. Conversely, as shown in Figure 5, if the rolled sample stretches out in increments greater than 3/8 of an inch long before crumbling, it is in a “plastic” state of soil consistency and is too wet for subsoil ripping (as well as topsoil replacement) and final decompaction.



Fig. 5. Augered from a depth of 19 inches below the surface of the replaced topsoil, this subsoil sample was hand rolled to a 1/8-inch diameter. The test shows the soil at this site stretches out too far without crumbling; it indicates the material is in a plastic state of consistence, too wet for final decompaction (deep subsoiling) at this time.

Design Guidance

Beyond the above-noted site factors, a vital requirement for the effective Deep Ripping and Decompaction (deep subsoiling), is implementing the practice in its distinct, two-phase process:

1) Deep rip the affected thickness of exposed subsoil material (see Figure 10 and 11), aggressively fracturing it before the protected topsoil is reapplied on the site (see Figure 12); and

2) Decompact (deep subsoil), simultaneously through the restored topsoil layer and the upper half of the affected subsoil (Figure 13). The second phase, “decompaction,” mitigates the partial recompaction which occurs during the heavy process of topsoil spreading/grading. Prior to deep ripping and decompacting the site, all construction activity, including construction equipment and material storage, site cleanup and trafficking (Figure 14), should be finished; and the site closed off to further disturbance. Likewise, once the practice is underway and the area’s soil permeability and

rainfall infiltration are being restored, a policy limiting all further traffic to permanent travel lanes is maintained.

The other critical elements, outlined below, are: using the proper implements (deep, heavy-duty rippers and subsoilers), and ample pulling-power equipment (tractors); and conducting the practice at the appropriate speed, depth and pattern(s) of movement.

Note that an appropriate plan for the separate practice of establishing a healthy perennial ground cover, with deep rooting to help maintain the restored soil structure, should be developed in advance. This may require the assistance of an agronomist or landscape horticulturist.

Implements

Avoid the use of all undersize implements. The small-to-medium, light-duty tool will, at best, only “scarify” the uppermost surface portion of the mass of compacted subsoil material. The term “chisel plow” is commonly but incorrectly applied to a broad range of implements. While a few may be adapted for the moderate subsoiling of non-impacted soils, the majority are less durable and used for only lighter land-fitting (see Figure 6).



Fig. 6. A light duty chisel implement, not adequate for either the deep ripping or decompaction (deep subsoiling) phase.



Fig. 7. One of several variations of an agricultural ripper. This unit has long, rugged shanks mounted on a steel V-frame for deep, aggressive fracturing through Phase 1.

Use a “heavy duty” agricultural-grade, deep ripper (see Figures 7,9,10 and 11) for the first phase: the lateral and vertical fracturing of the mass of exposed and compressed subsoil, down and through, to the bottom of impact, prior to the replacement of the topsoil layer. (Any oversize rocks which are uplifted to the subsoil surface during the deep ripping phase are picked and removed.) Like the heavy-duty class of implement for the first phase, the decompaction (deep subsoiling) of Phase 2 is conducted with the heavy-duty version of the deep subsoiler. More preferable is the angled-leg variety of deep subsoiler (shown in Figures 8 and 13). It minimizes the inversion of the subsoil and topsoil layers while laterally and vertically fracturing the upper half of the previously ripped subsoil layer and all of the topsoil layer by delivering a momentary, wave-like “lifting and shattering” action up through the soil layers as it is pulled.

Pulling-Power of Equipment
Use the following rule of thumb for tractor horsepower (hp) whenever deep ripping and decompacting a significantly impacted site: For both types of implement, have at least 40 hp of tractor pull available for each mounted shank/ leg.

Using the examples of a 3-shank and a 5-shank implement, the respective tractors should have 120 and 200 hp available for fracturing down to the final depth of 20-to-24 inches per phase. Final depth for the deep ripping in Phase 1 is achieved incrementally by a progressive series of passes (see Depth and Patterns of Movement, below); while for Phase 2, the full operating depth of the deep subsoiler is applied from the beginning.

The operating speed for pulling both types of implement should not exceed 2 to 3 mph. At this slow and managed rate of operating speed, maximum functional performance is sustained by the tractor and the implement performing the soil fracturing. Referring to Figure 8, the implement is the 6-leg version of the deep angled-leg subsoiler. Its two outside legs are "chained up" so that only four legs will be engaged (at the maximum depth), requiring no less than 160 hp, (rather than 240 hp) of pull. The 4-wheel drive, articulated-frame tractor in Figure 8 is 174 hp. It will be decompacting this unobstructed, former construction access area simultaneously through 11 inches of replaced topsoil and the upper 12 inches of the previously deep-ripped subsoil. In constricted areas of Phase 1) Deep Ripping, a medium-size tractor with adequate hp, such as the one in Figure 9 pulling a 3-shank deep ripper, may be more maneuverable.


Fig. 8. A deep, angled-leg subsoiler, ideal for Phase 2 decompaction of after the topsoil layer is graded on top of the ripped subsoil.


Fig. 9. This medium tractor is pulling a 3-shank deep ripper. The severely compacted construction access corridor is narrow, and the 120 hp tractor is more maneuverable for Phase 1 deep ripping (subsoil fracturing), here.

Some industrial-grade variations of ripping implements are attached to power graders and bulldozers. Although highly durable, they are generally not recommended. Typically, the shanks or "teeth" of these rippers are too short and stout; and they are mounted too far apart to achieve the well-distributed type of lateral and vertical fracturing of the soil materials necessary to restore soil permeability and infiltration. In addition, the power graders and bulldozers, as pullers, are far less maneuverable for turns and patterns than the tractor.

Depth and Patterns of Movement
As previously noted both Phase 1 Deep Ripping through significantly compressed, exposed subsoil and Phase 2 Decompaction (deep subsoiling) through the replaced topsoil and upper subsoil need to be performed at maximum capable depth of each implement. With an implement's guide wheels attached, some have a "normal" maximum operating depth of 18 inches, while others may go deeper. In many situations, however, the tractor/implement operator must first remove the guide wheels and other non essential elements from the implement. This adapts the ripper or the deep subsoiler for skillful pulling with its frame only a few inches above surface, while the shanks or legs, fracture the soil material 20-to-24 inches deep.

There may be construction sites where the depth of the exposed subsoil's compression is moderate, e.g.: 12 inches, rather than deep. This can be verified by using a ¾ inch cone penetrometer and a shovel to test the subsoil for its level of compaction, incrementally, every three inches of increasing depth. Once the full thickness of the subsoil's compacted zone is finally "pieced" and there is a significant drop in the psi measurements of the soil penetrometer, the depth/thickness of compaction is determined. This is repeated at several representative locations of the construction site. If the thickness of the site's subsoil compaction is verified as, for example, ten inches, then the Phase 1 Deep Ripping can be correspondingly reduced to the implement's minimum operable depth of 12 inches. However, the Phase 2 simultaneous Decompation (subsoiling) of an 11 inch thick layer of replaced topsoil and the upper subsoil should run at the subsoiling implements full operating depth.


Fig. 10. An early pass with a 3-shank deep ripper penetrating only 8 inches into this worksite's severely compressed subsoil.


Fig. 11. A repeat run of the 3-shank ripper along the same patterned pass area as Fig. 9; here, incrementally reaching 18 of the needed 22 inches of subsoil fracture.

Typically, three separate series (patterns) are used for both the Phase 1 Deep Ripping and the Phase 2 Decompaction on significantly compacted sites. For Phase 1, each series begins with a moderate depth of rip and, by repeat-pass, continues until full depth is reached. Phase 2 applies the full depth of Decompation (subsoiling), from the beginning.

Every separate series (pattern) consists of parallel, forward-and-return runs, with each progressive

pass of the implement's legs or shanks evenly staggered between those from the previous pass. This compensates for the shank or leg-spacing on the implement, e.g., with 24-to-30 inches between each shank or leg. The staggered return pass ensures lateral and vertical fracturing actuated every 12 to 15 inches across the densely compressed soil mass.

Large, Unobstructed Areas
For larger easy areas, use the standard patterns of movement:

- The first series (pattern) of passes is applied lengthwise, parallel with the longest spread of the site; gradually progressing across the site's width, with each successive pass.

- The second series runs obliquely, crossing the first series at an angle of about 45 degrees.

- The third series runs at right angle (or 90 degrees), to the first series to complete the fracturing and shattering on severely compacted sites, and avoid leaving large unbroken blocks of compressed soil material. (In certain instances, the third series may be optional, depending on how thoroughly the first two series loosen the material and eliminate large chunks/blocks of material as verified by tests with a ¾-inch cone penetrometer.)



Fig. 12. Moderately dry topsoil is being replaced on the affected site now that Phase 1 deep ripping of the compressed subsoil is complete.



Fig. 13. The same deep, angled-leg subsoiler shown in Fig. 7 is engaged at maximum depth for Phase 2, decompaction (deep soiling), of the replaced topsoil and the upper subsoil materials.

Corridors
In long corridors of limited width and less maneuverability than larger sites, e.g.: along compacted areas used as temporary construction access, a modified series of pattern passes are used.

- First, apply the same initial lengthwise, parallel series of passes described above.

- A second series of passes makes a broad "S" shaped pattern of rips, continually and gradually alternating the "S" curves between opposite edges inside the compacted corridor.

- The third and final series again uses the broad, alternating S pattern, but it is "flip-flopped" to continually cross the previous S pattern along the corridor's centerline. This final series of the S pattern curves back along the edge areas skipped by the second series.

Maintenance and Cost

Once the two-phase practice of Deep Ripping and Decompation is completed, two items are essential for maintaining a site's soil porosity and permeability for infiltration. They are: planting and maintaining the appropriate ground cover with deep roots to maintain the soil structure (see Figure 15); and keeping the site free of traffic or other weight loads.

Note that site-specific choice of an appropriate vegetative ground-cover seed mix, including the proper seeding ratio of one or more perennial species with a deep taproot system and the proper amount of lime and soil nutrients (fertilizer mix) adapted to the soil-needs, are basic to the final practice of landscaping, i.e: surface tillage, seeding/planting/fertilizing and culti-packing or mulching is applied. The "maintenance" of an effectively deep-ripped and decompacted area is generally limited to the successful perennial (long-term) landscape ground cover; as long as no weight-bearing force of soil compaction is applied.



Fig. 14. The severely compacted soil of a temporary construction yard used daily by heavy equipment for four months; shown before deep ripping, topsoil replacement, and decompaction.



Fig. 15. The same site as Fig. 14 after deep ripping of the exposed subsoil, topsoil replacement, decompaction through the topsoil and upper subsoil and final surface tillage and revegetation to maintain soil permeability and infiltration.

The Deep Ripping and Decompaction practice is, by necessity, more extensive than periodic subsoiling of farmland.The cost of deep ripping and decompacting (deep subsoiling), will vary according to the depth and severity of soil-material compression and the relative amount of tractor and implement time that is required. In some instances, depending on open maneuverability, two-to-three acres of compacted project area may be deep-ripped in one day. In other situations of more severe compaction and - or less maneuverability, as little as one acre may be fully ripped in a day. Generally, if the Phase 1) Deep Ripping is fully effective, the Phase 2) Decompaction should be completed in 2/3 to 3/4 of the time required for Phase 1.

Using the example of two acres of Phase 1) Deep Ripping in one day, at $1800 per day, the net cost is $900 per acre. If the Phase 2) Decompacting or deep subsoiling takes 3/4 the time as Phase 1, it costs $675 per acre for a combined total of $1575 per acre to complete the practice (these figures do not include the cost of the separate practice of topsoil stripping and replacement). Due to the many variables, it must be recognized that cost will be determined by the specific conditions or constraints of the site and the availability of proper equipment.

Resources

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- Examples of implements:

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- Soils data of USDA Natural Resources Conservation Service. *NRCS Web Soil Survey.* http://websoilsurvey.nrcs.usda.gov/app/ and *USDA-NRCS Official Soil Series Descriptions; View by Name.* http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdname.cgi . *Last visited Jan. 08.*
- Soil penetrometer information. Access by internet searches of: *Diagnosing Soil Compaction using a Penetrometer (soil compaction tester), PSU Extension;* as well as *Dickey-john Soil Compaction Tester.* http://www.dickey-johnproducts.com/pdf/SoilCompactionTest.pdf and http://cropsoil.psu.edu/Extension/Facts/uc178pdf Last visited Sept. 07

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APPENDIX I:
LABELLA CERTIFYING PROFESSIONALS LETTER

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February 17, 2022

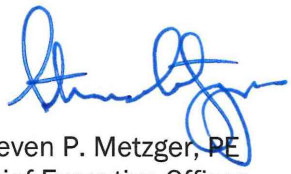
RE: LaBella Certifying Professionals for NYSDEC SPDES GP-20-001

To Whom it May Concern:

In accordance with the NYSDEC SPDES General Permit GP 0-20-001, part VII.H.2, the New York State licensed Professional Engineers employed by LaBella Associates and listed on the attachment to this letter are duly authorized to sign and seal Stormwater Pollution Prevention Plans (SWPPPs), NOIs, and NOTs prepared under their direct supervision.

Respectfully submitted,

LaBella Associates



Steven P. Metzger, PE
Chief Executive Officer

LaBella Professional Engineers duly authorized to sign and seal SWPPPs, NOIs, and NOTs:

Name:	Title:	Signature:	Date:
Kyle Ahearn, PE	Senior Civil Engineer		2/9/22
Jody Allen, PE	Senior Civil Engineer		2/24/2022
Anthony Bernardi, PE	Senior Civil Engineer		
Christian Bertram, PE	Senior Civil Engineer		2/9/2022
Brendan Bystrak, PE	Vice President		
Steven Calocerinos, PE	Senior Civil Engineer		2/9/2022
Sean Doty, PE	Senior Civil Engineer		2/24/2022
Jason Ebbs, PE	Municipal Group Leader		
Michael Flanagan, PE	Senior Civil Engineer		2/10/22
Don Hoefler, PE	Senior Project Engineer		
Reuben Hull, PE	Senior Civil Engineer		2/9/2002
Eric Johnson, PE	Senior Civil Engineer		2/9/2002
Roger Keating, PE	Senior Civil Engineer		2/9/2022
Walter Kubow, PE	Senior Civil Engineer		2/9/2022
Christopher Lapine, PE	Senior Civil Engineer		2/9/22
Joseph Lanaro, PE	Vice President		2/9/2022
Michael Mishook, PE	Vice President		2/10/22
Lauren Rodriquez, PE	Civil Engineer		2/9/2022
Jonathan Spurr, PE	Civil Engineer		2/10/22
Mary Steblein, PE	Senior Civil Engineer		2/9/2022
Robert Steehler, PE	Vice President		2/9/2022
Timothy Webber, PE	Vice President		2/9/2022
Kristopher Winkler, PE	Senior Civil Engineer		2/14/2022

APPENDIX J:
NYSDEC SPDES GENERAL PERMIT GP-0-20-001

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP- 0-20-001

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2020 Expiration Date: January 28, 2025

John J. Ferguson

Chief Permit Administrator

1-23-20

Authorized Signature Date

Address: NYS DEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

PREFACE

Pursuant to Section 402 of the Clean Water Act ("CWA"), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System ("NPDES")* permit or by a state permit program. New York administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7, 8 and Article 70.

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of "*construction activity*", as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a *point source* and therefore, pursuant to ECL section 17-0505 and 17-0701, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part 1. PERMIT COVERAGE AND LIMITATIONS

A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;

2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State.*

3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

B. Effluent Limitations Applicable to Discharges from Construction Activities

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the *Stormwater Pollution Prevention Plan* (“SWPPP”) the reason(s) for the

deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:

   (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s;

   (ii) Control stormwater *discharge*s, including both peak flowrates and total stormwater volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points;

   (iii) *Minimize* the amount of soil exposed during *construction activity*;

   (iv) *Minimize* the disturbance of *steep slopes*;

   (v) *Minimize* sediment *discharge*s from the site;

   (vi) Provide and maintain *natural buffer*s around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharge*s, unless *infeasible*;

   (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted;

   (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

   (ix) *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of pollutants that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments

listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:

(i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;

(ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and

(iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Prohibited *Discharge*s.** The following *discharge*s are prohibited:

(i) Wastewater from washout of concrete;

(ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;

(iv) Soaps or solvents used in vehicle and equipment washing; and

(v) Toxic or hazardous substances from a spill or other release.

f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-construction Stormwater Management Practice Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices ("SMPs") are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

a. Sizing Criteria for New Development

(i) Runoff Reduction Volume ("RRv"): Reduce the total Water Quality Volume ("WQv") by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: Construction activities that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to site limitations shall direct runoff from all newly constructed impervious areas to a RR technique or standard SMP with RRv capacity unless infeasible. The specific site limitations that prevent the reduction of 100% of the WQv shall be documented in the SWPPP.

For each impervious area that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered infeasible.

In no case shall the runoff reduction achieved from the newly constructed impervious areas be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume ("Cpv"): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site discharges directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria ("Qp"): Requires storage to attenuate the post-development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria ("Qf"): Requires storage to attenuate the post-development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watershed

(i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be

calculated in accordance with the criteria in Section 10.3 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 10.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

c. Sizing Criteria for Redevelopment Activity

(i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.

(1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or

(2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or

(3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or

(4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

(ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iii) *Overbank* Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site

d. Sizing Criteria for Combination of Redevelopment Activity and New Development

Construction projects that include both New Development and Redevelopment Activity shall provide post-construction stormwater management controls that meet the sizing criteria calculated as an aggregate of the Sizing Criteria in Part I.C.2.a. or b. of this permit for the New Development portion of the project and Part I.C.2.c of this permit for Redevelopment Activity portion of the project.

D. Maintaining Water Quality

The Department expects that compliance with the conditions of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;

2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

E. Eligibility Under This General Permit

1. This permit may authorize all *discharges* of stormwater from *construction activity* to *surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.

2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharge*s; including stormwater runoff, snowmelt runoff, and surface runoff and drainage, from *construction activities*.

3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater discharges are authorized by this permit: those listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "Discharges from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; waters to which other components have not been added that are used to control dust in accordance with the SWPPP; and uncontaminated *discharge*s from *construction site* de-watering operations. All non-stormwater discharges must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.

4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

F. Activities Which Are Ineligible for Coverage Under This General Permit

All of the following are **not** authorized by this permit:

1. *Discharge*s after *construction activities* have been completed and the site has undergone *final stabilization*;

2. *Discharge*s that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;

3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;

4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an *endangered or threatened species* unless the *owner or*

operator has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.D.2 of this permit;

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;

6. *Construction activities* for residential, commercial and institutional projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb one (1) or more acres of land designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

7. *Construction activities* for linear transportation projects and linear utility projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb two (2) or more acres of land designated on the current USDA Soil Survey as Soil Slope Phase "D" (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.D.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:

   a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.

      - 1-5 acres of disturbance - 20 feet
      - 5-20 acres of disturbance - 50 feet
      - 20+ acres of disturbance - 100 feet, or

   b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
      (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
      (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
      (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
      (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or

   c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

      (i) No Affect
      (ii) No Adverse Affect
      (iii) Executed Memorandum of Agreement, or

   d. Documentation that:

      (i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharges* from *construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

Part II. PERMIT COVERAGE

A. How to Obtain Coverage

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a regulated, traditional land use control MS4 must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed Notice of Intent (NOI) to the Department to be authorized to discharge under this permit.

2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have the SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the "MS4 SWPPP Acceptance" form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department.

3. The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.F. (Change of *Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4* . This exemption does not apply to *construction activities* subject to the New York City Administrative Code.

B. Notice of Intent (NOI) Submittal

1. Prior to December 21, 2020, an owner or operator shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (http://www.dec.ny.gov/). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address:

   NOTICE OF INTENT
   NYS DEC, Bureau of Water Permits
   625 Broadway, 4th Floor
   Albany, New York 12233-3505

2. Beginning December 21, 2020 and in accordance with EPA's 2015 NPDES Electronic Reporting Rule (40 CFR Part 127), the *owner or operator* must submit the NOI electronically using the *Department's* online NOI.

3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.

4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

C. Permit Authorization

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.

2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied all of the following criteria:

   a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (http://www.dec.ny.gov/) for more information,

   b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators* of *construction activities* that are required to obtain *UPA* permits

must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

   c. the final SWPPP has been prepared, and

   d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.

3. An *owner or operator* that has satisfied the requirements of Part II.C.2 above will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:

   a. For *construction activities* that are not subject to the requirements of a *regulated, traditional land use control MS4*:

      (i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or

      (ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has not been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;

      (iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed "*MS4* SWPPP Acceptance" form, or

(ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed "MS4 SWPPP Acceptance" form.

4. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.C. of this permit.

D. General Requirements For Owners or Operators With Permit Coverage

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination ("NOT") has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.

2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, responsible contractor's or subcontractor's certification statement (see Part III.A.6.), and all documentation necessary to demonstrate eligibility with this permit at the *construction site* until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.

3. The *owner or operator* of a *construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land*

use control MS4, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The *owner or operator* shall have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The *owner or operator* shall install any additional site-specific practices needed to protect water quality.

e. The *owner or operator* shall include the requirements above in their SWPPP.

4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements or consistent with Part VII.K..

5. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

6. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the

regulated, traditional land use control MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice.

E. Permit Coverage for Discharges Authorized Under GP-0-15-002

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-15-002), an *owner or operator* of *a construction activity* with coverage under GP-0-15-002, as of the effective date of GP- 0-20-001, shall be authorized to *discharge* in accordance with GP- 0-20-001, unless otherwise notified by the Department.

   An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-20-001.

F. Change of Owner or Operator

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For *construction activities* subject to the requirements of a *regulated, traditional land use control MS4,* the original *owner or operator* must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

2. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.B.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.

3. Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or*

operator was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.

2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.

3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.

4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP, including construction drawings:

   a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*;

c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* the Department or other regulatory authority; and

d. to document the final construction conditions.

5. The Department may notify the *owner or operator* at any time that the SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4. of this permit.

6. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control practices included in the SWPPP; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor.* The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

   The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

   "I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with

the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

B. Required SWPPP Contents

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:

   a. Background information about the scope of the project, including the location, type and size of project

b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge*(s);

c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);

d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;

e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;

f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;

g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;

i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection

schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;

k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the *construction site*; and

l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

   Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

   The post-construction stormwater management practice component of the SWPPP shall include the following:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;

c. A Stormwater Modeling and Analysis Report that includes:
   (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;

   (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;

   (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;

   (iv) Summary table, with supporting calculations, which demonstrates that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;

   (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and

   (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;

d. Soil testing results and locations (test pits, borings);

e. Infiltration test results, when required; and

f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria,* Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

C. Required SWPPP Components by Project Type

Unless otherwise notified by the Department, *owners or operators* of *construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators* of the *construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York or protect the public health and safety and/or the environment.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall

begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. Qualified Inspector Inspection Requirements

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- New York State Erosion and Sediment Control Certificate Program holder
- Registered Landscape Architect, or
- someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].

1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, with the exception of:

   a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located

in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

   b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

   c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

   d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:

   a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.

   b. For construction sites where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part II.D.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

   c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.

d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization,* and all temporary, structural erosion and sediment control measures have been removed*;* and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.B.1 of this permit.

e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization,* all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site*, and all points of *discharge* from the *construction site*.

4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

a. Date and time of inspection;

b. Name and title of person(s) performing inspection;

c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

d. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This shall include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;

f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;

g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;

i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

k. Identification and status of all corrective actions that were required by previous inspection; and

l. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the *qualified inspector.* Pursuant to Part II.D.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

Part V. TERMINATION OF PERMIT COVERAGE

A. Termination of Permit Coverage

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.B.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.

2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:

   a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

   b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;

   c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.F. of this permit.

   d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.

3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice certification statements on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.

4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the "MS4 Acceptance" statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) required in Part V.A.3. of this permit.

5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:

   a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),

c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,

d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

Part VI. REPORTING AND RETENTION RECORDS

A. Record Retention

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

B. Addresses

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.B.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

Part VII. STANDARD PERMIT CONDITIONS

A. Duty to Comply

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water

Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

B. Continuation of the Expired General Permit

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

C. Enforcement

Failure of the *owner or operator,* its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to $37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

D. Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

E. Duty to Mitigate

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

F. Duty to Provide Information

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

G. Other Information

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit , or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

H. Signatory Requirements

1. All NOIs and NOTs shall be signed as follows:

    a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

(i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or

c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

(i) the chief executive officer of the agency, or

(ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:

    a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;

    b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field,

superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

   It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

I. Property Rights

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

J. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

K. Requirement to Obtain Coverage Under an Alternative Permit

1. The Department may require any owner or operator authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any discharger authorized by a general permit to apply for an individual SPDES permit, it shall notify the discharger in writing that a permit application is required. This notice shall

include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the owner or operator to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from owner or operator receipt of the notification letter, whereby the authorization to discharge under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge*(s), the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

L. Proper Operation and Maintenance

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

M. Inspection and Entry

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the owner's or operator's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;

2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.

4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

N. Permit Actions

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

O. Definitions

Definitions of key terms are included in Appendix A of this permit.

P. Re-Opener Clause

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with construction activity covered by this permit, the owner or operator of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.

2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

Q. Penalties for Falsification of Forms and Reports

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

R. Other Permits

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

APPENDIX A – Acronyms and Definitions

Acronyms

APO – Agency Preservation Officer
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
Cpv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DOW – Division of Water
EAF – Environmental Assessment Form
ECL - Environmental Conservation Law
EPA – U. S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review
SEQRA - State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

Definitions

All definitions in this section are solely for the purposes of this permit.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property –means the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" prepared by the Department in cooperation with agencies of New York Nonpoint Source Coordinating Committee (dated June 2007).

Alter Hydrology from Pre to Post-Development Conditions - means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer - means a sewer that is designed to collect and convey both "sewage" and "stormwater".

Commence (Commencement of) Construction Activities - means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for "*Construction Activity(ies)*" also.

Construction Activity(ies) - means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

Construction Site – means the land area where *construction activity(ies)* will occur. See definition for "*Commence (Commencement of) Construction Activities"* and "*Larger Common Plan of Development or Sale" also.*

Dewatering – means the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Direct Discharge (to a specific surface waterbody) - means that runoff flows from a *construction site* by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system

and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

Discharge(s) - means any addition of any pollutant to waters of the State through an outlet or *point source*.

Embankment –means an earthen or rock slope that supports a road/highway.

Endangered or Threatened Species – see 6 NYCRR Part 182 of the Department's rules and regulations for definition of terms and requirements.

Environmental Conservation Law (ECL) - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

Equivalent (Equivalence) – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

General SPDES permit - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

Groundwater(s) - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

Historic Property – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) - means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

Larger Common Plan of Development or Sale - means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term "plan" in "larger common plan of development or sale" is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

Minimize – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

(i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State*;*
(ii) Designed or used for collecting or conveying stormwater;
(iii) Which is not a *combined sewer*; and
(iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

National Pollutant Discharge Elimination System (NPDES) - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

Natural Buffer –means an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

NOI Acknowledgment Letter - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity.*

Nonpoint Source - means any source of water pollution or pollutants which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank –means flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions.

Performance Criteria – means the design criteria listed under the "Required Elements" sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf) in Part I.C.2. of the permit.

Point Source - means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be discharged.

Pollutant - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

Qualified Inspector - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional - means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Regulated, Traditional Land Use Control MS4 - means a city, town or village with land use control authority that is authorized to discharge under New York State DEC's

SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Routine Maintenance Activity - means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

Site limitations – means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

State Pollutant Discharge Elimination System (SPDES) - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

Steep Slope – means land area designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%) , or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Streambank – as used in this permit, means the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – means a project specific report, including construction drawings, that among other things: describes the construction activity(ies), identifies the potential sources of pollution at the *construction site*; describes and shows the stormwater controls that will be used to control the pollutants (i.e. erosion and sediment controls; for many projects, includes post-construction stormwater management controls); and identifies procedures the *owner or operator* will implement to comply with the terms and conditions of the permit. See Part III of the permit for a complete description of the information that must be included in the SWPPP.

Surface Waters of the State - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Loads (TMDLs) - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standard*s, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for *point source* discharges, load allocations (LAs) for *nonpoint source*s, and a margin of safety (MOS).

Trained Contractor - means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed

training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

Uniform Procedures Act (UPA) Permit - means a permit required under 6 NYCRR Part 621 of the Environmental Conservation Law (ECL), Article 70.

Water Quality Standard - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

APPENDIX B – Required SWPPP Components by Project Type

Table 1
Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres: • Single family home <u>not</u> located in one of the watersheds listed in Appendix C or <u>not</u> *directly discharging* to one of the 303(d) segments listed in Appendix E • Single family residential subdivisions with 25% or less impervious cover at total site build-out and <u>not</u> located in one of the watersheds listed in Appendix C and <u>not</u> directly discharging to one of the 303(d) segments listed in Appendix E • Construction of a barn or other *agricultural building*, silo, stock yard or pen.
The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land: All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.
The following construction activities that involve soil disturbances of one (1) or more acres of land: • Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains • Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects • Pond construction • Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an impervious cover • Cross-country ski trails and walking/hiking trails • Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are not part of residential, commercial or institutional development; • Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path or walking path. • Slope stabilization projects • Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics

Table 1 (Continued) CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Spoil areas that will be covered with vegetation
- Vegetated open space projects (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) excluding projects that *alter hydrology from pre to post development* conditions,
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions
- Demolition project where vegetation will be established, and no redevelopment is planned
- Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*
- Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of greater than five acres and construction activities that include the construction or reconstruction of impervious area
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary impervious areas that will be restored to pre-construction conditions once the construction activity is complete

Table 2
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family home that disturbs five (5) or more acres of land
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) and structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW's, water treatment plants, and water storage tanks
- Office complexes
- Playgrounds that include the construction or reconstruction of impervious area
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surface
- Road construction or reconstruction, including roads constructed as part of the construction activities listed in Table 1

Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Parking lot construction or reconstruction, including parking lots constructed as part of the construction activities listed in Table 1
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover,* and constructed as part of an over-head electric transmission line project, wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a residential, commercial or institutional development
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a highway construction or reconstruction project
- All other construction activities that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre to post development* conditions, and are not listed in Table 1

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual ("Design Manual").

- Entire New York City Watershed located east of the Hudson River - Figure 1
- Onondaga Lake Watershed - Figure 2
- Greenwood Lake Watershed -Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Figure 1 - New York City Watershed East of the Hudson

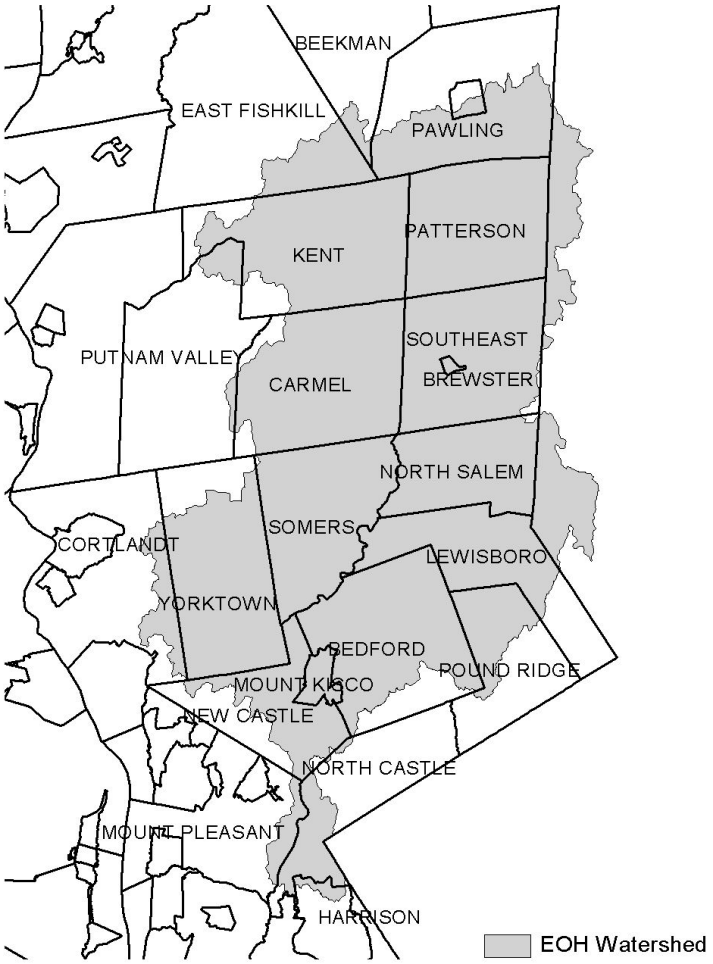


Figure 2 - Onondaga Lake Watershed



Figure 3 - Greenwood Lake Watershed

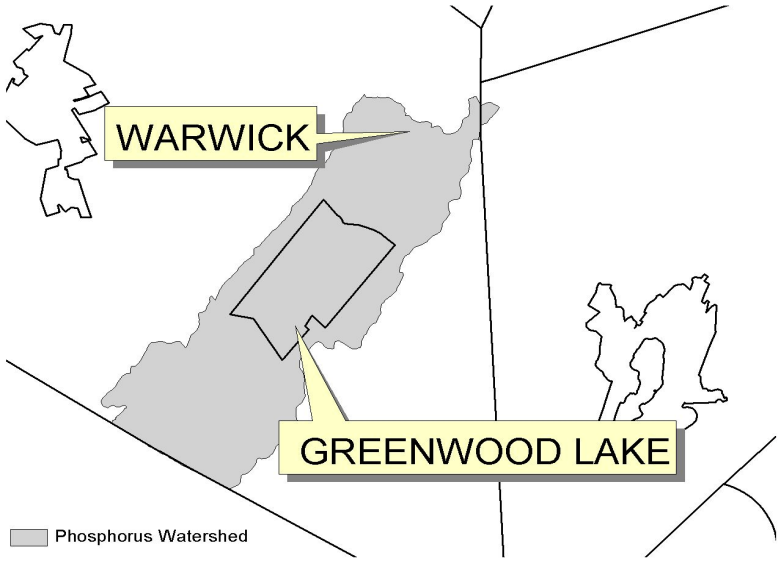


Figure 4 - Oscawana Lake Watershed

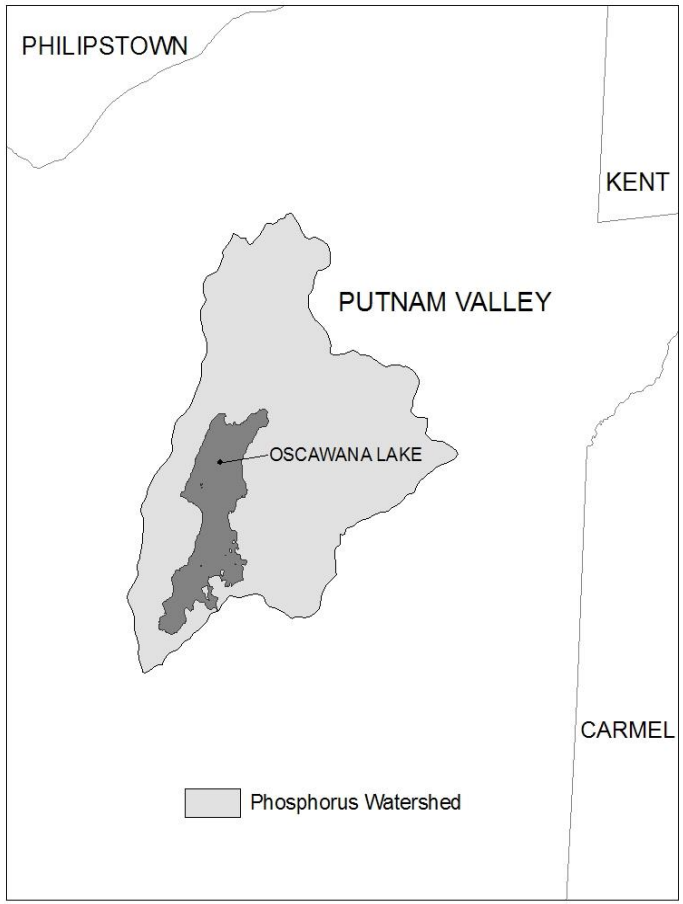
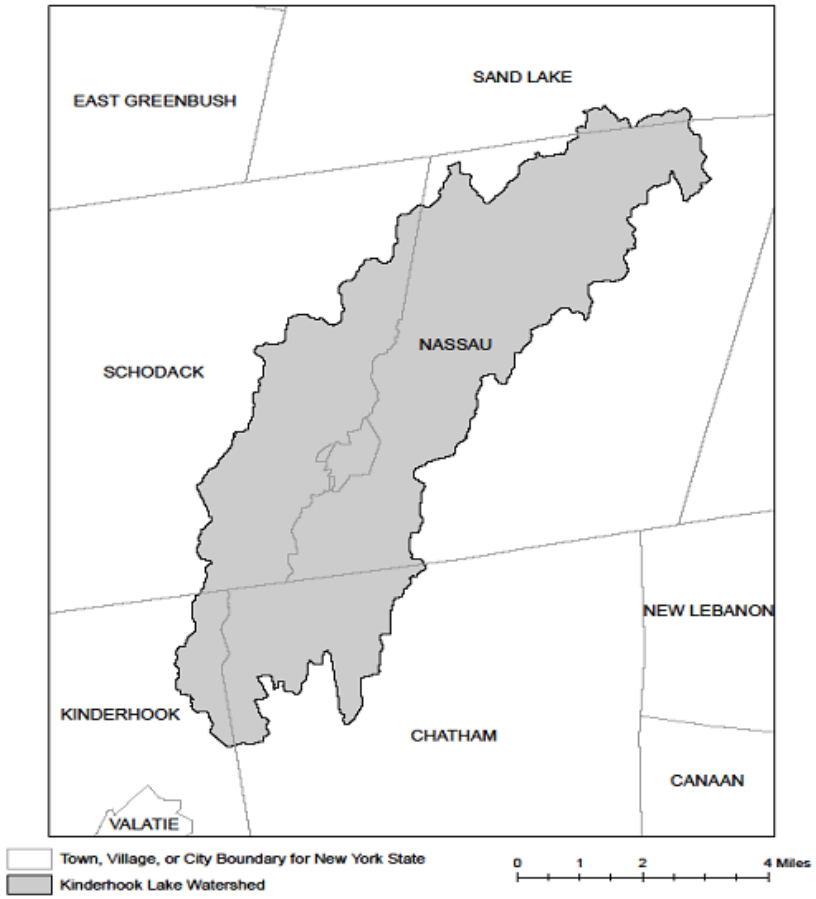


Figure 5 - Kinderhook Lake Watershed



APPENDIX D – Watersheds with Lower Disturbance Threshold

Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.

Entire New York City Watershed that is located east of the Hudson River - See Figure 1 in Appendix C

APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s)

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). The list was developed using "The Final New York State 2016 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy" dated November 2016. *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

COUNTY	WATERBODY	POLLUTANT
Albany	Ann Lee (Shakers) Pond, Stump Pond	Nutrients
Albany	Basic Creek Reservoir	Nutrients
Allegany	Amity Lake, Saunders Pond	Nutrients
Bronx	Long Island Sound, Bronx	Nutrients
Bronx	Van Cortlandt Lake	Nutrients
Broome	Fly Pond, Deer Lake, Sky Lake	Nutrients
Broome	Minor Tribs to Lower Susquehanna (north)	Nutrients
Broome	Whitney Point Lake/Reservoir	Nutrients
Cattaraugus	Allegheny River/Reservoir	Nutrients
Cattaraugus	Beaver (Alma) Lake	Nutrients
Cattaraugus	Case Lake	Nutrients
Cattaraugus	Linlyco/Club Pond	Nutrients
Cayuga	Duck Lake	Nutrients
Cayuga	Little Sodus Bay	Nutrients
Chautauqua	Bear Lake	Nutrients
Chautauqua	Chadakoin River and tribs	Nutrients
Chautauqua	Chautauqua Lake, North	Nutrients
Chautauqua	Chautauqua Lake, South	Nutrients
Chautauqua	Findley Lake	Nutrients
Chautauqua	Hulburt/Clymer Pond	Nutrients
Clinton	Great Chazy River, Lower, Main Stem	Silt/Sediment
Clinton	Lake Champlain, Main Lake, Middle	Nutrients
Clinton	Lake Champlain, Main Lake, North	Nutrients
Columbia	Kinderhook Lake	Nutrients
Columbia	Robinson Pond	Nutrients
Cortland	Dean Pond	Nutrients

Dutchess	Fall Kill and tribs	Nutrients
Dutchess	Hillside Lake	Nutrients
Dutchess	Wappingers Lake	Nutrients
Dutchess	Wappingers Lake	Silt/Sediment
Erie	Beeman Creek and tribs	Nutrients
Erie	Ellicott Creek, Lower, and tribs	Silt/Sediment
Erie	Ellicott Creek, Lower, and tribs	Nutrients
Erie	Green Lake	Nutrients
Erie	Little Sister Creek, Lower, and tribs	Nutrients
Erie	Murder Creek, Lower, and tribs	Nutrients
Erie	Rush Creek and tribs	Nutrients
Erie	Scajaquada Creek, Lower, and tribs	Nutrients
Erie	Scajaquada Creek, Middle, and tribs	Nutrients
Erie	Scajaquada Creek, Upper, and tribs	Nutrients
Erie	South Branch Smoke Cr, Lower, and tribs	Silt/Sediment
Erie	South Branch Smoke Cr, Lower, and tribs	Nutrients
Essex	Lake Champlain, Main Lake, South	Nutrients
Essex	Lake Champlain, South Lake	Nutrients
Essex	Willsboro Bay	Nutrients
Genesee	Bigelow Creek and tribs	Nutrients
Genesee	Black Creek, Middle, and minor tribs	Nutrients
Genesee	Black Creek, Upper, and minor tribs	Nutrients
Genesee	Bowen Brook and tribs	Nutrients
Genesee	LeRoy Reservoir	Nutrients
Genesee	Oak Orchard Cr, Upper, and tribs	Nutrients
Genesee	Tonawanda Creek, Middle, Main Stem	Nutrients
Greene	Schoharie Reservoir	Silt/Sediment
Greene	Sleepy Hollow Lake	Silt/Sediment
Herkimer	Steele Creek tribs	Silt/Sediment
Herkimer	Steele Creek tribs	Nutrients
Jefferson	Moon Lake	Nutrients
Kings	Hendrix Creek	Nutrients
Kings	Prospect Park Lake	Nutrients
Lewis	Mill Creek/South Branch, and tribs	Nutrients
Livingston	Christie Creek and tribs	Nutrients
Livingston	Conesus Lake	Nutrients
Livingston	Mill Creek and minor tribs	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs	Nutrients
Monroe	Buck Pond	Nutrients
Monroe	Cranberry Pond	Nutrients

Monroe	Lake Ontario Shoreline, Western	Nutrients
Monroe	Long Pond	Nutrients
Monroe	Mill Creek and tribs	Nutrients
Monroe	Mill Creek/Blue Pond Outlet and tribs	Nutrients
Monroe	Minor Tribs to Irondequoit Bay	Nutrients
Monroe	Rochester Embayment - East	Nutrients
Monroe	Rochester Embayment - West	Nutrients
Monroe	Shipbuilders Creek and tribs	Nutrients
Monroe	Thomas Creek/White Brook and tribs	Nutrients
Nassau	Beaver Lake	Nutrients
Nassau	Camaans Pond	Nutrients
Nassau	East Meadow Brook, Upper, and tribs	Silt/Sediment
Nassau	East Rockaway Channel	Nutrients
Nassau	Grant Park Pond	Nutrients
Nassau	Hempstead Bay	Nutrients
Nassau	Hempstead Lake	Nutrients
Nassau	Hewlett Bay	Nutrients
Nassau	Hog Island Channel	Nutrients
Nassau	Long Island Sound, Nassau County Waters	Nutrients
Nassau	Massapequa Creek and tribs	Nutrients
Nassau	Milburn/Parsonage Creeks, Upp, and tribs	Nutrients
Nassau	Reynolds Channel, west	Nutrients
Nassau	Tidal Tribs to Hempstead Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Silt/Sediment
Nassau	Tribs to Smith/Halls Ponds	Nutrients
Nassau	Woodmere Channel	Nutrients
New York	Harlem Meer	Nutrients
New York	The Lake in Central Park	Nutrients
Niagara	Bergholtz Creek and tribs	Nutrients
Niagara	Hyde Park Lake	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Oneida	Ballou, Nail Creeks and tribs	Nutrients
Onondaga	Harbor Brook, Lower, and tribs	Nutrients
Onondaga	Ley Creek and tribs	Nutrients
Onondaga	Minor Tribs to Onondaga Lake	Nutrients
Onondaga	Ninemile Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Middle, and tribs	Nutrients

Onondaga	Onondaga Lake, northern end	Nutrients
Onondaga	Onondaga Lake, southern end	Nutrients
Ontario	Great Brook and minor tribs	Silt/Sediment
Ontario	Great Brook and minor tribs	Nutrients
Ontario	Hemlock Lake Outlet and minor tribs	Nutrients
Ontario	Honeoye Lake	Nutrients
Orange	Greenwood Lake	Nutrients
Orange	Monhagen Brook and tribs	Nutrients
Orange	Orange Lake	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Oswego	Lake Neatahwanta	Nutrients
Oswego	Pleasant Lake	Nutrients
Putnam	Bog Brook Reservoir	Nutrients
Putnam	Boyd Corners Reservoir	Nutrients
Putnam	Croton Falls Reservoir	Nutrients
Putnam	Diverting Reservoir	Nutrients
Putnam	East Branch Reservoir	Nutrients
Putnam	Lake Carmel	Nutrients
Putnam	Middle Branch Reservoir	Nutrients
Putnam	Oscawana Lake	Nutrients
Putnam	Palmer Lake	Nutrients
Putnam	West Branch Reservoir	Nutrients
Queens	Bergen Basin	Nutrients
Queens	Flushing Creek/Bay	Nutrients
Queens	Jamaica Bay, Eastern, and tribs (Queens)	Nutrients
Queens	Kissena Lake	Nutrients
Queens	Meadow Lake	Nutrients
Queens	Willow Lake	Nutrients
Rensselaer	Nassau Lake	Nutrients
Rensselaer	Snyders Lake	Nutrients
Richmond	Grasmere Lake/Bradys Pond	Nutrients
Rockland	Congers Lake, Swartout Lake	Nutrients
Rockland	Rockland Lake	Nutrients
Saratoga	Ballston Lake	Nutrients
Saratoga	Dwaas Kill and tribs	Silt/Sediment
Saratoga	Dwaas Kill and tribs	Nutrients
Saratoga	Lake Lonely	Nutrients
Saratoga	Round Lake	Nutrients
Saratoga	Tribs to Lake Lonely	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Schenectady	Collins Lake	Nutrients
Schenectady	Duane Lake	Nutrients
Schenectady	Mariaville Lake	Nutrients
Schoharie	Engleville Pond	Nutrients
Schoharie	Summit Lake	Nutrients
Seneca	Reeder Creek and tribs	Nutrients
St.Lawrence	Black Lake Outlet/Black Lake	Nutrients
St.Lawrence	Fish Creek and minor tribs	Nutrients
Steuben	Smith Pond	Nutrients
Suffolk	Agawam Lake	Nutrients
Suffolk	Big/Little Fresh Ponds	Nutrients
Suffolk	Canaan Lake	Silt/Sediment
Suffolk	Canaan Lake	Nutrients
Suffolk	Flanders Bay, West/Lower Sawmill Creek	Nutrients
Suffolk	Fresh Pond	Nutrients
Suffolk	Great South Bay, East	Nutrients
Suffolk	Great South Bay, Middle	Nutrients
Suffolk	Great South Bay, West	Nutrients
Suffolk	Lake Ronkonkoma	Nutrients
Suffolk	Long Island Sound, Suffolk County, West	Nutrients
Suffolk	Mattituck (Marratooka) Pond	Nutrients
Suffolk	Meetinghouse/Terrys Creeks and tribs	Nutrients
Suffolk	Mill and Seven Ponds	Nutrients
Suffolk	Millers Pond	Nutrients
Suffolk	Moriches Bay, East	Nutrients
Suffolk	Moriches Bay, West	Nutrients
Suffolk	Peconic River, Lower, and tidal tribs	Nutrients
Suffolk	Quantuck Bay	Nutrients
Suffolk	Shinnecock Bay and Inlet	Nutrients
Suffolk	Tidal tribs to West Moriches Bay	Nutrients
Sullivan	Bodine, Montgomery Lakes	Nutrients
Sullivan	Davies Lake	Nutrients
Sullivan	Evens Lake	Nutrients
Sullivan	Pleasure Lake	Nutrients
Tompkins	Cayuga Lake, Southern End	Nutrients
Tompkins	Cayuga Lake, Southern End	Silt/Sediment
Tompkins	Owasco Inlet, Upper, and tribs	Nutrients
Ulster	Ashokan Reservoir	Silt/Sediment
Ulster	Esopus Creek, Upper, and minor tribs	Silt/Sediment
Warren	Hague Brook and tribs	Silt/Sediment

303(d) Segments Impaired by Construction Related Pollutant(s)

Warren	Huddle/Finkle Brooks and tribs	Silt/Sediment
Warren	Indian Brook and tribs	Silt/Sediment
Warren	Lake George	Silt/Sediment
Warren	Tribs to L.George, Village of L George	Silt/Sediment
Washington	Cossayuna Lake	Nutrients
Washington	Lake Champlain, South Bay	Nutrients
Washington	Tribs to L.George, East Shore	Silt/Sediment
Washington	Wood Cr/Champlain Canal and minor tribs	Nutrients
Wayne	Port Bay	Nutrients
Westchester	Amawalk Reservoir	Nutrients
Westchester	Blind Brook, Upper, and tribs	Silt/Sediment
Westchester	Cross River Reservoir	Nutrients
Westchester	Lake Katonah	Nutrients
Westchester	Lake Lincolndale	Nutrients
Westchester	Lake Meahagh	Nutrients
Westchester	Lake Mohegan	Nutrients
Westchester	Lake Shenorock	Nutrients
Westchester	Long Island Sound, Westchester (East)	Nutrients
Westchester	Mamaroneck River, Lower	Silt/Sediment
Westchester	Mamaroneck River, Upper, and minor tribs	Silt/Sediment
Westchester	Muscoot/Upper New Croton Reservoir	Nutrients
Westchester	New Croton Reservoir	Nutrients
Westchester	Peach Lake	Nutrients
Westchester	Reservoir No.1 (Lake Isle)	Nutrients
Westchester	Saw Mill River, Lower, and tribs	Nutrients
Westchester	Saw Mill River, Middle, and tribs	Nutrients
Westchester	Sheldrake River and tribs	Silt/Sediment
Westchester	Sheldrake River and tribs	Nutrients
Westchester	Silver Lake	Nutrients
Westchester	Teatown Lake	Nutrients
Westchester	Titicus Reservoir	Nutrients
Westchester	Truesdale Lake	Nutrients
Westchester	Wallace Pond	Nutrients
Wyoming	Java Lake	Nutrients
Wyoming	Silver Lake	Nutrients

APPENDIX F – List of NYS DEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	100 Hillside Avenue, Suite 1w White Plains, NY 10603 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1150 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7438	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7165	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7070

Poughkeepsie Natural Resource Inventory
Conservation Analysis
South Avenue Multi-Family Development
South Avenue
City of Poughkeepsie
Dutchess County, New York



Issued: November 29, 2022
Revised January 27, 2023
Revised March 7, 2023

Prepared for:
ARGO Development
95 Chestnut Ridge Road
Montvale, NJ 07645

Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-486-1541

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1.0 INTRODUCTION

1.1 Project Summary

The Applicant, ARGO Development is seeking site plan approval from the City of Poughkeepsie, to develop an 87-unit, mid-rise multifamily residential development with underground and surface-level parking. The proposed action will be located on an approximately 2.76-acre parcel on the west side of South Avenue (Tax Lot 937583) in the City of Poughkeepsie. The proposed action includes construction of a five-story building with 87, one-bedroom, apartments located over one level of underground parking (60 spaces), and 55 off-street surface parking spaces. The parcel is currently a wooded lot. The parcel is located within the R-D, Research and Development District. Residential development is a permitted use within the R-D zone, subject to the requirements of the High-Density R-5 District Permitted Uses [Section 19-3.16(2)], and further subject to all other requirements applicable to High-Density R-5 District residential development. Primary access will be provided via South Avenue. Municipal water and sanitary sewer connections are available in South Road. The proposed ground disturbance is approximately 2.5 acres. Since the site will have more than 1 acre of ground disturbance, the proposed action will also require a SPDES General Permit for stormwater.

1.2 Background

The total project site area is comprised of approximately 2.76 acres and is zoned Research and Development (R-D). The project site is comprised of one parcel, identified as follows:

- Tax parcel 6061-52-937583 (South Avenue, approximately 2.76 ac.)

Residential development is classified as a permitted use within the R-D zone, subject to the requirements of the High-Density R-5 District Permitted Uses and all other requirements applicable to High-Density R-5 District residential development. Per ZS 19-3.16(2)(a)(4), multifamily dwellings are classified as permitted uses within the R-5 District. The proposed project will comply with all of the lot, bulk, and design requirements and standards included in ZS 19-3.16(4), ZS 19-3.16(5), and ZS 19-3.16(6).

1.3 Site and Surrounding Area Description

The site is currently undeveloped and wooded. The land uses located within 1,000 feet of the project site are characterized by commercial (office buildings with associated parking), vacant (wooded areas), public services (Central Hudson Gas & Electric), and single-family residential properties. The site abuts vacant and commercial area (Poughkeepsie Imported Car Parts) to the south, New York State Route 9 to the west, commercial (office) and residential land to the north and east, and South Avenue to the east.

The project site is not located within a floodway, 100-year floodplain, or 500-year floodplain. The project site is also not located over an aquifer.

1.4 Approvals, Consultations and Referrals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals and Permits

Agency	Approval/Permit
City of Poughkeepsie Planning Board	Site plan
City of Poughkeepsie Zoning Board of Appeals	Area variance (parking)
City of Poughkeepsie Department of Public Works (DPW)	Highway Work Permit; Water and Sewer Hook-ups
Dutchess County Department of Planning and Development	GML 239m referral
NYS Department of Environmental Conservation	SPDES General Permit GP-0-020-001
NYS Department of Transportation	Drainage connection
NYS Office of Parks, Recreation, and Historic Preservation (OPRHP)	SHPO Consult

2.0 CONSERVATION ANALYSIS

The project has been evaluated according to the Natural Resources Inventory (NRI) for the City of Poughkeepsie as discussed in the following sections.

2.1 Geology and Soils

According to the NRI Report, Figure 1, the project site's bedrock geology is Taconic melange (Otm), which is considered permeable in the City of Poughkeepsie. The surficial geology of the site is described in the report as featuring glacial till, which is described in the NRI as having a variable texture (boulders to silt).[1] Table 2 provides characteristics of soil types expected to be found on site according to the NRI, Dutchess County Soil Survey information available in GIS, and the Natural Resource Conservation Service website.

[1] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie.* 2019. Map 2.2 Surficial Geology. Page 27.

Table 2: Characteristics of Anticipated Soil Types within Project Site

% of SITE	SOIL SYMBOL	SOIL TYPE	FARMLAND CLASSIFICATION	SLOPES	DRAINAGE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
98.2	Ud	Udorthents, smoothed	Not prime farmland	0-8%	Well drained	~36 to 72 inches	>80 inches
1.8	Ur	Urban Land	Not prime farmland				

The site is almost entirely comprised of Udorthents, smoothed soil (Ud). The Udorthents, smoothed soils are well drained soils and have a depth to water table of about 3 to 6 feet.

Groundwater encountered during the construction will be pumped from the open excavations and discharged to approved sediment trapping devices in accordance with NYSDEC guidelines.

2.2 Water Resources

According to Figure 2, which is drawn from the NRI mapping service, the project site includes three wetlands. However, according to NYSDEC Wetland and Stream information available through GIS, and the EAF Mapper, there are no wetlands or other waterbodies on or near the project site. There was no standing water observed during the site walk with the City of Poughkeepsie on January 24, 2023. This is indicative of the well-drained on-site soils consistent with the Udorthents soil type. Soils supporting wetlands would be hydric in nature (saturated). Also there was no evidence of wetland vegetation in the slight depressions on-site.

The project development will involve greater than one acre of ground disturbance; therefore, coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities will be sought. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control. With the implementation of the SWPPP, no significant adverse impacts to wetlands and watercourses located off site will occur.

2.3 Habitat

The NRI maps significant habitats in Map 4.1, page 70. This map indicates that the project site is comprised of hardwood swamps and upland hardwood forest land uses. The parcel is currently a wooded, undeveloped lot.

According to the NRI online mapping tool, the same parts of the project site are characterized by hardwood swamps and upland hardwood forest (see Figure 3). The upland hardwood forest habitat is characterized by closed (forested) area with wetlands underneath.

Map 4.4 on page 76 identifies Habitat Envelopes and Potential Corridors, with Significant Habitat Areas identified. In this map, the project site is identified as Significant Habitat Area.

According to the NYSDEC Environmental Resource Mapper (Figure 6), there are known occurrences of the atlantic sturgeon, shortnose sturgeon, and bald eagle on or in the vicinity of the project site.

According to the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), the project lies within the range of records for indiana bat (endangered) and the monarch butterfly, a candidate species. Candidate species are not regulated by the USFWS (See Attachment A). The IPaC also states that there are no critical habitats at the project location.

The proposed project will require clearing of the entire wooded site (2.5 acres) for construction of the proposed apartment building. To avoid direct or indirect take of bat species, it is recommended that any forest clearing take place between October 30 and March 31, as during this time, the bats would be hibernating and not present onsite.

The atlantic sturgeon and shortnose sturgeon are aquatic species and are found within the Hudson River or immediately adjacent tributaries. The Hudson River is approximately 1,450 feet away from the project site, and therefore the proposed project will not result in any adverse impacts to these species.

An information request has been submitted to NYSDEC for further information regarding the bald eagle. However, based on the NYSDEC Environmental Resource Mapper, the centroid for the bald eagle element occurrence record appears to lie in the vicinity of the Poughkeepsie Rural Cemetery. The heavily traveled NYS Route 9 and the offices for Central Hudson Gas & Electric, lie between the project site and the element occurrence record.

Based on Google Earth, the area within 330 feet of the southern edge of the property is dominated by the heavily traveled NYS Route 9 and the northern portion of the Central Hudson Gas & Electric offices. From 330 to 660 feet from the southern property boundary, the area is dominated by the parking lots for Central Hudson Gas & Electric offices. From 660 to approximately 2,795 feet, the area is dominated by the Poughkeepsie Rural Cemetery. A pond, in the center of the Poughkeepsie Rural Cemetery, which may be close to the location of the bald eagle nest, is more than a ½ mile (2,795 feet) from the southern limits of the project area. Given the intervening highway and commercial land use, and the ½ mile distance from the project area, it is unlikely that the construction or operation of the proposed project will have adverse impacts on the bald eagle. LaBella is making an inquiry to NYSDEC Region 3 to determine the location of the nest and to consult on the bald eagle as necessary.

The project site lies in the vicinity of a significant natural community as shown by the crosshatched pattern on figure 6. This significant natural community is the Hudson River Estuary. The project site lies approximately 1,450 feet away from the Hudson River, and thus is not expected to have any effect on the significant natural community.

2.4 Land Use

The project site is located in the Research and Development District (R&D). It is not located on agriculturally farmed land and is not within the County's Agricultural District. The project site is currently wooded and undeveloped.

According to City Zoning Section (ZS) 19-3.16(1), the City of Poughkeepsie created the R&D District to provide areas for intense residential development accessible to all commercial, cultural and community services and major transportation facilities and to provide opportunity for limited nonresidential activity that will enrich the urban environment.

The land uses located within 1,000 feet of the project site are characterized by commercial, residential, public and community services, vacant and wooded areas (see Figure 5). The site abuts vacant and commercial area (Poughkeepsie Imported Car Parts) to the south, New York State Route 9 to the west, commercial (office) and residential land to the north and east, and South Avenue to the east.

The proposed use, as an 87-unit, mid-rise multifamily residential development with underground and surface-level parking, is a permitted use within the R&D zone, subject to the requirements of the High-Density R-5 District Permitted Uses [Section 19-3.16(2)], and further subject to all other requirements applicable to High-Density R-5 District residential development.

Per ZS 19-3.16(2)(a)(4), multifamily dwellings are classified as permitted uses within the R-5 District. And, per ZS 19-3.16(3)(a), off-street parking is classified as an accessory use within the R-5 District. The proposed project will require an area variance from the Zoning Board of Appeals for parking.

2.5 Historic and Archaeological Resources

According to the NRI (Figure 6), the project site does not contain and is not substantially contiguous to any Local, National or State Historic Register site nor is it within a historic district.

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), there are no National or State Historic Register sites on or substantially contiguous to the project site.

The project site is located within a known archaeologically sensitive area. Therefore, a consultation request will be submitted to NYSOPRHP.

2.6 Recreational Resources

The site does not abut any recreational resources. The project site is located on privately-owned land that is not currently used by the public for recreation (see Figure 7).

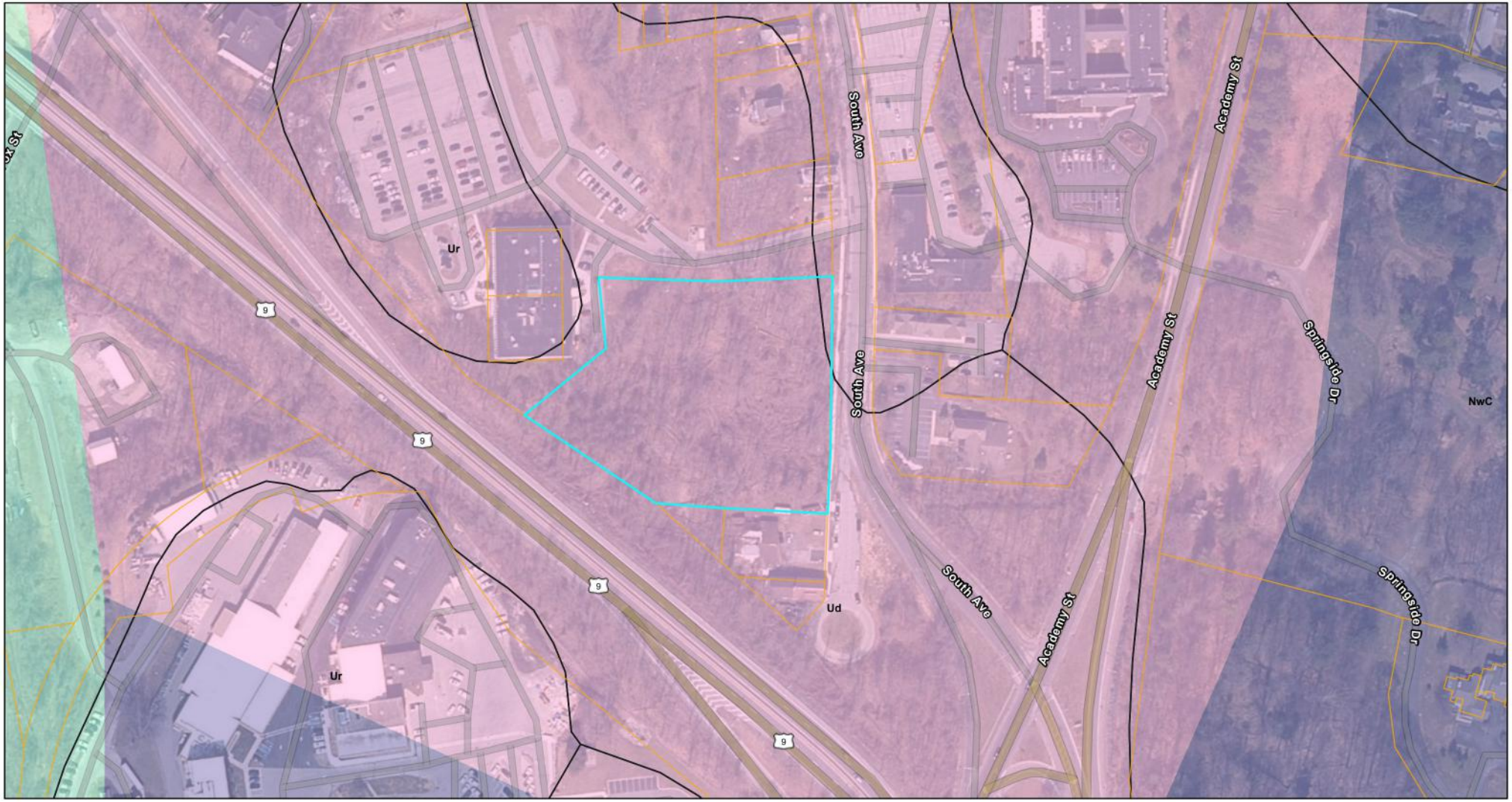
2.7 Conclusion

The project site is identified in the NRI Report as a site that includes hardwood swamps and upland hardwood forest. The proposed project involves the development of a 2.76-acre wooded and undeveloped site, into an 87-unit, 5-story mid-rise multifamily residential

development with underground and surface-level parking. The site is zoned for the proposed use and has been modified from its natural condition by the construction of the adjoining uses and roadways and historic development as far back as 1936. The site does not contain wetlands or watercourses and the NYSDEC has been consulted with regard to the bald eagle concern. A consultation with NYSOPRHP will also be undertaken. For these reasons, the proposed project is consistent with the policy objectives of the Natural Resources Inventory for the City of Poughkeepsie.

FIGURES

South Avenue ARGO Development: Geology and Soils



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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Graywacke, shale (Oag)

Taconic melange (Otm)

Water

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, New York State, Maxar,

Applicant

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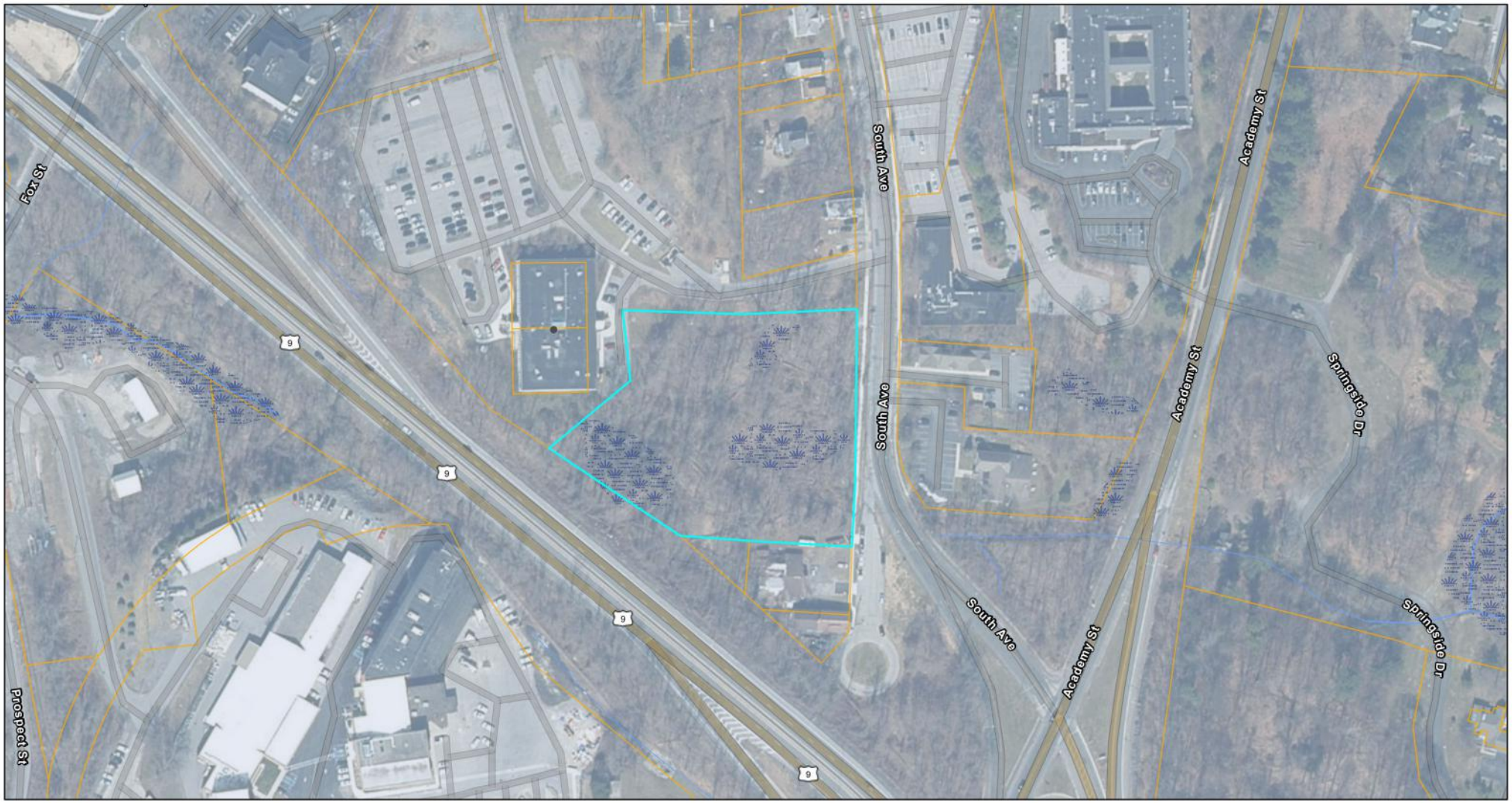
South Avenue ARGO Development: Water Resources



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Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Streams

Intermittennt

Watershed

Hudson River Direct Drainage E

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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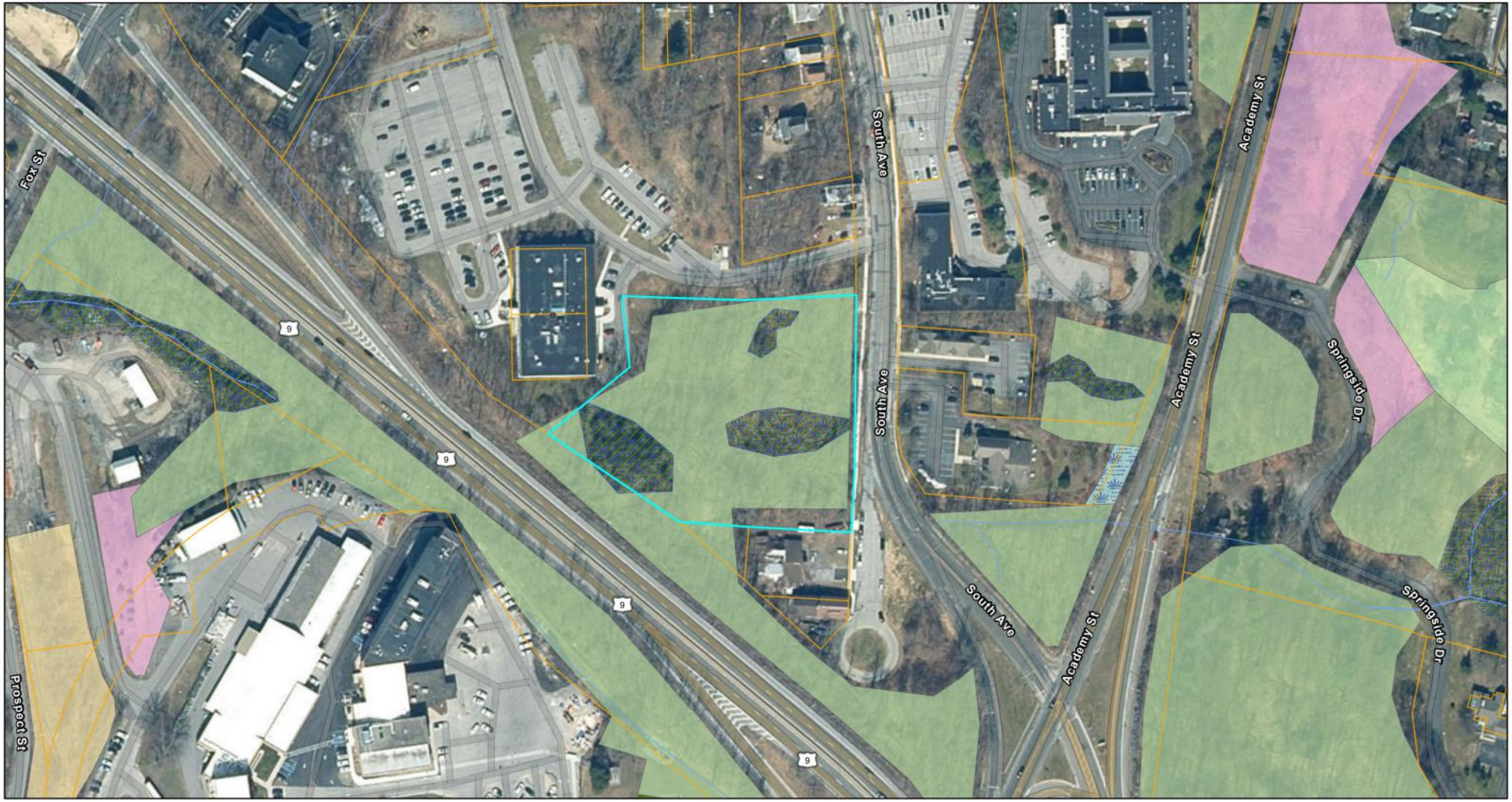
Applicant

New York State, Maxar, Microsoft | New York Natural Heritage Program | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

South Avenue ARGO Development: Habitats



11/16/2022, 1:51:50 PM

Parcel Boundaries
City of Poughkeepsie Boundary
Wetlands

Hudsonia Streams
Intermittennt
Hudsonia Habitats
Developed
Cultural
Hardwood swamp
Upland shrubland
Wet meadow
Upland meadow
Upland hardwood forest
Upland conifer forest

1:2,257

0 0.02 0.04 0.08 mi
0 0.03 0.07 0.13 km

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Applicant

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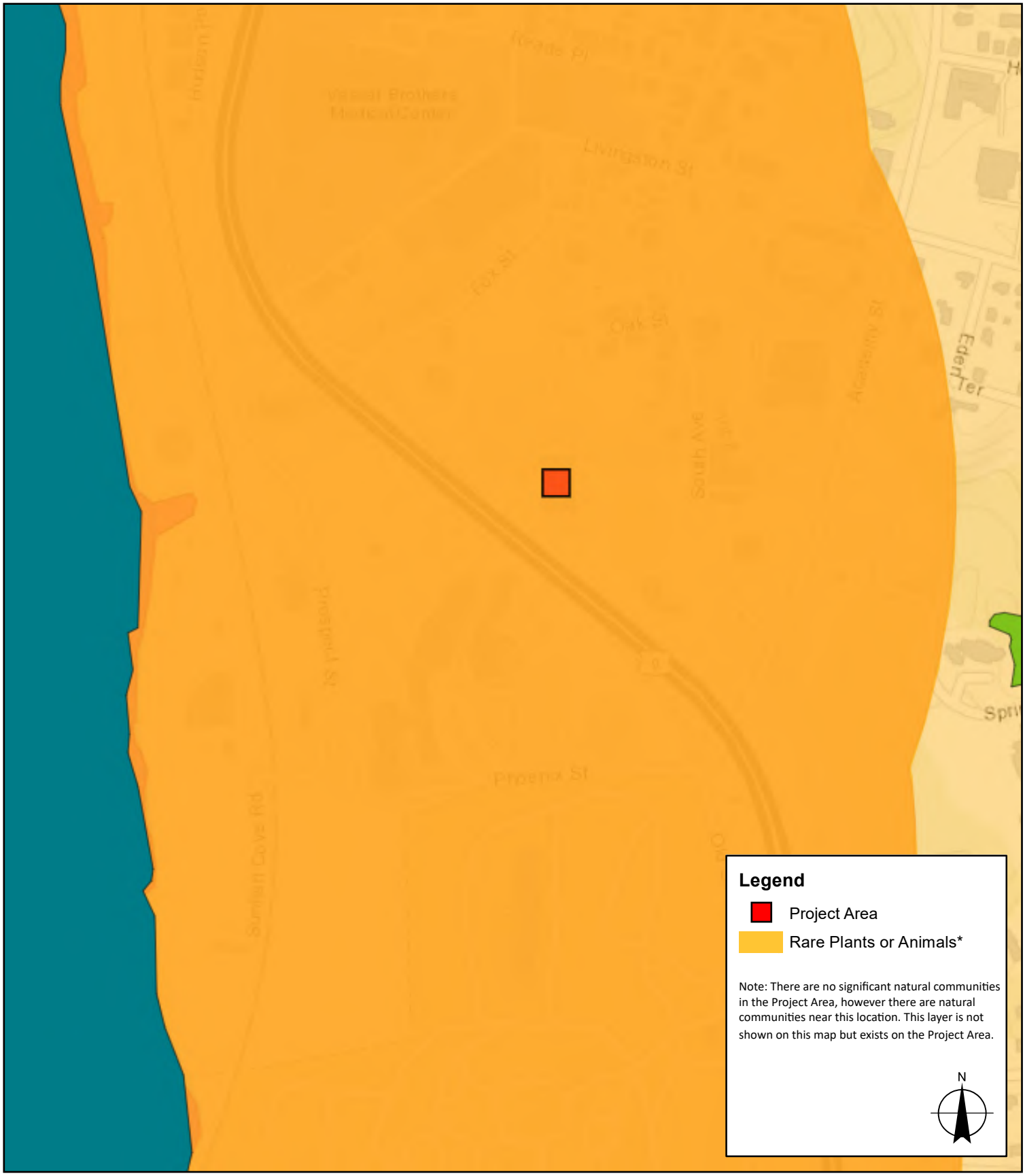


Sources:

1. Rare Plants or Animals and Significant Natural Communities: NYSDEC Environmental Resource Mapper (ERM) 2022

LaBella
Powered by partnership.

South Avenue
Poughkeepsie, NY
12601

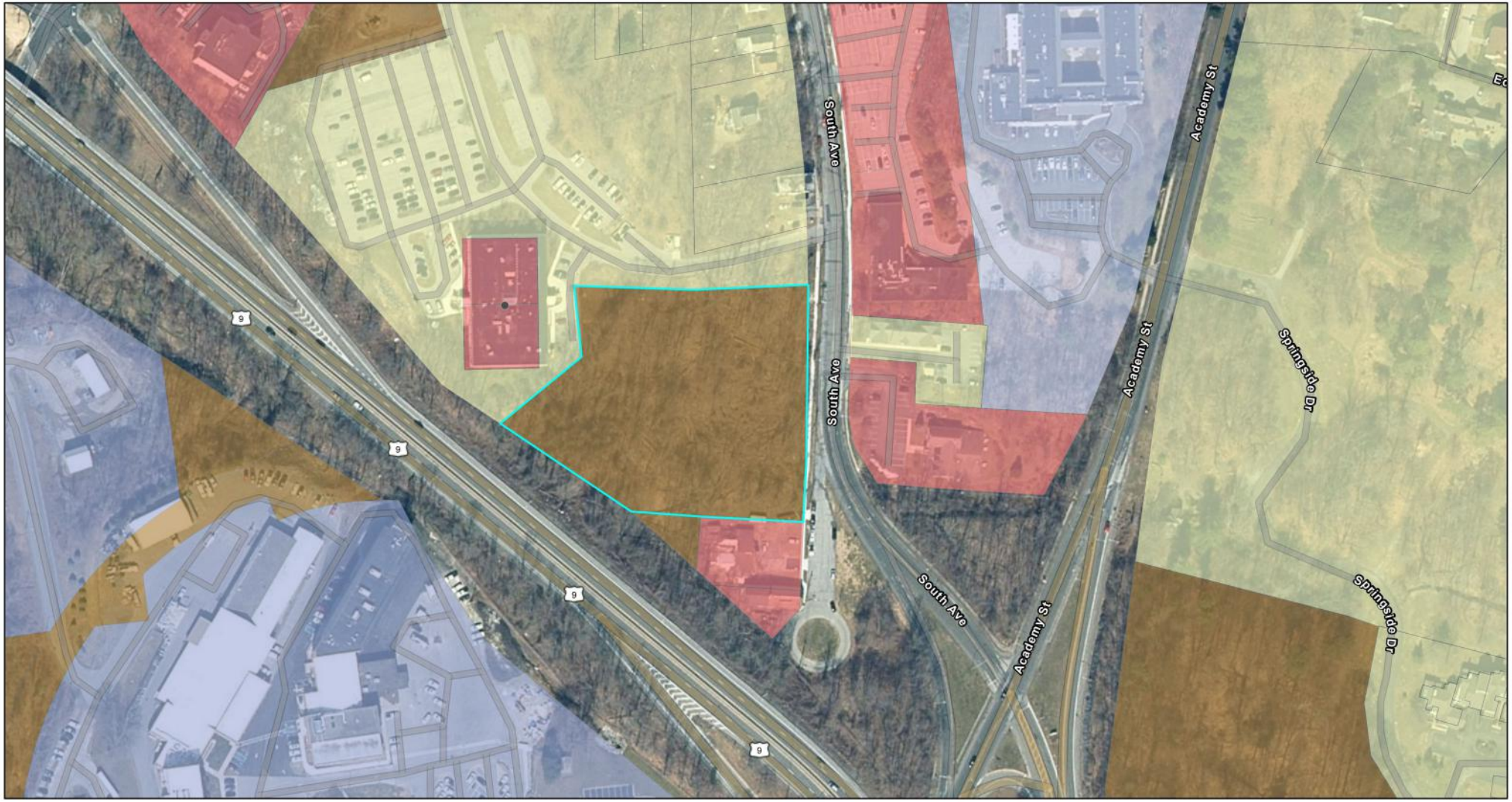
South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/29/2022

NYSDEC Environmental Resource Map

FIGURE 4

South Avenue ARGO Development: Land Use



11/16/2022, 1:56:37 PM

City of Poughkeepsie Boundary

Land Use by Parcel

Commercial

Community Services

Public Services

Residential

Vacant Land

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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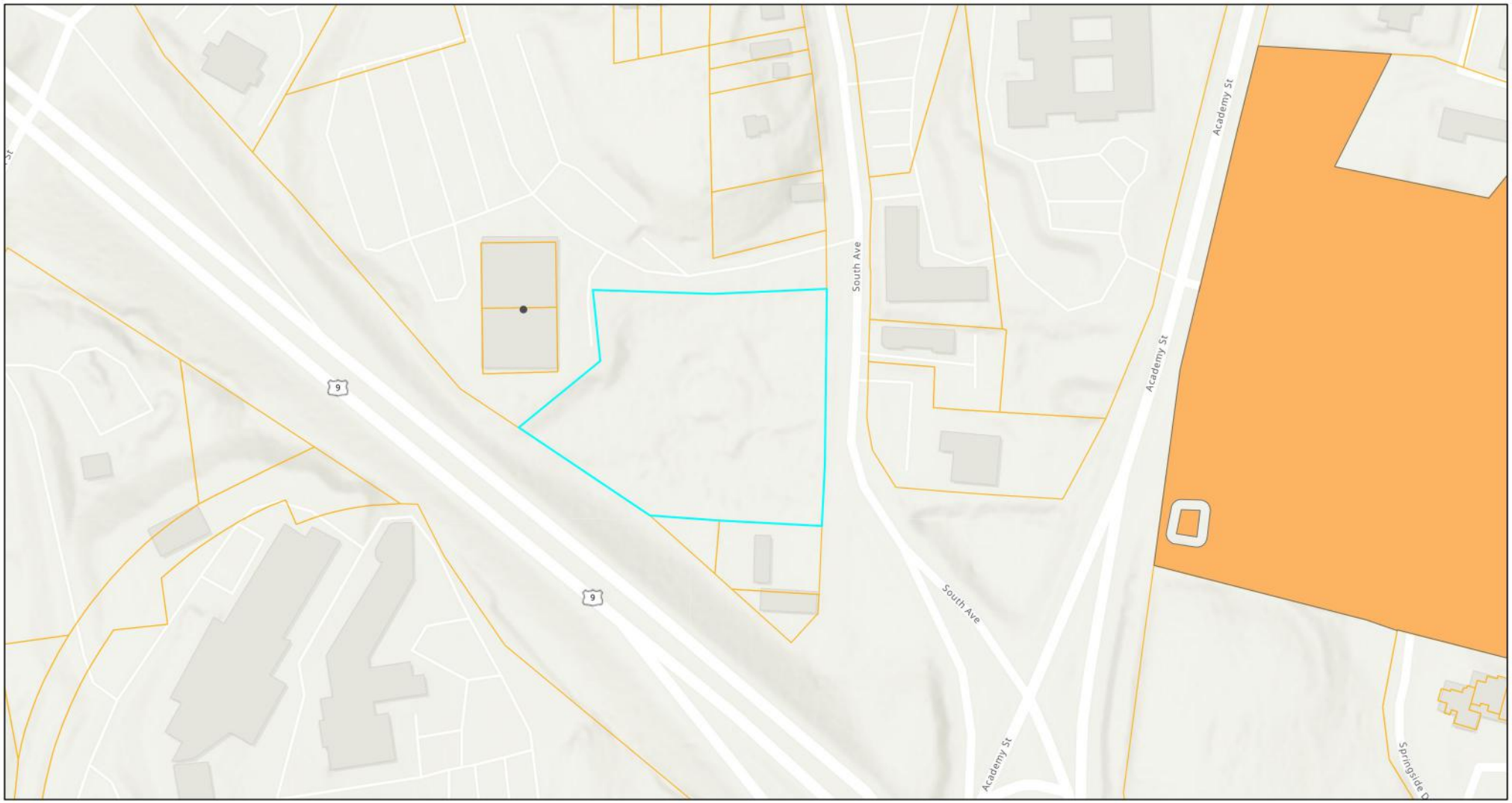
ArcGIS Web AppBuilder

New York State, Maxar, Microsoft | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

South Avenue ARGO Development: Historic Resources



11/16/2022, 2:00:16 PM

Parcel Boundaries

Historic Sites (2021)

Local, State, and National

City of Poughkeepsie Boundary

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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ArcGIS Web AppBuilder
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

South Avenue ARGO Development: Recreational Resources



11/16/2022, 2:02:27 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Trails

Parks and Open Spaces

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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Applicant

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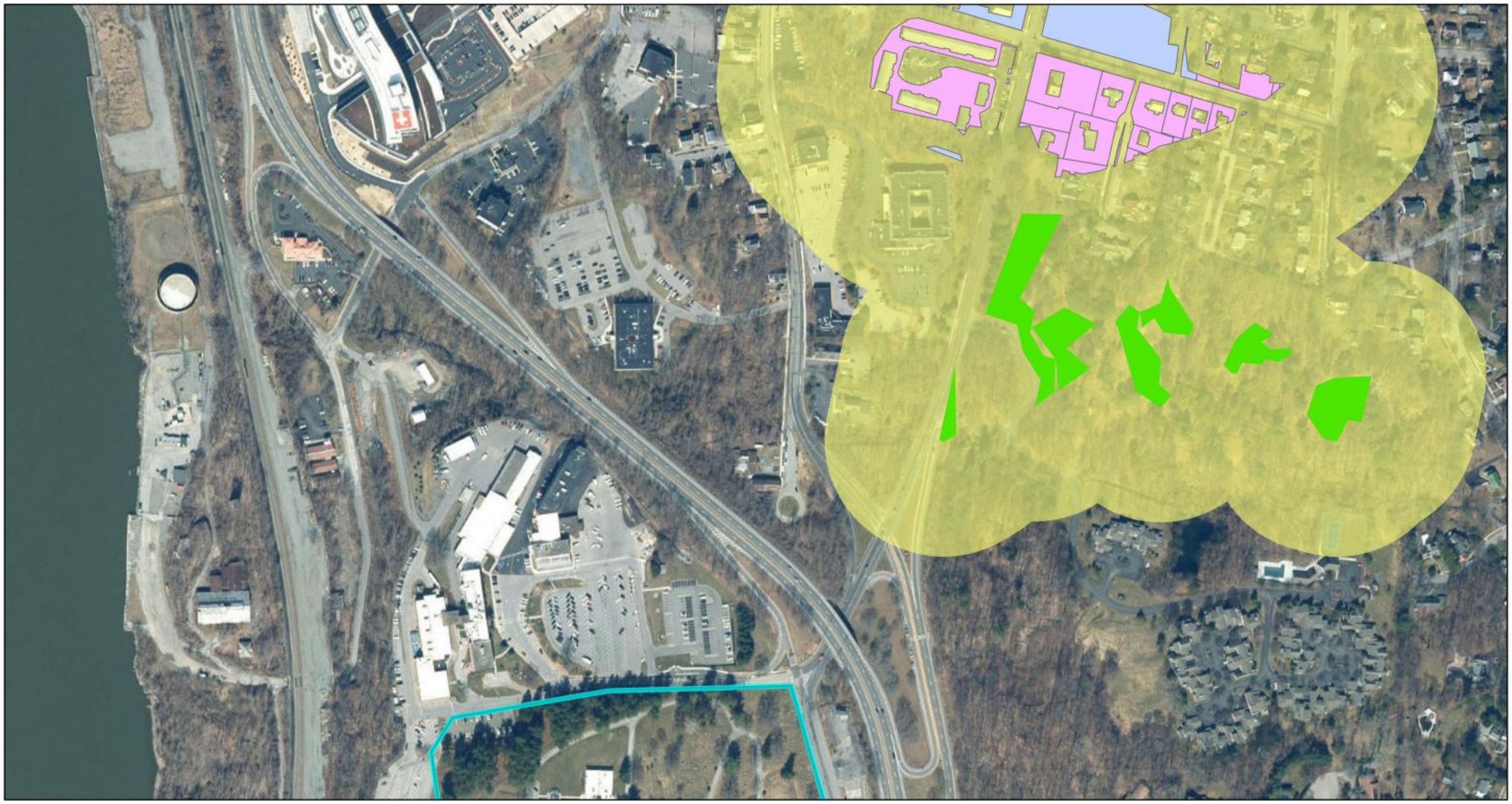
South Avenue ARGO Development: Pollinator Pathway



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Poughkeepsie Greenspace
Subject to Site Review
Poughkeepsie Boundary
Overlapping Parcels
Potential Pathway
Dutchess County Parks
Not Subject to Site Review

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

New York State, Maxar

ArcGIS Web AppBuilder
New York State, Maxar |

William F.X. O'Neil
County Executive

Eoin Wrafter, AICP
Commissioner

County of Dutchess

Department of Planning and development

March 15, 2023

To: Planning Board, City of Poughkeepsie
Re: ZR23-043, South Avenue Residential Building – Site Plan and Special Use Permit
Lot: 937583, South Avenue and US 9

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

Action

The applicant is seeking site plan and special use permit approval for the construction of a 5-story multifamily residential building to include 87 one-bedroom units and related parking, landscaping, and lighting.

Comments

Upon review of the materials submitted to our office, we offer the following comments:

- Additional landscaping, especially shade trees, could be added along the south side of the building to buffer the residences from the neighboring non-residential use, and to provide some buffering between the building and nearby Route 9.
- The applicant could consider incorporating green design techniques by adding appropriate plantings such as native grasses, wildflowers, or other herbaceous vegetation to the proposed retention basin along the southwest wall of the building. This could enhance both the functionality and aesthetic of the area, transforming it from an engineered basin to an environmental and visual amenity for the many residences overlooking the area.
- There are four parking spaces, shown between the refuse enclosure and the entrance to the underbuilding parking, which do not benefit from a direct connection to the courtyard entrance to the building. A pedestrian connection could be added, perhaps via stairs through the retaining wall opposite the spaces, to give people parked there a more direct and safe route to access the main building entrance.

Recommendation

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner
By

Heather M. LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **9375830000**

Project Name: **South Avenue #937583**

Applicant: **ARGO Development**

Address of Property: **South Ave, Poughkeepsie, NY 12601**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road: **Rt 9**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Garcia, Lori**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **2/14/2023**	Notes:	☑ Major Project
Date Received: **2/14/2023**		Referral #: **ZR23-043**
Date Requested:		
Date Required: **3/15/2023**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **3/15/2023**		

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

Site Plan Dated 4/4/23

FROM: Fire Chief Joseph Franco

DATE: April 5, 2023

ADDRESS: South Ave. Grid # 6061-52-937583

The site plan is acceptable and will be signed without conditions.

__x__ The site plan is acceptable and will be signed without conditions:

1. *Upon completion of the installation of the fire sprinkler and standpipe system, the Fire Department will perform a flow test to verify required flow is obtained as stated in the hydraulic calculations. If it is found the water volume is not sufficient, developer will need to increase volume of water to required floe demand.*

2. *Upon construction completion, Fire Department will do a performance test verifying the clearance of tower ladder 2 accessing and exiting the property.*

Joseph Franco, Fire Chief

4/5/2023
Date

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

289 Main Street Suite 101
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

February 20, 2023

City of Poughkeepsie Planning Board
Attn: Anne Saylor, Chairperson
63 Civic Center Plaza
Poughkeepsie, NY 12601

cc: Natalie Quinn, Development Director

RE: 2022-055: SOUTH AVENUE LOT

Dear City of Poughkeepsie Planning Board,

We are in the receipt of the site plan and elevation drawings forwarded to our office on January 30. The applicant and design team convened with Chris Kroner, Natalie Quinn and Lori Garcia on February 9th, 2023 to discuss their proposed project on South Avenue. Attendees from the design team included: Michael Abuladez, CEO, Argo Development; Christopher Lapine, P.E., LEED AP, LaBella Associates, Mike McCormick of LMV Architects. The discussion was a preliminary workshop in nature, and they gave an introduction to the project, its intent and constraints to which MASS elevated some clarifying questions for further consideration. They presented their chic, contemporary aesthetic, as in dialogue with the context of nearby commercial buildings. As this is a large-scale housing building near a gateway point into the city of Poughkeepsie off of Route 9, we are hoping that this project will capture the attention of the public.

Drawings/Elevations
In the conversation the development team shared example renderings that were evolving the design; these renderings have key differences to the elevations, especially as it pertains to the scale of the entrance volumes. *We would encourage coordinating renderings and elevations for better clarity in subsequent review, or adding notations as to which document governs.*

Exterior Staircase
The project hopes to activate the streetscape sidewalk with both a ramped sidewalk and exterior staircase near the South Avenue entrance. The sidewalk as currently drawn while it may meet minimum requirements however feels small in comparison with the building. *We recommend widening the staircase to be grander in scale with the width of the entry volume of the building, or a similar study by the design team.*

Exterior Windows/Balconies
We understand that the operation of the windows will be fixed picture windows above with awning (pull-in) windows below. Through discussion with the design team, we see that this choice mates well with the architectural intent.

MASS appreciates the inclusion of balconies, understanding the importance of

outdoor space in a post-pandemic development that looks not just for fresh air intake, but access to fresh air. *We see the balustrades on the included rendered images as an opportunity to consider patterns, material and/or craft of the region as the basis for a fabricated railing that helps to land this new project in an existing context.*

Parking Lot Apertures
Discussion was held regarding the ground floor and subsurface parking lots, and how the fresh air intakes would be treated in the building wall. *This has been the discussion of previous applicants, and we would ask the design team to elaborate on the intent there (louvers, metal mesh, vine supporting grids, etc.)*

Roof
Roof plan needs clarification as we understand there will be Rooftop Mechanical Units, but *we want to understand any proposed Bulkheads, Openspace, MEP Areas, Screening, etc for another review.*

Generator
Please clarify the generator location, fuel source and utility runs associated for the planning board to understand.

Materials
In the workshop we heard that the applicant is considering Cement Board Paneling vs Sheet Metals. Alternative Metal Sheeting approaches such as Zinc, and different shingling strategies such as at the Lace Mill Factory in Kingston were discussed. *Please submit a materials sheet and/or physical samples for the planning board to review.*

Exterior Lighting
Discussion was held regarding lighting, and which lighting approach would be most appropriate on the facade. Given the contemporary look of the design, *we encourage the design team to revise their wall mounted and parking lamp pole luminaires with something in the same spirit as the design building.*

Benches, Tables, Site Features
Similar to the lighting, the current detail for the benches appears to be a stock historical bench, and *we would encourage them to specify a bench more compatible with the contemporary architecture design. Are these the same benches that are shown in the seating area with crushed stone on the Northwest corner of the site?*
Please clarify the proposed picnic table specification (material/style).
Please clarify the field stone planter with a bench in the center of the pedestrian circle near the back entry with a drawing or precedent image.

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

289 Main Street Suite 101
Poughkeepsie, NY 12601

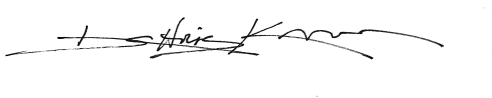
hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

Landscaping
We are encouraged that the siting of the building provides some screening of the surface parking lot behind, and *encourage additional density of tree plantings to add screening.*
We notice the shrubline along South Avenue, and while that is an encouraging buffer zone, *we would ask the applicant to consider adding street trees (especially deciduous) along South Avenue to help enliven the streetscape further.*

Given the scale and location, we look forward to seeing this important anchor project for the south side of Poughkeepsie evolve through public participation in collaboration with community partners.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org

MASS DESIGN GROUP

334 Boylston Street #400
Boston, MA 02118

337 Main Street #3F
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: February 17, 2023
2. Name of Site Plan: South Avenue – Multi Family Development
3. Address or Location: South Avenue (Grid #6061-52-937583)
4. Owner: South Avenue Real Estate Associates LLC
5. Engineer/ Architect: LaBella
6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

1. Verify and demonstrate available water utility is sufficient for proposed development for both domestic and fire suppression. Any fire suppression requirements to be discussed with City Fire Department and must demonstrate what is being requested is achieved.
2. Provide utility report demonstrating available sanitary sewer utility is sufficient for proposed development. Include discussion of water utility for domestic and fire suppression requirements.
3. Indicate location of all proposed backflow devices. Coordinate with City Building Department on type that meets requirements per code.
4. Provide City Standard details for, Curbs, Sidewalk, Driveway Aprons, Pipe Trench, Water TS&V etc. for work within City ROW.
5. Sheet C160 and C560 indicates Mueller Hydrant. Provide and indicate on Site Plan City Standard Hydrant – American Darling B-62-B. No equivalent or exceptions.
6. Indicate and show on Sheet C160 and C560 water tapping sleeve and valve and redundant valve on back side of the curb. Both valves to be Red Top, Right Open.
7. Provide design, stability calculations and certification by NYS Licensed PE for retaining walls greater than 5 feet in height.
8. The engineer shall certify that the native soils are acceptable for use as an infiltration practice for the development. In the event the proposed infiltration practice cannot be used, an alternative means to handle site stormwater will need to be developed and implemented for the project. Any alternative must be approved by the City Engineer.
9. Proposed development indicates 2.5 acres of disturbance. Provide SWPPP for review.
10. Proposed development indicates storm sewer discharge to NYSDOT owned storm sewer. Any work within or adjacent to NYSDOT ROW or Utility Easements must be reviewed and approved by the respective agency. Provide copies of correspondence and/ or approvals.
11. Any food prep areas within development requires properly sized and designed grease trap. Provide size, location and maintenance schedule on site plan, if applicable.

12. Show on Site Plan maintenance and protection of traffic for work within City ROW.
13. Provide an estimate of costs for site work.

Joseph T. Kane, P.E.
Assistant Civil Engineer

Note: If #6 or #7 above are checked "yes" there is no need to go on to Form #2.

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: February, 16th 2023

ADDRESS: South Ave Grid # 6061-52-937583

Site Plan Submittal Date 1/27/23

____ The site plan is acceptable and will be signed without conditions.

__X__ The site plan is acceptable and will be signed with the following conditions:

1. *Upon completion of the installation of fire sprinkler and standpipe system, the fire department will perform a flow test to verify required flow is obtained as stated in hydraulic calculations. If it is found the water volume is not sufficient, developer will need to increase volume of water to required flow demand*

2. *Upon construction completion, fire department will do a performance test verifying the clearance of TL-2 accessing and exiting property as discussed*

Joseph Franco, Fire Chief

2-16-23
Date

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

February 28, 2023

Brittany Micheline
LaBella Associates
21 Fox Street
Poughkeepsie, NY 12480

Re: DEC
South Avenue Multi-Family Development
City of Poughkeepsie, Dutchess County, NY
23PR00880

Dear Brittany Micheline:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: J. Carter

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 1-30-23

PROJECT ADDRESS: South Ave #937583

PROJECT NAME: South Avenue Multi-family Development

OWNER: ARGO Development

ENGINEER/ARCHITECT:

☑ **The site plan is acceptable and will be signed with no conditions.**

☐ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

_____

_____

_____

_____

_____

_____

Eric Philipp
Building Inspector

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 02/04/2023

PROJECT NAME: South Avenue #937583

PROJECT ADDRESS: South Avenue #937583

☒ **THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS**

☐ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
Sgt #112 SGT. E. ACKEN #112	02/04/2023

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. PROPERTY ADDRESS: South Avenue, City of Poughkeepsie, Dutchess Co., New York; Tax Parcel ID 6061-52-937583

II. PROPERTY OWNER: South Ave Real Est Assoc LLC
ADDRESS: 510 Haight Avenue,
Poughkeepsie, NY 12603

New York, 12603 (state and zip code)

PHONE NUMBER: 914-494-2610 (include area code)

III. NAME OF APPLICANT: ARGO Development (Contact: Mr. Michael Abuladze, CEO)

ADDRESS: 95 Chestnut Ridge Road,
Montvale, NJ 07645

New Jersey, 07045 (state and zip code)

PHONE NUMBER: 914-494-2610 (include area code)

EMAIL ADDRESS: mike@argodev.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: Christopher Lapine, P.E., LEED AP

ADDRESS: 21 Fox Street,
Poughkeepsie, NY 12601

New York, 12601 (state and zip code)

PHONE NUMBER: 845-486-1478 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):

87-unit, 5-story mid-rise multifamily residential development with underground and surface-level parking.

VI. ZONING DISTRICT: R-D, Research and Development District

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

PROJECT INFORMATION

New construction: __X__(yes)_____ (no)

Change of use:_____ (yes) __X__ (no)

Expansion/addition:_____ (yes) __X__ (no)

Alteration:_____ (yes) __X__ (no)

Cost of Construction: $__9.3 million_____

LOT AND BULK INFORMATION:

Lot area: _____2.76_____ (acres) _____~120,226_____ (square feet)

Building Footprint: _____22,640_____ (proposed square feet for new construction)

_____NA_____ (existing square feet for change of use/expansion)

_____NA_____ (additional proposed square feet for expansion)

_____22,640_____ (total building footprint, square feet)

Lot Coverage: _____~19%_____ (percentage, building coverage only)

Gross Floor Area: _____113,200_____ (proposed square feet for new construction)

_____NA_____ (existing square feet for change of use/expansion)

_____NA_____ (additional proposed square feet for expansion)

_____113,200_____ (total gross floor area, square feet)

Building Height: 5 stories of MF residential units over one level of underground parking. (stories) _____70_____ (feet)

Floor Area Ratio: _____0.94_____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: _____143.5_____

B) Number of Off-Street Parking Spaces provided: _____144_____

C) Waiver Requested: _____ (Yes) _____X_____ (No)

Is municipal parking available within 600 feet? _____ (Yes) __X__ (No)

If yes, name all such municipal facilities: NA

(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) __X__ (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): NA

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multifamily residential development with underground and surface-level parking.
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 87

Number of two (2) bedroom unit's 0

Number with three or more bedrooms: 0

Total number of units: 87

C) Is funding public? ____ Yes _X_ No
If yes, describe funding source: ARGO Development

NA

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

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

NA **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: _____

NA **XII. MERCANTILE PROPOSALS** (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

NA **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? _____

NA **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: _____

NA **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: _____

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: _____

NA

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: _____

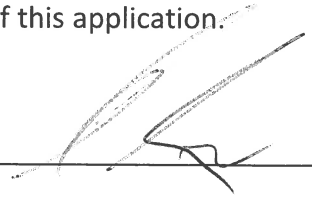
XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

NA

XVII. APPLICANT CERTIFICATION

I, Mr. Michael Abuladze, CEO of ARGO Development, 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

11/29/22

Date

LaBella
Powered by partnership.

May 9, 2023

Ms. Anne Saylor, Chairperson
City of Poughkeepsie Planning Board
63 Civic Center Plaza
Poughkeepsie, NY 12601

Re: **ARGO Development – South Avenue Multi-Family Housing**
South Avenue, Poughkeepsie, NY, 12601
Tax Lot 937583

Dear Ms. Saylor:

Our office is in receipt of comments issued by the City of Poughkeepsie Development Department and the Dutchess County Department of Planning and Development in response to the referenced application for Site Plan review. The plan set has been revised in response to these comments. Below is a point-by-point response to each of the comments received:

CITY OF POUGHKEEPSIE DEVELOPMENT DEPARTMENT COMMENTS, DATED APRIL 5, 2023:

1. Section 19-3.15(4)(i) requires usable open space with minimum dimensions of 40' and 26,100 sf which shall be devoted to improved and landscaped play and sitting areas for use of residents thereof, and the design and layout of the usable open space shall be subject to approval by the Planning Board; the plans indicate 52,569 sf of green space which is not the same as defined above.

   Response: Total open space area of 44,843 sf has been shown on Sheet C195.

2. Section 19-4.3(11) requires a minimum of 131 parking spaces; only 108 parking spaces are provided.

   Response: The project requires an area variance from the Zoning Board of Appeals. As demonstrated in the parking assessment performed, the proposed parking exceeds the Institute of Transportation Engineers' (ITE) Parking Generation Manuel's estimate for parking demand for a 87 single bedroom apartment building (Land use code (LUC) 221 for Multifamily Housing (mid-rise)). The ITE is the industry standard for estimating parking spaces for proposed land uses based on studies of similar existing developments.

Parking Generation Summary

LUC 221 Multifamily Housing (Mid-rise)		
	Rate	Spaces
Average	0.75	65
33rd Percentile	0.65	57
85th Percentile	0.87	76

Rate: spaces per bedroom

Further, the City's draft zoning code requires 1.25 spaces per bedroom which totals 112 spaces. The City of Newburgh requires 0.75 spaces per bedroom (65 spaces) and the

City of Beacon requires 1.0 space for each dwelling unit (87 spaces). As demonstrated, the proposed parking should be sufficient, and the Applicant is seeking a variance.

3. Section 19-4.3.(1) requires that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line; the plans only show partial compliance with this section.

   Response: As discussed with Joseph O'Brien on April 14, 2023, landscape buffers acceptable to the Planning Board have been provided.

4. Section 19-4.3(5)(b) states that each required space, exclusive of drives and aisles, shall be not less than 20 feet long nor less than nine feet wide; the four accessible spaces located within the surface parking area are only 8' wide and all parking spaces within the parking garage are only 18' long.

   Response: The four accessible spaces on Sheet C120 are now 9-ft in width. See revised Architectural drawing A100. Parking spaces within the garage have been modified to 20 feet long with a 22-foot wide aisle as shown on LMV parking plan.

5. Section 19-4.11(1)(b) requires landscape strips shall be provided along all property lines of multifamily and nonresidential uses for which said landscape strips shall be at least three feet wide and include evergreen planting and other landscaping of such type, height, spacing and arrangement as, in the judgement of the Planning Board, will effectively screen the activity on the lot from neighboring uses. New trees shall have a caliper of not less than eight inches three feet from the base and shall be at least six feet high when planted; the plans show partial compliance with this section.

   Response: As discussed with Joseph O'Brien on April 14, 2023, 3-foot wide landscape strips have been provided to the satisfaction of the Planning Board.

6. Section 19.4.14(2)(b) states that bulkheads, elevator penthouses, observation towers, monitors, fire towers, hose towers, cooling towers, water towers, grain elevators or other structures where a manufacturing process requires grater height, provided that any such structures that are located on any roof and that exceed in height the limits in the particular district shall not in the aggregate occupy more than 20% of the horizontal area of the roof and are set back one foot from the edge of the roof for each additional foot in height greater than the specified height; neither a height nor a layout with dimensions of the rooftop was provided for review to show compliance with this section.

   Response: This plan is being modified in conjunction with the MEP and will meet the requirements identified prior to site plan approval.

COUNTY OF DUTCHESS DEPARTMENT OF PLANNING AND DEVELOPMENT COMMENTS, DATED MARCH 15, 2023:

1. Additional landscaping, especially shade trees, could be added along the south side of the building to buffer the residences from the neighboring non-residential use, and to provide some buffering between the building and nearby Route 9.

Response: Trees requested by the Planning Board have been placed between the border of the site and Route 9. Placement of additional trees on property line is not viable due to the existing NYSDOT drainage easement along the property line as well as Fire Department desire unimpeded access along the rear of the building.

2. The applicant could consider incorporating green design techniques by adding appropriate plantings such as native grasses, wildflowers, or other herbaceous vegetation to the proposed retention basin along the southwest wall of the building. This could enhance both the functionality and aesthetic of the area, transforming it from an engineered basin to an environmental and visual amenity for the many residences overlooking the area.

   Response: A retention basin wildlife seed mix has been provided within the stormwater management basin.

3. There are four parking spaces, shown between the refuse enclosure and the entrance to the underbuilding parking, which do not benefit from a direct connection to the courtyard entrance to the building. A pedestrian connection could be added, perhaps via stairs through the retaining wall opposite the spaces, to give people parked there a more direct and safe route to access the main building entrance.

   Response: Access from these parking spaces will be directly to the elevators in the underground parking area.

Please find enclosed:

- 1 copy of the site plan set dated 4/18/2023
- 1 copy of Garage Parking Plan, by LMV dated 4/18/2023

We believe all remaining comments have been responded to and request to be placed on the May 16th Planning Board agenda. If you should have any questions or comments during your review of the submitted documents, feel free to reach out to me directly at (845) 486-1478.

Sincerely,

Christopher Lapine

Christopher Lapine, PE
LaBella Associates | Senior Civil Engineer
Regional Marketing Leader

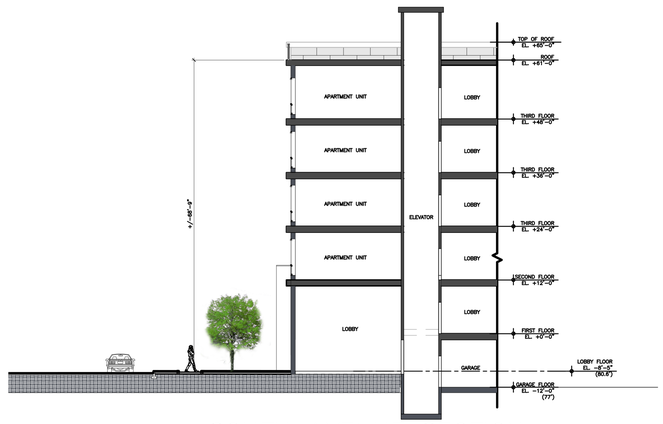
cc: Michael Abuladze

SOUTH AVENUE MULTI-FAMILY DEVELOPMENT





EAST (SOUTH AVENUE) ELEVATION



SOUTH AVENUE SECTION



SOUTH ELEVATION



NORTHWEST ELEVATION



WEST (INTERIOR COURTYARD) ELEVATION NORTHWEST (INTERIOR COURTYARD) ELEVATION



NORTH ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

4.4.23
22054

ARGO CONSTRUCTION AND DEVELOPMENT

VANVOORHIS

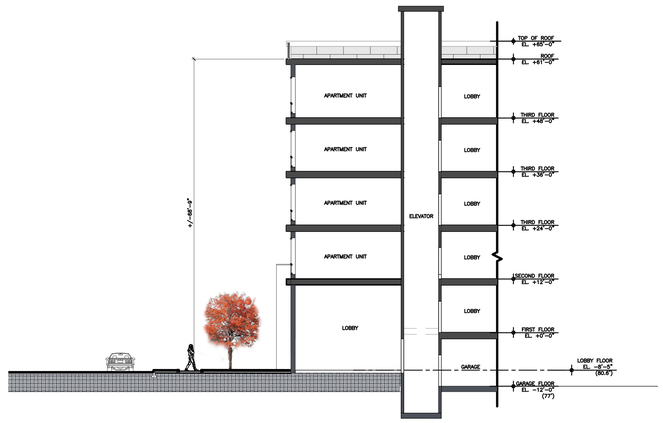
LISCUM McCORMACK VANVOORHIS
ARCHITECTS PLANNERS INTERIORS 181 CHURCH STREET POUGHKEEPSIE NY 12601

SOUTH AVENUE MULTI-FAMILY DEVELOPMENT





EAST (SOUTH AVENUE) ELEVATION



SOUTH AVENUE SECTION



SOUTH ELEVATION



NORTHWEST ELEVATION



WEST (INTERIOR COURTYARD) ELEVATION

NORTHWEST (INTERIOR COURTYARD) ELEVATION



NORTH ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

4.4.23
22054

ARGO CONSTRUCTION AND DEVELOPMENT

VANVOORHIS

LISCUM McCORMACK VANVOORHIS
ARCHITECTS PLANNERS INTERIORS 181 CHURCH STREET POUGHKEEPSIE NY 12601



A-1	PROPOSED GARAGE LEVEL
1/8"=1'-0"	

N

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
181 Church Street Poughkeepsie, New York 12601
tel. 845.452.2268 fax. 845.452.3752 lmvarchitects.com
ARCHITECTURE PLANNING INTERIORS

PROJECT
SOUTH AVENUE PARCEL
POUGHKEEPSIE MID-RISE MULTIPLE

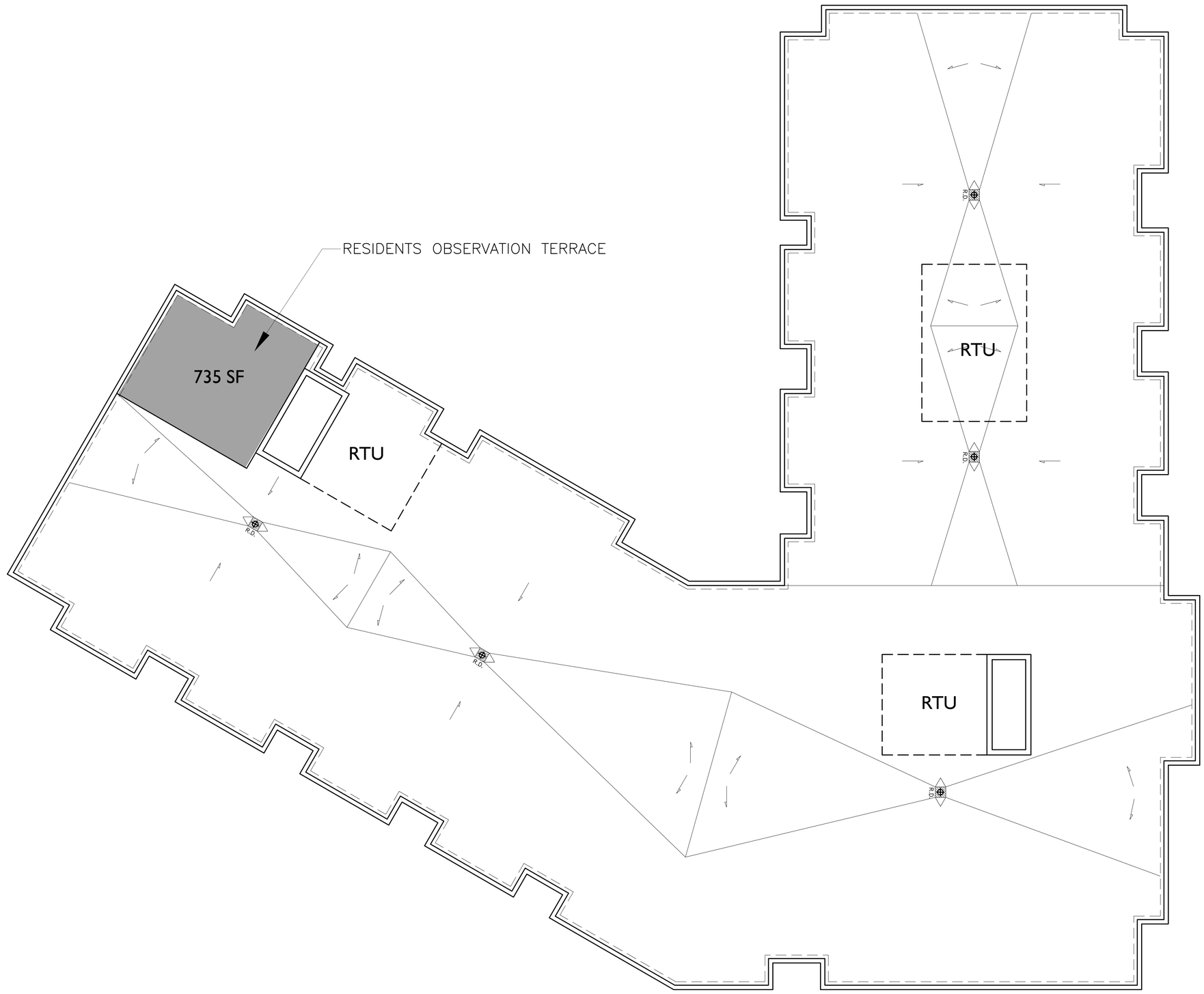
DRAWING
PROPOSED GARAGE LEVEL

SEAL

DRAWN BY	PROJECT No.
CQ	22054
CHECKED BY	DATE
MTM	5-9-2023

DRAWING No.
A100

FILE P:\2022-22054



A-1 PROPOSED ROOF PLAN

1/8" = 1'-0"

N

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 Church Street Poughkeepsie, New York 12601
tel. 845.452.2268 fax. 845.452.3752 lmvarchitects.com

PROJECT
SOUTH AVENUE PARCEL
POUGHKEEPSIE MID-RISE MULTIPLE

DRAWING
PROPOSED ROOF PLAN

SEAL

DRAWN BY

PROJECT No. 22054

CHECKED BY

DATE 3-7-2023

DRAWING No. A103

FILE P:\2022\22054

SITE PLAN

SOUTH AVENUE MULTI-FAMILY DEVELOPMENT

SOUTH AVENUE

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

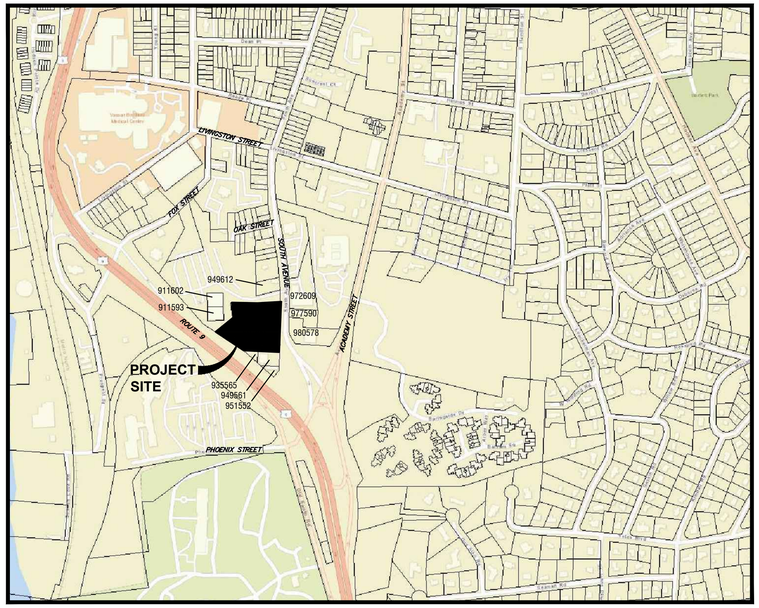
PROJECT NO: 2222201

NOVEMBER 28, 2022

LAST REVISED:
APR 18, 2023

INDEX OF DRAWINGS

PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	4	G001	04/18/23	COVER SHEET
2	1	G002	01/27/23	NOTES
3	0	SVY1	11/04/22	MAP OF EXISTING CONDITIONS PREPARED FOR ARGO DEVELOPMENT
4	2	C120	03/07/23	DEMOLITION PLAN
5	4	C130	04/18/23	SITE PLAN
6	1	C131	01/27/23	TRUCK MANEUVERING PLAN
7	1	C140	01/27/23	GRADING AND EROSION &SEDIMENT CONTROL PLAN
8	3	C160	04/04/23	UTILITY PLAN
9	3	C180	04/18/23	LANDSCAPE PLAN
10	2	C190	03/07/23	PHOTOMETRIC LIGHTING PLAN
11	0	C195	04/18/23	OPEN SPACE DIAGRAM
12	1	C200	03/07/23	TRAFFIC CONTROL PLAN
13	2	C530	03/07/23	SITE DETAILS
14	2	C531	04/18/23	SITE DETAILS
15	1	C532	03/07/23	SITE DETAILS
16	1	C540	01/27/23	EROSION AND SEDIMENT CONTROL DETAILS
17	1	C550	01/27/23	STORM SEWER DETAILS
18	1	C551	01/27/23	STORM SEWER DETAILS
19	2	C560	03/07/23	WATER SYSTEM DETAILS
20	2	C570	03/07/23	SANITARY SEWER DETAILS
	2	C580	03/07/23	LANDSCAPE DETAILS



LOCATION MAP
1"=500'

Parcel #	Owner/ Owner Address
980578	Spyglass Lane LLC 235 South Ave Poughkeepsie, NY 12601
935565	City Of Poughkeepsie PO Box 300 Poughkeepsie, NY 12602
911602	Vassar Brothers Hospital 54 Page Park Dr Poughkeepsie, NY 12603
911593	Fox Street Condominiums LLC 21 Fox St Poughkeepsie, NY 12601
951552	Latham Interests Inc 250 South Ave Poughkeepsie, NY 12601
977590	South Ave of Dutchess LLC 278 Mill St Ste 100 Poughkeepsie, NY 12601
949661	John R. Satterfield, Jr 248 South Av Poughkeepsie, NY 12601
937583	South Ave Real Est Assoc LLC 510 Haight Ave Poughkeepsie, NY 12603
972609	Executive Park Assoc No 2 Ltd 60 Morrow Ave Scarsdale, NY 10583
949612	Sharad Deedwaniya PO Box 1995 Poughkeepsie, NY 12602

BULK TABLE:

CITY OF POUGHKEEPSIE ZONING DISTRICT: R-D

(SUBJECT TO REQUIREMENTS HIGH DENSITY R-5 DISTRICT PERMITTED USES [SECTION 19-3-16(2)] AND ALL OTHER REQUIREMENTS APPLICABLE TO HIGH DENSITY R-5.

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	121,000± SF
MINIMUM LOT WIDTH	50 FT	321 FT
MINIMUM SETBACK REQUIREMENTS:		
FRONT	20 FT	21 FT
SIDES	35 FT	36 FT
REAR	35 FT	98 FT
MAXIMUM BUILDING HEIGHT	6 STORIES OR 70 FT	5 STORIES OVER 1-STORY GARAGE, 70 FT
MAXIMUM BUILDING LOT COVERAGE	50%	22,640 SF OR 18.8%
MINIMUM GREEN SPACE	26,100 SF	52,569 SF

PARKING SPACES REQUIRED OFF-STREET PARKING	# UNITS	REQUIRED SPACES	PROPOSED SPACES
1.0 SPACE FOR EACH STUDIO OR EFFICIENCY APARTMENT;	0 UNITS X 1.0	0 SPACES	0 SPACES
1.5 SPACES FOR EACH 1-BEDROOM APARTMENT;	87 UNITS X 1.5	130.5 SPACES	108 SPACES (1)
2.0 SPACES FOR EACH 2-BEDROOM OR LARGER APARTMENT;	0 UNITS X 2.0	0 SPACES	0 SPACES
TOTAL	87 UNITS	130.5 SPACES REQUIRED	108 SPACES* PROPOSED

* VARIANCE REQUIRED
(1) FIFTY-THREE (53) SPACES IN GARAGE, AND 55 SPACES ON SURFACE

CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES

Fire Chief — Date

Police Chief — Date

Building Inspector — Date

City Engineer — Date

Commissioner of Public Works — Date

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL

FILE NO:

PROJECT NAME: SOUTH AVENUE MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION: SOUTH AVENUE

APPLICANT: ARGO DEVELOPMENT

OFFICIALLY APPROVED at the Planning Board

meeting held the ____ day of _____ 2____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

OWNER/APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE TOWN PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN BUILDING DEPARTMENT.

APPLICANT — DATE

OWNER — DATE

OWNER:

SOUTH AVENUE REAL ESTATE ASSOCIATION, LLC
510 HAIGHT AVENUE
POUGHKEEPSIE, NY 12603

APPLICANT:

ARGO DEVELOPMENT
95 CHESTNUT ROAD
MONTVALE, NJ 07645

TAX MAP INFORMATION:

CITY OF POUGHKEEPSIE
SECTION 6061, BLOCK 52, LOT 937583

AREA:

TOTAL PROJECT ACREAGE : 2.77± ACRES

UTILITY COMPANIES:

ELECTRIC: CENTRAL HUDSON GAS & ELECTRIC CORP
284 SOUTH AVENUE
POUGHKEEPSIE, NY 12601
(845) 452-2700

GAS: CENTRAL HUDSON GAS & ELECTRIC CORP
284 SOUTH AVENUE
POUGHKEEPSIE, NY 12601
(845) 452-2700

WATER: CITY OF POUGHKEEPSIE WATER DEPARTMENT
62 CIVIC CENTER PLAZA,
POUGHKEEPSIE, NY 12601
(845) 451-4173

SEWER: CITY OF POUGHKEEPSIE WASTEWATER (SEWER) DEPARTMENT
62 CIVIC CENTER PLAZA,
POUGHKEEPSIE, NY 12601
(845) 451-4173

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21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

labellapc.com

STATE OF NEW YORK
CHRISTOPHER PAUL LAVINE
079470
LICENSED PROFESSIONAL ENGINEER

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
4	04/18/23	REVISED TO ADD SHEET C195
3	04/04/23	REVISED PER INTERNAL COORDINATION
2	03/07/23	REVISED PER PLANNING BOARD COMMENTS
1	01/27/23	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2222201

DRAWN BY:

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 11/28/2022

DRAWING NAME: COVER SHEET

DRAWING NUMBER: G001

5/9/2023 2:33:34 PM
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Drawing Name: B:\GLOBAL\Projects\ARGO\2222201 - South Ave Multi Family Dev\06_Drawings\Civil\00_G001_2222201_COVER.dwg
Xref's Attached: XBORDER_2222201
Date Printed: May 09, 2023, 2:33pm

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE MATERIALS MANAGEMENT, HEALTH AND SAFETY, AND EROSION & SEDIMENT CONTROL PLANS AND NOTES & REMEDIAL NOTES (THIS SHEET) PRIOR TO COMMENCEMENT OF WORK.
2. CONFORM TO APPLICABLE CODE FOR SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
16. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
17. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
18. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
19. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
20. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
21. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS, OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.
22. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH LOCAL DUST CONTROL AND/OR MONITORING ORDINANCES, AND REMEDIAL ACTION WORK PLAN PREPARED FOR THE SITE.

GENERAL CONSTRUCTION NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND DEPTH FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE WITH WATER TIGHT FITTINGS.
4. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
5. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
6. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
8. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
10. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150PSI, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
11. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
12. ALL GRAVITY SANITARY SEWER SHALL BE SDR 21 PVC UNLESS OTHERWISE SPECIFIED.
13. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
14. REDUCE PRESSURE ZONE VALVE TO BE PROVIDED ON FIRE SUPPLY AND DOUBLE CHECK VALVE ON DOMESTIC SUPPLY AT EACH LOCATION WHERE WATER LINE ENTERS THE BUILDING. BACKFLOW ASSEMBLES SHALL BE LISTED IN UNIVERSITY OF SOUTHERN CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLES.
15. ALL BACKFLOW PREVENTION AND METER SHALL BE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR SHALL PROVIDE AN AS-BUILT PLAN OF THE PROPOSED IMPROVEMENTS BY A LICENSED NYS SURVEYOR. IT SHALL INCLUDE BUT NOT BE LIMITED TO BUILDINGS, ROADWAYS, WALLS, UTILITIES (INCLUDING INVERTS, RIMS, PIPE SIZE AND DIMENSIONS), SIDEWALKS, ROADWAY RAMPS, CURBING, PARKING LOTS (INCLUDING STRIPING), LANDSCAPE AREAS, ETC. HARDCOPY AND ELECTRONIC COPIES SHALL BE PROVIDED TO OWNER AND PROJECT ENGINEER SEE CITY OF POUGHKEEPSIE NOTES.
17. UNDERGROUND ELECTRIC SHOWN ON THIS PLAN FOR REFERENCE ONLY. REFER TO MEP AND LIGHTING PLANS.

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, REFER TO LANDSCAPE DRAWINGS.
3. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
4. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION, REFER TO LANDSCAPE DRAWINGS.
5. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

TREE CLEARING NOTES:

1. TREE CLEARING SHALL BE LIMITED TO THE PERIOD BETWEEN OCTOBER 30TH AND MARCH 31ST TO ENSURE NO POTENTIAL TAKE OF BAT SPECIES.

SITE PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
5. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
6. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
8. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY. ADJACENT PROPERTY OWNED BY THE DEVELOPER MAY BE BE USED FOR EQUIPMENT STORAGE DURING CONSTRUCTION OF THE PROPERTY.
9. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
10. CONTRACTOR SHALL PROVIDE AN AS-BUILT PLAN OF THE PROPOSED IMPROVEMENTS BY A LICENSED SURVEYOR. IT SHALL INCLUDE BUT NOT LIMITED TO BUILDINGS, ROADWAYS, WALLS, UTILITIES (INCLUDING INVERTS, RIMS, PIPE SIZE AND DIMENSIONS), SIDEWALKS, ROADWAY RAMPS, CURBING, PARKING LOTS (INCLUDING STRIPING), LANDSCAPE AREAS, ETC. HARDCOPY AND ELECTRONIC COPIES SHALL BE PROVIDED TO OWNER AND PROJECT ENGINEER SEE CITY OF POUGHKEEPSIE NOTES.

LAYOUT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.
2. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
3. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND.
4. FENCING SHALL NOT CROSS PUBLIC SIDEWALKS.
5. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS, OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

ROCK REMOVAL NOTES:

ROCK REMOVAL IS NOT ANTICIPATED. IF ROCK REMOVAL SHALL BE NECESSARY FOR THE INSTALLATION OF THE PROPOSED WORK, SHALL BE BY MECHANICAL MEANS ONLY. BLASTING IS NOT PERMITTED.

PAVING NOTES:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE MOST RECENT REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED 2017, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 – TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

CITY OF POUGHKEEPSIE PLANNING BOARD - SANITARY & SEWER NOTES:

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.
2. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.
3. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. ALL CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
4. CITY SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) SDR-21. PROJECT SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
5. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE MUNICIPAL SEWER DEPARTMENT.
6. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-21 PRESSURE RATED PIPE, AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE MUNICIPAL SEWER DEPARTMENT.
7. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND, CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AS A CONDITION OF APPROVAL FOR OPERATION.
8. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPAL SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE IN ACCORDANCE WITH THIS SHEET, DETAIL 1.
9. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE MINIMUM NOMINAL 24" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8-INCHES IN HEIGHT.
10. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
11. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE MUNICIPAL SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
12. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.

TESTING GRAVITY SEWER SYSTEM:

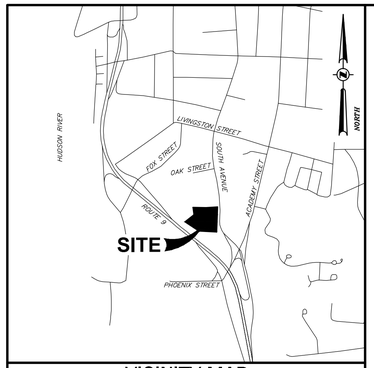
1. CONTRACTOR SHALL INSPECT AND TEST THE INSTALLATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION WHEN WORK IS READY FOR TESTING. AFTER ALL TESTS HAVE BEEN PERFORMED, EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO ACCEPTANCE.
2. THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT OF ALL SANITARY SEWERS.
3. EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. THE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION.
4. LOW PRESSURE AIR TESTING SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
5. AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
6. WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING OF ANY PIPE SHALL BE DONE NO SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
7. SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CHECKED EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
8. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
9. IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
10. WHERE SEWERS ARE CONSTRUCTED OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS THAN 18 INCHES VERTICAL SEPARATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. HYDROSTATIC ACCEPTANCE TESTS SHALL BE CONDUCTED AS SPECIFIED FOR TESTING WATER MAINS, EXCEPT THAT TESTING MAY BE PERFORMED WITH THE PIPE SECTION PARTIALLY BACK-FILLED.
11. IF THE ALLOWABLE RATE OF AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS, SHALL BE BORN BY CONTRACTOR, THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.
12. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES OF Hg SHOULD BE DRAWN ON THE MANHOLE AFTER ALL HOLES ARE PLUGGED, AND INLETS/OUTLETS ARE TEMPORARILY PLUGGED AND SECURED. THE TIME IS MEASURED FOR THE VACUUM TO DROP TO 9 INCHES Hg. THE MANHOLE IS ACCEPTED IF THE MEASURED TIME MEETS OR EXCEEDS THE VALVES PRESENTED IN TABLE 1 OF ASTM C1244. IF THE MANHOLE FAILS THE INITIAL TEST, IT SHALL BE REPAIRED BY AN APPROVED METHOD UNTIL A SATISFACTORY TEST IS OBTAINED. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

WATER MAIN DISINFECTION NOTES:

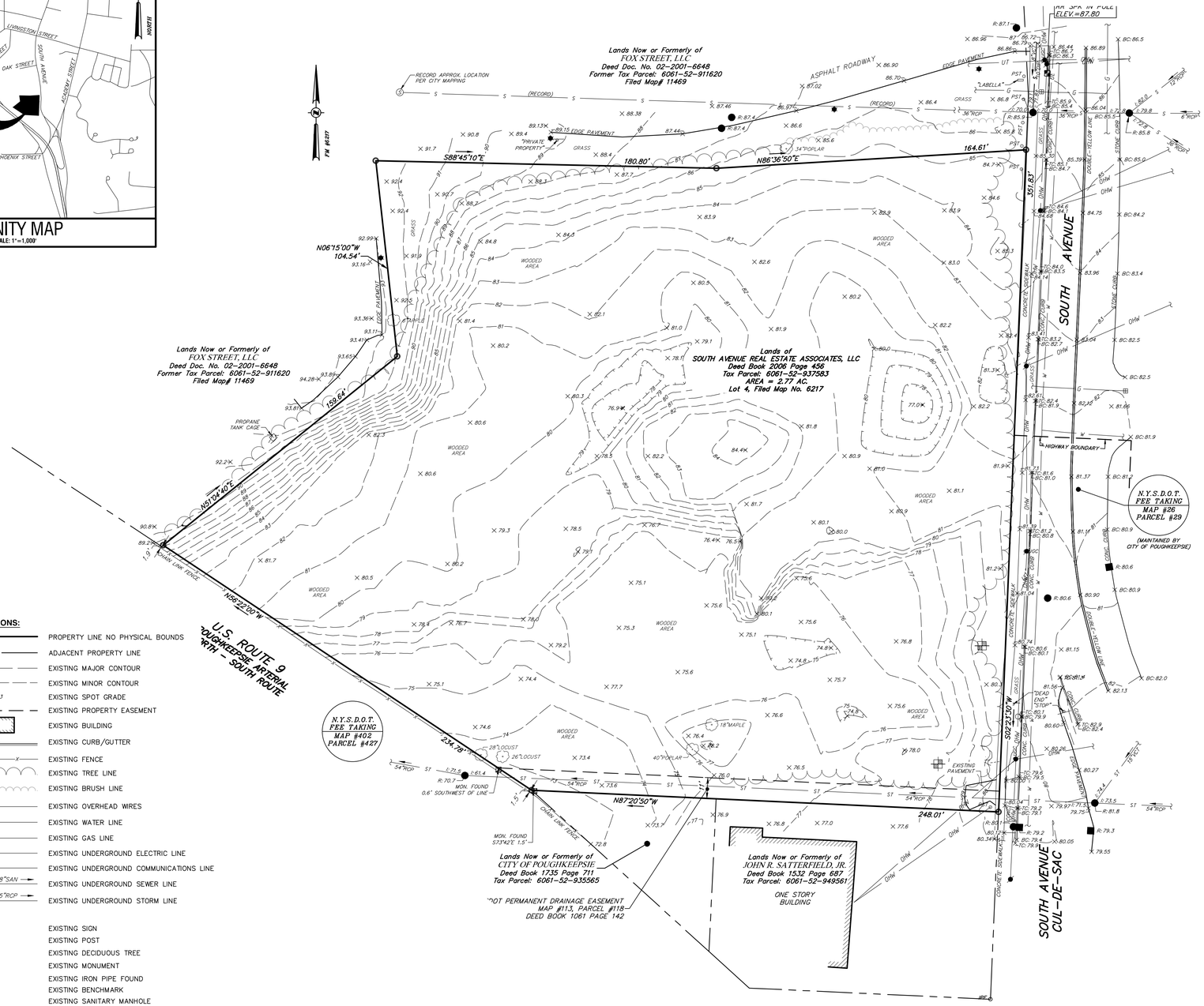
1. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651, LATEST EDITION. TABLET OR POWDERED METHOD IS NOT ALLOWED.
2. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
3. DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
4. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
   A. CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
   B. CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
5. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED FROM BOTH ENDS AND THE MIDDLE OF EACH NEW LINE. ALL LINES SHALL NOT BE USED UNTIL MICROBIOLOGICAL SAMPLES ARE ACCEPTED BY THE CITY OF POUGHKEEPSIE. RESULTS OF ALL MICROBIOLOGICAL TESTING SHALL BE SUBMITTED TO THE CITY OF POUGHKEEPSIE ALONG WITH ENGINEER'S CERTIFICATE OF COMPLETION.

TESTING WATER MAINS:

1. AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO 1,500 FT (MAX.). TESTS SHOULD BE CONDUCTED TO FIRST VALVE IN BUILDING.
2. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE CITY OF POUGHKEEPSIE PRIOR TO ACCEPTANCE.
3. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
4. HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600 OR LATER ADDITION, AS MODIFIED HEREIN.
5. FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
6. LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS/SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
7. MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE:
   ALLOWABLE LEAKAGE PER 1000 FT



VICINITY MAP
SCALE: 1"=1,000'



LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- 110 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- × 200.3 EXISTING SPOT GRADE
- EXISTING PROPERTY EASEMENT
- EXISTING BUILDING
- CONC. CURB EXISTING CURB/GUTTER
- X X X EXISTING FENCE
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- OHW EXISTING OVERHEAD WIRES
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- UE EXISTING UNDERGROUND ELECTRIC LINE
- UT EXISTING UNDERGROUND COMMUNICATIONS LINE
- S 8"SAN EXISTING UNDERGROUND SEWER LINE
- ST 15"RCP EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN
- PST EXISTING POST
- EXISTING DECIDUOUS TREE
- EXISTING MONUMENT
- IPF EXISTING IRON PIPE FOUND
- EXISTING BENCHMARK
- S EXISTING SANITARY MANHOLE
- D EXISTING DRAINAGE MANHOLE
- C EXISTING CATCH BASIN
- E EXISTING ELECTRIC MANHOLE
- E EXISTING ELECTRIC BOX
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- UGC EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING TEST PIT

ABBREVIATIONS:

- × BC: 200.3 EXISTING SPOT GRADE BOTTOM CURB
- × TC: 200.3 EXISTING SPOT GRADE TOP CURB
- × R: 216.3 EXISTING RIM ELEVATION
- × I: 200.3 EXISTING INVERT ELEVATION

1 / SV1 EXISTING CONDITIONS SURVEY
SCALE: 1" = 30'

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED SEPTEMBER 26, 2022 BY LABELLA ASSOCIATES PC, DATUM NAVD-88, 1 FOOT CONTOUR INTERVAL.

NORTH ORIENTATION IS PER FILED MAP NO. 6217, SEE FILED MAP REFERENCE NO. 1 BELOW.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

FILED MAP REFERENCE:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SUBDIVISION PLAT BENDERSON DEVELOPMENT CO, INC., SITUATE IN THE CITY OF POUGHKEEPSIE DUTCHESS CO., N.Y." AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 6, 1981 AS FILED MAP NO. 6217.
2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "FOX STREET, LLC. SUBDIVISION PLAT OF LANDS OF FOX STREET, LLC., CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON NOVEMBER 1, 2002 AS FILED MAP NO. 11469.

DEED REFERENCE:

1. CITY OF POUGHKEEPSIE TO SOUTH AVENUE REAL ESTATE ASSOCIATES, LLC, DATED FEBRUARY 18, 1998 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MARCH 10, 1998 AS LIBER 2006 OF DEEDS AT PAGE 456.

TAX PARCEL DESIGNATION:

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK
6061-52-937583

AREA:

2.77 AC.

FLOOD ZONE NOTE:

PARCEL IS SHOWN TO LIE WITHIN "OTHER AREAS, ZONE X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF POUGHKEEPSIE, IDENTIFIED AS MAP NUMBER 36027C0358E, BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

STATE OF NEW YORK
DAVID H. DIPPEL
050677
LICENSED LAND SURVEYOR

David H. Dippel, L.S. NYS #050677

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 4, 2022 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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Poughkeepsie, NY 12601
(845) 454-3980

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ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

SOUTH AVE
MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

30 0 30
SCALE IN FEET
1"=30'

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY: FJM
REVIEWED BY: DHD
ISSUED FOR:
DATE: 10/04/2022
DRAWING NAME:

MAP OF EXISTING CONDITIONS PREPARED FOR ARGO DEVELOPMENT

DRAWING NUMBER:

SV1

11/16/2022 9:04:27 AM
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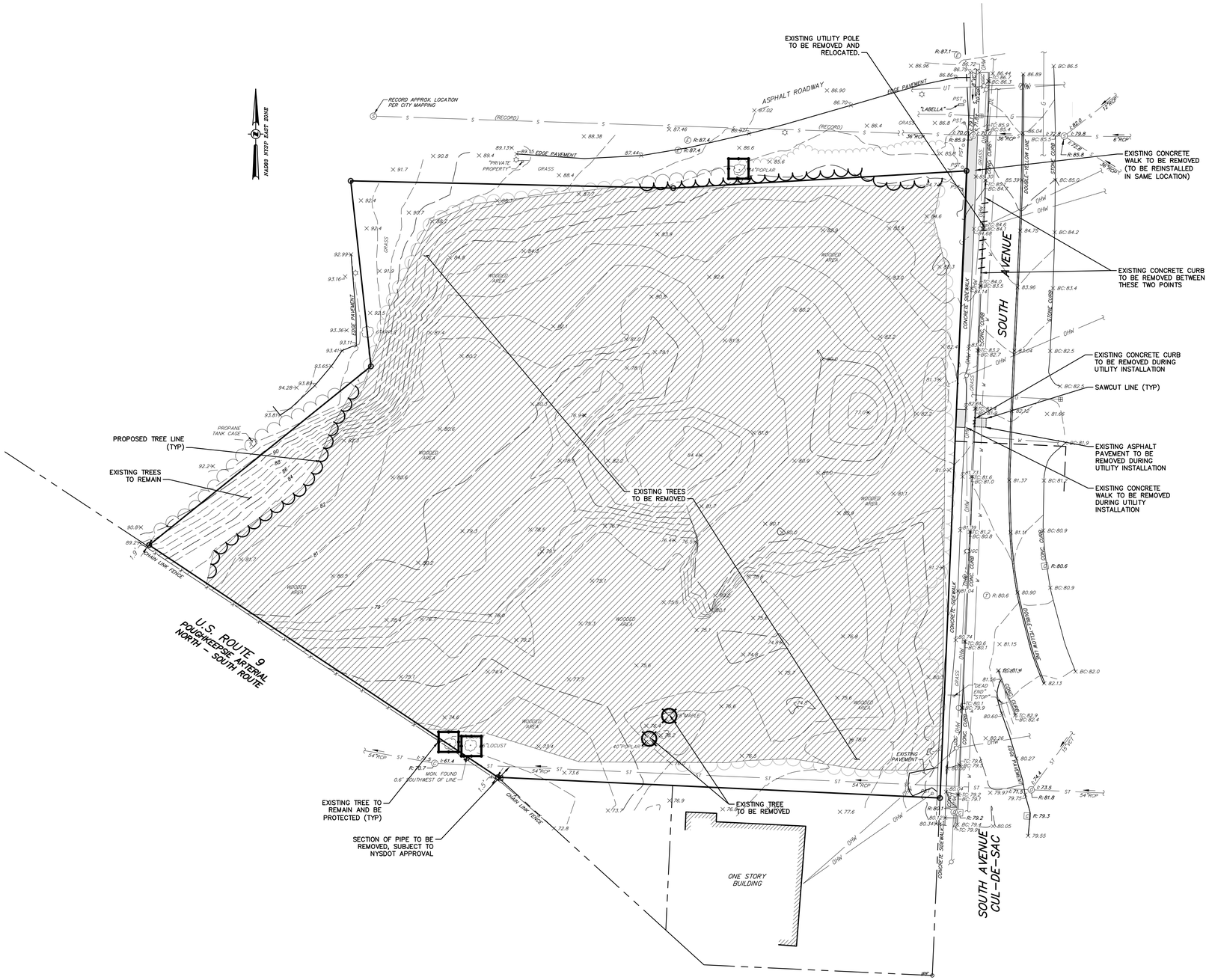

1 C-120 DEMOLITIONS PLAN
SCALE: 1" = 30'

LEGEND:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- WORKLIMITS
- TREE PROTECTION FENCING
- N.I.C. NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C
- PAVEMENT SAWCUT LINE

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STATE OF NEW YORK
CHRISTOPHER PAUL LAPINE
LICENSED PROFESSIONAL ENGINEER
079470

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
2	03/07/23	REVISED PER PLANNING BOARD COMMENTS
1	01/27/23	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

DEMOLITION PLAN

DRAWING NUMBER:

C120

5/9/2023 2:33:50 PM \\cash.lab\U\Projects\ARGO\2222201 - South Ave Multi Family Dev\06_Drawings\Civil\01_C120_2222201_DEMO.dwg

Drawing Name: \\cash.lab\U\Projects\ARGO\2222201 – South Ave Multi Family Dev\06_Drawings\Civil\01_C120_2222201_DEMO.dwg
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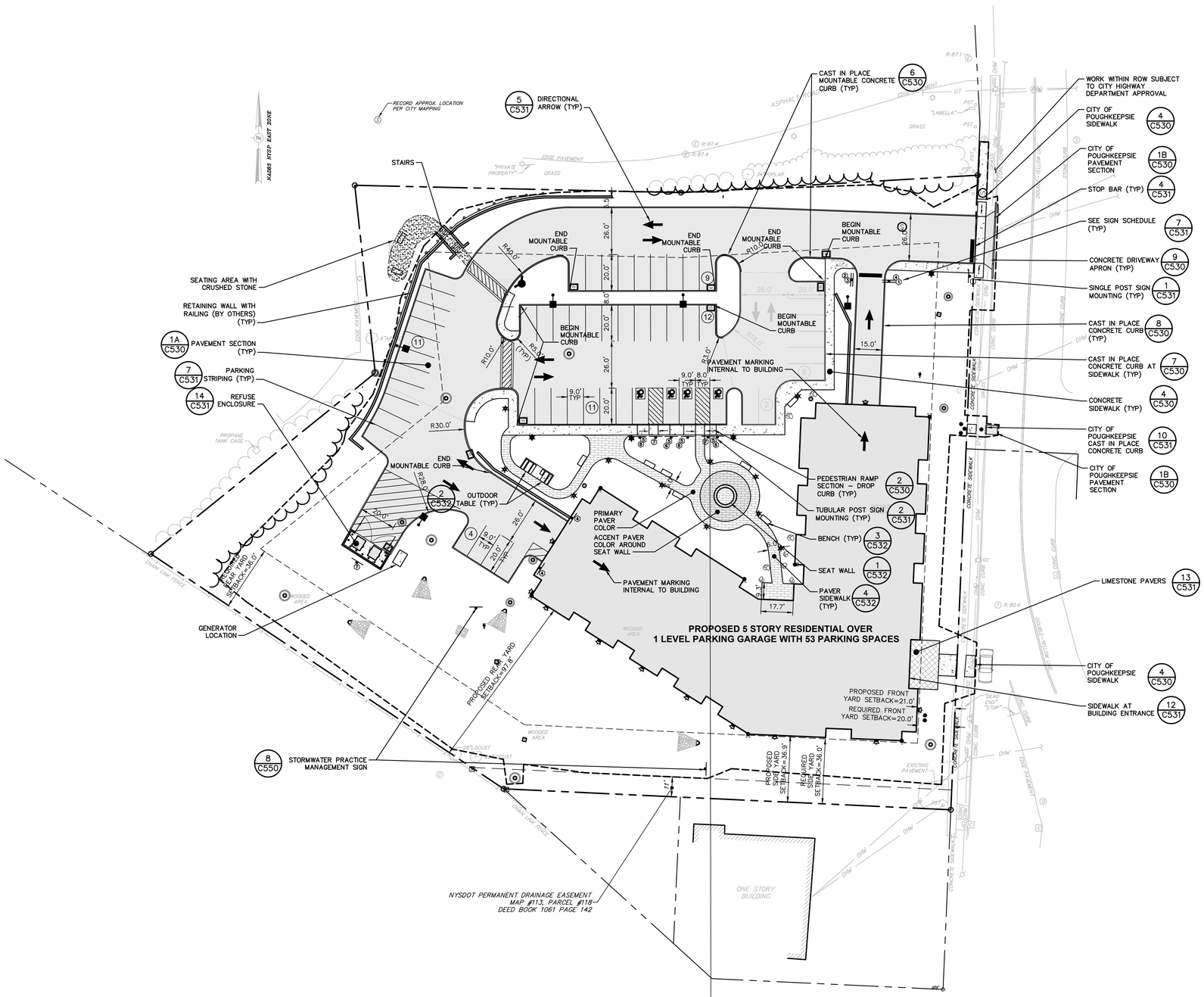
Date Printed: May 09, 2023, 2:33pm


NAD83 NYSP, EAST ZONE
RECORD APPROX. LOCATION PER CITY MAPPING
5 C531 DIRECTIONAL ARROW (TYP)
CAST IN PLACE MOUNTABLE CONCRETE CURB (TYP) 6 C530
WORK WITHIN ROW SUBJECT TO CITY HIGHWAY DEPARTMENT APPROVAL
CITY OF POUGHKEEPSIE SIDEWALK 4 C530
CITY OF POUGHKEEPSIE PAVEMENT SECTION 1B C530
STOP BAR (TYP) 4 C531
SEE SIGN SCHEDULE (TYP) 7 C531
CONCRETE DRIVEWAY APRON (TYP) 9 C530
SINGLE POST SIGN MOUNTING (TYP) 1 C531
CAST IN PLACE CONCRETE CURB (TYP) 8 C530
CAST IN PLACE CONCRETE CURB AT SIDEWALK (TYP) 7 C530
CONCRETE SIDEWALK (TYP) 4 C530
CITY OF POUGHKEEPSIE CAST IN PLACE CONCRETE CURB 10 C531
CITY OF POUGHKEEPSIE PAVEMENT SECTION 1B C530
LIMESTONE PAVERS 13 C531
CITY OF POUGHKEEPSIE SIDEWALK 4 C530
SIDEWALK AT BUILDING ENTRANCE 12 C531
STAIRS
SEATING AREA WITH CRUSHED STONE
RETAINING WALL WITH RAILING (BY OTHERS) (TYP)
1A C530 PAVEMENT SECTION (TYP)
7 C531 PARKING STRIPING (TYP)
14 C531 REFUSE ENCLOSURE
END MOUNTABLE CURB
BEGIN MOUNTABLE CURB
PAVEMENT MARKING INTERNAL TO BUILDING
2 C532 OUTDOOR TABLE (TYP)
PEDESTRIAN RAMP SECTION – DROP CURB (TYP) 2 C530
TUBULAR POST SIGN MOUNTING (TYP) 2 C531
BENCH (TYP) 3 C532
SEAT WALL 1 C532
PAVER SIDEWALK (TYP) 4 C532
PRIMARY PAVER COLOR
ACCENT PAVER COLOR AROUND SEAT WALL
PROPOSED 5 STORY RESIDENTIAL OVER 1 LEVEL PARKING GARAGE WITH 53 PARKING SPACES
PROPOSED REAR YARD SETBACK=97.8'
PROPOSED FRONT YARD SETBACK=21.0'
REQUIRED FRONT YARD SETBACK=20.0'
PROPOSED SIDE YARD SETBACK=36.9'
REQUIRED SIDE YARD SETBACK=36.0'
GENERATOR LOCATION
8 C550 STORMWATER PRACTICE MANAGEMENT SIGN
NYSDOT PERMANENT DRAINAGE EASEMENT MAP #113, PARCEL #118 DEED BOOK 1061 PAGE 142
ONE STORY BUILDING
PROPANE TANK CAGE
WOODED AREA
CHAIN LINK FENCE
EDGE PAVEMENT
GRASS
"PRIVATE PROPERTY"
"LABELLA"
ASPHALT PAVEMENT
CONCRETE SIDEWALK
STONE CURB
CONC. CURB
DRIVE
"DEAD END" "STOP"
EXISTING PAVEMENT
DRIVE EASEMENT
DRIVE (ONE WAY)
R-87.1
R-87.4
R-83.6
R-83.7
R-83.8
R-83.9
R-84.0
R-84.1
R-84.2
R-84.3
R-84.4
R-84.5
R-84.6
R-84.7
R-84.8
R-84.9
R-85.0
R-85.1
R-85.2
R-85.3
R-85.4
R-85.5
R-85.6
R-85.7
R-85.8
R-85.9
R-86.0
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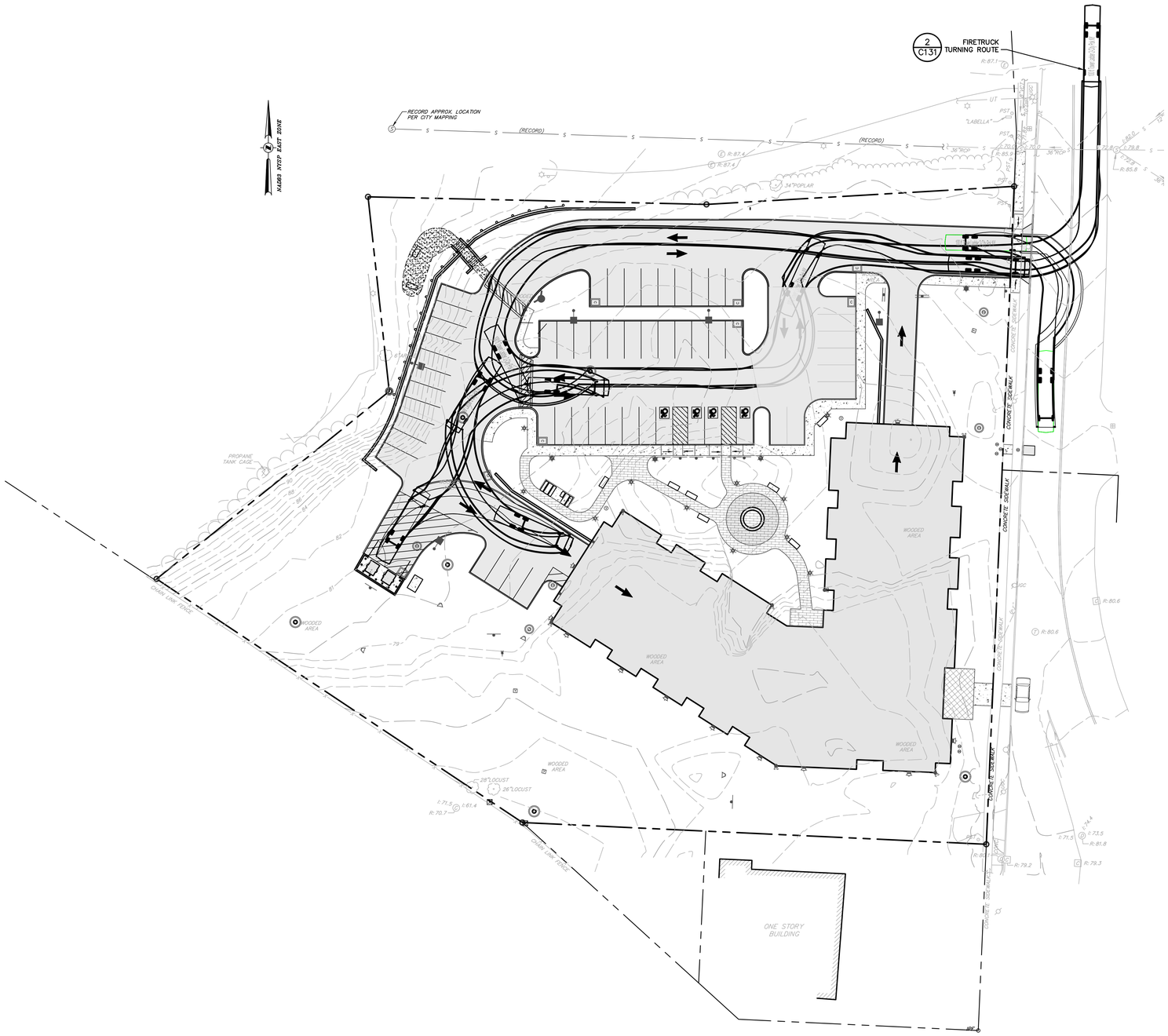
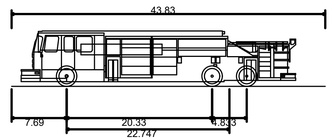
R-87.2
R-87.3
R-87.4
R-87.5





100 ft Tower Ladder 2-City Pok NY

Overall Length	43.830ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.440ft

2 / C-131 CITY OF POUGHKEEPSIE LADDER TRUCK

SCALE: NTS

1 / C-131 TRUCK MANEUVERING PLAN

SCALE: 1" = 30'

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079470
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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE
MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
1	01/27/23	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2222201

DRAWN BY:

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 11/28/2022

DRAWING NAME:

TRUCK MANEUVERING PLAN

DRAWING NUMBER:

C131

5/9/2023 2:34:35 PM
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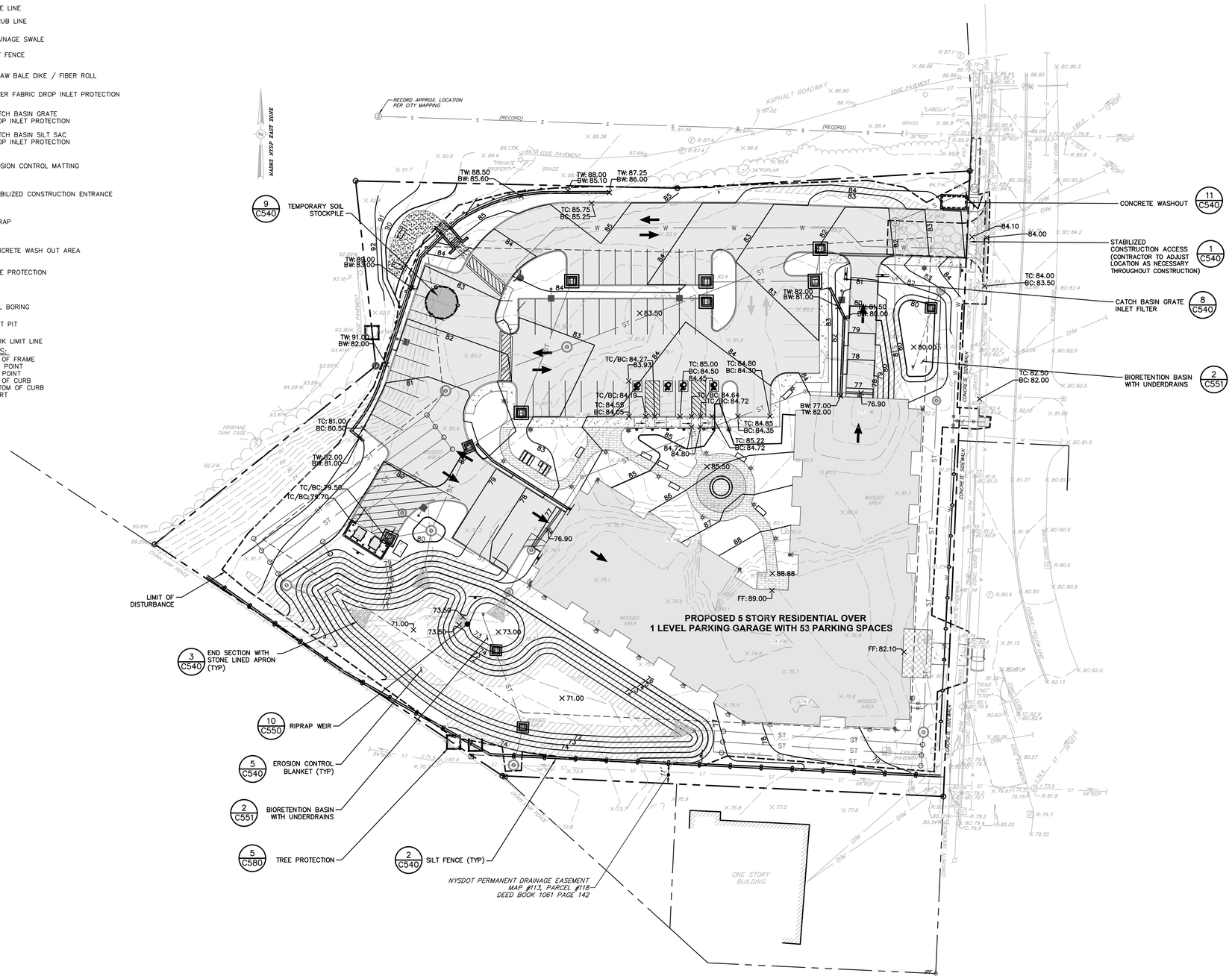
Xref's Attached: XENG_2222201; XLAYOUT-2222201; XBORDER_2222201; XBASE-ENG_2222201
Date Printed: May 09, 2023, 2:34pm

ESC AND GRADING LEGEND:

- PROPERTY LINE
- BUILDING
- XXX — 10 FT CONTOUR
- XXX — 2 FT CONTOUR
- XXX.X — SPOT GRADE
- TREE LINE
- SHRUB LINE
- DRAINAGE SWALE
- SILT FENCE
- STRAW BALE DIKE / FIBER ROLL
- FILTER FABRIC DROP INLET PROTECTION
- CATCH BASIN GRATE DROP INLET PROTECTION
- CATCH BASIN SILT SAC DROP INLET PROTECTION
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP
- CONCRETE WASH OUT AREA
- TREE PROTECTION
- SOIL BORING
- TEST PIT
- WORK LIMIT LINE

ABBREVIATIONS:

TF	TOP OF FRAME
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
BC	BOTTOM OF CURB
INV	INVERT



1 C-140 GRADING AND EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

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CHRISTOPHER EUGENE LAPPINE
079470
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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE
MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
2	04/18/23	REVISIONS PER CITY COMMENTS
1	01/27/23	REVISIONS PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

GRADING AND EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C140

5/9/2023 2:34:52 PM
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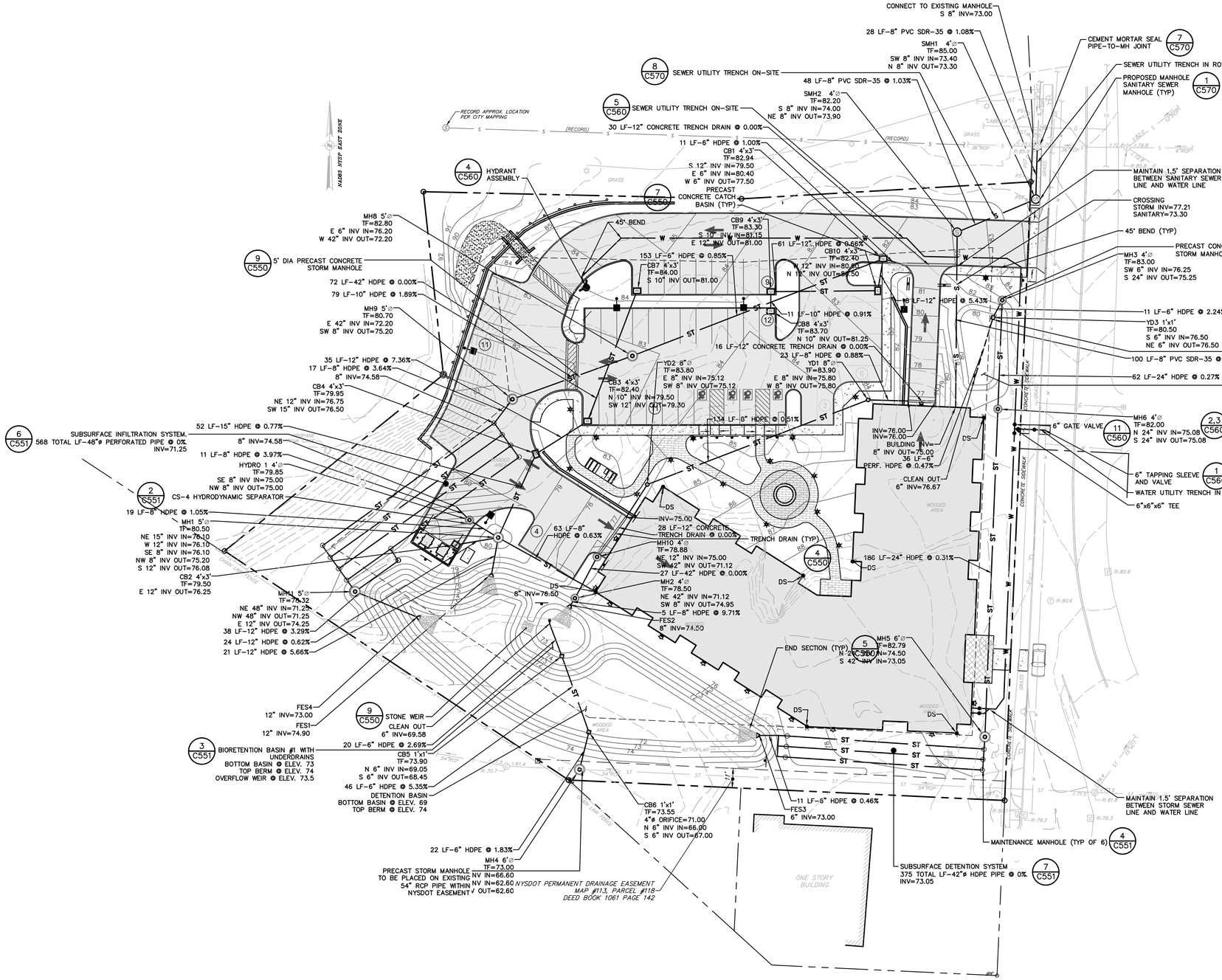
Drawing Name: \\cash.lab\U\Projects\ARGO\2222201 – South Ave Multi Family Dev\06_Drawings\Civil\01_C140_2222201_GRAD_ESC.dwg
Xref's Attached: XENG_2222201; XBASE-SVY_2222201; XLAYOUT-2222201; XBORDER_2222201; XBASE-ENG_222201
Date Printed: May 09, 2023, 2:34pm



1/C-160 UTILITY PLAN
SCALE: 1" = 30'

UTILITY LEGEND:

- PROPERTY LINE
- BUILDING
- S — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM DRAIN LINE
- SIZE & TYPE — CULVERT W/ END SECTION
- CATCH BASIN
- DRAINAGE MANHOLE
- CLEANOUT
- HYDRANT
- WATER SHUT OFF VALVE
- WATER VALVE
- REDUCER
- SANITARY MANHOLE

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
3	04/04/23	REVISIONS PER INTERNAL COORDINATION
2	03/07/23	REVISED PER PLANNING BOARD COMMENTS
1	01/27/23	GENERAL REVISIONS
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C160

5/9/2023 2:35:12 PM
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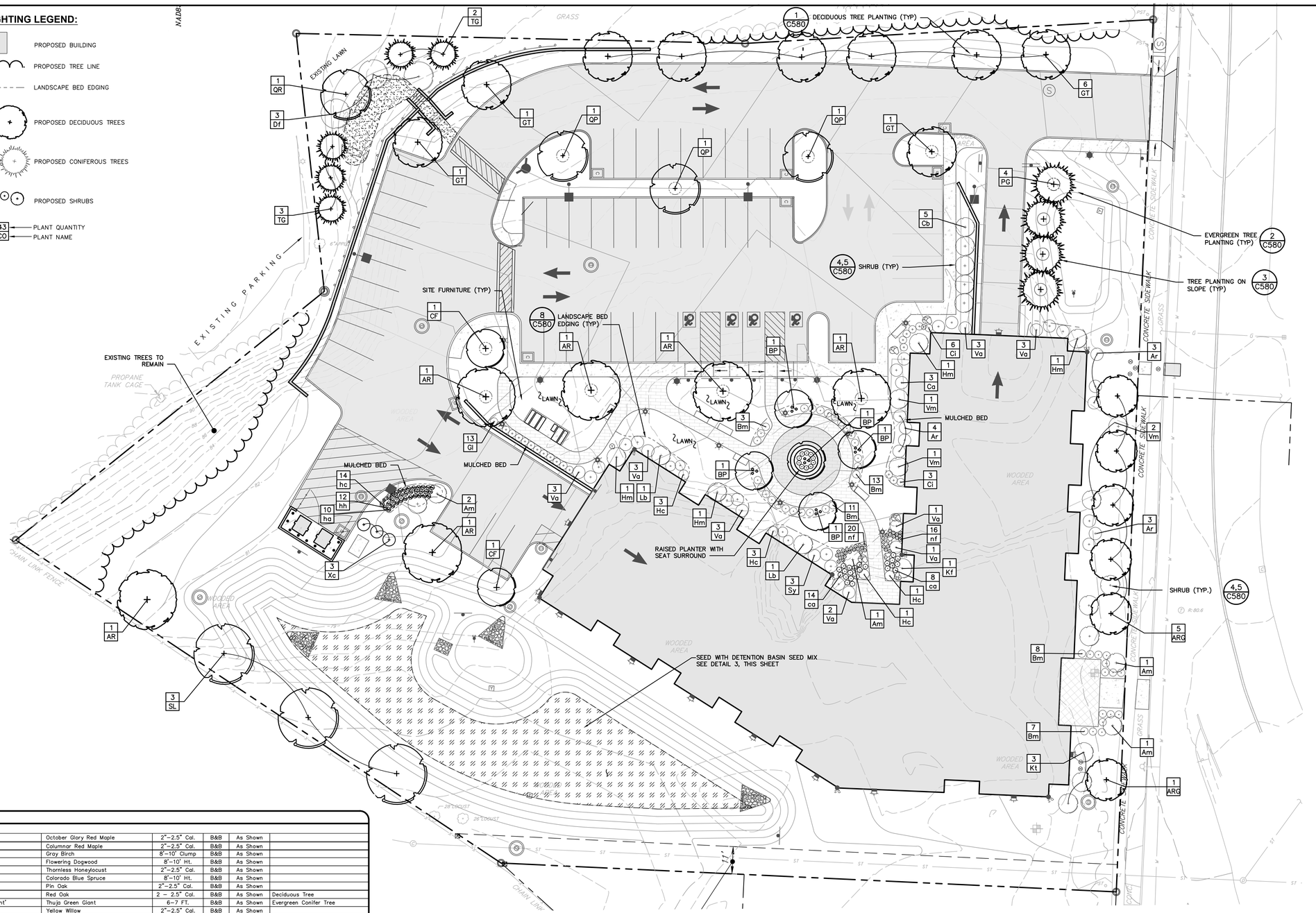
Drawing Name: \\cash.lab\U\Projects\ARGO\2222201 – South Ave Multi Family Dev\06_Drawings\Civil\01_C160_2222201_UTIL.dwg
Xref's Attached: XBORDER_2222201; XENG_2222201; XLAYOUT-2222201; XBASE-ENG_2222201
Date Printed: May 09, 2023, 2:35pm

LANDSCAPING & LIGHTING LEGEND:

- PROPOSED BUILDING
- PROPOSED TREE LINE
- LANDSCAPE BED EDGING
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS
- 43 / CO — PLANT QUANTITY / PLANT NAME



PLANT LIST

QTY	ABRV						
TREES							
6	AR	Acer rubrum 'Red Sunset'	October Glory Red Maple	2"–2.5" Cal.	B&B	As Shown	
6	ARG	Acer rubrum 'Columnar Red Maple'	Columnar Red Maple	2"–2.5" Cal.	B&B	As Shown	
5	BP	Betula populifolia	Gray Birch	8'–10' Clump	B&B	As Shown	
2	CF	Cornus florida	Flowering Dogwood	8'–10' Ht.	B&B	As Shown	
9	GT	Gleditsia triacanthos inermis	Thornless Honeylocust	2"–2.5" Cal.	B&B	As Shown	
4	PG	Picea pungens glauca	Colorado Blue Spruce	8'–10' Ht.	B&B	As Shown	
3	QP	Quercus palustris	Pin Oak	2"–2.5" Cal.	B&B	As Shown	
1	QR	Quercus rubra	Red Oak	2 – 2.5" Cal.	B&B	As Shown	Deciduous Tree
5	TG	Thuja plicata x standishii 'Green Giant'	Thuja Green Giant	6–7 FT.	B&B	As Shown	Evergreen Conifer Tree
3	SL	Salix Lutea	Yellow Willow	2"–2.5" Cal.	B&B	As Shown	
SHRUBS							
5	Am	Amelanchier canadensis	Serviceberry	42"–48" Ht.	B&B	As Shown	
10	Ar	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	30"–36" Ht.	Cont.	As Shown	
41	Bm	Buxus x 'Green Mountain'	'Green Mountain' Boxwood	24"–30" Ht.	Cont.	3' O.C.	
3	Ca	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	30"–36" Ht.	Cont.	As Shown	
9	Ci	Comptonia peregrina	Sweet Fern	24"–30" Ht.	Cont.	As Shown	
5	Cb	Cornus sericea baileyii	Bailey Red Twig Dogwood	42"–48" Ht.	B&B	As Shown	
13	Gl	Genista lydia 'Select'	Bangal Genista	24"–30" Ht.	Cont.	As Shown	
4	Hm	Hamamelis virginiana	Witchhazel	42"–48" Ht.	B&B	As Shown	
8	Hc	Hydrangea macrophylla 'Mini Penny'	Mini Penny Hydrangea	30"–36" Ht.	Cont.	4' O.C.	
1	7	Kalmia latifolia	Mountain Laurel	42"–48" Ht.	B&B	As Shown	
2	Lb	Lindera benzoin	Spicebush	42"–48" Ht.	B&B	As Shown	
3	Sy	Symphoricarpos x doorenbosii 'Marleen'	Marleen Coral Berry	30"–36" Ht.	Cont	As Shown	
19	Va	Viburnum acerifolium	Mapleleaf Viburnum	30"–36" Ht.	Cont.	As Shown	
4	Vm	Viburnum latana 'Mohican'	Mohican Viburnum	42"–48" Ht.	B&B	As Shown	
3	Df	Viburnum plicatum f. tomentosum 'Marisii'	Doublefile Viburnum, marisii	5–6 FT.	B&B	As Shown	Deciduous Shrub
3	Xc	Ilex crenata 'Steeds'	Steeds Upright Holly	6 FT.	B&B	As Shown	
PERNNIALS/GRASSES							
36	nm	Adiantum pedatum	Northern Maidenhair Fern	#3	Cont.	24" O.C.	mulched bed
22	ca	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#3	Cont.	As Shown	
13	hc	Hemerocallis 'Happy Returns'	Happy Returns Dwarf Daylily	#3	Cont.	18" O.C.	White & Purple Flowering Variety
12	hh	Hemerocallis 'Hyperion'	Hyperion Daylily	#3	Cont.	24" O.C.	Canary yellow, mid / late summe
11	ha	Hemerocallis 'Autumn Accent'	Autumn Accent Daylily	#3	Cont.	24" O.C.	crimson, late summer bloom
10	pa	Pennisetum alopcuroides 'Hameln'	Hameln Fountain Grass	#3	Cont.	24" O.C.	

2 / C-180 LANDSCAPE PLAN
SCALE: 1" = 20'

1 / C-180 PLANT LIST
SCALE: NTS

* ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT FOR NEW IMPROVEMENTS SHALL BE TOPSOILED, SEEDED WITH LAWN SEED MIX, & MULCHED (TYP)

DETENTION BASIN - PLANTING LIST

Retention Basin Wildlife Mix
Item Number: ERNMX–127

Grasses & Grass–like Species, Herbaceous Flowering Species, Stormwater Management, Wildlife Habitat & Food Plots
Life Cycle:
Perennial
Typical Height:
4.5 ft

20 lbs per acre, or 0.5–1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

3 / C180 DETENTION POND - PLANT LIST
SCALE: NTS

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
3	04/18/23	REVISED PER PLANNING COMMENTS!
2	03/07/23	REVISED PER PLANNING BOARD COMMENTS
1	01/27/23	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

C180

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Drawing Name: \\cash.lab\U\Projects\ARGO\2222201 – South Ave Multi Family Dev\06_Drawings\Civil\01_C180_2222201_LANDSC.dwg
Xrefs Attached: XBORDER_2222201; XLAYOUT–2222201; XLANDSC–2222201; XENG_2222201; XBASE–ENG_2222201
Date Printed: May 09, 2023, 2:35pm

LEGEND:

- PROPOSED BUILDING
- WALL MOUNTED LIGHT
- POST–TOP MOUNTED LUMINAIRE / POLE
- POST AND LUMINAIRE
- CEILING–MOUNTED CANOPY LIGHT FIXTURE
- $\times^{1.2}$ FOOT CANDLE SPOT VALUES AT GROUND
- PHOTOMETRIC CONTOUR, FOOT CANDLE VALUE
- EXISTING UTILITY POLE
- BLC BACK–LIGHT SHIELD, ALSO KNOWN AS A "HOUSE–SIDE"SHIELD
- P LIGHT POLE
- PT LIGHT POLE, W POST–TOP FIXTURE
- W WALL MOUNTED
- C FIXTURE MOUNTED UNDER CANOPY

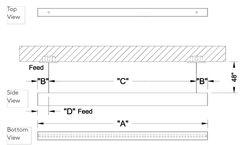
NOTE:

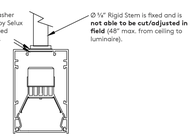
1. WALL MOUNTED FIXTURE SHALL BE INSTALLED WITH THE LIGHT IN THE DOWNWARD POSITION.

WALL MOUNTED LUMINAIRE:
MANUFACTURER: LIGMAN LIGHTING
MODEL: ULEE–30001 LEEDS 2 SMALL SURFACE DOWNLIGHT
ADA DARK SKY APPROVED, FULL CUT–OFF
WARM WHITE (2700K), AND AMBER

4 C190 WALL MOUNTED LIGHTING FIXTURE DETAIL
SCALE: NTS

Rigid Stem Mounting (RS)





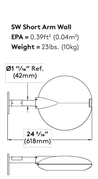
WALL MOUNTED LUMINAIRE:
SELUX LIGHTING
M60, SHORT ARM WALL MOUNT
ADA DARK SKY APPROVED, FULL CUT–OFF
WARM WHITE (3000 K)

6 C190 CANOPY MOUNTED LIGHTING FIXTURE DETAIL
SCALE: NTS

LIGHTING NOTES:

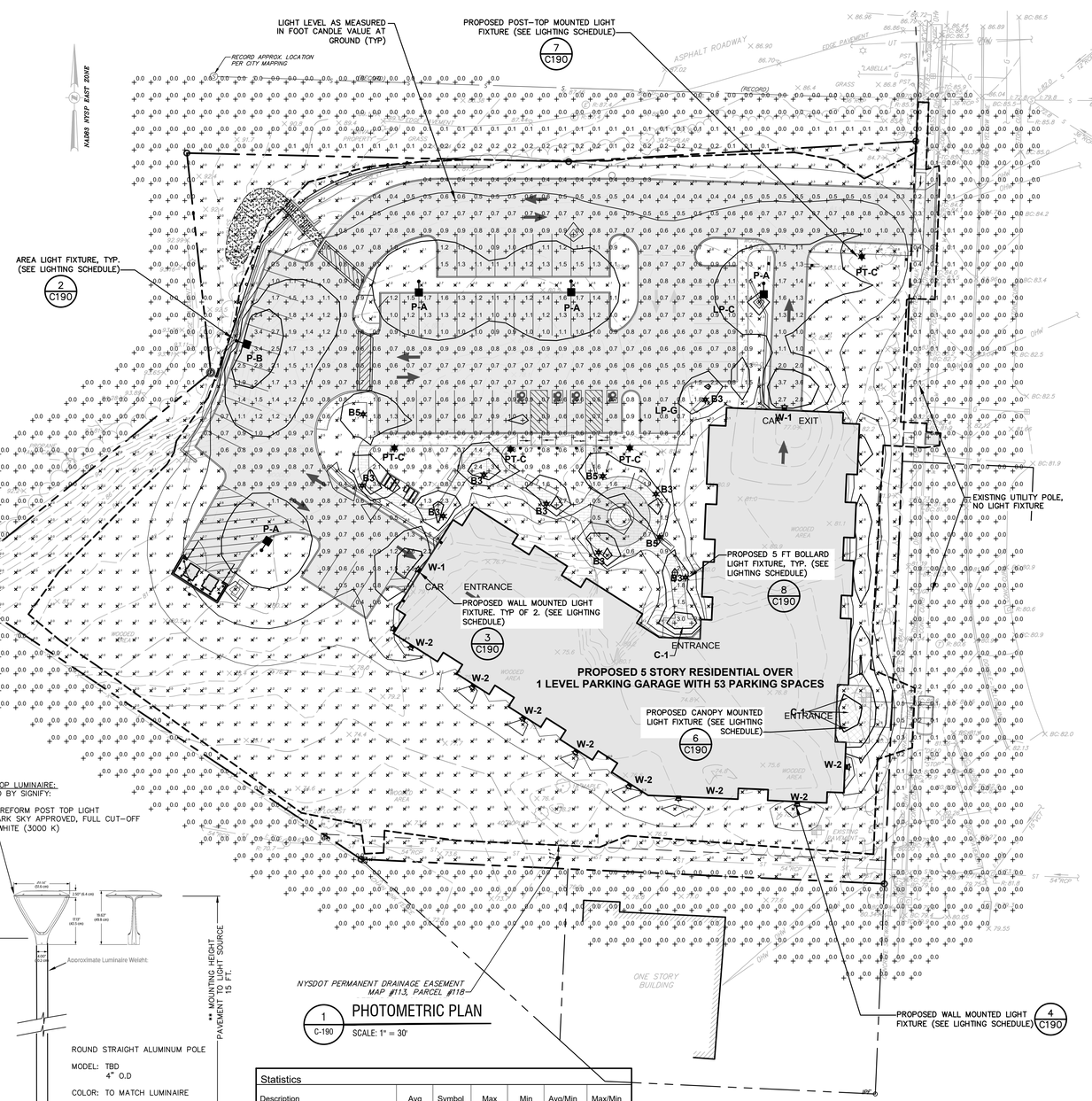
1. PROPOSED LIGHTING AS MANUFACTURED BY GARDCO/SIGNIFY LIGHTING, SELUX LIGHTING, AND LIGMAN LIGHTING.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY LABELLA ASSOCIATES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
5. THE EXISTING STREET LIGHTS IN THE RIGHT–OF–WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.
6. EXISTING AND PROPOSED UTILITIES NOT SHOWN ON THIS SHEET FOR CLARITY. REFER TO SHEET C160 FOR UTILITY PLANS.
7. ALL LIGHTING FIXTURES SHALL BE FULL CUT–OFF.
8. PER CITY OF POUGHKEEPSIE CODE, ALLOWABLE LIGHT LEVEL AT PROPERTY BOUNDARY IS ____ FOOTCANDLES.





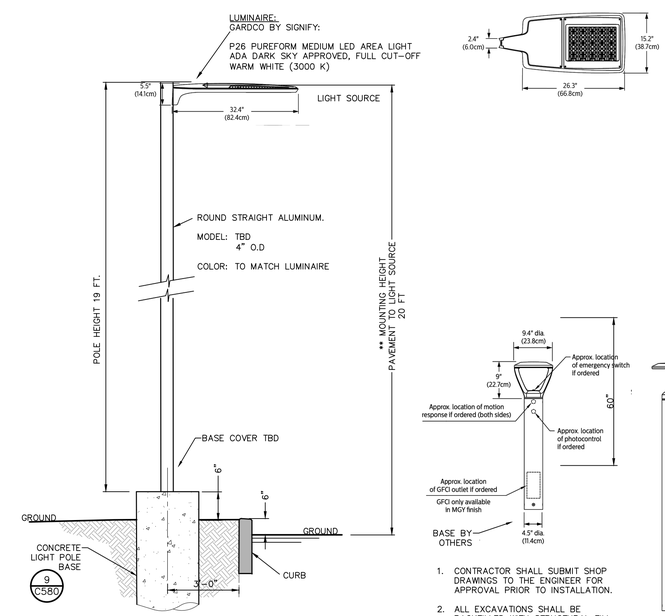
WALL MOUNTED LUMINAIRE:
SELUX LIGHTING
DISCERA 4, SHORT ARM WALL MOUNT
ADA DARK SKY APPROVED, FULL CUT–OFF
WARM WHITE (3000 K)

3 C190 WALL MOUNTED LIGHTING FIXTURE DETAIL
SCALE: NTS



1 C-190 PHOTOMETRIC PLAN
SCALE: 1" = 30'

LUMINAIRE:
GARDCO BY SIGNIFY:
P26 PUREFORM MEDIUM LED AREA LIGHT
ADA DARK SKY APPROVED, FULL CUT–OFF
WARM WHITE (3000 K)



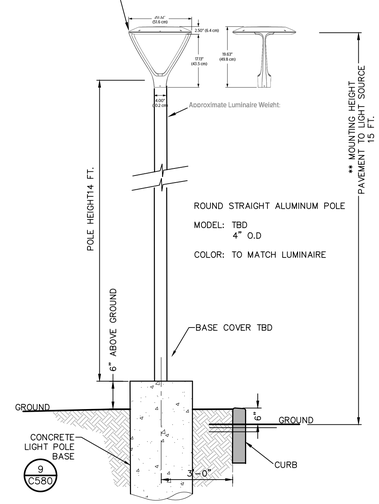
NOTES: 1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

2 C190 AREA LIGHTING FIXTURE DETAIL
SCALE: N.T.S.

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

8 C190 BOLLARD DETAIL
SCALE: N.T.S.

POST TOP LUMINAIRE:
GARDCO BY SIGNIFY:
PPT PUREFORM POST TOP LIGHT
ADA DARK SKY APPROVED, FULL CUT–OFF
WARM WHITE (3000 K)



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2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

7 C190 PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL
SCALE: N.T.S.

Statistics

Description	Avg	Symbol	Max	Min	Avg/Min	Max/Min
Stat Zone # 1_TO PROPERTY LINE	0.6 fc	×	7.1 fc	0.0 fc	N/A	N/A
Stat Zone # 2_PAVEMENT	0.9 fc	+	3.7 fc	0.0 fc	N/A	N/A
Stat Zone # 3_PED. WALK at BLDG	1.2 fc	+	3.4 fc	0.5 fc	2.4:1	6.8:1

Schedule

Label	QTY	MOUNT HEIGHT	POLE LENGTH	Manufacturer	Catalog	Description	Number Lamps	Lamp Output LUMINS	LLF	Input Power WATTS	Notes
P-A	4	20 FT	19 FT	PHILIPS GARDCO	P26-48L-400-WW-G2-5	PureForm Gen2 - Area Medium (P26), 48 LED's, 3000K CCT, TYPE 5 OPTIC,	1	7917	0.95	60.07694	Post and Arm
P-B	1	20 FT	19 FT	PHILIPS GARDCO	P26-48L-400-WW-G2-BLC	PureForm Gen2 - Area Medium (P26), 48 LED's, 3000K CCT, TYPE BLC OPTIC, .	1	5872	0.95	60.07694	Post and Arm, Back Lgt Cutoff
PT-C	4	15 FT	14FT	GARDCO	PPT-196L-450-WW-G2-5--UNV	PPT Pureform Post Top, 196 LED's, 3000K CCT, TYPE 5 OPTIC, Comfort Light Engine, 80CRI	1	2127	0.95	20.9	Post Top
B-3	8	4.9 FT		SIGNIFY GARDCO	PBL-14L-100-NW-G2-3-UNV	Pureform Gen2 - PBL Bollard, Type 3. 3000K	1	492	0.95	6.1	Bollard
B-5	3	4.9 FT		SIGNIFY GARDCO	PBL-14L-100-NW-G2-5-UNV	Pureform Gen2 - PBL Bollard, Type 5. 3000K	1	538	0.95	6.1	Bollard
W-1	2	12 FT.		Selux Corporation	DSC4Lx-R3-5G350-30-XX-XX-UNV-HS	Discera 4, Type 3. 3000K CCT	1	2473	0.95	32	wall mount at parking entrance and exit
W-2	9	12 FT.		LIGMAN	ULEE-30011-EW-Amber	Leeds One side	2	197	0.95	10.4	wall mount
C-1	4	12 FT.		Selux Corporation	L60W-1C20-35-LW-X-04--XX-UNV	M60 LED Direct Wet Location	1	1658	0.95	19.3	suspended under entrance canopy

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
2	03/07/23	REVISED PER PLANNING BOARD COMMENTS
1	01/27/23	REVISED PER CITY COMMENTS
Revisions		

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REVIEWED BY: CPL
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DATE: 11/28/2022
DRAWING NAME:

PHOTOMETRIC PLAN

DRAWING NUMBER:

C190

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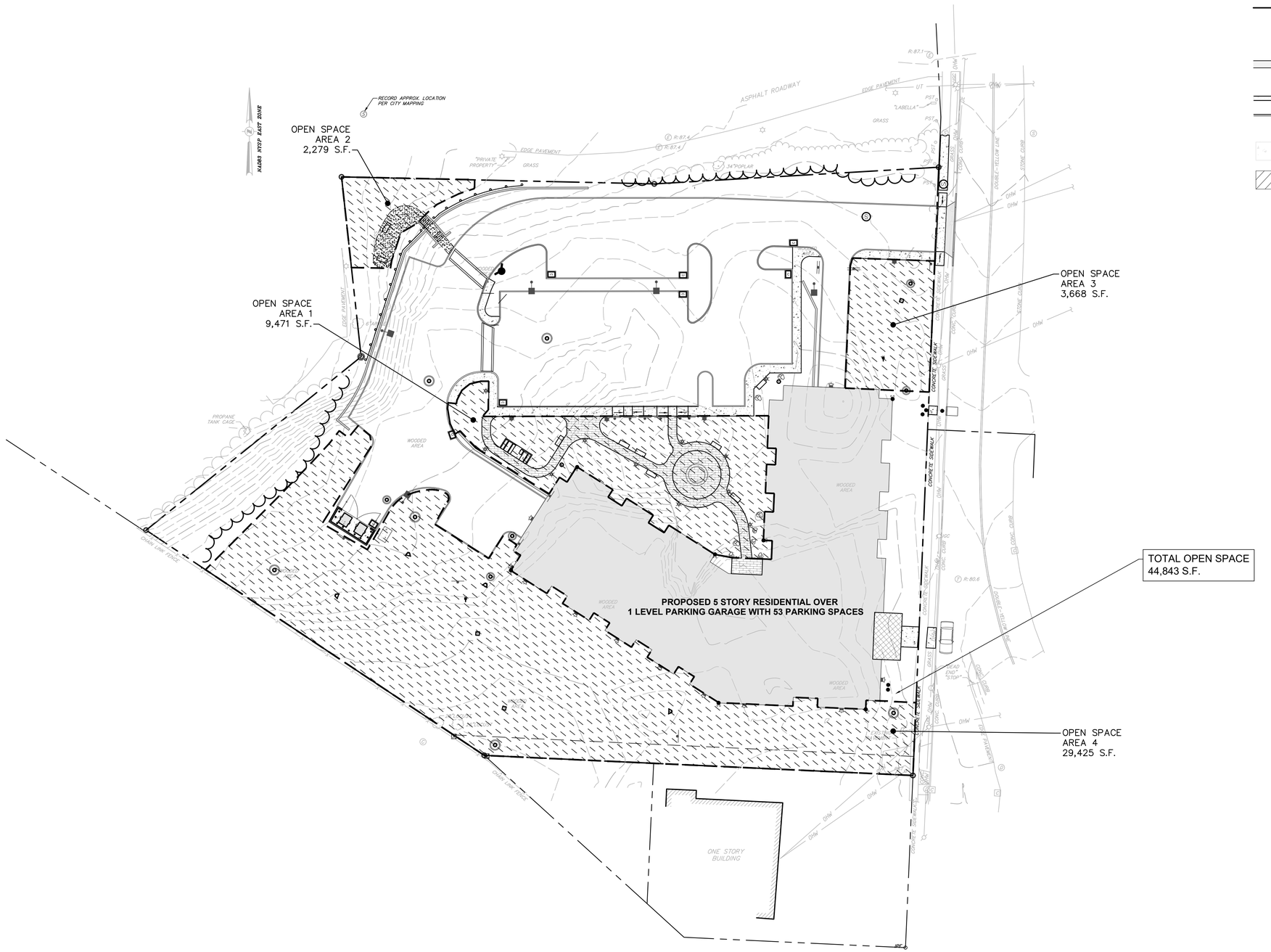
Date Printed: May 09, 2023, 2:36pm



1 C-195 OPEN SPACE DIAGRAM
SCALE: 1" = 30'

SITE LEGEND:

- PROPERTY LINE
- BUILDING
- PAVEMENT
- SIDEWALK
- CURB
- CONCRETE SURFACE
- ROAD LINING & STRIPING
- SIGN
- 2 POSTED SIGN
- BOLLARD

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Revisions

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OPEN SPACE DIAGRAM

DRAWING NUMBER:

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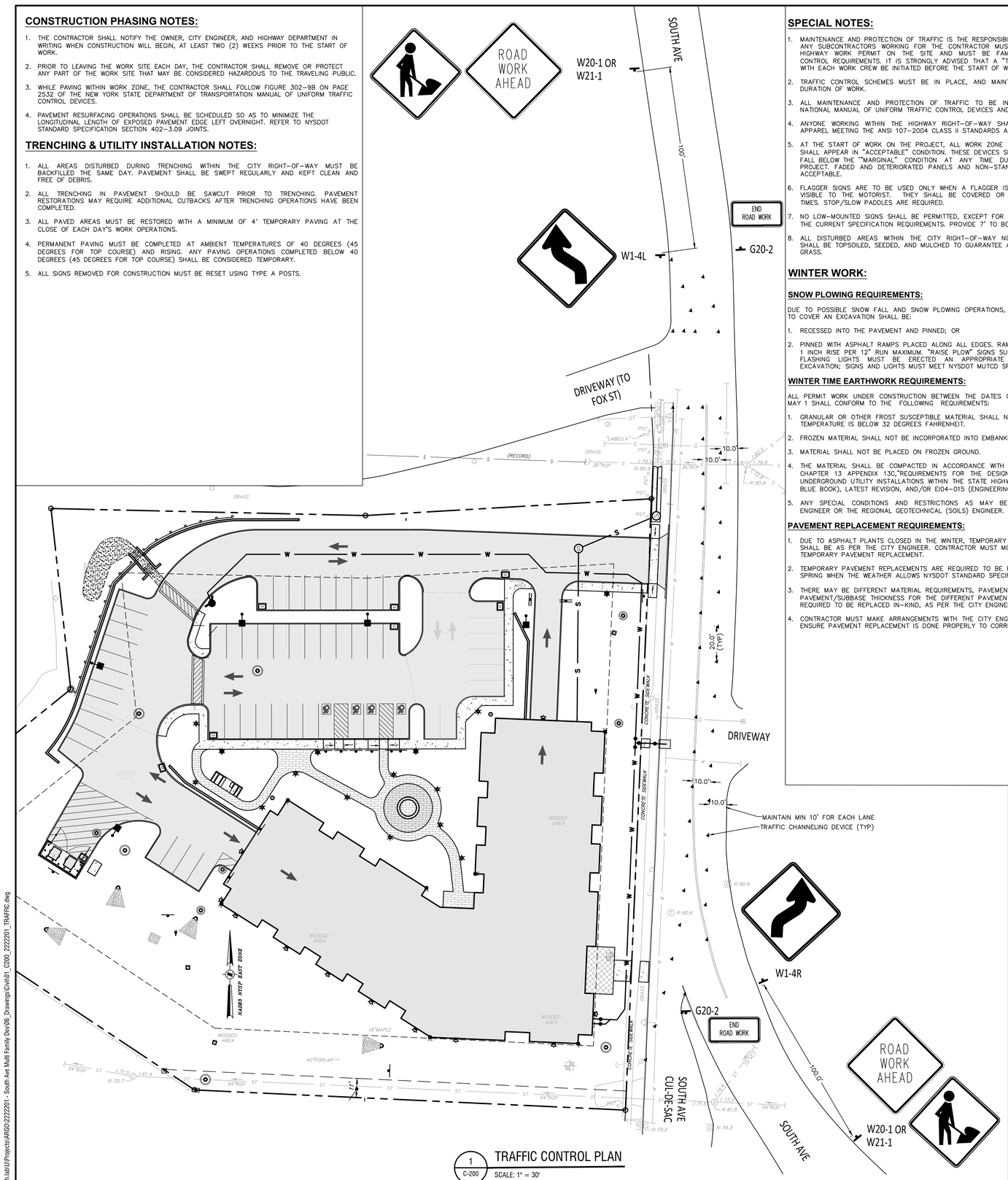
Date Printed: May 09, 2023, 2:36pm

CONSTRUCTION PHASING NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE OWNER, CITY ENGINEER, AND HIGHWAY DEPARTMENT IN WRITING WHEN CONSTRUCTION WILL BEGIN, AT LEAST TWO (2) WEEKS PRIOR TO THE START OF WORK.
2. PRIOR TO LEAVING THE WORK SITE EACH DAY, THE CONTRACTOR SHALL REMOVE OR PROTECT ANY PART OF THE WORK SITE THAT MAY BE CONSIDERED HAZARDOUS TO THE TRAVELING PUBLIC.
3. WHILE PAVING WITHIN WORK ZONE, THE CONTRACTOR SHALL FOLLOW FIGURE 302-9B ON PAGE 2532 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. PAVEMENT RESURFACING OPERATIONS SHALL BE SCHEDULED SO AS TO MINIMIZE THE LONGITUDINAL LENGTH OF EXPOSED PAVEMENT EDGE LEFT OVERNIGHT. REFER TO NYSDOT STANDARD SPECIFICATION SECTION 402-3.09 JOINTS.

TRENCHING & UTILITY INSTALLATION NOTES:

1. ALL AREAS DISTURBED DURING TRENCHING WITHIN THE CITY RIGHT-OF-WAY MUST BE BACKFILLED THE SAME DAY. PAVEMENT SHALL BE SWEPT REGULARLY AND KEPT CLEAN AND FREE OF DEBRIS.
2. ALL TRENCHING IN PAVEMENT SHOULD BE SAWCUT PRIOR TO TRENCHING. PAVEMENT RESTORATIONS MAY REQUIRE ADDITIONAL CUTBACKS AFTER TRENCHING OPERATIONS HAVE BEEN COMPLETED.
3. ALL PAVED AREAS MUST BE RESTORED WITH A MINIMUM OF 4" TEMPORARY PAVING AT THE CLOSE OF EACH DAY'S WORK OPERATIONS.
4. PERMANENT PAVING MUST BE COMPLETED AT AMBIENT TEMPERATURES OF 40 DEGREES (45 DEGREES FOR TOP COURSE) AND RISING. ANY PAVING OPERATIONS COMPLETED BELOW 40 DEGREES (45 DEGREES FOR TOP COURSE) SHALL BE CONSIDERED TEMPORARY.
5. ALL SIGNS REMOVED FOR CONSTRUCTION MUST BE RESET USING TYPE A POSTS.



1 C-200 TRAFFIC CONTROL PLAN
SCALE: 1" = 30'

SPECIAL NOTES:

1. MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY SUBCONTRACTORS WORKING FOR THE CONTRACTOR MUST HAVE A COPY OF THE HIGHWAY WORK PERMIT ON THE SITE AND MUST BE FAMILIAR WITH THE TRAFFIC CONTROL REQUIREMENTS. IT IS STRONGLY ADVISED THAT A "TAILGATE" SAFETY MEETING WITH EACH WORK CREW BE INITIATED BEFORE THE START OF WORK.
2. TRAFFIC CONTROL SCHEMES MUST BE IN PLACE, AND MAINTAINED, THROUGHOUT THE DURATION OF WORK.
3. ALL MAINTENANCE AND PROTECTION OF TRAFFIC TO BE IN ACCORDANCE WITH THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT.
4. ANYONE WORKING WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL WEAR HIGH-VISIBILITY APPAREL MEETING THE ANSI 107-2004 CLASS II STANDARDS AND A HARD HAT.
5. AT THE START OF WORK ON THE PROJECT, ALL WORK ZONE TRAFFIC CONTROL DEVICES SHALL APPEAR IN "ACCEPTABLE" CONDITION. THESE DEVICES SHALL NOT BE ALLOWED TO FALL BELOW THE "MARGINAL" CONDITION AT ANY TIME DURING THE LIFE OF THE PROJECT. FADED AND DETERIORATED PANELS AND NON-STANDARD LEGENDS ARE NOT ACCEPTABLE.
6. FLAGGER SIGNS ARE TO BE USED ONLY WHEN A FLAGGER IS ACTUALLY PRESENT AND VISIBLE TO THE MOTORIST. THEY SHALL BE COVERED OR REMOVED AT ALL OTHER TIMES. STOP/SLOW PADDLES ARE REQUIRED.
7. NO LOW-MOUNTED SIGNS SHALL BE PERMITTED, EXCEPT FOR FLEXIBLE PANELS MEETING THE CURRENT SPECIFICATION REQUIREMENTS. PROVIDE 7' TO BOTTOM OF SIGN.
8. ALL DISTURBED AREAS WITHIN THE CITY RIGHT-OF-WAY NOT RECEIVING HARDSCAPE SHALL BE TOPSOILED, SEEDED, AND MULCHED TO GUARANTEE AN ACCEPTABLE STAND OF GRASS.

WINTER WORK:

SNOW PLOWING REQUIREMENTS:

DUE TO POSSIBLE SNOW FALL AND SNOW PLOWING OPERATIONS, ANY STEEL PLATES USED TO COVER AN EXCAVATION SHALL BE:

1. RECESSED INTO THE PAVEMENT AND PINNED; OR
2. PINNED WITH ASPHALT RAMPS PLACED ALONG ALL EDGES. RAMPS SHALL BE SLOPED AT 1 INCH RISE PER 12" RUN MAXIMUM. "RAISE PLOW" SIGNS SUPPLEMENTED WITH TYPE A FLASHING LIGHTS MUST BE ERECTED AN APPROPRIATE DISTANCE BEFORE THE EXCAVATION; SIGNS AND LIGHTS MUST MEET NYSDOT MUTCD SPECIFICATIONS.

WINTER TIME EARTHWORK REQUIREMENTS:

ALL PERMIT WORK UNDER CONSTRUCTION BETWEEN THE DATES OF NOVEMBER 1 THROUGH MAY 1 SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

1. GRANULAR OR OTHER FROST SUSCEPTIBLE MATERIAL SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 32 DEGREES FAHRENHEIT.
2. FROZEN MATERIAL SHALL NOT BE INCORPORATED INTO EMBANKMENTS OR BACKFILLS.
3. MATERIAL SHALL NOT BE PLACED ON FROZEN GROUND.
4. THE MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH HIGHWAY DESIGN MANUAL CHAPTER 13 APPENDIX 13C,"REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF UNDERGROUND UTILITY INSTALLATIONS WITHIN THE STATE HIGHWAY RIGHT-OF-WAY" (AKA BLUE BOOK), LATEST REVISION, AND/OR EI04-015 (ENGINEERING INSTRUCTION).
5. ANY SPECIAL CONDITIONS AND RESTRICTIONS AS MAY BE IMPOSED BY THE CITY ENGINEER OR THE REGIONAL GEOTECHNICAL (SOILS) ENGINEER.

PAVEMENT REPLACEMENT REQUIREMENTS:

1. DUE TO ASPHALT PLANTS CLOSED IN THE WINTER, TEMPORARY PAVEMENT REPLACEMENTS SHALL BE AS PER THE CITY ENGINEER. CONTRACTOR MUST MONITOR AND MAINTAIN THE TEMPORARY PAVEMENT REPLACEMENT.
2. TEMPORARY PAVEMENT REPLACEMENTS ARE REQUIRED TO BE REPLACED IN-KIND IN THE SPRING WHEN THE WEATHER ALLOWS NYSDOT STANDARD SPECIFICATIONS TO BE MET.
3. THERE MAY BE DIFFERENT MATERIAL REQUIREMENTS, PAVEMENT/SUBBASE COURSES AND PAVEMENT/SUBBASE THICKNESS FOR THE DIFFERENT PAVEMENT AREAS. ALL AREAS ARE REQUIRED TO BE REPLACED IN-KIND, AS PER THE CITY ENGINEER.
4. CONTRACTOR MUST MAKE ARRANGEMENTS WITH THE CITY ENGINEER FOR FIELD VISIT TO ENSURE PAVEMENT REPLACEMENT IS DONE PROPERLY TO CORRECT THICKNESS.

WORK ZONE TRAFFIC CONTROL GENERAL NOTES:

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC (M&PT) FOR THE DURATION OF THE CONTRACT. M&PT SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
   A. THE HIGHWAY ENTRANCE PLANS, DETAILS, AND REQUIREMENTS SET FORTH IN THE PLANS AND/OR PROPOSAL OF THIS CONTRACT.
   B. THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   C. NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS – CHAPTER 19 WORK ZONE TRAFFIC CONTROL.
   D. NYSDOT STANDARD SHEETS FOR WORK ZONE TRAFFIC CONTROL FOR LONG TERM OPERATION – 619 SERIES FOR LONG TERM OPERATIONS. I.E THE WORK ZONE IS IN EFFECT FOR OVERNIGHT.
   E. NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL FOR SHORT TERM OPERATIONS, I.E THE WORK ZONE IS IN EFFECT ONLY DURING THE DAY AND IS NOT MAINTAINED OVERNIGHT.
2. THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) IS DEFINED AS THE NATIONAL MUTCD FOR STREETS AND HIGHWAYS (US DEPARTMENT OF TRANSPORTATION/FEDERAL HIGHWAY ADMINISTRATION) AS MODIFIED BY THE NEW YORK STATE SUPPLEMENT TO THE NATIONAL MUTCD. WHEN MUTCD IS NOTED IT REFERS TO THE MOST CURRENT EDITION.
3. THE TYPICAL DETAILS DEPICTED ON THE NYSDOT STANDARD SHEETS AND IN THE MUTCD, REFLECT MINIMUM REQUIREMENTS. ADDITIONAL DEVICES AND/OR METHODS OF TRAFFIC CONTROL MAY BE ORDERED BY THE ENGINEER TO MEET FIELD CONDITIONS.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE OF NORMAL WORKING HOURS. THE ENGINEER SHALL PROVIDE THE SUBMITTED INFORMATION TO THE CITY ENGINEER AND HIGHWAY DEPARTMENT, THE NEW YORK STATE POLICE, AND THE LOCAL POLICE.
5. PROPOSED REVISIONS TO ANY WORK OCCURRING WITHIN THE CITY RIGHT-OF-WAY MUST BE SUBMITTED FOR APPROVAL BY THE CONTRACTOR TO THE CITY ENGINEER. PROPOSED REVISIONS MUST BE SUBMITTED FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF THE PROPOSED REVISIONS.
6. THE CONTRACTOR SHALL PROVIDE A TENTATIVE SCHEDULE OF OPERATIONS TO THE DESIGN ENGINEER AND ALL LOCAL AUTHORITIES AND EMERGENCY SERVICE PROVIDERS TWO WEEKS BEFORE BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE NOTIFICATION OF CHANGES TO THE PREVIOUS WORK PLAN/WORK LOCATIONS. PROVISIONS SHALL BE MADE AT THE PRE-CONSTRUCTION MEETING OR OTHER MEETING PRIOR TO THE START OF WORK BETWEEN THE CONTRACTOR, LOCAL AUTHORITIES AND EMERGENCY SERVICE PROVIDERS TO ADDRESS A SITUATION WHEN EMERGENCY ACCESS IS NEEDED THROUGH A CONSTRUCTION OPERATION WITHIN THE CONTRACT LIMITS.

ACTIVITY AREA

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500' LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND HIGHWAY DEPARTMENT.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS:

1. THE LOCATIONS OF TRAFFIC CONTROL SIGNS SHALL BE PER NYSDOT STANDARD SHEETS, EXCEPT WHERE ADJUSTMENT IS NECESSARY FOR SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER AND HIGHWAY DEPARTMENT.
2. ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE CITY ENGINEER AND HIGHWAY DEPARTMENT. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.
3. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. IN CASES WHERE LANE RESTRICTIONS REDUCE THE TRAVEL LANE TO ONE LANE, SIGNS SHALL BE POSTED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER OR HIGHWAY DEPARTMENT.
5. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE CITY.
6. SIGN INSTALLATION NOTES:
   A. SIGN SUPPORT – THE CONTRACTOR SHALL SUPPLY ADEQUATE SUPPORTS SO THAT THE SIGNS ARE IN PROPER POSITION AND ALIGNMENT AS SHOWN IN THE WORK ZONE TRAFFIC CONTROL PLAN, AND OTHER M&PT REQUIREMENT DOCUMENTATION. ALL WOOD SUPPORTS SHALL BE PAINTED WITH TWO (2) COATS OF WHITE PAINT.
   B. SIGN PANELS MAY BE MADE OF ALUMINUM, STEEL OR PLYWOOD. THE BACKS OF ALL PLYWOOD PANELS SHALL BE PAINTED WITH TWO (2) COATS OF WHITE PAINT.
   C. SIGN LEGEND – SIGN LEGEND, BORDERS AND MARGINS SHALL BE IN ACCORDANCE WITH MUTCD.
   D. SIGN COLOR – THE COLOR OF THE SIGN BACKGROUND AND LEGEND SHALL BE AS SPECIFIED IN MUTCD. THE MARGIN SHALL BE THE SAME COLOR SPECIFIED FOR THE BACKGROUND, AND THE BORDER SHALL BE THE SAME COLOR SPECIFIED FOR THE LEGEND.
   E. SIGN SHAPE – THE SHAPE OF ALL SIGNS SHALL BE AS SPECIFIED IN MUTCD. CORNERS OF SIGNS SHALL BE ROUNDED.
   F. REFLECTORIZATION – ALL SIGNS SHALL BE REFLECTIVE USING HIGH INTENSITY REFLECTORIZED TAPE OR PAINT. ALL SIGNS SHALL BE REVIEWED AT NIGHT AFTER ERECTION FOR VISIBILITY AND REFLECTORIZATION. ANY SIGNS NOT MEETING PROPER REFLECTION REQUIREMENTS SHALL BE REPLACED.
8. THE CONTRACTOR SHALL KEEP SIGNS CLEANED AND CLEARED AT ALL TIMES. ALL SIGNS ARE THE PROPERTY OF THE CONTRACTOR AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONTRACT. ALL SIGNS SHALL BE REMOVED FROM THE WORK SITE WHEN THE CONTRACT WORK IS ACCEPTED.

CHANNELIZING DEVICES:

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.

PUBLIC ACCESS:

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES:

1. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE CITY MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.
3. REFER TO RESTRICTIONS ON LANE CLOSURE NOTES, THIS SHEET.

LANE WIDTHS:

1. UNLESS AUTHORIZED BY THE CITY ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE 10'.
2. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CITY ENGINEER AND HIGHWAY DEPARTMENT, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY.

BARRIER/SHADOW VEHICLES:

1. BARRIER AND SHADOW VEHICLES SHALL BE REQUIRED AS PER NYSDOT STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
2. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER OR SHADOW VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANTANCE).
3. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE, TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.

PAVEMENT MARKINGS:

1. ALL TEMPORARY PAVEMENT MARKINGS SHALL CONFORM TO THE MATERIAL AND PLACEMENT REQUIREMENTS OF THE CONTRACT DOCUMENTS, MUTCD, AND NYSDOT STANDARD SPECIFICATIONS.
2. IF REQUIRED TEMPORARY PAVEMENT MARKINGS CONFLICT IN MESSAGE OR LOCATION WITH EXISTING PAVEMENT MARKINGS, THE EXISTING PAVEMENT MARKINGS WILL BE REMOVED OR COVERED FOR THE DURATION OF USE OF THE TEMPORARY MARKINGS AS APPROVED BY THE CITY ENGINEER. ALL APPROPRIATE EXISTING MARKINGS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS REPLACED UNDER THIS CONTRACT.

WORK DURATION:

1. WORK DURATION DIRECTLY INFLUENCES THE REQUIREMENTS FOR WORK ZONE TRAFFIC CONTROL. TO FACILITATE THE UNDERSTANDING OF THE INFORMATION PRESENTED HEREIN, THE FOLLOWING DEFINITIONS ARE PRESENTED:
   a. LONG TERM STATIONARY WORK: WORK THAT OCCUPIES A LOCATION MORE THAN THREE CONSECUTIVE DAYS. TYPICALLY THE WORK AREA IS OCCUPIED BY EXCAVATIONS, MATERIALS, AND/OR EQUIPMENT AT TIMES WHEN WORKERS ARE NOT PRESENT.
   b. INTERMEDIATE-TERM STATIONARY WORK: WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO THREE CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN ONE HOUR. TYPICALLY THE WORK AREA IS OCCUPIED BY EXCAVATIONS, MATERIALS, AND/OR EQUIPMENT AT TIMES WHEN WORKERS ARE NOT PRESENT.
   c. SHORT-TERM STATIONARY WORK: DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN ONE HOUR WITHIN A SINGLE DAYLIGHT PERIOD. EXAMPLES ARE GUIDERAIL REPAIR, DITCH MAINTENANCE, AND BRIDGE INSPECTION.
   d. SHORT DURATION WORK: WORK THAT OCCUPIES A LOCATION UP TO ONE HOUR. EXAMPLES ARE POT HOLE REPAIR, MINOR GUIDERAIL REPAIR, AND SIGN REPAIR.
   e. MOBILE WORK: WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY. EXAMPLES ARE PAINT STRIPING OPERATIONS, SWEEPING OPERATIONS, AND HERBICIDE SPRAYING
2. THE ABOVE DEFINITIONS ARE PER NYSDOT STANDARD SHEET 619-11, EFFECTIVE DATE 01/08/09, AND THE NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL.
3. LONG-TERM AND INTERMEDIATE-TERM WORK ZONE TRAFFIC CONTROL REQUIREMENTS ARE COVERED BY THE 619 SERIES OF THE NYSDOT STANDARD SHEETS.
4. SHORT-TERM, SHORT DURATION, AND MOBILE WORK ZONE TRAFFIC CONTROL REQUIREMENTS ARE COVERED BY THE NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL.

TRAFFIC CONTROL PLAN:

TEMPORARY SIDEWALK AND LANE CLOSURES:

IT WILL BE NECESSARY TO TEMPORARILY CLOSE SIDEWALKS AND TRAVEL LANES IN ORDER TO PERFORM THE CONTRACT WORK. THE FOLLOWING RESTRICTIONS SHALL APPLY:

1. NO SIDEWALK OR LANE CLOSURES SHALL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER OR HIGHWAY DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT REQUESTS FOR SIDEWALK OR LANE CLOSURES TO THE CITY ENGINEER AND HIGHWAY DEPARTMENT A MINIMUM OF SEVEN (7) DAYS IN ADVANCE OF SCHEDULED CLOSURES FOR APPROVAL. DUE TO POSSIBLE TRAFFIC CONTROL CONFLICTS, APPROVAL MAY OR MAY NOT BE GRANTED FOR THE DATE(S) REQUESTED. ANY ADDITIONAL COSTS, DELAYS OR REMOBILIZATION ASSOCIATED WITH THE APPROVAL PROCESS SHALL BE INCLUDED IN THE BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.
3. NO CLOSURES WILL BE PERMITTED DURING NON-WORKING HOURS, UNLESS SPECIFICALLY PROVIDED ELSEWHERE IN THE CONTRACT.
4. ON ALL ROUTES, THE SAME NUMBER OF TRAVEL LANES (INCLUDING TURNING LANES), AS EXIST PRIOR TO THIS CONTRACT, SHALL BE MAINTAINED IN EACH DIRECTION DURING THE HOURS OF 6:30 A.M. TO 9:30 A.M. AND 4:00 P.M. TO 6:30 P.M. – MONDAY TO FRIDAY, INCLUSIVE OR AS PER PERMIT STATED TIME RESTRICTIONS.
5. IN AREAS OF MAJOR SHOPPING MALLS, THE SAME NUMBER OF TRAVEL LANES (INCLUDING TURNING LANES), AS EXIST PRIOR TO THIS CONTRACT, SHALL BE MAINTAINED IN EACH DIRECTION DURING THE HOURS OF 10:00 A.M. TO 4:00 P.M. ON SATURDAYS.
6. THE TIME RESTRICTIONS LISTED ABOVE CAN BE SHIFTED AS TRAFFIC CONDITIONS WARRANT, AND THE CONTRACTOR SHALL BE AWARE THAT CITY OF POUGHKEEPSIE HAS THE ABILITY TO ORDER ADDITIONAL TIME RESTRICTIONS OF UP TO ONE HOUR PER WORK DAY TO THE TIME RESTRICTIONS LISTED ABOVE IF TRAFFIC CONDITIONS WARRANT, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL NOT HAVE ANY DELAY CLAIMS AGAINST THE OWNER OR CITY IF THE CITY ORDERS UP TO ONE HOUR OF ADDITIONAL TIME RESTRICTIONS PER DAY.
6. THE CITY ENGINEER IS AUTHORIZED TO REDUCE THE ABOVE TIME RESTRICTIONS, AS TRAFFIC CONDITIONS WARRANT.
7. THE CONTRACTOR IS ALSO ADVISED THAT THE CITY RESERVES THE RIGHT TO PRECLUDE LANE CLOSURES DURING PERIODS OF INCLEMENT WEATHER, WET OR ICY PAVEMENT, REDUCED VISIBILITY, TRAFFIC ACCIDENTS OR ANY OTHER EMERGENCIES. THE CITY MAY ALTER ANY LANE CLOSURES SHOULD TRAFFIC CONDITIONS OR OTHER UNFORESEEN CIRCUMSTANCES ARISE WHICH WOULD ADVERSELY AFFECT THE TRAFFIC FLOW. THE CONTRACTOR IS ALSO ALERTED TO THE FACT THAT INCIDENT MANAGEMENT OR TRAFFIC CONDITIONS MIGHT FORCE HIS/HER CONSTRUCTION OPERATION TO STOP, EVEN DURING TIME WHERE SUCH OPERATION WOULD NORMALLY BE PERMITTED. TEN SUCH OCCURRENCES PER CALENDAR YEAR SHOULD BE TAKEN INTO CONSIDERATION AS A REASONABLE FREQUENCY OF SUCH EVENT WHEN BIDDING THIS PROJECT. THE CONTRACTOR SHALL HAVE NO CLAIM AGAINST THE OWNER OR CITY FOR ANY DELAYS OR EXTRA COSTS INCURRED IN COMPLYING WITH THESE RESTRICTIONS.

TABLE 6C-3
TAPER LENGTH FOR TEMPORARYTRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE-LANE, TWO-WAY TRAFFIC TAPER	100 FT. MAXIMUM
DOWNSTREAM TAPER	100 FT. PER LANE

TABLE NYGH-3
ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH*)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH*)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH*)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
EXPRESSWAY / FREEWAY	1000	1500	2640	1 MILE	1/2 MILE

* PRECONSTRUCTION POSTED SPEED LIMIT

- URBAN: (MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA)SIDEWALKS, BICYCLE USAGE, CURBING, CLOSED DRAINAGE SYSTEMS,DRIVEWAY DENSITIES GREATER THAN 24 DRIVEWAYS PER MILE, MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS PER MILE OR GREATER, MAJOR COMMERCIAL DRIVEWAYS, NUMEROUS RIGHT OF WAY CONSTRAINTS, HIGH DENSITY OF CROSS STREETS, 85TH PERCENTILE SPEEDS OF 45 MPH OR LESS.
- RURAL: ANY AREA NOT EXHIBITING MORE THAN ONE OF THE ABOVE CHARACTERISTICS.
- EXPRESSWAY: DIVIDED HIGHWAYS FOR TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATION SAT MAJOR CROSSROADS.
- FREEWAYS/INTERSTATE: LOCAL OR INTER REGIONAL HIGH-SPEED, DIVIDED,HIGH-VOLUME FACILITIES WITH FULL OR PARTIAL CONTROL OF ACCESS.

NOTE:
TABLES, TABLE NOTES & WORK ZONE TRAFFIC CONTROL FROM NYSDOT STANDARD SHEET 619-11 (01/08/09)

LaBella
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21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

STATE OF NEW YORK
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079470
LICENSED PROFESSIONAL ENGINEER

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APPLICANT NAME & ADDRESS:
ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:
SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
1	03/07/23	SHEET ADDED

Revisions

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

TRAFFIC CONTROL PLAN

DRAWING NUMBER:

C200

5/8/2023 2:37:22 PM
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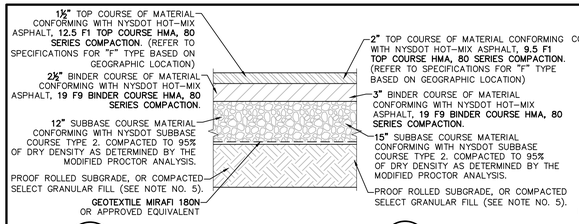
Drawing Name: \\cash.lab\U\Projects\ARGO\2222201 – South Ave Multi Family Dev\06_Drawings\Civil\01_C200_2222201_TRAFFIC.dwg
Xref's Attached: XBORDER_2222201; XENG_2222201; XLAYOUT-2222201; XBASE-ENG_2222201
Date Printed: May 09, 2023, 2:37pm



A **ON-SITE**

B **CITY ROW**

NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH **SECTION 400**–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH **SECTION 400** IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER **SECTION 402**–HOT MIX ASPHALT (HMA) PAVEMENTS.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH **SECTION 407**–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH **SECTION 203**–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

© 1 **PAVEMENT SECTION DETAIL**
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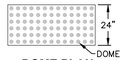
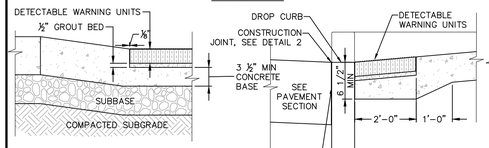


DOME PLAN



SECTION A-A THRU RAMP

SECTION B-B THRU RAMP

APPLY TACK COAT IN ACCORDANCE WITH THE NYSDOT SPECIFICATION SECTION 704 ON VERTICAL FACE OF CONCRETE SIDEWALK PRIOR TO PLACEMENT OF BINDER AND TOP COURSE.

NOTES:
1. COORDINATE W/ OWNER FOR COLOR.
2. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
3. MATERIALS: UNIT SHALL BE 24–INCH DETECTABLE WARNING ADA PAVERS, DOME STRAIGHT ROW SPACING PATTERN ADA–2 OR ADA–3, ADA COMPLIANT WARNING PAVER AS MANUFACTURED BY WAUSAU TILE OR CAST IRON, CAST IN PLACE ADA COMPLIANT WARNING PLATE A MANUFACTURED BY TUFTILE OR EQUAL.

© 3 **DETECTABLE WARNING UNITS FOR RAMPS**
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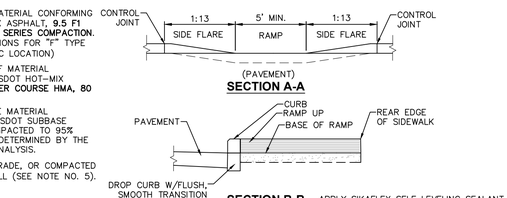
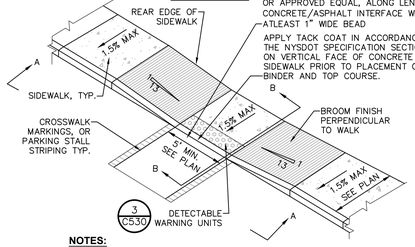


SECTION A-A

SECTION B-B

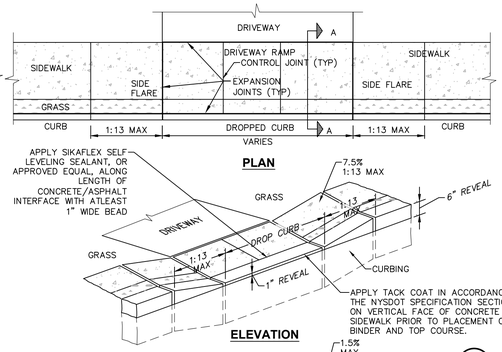


APPLY SIKAFLEX SELF LEVELING SEALANT, OR APPROVED EQUAL, ALONG LENGTH OF CONCRETE/ASPHALT INTERFACE WITH ATLEAST 1" WIDE BEAD

APPLY TACK COAT IN ACCORDANCE WITH THE NYSDOT SPECIFICATION SECTION 704 ON VERTICAL FACE OF CONCRETE SIDEWALK PRIOR TO PLACEMENT OF BINDER AND TOP COURSE.

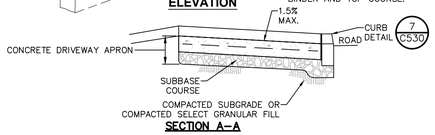
NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

© 2 **PEDESTRIAN RAMP SECTION - DROP CURB**
SCALE: NOT TO SCALE



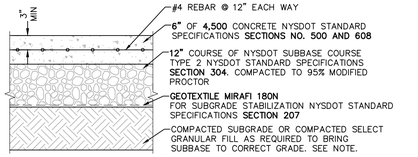
PLAN

ELEVATION



SECTION A–A

NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.

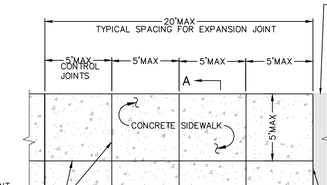


CONCRETE SLAB NOTES:

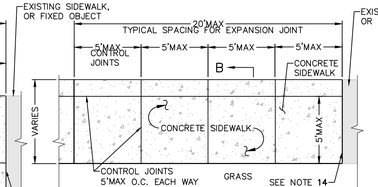
CONCRETE SECTION

1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY AND SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1–1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

© 9 **CONCRETE DRIVEWAY RAMP WITH DROP CURB**
SCALE: NOT TO SCALE



PLAN



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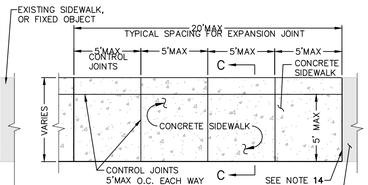
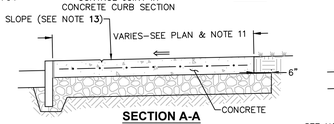
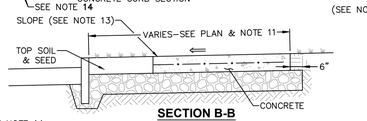


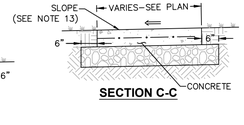
PLAN



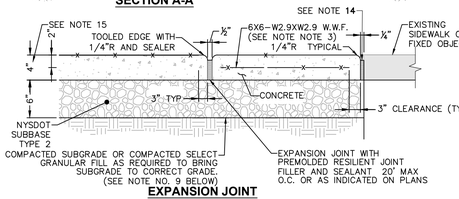
SECTION A-A



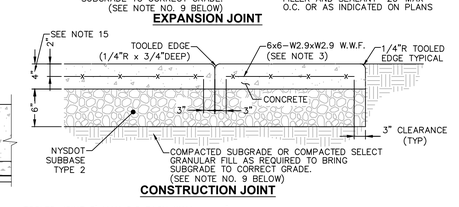
SECTION B-B



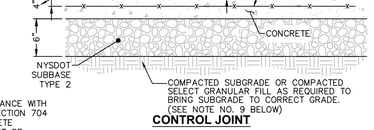
SECTION C-C



EXPANSION JOINT



CONSTRUCTION JOINT



CONTROL JOINT

© 4 **CONCRETE SIDEWALK DETAIL**
SCALE: NOT TO SCALE

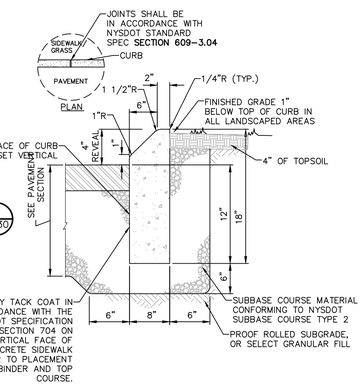


TOOLED EDGE

NOTES:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
2. ALL CONCRETE SHALL BE **4,500** CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH **SECTION 500** OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL PROVIDE MAX 1–1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. JOINTS SHALL NOT BE SAW CUT.
7. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH **"SUREBOND" 1100 RESIN–BASED, WATER EMULSION CONCRETE CURING COMPOUND**, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** OF THE ABOVE REFERENCED NYSDOT STANDARD.
9. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
10. ALL WORK SHALL CONFORM WITH **SECTION 608**–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREET 2011, ICC A117.1 2009. OR LATEST EDITION.
12. SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
13. SIDEWALKS SHALL HAVE A CROSS SLOPE OF **1.5%** MAX. UNLESS OTHERWISE NOTED ON PLAN.
14. INSTALL EXPANSION JOINT WITH PREMOLDED RESILIENT JOINT FILLER & SEALANT AT ALL EXISTING SIDEWALKS, CURBS, FIXED OBJECTS, ETC., INCLUDING THOSE PLACED ON PREVIOUS DAYS.
15. WHERE SIDWALK REPLACMENT OCCURS IN CITY ROW, SIDEWALK SHALL BE 5–INCH THICK.

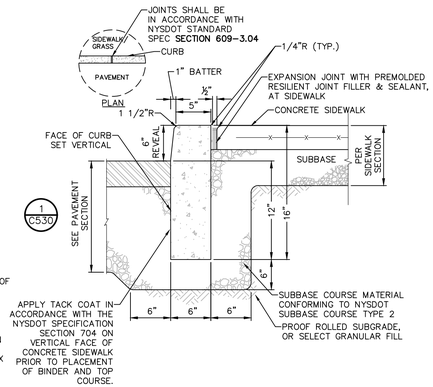
NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609**.

© 5 **CAST IN PLACE MOUNTABLE CONCRETE CURB AT SIDEWALK**
SCALE: NOT TO SCALE



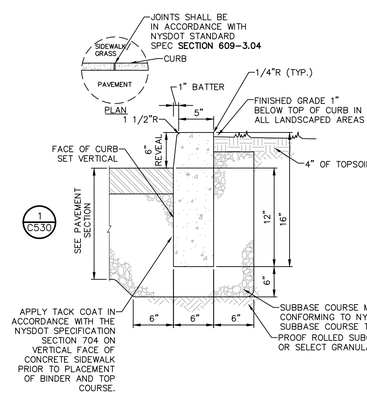
NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609**.

© 6 **CAST IN PLACE MOUNTABLE CONCRETE CURB**
SCALE: NOT TO SCALE



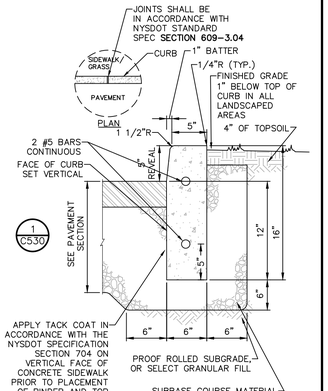
NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609**.

© 7 **CAST IN PLACE CONCRETE CURB AT SIDEWALK**
SCALE: NOT TO SCALE



NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609**.

© 8 **CAST IN PLACE CONCRETE CURB**
SCALE: NOT TO SCALE



NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609**.
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

© 10 **CITY OF POUGHKEEPSIE CAST IN PLACE CONCRETE CURB**
SCALE: NOT TO SCALE

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
2	03/07/23	REVISED PER PLANNING BOARD COMMENTS
1	01/27/23	NO CHANGES THIS SHEET
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

SITE DETAILS

DRAWING NUMBER:

C530

5/9/2023 2:37:43 PM
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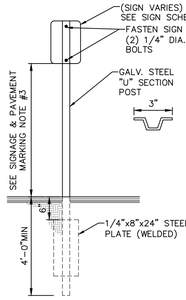
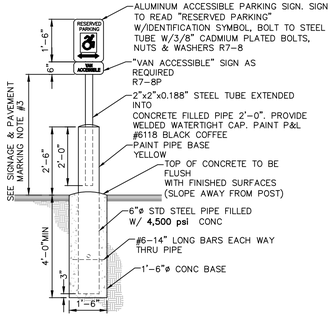
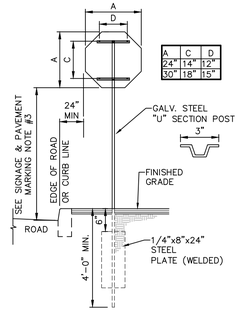


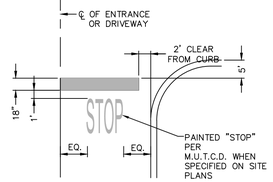
© 1 **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



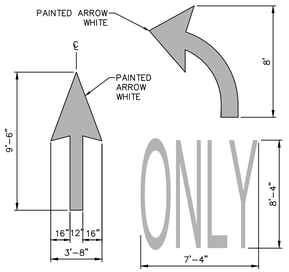
© 2 **TUBULAR POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



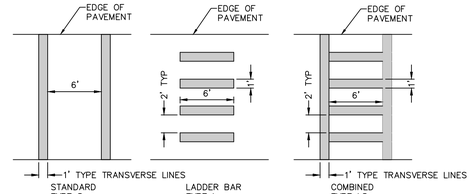
© 3 **SINGLE POST STOP SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



© 4 **PAVEMENT MARKING DETAIL STOP BAR**
SCALE: NOT TO SCALE



© 5 **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE

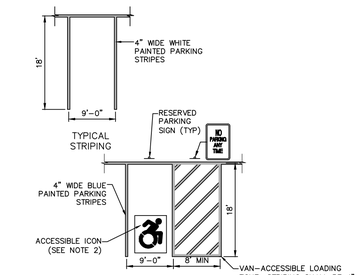


NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE
2. TYPE S CROSS WALK SHALL BE USED IN LOW TRAFFIC VOLUME STREET CROSSINGS.
3. TYPE L CROSS WALK SHALL BE USED IN MEDIUM TRAFFIC VOLUME STREET CROSSINGS.
4. TYPE LS CROSS WALK SHALL BE USED IN HIGH TRAFFIC VOLUME STREET CROSSINGS.

© 6 **PAVEMENT MARKING DETAIL CROSS WALK STRIPING**
SCALE: NOT TO SCALE

STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
   NO PARKING ZONE WARNINGS – WHITE OR AOBE
   PARKING DIVIDERS – WHITE OR AOBE
   WALKING LINES – WHITE OR AOBE
   ACCESSIBLE PARKING LINES & SYMBOL – BLUE

SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7', MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS **SECTION 730**.



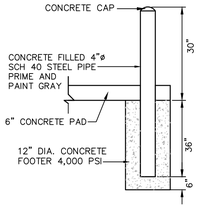
NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

© 7 **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE

MUTCD SIGN SCHEDULE

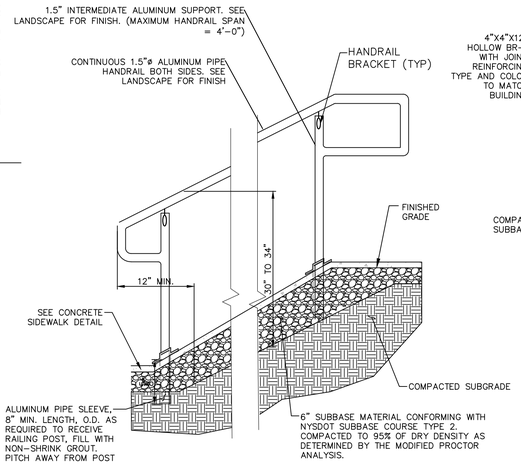
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
①	STOP	R1-1	30"x30"	RED	WHITE	3 C531
②	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	1 C531
③	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	1 C531
④	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	1 C531
⑤	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	2 C531
⑥	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	2 C531
⑦	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	1 C531
⑧	ELECTRIC VEHICLE CHARGING STATION	AS SHOWN	12"x18"	WHITE	GREEN	1 C531

© 8 **MUTCD SIGN SCHEDULE**
SCALE: NOT TO SCALE

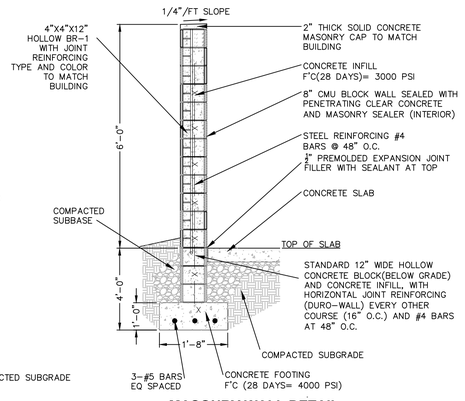


NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3"–5" TO WITHIN A TOLERANCE OF 0"–1".
3. ALL EXPOSED CONCRETE SHALL BE 5% AIR-ENTRAINED (WITHIN 1% TOLERANCES) CONFORMING TO ASTM C260.
4. ALL FORMWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH GOVERNING CODES, AND REGULATIONS.

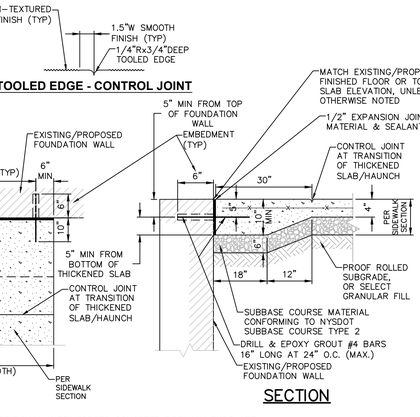
© 9 **BOLLARD DETAIL - FOR REFUSE ENCLOSURE**
SCALE: NOT TO SCALE



© 10 **SIDEWALK RAMP HAND RAIL DETAIL**
SCALE: NOT TO SCALE

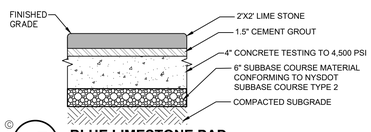


© 11 **MASONRY WALL DETAIL FOR REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

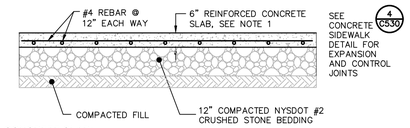


NOTE:
1. THICKENED (HAUNCH) & ADDITIONALLY REINFORCED CONCRETE SIDEWALK ENDS ARE REQUIRED AT ALL EXISTING/PROPOSED BUILDING ENTRANCES.
2. SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL DETAILS & NOTES.

© 12 **CONCRETE SIDEWALK AT BUILDING ENTRANCES**
SCALE: NOT TO SCALE

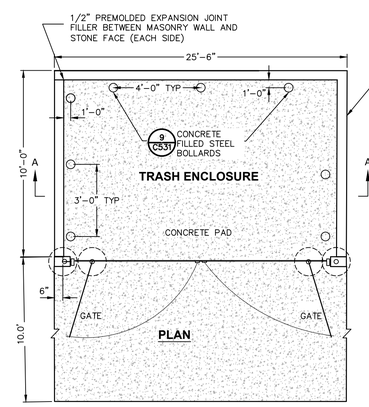


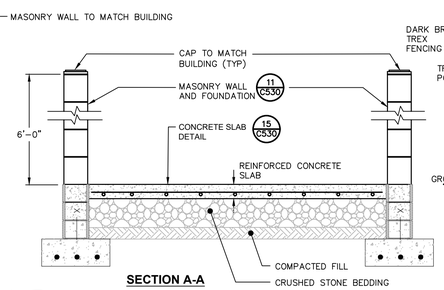
© 13 **BLUE LIMESTONE PAD**
SCALE: NOT TO SCALE

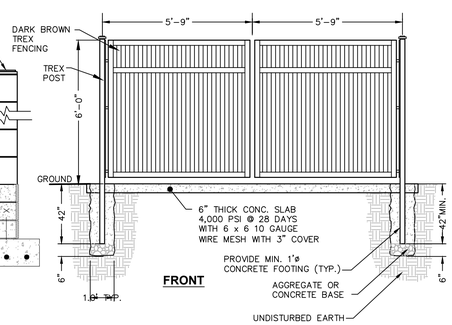


CONCRETE SLAB:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY AND SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

© 15 **CONCRETE SLAB**
SCALE: NOT TO SCALE







© 14 **REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE
MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
2	04/18/23	REVISED DETAIL 7
1	01/27/23	NO CHANGES THIS SHEET
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

SITE DETAILS

DRAWING NUMBER:

C531

5/9/2023 2:37:51 PM \\cash.lab\U\Projects\ARGO\2222201 - South Ave Multi Family Dev\06_Drawings\Civil\01_C530_C531_2222201_SITED.dwg

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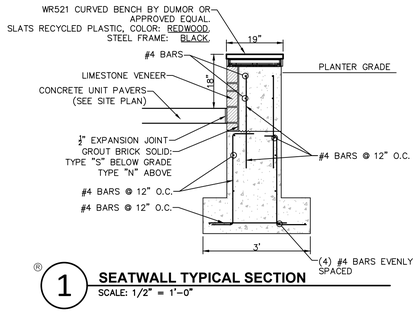
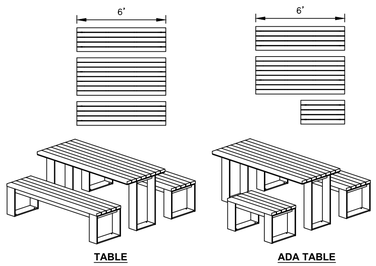
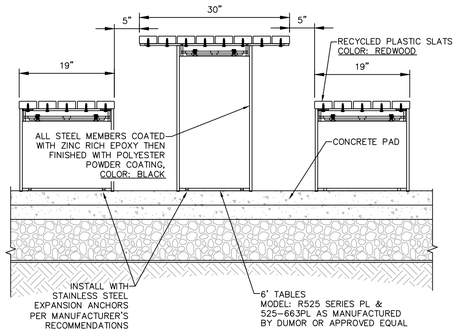
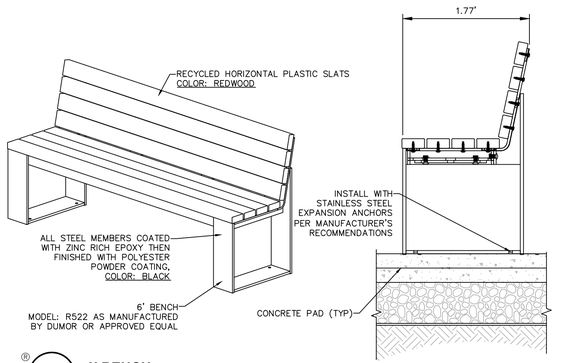


1 SEATWALL TYPICAL SECTION
SCALE: 1/2" = 1'-0"





2 6' TABLES
SCALE: NOT TO SCALE



3 6' BENCH
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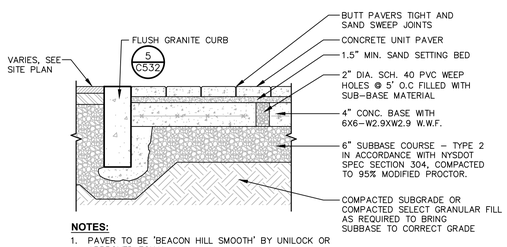
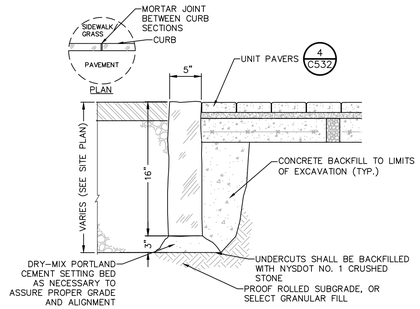


NOTES:
1. PAVER TO BE 'BEACON HILL SMOOTH' BY UNILOCK OR APPROVED EQUAL.
   1.1. LAYING PATTERN: 'LP BEACON HILL FIXED RANDOM A'
   1.2. COLORS:
      1.2.1. PRIMARY: CHAMPAGNE
      1.2.2. ACCENT: CHARCOAL

4 UNIT PAVERS OVER CONCRETE BASE
SCALE: NOT TO SCALE



NOTES:
1. GRANITE CURB TO BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609**.

5 FLUSH GRANITE CURB
SCALE: NOT TO SCALE

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Poughkeepsie, NY 12601
(845) 454-3980

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE
MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
1	01/27/23	NO CHANGES THIS SHEET
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

SITE DETAILS

DRAWING NUMBER:

C532

5/9/2023 2:38:01 PM
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Drawing Name: \\cash.lab\U\Projects\ARGO\2222201 - South Ave Multi Family Dev\06_Drawings\Civil\01_C530_C531_2222201_SITED.dwg
Xref's Attached: XBORDER_2222201
Date Printed: May 09, 2023, 2:38pm

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", LATEST EDITION.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED. REFER TO REMEDIAL ACTION WORK PLAN FOR SPECIFICATIONS REGARDING STOCKPILING OF CONTAMINATED SOILS.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

EARTH DIKE:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS:
IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION AND REQUIRES REMOVAL, GROUNDWATER WILL BE PUMPED , VIA SUBMERSIBLE PUMPS INTO APPROVED HOLDING CONTAINERS (NYSDOT RATED 55 GALLON DRUMS). CONTAINERS SHOULD BE STAGED ON SITE IN A SECURE, LOCKED AREA PENDING CHARACTERIZATION. Samples of THE CONTAINERIZED WATER SHALL BE COLLECTED AND ANALYZED TO DETERMINE THE APPROPRIATE DISPOSAL FACILITY. BASED ON THE RESULTS OF THE ANALYSIS THE ON-SITE REMEDIAL CONSULTANT WILL DETERMINE MEANS OF OFF-SITE DISPOSAL AND TREATMENT (AS REQUIRED).

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

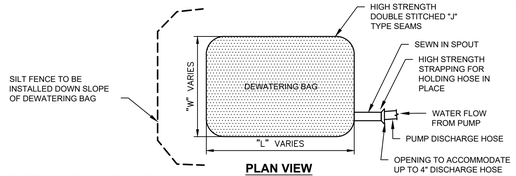
GENERAL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE PLACED IN PUBLIC ACCESS AREAS OR INTERFERE WITH PUBLIC ACCESS.
2. ALL OFF-SITE ROADS AND CORRIDORS SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION. THIS SHALL INCLUDE STREET CLEANING AND SWEEPING OF PARKER AVENUE AND BROOKSVILLE AVENUE AS NEEDED OR DIRECTED BY THE REMEDIATION ENGINEER OR QUALIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL PERFORMING EROSION AND SEDIMENT CONTROL INSPECTION (QPESC). THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP SPILLS OR TRACKED DEBRIS ON OR OFF-SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SNOW REMOVAL DURING THE COURSE OF CONSTRUCTION, TO INCLUDE ALL WORK AREAS AND ASSOCIATED PUBLIC ACCESS WAYS AND SIDEWALKS ALONG PROPERTY, CONSTRUCTION ACCESS CORRIDORS, AND STAGING AREAS.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES PROTECT THE PUBLIC. OPEN TRENCHES, HOLES AND CONSTRUCTION OPERATIONS ARE TO BE SEPARATED FROM PUBLIC ACCESS WAYS BY CONSTRUCTION FENCE AND OTHER METHODS SET A PRUDENT DISTANCE FROM OPENINGS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING OPERATIONS AS REQUIRED FOR CONSTRUCTION.
6. THE WORD "PROVIDE," WHEN USED IN CONNECTION WITH SERVICES, MATERIALS, OR EQUIPMENT, SHALL MEAN TO FURNISH AND INSTALL SAID SERVICES, MATERIALS, OR EQUIPMENT COMPLETE AND READY FOR INTENDED USE.
7. CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY CHAIN LINK FENCE WITH SCREENING AROUND LIMITS OF WORK, AS APPROVED BY OWNER.

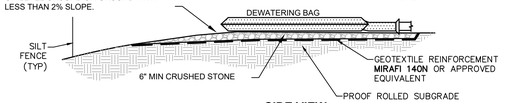
SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "SOUTH AVENUE MULTI-FAMILY DEVELOPMENT" WILL BE SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP. THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP AND FOLLOWING DOCUMENTS.

1. REFER TO REQUIREMENTS OUTLINED IN THE MATERIALS MANAGEMENT, HEALTH AND SAFETY, AND EROSION & SEDIMENT CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.



PLAN VIEW



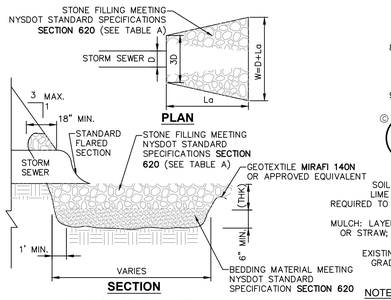
SIDE VIEW

NOTES:
1. SEDIMENT COLLECTION BAG SHALL BE EQUAL TO DIRTBAG® 55, AS MARKETED BY ACF ENVIRONMENTAL. RICHMOND. VIRGINIA (800-448-3636). OR APPROVED EQUIVALENT.
2. SEDIMENT COLLECTION BAG SHALL BE A NONWOVEN BAG SEWN WITH HIGH STRENGTH THREAD. THE SEAMS SHALL BE HIGH STRENGTH, DOUBLE STITCHED, "J" TYPE SEAMS.
3. BAGS SHALL HAVE SEWN IN FILL SPOUT LARGE ENOUGH TO ACCOMMODATE UP TO A 4" DISCHARGE HOSE. FILL SPOUT SHALL HAVE HIGH STRENGTH STRAPPING TO HOLD HOSE IN PLACE AND PREVENT PUMPED WATER FROM ESCAPING WITHOUT BEING FILTERED.
4. SEDIMENT COLLECTION BAGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, OR AS DIRECTED BY THE ENGINEER.
5. SEDIMENT COLLECTED SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY.
6. SEDIMENT COLLECTION BAGS SHALL BE REMOVED AND REPLACED UNDER ANY OF THE FOLLOWING CONDITIONS:
   - WHEN BAGS ARE FULL.
   - WHEN BAGS HAVE BEEN IN PLACE FOR MORE THAN 30 DAYS (REMOVAL REQUIRED DUE TO ULTRAVIOLET DETERIORATION).
   - WHEN BAGS ARE DAMAGED.
4. ALL SEDIMENT COLLECTION BAGS SHALL BE INSPECTED DAILY BY THE CONTRACTOR.
5. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE LOSS OF ENTRAPPED SEDIMENT.

© 7 **SEDIMENT COLLECTION DEWATERING BAG DETAIL**
SCALE: NOT TO SCALE

STONE APRON SIZING REQUIREMENT - TABLE "A"

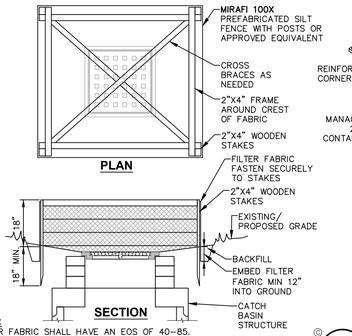
CULVERT DIA. (D)	CULVERT SLOPE, %	NYSDOT STANDARD STONE FILLING APRON MATERIAL	d50	dMAX	MINIMUM APRON THICKNESS (IN)	MINIMUM OUTLET APRON LENGTH(FT) (Lo)
12"	< 8	LIGHT	6"	9"	18	10
	8-10	MEDIUM	9"-12"	14"-18"	24	10
18"	< 4	LIGHT	6"	9"	18	10
	4-6	MEDIUM	9"-12"	14"-18"	24	12
	6-8	HEAVY	15"-18"	22"-27"	36	12
	8-10	HEAVY	15"-18"	22"-27"	36	18
24"	< 3	LIGHT	6"	9"	18	12
	3-4	MEDIUM	9"-12"	14"-18"	24	16
	4-8	HEAVY	15"-18"	22"-27"	36	24
30"	< 1	LIGHT	6"	9"	18	15
	1-2	MEDIUM	9"-12"	14"-18"	24	20
	2-4	HEAVY	15"-18"	22"-27"	36	25
	4-6	HEAVY	15"-18"	22"-27"	36	30
36"	< 2	MEDIUM	9"-12"	14"-18"	24	24
	2-3	HEAVY	15"-18"	22"-27"	36	30
	3-5	HEAVY	15"-18"	22"-27"	36	36
42"	< 1	MEDIUM	9"-12"	14"-18"	24	28
	1-2	HEAVY	15"-18"	22"-27"	36	35
	2-3	HEAVY	15"-18"	22"-27"	36	42
48"	< 1	MEDIUM	9"-12"	14"-18"	24	32
	1-2	HEAVY	15"-18"	22"-27"	36	40
	2-3	HEAVY	15"-18"	22"-27"	36	48



© 3 **END SECTION WITH STONE LINED APRON DETAIL**
SCALE: NOT TO SCALE

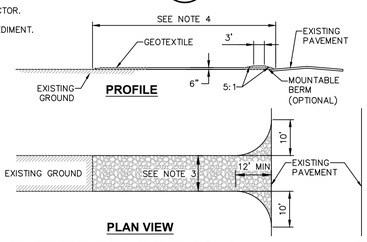
CONSTRUCTION SEQUENCING NOTES:

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
3. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
4. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
5. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
6. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
7. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
8. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
9. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
10. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY. CONTRACTOR SHALL FINISH GRADE THE FORBAY(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.
11. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.



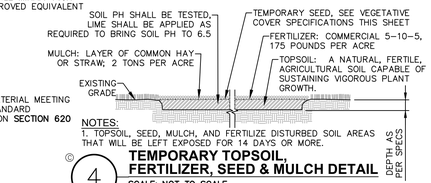
NOTES:
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
7. MAXIMUM DRAINAGE AREA IS 1 ACRE.
8. INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.

© 6 **TEMPORARY OUT OF PAVEMENT FILTER FABRIC DROP INLET PROTECTION DETAIL**
SCALE: NOT TO SCALE



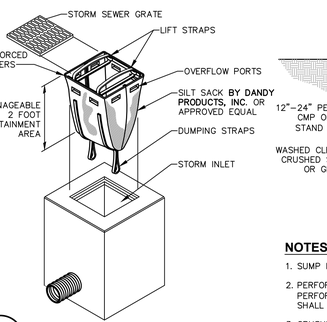
CONSTRUCTION ENTRANCE SPECIFICATIONS:
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

© 1 **STABILIZED CONSTRUCTION ACCESS DETAIL**
SCALE: NOT TO SCALE

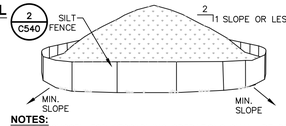


NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

© 4 **TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**
SCALE: NOT TO SCALE

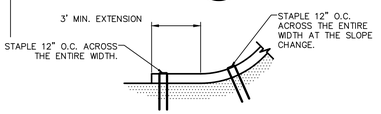


© 8 **SILT SACK DETAIL**
SCALE: NOT TO SCALE

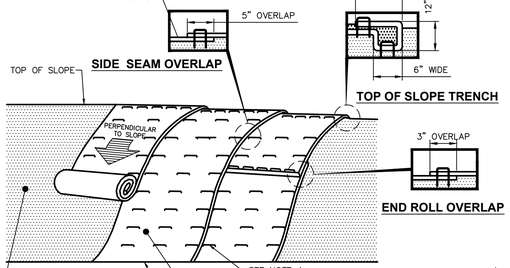


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V: 2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

© 9 **TEMPORARY SOIL STOCKPILE DETAIL**
SCALE: NOT TO SCALE



"BOTTOM OF SLOPE TERMINATION"



NOTES:
1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

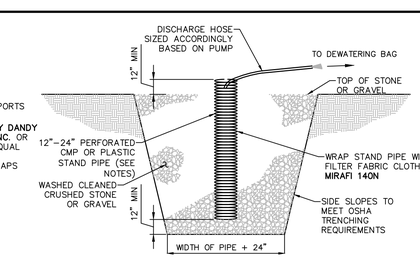
TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

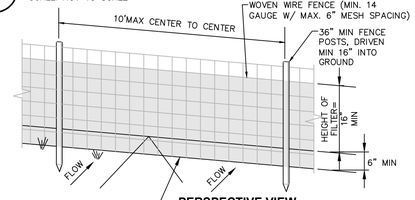
© 5 **EROSION CONTROL BLANKET INSTALLATION DETAIL**
SCALE: NTS



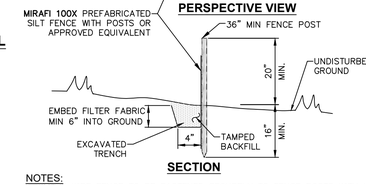
TYPICAL SECTION OF SUMP PIT

NOTES:
1. SUMP PIT QUANTITY & LOCATION SHALL BE DETERMINED BY CONTRACTOR.
2. PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" INCH DIAMETER. PUMP RATE SHALL NOT EXCEED INFLOW RATE INTO STAND PIPE.
3. CRUSHED STONE OR GRAVEL SHALL BE NYSDOT #2 SIZE OR EQUIVALENT AND SHALL BE WASHED PRIOR TO PLACEMENT WITHIN SUMP.
4. DISCHARGE SHALL BE THROUGH DEWATERING BAGS, OR AS DIRECTED BY ENGINEER.
5. CONTRACTOR TO SUBMIT DEWATERING PLAN TO ENGINEER FOR REVIEW & APPROVAL.

© 10 **DEWATERING & SUMP PIT DETAIL**
SCALE: NOT TO SCALE

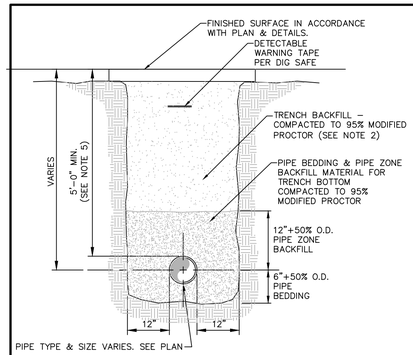


PERSPECTIVE VIEW



SECTION

NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA F



NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

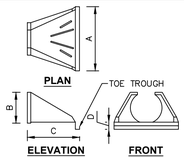
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

6. DEWATERING:

7. TRENCH BOX:

1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE

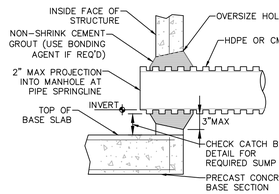
TYPICAL HDPE END SECTION				
PIPE DIA.	END SECTION DIMENSIONS			
	A	B	C	D
12"	42"	14"	34"	6"
15"	42"	17"	34"	6"
18"	59"	21"	48"	6"
24"	59"	27"	48"	6"
30"	82"	34"	58"	6"
36"	82"	41"	58"	6"



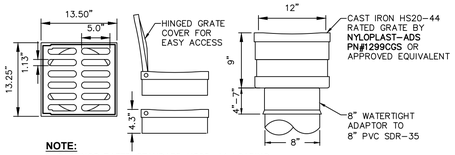
NOTES:

1. SCOPE: THIS SPECIFICATION DESCRIBES 12" THROUGH 36"-INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING **ASTM D3350** MINIMUM CELL **CLASSIFICATION 213320C**; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.
3. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS-PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
4. PROVIDE TRASH RACK ONLY WHERE SPECIFIED ON SITE PLANS.

5 TYPICAL END SECTION - HDPE
SCALE: NOT TO SCALE



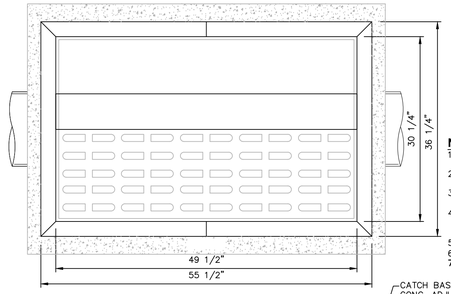
2 PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE



NOTE:

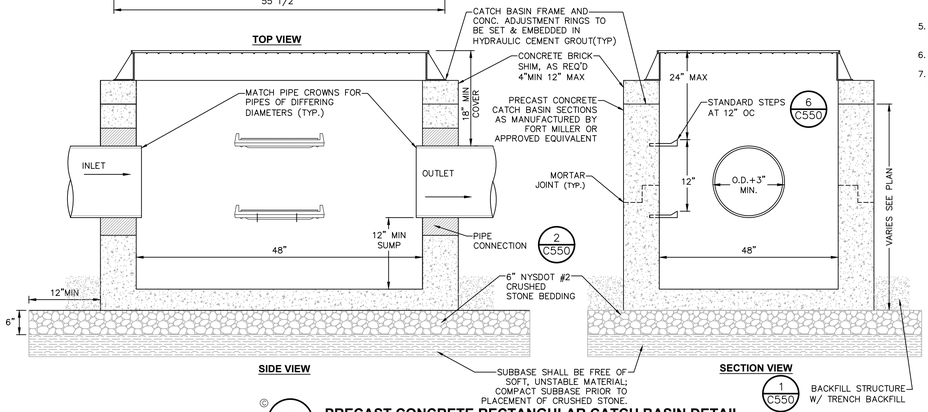
1. CASTINGS RATED STANDARD HS20-44 LOADING
2. MATERIAL SHALL CONFORM TO **ASTM A48-CLASS 30B**
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN-LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

3 12" IN-LINE DRAIN & GRATE
SCALE: NOT TO SCALE

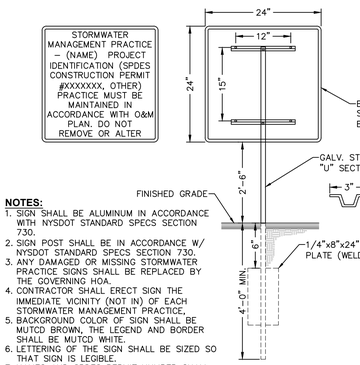


NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. **EJ GROUP** GRATE & FRAME **PN#00758535A01** OR EQUIVALENT.



7 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE



NOTES:

1. SIGN SHALL BE ALUMINUM IN ACCORDANCE WITH NYSDOT STANDARD SPECS SECTION 730.
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. ANY DAMAGED OR MISSING STORMWATER PRACTICE SIGNS SHALL BE REPLACED BY THE GOVERNING HOA.
4. CONTRACTOR SHALL ERECT SIGN THE IMMEDIATE VICINITY (NOT IN) OF EACH STORMWATER MANAGEMENT PRACTICE.
5. BACKGROUND COLOR OF SIGN SHALL BE MUTCD BROWN, THE LEGEND AND BORDER SHALL BE MUTCD WHITE.
6. LETTERING OF THE SIGN SHALL BE SIZED SO THAT SIGN IS LEGIBLE.
7. NAMES AND SPDES PERMIT NUMBER SHALL BE OBTAINED BY CONTRACTOR FROM PLANS AND ISSUED SPDES CONSTRUCTION PERMIT.

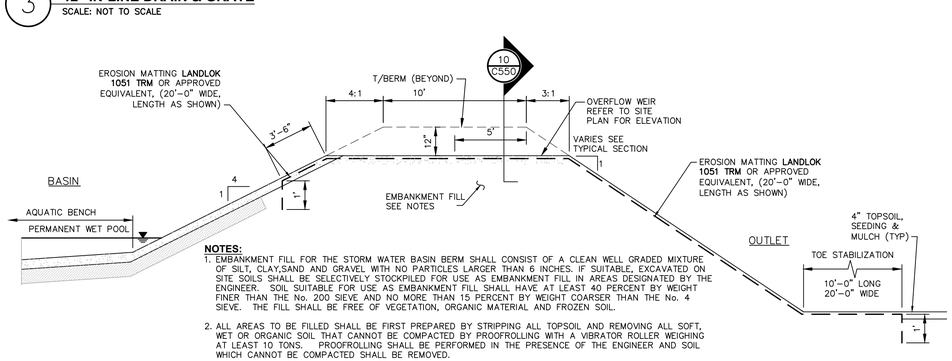
8 STORMWATER MANAGEMENT PRACTICE PERMANENT SIGN
SCALE: NOT TO SCALE



NOTES:

1. DEPTH OF TRENCH DRAINS VARY. SEE GRADING AND DRAINAGE PLAN FOR DIMENSIONS OF EACH INDIVIDUAL TRENCH DRAIN.
2. ALL GRATES SHALL BE "BICYCLE SAFETY" APPROVED.
3. PROVIDE HORIZONTAL OUTLET END PLATES AT DOWNSTREAM END OF EACH TRENCH DRAIN.

4 TRENCH DRAIN DETAIL
SCALE: NOT TO SCALE



NOTES:

1. EMBANKMENT FILL FOR THE STORM WATER BASIN BERM SHALL CONSIST OF A CLEAN WELL GRADED MIXTURE OF SILT, CLAY,SAND AND GRAVEL WITH NO PARTICLES LARGER THAN 6 INCHES. IF SUITABLE, EXCAVATED ON SITE SOILS SHALL BE SELECTIVELY STOCKPILED FOR USE AS EMBANKMENT FILL IN AREAS DESIGNATED BY THE ENGINEER. SOIL SUITABLE FOR USE AS EMBANKMENT FILL SHALL HAVE AT LEAST 40 PERCENT BY WEIGHT FINER THAN THE No. 200 SIEVE AND NO MORE THAN 15 PERCENT BY WEIGHT COARSER THAN THE No. 4 SIEVE. THE FILL SHALL BE FREE OF VEGETATION, ORGANIC MATERIAL AND FROZEN SOIL.
2. ALL AREAS TO BE FILLED SHALL BE FIRST PREPARED BY STRIPPING ALL TOPSOIL AND REMOVING ALL SOFT, WET OR ORGANIC SOIL THAT CANNOT BE COMPACTED BY PROOFROLLING WITH A VIBRATOR ROLLER WEIGHING AT LEAST 10 TONS. PROOFROLLING SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER AND SOIL WHICH CANNOT BE COMPACTED SHALL BE REMOVED.
3. ALL FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS WHEN LOOSE AND BE COMPACTED TO A DENSITY OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH **ASTM-1557**, ROUGH UP SUBGRADE TO BLEND WITH FIRST LIFT.

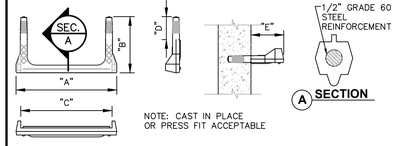
9 TYPICAL SECTION THRU OVERFLOW WEIR
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

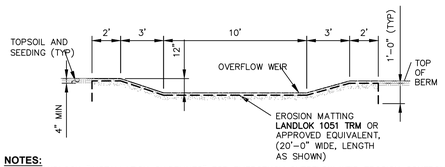
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	**PS2-PF**	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	**PS2-PFS**	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



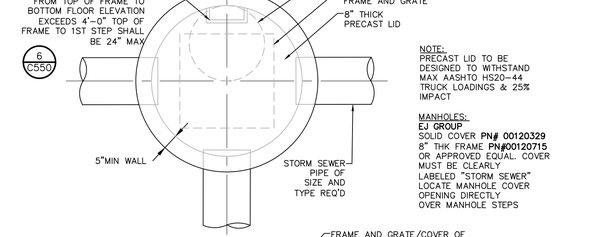
6 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



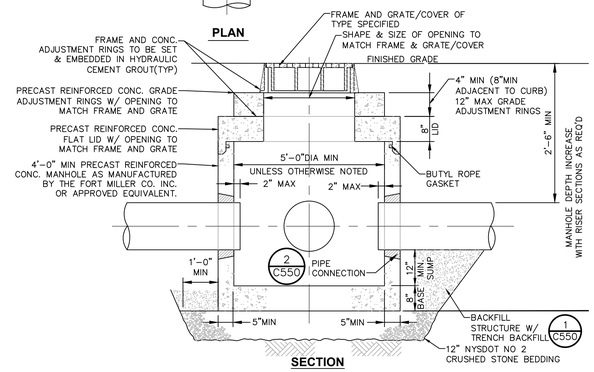
NOTES:

1. SEE LANDLOCK "INSTALLATION GUIDELINES" FOR EMERGENCY OVERFLOW WEIR EROSION CONTROL INSTALLATION.

10 SECTION THRU STORM WATER MANAGEMENT BASIN OVER FLOW WEIR
SCALE: NOT TO SCALE



PLAN



SECTION

NOTES:

1. STRUCTURE SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. STRUCTURES HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
8. SEE CHART FOR REQUIRED MANHOLE DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/**ASTM C478**
10. ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE (TOP ONLY) WITH A CLEAR POLYMER RESIN.
11. MH #1 IS 6' IN DIAMETER.

9 PRECAST CONCRETE MANHOLE - 5' DIAMETER DETAIL
SCALE: NOT TO SCALE

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Poughkeepsie, NY 12601
(845) 454-3980

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

NO:	DATE:	DESCRIPTION:
1	01/27/23	NO CHANGES THIS SHEET
Revisions		

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

STORM SEWER DETAILS

DRAWING NUMBER:

C550

5/9/2023 2:42:35 PM
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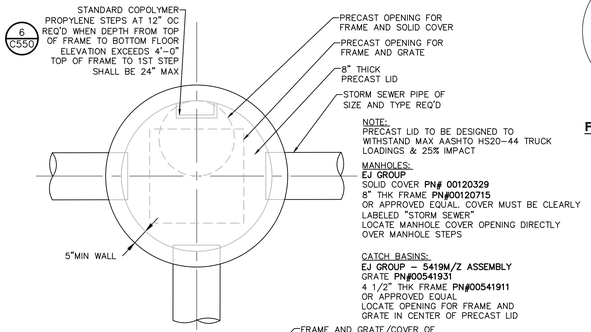
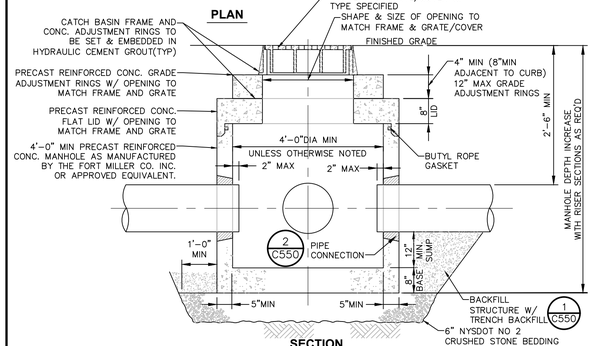


NOTE:
PRECAST LID TO BE DESIGNED TO WITHSTAND MAX AASHTO HS20-44 TRUCK LOADINGS & 25% IMPACT

MANHOLES:
EJ GROUP
SOLID COVER **PN# 00120329**
8" THK FRAME **PN#00120715**
OR APPROVED EQUAL. COVER MUST BE CLEARLY LABELED "STORM SEWER"
LOCATE MANHOLE COVER OPENING DIRECTLY OVER MANHOLE STEPS

CATCH BASINS:
EJ GROUP – 5419M/Z ASSEMBLY
GRATE **PN#00541931**
4 1/2" THK FRAME **PN#00541911**
OR APPROVED EQUAL
LOCATE OPENING FOR FRAME AND GRATE IN CENTER OF PRECAST LID

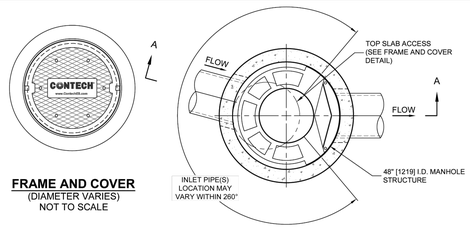
PLAN



SECTION

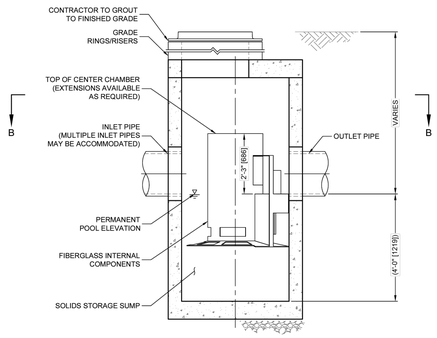
NOTES:
1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
8. SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/**ASTM C478**

© 1 **PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL**
SCALE: NOT TO SCALE



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

PLAN VIEW B-B
NOT TO SCALE

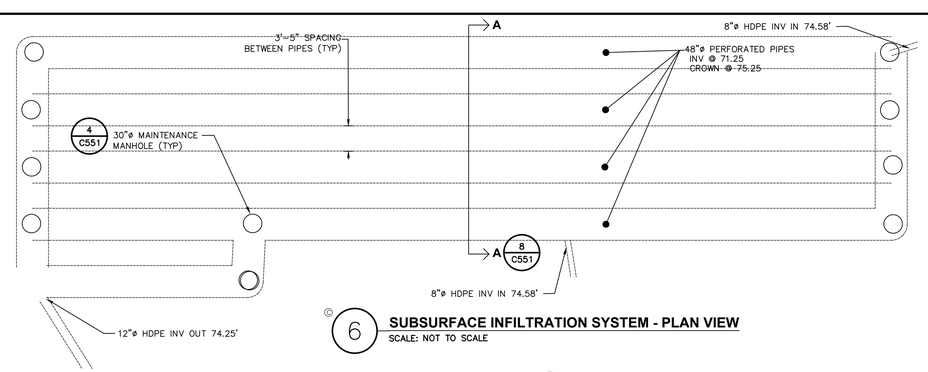


ELEVATION A-A
NOT TO SCALE

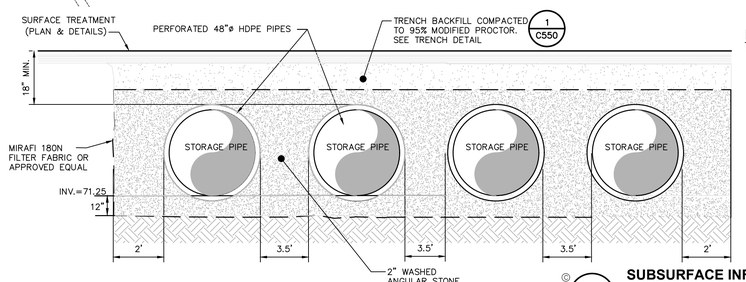
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
5. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

© 2 **CONTECH CS-4 HYDRODYNAMIC SEPERATOR**
SCALE: NOT TO SCALE



© 6 **SUBSURFACE INFILTRATION SYSTEM - PLAN VIEW**
SCALE: NOT TO SCALE



SECTION A-A

© 8 **SUBSURFACE INFILTRATION SYSTEM - SECTION VIEW**
SCALE: NOT TO SCALE

NOTES:
1. PIPE BEDDING MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL FREE OF SOFT NONDURABLE PARTICLES, ORGANIC MATERIALS AND THIN OR ELONGATED PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100
3/8"	95–100
1/4"	0–15
No. 40	0–5

2. ALL CONNECTIONS SHALL BE WATERTIGHT AND PROVIDED TO ENGINEER FOR REVIEW.
3. HEADERS, MAINTENANCE MANHOLE/BARREL CONNECTIONS, INLET/BARREL CONNECTIONS, INLET/MAINTENANCE MANHOLE/ BARREL CONNECTIONS, SHALL BE PRE-FABRICATED BY MANUFACTURER.
4. MAINTENANCE SHALL BE IN ACCORDANCE WITH SWPPP.

SECTION A-A

NOTES:
1. PIPE BEDDING MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL FREE OF SOFT NONDURABLE PARTICLES, ORGANIC MATERIALS AND THIN OR ELONGATED PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
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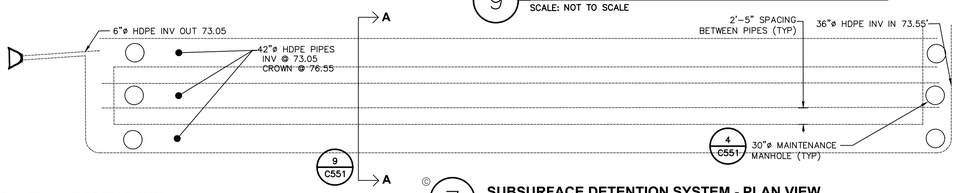
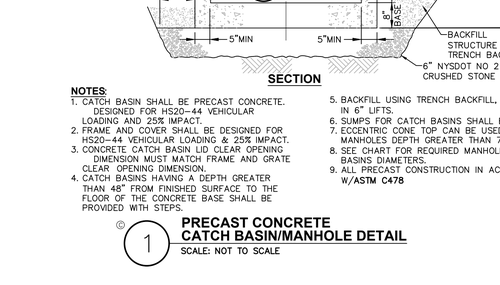
4. MAINTENANCE SHALL BE IN ACCORDANCE WITH SWPPP.

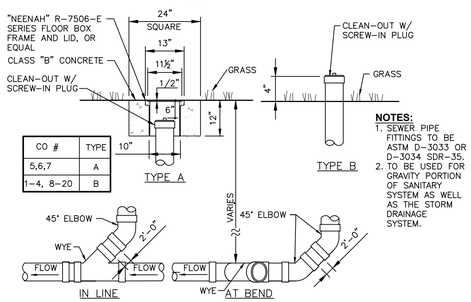
© 9 **SUBSURFACE DETENTION SYSTEM - SECTION VIEW**
SCALE: NOT TO SCALE



© 7 **SUBSURFACE DETENTION SYSTEM - PLAN VIEW**
SCALE: NOT TO SCALE



PLAN



CO #	TYPE
5,6,7	A
1–4, 8–20	B

NOTES:
1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM DRAINAGE SYSTEM.

© 11 **CLEAN OUT - NON TRAFFIC AREA**
SCALE: NOT TO SCALE

PLAN

SECTION

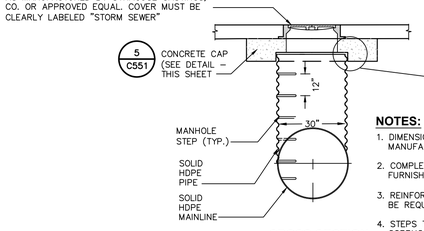
NOTES:
1. BIORETENTION AREA SHALL BE SURROUNDED WITH SILT FENCE BARRIER AND BARRIER SHALL NOT BE REMOVED UNTIL ALL UPSTREAM AREAS ARE STABILIZED.
2. BACK FILLING OF BIORETENTION FACILITY SHALL BE PLACED IN 12" LIFTS.
3. MAIN COLLECTOR PIPE OF THE UNDER DRAIN SYSTEM SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS OR CLEAN OUT PIPES MUST BE PLACED EVERY 1000SF OF SURFACE AREA.
4. BIORETENTION AREA MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
5. PIPE SHALL BE SCHEDULE 40 3/8" PERFORATED AT 6" ON CENTER, 4 HOLES PER ROW
6. BASIN FLOOR SEEDING TO BE BIORETENTION BASIN FLOOR MIX APPROVED BY ENGINEER.
7. INSPECT AND REPAIR/REPLACE TREATMENT AREA COMPONENTS AFTER SIGNIFICANT RAIN EVENTS.
8. BIORETENTION AREA SHALL NOT BE USED AS SEDIMENT TRAP. RUNOFF SHALL NOT BE DISCHARGED TO BIORETENTION AREA UNTIL VEGETATIVE COVER IS ESTABLISHED.
9. BIORETENTION AREA 1 SHALLE HAVE A MEDIA DEPTH OF 4.0' AND BIORETENTION AREA 2 SHALL HAVE A MEDIA DEPTH OF 2.5'.

MATERIALS SPECIFICATION FOR BIORETENTION

PARAMETERS	SPECIFICATIONS	SIZE	NOTES:
SEEDING SOIL: ERNMX-126 RETENTION BASIN FLOOR SEEDING-LOW MAINTENANCE	SAND 35–60% SILT 30-55% CLAY 10–25%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM
UNDERDRAIN	PEA GRAVEL: ASTM D 448 ORNAMENTAL STONE: WASHED, COBBLES	PEA GRAVEL: NO 6 STONE: 2"–5"	
GEOTEXTILE	CLASS "C" APPARENT OPENING SIZE (ASTM-D-4751) GRAB TENSILE STRENGTH (ASTM-D-4632) BURST STRENGTH (ASTM-D-4833)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43. NO. 67.	0.25" – 0.75"	3/8" PERF. @ 6" O.C. 4 HOLES PER ROW; MINIMUM OF 3" GRAVEL OVER PIES. NOT NECESSARY UNDERNEATH PIPES
UNDERDRAIN PIPING	ASTM D 1785 OR AASHTO M-278	6" RIGID SCHEDULE 40 PVC	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW

© 3 **BIORETENTION DETAIL**
SCALE: NTS

HEAVY DUTY FRAME AND COVER NO. 1009A AS MANUFACTURED BY SYRACUSE CASTINGS, CO. OR APPROVED EQUAL. COVER MUST BE CLEARLY LABELED "STORM SEWER"

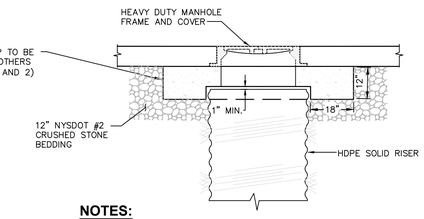


NOTES:
1. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
2. COMPLETE SHOP DRAWINGS SHALL BE FURNISHED FOR FABRICATION.
3. REINFORCEMENT AND/OR SLIP JOINT MAY BE REQUIRED FOR MANHOLE RISER.
4. STEPS TO EXTEND TO BOTTOM OF CORRUGATED PIPE.

CROSS-SECTION

AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO EACH ACCESS COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFINED SPACE – ENTRY PROHIBITED WITHOUT AUTHORIZATION – CALL OWNER FOR APPROVAL TO ACCESS". VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 6.2.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS LATEST EDITION (TEN STATES STANDARDS)

© 4 **MAINTENANCE MANHOLE DETAIL**
SCALE: NOT TO SCALE



NOTES:
1. THE CONCRETE CAP SHALL BE SIZED AND DESIGNED SO THAT LOADS ARE TRANSMITTED TO THE SOIL AND NOT THE RISER. DESIGN FOR H-20 LOADING.
2. THE CONCRETE CAP SHALL BE SIZED TO PROVIDE AN ADEQUATE BOTTOM AREA BASED ON THE ALLOWABLE BEARING CAPACITY OF THE SOIL.

© 5 **CONCRETE CAP**
SCALE: NOT TO SCALE

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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

1	01/27/23	NO CHANGES THIS SHEET
NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

STORM SEWER DETAILS

DRAWING NUMBER:

C551

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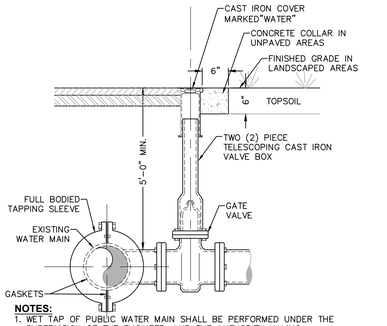
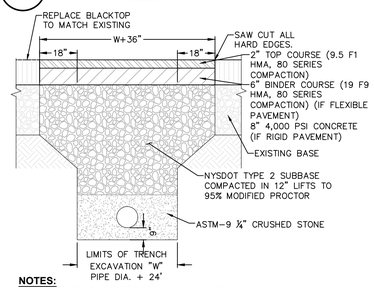
Drawing Name: \\cash.lab\U\Projects\ARGO\2222201 – South Ave Multi Family Dev\06_Drawings\Civil\01_C550_C551_2222201_STORMD.dwg
Xref's Attached: XBORDER_2222201; XENG_2222201
Date Printed: May 09, 2023, 2:42pm



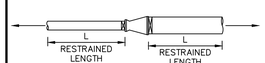
NOTES:
1. WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
4. VALVE SHALL BE RED TOP AND OPERATING DIRECTION SHALL BE **CLOCKWISE** TO OPEN (TURNING RIGHT).
5. TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
6. THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.
7. TAPPING SLEEVE, VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY **(MUELLER, CLOW OR WATEROUS)** OR APPROVED EQUIVALENT.

1 TAPPING SLEEVE AND VALVE DETAIL
SCALE: NOT TO SCALE

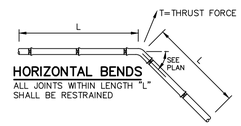


NOTES:
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE NYSDOT TYPE 2 SUBBASE COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE.
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM 6" OF ASPHALTIC CONCRETE.
7. BINDER COURSE ASPHALT PAVEMENT TO BE PLACED IN 2 LIFTS.
8. DEMARCATION LAYER TO BE INSTALLED ALONG SIDES AND BOTTOM OF TRENCH FOR ALL PORTIONS ON THE SUBJECT PROPERTY.
9. WHERE THE SURFACE CONDITION IS LANDSCAPED, APPLY A MINIMUM 2-FT DEPTH OF TOPSOIL.

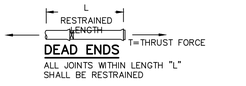
6 CITY OF POUGHKEEPSIE UTILITY TRENCH DETAIL IN PUBLIC ROW OR EASEMENT AREA
SCALE: NOT TO SCALE



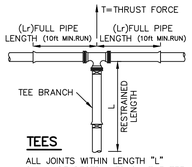
REDUCERS
ALL JOINTS WITHIN LENGTH "L" SHALL BE RESTRAINED



HORIZONTAL BENDS
ALL JOINTS WITHIN LENGTH "L" SHALL BE RESTRAINED

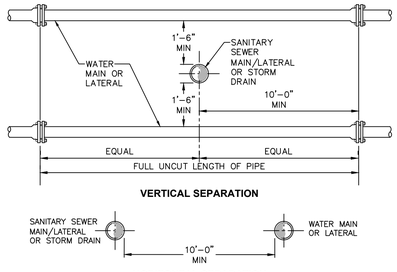


DEAD ENDS
ALL JOINTS WITHIN LENGTH "L" SHALL BE RESTRAINED



TEES
ALL JOINTS WITHIN LENGTH "L" SHALL BE RESTRAINED ON THE TEE BRANCH

8 RESTRAINED JOINT PIPE DIAGRAMS
SCALE: NOT TO SCALE

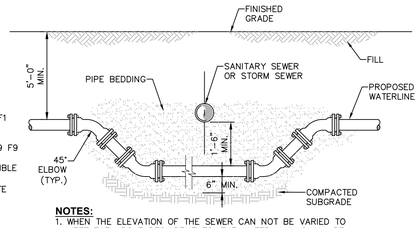


VERTICAL SEPARATION

HORIZONTAL SEPARATION

NOTES:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

2 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL
SCALE: NOT TO SCALE



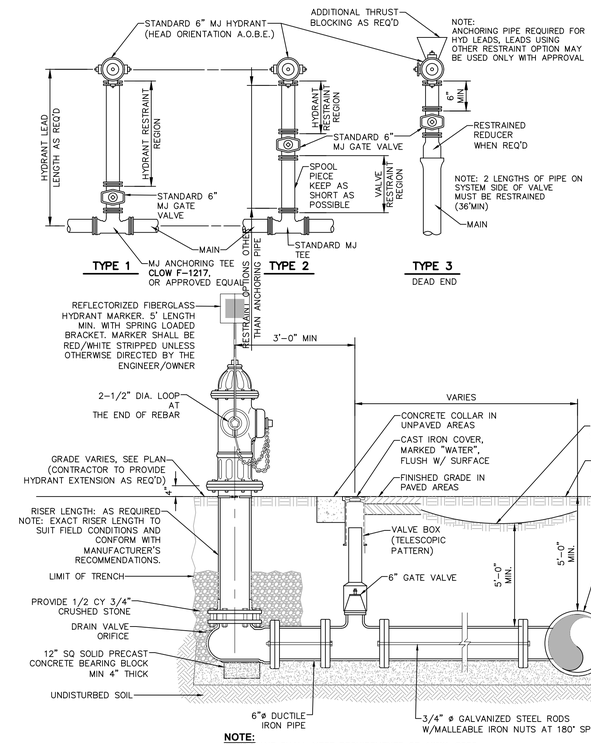
NOTES:
1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

3 WATERLINE OFFSET DETAIL
SCALE: NOT TO SCALE

SCHEDULE OF JOINT RESTRAINT- (PVC OR POLYWRAPPED DIP) (LENGTH OF PIPE EACH SIDE OF FITTING TO BE RESTRAINED IN FEET "L"															
PIPE SIZE (INCHES)	FITTING TYPE														
	90°	45°	22½°	11¼°	TEE	VALVE	DEAD END	REDUCER							
								24"	18"	16"	14"	12"	10"	8"	6"	4"
30"	241	100	48	24	202	206	206	72	130	145	159					
24"	196	82	39	20	163	166	166		72	91	108	123	136			
18"	149	62	30	15	122	125	125			26	49	68	85	99		
16"	134	56	27	14	109	112	112				26	48	67	82	95	
14"	118	49	24	12	95	98	98					26	47	64	79	89
12"	102	43	21	11	82	85	85						25	45	62	74
10"	86	36	17	9	68	71	71							25	44	58
8"	71	30	15	7	56	59	59								25	43
6"	54	22	11	6	41	44	44									23
4"	38	16	8	4	28	31	31									

NOTES:
1. THE LENGTH OF PIPE REQUIRING RESTRAINT IS BASED UPON THE FOLLOWING ASSUMPTIONS:
   A. BEDDING TYPE 2 – FLAT BOTTOM TRENCH, BACKFILL LIGHTLY CONSOLIDATED TO CENTER LINE OF PIPE.
   B. SOIL TYPE CLAY 1 – CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25% COURSE PARTICLES [CL & CL–ML] :
      CL – INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS. LEAN CLAYS
      ML – INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.
   C. PIPE TABLE CALCULATION IS BASED ON PVC OR POLYWRAPPED DIP
   D. DEPTH TO TOP OF PIPE 5'–0" MINIMUM
   E. MAXIMUM OPERATING PRESSURE OF 150 PSI
   F. FACTOR OF SAFETY OF 1.5
2. FOR END PLUGS, USE RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.
3. THE LENGTH ("L") OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.
4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR FIELD CONDITIONS AND PIPE SIZES DIFFERING FROM THOSE LISTED ABOVE SHOULD BE EVALUATED SEPARATELY.
5. RESTRAINED JOINT PIPE AND FITTINGS SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF THRUST BLOCKS ARE USED SEE THRUST BLOCK DETAIL)
6. TEE FITTINGS: PIPE SIZE SHOWN FOR THE TEE IS THE SIZE OF THE RUN. THE RESTRAINED LENGTH SHOWN IS FOR THE BRANCH. THE VALUE OF THE RESTRAINED LENGTH ASSUMES THAT THE SIZE OF THE BRANCH IS EQUAL TO OR LESS THAN THE RUN. THE VALUE OF THE Lr=USED IN THE TABLE IS 10 FEET. (Lr= TOTAL LENGTH BETWEEN FIRST JOINTS ON EITHER SIDE OF THE TEE ON THE RUN.)

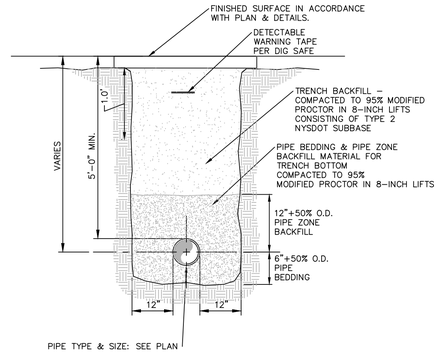
7 JOINT RESTRAINT SCHEDULE AND NOTES
SCALE: NOT TO SCALE



NOTE:
1. HYDRANT SHALL MEET REQUIREMENTS OF **AWWA C502**.

4 HYDRANT ASSEMBLY DETAIL
SCALE: NOT TO SCALE

NOTES:
1. HYDRANTS SHALL BE AMERICAN DARLING B-62-B (NO EQUIVALENT OR EXCEPTIONS). HYDRANTS SHALL MEET REQUIREMENTS OF **AWWA STANDARD C-502**.
2. HYDRANTS SHALL BE CAST IRON BODY, DRY BARREL DESIGN, COMPRESSION-TYPE VALVE, OPENING AGAINST PRESSURE AND CLOSING WITH PRESSURE, 6-INCH MECHANICAL JOINT INLET FOOT PIECE, 5 ¼ INCH MAIN VALVE OPENING, O-RING TYPE PACKING, RATED FOR 250-PSI WORKING PRESSURE, TWO (2) 2 ½ INCH HOSE NOZZLES AND ONE (1) 4 ½ INCH PUMPER NOZZLE.
3. NOZZLE OUTLET THREADS SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND HAVE CAST IRON CAPS WITH NON-KINKING STEEL CHAINS. OPERATING AND CAP NUTS: PENTAGON 1 ½ INCH POINT TO FLAT. HYDRANT VALVES SHALL BE OPENED BY TURNING OPERATING NUT TO THE LEFT, OR **COUNTERCLOCKWISE**.
4. HYDRANTS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY FLANGE WITH RED EXTERIOR ALKYD GLOSS ENAMEL PAINT. HYDRANTS SHALL BE TOUCHED UP TO REMOVE ANY MARKS OR SCRAPED PAINT CAUSED BY INSTALLATION OR TRANSIT.

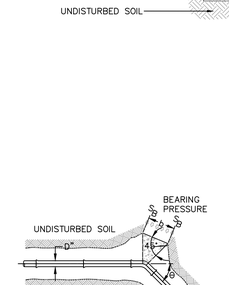


NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0–70%
NO. 200	0–10%

2. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
3. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
4. WIDTH DIFFERS WHERE WATER LINE IS PLACED IN ROCK BELOW FIVE-FEET. REFER TO TECHNICAL SPECIFICATIONS.

5 PIPE TRENCH DETAIL (WATER)
SCALE: NOT TO SCALE



BEARING AREA (B) AND THRUST (R) SHALL BE DETERMINED BASED UPON THE SIZE OF PIPE 2.

TEE WITH PLUG

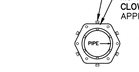
REQUIRED BEARING AREAS –B (SQFT) FOR BEARING BLOCKS*

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22 1/2 ° BEND	11 1/4 ° BEND
4	2.0	2.8	1.5	0.8	0.4
6	4.2	5.9	3.2	1.6	0.8
8	7.2	10.1	5.5	2.8	1.4
10	10.9	15.4	8.3	4.2	2.1
12	15.4	21.8	11.8	6.0	3.0
14	20.6	29.1	15.8	8.0	4.0
16	26.8	37.9	20.5	10.4	5.2
18	33.6	47.5	25.7	13.1	6.6
20	41.2	58.2	31.5	16.1	8.1
24	58.8	83.1	45.0	22.9	11.5
30	90.5	128.0	69.2	35.3	17.7
36	129.6	183.3	99.1	50.5	25.4

*FACTOR OF SAFETY=1.5 SOIL BEARING OF 3,000 PSF 225 PSI DESIGN PRESSURE

*BEARING AREA (B) = bxh

10 CONCRETE THRUST BLOCK DETAILS
SCALE: NOT TO SCALE



12 RESTRAINED JOINT THRUST RESTRAINT DETAIL
SCALE: NOT TO SCALE

NOTES:
1. CONCRETE SHALL NOT TO OVERLAP ANY JOINT.
2. THRUST BLOCKS SHALL BE CONFIGURED IN A MANNER THAT DOES NOT INTERFERE WITH REMOVAL OR INSTALLATION OF ANY JOINTING COMPONENTS.
3. FOR REDUCERS, USE MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS.
4. BEARING SURFACE SHALL, WHERE POSSIBLE, BE PLACED AGAINST UNDISTURBED SOIL. WHERE THAT IS NOT POSSIBLE, THE FILL BETWEEN THE BEARING SURFACE AND UNDISTURBED SOIL MUST BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY.
5. BLOCK HEIGHT (h) SHALL BE EQUAL TO OR LESS THAN ONE-HALF THE TOTAL DEPTH TO THE BOTTOM OF THE BLOCK, (HT), BUT NOT LESS THAN THE PIPE DIAMETER (D).
6. BLOCK HEIGHT (h) SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH (b) VARIES BETWEEN ONE AND TWO TIMES THE HEIGHT.
7. VALUES FOR TEES APPLY TO TEES, END PLUGS, CAPS, AND TAPERING SLEEVES.
8. REQUIRED BEARING AREAS ARE DEVELOPED TO RESIST THRUSTS RESULTING FROM 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE.
   REQUIRED BEARING AREAS ARE BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. IN RESPONSE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS REQUIRED MAY BE MODIFIED BY THE ENGINEER.

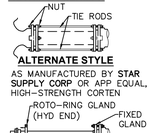
SOIL	BEARING STRENGTH Sa (LB/SQ FT)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000

9. IN MUCK, PEAT, OR RECENTLY PLACED FILL, ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS; ALL AS REQUIRED BY THE ENGINEER.
10. CONCRETE THRUST BLOCK SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF RESTRAINED JOINT PIPE IS TO BE USED SEE SCHEDULE OF JOINT RESTRAINED PIPE.)

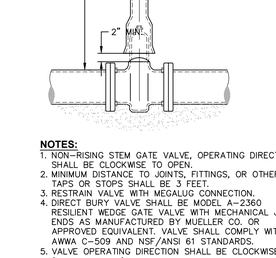
NO. OF TIE RODS REQUIRED

PIPE SIZE INCHES	MIN NO. OF 3/4 "RODS
2	2 [1]
3	2 [1]
4	2
6	2
8	2
10	2
12	2
14	4
16	4
18	6
20	6
24	8
30	14(8) [2]
36	18(12) [2]

NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.



9 JOINT RESTRAINT OPTIONS
SCALE: NOT TO SCALE



NOTES:
1. NON-RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE CLOCKWISE TO OPEN.
2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
3. RESTRAIN VALVE WITH MEGALUG CONNECTION.
4. DIRECT BURY VALVE SHALL BE MODEL A-2360 RESILIENT WEDGE GATE VALVE WITH MECHANICAL JOINT ENDS AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUIVALENT. VALVE SHALL COMPLY WITH AWWA C-509 AND NSF/ANSI 61 STANDARDS.
5. VALVE OPERATING DIRECTION SHALL BE CLOCKWISE (TURNING RIGHT).
6. VALVE BOX SHALL BE 2-PIECE SLIDING TYPE WITH 5 ¼" SHAFT EXTENSION SERIES 6850 AS MANUFACTURED BY TYLER/UNION OR APPROVED EQUIVALENT.

11 TYPICAL GATE VALVE DETAIL
SCALE: NOT TO SCALE

GENERAL CONSTRUCTION NOTES:
1. ALL UTILITY WORK INVOLVING CONNECTION TO EXISTING MUNICIPAL WATER MAIN SHALL BE COORDINATED WITH OWNER AND OWNER'S REPRESENTATIVE. NOTIFY OWNER AND THE OWNER'S REPRESENTATIVE 3 WORKING DAYS BEFORE CONNECTION IS MADE.
2. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF AND EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY EXCAVATION WORK AS THE EXACT LOCATION OF UTILITIES MAY DIFFER FROM THE LOCATION SHOWN, AND ADDITIONAL UTILITIES MAY EXIST.
3. THE CONTRACTOR SHALL REVIEW ALL FIELD UTILITY MARKOUT INFORMATION AND BRING ANY CONFLICTS TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO COMMENCING ANY WORK OPERATIONS. TEST PITS MAY BE REQUIRED BY THE CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS AND/OR DEPTHS. TEST PIT OPERATIONS WILL MEET ALL NECESSARY REQUIREMENTS AS SET FORTH IN THESE PLANS, DETAILS, FEDERAL/STATE/LOCAL REGULATIONS AND ANY SPECIFIC PERMIT REQUIREMENTS.
4. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE 3 WORKING DAYS PRIOR TO SUCH EXCAVATIONS TO ENSURE THEIR PRESENCE.
5. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING FOR THE PROPOSED STRUCTURES AND WATER LINES AS THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES ARE NOT KNOWN. ANY DAMAGE TO EXISTING STRUCTURES/UTILITIES ABOVE OR BELOW GRADE, CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT HIS OWN EXPENSE.

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Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com



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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
2	03/06/23	REVISED PER PLANNING BOARD COMMENTS
1	01/27/23	NO CHANGES THIS SHEET
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

WATER SYSTEM DETAILS

DRAWING NUMBER:

C560

5/9/2023 2:44:04 PM
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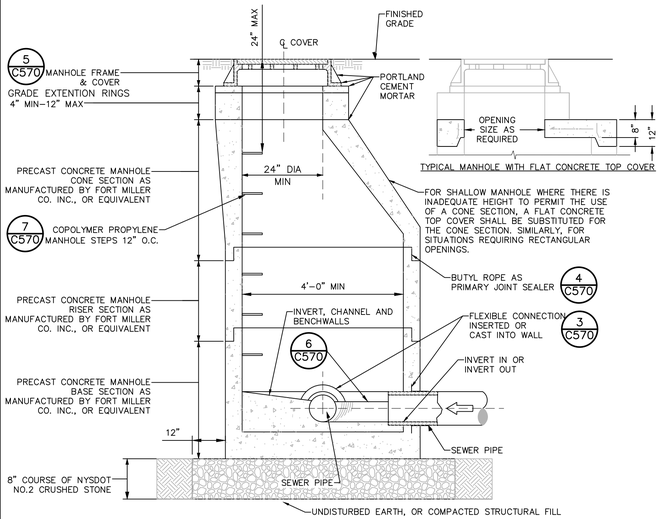
Date Printed: May 09, 2023, 2:44pm



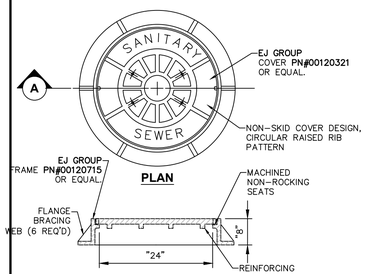
NOTES: USE ONLY WET–CAST UNITS. DRY–CAST NOT ACCEPTABLE

1.

CONE DIMENSIONS	
DIAM. OPENING	HEIGHT
24"	24" OR 42"
30"	34"

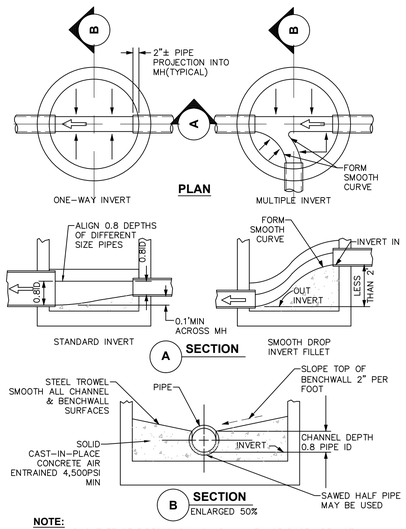
2. INVERT SHALL BE FILLETED.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20–44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST **4,500 PSI** AT 28 DAYS IN CONFORMANCE WITH **A.S.T.M. C–478.**
5. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
6. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

1 PRECAST CONCRETE MANHOLE
SCALE: NOT TO SCALE



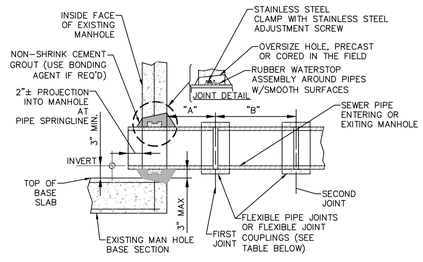
NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20–44 VEHICLE LOADING AND 25% IMPACT.

5 HEAVY DUTY STANDARD CAST IRON MH COVER
SCALE: NOT TO SCALE



NOTE:
INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

6 INVERT, CHANNEL AND BENCHWALLS
SCALE: NOT TO SCALE



FLEXIBLE JOINT & WATERSTOP REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)	"B"DISTANCE (FEET)	MH WATER STOP REQD
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10"MAX	NO LIMIT	YES
PVC	SPECIAL FLEXIBLE JOINT COUPLING	1"MAX	3"MAX	YES

NOTES:
1. THIS DETAIL SHALL BE USED AT NO EXTRA COST IN PLACE OF EITHER OF THE PIPE–TO–MANHOLE CONNECTION DETAILS ONLY WHEN CONNECTING TO EXISTING MANHOLES THAT HAVE NO FLEXIBLE RUBBER BOOT PROVIDED.
2. REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

2 PIPE CONNECTION TO EXISTING MANHOLE– CEMENT GROUT SEAL WITH WATER STOP
SCALE: NOT TO SCALE

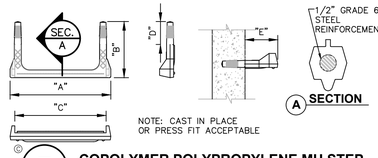
MANHOLES AND OTHER BELOW GRADE STRUCTURES:

1. STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW–GRADE PRECAST CONCRETE STRUCTURES:
   A. NON–TRAFFIC LOADS:
      BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND LOADS IMPOSED BY STRUCTURE WEIGHT, EARTH COVER, LATERAL PRESSURE FROM EARTH AND GROUND WATER, AND LIVE LOADS SUCH AS PEDESTRIAN TRAFFIC OR MACHINERY ON OR ABOVE THE STRUCTURE; AND
   B. TRAFFIC LOADS:
      BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ALSO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20–44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS.
2. MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
   CEMENT: ASTM C–150, TYPES **I,II,III,V**
   SAND: NYSDOT STD. SPEC. **SECTION NO. 703–0** CONCRETE SAND
   STONE: NYSDOT STD. SPEC. **SECTION NO. 703–02** COARSE AGGREGATE
   STEEL BAR REINFORCEMENT: **ASTM A615**, GRADE 60
   WIRE MESH REINFORCEMENT: **ASTM A185** PLAIN
   CONCRETE STRENGTH (28 DAY): **4,500** PSI (F'C)
   ENTRAINED AIR: 5% MIN.
3. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE MANUFACTURED FROM GRAY IRON OR DUCTILE IRON. GRAY IRON SHALL CONFORM WITH ASTM A 48, CLASS 30B AND DUCTILE IRON SHALL CONFORM WITH **ASTM A 536** AND BE OF A GRADE APPROPRIATE TO ITS INTENDED USE.
4. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE DESIGNED TO WITHSTAND AASHTO HS 20–44 HIGHWAY LOADING PLUS 25% IMPACT.
5. ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.

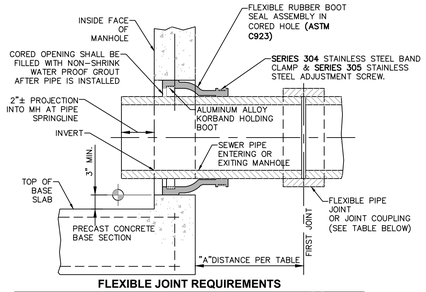
ACCEPTABLE MANHOLE STEPS

MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED–MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	**PS2–PF**	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	**PS2–PFS**	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT
MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



7 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

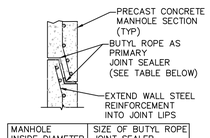


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10" MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3" MAX

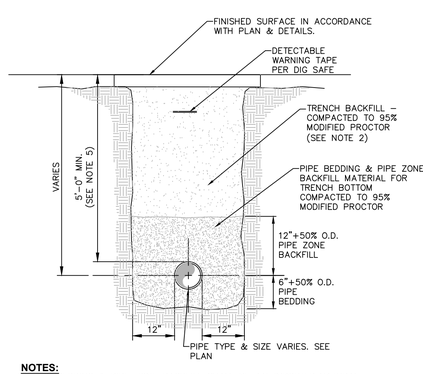
NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

3 PIPE CONNECTION TO MANHOLE– PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE



MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'–0"	1"
5'–0" & LARGER	1 1/2"

4 MANHOLE JOINT
SCALE: NOT TO SCALE



NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE AN IMPORTED NATURAL RUN–OF–BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0–70%
NO. 200	0–10%

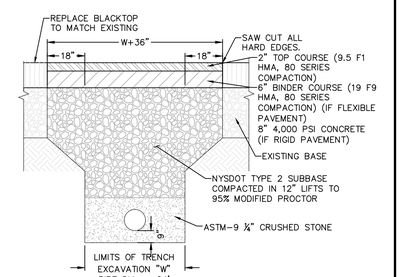
2. TRENCH BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

IN NON–TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'–0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

8 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



NOTES:
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE–HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE NYSDOT TYPE 2 SUBBASE COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE.
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM 6" OF ASPHALTIC CONCRETE.
7. BINDER COURSE ASPHALT PAVEMENT TO BE PLACED IN 2 LIFTS.
8. DEMARCATION LAYER TO BE INSTALLED ALONG SIDES AND BOTTOM OF TRENCH FOR ALL PORTIONS ON THE SUBJECT PROPERTY.
9. WHERE THE SURFACE CONDITION IS LANDSCAPED, APPLY A MINIMUM 2–FT DEPTH OF TOPSOIL.

9 CITY OF POUGHKEEPSIE UTILITY TRENCH DETAIL IN PUBLIC ROW OR EASEMENT AREA
SCALE: NOT TO SCALE

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Poughkeepsie, NY 12601
(845) 454-3980
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ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:
SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
2	03/07/23	REVISED PER PLANNING BOARD COMMENTS
1	01/27/23	NO CHANGES THIS SHEET
Revisions		

PROJECT NUMBER: 2222201
DRAWN BY:
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 11/28/2022
DRAWING NAME:

SANITARY SEWER DETAILS

DRAWING NUMBER:

C570

5/8/2023 2:46:16 PM
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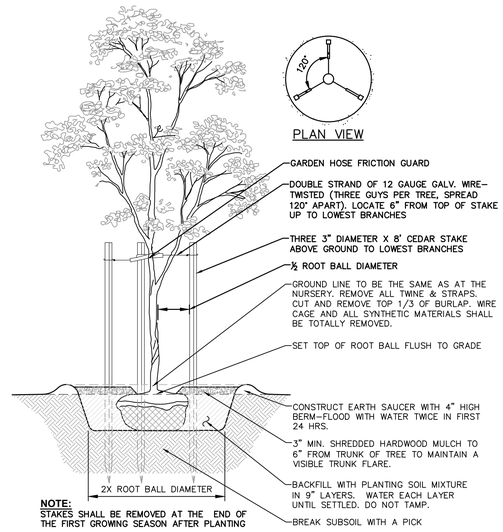
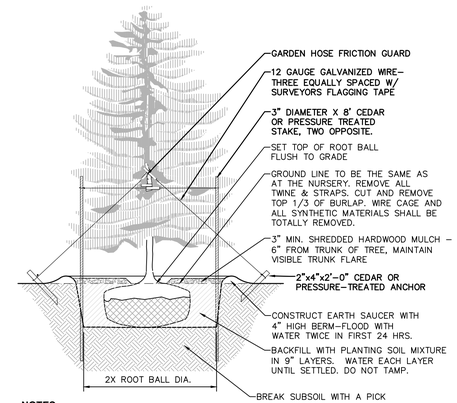
Xref's Attached: XBORDER_2222201
Date Printed: May 09, 2023, 2:46pm



NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

1 PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3" CALIPER, BALLED AND BURLAPPED

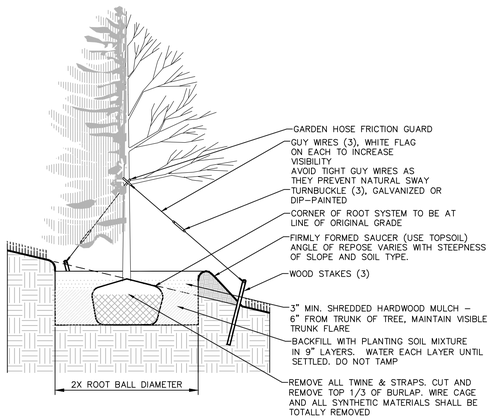
SCALE: NOT TO SCALE



NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

2 EVERGREEN PLANTING DETAIL

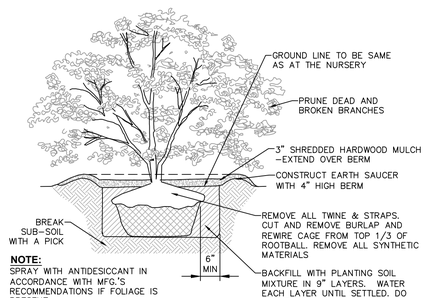
SCALE: NOT TO SCALE



NOTE:
DETAIL SHALL BE UTILIZED FOR DECIDUOUS AND CONIFEROUS TREE PLANTING ON SLOPE.

3 TREE PLANTING ON SLOPE

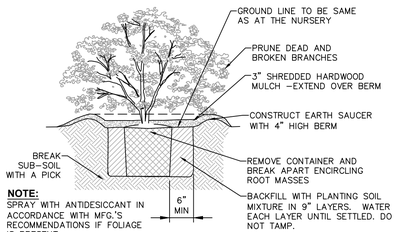
SCALE: NOT TO SCALE



NOTE:
SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

4 SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED

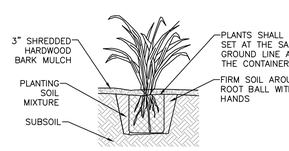
SCALE: NOT TO SCALE



NOTE:
SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

5 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS

SCALE: NOT TO SCALE

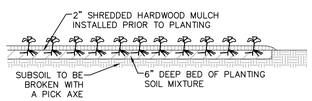


SECTIONAL ELEVATION

NOTES:
1. SPADED PLANTING SOIL MIX (4"–6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

6 CONTAINERIZED PERENNIAL PLANTING

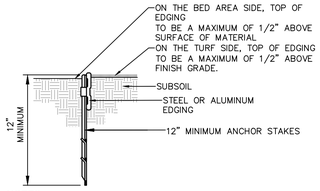
SCALE: NOT TO SCALE



NOTE:
GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

7 GROUND COVER & ANNUAL PLUG PLANTING

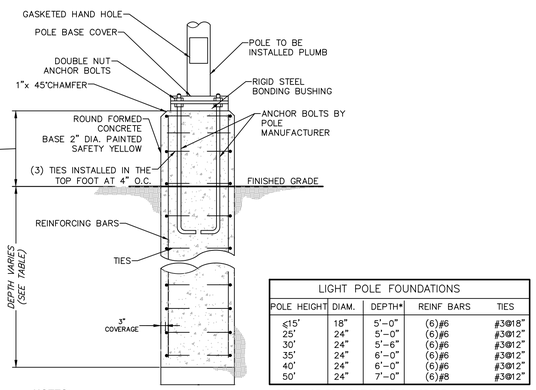
SCALE: NOT TO SCALE



NOTES:
1. 16'–0" SECTIONS TO INCLUDE FIVE (5) 12" STAKES
2. 8'–0" SECTIONS TO INCLUDE THREE (3) 12" STAKES
3. COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING
4. CORNERS – CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.

8 LANDSCAPE BED EDGING

SCALE: NOT TO SCALE



LIGHT POLE FOUNDATIONS				
POLE HEIGHT	DIAM.	DEPTH*	REINF BARS	TIES
≤15'	18"	5'–0"	(6)#6	#3@18"
25'	24"	5'–0"	(6)#6	#3@12"
30'	24"	5'–6"	(6)#6	#3@12"
35'	24"	6'–0"	(6)#6	#3@12"
40'	24"	6'–0"	(6)#6	#3@12"
50'	24"	7'–0"	(6)#8	#3@12"

NOTES:
1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE **4,500 PSI** @ 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR **90 MPH** WIND WITH FIXTURE AREA OF **13 SF.**
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6.
7. FOUNDATIONS SHALL BE AUGGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

* DEPTH OF FOUNDATION BELOW GRADE

9 / C580 **CONCRETE BASE FOR LIGHT POLE**

SCALE: N.T.S.

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
   A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

   B. SEED MIXTURE:
      PROVIDE FRESH, CLEAN, NEW–CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
      i. LAWN SEED MIX

SUN AND PARTIAL SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREEPING RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

**SHADE TOLERANT VARIETY

      ii TEMPORARY COVER SEED MIX

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10–MESH SIEVE AND AT LEAST 50% PASSES A 100–MESH SIEVE.
   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5–10–5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3–1–2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.i) ABOVE.
   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
         30 PARTS TOPSOIL
         10 PARTS PEAT
         1 PART BONE MEAL
      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713–15.
      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
   G. HOSE: NEW, 2–PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
   I. MULCH:
      i. LAWN AREAS
         OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
         GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
9. EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB–GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
   F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
   G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
   I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

LaBella
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21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com



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APPLICANT NAME & ADDRESS:

ARGO DEVELOPMENT
95 CHESTNUT RIDGE ROAD
MONTVALE, NJ 07645

PROJECT NAME & LOCATION:

SOUTH AVE MULTI-FAMILY DEVELOPMENT
SOUTH AVENUE
CITY OF POUGHKEEPSIE, NY 12601

NO:	DATE:	DESCRIPTION:
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LANDSCAPE DETAILS

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C580

5/9/2023 2:46:54 PM
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Date Printed: May 09, 2023, 2:46pm

SOUTH AVENUE MULTI-FAMILY DEVELOPMENT



4.4.23
22054

ARGO CONSTRUCTION AND DEVELOPMENT

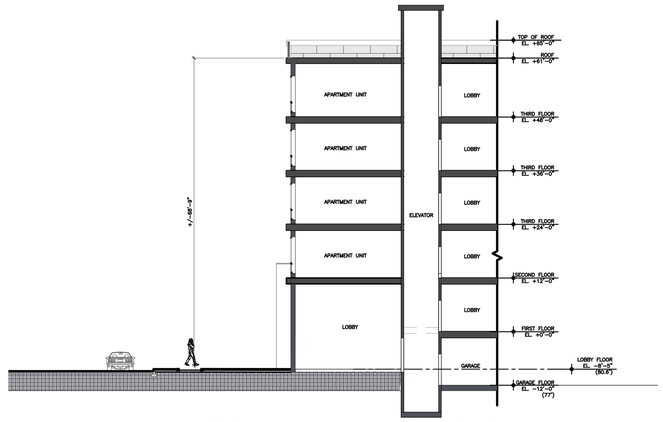
LISCUM McCORMACK VANVOORHIS
ARCHITECTS PLANNERS INTERIORS
181 CHURCH STREET
POUGHKEEPSIE NY 12601

SOUTH AVENUE MULTI-FAMILY DEVELOPMENT





EAST (SOUTH AVENUE) ELEVATION



SOUTH AVENUE SECTION



SOUTH ELEVATION

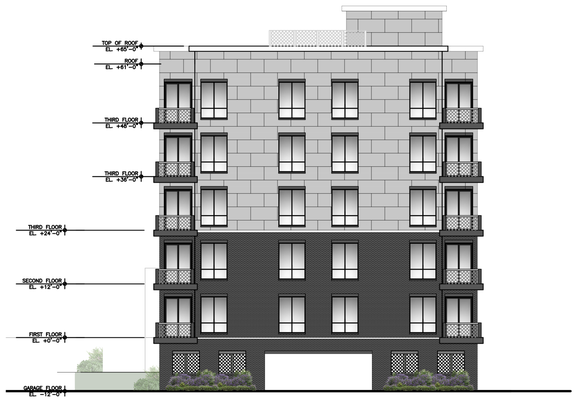


NORTHWEST ELEVATION



WEST (INTERIOR COURTYARD) ELEVATION

NORTHWEST (INTERIOR COURTYARD) ELEVATION



NORTH ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

3.7.23
22054

ARGO CONSTRUCTION AND DEVELOPMENT

VANVOORHIS

LISCUM McCORMACK VANVOORHIS
ARCHITECTS PLANNERS INTERIORS 181 CHURCH STREET POUGHKEEPSIE NY 12601

SOUTH AVENUE MULTI-FAMILY DEVELOPMENT











4.4.23
22054

ARGO CONSTRUCTION AND DEVELOPMENT

LISCUM McCORMACK VANVOORHIS
ARCHITECTS PLANNERS INTERIORS
181 CHURCH STREET
POUGHKEEPSIE NY 12601

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

February 28, 2023

Brittany Micheline
LaBella Associates
21 Fox Street
Poughkeepsie, NY 12480

Re: DEC
South Avenue Multi-Family Development
City of Poughkeepsie, Dutchess County, NY
23PR00880

Dear Brittany Micheline:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: J. Carter

Full Environmental Assessment Form

South Avenue Multi-Family Development
South Avenue

City of Poughkeepsie
Dutchess County, New York



Issued: November 29, 2022
Revised: January 27, 2023

Prepared for:
ARGO Development
95 Chestnut Ridge Road
Montvale, NJ 07645

Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-486-1541

LaBella Project No. 2222201

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FULL ENVIRONMENTAL ASSESSMENT FORM, PART 1

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Figure 2: Orthophoto Tax Map
Figure 3: Land Use Map
Figure 4: Soils Map
Figure 5: Wetlands and Streams Map
Figure 6: DEC Environmental Resources Map
Figure 7: CRIS Map
Figure 8: Scenic Resources Map

ATTACHMENTS

Attachment A - United States Fish and Wildlife Service (USFWS) Informal Species List

Site Plan Set will be submitted separately

1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant, ARGO Development is seeking site plan approval from the City of Poughkeepsie, to develop an 87-unit, mid-rise multifamily residential development with underground and surface-level parking. The proposed action will be located on an approximately 2.76-acre parcel on the west side of South Avenue (Tax Lot 937583) in the City of Poughkeepsie. The proposed action includes construction of a five-story building with 87, one-bedroom, apartments located over one level of underground parking (60 spaces), and 56 off-street surface parking spaces (115 total parking spaces). The parcel is currently a wooded lot. The parcel is located within the R-D, Research and Development District. Residential development is a permitted use within the R-D zone, subject to the requirements of the High-Density R-5 District Permitted Uses [Section 19-3.16(2)], and further subject to all other requirements applicable to High-Density R-5 District residential development. An area variance to allow 115 parking spaces where 130 parking spaces are required is being sought from the Zoning Board of Appeals. Primary access will be provided via South Avenue. Municipal water and sanitary sewer are available in South Road. The proposed ground disturbance is approximately 2.5 acres. Since the site will have more than 1 acre of ground disturbance, the proposed action will also require a SPDES General Permit for stormwater.

1.2 Approvals, Consultations and Referrals

The following approvals are required for the implementation of the proposed project:

1. City of Poughkeepsie Planning Board - Site Plan Approval
2. City of Poughkeepsie Zoning Board of Appeals - Area Variance (Parking)
3. City of Poughkeepsie Department of Public Works (DPW) – Highway Work Permit; Water and Sewer Connections
4. Dutchess County Planning Board – GML 239-m referral
5. NYS Department of Environmental Conservation (NYSDEC) – State Pollutant Discharge Elimination System (SPDES) General Permit GP-0-20-001
6. NYS Department of Transportation (NYSDOT) - Drainage Connection
7. NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) – SHPO Consult

2.0 ENVIRONMENTAL ASSESSMENT

2.1 Land Use, Zoning and Public Policy

2.1.1 Land Use

The project site is located in the Research and Development District (R&D). The land uses located within 1,000 feet of the project site are characterized by commercial (office buildings

with associated parking), vacant (wooded areas), public services (Central Hudson Gas & Electric), and single-family residential properties (see Figure 3).

The proposed use, as an 87-unit, mid-rise multifamily residential development with underground and surface-level parking, is a permitted use within the R&D zone, subject to the requirements of the High-Density R-5 District Permitted Uses [Section 19-3.16(2)],798 and further subject to all other requirements applicable to High-Density R-5 District residential development.

The proposed use is permitted and will be consistent with the mixed land use character of the area.

2.1.2 Zoning

In the City of Poughkeepsie, the project site is located within the R&D zoning district. Residential development is classified as a permitted use within the R-D zone, subject to the requirements of the High-Density R-5 District Permitted Uses and all other requirements applicable to High-Density R-5 District residential development. Per ZS 19-3.16(2)(a)(4), multifamily dwellings are classified as permitted uses within the R-5 District. The proposed project requires an area variance to allow 115 parking spaces, where 130 parking spaces are required.

2.1.3 Public Policy

The 2022 City of Poughkeepsie Comprehensive Plan, PK4 Keeps, discusses expanding access to good and affordable housing opportunities, strengthening civic life and commercial vitality, as well as improving residential quality of life, as three of five chosen priorities for the City. The Comprehensive Plan classifies the project site as within the Type 2 residential block type. Goals for this block type include a combination of condition stabilization and inclusive reinvestment that leverages the presence of stronger properties and community assets. The proposed multifamily development will signify reinvestment in the South Avenue community and will revitalize the immediate area. The Comprehensive Plan also classifies the project site as within a five-minute walkshed area, thus creating convenience and accessibility to commercial uses in the immediate vicinity.

2.2 Utilities

The proposed project will involve greater than one acre of ground disturbance; therefore, coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities will be sought. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control.

Municipal water and sanitary sewer are available, and the project is proposed to connect to water and sewer infrastructure within South Road. The Applicant will coordinate with the City of Poughkeepsie Department of Public Works for water and sewer connections.

A drainage connection will be made to the NYSDOT drainage system on the southern side of the property.

2.3 Soils and Water Resources

2.3.1 Soils

The following table provides the soil characteristics for each soil type expected to be found on the project site, according to the USDA Natural Resources Conservation Service website (see Figure 4). Groundwater encountered during the construction will be pumped from the open excavations and discharged to approved sediment trapping devices in accordance with NYSDEC guidelines.

Table 1: Characteristics of Anticipated Soil Types within Project Site

% of SITE	SOIL SYMBOL	SOIL TYPE	FARMLAND CLASSIFICATION	SLOPES	DRAINAGE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
98.2	Ud	Udorthents, smoothed	Not prime farmland	0-8%	Well drained	~36 to 72 inches	>80 inches
1.8	Ur	Urban Land	Not prime farmland				

2.3.2 Surface Water Resources and Floodplains

According to NYSDEC Wetland and Stream information available through GIS (Figure 5), the EAF Mapper, and National Wetland Inventory mapping, there are no wetlands or other waterbodies on or near the project site.

Therefore, the proposed project will not result in any adverse impacts to wetlands or streams.

2.4 Vegetation and Wildlife

According to the NYSDEC Environmental Resource Mapper (Figure 6), there are known occurrences of the atlantic sturgeon, shortnose sturgeon, and bald eagle on or in the vicinity of the project site.

According to the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), the project lies within the range of records for indiana bat (endangered) and the monarch butterfly, a candidate species. Candidate species are not regulated by the USFWS (See Attachment A). The IPaC also states that there are no critical habitats at the project location.

The proposed project will require clearing of the entire wooded site (2.5 acres) for construction of the proposed apartment building. To avoid direct or indirect take of bat species, it is recommended that any forest clearing take place between October 30 and March 31, as during this time, the bats would be hibernating and not present onsite.

The atlantic sturgeon and shortnose sturgeon are aquatic species and are found within the Hudson River or immediately adjacent tributaries. The Hudson River is approximately 1,450 feet away from the project site, and therefore the proposed project will not result in any adverse impacts to these species.

An information request has been submitted to NYSDEC for further information regarding the bald eagle. However, based on the NYSDEC Environmental Resource Mapper, the centroid for the bald eagle element occurrence record appears to lie in the vicinity of the Poughkeepsie Rural Cemetery. The heavily traveled NYS Route 9 and the offices for Central Hudson Gas & Electric, lie between the project site and the element occurrence record.

Based on Google Earth, the area within 330 feet of the southern edge of the property is dominated by the heavily traveled NYS Route 9 and the northern portion of the Central Hudson Gas & Electric offices. From 330 to 660 feet from the southern property boundary, the area is dominated by the parking lots for Central Hudson Gas & Electric offices. From 660 to approximately 2,795 feet, the area is dominated by the Poughkeepsie Rural Cemetery. A pond, in the center of the Poughkeepsie Rural Cemetery, which may be close to the location of the bald eagle nest, is more than a ½ mile (2,795 feet) from the southern limits of the project area. Given the intervening highway and commercial land use, and the ½ mile distance from the project area, it is unlikely that the construction or operation of the proposed project will have adverse impacts on the bald eagle. LaBella is making an inquiry to NYSDEC Region 3 to determine the location of the nest and to consult on the bald eagle as necessary.

The project site lies in the vicinity of a significant natural community as shown by the crosshatched pattern on figure 6. This significant natural community is the Hudson River Estuary. The project site lies approximately 1,450 feet away from the Hudson River, and thus is not expected to have any effect on the significant natural community.

2.5 Historic and Archaeological Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), there are no National or State Historic Register sites on the project site nor are there any located substantially contiguous to the site.

Approximately 500 feet away from the project site, along the eastern border of Academy Street, there is a National Register Historic Building Site. The Matthew Vassar Estate (NR# 90PR04179) is located at Academy Street in the City of Poughkeepsie and is listed on the National Register. The estate was nominated for its significance based on National Register Criterion C, due to its representation of Mid-19th Century Gothic Revival Architecture

The project site is located within a known archaeologically sensitive area. Therefore, a consultation request has been submitted to NYSOPRHP.

2.6 Environmental Contamination

On-site

Historic uses of the project site include a filling station (circa 1952), with no indication of automotive work that would generate waste oils was provided. Other former uses of the project site include a freight yard, warehouse, coal and coke storage, and a fuel company with five apparent storage tanks. By the 1980s, all structures were removed from the property and it appears as it does today, wooded and overgrown.

A Phase I ESA was completed for the site by LaBella and documented in a July 7, 2022 report. The following recognized environmental conditions (RECs) and significant data gaps (SDGs) were identified in the report for further investigation to determine potential impacts to the site's subsurface soil and groundwater.

RECs: The Subject Property was developed as a freight yard in or before 1936, and has also been used as a biscuit warehouse, an office, a filling station with two gasoline tanks, coal and coke storage, and a fuel company, and five features that appeared to be aboveground gasoline storage systems were on the property.

SDGs: In at least the mid-1900s, the northern adjoining property was previously a filling station with eight gasoline tanks. The southern adjoining property was developed in or before the 1940s and has been used as a filling station, auto repair, a lumber yard, and a railroad spur extended to this property. Additionally, an eastern adjoining property was noted in the EDR report to have previously been a gas station and trucking terminal, and truck-sized features are visible on this property in historical aerial photographs. No information has been provided regarding the condition of the subsurface on these adjoining properties, and it is unknown if impacts to the Subject Property may have occurred.

The Limited Phase II ESA investigation included:

- Subsurface utility mark out and/or use a magnetometer (geophysical survey) to assess for evidence of underground storage tanks (USTs) and backfilled excavations in limited accessible areas at the site.

- Shallow and subsurface sampling at various site locations to assess soil and groundwater conditions.

Based on the completion of this investigation, the following findings were made:

- The geophysical survey did not identify anomalies suggestive of USTs or backfilled excavations in the eastern site area.

- Select SVOCs (primarily PAHs) and metals exceeded soil cleanup guidelines (SCGs) (arsenic, lead, and mercury in shallow soil; lead, mercury, and selenium in groundwater). The majority of the samples came from locations/intervals where fill materials (coal/ash, slag, building materials) were noted. As such, the detections appear related to the presence of these fill materials and are not indicative of a chemical or petroleum release. Metals noted in dissolved groundwater samples are interpreted to likely represent a “false positive” caused by fine particulate passing through the filtration medium and are likely not representative of actual groundwater conditions. VOCs and herbicides were either detected at trace concentrations less than SCGs, or were not detected above laboratory MDLs.

  While these SVOC and metals results may be associated with former site activities, they were identified in intervals containing fill materials, and no direct exposure is anticipated under current site conditions. Should the material be excavated or dewatering be planned, as in the proposed project, then excavated materials and/or groundwater would need to be handled and disposed of properly. Fill material can be reused on site, consistent with 6 NYCRR Part 360.13(c) as backfill for the excavation

from which the fill material was taken, or as fill in areas of similar physical characteristics on the Site. If fill material exhibits historical or visual evidence of contamination (including odors), and will be used in an area with public access, the relocated fill material must be covered with a minimum of 12 inches of soil or fill material that meets the criteria for general fill.

- During subsequent installation of test pits in November to support redevelopment engineering designs, one of the five test pits encountered subsurface fill material (including ash layers) and exhibited an odor and a PID reading of 6.9 ppm. Based on the field observations, a spill was called in to NYSDEC who assigned Spill # 2206980. As these conditions were not noted in the four other test pits installed on the Site nor in the soil borings installed in July 2022, the area with the odor and PID reading appeared to be isolated. LaBella contacted NYSDEC Case Manager, Michael Kilmer, with the plan that the impacted fill material be excavated and disposed of off-Site as part of site redevelopment activities.

- Bulk building materials samples were obtained from various site areas of observed debris on-Site. Among the 67 samples of building materials collected, one material (black asphalt shingles located near and in SS-3C) was identified as ACM. If this material is disturbed during Site redevelopment activities, excavated building materials and associated soils will be Regulated Asbestos-Containing Material (RACM) and disturbance of this material would constitute a form of asbestos abatement and require associated NYSDOL Site-specific variance. LaBella recommends treating this area of buried building debris as RACM since the shingles were broken up and mixed in with other roofing debris, and also since the condition of the debris prevented identify and sampling of all building materials emplaced in this Site area. If other RACM debris is discovered and planned for disturbance during redevelopment, then that material needs to either be tested to confirm if it is not RACM or assumed to be RACM and managed and disposed as such. While the horizontal limits of this RACM were not identified, we estimate an approximate area of 600 square feet. Based on an approximate thickness of 1 foot, project planning could estimate approximately 25 cubic yards of material.

Off-site

Central Hudson Gas and Electric (CHG&E) facility at 284 South Avenue is identified on the Recovered Govt. Archives Landfill (RGA LF) Database in the years 1992 to 1996. This property is adjoining the Subject Property to the southwest but is approximately 250 feet away across Route 9. CHG&E is listed as a RCRA small quantity generator and a RCRA large quantity generator, generating mercury, paint thinner, and corrosive and ignitable waste. No information has been provided indicating a release of hazardous waste to the property and this facility is downgradient of the project site. Therefore, the RCRA generator status of this facility is not expected to have impacted the project.

2.7 Traffic and Parking

2.7.1 Traffic

According to the Institute of Transportation Engineers (ITE) Traffic Generation Manual, 11th Edition, multifamily housing, specifically 87 apartment units, (Land Use Code 221) is expected

to generate 27 vehicle trip ends (vtes) per weekday a.m. peak hour of adjacent street traffic (6 entry/21 exit) and 34 vtes per weekday p.m. peak hour of adjacent street traffic (21 entry/13 exit). The total of 27 a.m. peak hour vtes and total of 34 p.m. peak hour vtes, are each below the NYSDOT and ITE guideline of 100 peak hour trips for warranting a detailed traffic analysis.

Therefore, it is safe to assume that the proposed project will not adversely affect the traffic operations on the surrounding roadway network.

2.7.2 Parking

A parking assessment was undertaken to compare the number of parking spaces proposed for the project against industry standards, the city's zoning code, and other local zoning codes. The South Avenue Multifamily Development consists of 87 single bedroom apartment units with 115 parking spaces. The Institute of Transportation Engineers' (ITE) Parking Generation Manual, 5th Edition, is the industry standard for estimating parking spaces for proposed land uses based on studies of similar existing developments. Land use code (LUC) 221 for Multifamily Housing (mid-rise) was used to estimate the number of parking spaces for the project. A range of parking rates is provided in Parking Generation that include the average rate, the 33rd percentile rate, and the 85th percentile rate. The parking generation is summarized in Table 2.

Table 2: Parking Generation Summary

LUC 221 Multifamily Housing (Mid-rise)		
	Rate	Spaces
Average	0.75	65
33rd Percentile	0.65	57
85th Percentile	0.87	76

Rate: spaces per bedroom

As the table shows, the proposed number of parking spaces exceeds the estimates provided by Parking Generation. The city's draft zoning code requires 1.25 spaces per bedroom which totals 112 spaces. The City of Newburgh requires 0.75 spaces per bedroom (65 spaces) and the City of Beacon requires 1.0 space for each dwelling unit (87 spaces).

Based on ITE's industry parking standard and other local city zoning codes, it is anticipated that the project is proposing sufficient parking at 115 spaces.

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: South Avenue Multi-Family Development		
Project Location (describe, and attach a general location map): South Avenue, City of Poughkeepsie, Dutchess Co., New York ; Tax Parcel ID 6061-52-937583		
Brief Description of Proposed Action (include purpose or need): The Applicant, ARGO Development is seeking site plan approval from the City of Poughkeepsie, to develop an 87-unit, mid-rise multifamily residential development with underground and surface-level parking. The proposed action will be located on an approximately 2.76-acre parcel on the west side of South Avenue (Tax Lot 937583) in the City of Poughkeepsie. The proposed action includes construction of a five-story building with 87, one-bedroom, apartments located over one level of underground parking (60 spaces), and 56 off-street surface parking spaces (115 total). The parcel is currently a wooded lot. The parcel is located within the R-D, Research and Development District. Residential development is a permitted use within the R-D zone, subject to the requirements of the High-Density R-5 District Permitted Uses [Section 19-3.16(2)], and further subject to all other requirements applicable to High-Density R-5 District residential development. Primary access will be provided via South Avenue. Municipal water and sanitary sewer connections are available in South Road. The proposed ground disturbance is approximately 2.5 acres. Since the site will have more than 1 acre of ground disturbance, the proposed action will also require a SPDES General Permit for stormwater. An area variance for 116 parking spaces is required from the ZBA.		
Name of Applicant/Sponsor: ARGO Development (Contact: Mr. Michael Abuladze, CEO)	Telephone: 914-494-2610 E-Mail: mike@argodev.com	
Address: 95 Chestnut Ridge Road		
City/PO: Montvale	State: NJ	Zip Code: 07645
Project Contact (if not same as sponsor; give name and title/role): Same as Applicant/Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): South Ave Real Est Assoc LLC	Telephone: 914-494-2610 E-Mail: mike@argodev.com	
Address: 510 Haight Ave		
City/PO: Poughkeepsie	State: NY	Zip Code: 12603

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City of Poughkeepsie Planning Board - Site Plan Approval	Winter 2022
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City of Poughkeepsie Zoning Board of Appeals - Area Variance (parking)	Winter 2023
d. Other local agencies ☑Yes ☐No	City of Poughkeepsie DPW - Highway Work Permit; Water & Sewer Connections	Winter 2022/2023
e. County agencies ☑Yes ☐No	Dutchess County Planning - GML 239-m Referral	Winter 2022
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES GP-0-20-001; SWPPP; NYSOPRHP SHPO consult, NYSDOT - Drainage	Winter 2022/2023
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Dutchess County Greenway Compact Program; Hudson River Valley Greenway

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Research and Development District (R-D)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Poughkeepsie City School District

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
Eastman Park, Harriet Tubman Park, Murphy Park, Mansion Square Park, Kaal Rock Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential Development - Apartments

b. a. Total acreage of the site of the proposed action? 2.76 acres
b. Total acreage to be physically disturbed? ~2.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.76 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	0	0	0	87
At completion of all phases	0	0	0	87

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes: The apartment units would require 110 gallons per day. Assuming 87 apartment units (110 gpd) x 87 units = 9,570 GPD.

i. Total anticipated water usage/demand per day: 9,570 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: The City of Poughkeepsie Townwide Water District
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:
NA

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: NA gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes: The apartment units would require 110 gallons per day. Assuming 87 apartment units (110 gpd) x 87 units = 9,570 GPD.

i. Total anticipated liquid waste generation per day: 9,570 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie Sewage Treatment Plant
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

NA

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.48 acres (impervious surface)

_____ Square feet or 2.76 acres (parcel size)

ii. Describe types of new point sources. New building, parking lot, sidewalks, pavement

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Areas impacted by development will be diverted to on-site stormwater practices focused on meeting NYSDEC detention and qualitative requirements. In areas not impacted by proposed development, stormwater runoff will continue to flow along existing flow paths.

- If to surface waters, identify receiving water bodies or wetlands:

  No
- Will stormwater runoff flow to adjacent properties? ☑ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☑ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Temporary sources during construction

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Boilers, Electric generation

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

NA

iii. Parking spaces: Existing 0 Proposed 115 Net increase/decrease +115

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Primary access will be provided via South Avenue.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

EV vehicles may be included inside the parking garage.

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

NA

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

NA

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:30AM-9PM
- Saturday: 6:30AM-9PM
- Sunday: 6:30AM-9PM
- Holidays: 6:30AM-9PM

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

The proposed construction activities may result in noise that exceeds local ambient noise levels. These activities are temporary and will be limited to the hours stated in subsection I above.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: The entire project site will be cleared. Adjoining properties are commercial uses.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lightpoles and wall mounted lighting (3000K). Full cut-off. Surrounding properties are commercial uses.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: The entire project site will be cleared. Adjoining properties are commercial uses.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Typical treatments by licensed professionals.

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: NA tons per NA (unit of time)
- Operation : NA tons per NA (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: NA
- Operation: NA

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: NA
- Operation: NA

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): parking lots

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.48	+1.48
• Forested	2.56	0.08	-2.48
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.20	1.20	+1.00
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: None	0	0	0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Precious Keepers LLC (adult day care center); Vassar Brothers Hospital

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? **Unknown** ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 2206980 (open). See Section 2.6.

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): B00190, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

1. Hudson River Waterfront-DeLaval Property (B00190) - Class C: Remediation was successfully completed through the Environmental Restoration Program, and there is an Environmental Easement on the property. 2. Hudson River PCB Sediments (546031) - Class 2: State Superfund Program; Remedial actions vary from deploying signs to installing various covers and are intended to reduce exposures to PCBs in floodplain soils until a permanent remedy is developed. Additionally, a remedial investigation to address floodplain soils in the Upper Hudson River Floodplain under USEPA and State oversight is now underway.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Udorthents, smoothed (Ud)	98.2 %
Urban Land (Ur)	1.8 %
	%

d. What is the average depth to the water table on the project site? Average: ~3-6 feet

e. Drainage status of project site soils:

☑	Well Drained:	98.2 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	98.2 % of site
☐	10-15%:	% of site
☐	15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Wildlife native to Dutchess County

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes: The project site does not contain a designated significant natural community, however it is near the Hudson River Estuary, which is located off-site and west of the project site.
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
NYSDEC: Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon; IPaC: Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. 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? ☐ Yes ☑ No

If Yes: The historic resource is not substantially contiguous to the project site.

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Vassar, Matthew, Estate

iii. Brief description of attributes on which listing is based:

Mid-19th Century Gothic Revival Architecture

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Refer to Figure 8

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Refer to Figure 8

iii. Distance between project and resource: 0-5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Michael Abuladze, ARGO Development Date 1/27/22

Signature Krithika Prabhakaran, Agent for Applicant Krithika Prabhakaran Title Urban Planner, LaBella Associates

PRINT FORM



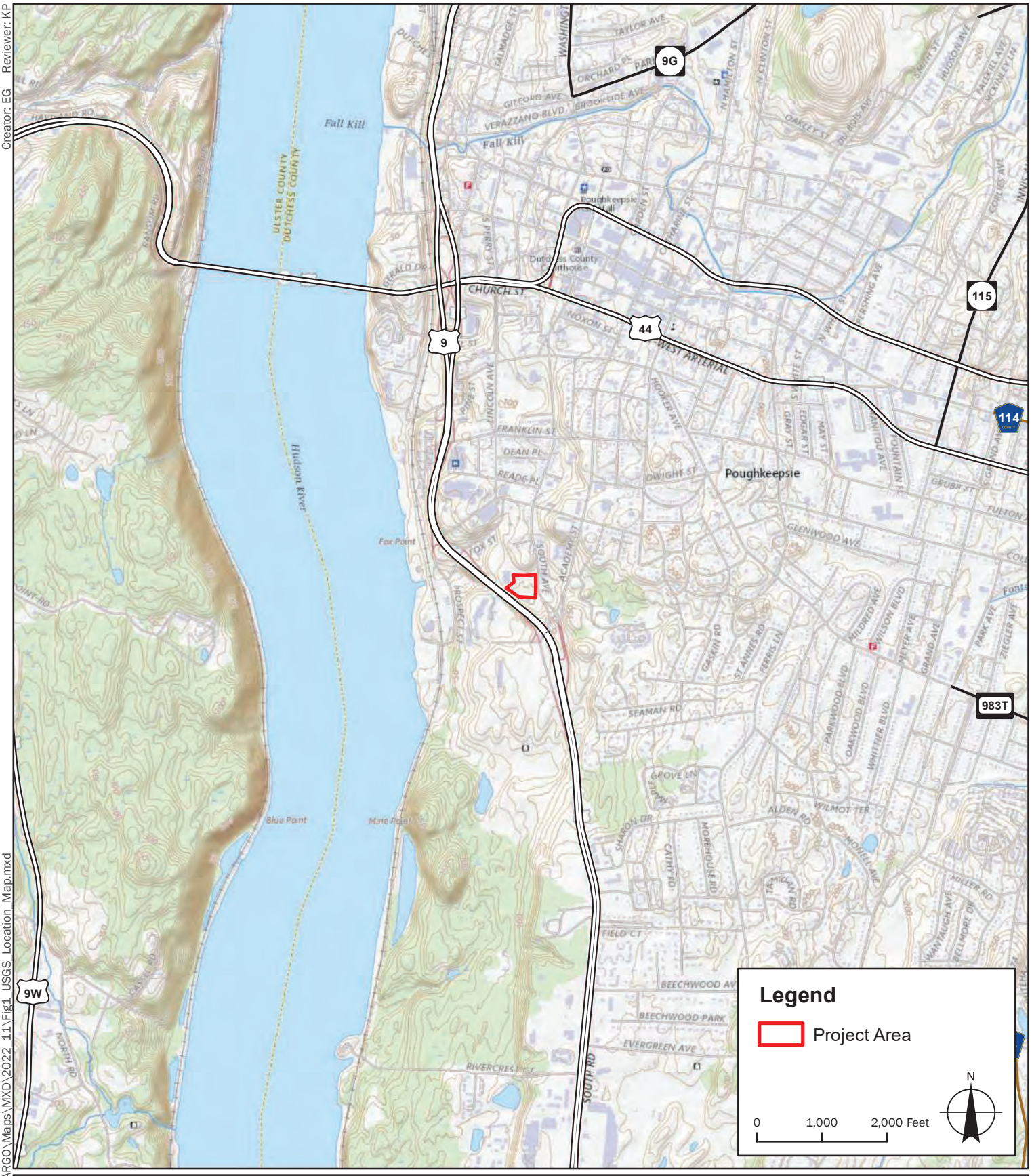
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00190, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Vassar, Matthew, Estate
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

FIGURES



Creator: EG Reviewer: KP

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Sources:
1. Project Area: LaBella 2022; Regrid 2021
2. Streets: NYS GIS Program Office 2022
3. Basemap: USGS Topo Map

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South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/14/2022

USGS Location Map

FIGURE 1



Creator: EG Reviewer: KP

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Sources:
1. Project Area: LaBella 2022
2. Tax Parcels: Regrid 2021
3. Streets: NYS GIS Program Office 2022
4. Basemap: Bing Maps

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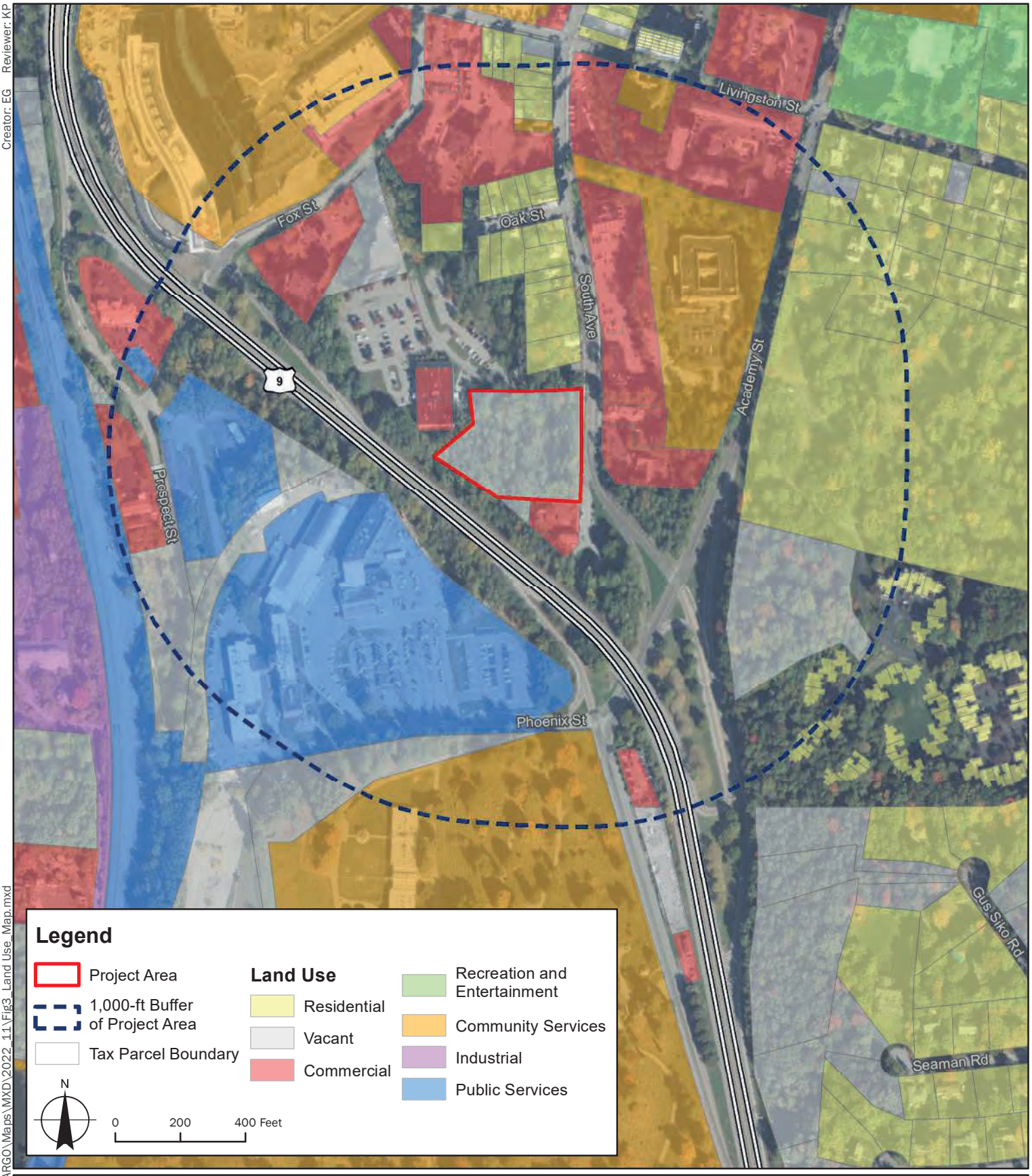
South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/14/2022

Orthophoto Tax Map

FIGURE 2



Creator: EG Reviewer: KP

Path: B:\GIS\DIG\Projects\FEAF\ARGO\Maps\MXD\2022_11\Fig3_Land Use_Map.mxd

Sources:
1. Project Area: LaBella, 2022
2. Tax Parcels: Regrid, 2021
3. Land Use: Regrid, 2021
4. Streets: NYS GIS Program Office, 2022
5. Basemap: Bing Maps

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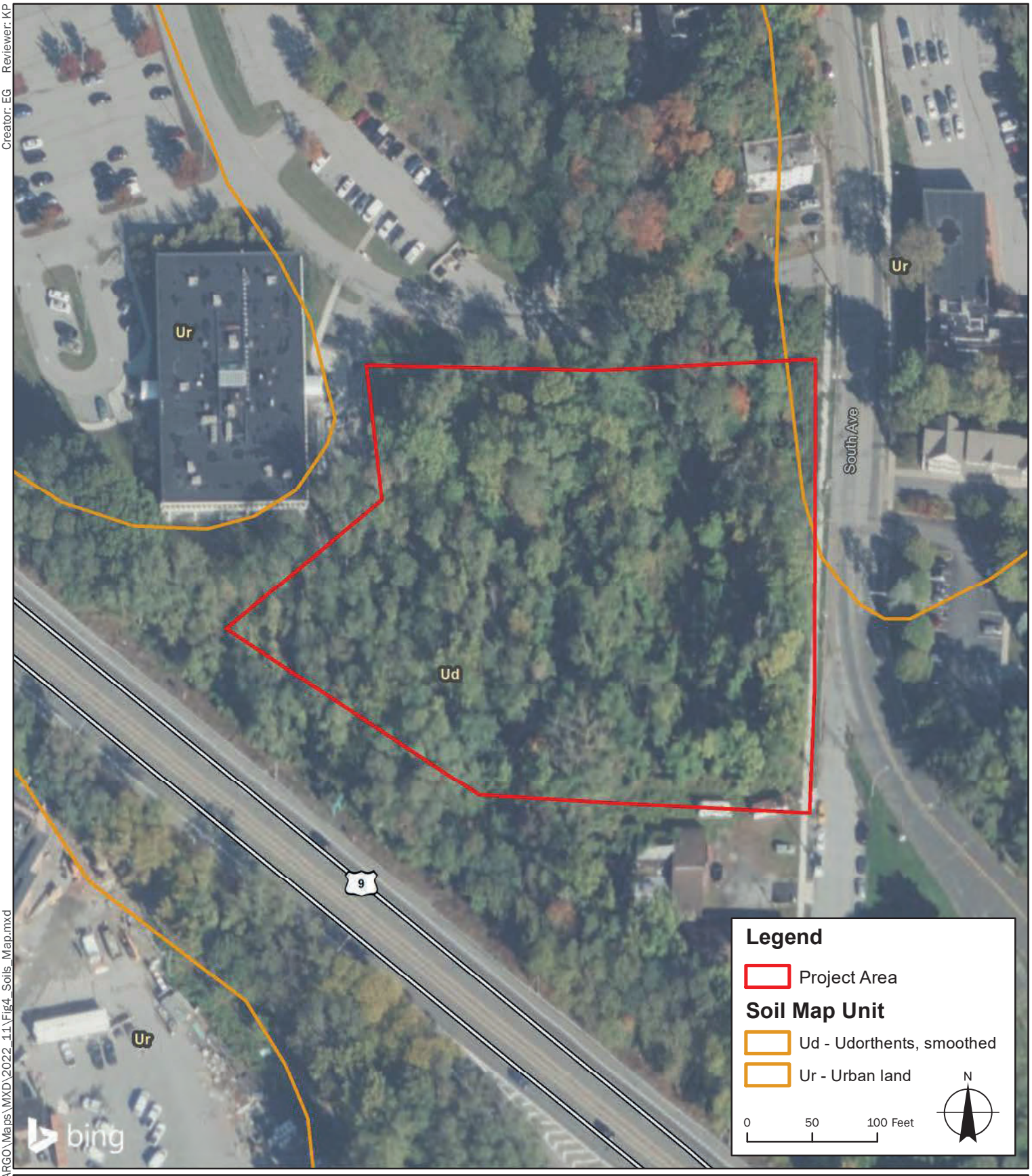
South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/14/2022

Land Use Map

FIGURE 3



Creator: EG Reviewer: KP

Path: B:\GIS\DIG\Projects\FEAF\ARGO\Maps\MXD\2022_11\Fig4_Soils_Map.mxd

Sources:
1. Project Area: LaBella 2022
2. Soil Map Unit: USDA/NRCS 2021
3. Streets: NYS GIS Program Office 2022
4. Basemap: Bing Maps

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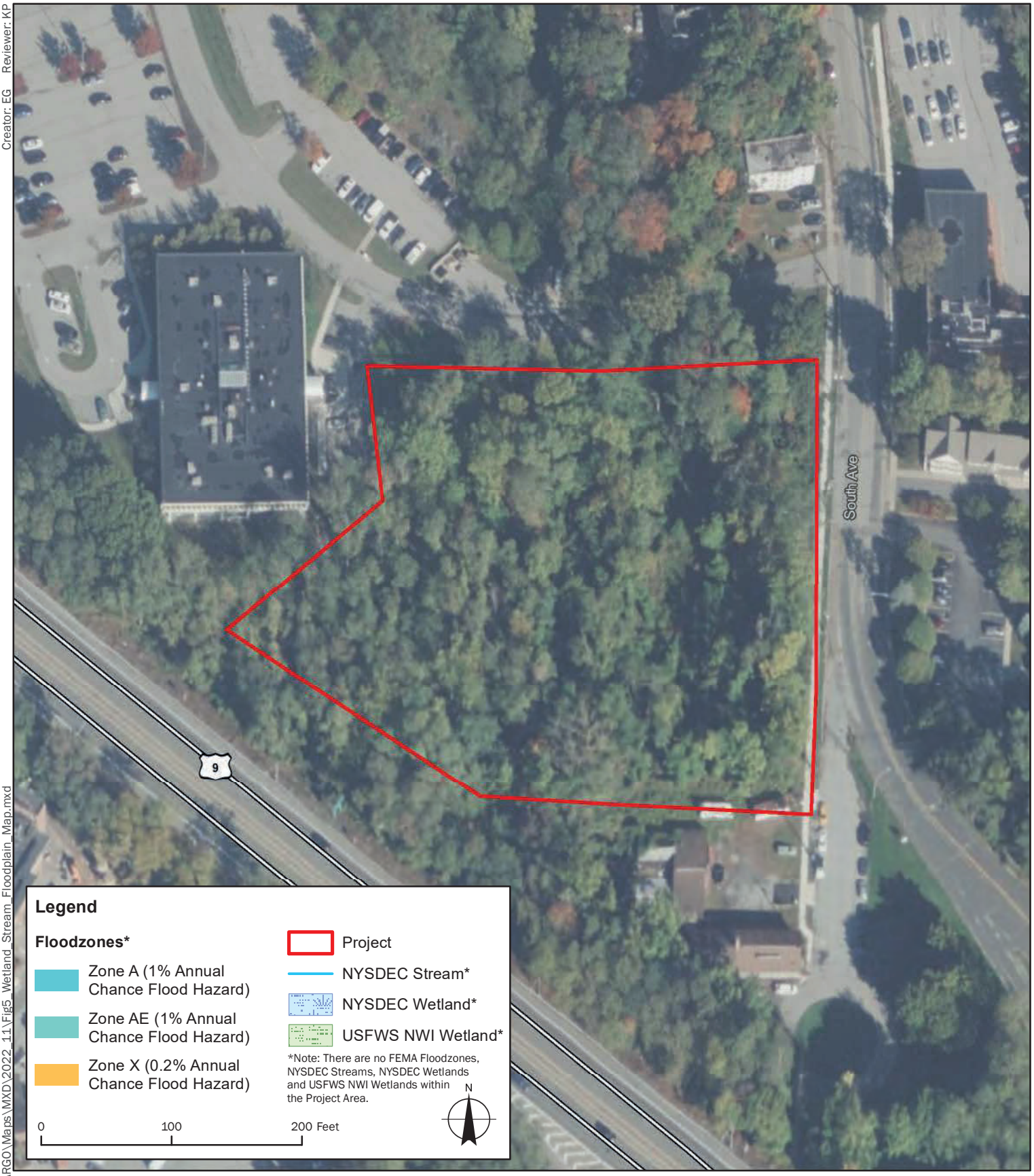
South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/14/2022

Soils Map

FIGURE 4



Creator: EG Reviewer: KP

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Sources:
1. Project Area: LaBella 2022; Regrid 2021
2. NYSDEC Streams: NYSDEC 2021
3. NYSDEC Wetlands: NYSDEC 2006
4. NWI Wetlands: USFWS 2022
5. Flood Zones: FEMA 2021
6. Streets: NYS GIS Program Office 2022
7. Basemap: Bing Maps

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South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/14/2022

Wetland, Stream, and Floodplain Map

FIGURE 5



Creator: EG Reviewer: KP

Path: B:\GIS\DIG\Projects\FEAF\ARGO\Maps\MXD\2022_11\Fig6_DEC_ERM_Map.mxd

Sources:
1. Project Area: LaBella 2022
2. Rare Plants or Animals and Significant Natural Communities: NYSDEC Environmental Resource Mapper (ERM) 2022
3. NYSDEC Wetlands: NYSDEC 2006
4. Streets: NYS GIS Program Office 2022
5. Basemap: Bing Maps

LaBella
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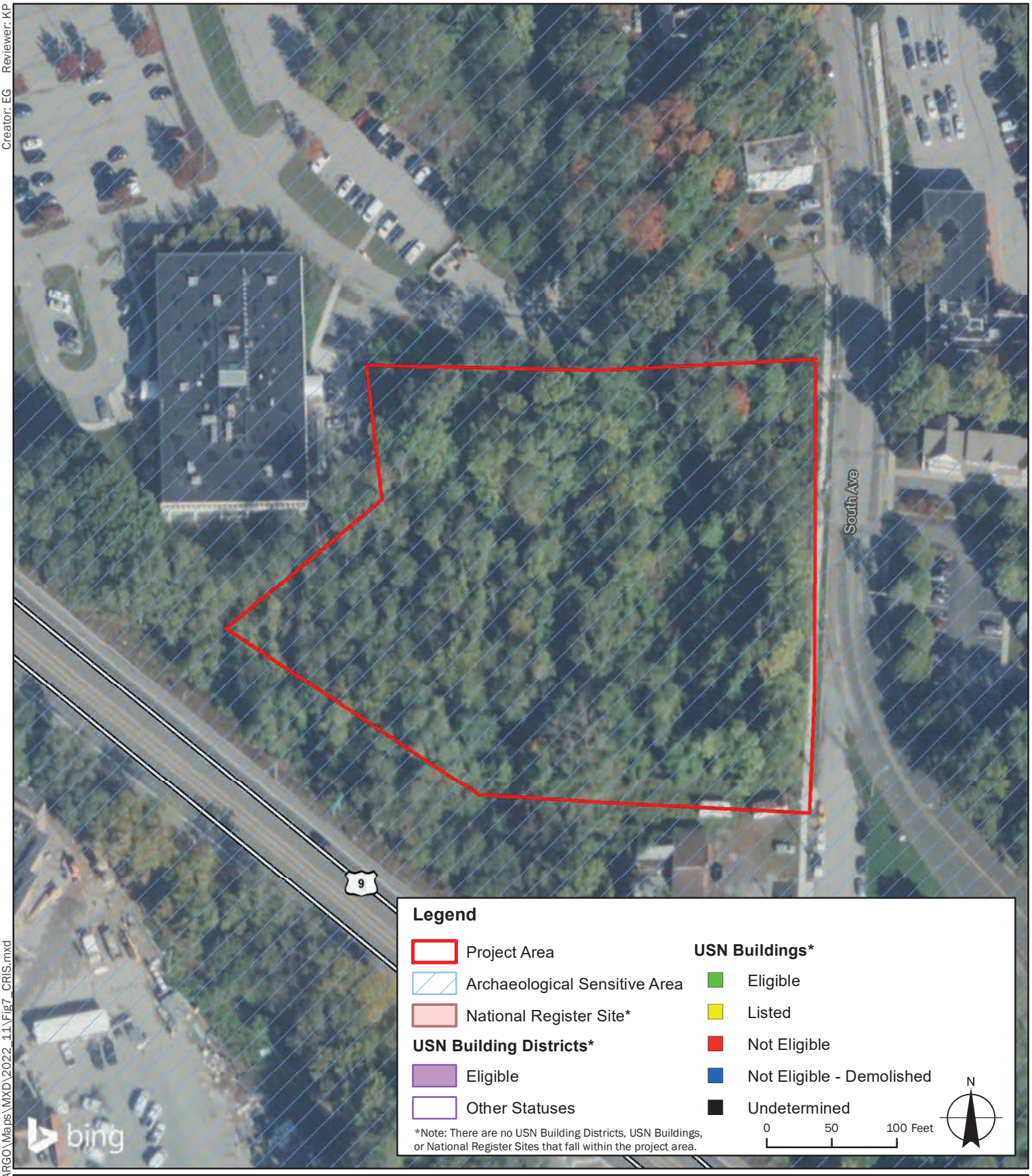
South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/15/2022

NYSDEC Environmental Resource Map

FIGURE 6



Creator: EG Reviewer: KP

Path: B:\GIS\DIG\Projects\FEAF\ARGO\Maps\MXD\2022_11\Fig7_CRIS.mxd

Sources:
1. Project Area: LaBella, 2022
2. Archaeologically Sensitive Areas/National Register Sites: NYSOPRHP Cultural Resource Information System (CRIS), 2022
3. Streets: NYS GIS Program Office, 2022
4. Basemap: Bing Maps

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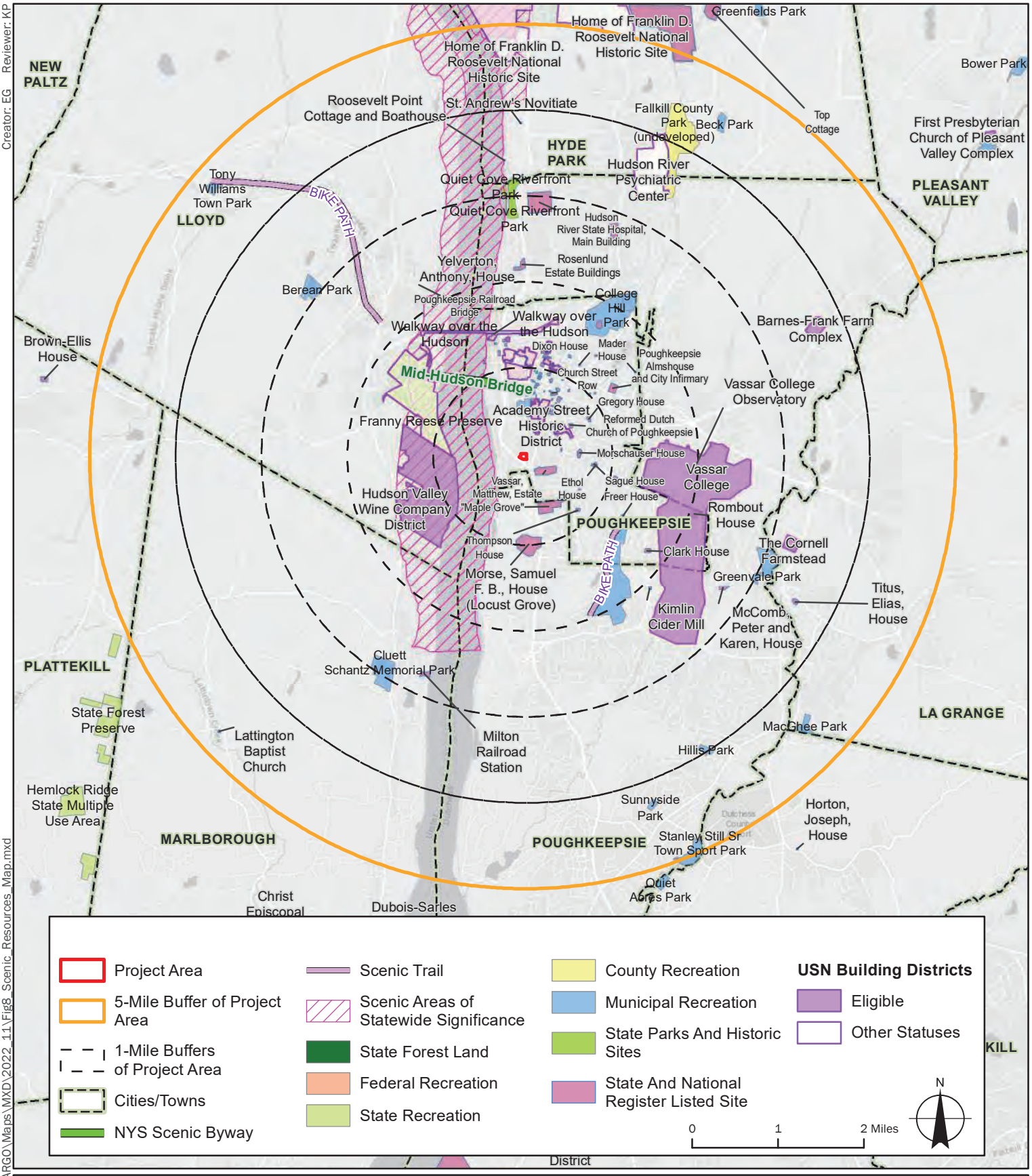
South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/15/2022

NYSOPRHP Cultural Resource Information System (CRIS) Map

FIGURE 7



Sources:
1. Project Area: LaBella 2022
2. Streets: NYS GIS Program Office 2022
3. Scenic Resources: NYS GIS Program Office; NYSDEC; NYSDOT; NYSOPRHP; CRIS 2022
4. Basemap: Bing

Note: National and State building districts shown. However, isolated listed and eligible buildings are too many to show at this scale.

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South Avenue,
City of Poughkeepsie,
Dutchess Co., New York

South Avenue
ARGO Development

LaBella Project No: 2222201
Date: 11/15/2022

Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources Map

FIGURE 8

Creator: EG Reviewer: KP

Path: B:\GIS\DIG\Projects\FEAF\ARGO\Maps\MXD\2022_11\Fig8_Scenic_Resources_Map.mxd

Attachment A
United States Fish and Wildlife Service (USFWS) Informal Species List

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.

NOT FOR CONSULTATION

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

http://www.fws.gov/northeast/nyfo/es/section7.htm

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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 species[1] 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 Fisheries[2]).

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).

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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 Myotis sodalis 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 Danaus plexippus 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.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

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.

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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 *Haliaeetus leucocephalus* 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
Blue-winged Warbler *Vermivora pinus* 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
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
Eastern Whip-poor-will *Antrostomus vociferus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
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

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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.

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▪ probability of presence ▪ breeding season | survey effort – no data



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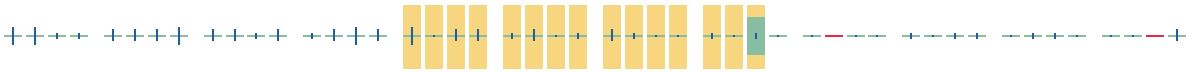
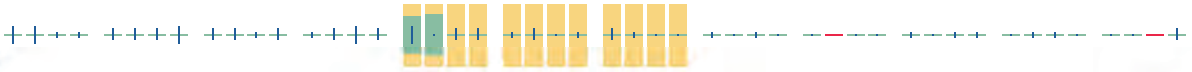
Eastern Whip-poor-will BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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



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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

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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.

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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.

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Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

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.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

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 tuberficid 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.

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THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: ARGO Development, Applicant

From: Natalie Quinn, Development Director

Date: February 17, 2023

Re: South Avenue #937583, #PB2023-055 - SEQRA Classification

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes the construction of an 87 unit, 5 story mid-rise multifamily residential development with underground and surface-level parking.

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).

January 27, 2023

Ms. Anne Saylor, Chair
Poughkeepsie Planning Board
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

RE: Parking Assessment
South Avenue Multifamily Development
City of Poughkeepsie, NY
LaBella Project: 2222201

Dear Ms. Saylor:

LaBella Associates has completed a Parking Generation Assessment for the South Avenue Multifamily Development in the City of Poughkeepsie. The purpose of this assessment is to compare the number of parking spaces proposed for the project against industry standards, the city's zoning code, and other local zoning codes.

The South Avenue Multifamily Development consists of 87 single bedroom apartment units with 115 parking spaces. The Institute of Transportation Engineers' (ITE) *Parking Generation Manual, 5th Edition*, is the industry standard for estimating parking spaces for proposed land uses based on studies of similar existing developments. Land use code (LUC) 221 for Multifamily Housing (mid-rise) was used to estimate the number of parking spaces for the project. A range of parking rates is provided in *Parking Generation* that include the average rate, the 33rd percentile rate, and the 85th percentile rate. The parking generation is summarized in Table 1.

Table 1 – Parking Generation Summary

LUC 221 Multifamily Housing (Mid-rise)		
	Rate	**Spaces**
Average	0.75	65
33rd Percentile	0.65	57
85th Percentile	0.87	76

Rate: spaces per bedroom

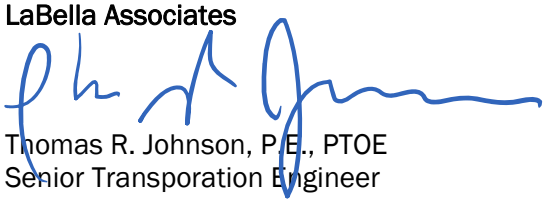
As the table shows, the proposed number of parking spaces exceeds the estimates provided by *Parking Generation*. The parking results from the *Parking Generation Manual* are attached.

The city's draft zoning code requires 1.25 spaces per bedroom which totals 112 spaces. The City of Newburgh requires 0.75 spaces per bedroom (65 spaces) and the City of Beacon requires 1.0 space for each dwelling unit (87 spaces).

Based on ITE's industry parking standard and other local city zoning codes, it is LaBella's professional opinion that the project is proposing sufficient parking at 115 spaces. We are providing this information to you for review as the applicant will be seeking an area variance for parking from the Zoning Board of Appeals.

Respectfully submitted,

LaBella Associates



Thomas R. Johnson, P.E., PTOE
Senior Transporation Engineer

Attachment

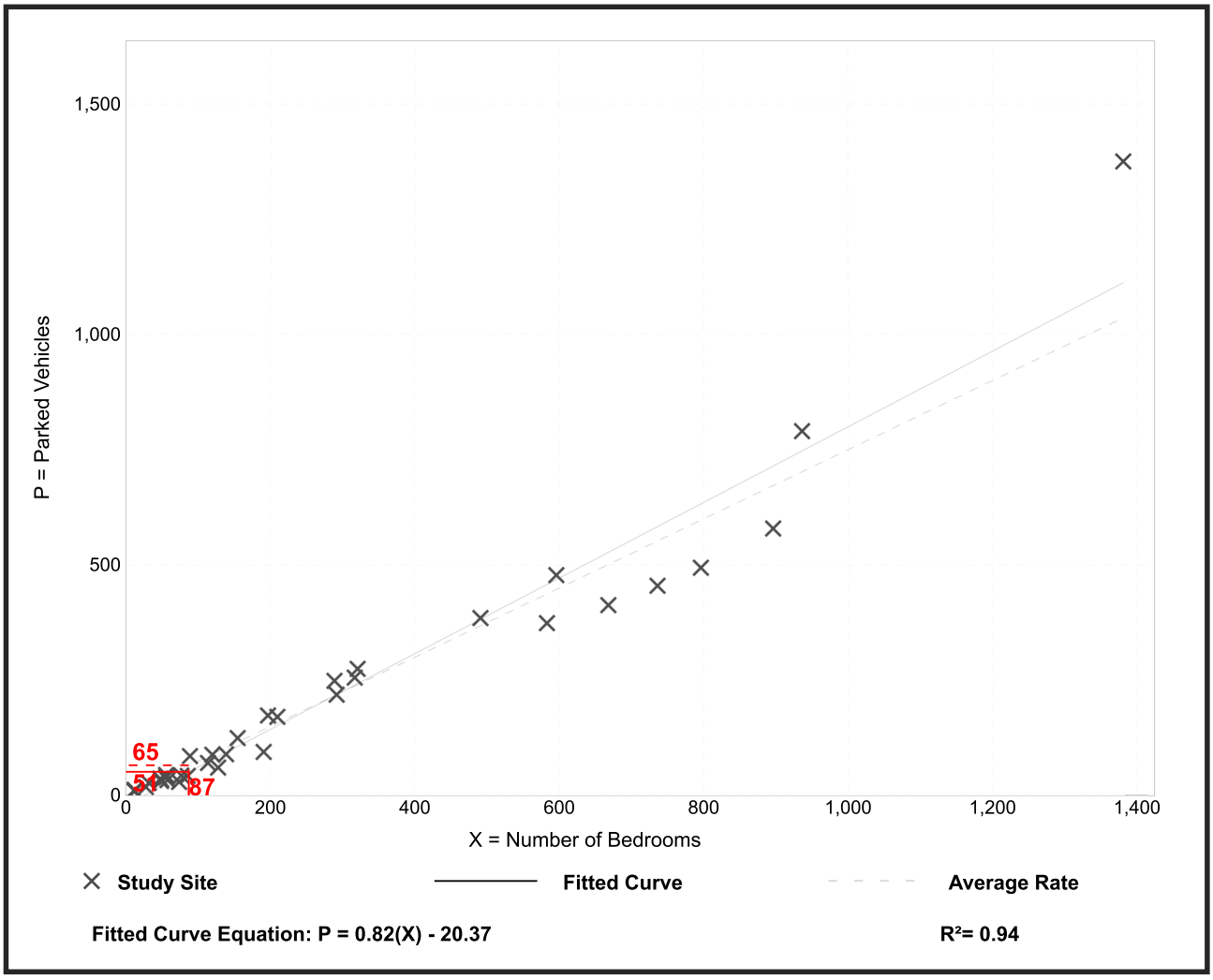
Multifamily Housing (Mid-Rise)
(221)

Peak Period Parking Demand vs: **Bedrooms**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban (no nearby rail transit)**
Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**
Number of Studies: 35
Avg. Num. of Bedrooms: 294

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 (20%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

Hydraulic Overview

Job Number: 2497
Report Description: Ordinary Group I

Job

Job Number: 2497	Design Engineer: Paul Tirums
Job Name: South Avenue	Phone: 914-490-3269
Address 1: Multi-Family Development	State Certification/License Number: 073178-1
Address 2: Poughkeepsie, NY 12601	AHJ: City of Poughkeepsie
Address 3:	Job Site/Building: Parking Garage

System

Density: 0.15 gpm/ft²	Area of Application: 2030 ft² (Actual 2030 ft²)
Most Demanding Sprinkler Data: 5.6 K-Factor 19.50 at 12.125	Hose Streams: 250.00
Coverage Per Sprinkler: 130 ft²	Number Of Sprinklers Calculated: 17 0
System Pressure Demand: 51.679	System Flow Demand: 350.08
Total Demand: 600.08 @ 51.679	Pressure Result: +30.140 (36.8%)

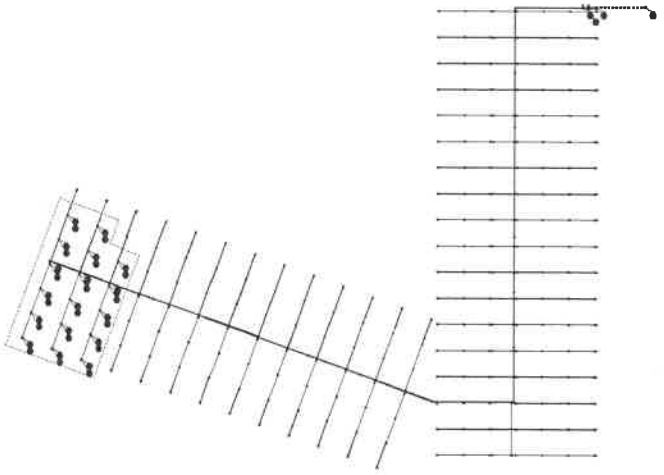
Supplies

Node	Name	Flow(gpm)	Hose Flow(gpm)	Static(psi)	Residual(psi)
110	Water Supply	919.00	250.00	110.000	48.000

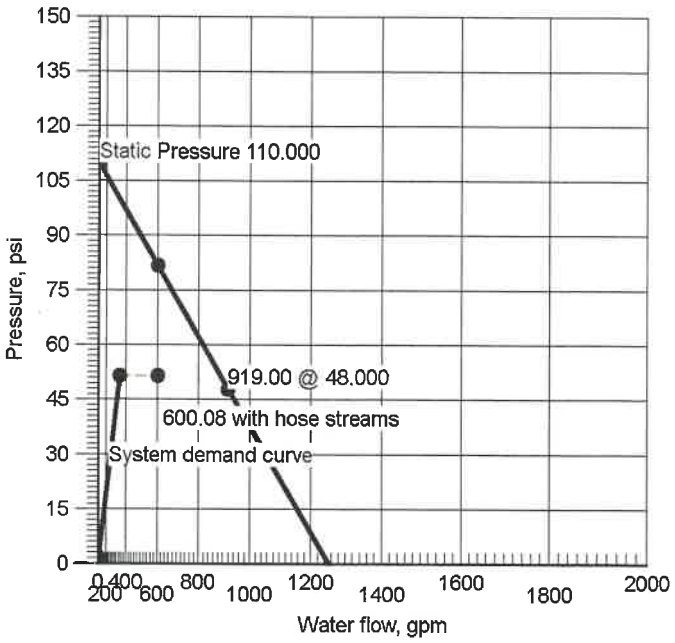
Check Point Gauges

Identifier	Pressure(psi)	K-Factor(K)	Flow(gpm)

Garage 1.17.23.cad



Water Supply at Node 110 (919.00, 0.00, 110.000, 48.000)



Hydraulic Summary

Job

Job Number: 2497	Design Engineer: Paul Tirums
Job Name: South Avenue	State Certification/License Number: 073178-1
Address 1: Multi-Family Development	AHJ: City of Poughkeepsie
Address 2: Poughkeepsie, NY 12601	Job Site/Building: Parking Garage
Address 3:	Drawing Name: Garage 1.17.23.cad

System

Most Demanding Sprinkler Data: 5.6 K-Factor 19.50 at 12.125

Hose Allowance At Source: 250.00

Additional Hose Supplies

Node	Flow(gpm)

Total Hose Streams: 250.00

System Flow Demand	Total Water Required (Including Hose Allowance)
350.08	600.08

Maximum Pressure Unbalance In Loops: 0.000

Maximum Velocity Above Ground: 11.71 between nodes 106 and 118

Maximum Velocity Under Ground: 3.63 between nodes 110 and 109

Volume capacity of Wet Pipes	Volume capacity of Dry Pipes
115.93 gal	497.93 gal

Remote Area(s)

Occupancy	Job Suffix
Ordinary Group I	

Density	Area of Application
0.15 gpm/ft²	2030 ft² (Actual 2030 ft²)

Number Of Sprinklers Calculated	Number Of Nozzles Calculatec	Coverage Per Sprinkler
17	0	130 ft²

AutoPeak Results: Pressure For Remote Area(s) Adjacent To Most Remote Area: Right: 50.322

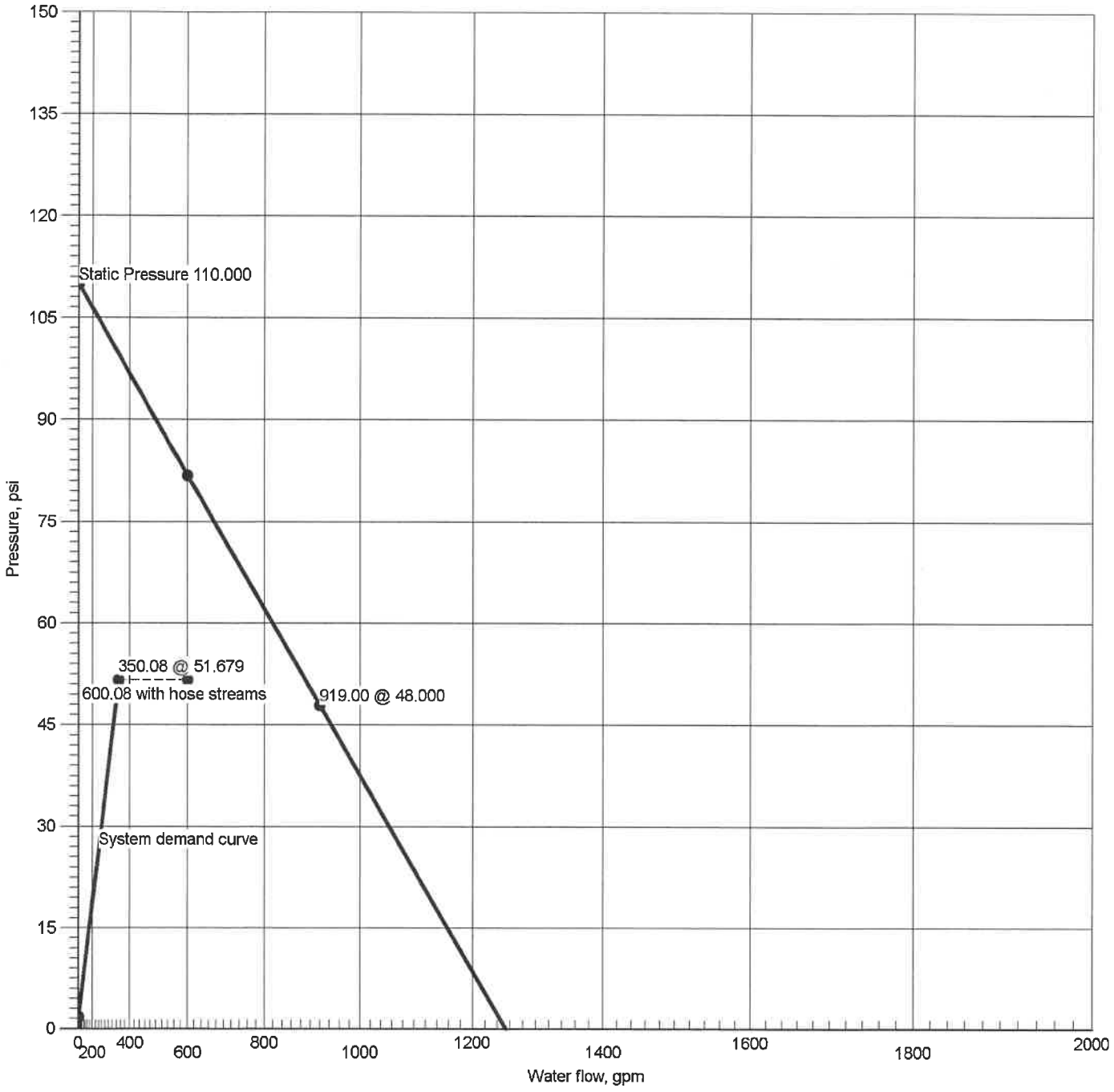
Supplies

Node	Name	Hose Flow (gpm)	Static (psi)	Residual (psi)	@	Flow (gpm)	Available (psi)	@	Total Demand (gpm)	Required (psi)	Safety Margin (psi)
110	Water Supply	250.00	110.000	48.000		919.00	81.820		600.08	51.679	30.140

Contractor

Contractor Number: 21		Contact Name: Amie Gerundo	Contact Title: Designer
Name of Contractor: Calculated Fire Protection		Phone: 845-677-5201	Extension: 7
Address 1: 2510 Route 44		FAX:	
Address 2: Salt Point, NY 12578		E-mail: Amie@calculatedfire.com	
Address 3:		Web-Site: Calculatedfire.com	

Water Supply at Node 110



Hydraulic Graph
Water Supply at Node 110

Static: Pressure
110.000

Residual: Pressure
48.000 @ 919.00

Available Pressure at System Demand
81.820 @ 600.08

Required Pressure at System Demand
51.679 @ 350.08

Required Pressure at System Demand (Including Hose Allowance at Source)
51.679 @ 600.08

Summary Of Outflowing Devices

Device		Actual Flow (gpm)	Minimum Flow (gpm)	K-Factor (K)	Pressure (psi)			
⇨ **Sprinkler**	**1**	**19.50**	**19.50**	**5.6**	**12.125**			
Sprinkler	2	19.54	19.50	5.6	12.176			
Sprinkler	3	19.63	19.50	5.6	12.290			
Sprinkler	4	19.67	19.50	5.6	12.341			
Sprinkler	5	19.69	19.50	5.6	12.357			
Sprinkler	6	19.82	19.50	5.6	12.524			
Sprinkler	7	20.10	19.50	5.6	12.886			
Sprinkler	8	20.14	19.50	5.6	12.939			
Sprinkler	9	20.29	19.50	5.6	13.131			
Sprinkler	10	21.08	19.50	5.6	14.170			
Sprinkler	11	21.12	19.50	5.6	14.228			
Sprinkler	12	21.28	19.50	5.6	14.438			
Sprinkler	13	21.37	19.50	5.6	14.567			
Sprinkler	14	21.44	19.50	5.6	14.656			
Sprinkler	15	21.52	19.50	5.6	14.762			
Sprinkler	16	21.58	19.50	5.6	14.851			
Sprinkler	17	22.31	19.50	5.6	15.865			

⇨ Most Demanding Sprinkler Data

Node Analysis

Job Number: 2497
Report Description: Ordinary Group I

Node	Elevation(Foot)	Fittings	Pressure(psi)	Discharge(gpm)	
1	0'-3	Spr(-12.125)	12.125	19.50	
2	0'-3	Spr(-12.176)	12.176	19.54	
3	0'-3	Spr(-12.290)	12.290	19.63	
4	0'-3	Spr(-12.341)	12.341	19.67	
5	0'-3	Spr(-12.357)	12.357	19.69	
6	0'-3	Spr(-12.524)	12.524	19.82	
7	0'-3	Spr(-12.886)	12.886	20.10	
8	0'-3	Spr(-12.939)	12.939	20.14	
9	0'-3	Spr(-13.131)	13.131	20.29	
10	0'-3	Spr(-14.170)	14.170	21.08	
11	0'-3	Spr(-14.228)	14.228	21.12	
12	0'-3	Spr(-14.438)	14.438	21.28	
13	0'-3	Spr(-14.567)	14.567	21.37	
14	0'-3	Spr(-14.656)	14.656	21.44	
15	0'-3	Spr(-14.762)	14.762	21.52	
16	0'-3	Spr(-14.851)	14.851	21.58	
17	0'-3	Spr(-15.865)	15.865	22.31	
110	-4'-0	S	51.679	350.08	
100	-0'-10½	PO(3'-7)	13.433		
101	-0'-10½	PO(3'-7)	13.607		
102	-0'-10½	PO(3'-7)	14.241		
103	-0'-10½	PO(3'-7)	15.604		
104	-0'-10½	PO(7'-0½)	17.435		
105	-0'-10½	PO(7'-0½)	17.504		
106	-0'-10½	PO(7'-0½)	17.752		
107	-6'-5		35.012		
108	-8'-0	T(37'-8½)	46.128		
109	-4'-0	E(17'-7)	51.551		
111	-0'-10½	PO(3'-7)	13.486		
112	-0'-10½	PO(3'-7)	13.661		
113	-0'-10½	PO(3'-7)	14.297		
114	-0'-10½	PO(3'-7)	15.666		
115	-0'-10½	PO(3'-7)	13.679		
116	-0'-10½	PO(3'-7)	13.857		
117	-0'-10½	PO(3'-7)	14.501		
118	-0'-10½	PO(3'-7)	15.889		
119	-0'-10½	PO(3'-7)	16.026		
120	-0'-10½	PO(3'-7)	16.233		
121	-0'-10½	PO(3'-7)	16.120		
122	-0'-10½	PO(3'-7)	16.328		
123	-0'-10½	PO(3'-7)	17.403		

Pipe Type / Downstream / Upstream	Diameter / Elevation	Flow / Discharge	Velocity / K-Factor	HWC / Pt / Pn	Friction Loss / Fittings	Length / Eq. Length / Total Length	Pressure / Summary
• • • • • Route 1 • • • • •							
SP	1.0490	19.50	7.24	100	0.173991	1'-1½	Pf 0.817
1	0'-3	19.50	5.6	12.125	Sprinkler,	3'-7	Pe 0.490
100	-0'-10½			13.433	PO(3'-7)	4'-8½	Pv
BL	1.6820	19.50	2.82	100	0.017455	10'-0	Pf 0.175
100	-0'-10½			13.433			Pe
101	-0'-10½			13.607		10'-0	Pv
BL	1.6820	39.13	5.65	100	0.063320	10'-0	Pf 0.633
101	-0'-10½	19.63		13.607	Flow (q) from Route 3		Pe
102	-0'-10½			14.241		10'-0	Pv
BL	1.6820	59.23	8.55	100	0.136339	10'-0	Pf 1.363
102	-0'-10½	20.10		14.241	Flow (q) from Route 7		Pe
103	-0'-10½			15.604		10'-0	Pv
BL	1.6820	80.31	11.60	100	0.239457	0'-7	Pf 1.831
103	-0'-10½	21.08		15.604	Flow (q) from Route 10	7'-0½	Pe
104	-0'-10½			17.435	PO(7'-0½)	7'-8	Pv
CM	4.2600	123.20	2.77	100	0.005722	12'-0	Pf 0.069
104	-0'-10½	42.89		17.435	Flow (q) from Route 13		Pe 0.000
105	-0'-10½			17.504		12'-0	Pv
CM	4.2600	246.70	5.55	100	0.020674	12'-0	Pf 0.248
105	-0'-10½	80.48 + 43.02		17.504	Flow (q) from Route 2 and 14		Pe
106	-0'-10½			17.752		12'-0	Pv
CM	4.2600	350.08	7.88	100	0.039503	344'-3½	Pf 14.861
106	-0'-10½	81.07 + 22.31		17.752	Flow (q) from Route 5 and 17	31'-11	Pe 2.399
107	-6'-5			35.012	Ee2(3'-9), 3E(9'-4½), 2f(-0.000)	376'-2½	Pv
CM	4.2600	350.08	7.88	120	0.028193	2'-1	Pf 10.430
107	-6'-5			35.012		13'-2	Pe 0.686
108	-8'-0			46.128	DPV(-10.000), E(13'-2)	15'-3	Pv
FR	6.3570	350.08	3.54	120	0.004014	4'-0	Pf 7.157
108	-8'-0			46.128		35'-2½	Pe -1.734
109	-4'-0			51.551	BFP(-7.000), 2E(17'-7)	39'-2½	Pv
UG	6.2800	350.08	3.63	140	0.003202	40'-0	Pf 0.128
109	-4'-0			51.551			Pe
110	-4'-0			51.679	Water Supply	40'-0	Pv
		250.00			Hose Allowance At Source		
110		600.08					
• • • • • Route 2 • • • • •							
SP	1.0490	19.54	7.25	100	0.174657	1'-1½	Pf 0.820
2	0'-3	19.54	5.6	12.176	Sprinkler,	3'-7	Pe 0.490
111	-0'-10½			13.486	PO(3'-7)	4'-8½	Pv
BL	1.6820	19.54	2.82	100	0.017522	10'-0	Pf 0.175
111	-0'-10½			13.486			Pe
112	-0'-10½			13.661		10'-0	Pv
BL	1.6820	39.21	5.66	100	0.063563	10'-0	Pf 0.636
112	-0'-10½	19.67		13.661	Flow (q) from Route 4		Pe
113	-0'-10½			14.297		10'-0	Pv
BL	1.6820	59.36	8.57	100	0.136861	10'-0	Pf 1.369
113	-0'-10½	20.14		14.297	Flow (q) from Route 8		Pe
114	-0'-10½			15.666		10'-0	Pv
BL	1.6820	80.48	11.62	100	0.240371	0'-7	Pf 1.838
114	-0'-10½	21.12		15.666	Flow (q) from Route 11	7'-0½	Pe 0.000
105	-0'-10½			17.504	PO(7'-0½)	7'-8	Pv
• • • • • Route 3 • • • • •							
SP	1.0490	19.63	7.29	100	0.176171	1'-1½	Pf 0.827
3	0'-3	19.63	5.6	12.290	Sprinkler,	3'-7	Pe 0.490
101	-0'-10½			13.607	PO(3'-7)	4'-8½	Pv
• • • • • Route 4 • • • • •							
SP	1.0490	19.67	7.30	100	0.176845	1'-1½	Pf 0.831
4	0'-3	19.67	5.6	12.341	Sprinkler,	3'-7	Pe 0.490
112	-0'-10½			13.661	PO(3'-7)	4'-8½	Pv
• • • • • Route 5 • • • • •							
SP	1.0490	19.69	7.31	100	0.177065	1'-1½	Pf 0.832
5	0'-3	19.69	5.6	12.357	Sprinkler,	3'-7	Pe 0.490
115	-0'-10½			13.679	PO(3'-7)	4'-8½	Pv
BL	1.6820	19.69	2.84	100	0.017764	10'-0	Pf 0.178
115	-0'-10½			13.679			Pe
116	-0'-10½			13.857		10'-0	Pv

Pipe Type / Downstream / Upstream	Diameter / Elevation	Flow / Discharge	Velocity / K-Factor	HWC Pt	Pn	Friction Loss / Fittings	Length / Eq. Length / Total Length	Pressure Summary
BL	1.6820	39.50	5.70	100		0.064439	10'-0	Pf 0.644
116	-0'-10½	19.82		13.857		Flow (q) from Route 6		Pe
117	-0'-10½			14.501			10'-0	Pv
BL	1.6820	59.80	8.63	100		0.138744	10'-0	Pf 1.387
117	-0'-10½	20.29		14.501		Flow (q) from Route 9		Pe
118	-0'-10½			15.889			10'-0	Pv
BL	1.6820	81.07	11.71	100		0.243671	0'-7	Pf 1.864
118	-0'-10½	21.28		15.889		Flow (q) from Route 12	7'-0½	Pe 0.000
106	-0'-10½			17.752		PO(7'-0½)	7'-8	Pv
• • • • • Route 6 • • • • •								
SP	1.0490	19.82	7.36	100		0.179280	1'-1½	Pf 0.842
6	0'-3	19.82	5.6	12.524		Sprinkler,	3'-7	Pe 0.490
116	-0'-10½			13.857		PO(3'-7)	4'-8½	Pv
• • • • • Route 7 • • • • •								
SP	1.0490	20.10	7.46	100		0.184061	1'-1½	Pf 0.864
7	0'-3	20.10	5.6	12.886		Sprinkler,	3'-7	Pe 0.490
102	-0'-10½			14.241		PO(3'-7)	4'-8½	Pv
• • • • • Route 8 • • • • •								
SP	1.0490	20.14	7.48	100		0.184763	1'-1½	Pf 0.868
8	0'-3	20.14	5.6	12.939		Sprinkler,	3'-7	Pe 0.490
113	-0'-10½			14.297		PO(3'-7)	4'-8½	Pv
• • • • • Route 9 • • • • •								
SP	1.0490	20.29	7.53	100		0.187300	1'-1½	Pf 0.880
9	0'-3	20.29	5.6	13.131		Sprinkler,	3'-7	Pe 0.490
117	-0'-10½			14.501		PO(3'-7)	4'-8½	Pv
• • • • • Route 10 • • • • •								
SP	1.0490	21.08	7.83	100		0.200965	1'-1½	Pf 0.944
10	0'-3	21.08	5.6	14.170		Sprinkler,	3'-7	Pe 0.490
103	-0'-10½			15.604		PO(3'-7)	4'-8½	Pv
• • • • • Route 11 • • • • •								
SP	1.0490	21.12	7.84	100		0.201727	1'-1½	Pf 0.947
11	0'-3	21.12	5.6	14.228		Sprinkler,	3'-7	Pe 0.490
114	-0'-10½			15.666		PO(3'-7)	4'-8½	Pv
• • • • • Route 12 • • • • •								
SP	1.0490	21.28	7.90	100		0.204479	1'-1½	Pf 0.960
12	0'-3	21.28	5.6	14.438		Sprinkler,	3'-7	Pe 0.490
118	-0'-10½			15.889		PO(3'-7)	4'-8½	Pv
• • • • • Route 13 • • • • •								
SP	1.0490	21.37	7.93	100		0.206173	1'-1½	Pf 0.968
13	0'-3	21.37	5.6	14.567		Sprinkler,	3'-7	Pe 0.490
119	-0'-10½			16.026		PO(3'-7)	4'-8½	Pv
BL	1.6820	21.37	3.09	100		0.020684	10'-0	Pf 0.207
119	-0'-10½			16.026				Pe
120	-0'-10½			16.233			10'-0	Pv
BL	1.6820	42.89	6.19	100		0.075026	8'-11½	Pf 1.203
120	-0'-10½	21.52		16.233		Flow (q) from Route 15	7'-0½	Pe
104	-0'-10½			17.435		PO(7'-0½)	16'-0½	Pv
• • • • • Route 14 • • • • •								
SP	1.0490	21.44	7.96	100		0.207329	1'-1½	Pf 0.974
14	0'-3	21.44	5.6	14.656		Sprinkler,	3'-7	Pe 0.490
121	-0'-10½			16.120		PO(3'-7)	4'-8½	Pv
BL	1.6820	21.44	3.10	100		0.020800	10'-0	Pf 0.208
121	-0'-10½			16.120				Pe
122	-0'-10½			16.328			10'-0	Pv
BL	1.6820	43.02	6.21	100		0.075447	8'-6½	Pf 1.176
122	-0'-10½	21.58		16.328		Flow (q) from Route 16	7'-0½	Pe 0.000
105	-0'-10½			17.504		PO(7'-0½)	15'-7	Pv
• • • • • Route 15 • • • • •								
SP	1.0490	21.52	7.99	100		0.208723	1'-1½	Pf 0.980
15	0'-3	21.52	5.6	14.762		Sprinkler,	3'-7	Pe 0.490
120	-0'-10½			16.233		PO(3'-7)	4'-8½	Pv
• • • • • Route 16 • • • • •								
SP	1.0490	21.58	8.01	100		0.209892	1'-1½	Pf 0.986
16	0'-3	21.58	5.6	14.851		Sprinkler,	3'-7	Pe 0.490
122	-0'-10½			16.328		PO(3'-7)	4'-8½	Pv
• • • • • Route 17 • • • • •								

Hydraulic Analysis

Job Number: 2497
Report Description: Ordinary Group I

Pipe Type / Downstream / Upstream	Diameter / Elevation	Flow / Discharge	Velocity / K-Factor	HWC / Pt / Pn	Friction Loss / Fittings	Length / Eq. Length / Total Length	Pressure / Summary
SP	1.0490	22.31	8.28	100	0.223108	1'-1½	Pf 1.048
17	0'-3	22.31	5.6	15.865	Sprinkler,	3'-7	Pe 0.490
123	-0'-10½			17.403	PO(3'-7)	4'-8½	Pv
BL	1.6820	22.31	3.22	100	0.022383	8'-6½	Pf 0.349
123	-0'-10½			17.403		7'-0½	Pe 0.000
106	-0'-10½			17.752	PO(7'-0½)	15'-7	Pv

Equivalent Pipe Lengths of Valves and Fittings (C=120 only)

$$\left(\frac{\text{Actual Inside Diameter}}{\text{Schedule 40 Steel Pipe Inside Diameter}}\right)^{4.87} = \text{Factor}$$

C Value Multiplier

Value Of C	100	130	140	150
Multiplying Factor	0.713	1.16	1.33	1.51

Pipe Type Legend

AO	Arm-Over
BL	Branch Line
CM	Cross Main
DN	Drain
DR	Drop
DY	Dynamic
FM	Feed Main
FR	Feed Riser
MS	Miscellaneous
OR	Outrigger
RN	Riser Nipple
SN	Swing Nipple
SP	Sprig
ST	Stand Pipe
UG	Underground

Units Legend

Diameter	Inch
Elevation	Foot
Flow	gpm
Discharge	gpm
Velocity	fps
Pressure	psi
Length	Foot
Friction Loss	psi/Foot
HWC	Hazen-Williams Constant
Pt	Total pressure at a point in a pipe
Pn	Normal pressure at a point in a pipe
Pf	Pressure loss due to friction between points
Pe	Pressure due to elevation difference between indicated points
Pv	Velocity pressure at a point in a pipe

Fittings Legend

ALV	Alarm Valve
AngV	Angle Valve
b	Bushing
BalV	Ball Valve
BFP	Backflow Preventer
BV	Butterfly Valve
C	Cross Flow Turn 90°
cplg	Coupling
Cr	Cross Run
CV	Check Valve
DelV	Deluge Valve
DPV	Dry Pipe Valve
E	90° Elbow
EE	45° Elbow
Ee1	11¼° Elbow
Ee2	22½° Elbow
f	Flow Device
fd	Flex Drop
FDC	Fire Department Connection
fE	90° FireLock(TM) Elbow
fEE	45° FireLock(TM) Elbow
flg	Flange
FN	Floating Node
fT	FireLock(TM) Tee
g	Gauge
GloV	Globe Valve
GV	Gate Valve
Ho	Hose
Hose	Hose
HV	Hose Valve
Hyd	Hydrant
LtE	Long Turn Elbow
mecT	Mechanical Tee
Noz	Nozzle
P1	Pump In
P2	Pump Out
PIV	Post Indicating Valve
PO	Pipe Outlet
PrV	Pressure Relief Valve
PRV	Pressure Reducing Valve
red	Reducer/Adapter
S	Supply
sCV	Swing Check Valve
SFx	Seismic Flex
Spr	Sprinkler
St	Strainer
T	Tee Flow Turn 90°
Tr	Tee Run
U	Union
WirF	Wirsbo
WMV	Water Meter Valve
Z	Cap

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):

70 Prospect St., 72-78 Prospect St., 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
Ph: 845-225-8252
Email: office@ac-agg.com

Name of Applicant or Sponsor:	Telephone: 845-275-0230
Caesar Engineering D.P.C. on behalf of AC Aggregates, LLC	E-Mail: Contact@caesarengineering.work

Address:

367 Windsor Highway #411

City/PO:	State:	Zip Code:
New Windsor	NY	12553

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 11.7 acres
   b. Total acreage to be physically disturbed? .18 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
Temporary on-site generation will be provided.	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		
Potable water will be delivered and stored on the site site as needed.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
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.	☑	☐

	NO	YES
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?	☑	☐
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?	☐	☑

	NO	YES
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?	☐	☑
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

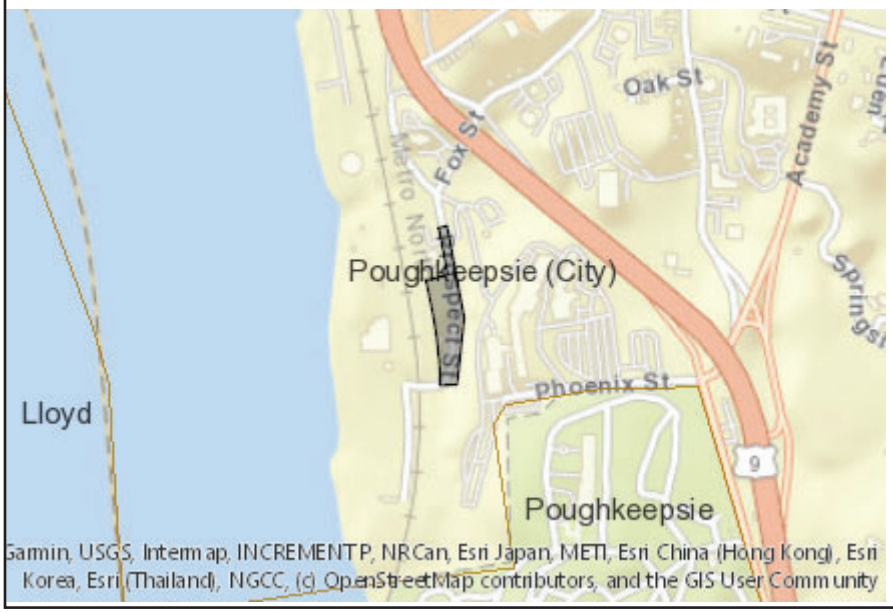
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Bald Eag...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If 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:	☑	☐
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:	☑	☐
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: 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: Caesar Engineering D.P.C. on behalf of AC Aggregates, LLC Date: 05/30/23

Signature: _____ Title: Principal / Project Engineer

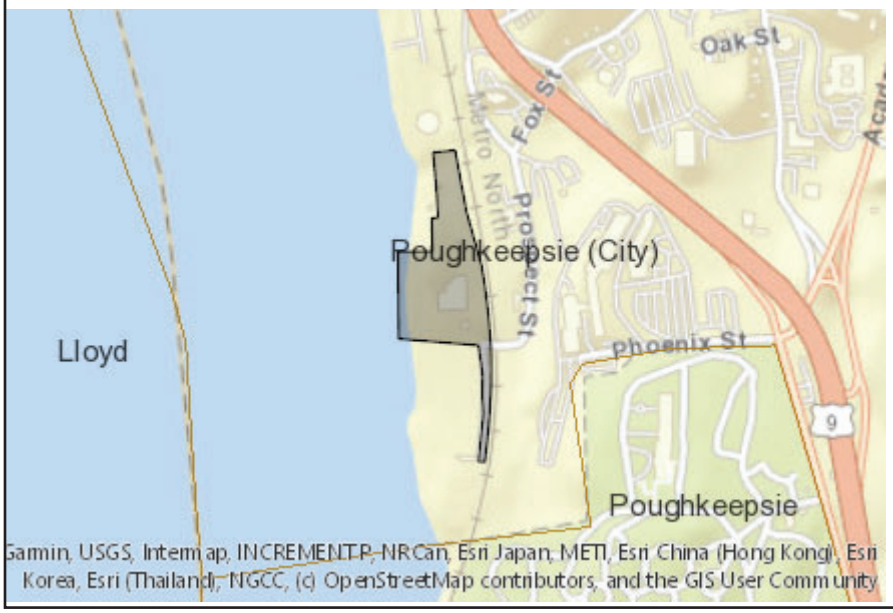
PRINT FORM



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]	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]	No
Part 1 / Question 20 [Remediation Site]	Yes



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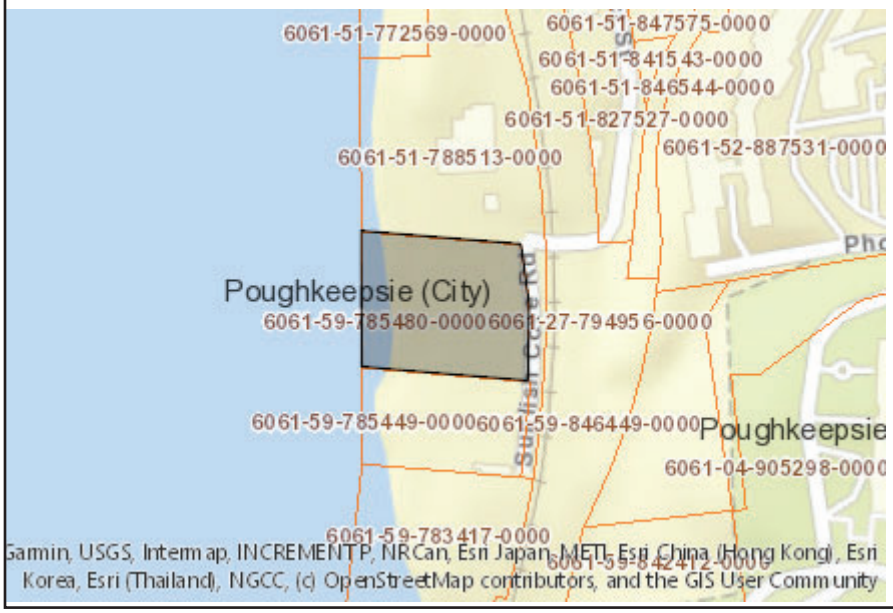
Part 1 / Question 20 [Remediation Site]	Yes



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Part 1 / Question 20 [Remediation Site]	Yes

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 6-26-23

PROJECT ADDRESS: 4 Sunfish Cove/70 and 72-78 Prospect Street

PROJECT NAME: AC Aggregates

OWNER: Poughkeepsie Landing Corp

ENGINEER/ARCHITECT: Caesar Engineering DPC

☐ **The site plan is acceptable and will be signed with no conditions.**

☑ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

The proposed area that the aggregate material will be stored appears to be located within the flood plain. There will need to be a flood plain permit issued before any work is started and part of the documentation submitted for the flood plain permit to be approved will be a review from Army Core of Engineers that it is acceptable to have the bulk storage of material within the flood plain and how erosion control/prevention will be handled in the event of a flood. This should also be part of the site plan review as part of environmental impact.

Eric Philipp
Building Inspector

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: June 27, 2023

ADDRESS: Sunfish Cove Project

____ The site plan is acceptable and will be signed without conditions.

X The site plan is acceptable and will be signed with conditions:

(*The fire hydrants on the property shall be functional and tested. Hydrants shall be capable of flowing sufficient water for fire suppression operations)*

Joseph Franco, Fire Chief

6/28/23
Date

3 PARCELS

TAX ID's : 6061-51-847527
6061-59-788513
6061-59-785480

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 70,72-78 Prospect St & 4 Sunfish Cove Rd

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)
PHONE NUMBER: (845) 275-0230 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): 24/7 Material
Yard Storage and Distribution Operations

VI. **ZONING DISTRICT:** I-2

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)

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

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Revised January 2018: Previous Editions Obsolete

3 SEPARATE PARCELS INVOLVED IN OPERATION

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

SEE SITE PLAN

PARCEL 1 – 1.8 Ac
1 Ex. BLDG – ± 3000 SF
LOT COVERAGE – .03
(BLDGS ONLY)

PARCEL 2 – 6.4 Ac
3 Ex. BLDGS – ± 23,827 SF
LOT COVERAGE – .08

PARCEL 3 – 3.5 Ac
VACANT – NO Ex. BLDGS

LOT AND BULK INFORMATION:

Lot area: 11.7 (net) (acres) 509652 (square feet)

Building Footprint: N/A (proposed square feet for new construction)

26,770 (net) (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

26,770 (net) (total building footprint, square feet)

Lot Coverage: 0.05% (net) (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)

_____ (additional proposed square feet for expansion)

_____ (total gross floor area, square feet)

Building Height: 9 STORIES (stories) N/A (feet)

PARCEL 2 BLDG VACANT 9 STORY BLDG

Floor Area Ratio: .08 & .03 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 4

B) Number of Off-Street Parking Spaces provided: 11

6 ON PARCEL 1
5 ON PARCEL 2

C) Waiver Requested: _____ (Yes) X (No)

Is municipal parking available within 600 feet? _____ (Yes) X (No)

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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) X____ (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: _____

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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: Aggregate Storage & Distribution by 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

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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):

Temporary lights used throughout site via portable trailers

Portable toilets deployed at work sites as shown on site plan

Non-permentant truck scale, 40 foot, and 20 foot construction trailers deployed

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

Three foot by four foot sign at entrance to the work site w/ all safety requirements

XVII. APPLICANT CERTIFICATION

I, NMJ CAESAR, 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

16 MAR 23
Date

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MAR 17 2023

* SEE OWNERS AUTHORIZATION FORM DATED 17 MAR 2023

Project P187: Prospect St. Site Plan

Date: 17MAR23

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: Nicholas 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 location comprises three parcels as shown in the attached site plan. Those parcels are contiguous and their addresses are 70 Prospect St., 72-78 Prospect St, and 4 Sunfish Cove Rd., which are all located in Poughkeepsie, NY, zip code 12601.

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. 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. Aggregate material will be shipped in via barge . Material will be offloaded using material conveyors to a predefined material confinement area. At the location of storage, aggregates will be loaded onto truck transport intended for delivery to local and regional customers. Before leaving the site, the trucks will be weighed on a portable truck scale located at the entrance to the site. We are ready and able to answer any questions you may have and we look forward to working with your office on this request.

Thank you for your time and effort,

Very respectfully,

NMJ Caesar, P.E

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MAR 17 2023

DATED 17 MARCH 2023
NC

Please see the below photos of the existing site conditions:

Figure 1: Existing dock location on 72-78 Prospect St.. Facing NW

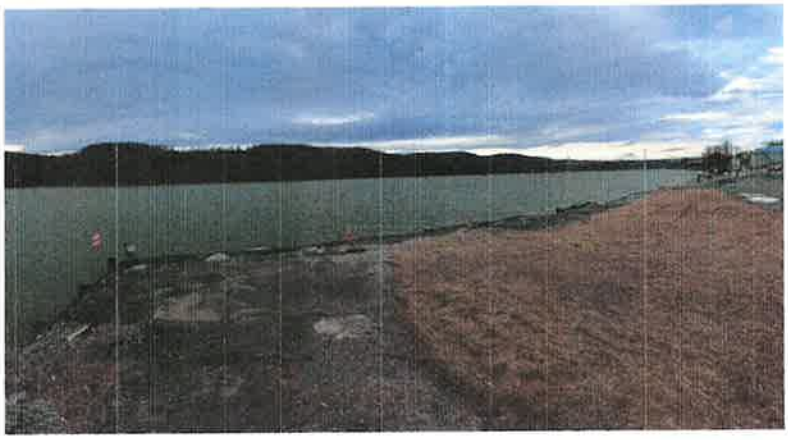

Figure 2: Proposed location of sand storage and loading operation. Facing South.



Figure 3: Shjowing proposed location of portable truck scale at site entrance. Facing North



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MAR 17 2025

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 Departments & Boards

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

Subject: AC Aggregates Industrial Site Plan Cover Letter

June 07, 2023

Dear City Officials, Board Members, and Department Heads,

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 with the intent 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.

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). 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. 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.

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 serve as 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.

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 approval.

Thank you for your time and effort,



Nathaniel Gooden, P.E.

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

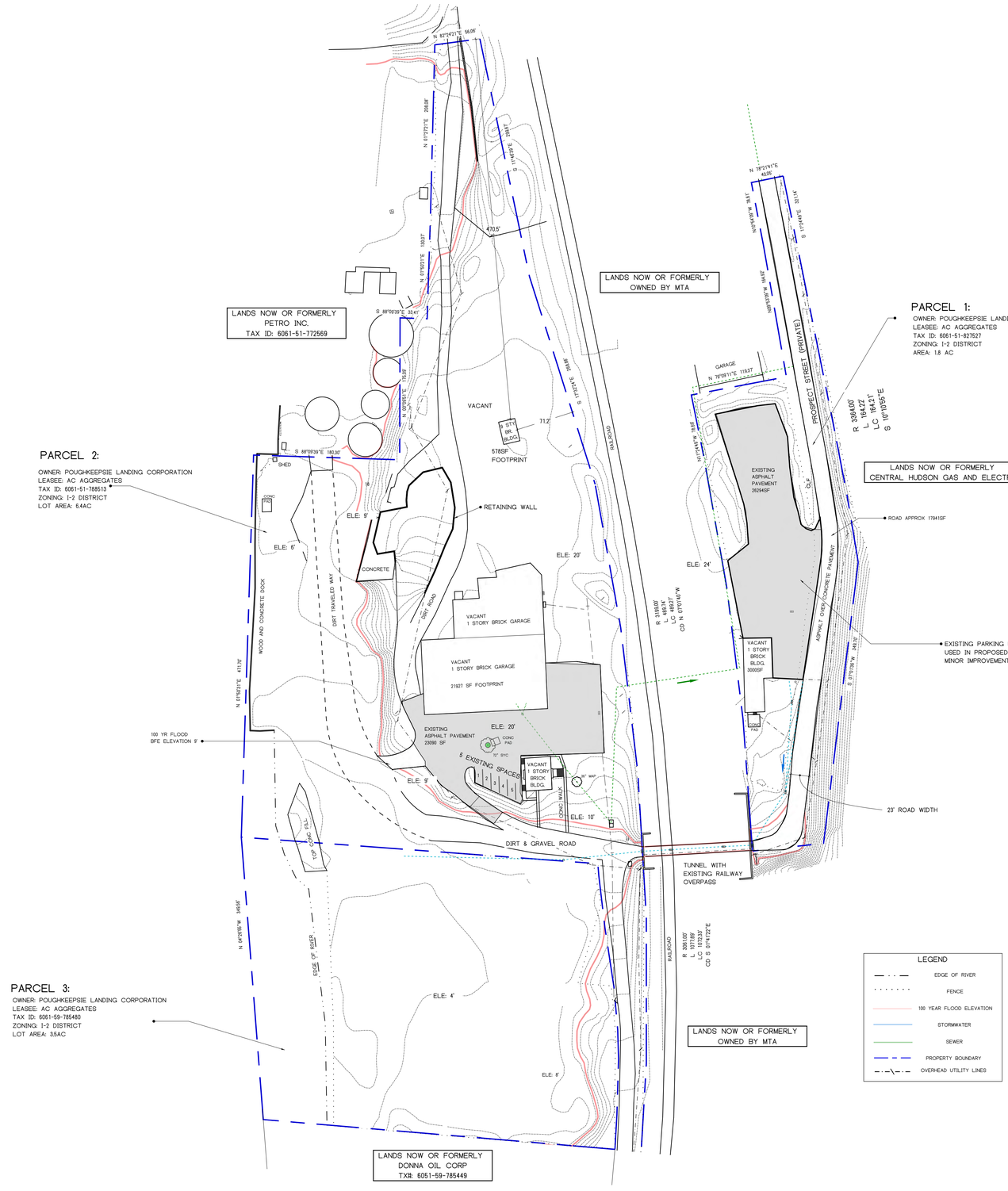


Figure 3: Vacant land @ 4 Sunfish Cove Rd. (TAX ID: 6061-59-785480) Facing South



A1 EXISTING CONDITIONS OVERVIEW





PARCEL 1:
OWNER: POUGHKEEPSIE LANDING CORPORATION
LEASEE: AC AGGREGATES
TAX ID: 6061-51-827527
ZONING: I-2 DISTRICT
AREA: 1.8 AC

PARCEL 2:
OWNER: POUGHKEEPSIE LANDING CORPORATION
LEASEE: AC AGGREGATES
TAX ID: 6061-51-788513
ZONING: I-2 DISTRICT
LOT AREA: 6.4AC

PARCEL 3:
OWNER: POUGHKEEPSIE LANDING CORPORATION
LEASEE: AC AGGREGATES
TAX ID: 6061-59-785480
ZONING: I-2 DISTRICT
LOT AREA: 3.5AC

VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

ZONING: I-2

GENERAL NOTES:

- ALL EXISTING BUILDINGS ON THE THREE PARCELS IN FOCUS ARE VACANT AND WILL REMAIN VACANT AS PART OF THIS SITE PLAN APPROVAL. ANY FUTURE ALTERATIONS TO THESE BUILDINGS WILL FOLLOW MUNICIPAL REGULATIONS AS REQUIRED. THE PROPOSED PLAN DOES NOT INCLUDE A CHANGE IN OCCUPATION OR USE OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

- EXISTING PARKING LOT IN PARCEL 1 WILL BE USED IN PROPOSED PLAN TO MEET THE MINIMUM PARKING REQUIREMENTS. THERE ARE ALSO 5 EXISTING PARKING SPACES STRIPED IN PARCEL 2 WHICH WILL BE USED.

LEGEND

- EDGE OF RIVER
- FENCE
- 100 YEAR FLOOD ELEVATION
- STORMWATER
- SEWER
- PROPERTY BOUNDARY
- OVERHEAD UTILITY LINES

SCALE: 1" = 70'

00 01 02 04

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.

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW SECTION 7209.2

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NO ONE EXCEPT THE ENGINEER WHOSE NAME AND SIGNATURE THAT HAVE BEEN AFFIXED TO THIS DOCUMENT OR SET OF DOCUMENTS MAY MAKE ANY ALTERATION WITHOUT EXPRESS WRITTED CONSENT OF THIS INDIVIDUAL.

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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.

COMMON ABBREVIATIONS REFERENCED

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

PAGE #	SHEET INDEX	SHEET NAME
1	A1	EXISTING CONDITIONS OVERVIEW
2	A2	PROPOSED CONDITIONS OVERVIEW
3	A3	70 PROSPECT ST. SITE PLAN
4	A4	PROPOSED EQUIPMENT & DETAILS
5	A5	72-78 PROSPECT ST. SITE PLAN
6	A6	PROPOSED EQUIPMENT & DETAILS
7	A7	4 SUNFISH COVE RD. SITE PLAN
8	A8	PROPOSED EQUIPMENT & DETAILS

STATE OF NEW YORK
NATHANIEL GOODEN
100240
LICENSED PROFESSIONAL ENGINEER

NATHANIEL GOODEN, P.E.
LIC. NO. 100240
REGISTERED THRU 31JULY25
FIRM AUTHORIZATION# 0016894

COMPANY: CAESAR ENGINEERING D.P.C.
CONTACT: 845.275.0230 contact@caesarengineering.work
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553

DATE: 07JUN23	PROJECT SPONSOR NUMBER: 845.225.8252
DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187
	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
30MAY23	CORRECTED TAX ID ON SHEET A1, CORRECTED LIGHT PLACEMENT ON SHEET A4.	1

SHEET IDENTIFICATION
A1
EXISTING CONDITIONS OVERVIEW
SHEET 1 OF 8 TOTAL SHEETS

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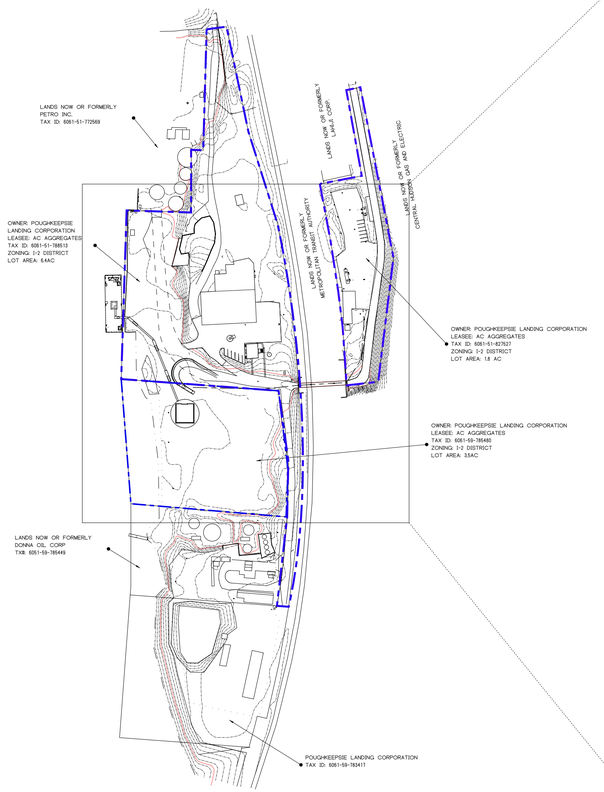
811 Know what's below. Call before you dig.

A2 PROPOSED CONDITIONS OVERVIEW

PROSPECT STREET SITE MAP



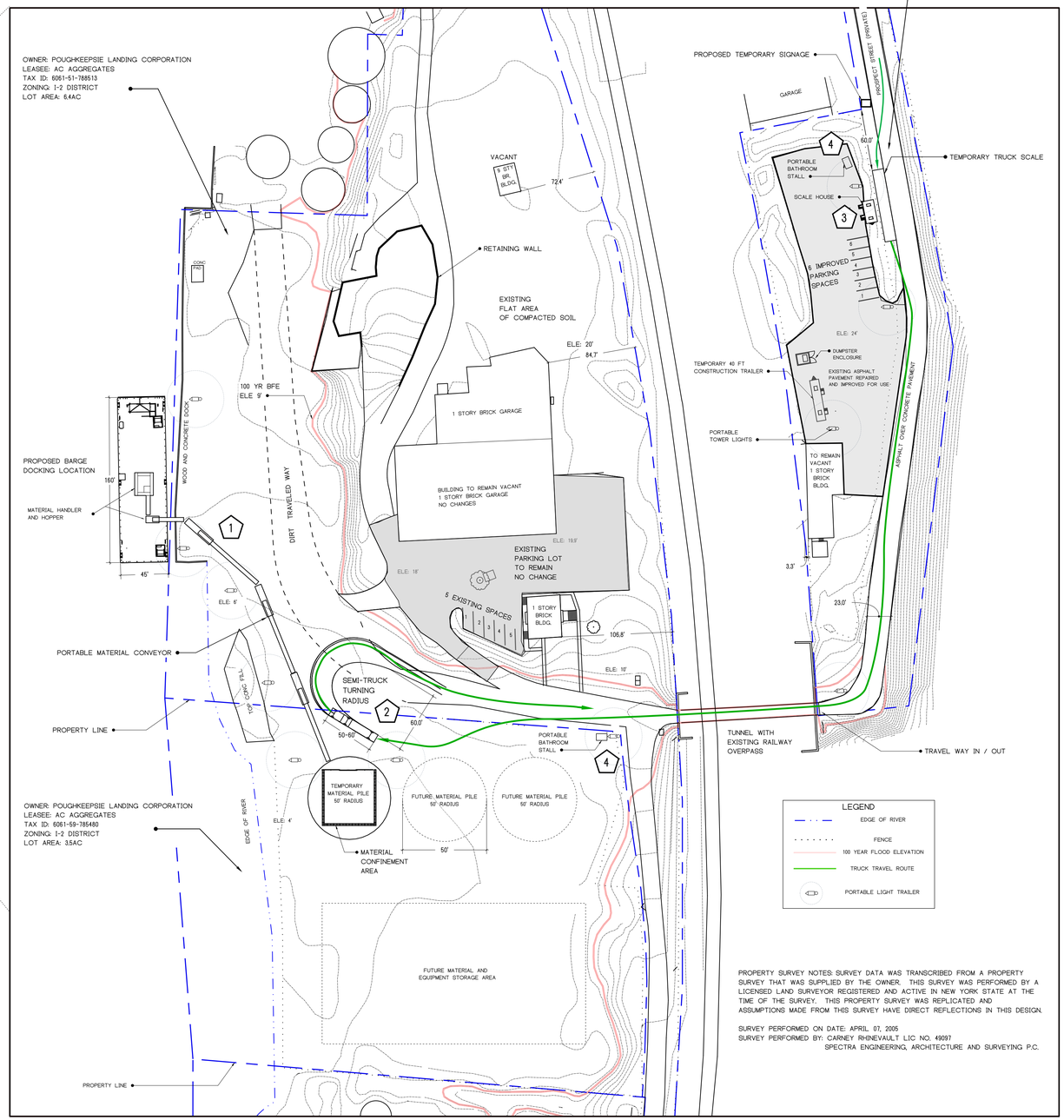
SCALE: 1" = 200'

KEYED NOTES

1. OFFLOADING OF AGGREGATE MATERIAL FROM A DOCKED BARGE ON THE WEST SIDE OF THE PROPERTY (72-78 PROSPECT ST) VIA MOVABLE MATERIAL CONVEYOR.
2. 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.
3. 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.
4. 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 02 04

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GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE TEMPORARY MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOS 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 A MATERIAL STOCK PILE 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.
2) 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.
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 AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SET UP FOR THE INTENDED OPERATOINS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL BE LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE LEASEE'S 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 A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

BULK TABLE NOTES:

I-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

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 1
TAX ID: 6061-51-827527

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 (BLDGS ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

ZONING DISTRICT I-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 (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

ZONING DISTRICT I-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.

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

STATE OF NEW YORK — NATHANIEL GOODEN — 106240 — LICENSED PROFESSIONAL ENGINEER
NATHANIEL GOODEN, P.E.
LIC. NO. 106240
REGISTERED THRU 31JUL'25
FIRM AUTHORIZATION# 0018894

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 07JUN23		PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC		PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553	DRAWN BY: NG / NC		PROJECT SPONSOR ADDRESS: 328 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187		PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

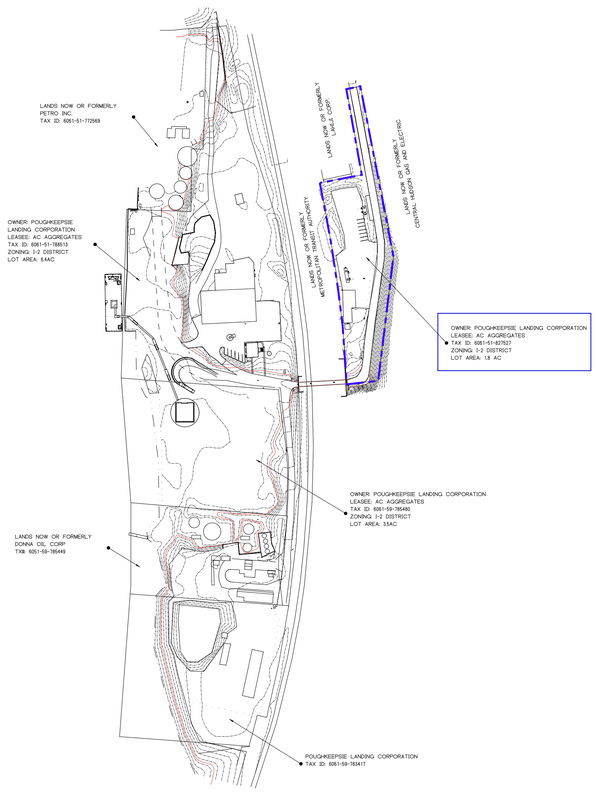
DATE	REVISION DESCRIPTION	REV #
30MAY23	CORRECTED TAX ID ON SHEET A1; CORRECTED LIGHT PLACEMENT ON SHEET A4	1

SHEET IDENTIFICATION: A2 — PROPOSED CONDITIONS OVERVIEW — SHEET 2 OF 4 TOTAL SHEETS

811 Know what's below. Call before you dig.

A3 70 PROSPECT ST. SITE PLAN

SITE MAP ADAPTED FROM SURVEY DATED 07APR05



SCALE: 1" = 200'

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

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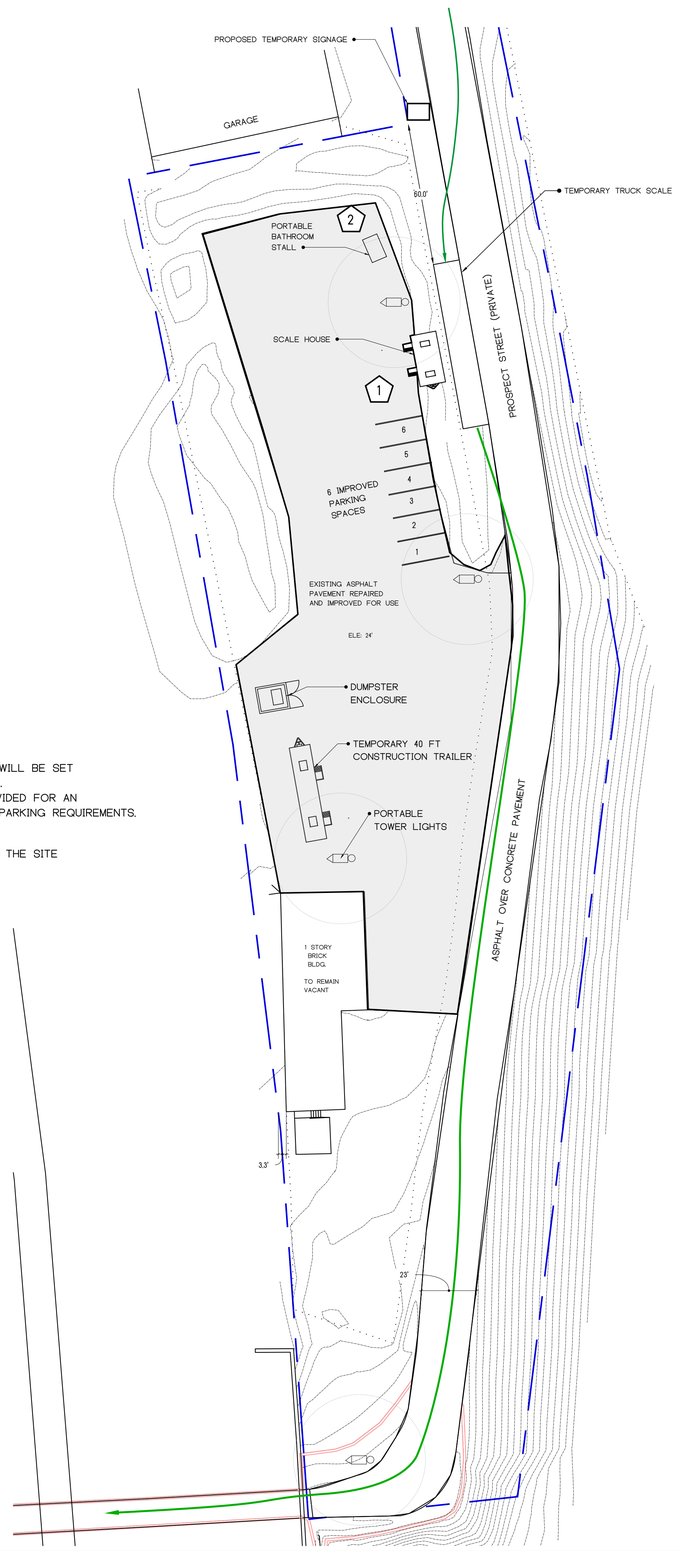
SHOWING TAX LOT 6061-51-827527 PROPOSED CONDITIONS

SCALE: 1" = 30'



KEYED NOTES

1. A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE SITE OPERATIONS AND TRUCK WEIGHING. 6 OR MORE OFF-STREET PARKING SPACES WILL BE PROVIDED FOR AN ESTIMATED 4 ON-SITE EMPLOYEES MEETING THE MINIMUM PARKING REQUIREMENTS.

2. 1x PORTABLE BATHROOM STALL WILL BE POSITIONED ON THE SITE AS SHOWN TO SUPPORT THE OPERATIONS.

LEGEND

- FENCE
- 100 YEAR FLOOD ELEVATION
- TRUCK TRAVEL ROUTE
- PORTABLE LIGHT TRAILER
- PROPERTY BOUNDARY

SCALE: SEE VIEWS

00 01 02 04

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VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 70 PROSPECT ST.

ZONING: I-2

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS
TAX ID: 6061-51-827527

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 (BLDGS ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	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:

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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 CONTIGUOS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THIS PARCEL (6061-51-827527) WILL BE UTILIZED FOR OVERALL SITE OPERATIONAL CONTROL, SITE ACCESS, AND TRUCK WEIGHING OPERATIONS.

2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. 6 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.

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 OPERATION. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL BE LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE LEASEE'S 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 A CHANGE IN UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. ALL EXISTING BUILDINGS ON THE THREE PARCELS IN FOCUS ARE VACANT AND WILL REMAIN VACANT AS PART OF THIS SITE PLAN APPROVAL. ANY FUTURE ALTERATIONS TO THESE BUILDINGS WILL FOLLOW MUNICIPAL REGULATIONS AS REQUIRED.

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

STATE OF NEW YORK — NATHANIEL GOODEN — 106240 — LICENSED PROFESSIONAL ENGINEER

NATHANIEL GOODEN, P.E.
LIC. NO. 106240
REGISTERED THRU 31JUL'25
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COMPANY: CAESAR ENGINEERING D.P.C.
CONTACT: 845.275.0230 contact@caesarengineering.work
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN
DATE: 07JUN23
DESIGNED BY: NG / NC
DRAWN BY: NG / NC
PROJECT NUM: P187
PROJECT SPONSOR NUMBER: 845.225.8252
PROJECT SPONSOR: AC AGGREGATES, LLC.
PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., & SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
30MAY23	CORRECTED TAX ID ON SHEET A1; CORRECTED LIGHT PLACEMENT ON SHEET A4	1

CAESAR ENGINEERING

SHEET IDENTIFICATION: A3 — 70 PROSPECT ST. SITE PLAN

SHEET 3 OF 4 TOTAL SHEETS

A4 PROPOSED EQUIPMENT & DETAILS

70 PROSPECT ST, TAX ID: 6061-51-827527

1 SHEET A4 PROPOSED COMMERCIAL SIGNAGE DETAIL

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



NOTES:

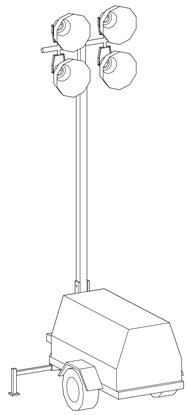
- COMMERCIAL SIGNAGE WILL ADHERE TO THE SIZE SHOWN ABOVE WITH THE BUSINESS NAME SHOWN ONCE IDENTIFIED. SIGNAGE CAN BE SMALLER BUT NOT LARGER THAN SHOWN.

- SIGN WILL SHOW A VARIATION OF THE AC AGGREGATES LLC LOGO WITH TYPICAL ITEMS FOR SALE. THE SIGN WILL BE POSTED AT THE ENTERANCE TO THE PROPERTY ON PROSPECT STREET ON THE SIDE OF THE ROAD. THIS WILL BE A FREE STANDING SIGN.

-SPECIFIC DETAILS OF THE SIGN AND THE DESIGN, COLORS, AND TEXT ARE AVAILABLE UPON REQUEST.

2 SHEET A4 TYPICAL TEMP. LIGHT TRAILER TOWER

SCALE: 1" = 10'

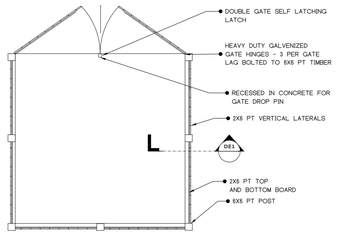


NOTES:

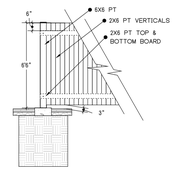
- TRAILER LIGHTING SYSTEMS WILL BE UTILIZED THROUGHOUT THE SITE FOR THE PURPOSE OF TEMPORARY AND MOVABLE LIGHTING TO SUPPORT THE PROPOSED USE.

3 SHEET A4 TYPICAL DUMPSTER ENCLOSURE DETAIL AS REQUIRED

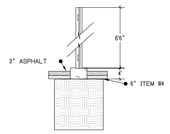
NOT TO SCALE



TOP VIEW:



FRONT VIEW:



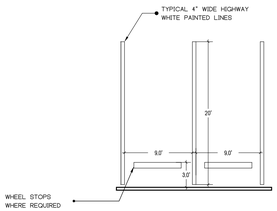
SECTION DE1 VIEW:

NOTES:

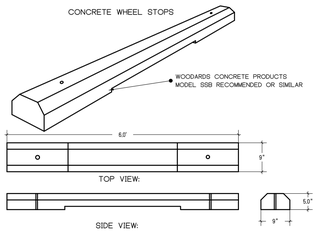
- ALL LUMBER SHALL BE PRESSURE TREATED
- FENCING SHALL BE PT OR VINYL EQUALIVENT
- ALL FASTENERS AND FIXTURES SHALL BE OF GALVANIZED STEEL.
- THE PLAN ABOVE REPRESENTS A TYPICAL DUMPSTER ENCLOSURE. THE PROJECT SPONSOR SHALL HAVE THE OPTION TO INSTALL A FEATURE MEETING SIMILAR REQUIREMENTS AND IS EQUAL IN PERFORMANCE, BUT CAN BE OF AN ALTERNATE DESIGN OR MATERIALS.

4 SHEET A4 TYPICAL PARKING SPACES & STRIPING DETAIL

SCALE: 1" = 10'



CONCRETE WHEEL STOPS



SCALE: SEE VIEWS

00 01 02 04

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STATE OF NEW YORK NATHANIEL GOODEN 100240 LICENSED PROFESSIONAL ENGINEER

NATHANIEL GOODEN, P.E.
LIC. NO. 100240
REGISTERED THRU 31JUL'25
FIRM AUTHORIZATION# 0016894

COMPANY: CAESAR ENGINEERING D.P.C.
CONTACT: 845.275.0230 contact@caesarengineering.work
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN

DATE: 07JUN23
DESIGNED BY: NG / NC
DRAWN BY: NG / NC
PROJECT NUM: P187

PROJECT SPONSOR NUMBER: 845.225.8252
PROJECT SPONSOR: AC AGGREGATES, LLC.
PROJECT SPONSOR ADDRESS: 139 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT LOCATION: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNTSIN COVE RD., POUGHKEEPSIE, NY 12601

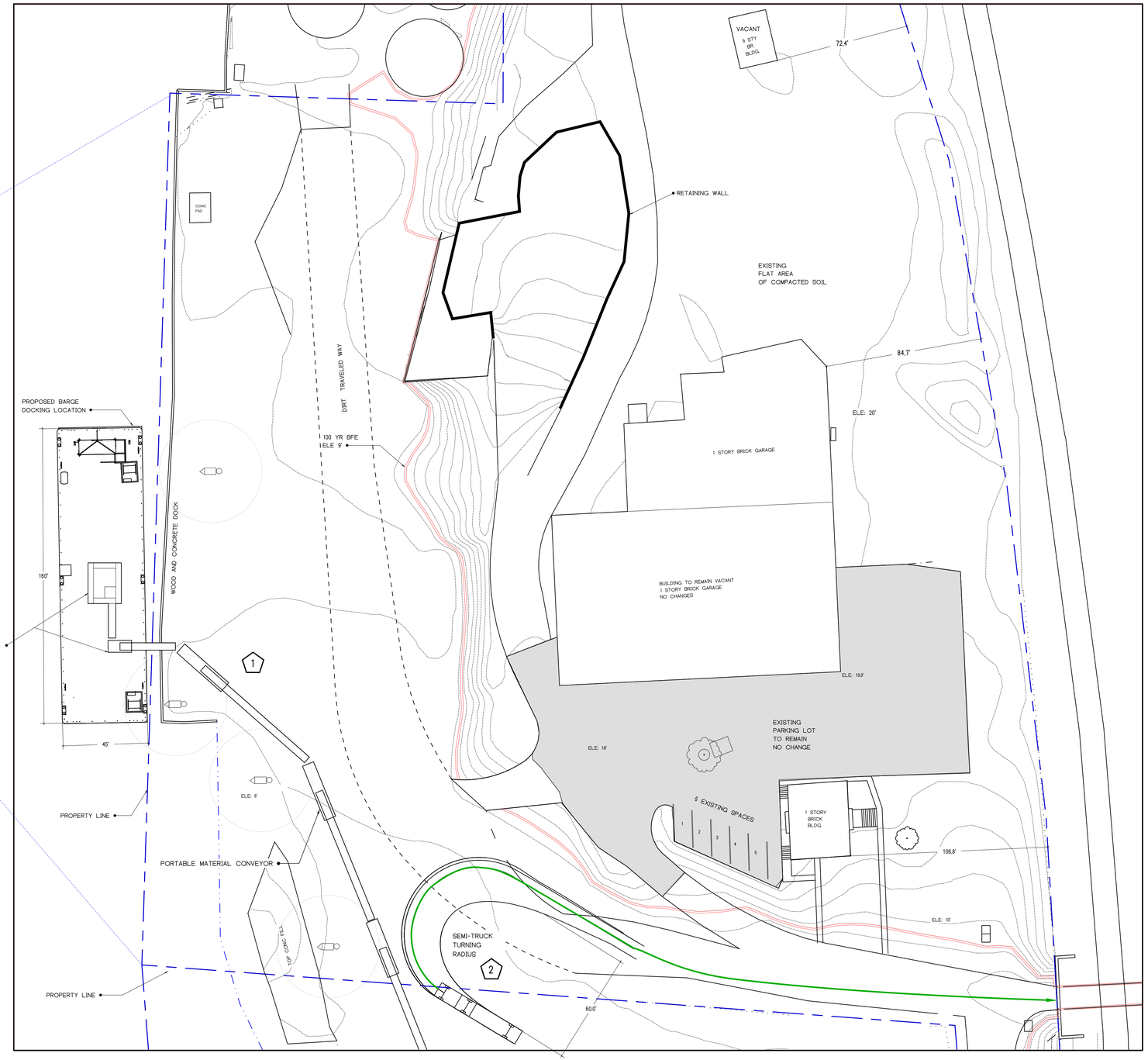
DATE	REVISION DESCRIPTION	REV #
30MAY23	CORRECTED TAX ID ON SHEET A1; CORRECTED LIGHT PLACEMENT ON SHEET A4	1

SHEET IDENTIFICATION
A4
PROPOSED EQUIPMENT & DETAILS
SHEET # OF # TOTAL SHEETS

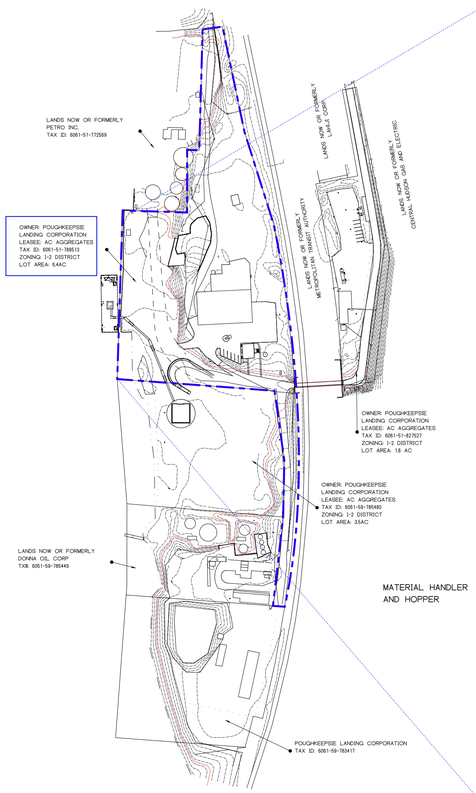
A5 72-78 PROSPECT ST. SITE PLAN

SHOWING TAX LOT 6061-51-788513 PROPOSED CONDITIONS

SCALE: 1" = 30'



PROSPECT STREET SITE MAP



SCALE: 1" = 200'

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

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KEYED NOTES

1. OFFLOADING OF AGGREGATE MATERIAL FROM A DOCKED BARGE ON THE WEST SIDE OF THE PROPERTY VIA MATERIAL HANDLER AND MOVABLE MATERIAL CONVEYOR.
2. MATERIAL IS MOVED VIA PORTABLE CONVEYOR SYSTEMS TO A CONFINED MATERIAL STOCKPILE LOCATED ON THE ADJACENT PARCEL (TAX ID: 6061-59-78548 / 4 SUNFISH COVE RD.) WHERE LOADING OPERATIONS WILL BE CONDUCTED TO DEPOSIT MATERIAL INTO TRAILERS. TRAILERS WILL THEN EXIT THE VIA PROSPECT ST AND WILL BE WEIGHED VIA PORTABLE TRUCK SCALE ON TAX PARCEL 6061-51-827527 (70 Prospect St) .

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

SCALE: SEE VIEWS

00 01 02 04

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811 Know what's below. Call before you dig.

VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 72-78 PROSPECT ST.

ZONING: I-2

BULK TABLE NOTES:

I-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:

INDUSTURIAL 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

ZONING DISTRICT I-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 (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	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.

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE TEMPORARY MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOS PARCEL(S) (TAX IDS: 6061-51-827527,6061-51-788513; AND 6061-59-785480). THIS PARCEL (6061-51-788513) WILL BE UTILIZED FOR MATERIAL OFFLOAD OPERATIONS UTILIZING A DOCKED BARGE AND TRUCK TRANSPORT OPERATIONS.

2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. 5 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.

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 LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE LEASEE'S 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 A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

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

NATHANIEL GOODEN, P.E.
LIC. NO. 106240
REGISTERED THRU 31JULY25
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DATE: 07JUN23
DESIGNED BY: NG / NC
DRAWN BY: NG / NC
PROJECT NUM: P187

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PROJECT SPONSOR: AC AGGREGATES, LLC.
PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
30MAY23	CORRECTED TAX ID ON SHEET, A/C CORRECTED LIGHT PLACEMENT ON SHEET A4	1

SHEET IDENTIFICATION
A5
72-78 PROSPECT ST. SITE PLAN
SHEET 5 OF 5 TOTAL SHEETS

A6 PROPOSED EQUIPMENT & DETAILS

72-78 PROSPECT ST, TAX ID: 6061-51-788513

1 SHEET A6 CAT FRONT LOADER



Cat® 980M
Wheel Loader

Cat 980M Wheel Loader

Engine		
Engine Model	Cat C13 ACERT	
Max Gross Power @ 1,700 rpm – SAE J1995	317 kW	425 hp
Max Gross Power @ 1,700 rpm – SAE J1995 (metric)		431 hp
Max Gross Power @ 1,700 rpm – ISO 14396	313 kW	420 hp
Max Gross Power @ 1,700 rpm – ISO 14396 (metric)		426 hp
Max Net Power @ 1,700 rpm – SAE J1349	289 kW	386 hp
Max Net Power @ 1,700 rpm – SAE J1349 (metric)		392 hp
Max Net Power @ 1,700 rpm – ISO 9249	289 kW	386 hp
Max Net Power @ 1,700 rpm – ISO 9249 (metric)		392 hp
Peak Gross Torque (1,200 rpm) – SAE J1995	2206 N·m	1,627 lbf-ft
Peak Gross Torque (1,200 rpm) – ISO 14396	2182 N·m	1,609 lbf-ft
Maximum Net Torque (1,700 rpm)	2085 N·m	1,538 lbf-ft
Displacement	12.5 L	763 in³

Weights		
Operating Weight	30 090 kg	66,197 lb

- Weight based on a machine configuration with Michelin 29.5R25 XLD01 L4 radial tires, full fluids, operator, standard counterweight, cold start, roading fenders, Product Link, open differential axles (front/rear), secondary steering, sound suppression, and a 5.4 m³ (7.1 yd³) general purpose bucket with BOCE.

Bucket Capacities		
Bucket Range	4.2 m³	5.25 m³
	12.2 m³	16.0 yd³

Operating Specifications		
Static Tipping Load – Full 40° Turn – with Tire Deflection	19 565 kg	43,121 lb
Static Tipping Load – Full 40° Turn – No Tire Deflection	20 796 kg	45,834 lb
Breakout Force	224 kN	50,466 lbf

- For a machine configuration as defined under "Weights."
- Full compliance to ISO 14397-1:2007 Sections 1 thru 6, which requires 2% verification between calculations and testing.

Transmission		
Forward 1	6.9 km/h	4.2 mph
Forward 2	13.3 km/h	8.1 mph
Forward 3	23.5 km/h	14.3 mph
Forward 4	40.0 km/h	24.4 mph
Reverse 1	7.6 km/h	4.8 mph
Reverse 2	15.2 km/h	9.3 mph
Reverse 3	26.9 km/h	16.4 mph
Reverse 4	40.0 km/h	24.4 mph

- Maximum travel speed in standard vehicle with empty bucket and standard L4 tires with 923 mm (37 in) roll radius.

Service Refill Capacities		
Fuel Tank	441 L	116.5 gal
DEF Tank	21 L	5.6 gal
Cooling System	52 L	13.7 gal
Crankcase	37 L	9.8 gal
Transmission	77 L	20.3 gal
Differentials and Final Drives – Front	84 L	22.2 gal
Differentials and Final Drives – Rear	84 L	22.2 gal
Hydraulic Tank	180 L	48 gal

Hydraulic System	
Implement Pump Type	Variable Displacement Piston
Implement System:	
Maximum Pump Output (2,250 rpm)	445 L/min 118 gal/min
Maximum Operating Pressure	34 300 kPa 4,975 psi
Hydraulic Cycle Time – Total	10.1 Seconds

Sound	
With Cooling Fan Speed at Max Value:	
Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
Exterior Sound Power Level (ISO 6395:2008)	112 dB(A)
Exterior Sound Power Level (SAE J88:2013)*	78 dB(A)
With Cooling Fan Speed at 70% of Max Value:	
Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
European Union Directive 2000/14/EC as amended by 2005/88/EC:	
Exterior Sound Power Level (ISO 6395:2008)	109 L_{WA}

*Distance of 15 m (49.2 ft), moving forward in second gear ratio.

Dimensions	Standard Lift		High Lift	
Height to Top of Hood	3118 mm	10'2"	3119 mm	10'2"
Height to Top of Exhaust Pipe	3746 mm	12'3"	3746 mm	12'3"
Height to Top of ROPS	3813 mm	12'6"	3813 mm	12'6"
Ground Clearance	453 mm	1'5"	453 mm	1'5"
Center Line of Rear Axle to Edge of Counterweight	2498 mm	8'1"	2590 mm	8'6"
Center Line of Rear Axle to Hitch	1900 mm	6'2"	1900 mm	6'2"
Wheelbase	3800 mm	12'5"	3800 mm	12'5"
Overall Length (without bucket)	7964 mm	26'1"	8164 mm	26'9"
Hinge-Pin Height at Maximum Lift	4526 mm	14'10"	4760 mm	15'7"
Hinge-Pin Height at Carry	621 mm	2'0"	678 mm	2'2"
Lift Arm Clearance at Maximum Lift	3795 mm	12'5"	4041 mm	13'3"
Rack Back at Maximum Lift	61 degrees		61 degrees	
Rack Back at Carry Height	48 degrees		48 degrees	
Rack Back at Ground	43 degrees		39 degrees	
Maximum Width over Tires	3265 mm	10'8"	3265 mm	10'8"
Tread Width	2440 mm	8'0"	2440 mm	8'0"

- All dimensions are approximate and based on Michelin 29.5R25 XLD01 L4 radial tires.

4 SHEET A6 MATERIAL LOADER

870E Hybrid Technical data, equipment **R**

MACHINE TYPE	
Model (type)	870

ENGINE	
Power	**Stage V:** 261 kW at 1800 min⁻¹ **Stage IIIa:** 268 kW at 1800 min⁻¹
Model	**Cummins 12 (Stage V) Cummins 11 (Stage IIIa)** Direct injection, turbo-charged, intercooling, reduced-emission, ECO mode, idle automation, automatic stop/start, fuel preheating
Cooling	Water-cooled, cooling fans change direction
Diesel filter	with water separator and heater
Air filter	Dry filter with integrated pre-separator, automatic dust discharge, main element and safety element, contamination indicator
Fuel tank	**1030 l**
DEF tank	**100 l**
Electr. system	**24 V**
Batteries	**2 x 180 Ah**, battery disconnect switch
Options	* Engine block heater * Electric fuel pump * Jump start pole

UPPERCARRIAGE	
Design	Torsion-resistant box design, precision crafted, steel bushings for boom mounting. Very service-friendly design; engine installed in the longitudinal direction
Central lubrication	Automatic central lubrication for equipment and live ring track
Electro	Central electrical distributor, battery disconnect switch
Cooling system	3-circuit cooling system with high cooling output, thermostatically regulated fan drive for oil cooler and water cooler, fan reversal for cleaning
Options	* Swing bearing brake via foot pedal * LED lighting packages * Fire extinguisher * Sea climate resistant coating as corrosion protection * Electric heater for hydraulic tank

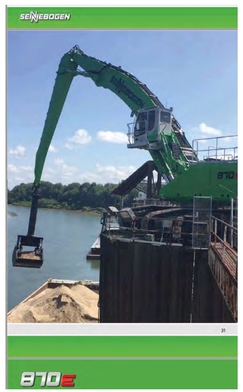
CAB	
Cab elevation	E270, hydraulically elevating cab
Cab equipment	Sliding door inc. sliding pane, vibration damped, tinted safety glass, front pane can be opened, roof window, windscreen wiper for front pane, radio preparation, air-suspended comfort seat, joystick steering, SENNEBOGEN SENCON control & diagnosis system
Options	* 30 ° tiltable cab * Cab elevation E300/260, can be elevated and moved forward hydraulically * Cab elevation Skylift 700/900 * Mastercab (L large-capacity port cab) * Maxcab Industry * Armored-glass windshield * Armored-glass sunroof * Safety site window and rear window * Windscreen wiper for front window/skylight * Rolling shade for roof window and windshield * FOPS protective roof guard * Protective front guard * Charcoal filter for circulating and outside air * Auxiliary heating * Climatic seat * Radio * Electric cool box

EQUIPMENT	
Design	Decade-long experience, most advanced computer simulation, the greatest degree of stability and longest service life, large-scale mounting points and precision-crafted sealed low-maintenance special bushings, quick change couplings for connecting/re-moving/turning grabs
Cylinders	Hydraulic cylinders with high-quality sealing and guide elements, end position damping, sealed bearing points
Options	* Ball valves in the hydraulic lines for quick and easy grab switching * Sea climate resistant coating * Sea climate resistant coating of all cylinders, nickel-plated and chrome-plated * Equipment floating position * Adjustable stroke limiter / stick limiter * LED lighting * Stick mounted camera

Options	
	* SENtrack DS telematic system * Low temperature package * Hydraulically-driven magnetic generator 29 kW / 33 kW

HYDRAULIC SYSTEM	
Load-sensing/ LUDV hydraulic system, hydraulically operated work functions, load limit control	
Pump type	Swash plate-type variable-displacement piston pump, load pressure-independent flow distribution for simultaneous, independent control of work functions
Pump control	Zero-stroke control, on-demand flow control – the pumps only pump as much oil as well actually be used, pressure purging, load limit control
Flow rate	**2x 475 l/min** and **1x 274 l/min** for rotary drive in the closed circuit
Operating pressure	**up to 350 bar**
Filtration	High-performance filtration with long change interval
Hydraulic tank	**900 l**
Control system	Proportional, precision hydraulic actuation of work movements, 2 hydraulic servo joysticks for the work functions, additional functions via switches and foot pedals
Safety	Hydraulic circuits with safety valves, secured emergency lowering of the equipment at engine standstill, pipe fracture safety valves for lift cylinder and stick cylinder
Options	* Bio-oil – environmentally friendly * Tool Control for programming pressure/rate of up to 10 tools * Supplementary hydraulic circuit for shear attachment * Overload warning with capacity display * Overload safeguard with shutdown * 60 µm pressure filter for attachments * 3 µm hydraulic micro-filter - SENNEBOGEN HydroClean

ROTARY DRIVE	
Gearbox	Compact planetary gear with bent-axis hydraulic engine, integrated brake valves
Parking brake	Spring-loaded multi-disk brake
Slewing ring	Externally geared slewing ring with 360° protection and piston lubrication
Slewing speed	0-5 min⁻¹, variable



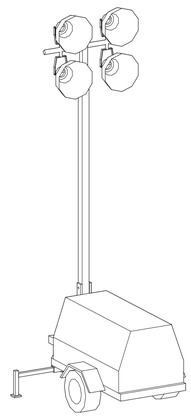
UNDERCARRIAGE	
Design	Wide-gauge crawler undercarriage in stable, torsionally rigid box construction.
Drive	Hydraulic travel drive, integrated in the traveling gear frame for each travelling gear side through an axial piston engine via compact planetary gear.
Parking brake	Spring-loaded, hydraulically ventilated disk brakes. Hydraulic brake valves protect the drive engines when moving downhill.
Travelling gear	RB3-450 telescopic crawler undercarriage with 2.8 – 4.5 m mechanical track adjustment and maintenance-free BB crawler track (63 links, 7,000 mm long) with 800 mm canted triple grouser shoes.
Speed	**0 – 1.6 km/h** Stage I, **0 – 3 km/h** Stage II
Options	* Maintenance-free BB crawler track with 900 mm rounded flat track shoes * Maintenance-free BBb crawler track with 900 mm canted triple grouser shoes * R90-550 special undercarriage with integrated 2 m pylon * PT16-585 crawler gantry with 5 m vertical clearance

ELECTRIC DRIVE	
Option	* Power: **250 kW / 400 V / 50 Hz** Total connected load 401 kVA, machine side fuse 500 A (alternatively 630 A with magnet system) for 400 V - star-delta connection engine start * Advantages: lowest operating costs, low-noise and virtually vibration-free work, long service life of the hydraulic components

OPERATING WEIGHT	
Mass	**approx. 104,000 kg** Basic 870 R machine with K18 equipment and 3000 l orange peel grab
Note	The operating weight varies depending on the equipment.

5 SHEET A6 TYPICAL TEMP. LIGHT TRAILER TOWER

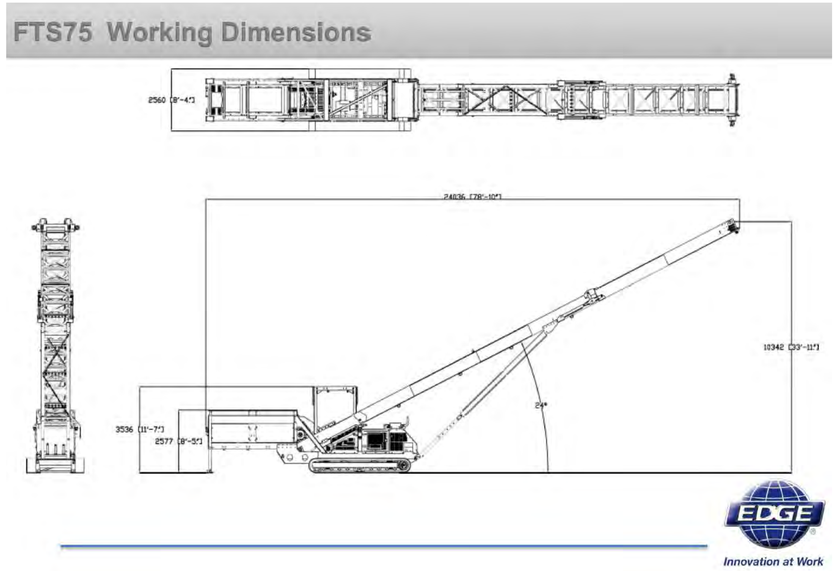
SCALE: 1" = 10'



NOTES:

- TRAILER LIGHTING SYSTEMS WILL BE UTILIZED THROUGHOUT THE SITE FOR THE PURPOSE OF TEMPORARY AND MOVABLE LIGHTING TO SUPPORT THE PROPOSED USE.

2 SHEET A6 FT S75 MATERIAL CONVEYOR



3 SHEET A6 TYPICAL SPUD BARGE

HUGHES 260
Oceangoing Deck Barge
With Spuds

LENGTH	160'
WIDTH	45'
DEPTH	9'

ABS Certified for Ocean Operation

Raked bow, square stern

COMPARTMENTATION – bow rake, four (4) main compartments, three (3) stern compartments. (Main compartments are divided by two (2) non-watertight longitudinal bulkheads on 17' centers).

Hull is 7/16"
Bulkheads are 3/8"

Two spudwells (starboard side) – 36" OD
Two spuds 60' LONG x 30" OD x ¾" wall

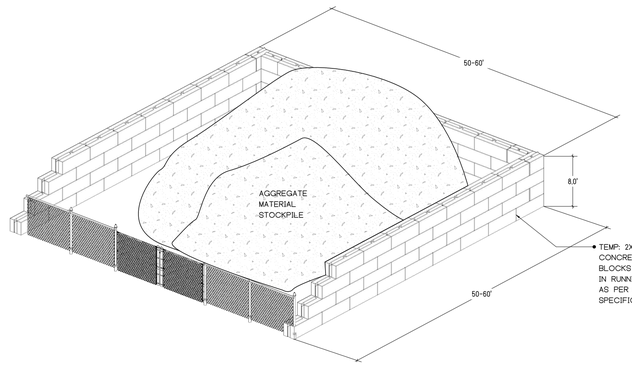
Barge is fitted with one (1) double bitt at each corner and four (4) cletes on each side. One 10" button chock on center stern. Two 27" closed chocks on bow.

Deck strength – 2000 lb/sq ft



6 SHEET A6 TYPICAL MATERIAL CONFINEMENT

SCALE: 1" = 10.0'



NOTES:

- MATERIAL CONFINEMENT WILL BE ACHIEVED VIA UTILIZATION OF PRE-CAST CONCRETE BLOCKS STACKED IN RUNNING BOND PATTERN AROUND THE VICINITY OF THE MATERIAL STOCKPILE. CONTROLLED ACCESS TO THE MATERIAL STOCK PILE WILL BE PROVIDED WITH A FENCE AS SHOWN WITH A GATE THAT CAN BE SECURED BUT WILL ALLOW FOR CONSTRUCTION EQUIPMENT TO ENTER AND EXIT AS REQUIRED. THE ABOVE CONFIGURATION IS A VERSION OF WHAT CAN BE INSTALLED ON SITE IF ALTERNATE OPTIONS ACHIEVE THE SAME PERFORMANCE STATE OF CONFINING THE MATERIAL AND SECURING ACCESS.

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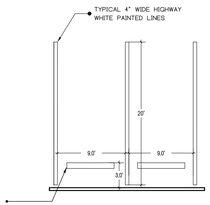
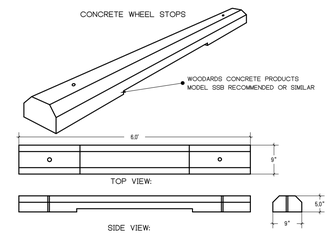
- ALL MATERIALS BROUGHT IN AND STORED ON SITE WILL BE AGGREGATES OF AN APPROVED USE, WILL BE OF A SELECT GRADE, AND WILL BE ABSENT OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS.

7 SHEET A6 TYPICAL PARKING SPACES & STRIPING DETAIL

SCALE: 1" = 10'





SCALE: SEE VIEWS

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811 Know what's below. Call before you dig.

STATE OF NEW YORK — NATHANIEL GOODEN — 106240 — LICENSED PROFESSIONAL ENGINEER

NATHANIEL GOODEN, P.E.
LIC. NO. 106240
REGISTERED THRU 31JUL'25
FIRM AUTHORIZATION# 0018694

COMPANY: CAESAR ENGINEERING D.P.C.		DATE: 07JUN23	PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work		DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553		DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN		PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
10MAY23	CORRECTED TAX ID ON SHEET A1; CORRECTED LIGHT PLACEMENT ON SHEET A4	1

CAESAR ENGINEERING

SHEET IDENTIFICATION
A6
PROPOSED EQUIPMENT & DETAILS
SHEET 6 OF 8 TOTAL SHEETS

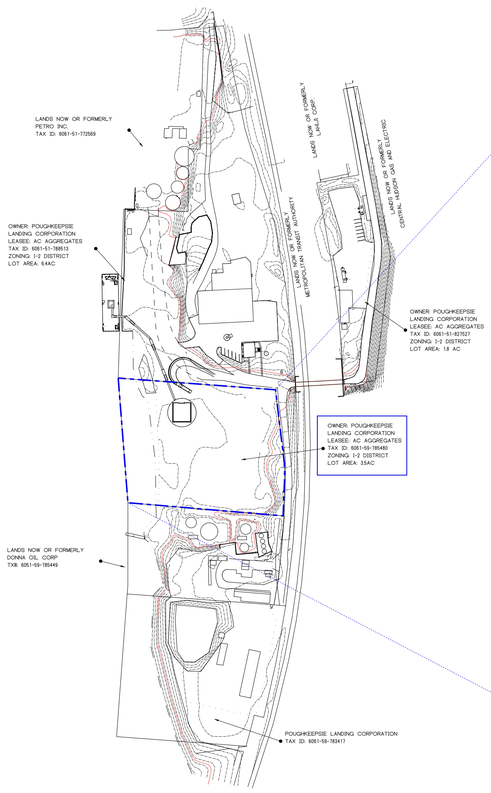
A7 4 SUNFISH COVE RD. SITE PLAN

SHOWING TAX LOT 6061-59-785480 PROPOSED CONDITIONS

SCALE: 1" = 30'



PROSPECT STREET SITE MAP



SCALE: 1" = 200'

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

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LEGEND

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

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):

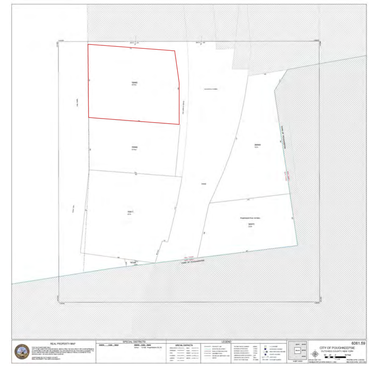
Fire Chief
Police Chief
Building Inspector
City Engineer
Commissioner of Public Works

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 A CONFINED MATERIAL STOCKPILE 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.

VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 4 SUNFISH COVE RD.

ZONING: I-2

ZONING DISTRICT I-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:

I-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:

INDUSTURIAL 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 CONTIGUOS 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. TEMPLATED 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 LEASEE'S 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.

SCALE: SEE VIEWS

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STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER — 100240

NATHANIEL GOODEN, P.E.
LIC. NO. 100240
REGISTERED THRU 31JULY25
FIRM AUTHORIZATION# 0016894

COMPANY: **CAESAR ENGINEERING D.P.C.**		DATE: **07JUN23**	PROJECT SPONSOR NUMBER: **845.225.8252**
CONTACT: **845.275.0230 contact@caesarengineering.work**		DESIGNED BY: **NG / NC**	PROJECT SPONSOR: **AC AGGREGATES, LLC.**
BUSINESS ADDRESS: **367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553**		DRAWN BY: **NG / NC**	PROJECT SPONSOR ADDRESS: **228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590**
PROJECT: **AC AGGREGATES INDUSTRIAL SITE PLAN**		PROJECT NUM: **P187**	PROJECT ADDRESS: **70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601**

DATE	REVISION DESCRIPTION	REV #
30MAY23	CORRECTED TAX ID ON SHEET A1, CORRECTED LIGHT PLACEMENT ON SHEET A4	1

SHEET IDENTIFICATION: A7 — 4 SUNFISH COVE RD. SITE PLAN — SHEET 7 OF 8 TOTAL SHEETS

A8 PROPOSED EQUIPMENT & DETAILS

4 SUNFISH COVE RD., TAX ID: 6061-59-785480

1 SHEET A8 CAT FRONT LOADER



Cat 980M Wheel Loader

Engine		
Engine Model	Cat C13 ACERT	
Max Gross Power @ 1,700 rpm – SAE J1995	317 kW	425 hp
Max Gross Power @ 1,700 rpm – SAE J1995 (metric)		431 hp
Max Gross Power @ 1,700 rpm – ISO 14396	313 kW	420 hp
Max Gross Power @ 1,700 rpm – ISO 14396 (metric)		426 hp
Max Net Power @ 1,700 rpm – SAE J1349	288 kW	386 hp
Max Net Power @ 1,700 rpm – SAE J1349 (metric)		392 hp
Max Net Power @ 1,700 rpm – ISO 9249	288 kW	386 hp
Max Net Power @ 1,700 rpm – ISO 9249 (metric)		392 hp
Peak Gross Torque (1,200 rpm) – SAE J1995	2206 N·m	1,627 lbf-ft
Peak Gross Torque (1,200 rpm) – ISO 14396	2182 N·m	1,609 lbf-ft
Maximum Net Torque (1,100 rpm)	2085 N·m	1,538 lbf-ft
Displacement	12.5 L	763 in³

Weights		
Operating Weight	30 090 kg	66,197 lb

• Weight based on a machine configuration with Michelin 29.5R25 XLDD1 L4 radial tires, full fluids, operator, standard counterweight, cold start, roading fenders, Product Link, open differential axles (front/rear), secondary steering, sound suppression, and a 5.4 m³ (7.1 yd³) general purpose bucket with BOCE.

Bucket Capacities		
Bucket Range	4.2-12.2 m³	5.25-16.0 yd³

Operating Specifications		
Static Tipping Load – Full 40° Turn – with Tire Deflection	19 565 kg	43,121 lb
Static Tipping Load – Full 40° Turn – No Tire Deflection	20 796 kg	45,834 lb
Breakout Force	224 kN	50,466 lbf

• For a machine configuration as defined under "Weight."
• Full compliance to ISO 143971:2007 Sections 1 thru 6, which requires 2% verification between calculations and testing.

Transmission		
Forward 1	6.9 km/h	4.2 mph
Forward 2	13.3 km/h	8.1 mph
Forward 3	23.5 km/h	14.3 mph
Forward 4	40.0 km/h	24.4 mph
Reverse 1	7.8 km/h	4.8 mph
Reverse 2	15.2 km/h	9.3 mph
Reverse 3	26.9 km/h	16.4 mph
Reverse 4	40.0 km/h	24.4 mph

• Maximum travel speed in standard vehicle with empty bucket and standard L4 tires with 933 mm (37 in) roll radius.

Service Refill Capacities		
Fuel Tank	441 L	116.5 gal
DEF tank	21 L	5.5 gal
Cooling System	52 L	13.7 gal
Crankcase	37 L	9.8 gal
Transmission	77 L	20.3 gal
Differentials and Final Drives – Front	84 L	22.2 gal
Differentials and Final Drives – Rear	84 L	22.2 gal
Hydraulic Tank	180 L	48 gal

Hydraulic System		
Implement Pump Type	Variable Displacement Piston	
Implement System:		
Maximum Pump Output (2,250 rpm)	445 L/min	118 gal/min
Maximum Operating Pressure	34 300 kPa	4,975 psi
Hydraulic Cycle Time – Total	10.1 Seconds	

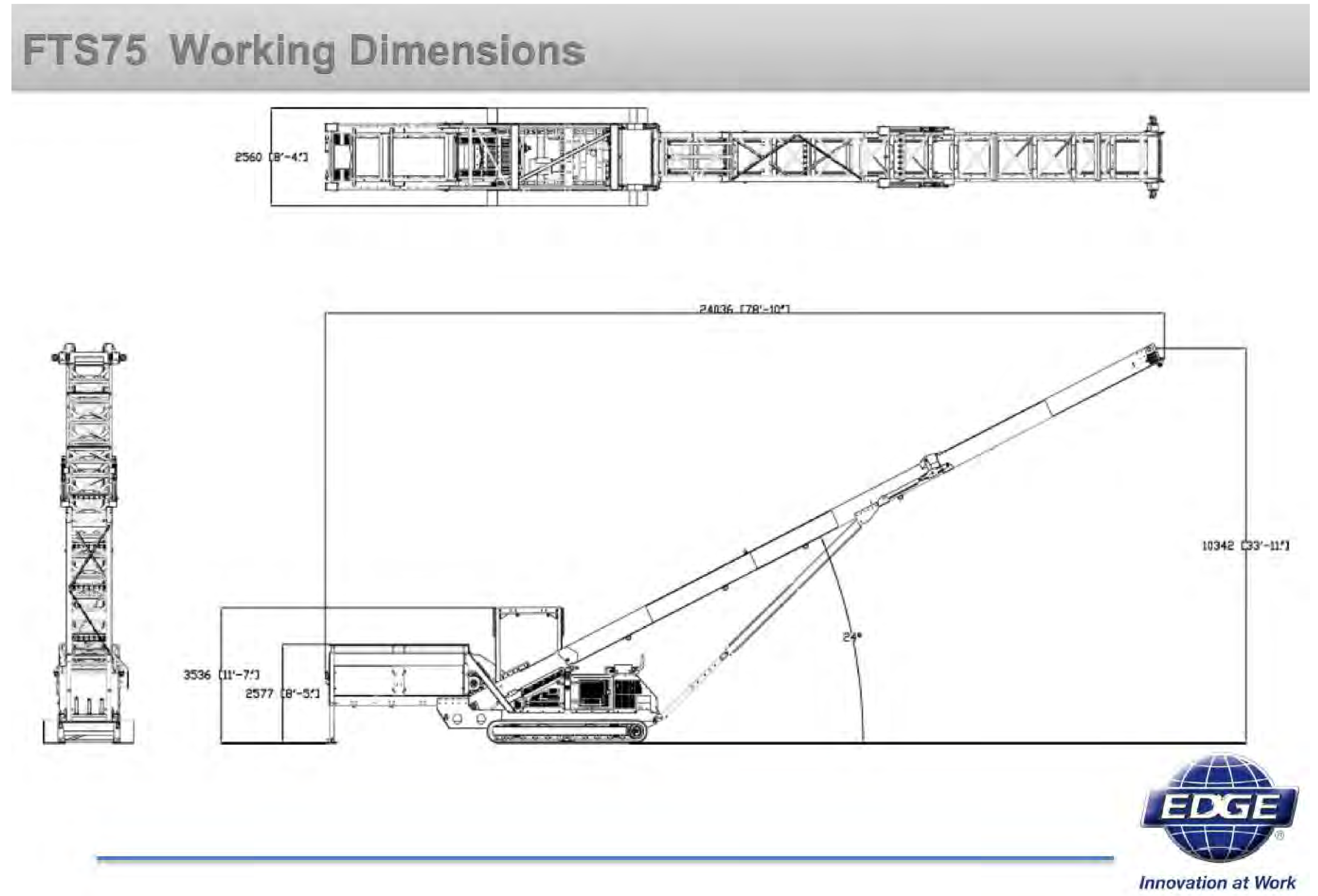
Sound	
With Cooling Fan Speed at Max Value:	
Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
Exterior Sound Power Level (ISO 6395:2008)	112 dB(A)
Exterior Sound Power Level (SAE J88:2013)*	78 dB(A)
With Cooling Fan Speed at 70% of Max Value:	
Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
European Union Directive 2000/14/EC as amended by 2005/88/EC:	
Exterior Sound Power Level (ISO 6395:2008)	109 L_{WA}

*Distance of 15 m (49.2 ft), moving forward in second gear ratio.

Dimensions	Standard Lift		High Lift	
Height to Top of Hood	3110 mm	10'2"	3110 mm	10'2"
Height to Top of Exhaust Pipe	3746 mm	12'3"	3746 mm	12'3"
Height to Top of ROPS	3813 mm	12'6"	3813 mm	12'6"
Ground Clearance	453 mm	1'5"	453 mm	1'5"
Center Line of Rear Axle to Edge of Counterweight	2469 mm	8'1"	2590 mm	8'6"
Center Line of Rear Axle to Hitch	1900 mm	6'2"	1900 mm	6'2"
Wheelbase	3800 mm	12'5"	3800 mm	12'5"
Overall Length (without bucket)	7964 mm	26'1"	8164 mm	26'9"
Hinge-Pin Height at Maximum Lift	4539 mm	14'10"	4760 mm	15'7"
Hinge-Pin Height at Carry	621 mm	2'0"	678 mm	2'2"
Lift Arm Clearance at Maximum Lift	3795 mm	12'5"	4041 mm	13'3"
Rack Back at Maximum Lift	61 degrees		61 degrees	
Rack Back at Carry Height	48 degrees		48 degrees	
Rack Back at Ground	40 degrees		39 degrees	
Maximum Width over Tires	3265 mm	10'8"	3265 mm	10'8"
Tread Width	2440 mm	8'0"	2440 mm	8'0"

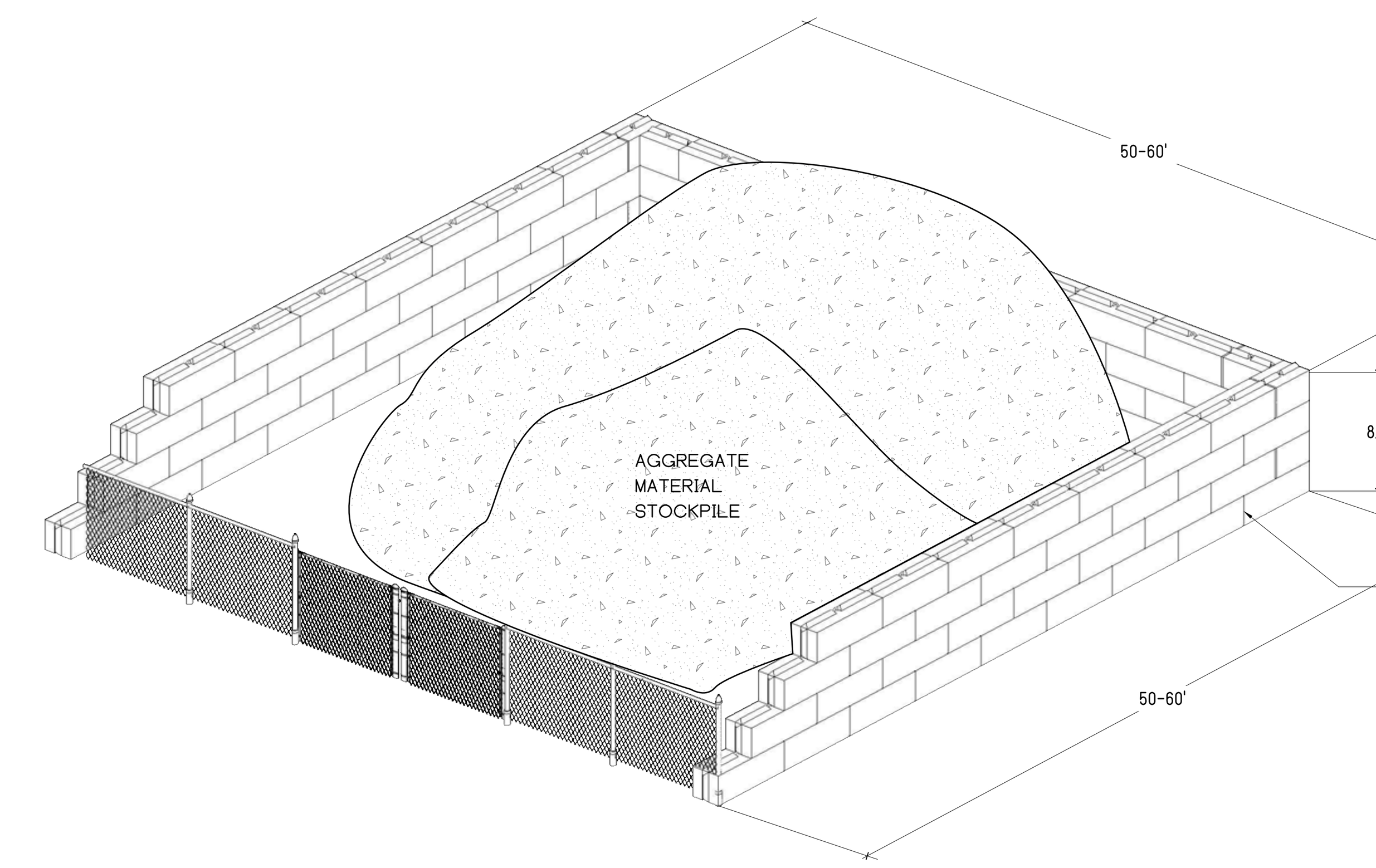
• All dimensions are approximate and based on Michelin 29.5R25 XLDD1 L4 radial tires.

2 SHEET A8 FT S75 MATERIAL CONVEYOR



3 SHEET A8 TYPICAL MATERIAL CONFINEMENT

SCALE: 1" = 10.0'



• TEMP: 2X4X8' OR EQUAL CONCRETE PRE-CAST BLOCKS STACKED IN RUNNING BOND AS PER MANUFACTURERS SPECIFICATIONS.

NOTES:

- MATERIAL CONFINEMENT WILL BE ACHIEVED VIA UTILIZATION OF PRE-CAST CONCRETE BLOCKS STACKED IN RUNNING BOND PATTERN AROUND THE VICINITY OF THE MATERIAL STOCKPILE. CONTROLLED ACCESS TO THE MATERIAL STOCK PILE WILL BE PROVIDED WITH A FENCE AS SHOWN WITH A GATE THAT CAN BE SECURED BUT WILL ALLOW FOR CONSTRUCTION EQUIPMENT TO ENTER AND EXIT AS REQUIRED. THE ABOVE CONFIGURATION IS A VERSION OF WHAT CAN BE INSTALLED ON SITE IF ALTERNATE OPTIONS ACHIEVE THE SAME PERFORMANCE STATE OF CONFINING THE MATERIAL AND SECURING ACCESS.

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- ALL MATERIALS BROUGHT IN AND STORED ON SITE WILL BE AGGREGATES OF AN APPROVED USE, WILL BE OF A SELECT GRADE, AND WILL BE ABSENT OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS.

4 SHEET A8 MATERIAL LOADER

870E Hybrid Technical data, equipment R

MACHINE TYPE	
Model (type)	870

ENGINE	
Power	Stage V: 261 kW at 1800 min⁻¹ Stage IIIa: 268 kW at 1800 min⁻¹
Model	Cummins 12 (Stage V) Cummins 11 (Stage IIIa) Direct injection, turbo charged, intercooling, reduced-emission, ECO mode, idle automation, automatic stop/start, fuel preheating
Cooling	Water-cooled, cooling fans change direction
Diesel filter	with water separator and heater
Air filter	Dry filter with integrated pre-separator, automatic dust discharge, main element and safety element, contamination indicator
Fuel tank	1000 l
DEF tank	100 l
Electr. system	24 V
Batteries	2 x 180 Ah, battery disconnect switch
Options	▪ Engine block heater ▪ Electric fuel pump ▪ Jump start pole

UPPERCARRIAGE	
Design	Torsion-resistant box design, precision crafted, steel bushings for boom mounting Very service-friendly design, engine installed in the longitudinal direction
Central lubrication	Automatic central lubrication for equipment and live ring track
Electro	Central electrical distributor, battery disconnect switch
Cooling system	3-circuit cooling system with high cooling output, thermostatically regulated fan drive for oil cooler and water cooler, fan reversal for cleaning
Options	▪ Swing bearing brake via foot pedal ▪ LED lighting packages ▪ Fire extinguisher ▪ Sea climate resistant coating as corrosion protection ▪ Electric heater for hydraulic tank

Options	▪ SENtrack DS telematic system ▪ Low temperature package ▪ Hydraulically-driven magnetic generator 25 kW / 33 kW

HYDRAULIC SYSTEM	
Load-sensing/ LUDV hydraulic system, hydraulically operated work functions, load limit control	
Pump type	Swash plate-type variable-displacement piston pump, load pressure-independent flow distribution for simultaneous, independent control of work functions
Pump control	Zero-stroke control, on-demand flow control – the pumps only pump as much oil as will actually be used, pressure purging, load limit control
Flow rate	2x 475 l/min and 1x 274 l/min for rotary drive in the closed circuit
Operating pressure	up to 350 bar
Filtration	High-performance filtration with long change interval
Hydraulic tank	900 l
Control system	Proportional, precision hydraulic actuation of work movements, 2 hydraulic servo joysticks for the work functions, additional functions via switches and foot pedals
Safety	Hydraulic circuits with safety valves, secured emergency lowering of the equipment at engine standstill, pipe fracture safety valves for lift cylinder and stick cylinder
Options	▪ Bio-oil – environmentally friendly ▪ Tool Control for programming pressure/rate of up to 10 tools ▪ Supplementary hydraulic circuit for shear attachment ▪ Load moment warning with capacity display ▪ Overload safeguard with shutdown ▪ 60 µm pressure filter for attachments ▪ 3 µm hydraulic micro-filter - SENNEBOGEN HydroClean

ROTARY DRIVE	
Gearbox	Compact planetary gear with bent-axis hydraulic engine, integrated brake valves
Parking brake	Spring-loaded multi-disk brake
Slewing ring	Externally geared slewing ring with 360° protection and pinion lubrication
Slewing speed	0-5 min⁻¹, variable

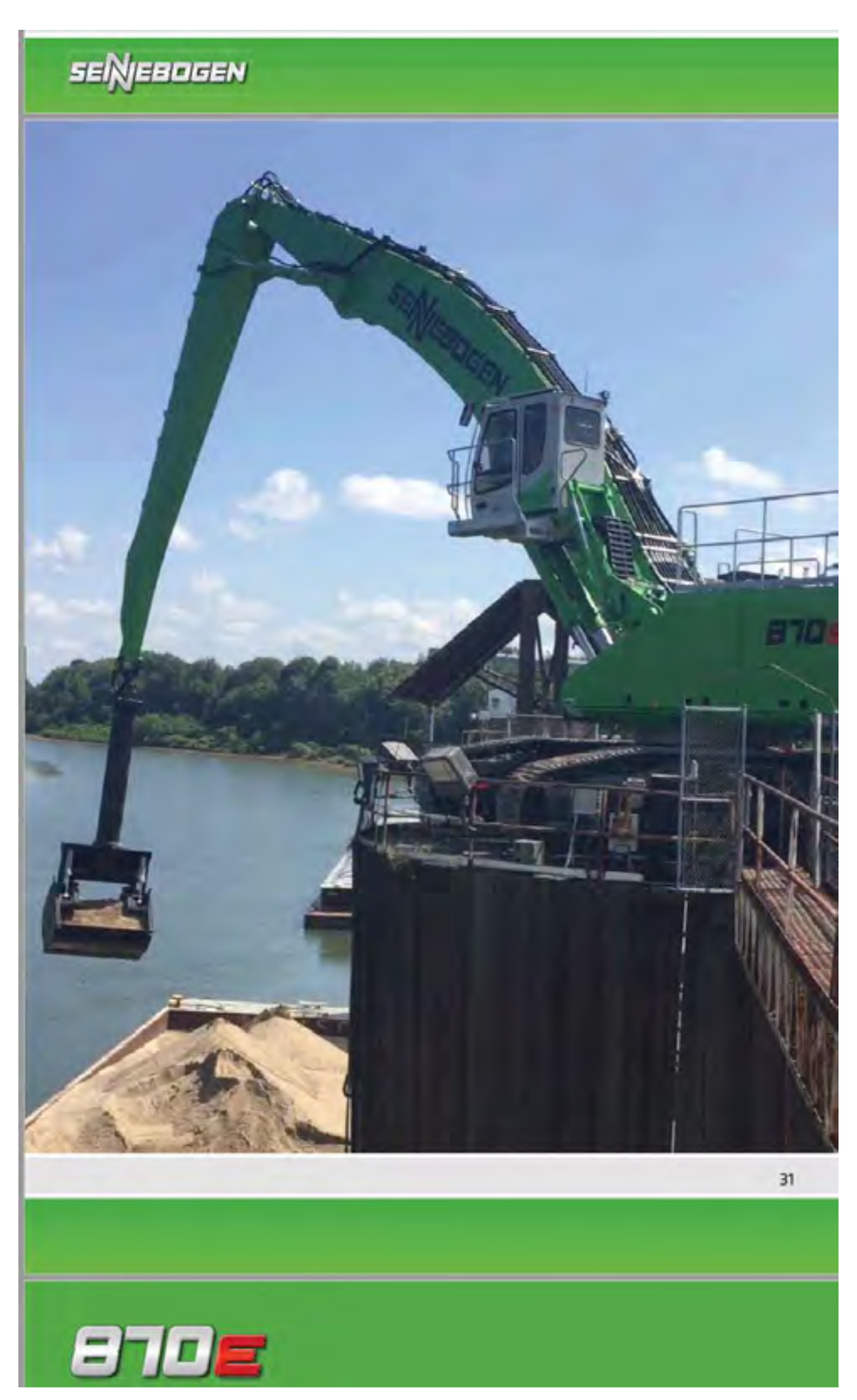
CAB maXcab	
Cab elevation	E270, hydraulically elevating cab
Cab equipment	Sliding door inc. sliding pane, vibration damped, tinted safety glass, front pane can be openend, roof window, windscreen wiper for front pane, radio preparation, air-suspended comfort seat, joystick steering, SENNEBOGEN SENCON control & diagnosis system
Options	▪ 30° tiltable cab ▪ Cab elevation E300/260, can be elevated and moved forward hydraulically ▪ Cab elevation Skylift 700/900 ▪ Mastercab (Large-capacity port cab) ▪ Maxcab Industry ▪ Armored-glass windshield ▪ Armored-glass sunroof ▪ Safety side window and rear window ▪ Windscreen wiper for front window/skylight ▪ Rolling shade for roof window and windshield ▪ FOPS protective roof guard ▪ Protective front guard ▪ Charcoal filter for circulating and outside air ▪ Auxiliary heating ▪ Climatic seat ▪ Radio ▪ Electric cool box

EQUIPMENT	
Design	Decade-long experience, most advanced computer simulation, the greatest degree of stability and longest service life, large-scale mounting points and precision-crafted sealed low-maintenance special bushings, quick change couplings for connecting/removing/turning grabs
Cylinders	Hydraulic cylinders with high-quality sealing and guide elements, end position damping, sealed bearing points
Options	▪ Ball valves in the hydraulic lines for quick and easy grab switching ▪ Sea climate resistant coating ▪ Sea climate resistant coating of all cylinders, nickel-plated and chrome-plated ▪ Equipment floating position ▪ Adjustable stroke limiter / stick limiter ▪ LED lighting ▪ Stick mounted camera

UNDERCARRIAGE	
Design	Wide-gauge crawler undercarriage in stable, torsionally rigid box construction.
Drive	Hydraulic travel drive, integrated in the traveling gear frame for each traveling gear side through an axial piston engine via compact planetary gear.
Parking brake	Spring-loaded, hydraulically ventilated disk brakes. Hydraulic brake valves protect the drive engines when moving downhill.
Traveling gear	R83-450 telescopic crawler undercarriage with 2.8 – 4.5 m mechanical track adjustment and maintenance-free B8b crawler track (63 links, 7,000 mm long) with 800 mm canted triple grouser shoes.
Speed	0 - 1.6 km/h Stage I, 0 - 3 km/h Stage II
Options	▪ Maintenance-free B8b crawler track with 900 mm rounded flat track shoes ▪ Maintenance-free B8b crawler track with 900 mm canted triple grouser shoes ▪ R90-550 special undercarriage with integrated 2 m pylon ▪ P136-585 crawler gantry with 5 m vertical clearance

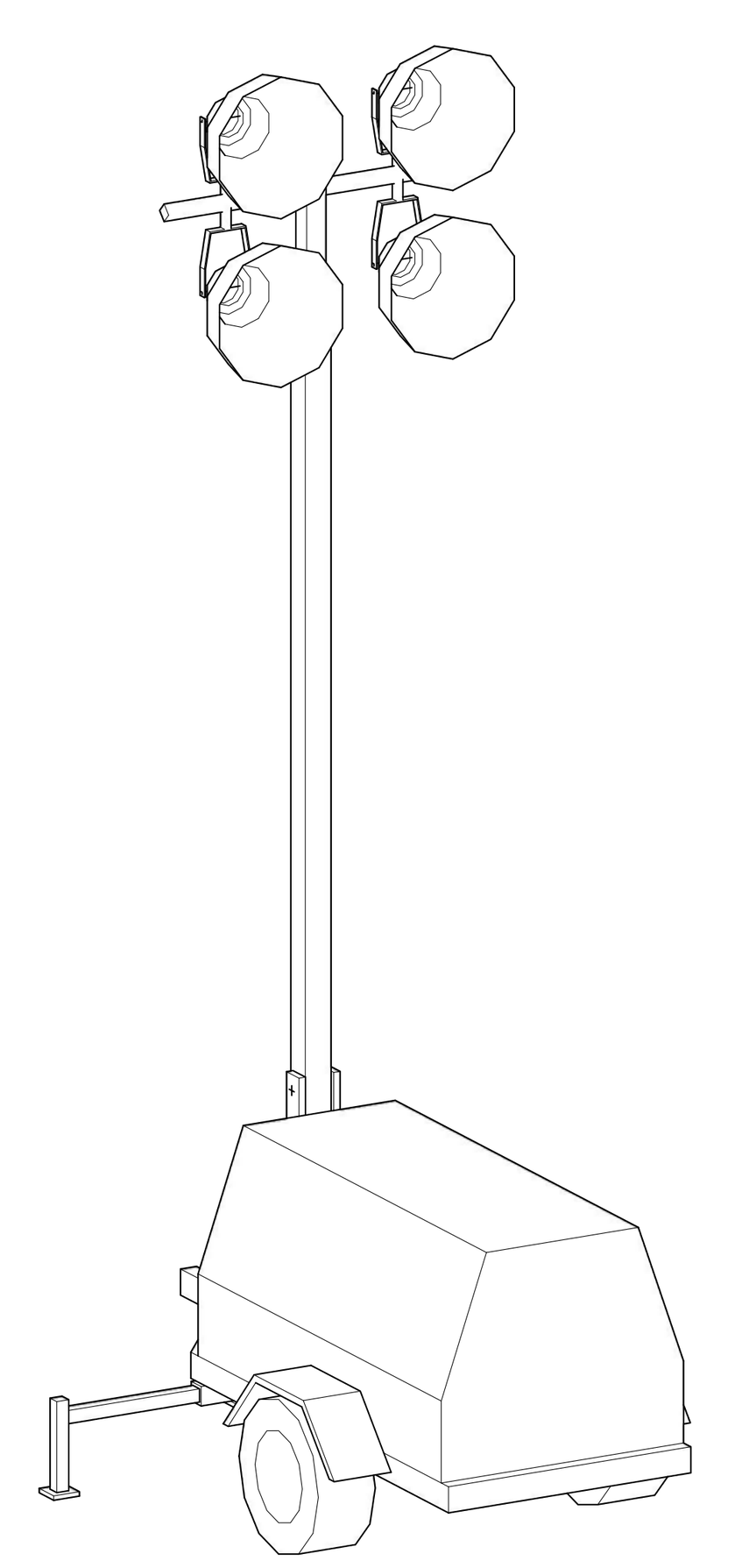
ELECTRIC DRIVE eGREEN	
Option	▪ Power: 250 kW / 400 V / 50 Hz Total connected load 410 kVA, machine side fuse 500 A (alternatively 630 A with magnet system) for 400 V - star-delta connection engine start ▪ Advantages: lowest operating costs, low-noise and virtually vibration-free work, long service life of the hydraulic components

OPERATING WEIGHT	
Mass	approx. 104,000 kg Basic 870 R machine with K18 equipment and 3000 l orange peel grab
Note	The operating weight varies depending on the equipment.



5 SHEET A8 TYPICAL TEMP. LIGHT TRAILER TOWER

SCALE: 1" = 3.0'



NOTES:

- TRAILER LIGHTING SYSTEMS WILL BE UTILIZED THROUGHOUT THE SITE FOR THE PURPOSE OF TEMPORARY AND MOVABLE LIGHTING TO SUPPORT THE PROPOSED USE.

SCALE: SEE VIEWS

00 01 02 04

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811 Know what's below. Call before you dig.

NATHANIEL GOODEN, P.E.
LIC. NO. 106240
REGISTERED THRU 31JULY25
FIRM AUTHORIZATION# 0016894

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 07JUN23	PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 367 WINDOSR HWY #411 NEW WINDSOR, NY, 12553	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
30MAY23	CORRECTED TAX ID ON SHEET A1; CORRECTED LIGHT PLACEMENT ON SHEET A4	1

SHEET IDENTIFICATION
A8
PROPOSED EQUIPMENT & DETAILS
SHEET 8 OF 8 TOTAL SHEETS

NAD 83
NEW YORK STATE PLANE COORDINATES
(EAST ZONE)

N/F
NORFE REALTY CORP.
L.1110 P.571

U.S. ROUTE 9

PROSPECT STREET
A STATE MAINTAINED ROAD

FOX STREET

N/F
EFFRON OIL
L.1378 P.834

N/F
LAHIJI CORP
DOC 02 2003 838

N/F
ELECTRIC CORPORATION
L.1345 P.670

TAX LOT No. 6061-51-827527
N/F
POUGHKEEPSIE LANDING CORPORATION
DOC 02 2000 2719
PARCEL II

90,989 SQ. FT. = 2.089 ACRES

TAX LOT No. 6061-51-788513
N/F
POUGHKEEPSIE LANDING CORPORATION
DOS 02 2000 2719
PARCEL I

N/F
CENTRAL HUDSON GAS & ELECTRIC CORPORATION
L.1567 P.454

HUDSON RIVER

N/F
CENTRAL HUDSON GAS & ELECTRIC CORPORATION
L.1193 P.18

METROPOLITAN TRANSIT AUTHORITY

TAX LOT No. 6061-59-785480
N/F
POUGHKEEPSIE LANDING CORPORATION
DOS 02 2001 10009
PARCELS II&III

TAX LOT No. 6061-59-785449
N/F
DONNA OIL CORP.
L.1734 P.472

TAX LOT No. 6061-59-783417
N/F
POUGHKEEPSIE LANDING CORPORATION
DOS 02 2001 10009
PARCEL III

Total of 4 Parcels (West of Railroad)
734,633 SQ. FT. = 16.865 ACRES

N/F
POUGHKEEPSIE RURAL CEMETERY

CITY OF POUGHKEEPSIE
TOWN OF POUGHKEEPSIE
APPROXIMATE LOCATION PER TAX MAP.

STONE MARKER
=72 MILE

RIGHTS & EASEMENTS

L.1406 P.338
1. INGRESS/EGRESS THROUGH UBDERPASS UNDER TRACKS.
2.RIPARIAN RIGHTS.
3.ALL RAILROAD TRACKS & BLDGS.
4.TO USE UTILITY LINES ADJACENT TO OR ACROSS PREMISES.
5.MORE EASEMENTS TO & FROM PROSPECT STREET.
6.TAP THE WAYER LINE.
7.RAILROAD SIDING.
8.LOCATION OF DOLPHIN.
9.CONSTRUCT DOCK BOLLARD AND DOLPHIN.
10.ENTER VARIOUS RIGHTS OF WAY TO SERVICE LINES.

L.345 P.51
REFERENCE TO BRIDGE No. 192, WIDTH, HEADROOM, EXCAVATION & FILL.

L.556 P.467
USE OF ROADWAY FROM PROPECT STREET.
NECESSARY DOLPHINS, DOCK & BOLLARD.
BOAT DOCKING & OVERLAP.
LOAD/UNLOAD FROM RAILROAD SIDING.

L.794 P.525

L.505 P.164
RIPARIAN RIGHTS.
30' RIGHT OF WAY TO MAINTAIN UTILITIES TO & FROM PROSPECT STREET.

L.852 P.339

L.362 P.434
GRADE TO ELEV. 16.
CONSTRUCT SIDE TRACKS
CONSTRUCT & MAINTAIN SLOPES OF ITS EMBANKMENT.
CONSTRUCT & MAINTAIN RETAINING WALL.

L.556 P.467
A. PERPETUAL USE OF CONCRETE ROADWAY.
B. RIGHT OF WAY OVER MACADAM ROAD, A DISTANCE OF 200 FEET.
C. TELEPHONE , WATER & POWER LINES.
D. DOLPHINS, TEMPORARY DOCK & BOLLARD
E. WHARFAGE FEE OF $25, MAY BE CANCELLED.
F. DOCKING OVERLAP EITHER NORTH OR SOUTH
G. LOAD & UNLOAD FROM RAILROAD SIDING.
H. RESTRICT CONCRETE, MASON OR BLDG MATERIAL
I. GRANTEE SHALL INCLUDE ITS SUCCESSORS & ASSIGNS.

SUBJECT TO:

ALL ENFORCEABLE RESTRICTIONS ETC. OF RECORD

PARCEL II, RIGHTS OF OTHERS TO WATER LINE.

L.820 P.307
NEW YORK TELEPHONE CO. POLE, GUY & WIRES.

ONE HALF THE COST TO MAINTAIN 30' R.O.W.
PROPORTIONATE SHARE COST OF SERVICE LINES.
ERECT A SIMILAR BOLLARD.
BOAT DOCKING & OVERLAP.

NOT USED FOR CONCRETE & BLDG. MATERIALS.

NO POLES NEARER THAN 5 FEET TO ROAD.
WATER PIPES TO BE UNDER CONCRETE PAVT.
INGRESS & EGRESS TO RAILROAD SIDING.

LEGEND

e/p	EDGE OF PAV'T
e/w	EDGE OF TRAVELED WAY
cc	CONCRETE
rw	RETAINING WALL
GF	GARAGE FLOOR ELEV.
FF	FIRST FLOOR ELEV.
CLF	CHAIN LINK FENCE
WFL	WIRE FENCE LINE
IRF	IRON RAIL FENCE
LP	LIGHT POLE
UP	UTILITY POLE
OHW	OVERHEAD WIRE
HYD	HYDRANT
PIV	POST INDICATOR VALVE
CB	CATCH BASIN
R/	RIM ELEV.
WV	WATER VALVE
MH	MANHOLE
MW	MONITOR WELL
Vlt	VAULT
P	PLATFORM
S	STEP
TB	TOP OF BANK
BB	BOTTOM OF BANK
OHP	OVERHEAD PIPE
MON	MONUMENT
RB	STEEL REBAR
IP	IRON PIPE

NOTES:

UNDERGROUND UTILITIES OR STRUCTURES, IF ANY, NOT SHOWN.

NO PHYSICAL BOUNDS UNLESS OTHERWISE SPECIFIED.

100 YEAR FLOOD LINE PER "FIRM" FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 360222002B, DATED JAN. 5, 1984.

REFERENCE TO MAPS:

LANDS OF THE SPOOR-LASHER CO. INC.
F.M. No. 1540

MAP SHOWING A SURVEY OF LANDS TO BE CONVEYED TO SAND AND STONE ASSOCIAYES, BY MILTON CHAZEN ASSOCIATES.

SURVEY FOR CRANESVILLE CONCRETE, BY RICHARD G. BARGER.

CERTIFICATION

CERTIFIED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE/BANK SURVEYS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS:

O & G INDUSTRIES, INC.

Total Surveyed Area = 18.954 Acres.

LICENSED LAND SURVEYOR
CARNEY RHINEVAULT
49097
STATE OF NEW YORK

Carney Rhinevault
CARNEY RHINEVAULT NYSLS No. 49097

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NO.	DATE	REVISIONS	DRN	APPR

PROJECT

PROJ. ENGR.:	
DESIGNED BY:	
DRAWN BY:	C.H.
CHECKED BY:	C.R.
APPROVED BY:	
CONTOUR INTERVAL:	2 FEET
DATUM:	NAVD 88

0 12.5 25 50 100
1"=50'

TOPOGRAPHICAL & BOUNDARY SURVEY
FOR O & G INDUSTRIES, INC.
situate
PROSPECT STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C.
1 Civic Center Plaza, Suite 401
Poughkeepsie, NY 12601
TEL (845) 454-9440 FAX (845) 454-9206

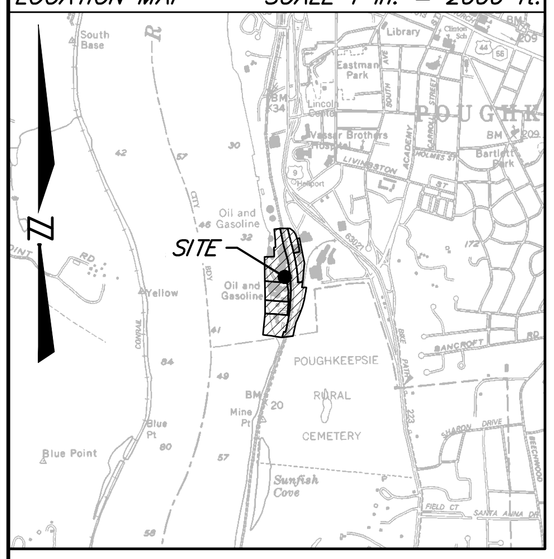
DATE: 04/07/2005 | SCALE: 1"=50' | PROJ NO. 05161 | SHEET 1 OF 1

N:\2005\05161\DWG\05161.DWG, Model, 4/8/2005 1:23:03 PM, aah, 1:50

GEOGRAPHIC INDEX 41–41–19.8 –73–56–15.7

T.M. : MULTI

LOCATION MAP SCALE 1 in. = 2000 ft.



N

HUDSON RIVER

Reciprocal rights to bollards, dolphins and dock construction and use
(See Liber 505 cp 164, Liber 556 cp 467, Liber 558 cp 347 and Liber 1406 cp 338)

Shore Line

Perpetual Right of Way to Petro, Inc;
right to connect to utilities
(See Liber 558 cp 347)

Now or formerly Petro Inc.
Tax Parcel No. 6061–51–772569

Now or formerly
Poughkeepsie Landing Corp.
Tax Parcel No. 6061–59–783417

Now or formerly
Amsterdam Two Stables LLC.
Tax Parcel No. 6061–59–795449

Now or formerly
Poughkeepsie Landing Corp.
Tax Parcel No. 6061–59–785480

Reciprocal rights to tracks and sidings
(Liber 505 cp 164, Liber 556 cp 467 and Liber 1406 cp 338)

Now or formerly
Poughkeepsie Landing Corp.
Tax Parcel No. 6061–51–788513

Easement for ingress, egress and utilities; right to connect to and extend utilities
(Liber 505 cp 164, 556 cp 467 and 1406 cp 338)

Agreement for construction of
embankment and trackage
(See Liber 362 cp 434)

Now or formerly Conrail (MTA)
Tax Parcel No. 6061–27–794956

Bridge 192
(See Liber 345 cp 51)

Pole Easement
(See Liber 820 cp 307)

Now or formerly Conrail (MTA)
Tax Parcel No. 6061–27–794956

Agreement for construction of
embankment and trackage
(See Liber 362 cp 434)

Now or formerly Lahiji Corp.
Tax Parcel No. 6061–51–819574

PROSPECT STREET

FOX STREET

Now or formerly
Poughkeepsie Landing Corp.
Tax Parcel No. 6061–51–827527

PROSPECT STREET (Private)

Easement for ingress, egress and utilities in favor
of parcels located West of railroad.
(See Liber 505 cp 164, Liber 556 cp 467 and
Liber 1406 cp 338)

Notes
1. COPYRIGHT "2023" by BADEY & WATSON, Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
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 convenants associated with a site plan for AC Aggregates, LLC. The shaded areas hereon represent the parcels which are the subject of the site plan
5. The base mapping hereon is taken from the Dutchess County Parcel Access and a site plan prepared for AC Aggregates, LLC, prepared by Casear Engineering D.P.C.
6. This map was prepared without benefit of a title report. Easements noted are taken from those deeds referenced hereon and obtained from the Dutchess County Clerk. Users are cautioned that other documents may exist which may affect the premises.

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877. 3.141593 (Toll Free)

PRINTED
April 4, 2023
BADEY & WATSON
Surveying & Engineering, D.P.C.

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

FILE No. 23–112

Drawing Name: SS26758__R01_V22.DWG Layout: MAP W.O. No. 26758 Checked by SRM Spell checked by NTK Drawn by NTK

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:

Rip Van Winkle Apartment Building Addition

Project Location (describe, and attach a location map):

10 Rinaldi Boulevard, Poughkeepsie, NY 12601

Brief Description of Proposed Action:

The Applicant proposes to construct a two-story, 2,350 S.F± building addition to the existing Rip Van Winkle Apartments. The building addition is a community room for tenants, and does not contain any additional apartment units. New asphalt walks will be provided along with new storm sewers, landscaping, and a rain garden.

Name of Applicant or Sponsor:	Telephone: 646-767-3207
RVW Preservation, L.P c/o Related Cos	E-Mail: david.pearson@related.com

Address:

30 Hudson Yards

City/PO:	State:	Zip Code:
New York	NY	10001

	NO	YES
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.	☑	☐
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: City of Poughkeepsie Site Plan Approval, City of Poughkeepsie Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 4.95 acres
   b. Total acreage to be physically disturbed? 0.25 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.95 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ Site is already served by public water supply _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Site is already served by existing wastewater utilities. _____	☑	☐

	NO	YES
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?	☐	☑
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?	☐	☑

	NO	YES
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?	☐	☑
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: _____ No wetlands or waterbodies are identified on the NYSDEC Environmental Resource Mapper within the site, but the site is near the Hudson River _____ _____		

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

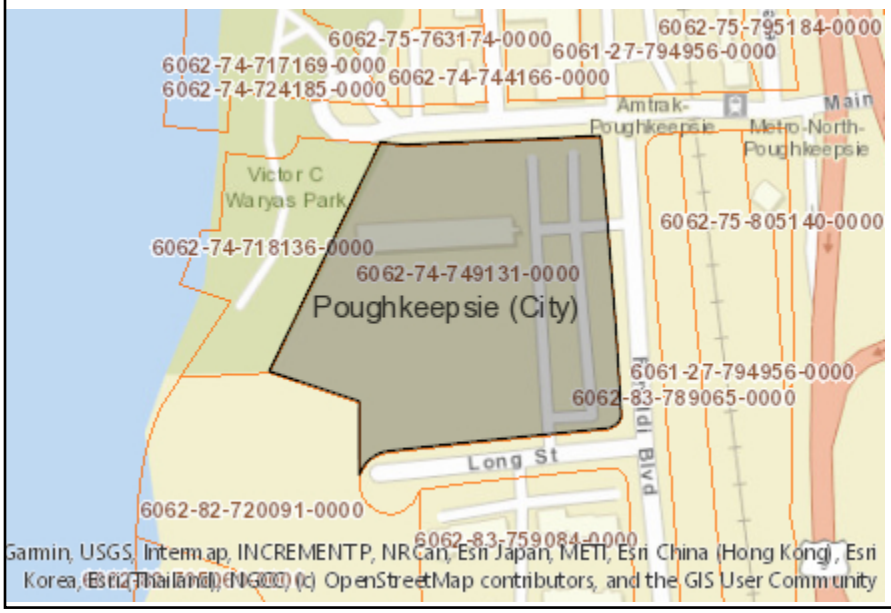
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Peregrin...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If 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: New runoff is directed toward a rain garden, where it will be treated and discharged down the sloped toward the Hudson River.		
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:	☑	☐
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:	☑	☐
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 remediation sites were found in the vicinity of this site on the NYSDEC Environmental Remediation Database	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Nicholas Daniels, P.E For the Applicant Date: 3/24/23

Signature: _____ Title: Partner

PRINT FORM



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]	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, Peregrine Falcon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

RELATED

March 17, 2023

The City of Poughkeepsie, New York
Building Planning & Zoning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601
Phone: 845-451-4007
Fax: 845-451-4006

RE: Rip Van Winkle House – Application for Site Plan, Special Permit & Facade Approval – Financial Capability of the Applicant

To Whom It May Concern:

RVW Preservation, L.P. (the "Applicant") is a special purpose entity formed for the sole purpose of acquiring and renovating Rip Van Winkle House (the "Project"). Related Affordable, LLC ("Related Affordable"), is the Sponsor of the Project and is the managing member of the general partner of the Applicant. Enclosed are the unaudited financial statements of Related Affordable which demonstrate sufficient net worth and liquidity to execute the Project. Furthermore, Related Affordable's parent company, The Related Companies, L.P., a multinational developer with a more than $60 billion in assets.

Signed:

RVW PRESERVATION, L.P.
a New York limited partnership

By: RVW Preservation GP, LLC,
a New York limited liability company
its General Partner

By: 
Name: David Pearson
Title: Vice President

Related Affordable, LLC and Subsidiaries
Consolidated Balance Sheet
As of December 31, 2021
(In whole dollars)
(Unaudited)

Assets	
Cash and cash equivalents	37,023,438
Investments in, and advances to, unconsolidated real estate entities	1,152,854
Real estate - net	1,863,366,965
Pre-development costs and advances	51,810,566
Accounts, notes and other receivables - net	(23,184,007)
Escrow deposits and restricted cash	130,527,283
Other assets - net	15,307,586
Total assets	2,076,004,685
Liabilities and Partners' Equity	
Liabilities:	
Mortgage notes payable	1,449,468,065
Notes and loans payable	45,962,096
Accounts payable, accrued expenses and other liabilities	80,381,758
Due to related parties	8,036,550
Total liabilities	1,583,848,469
Commitments and contingencies	
Partners' Equity:	
Related Companies' Partners	(2,088,008)
Noncontrolling interests	494,244,224
Total Partners Equity	492,156,216
Total Liabilities and Partner's Equity	2,076,004,685

Related Affordable, LLC and Subsidiaries
Consolidated Statement of Operations
As of December 31, 2021
(In whole dollars)
(Unaudited)

Income:	
Rental revenues	187,729,818
Fees and other income:	
Property Management Fees	1,794,240
Development, Construction, and Other Reimbursement Fees	6,466,486
Other Income	3,467,747
Fees and other income	11,728,473
Share of loss of unconsolidated real estate entities	(11,186)
Gain on sales of properties	11,714,230
Total income	211,161,335
Costs and expenses:	
Property operating expenses	(96,820,826)
Salaries, payroll taxes and employee benefits	(3,838,784)
Other operating expenses	(2,080,917)
Provision for uncollectible accounts, abandoned project costs and impairments	(3,130,445)
Depreciation and amortization	(76,762,099)
Total costs and expenses	(182,633,071)
Income from operations	28,528,264
Other income (expense):	
Interest Income	340,567
Interest Expense	(39,900,572)
Unrealized gain on derivatives, net	87,755
Total other expense	(39,472,250)
Net loss	(10,943,986)
Less: Net loss attributable to noncontrolling interests	43,521,328
Net income attributed to Related Companies' Partners	32,577,342

HERSHBERG
&
HERSHBERG

Consulting Engineers

◆

Land Surveyors

◆

Land Planners

18 Locust Street
Albany, New York 12203
(518) 459-3096
FAX (518) 459-5683
E-Mail Address:
hhershberg@aol.com

FOUNDER
Ben B. Hershberg, P.E., L.S.
(1901-2002)

PARTNERS
Daniel R. Hershberg, P.E., L.S.
Francis G. McCloskey, L.S.
Nicholas J. Daniels, P.E.

BY EMAIL

April 6, 2023

Mr. Joseph Donat
Interim Development Director
City of Poughkeepsie Planning & Zoning
62 Civic Center Plaza
Poughkeepsie, New York 12610

RE: Site Plan Application Cover Letter
Rip Van Winkle Apartments
No.10 Rinaldi Boulevard
H&H File #2023-0038

Dear Mr. Donat:

We have prepared a site plan application for a building addition at 10 Rinaldi Boulevard. Located in the Waterfront Transit Oriented Development (WTOD) District, the two-story 2,350 S.F ± building addition will serve the Rip Van Winkle Apartments as a community room for tenants. This building addition does not contain any additional apartment units. New asphalt walks will be provided from the parking area to the building addition entrance as well as lighting, landscaping, storm sewers, and a rain garden. No water or sewer connections to the public mains are needed. The property owner has provided a letter consenting to the application by the Applicant, as they are affiliated with each other. The applicant has also provide a statement of financial feasibility in their letter.

If you require any additional information, please feel free to contact me at your convenience.

Sincerely yours,
HERSHBERG & HERSHBERG
CONSULTING ENGINEERS & LAND SURVEYORS

Nicholas Daniels, P.E.

Enclosures

Ec: Jennifer Chan
Michael Antonik
Justin Glanda
Robert Kurzon
Sean Fernandes

ND/nick/10 Rinaldi Boulevard_2_Cover Letter_4/6/23.doc

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. PROPERTY ADDRESS: 10 Rinaldi Boulevard

II. PROPERTY OWNER: Rip Van Winkle House LLC
ADDRESS: c/o Related Cos, 30 Hudson Yards, 72nd Floor
New York
NY 10001 (state and zip code)
PHONE NUMBER: 646-767-3207 (include area code)

III. NAME OF APPLICANT: RVW Preservation, L.P.
ADDRESS: c/o Related Cos, 30 Hudson Yards, 72nd Floor
New York
NY 10001 (state and zip code)
PHONE NUMBER: 646-767-3207 (include area code)
EMAIL ADDRESS: david.pearson@related.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: Hershberg & Hershberg c/o Nicholas Daniels, P.E
ADDRESS: 18 Locust Street
Albany
NY 12205 (state and zip code)
PHONE NUMBER: 518-459-3096 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Proposed building addition containing a community area for tenants at Rip Van Winkle House. No new units are proposed.

VI. ZONING DISTRICT: WTOD

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

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

PROJECT INFORMATION

New construction: X (yes)_____ (no)

Change of use:_____ (yes) X (no)

Expansion/addition:X (yes) _____ (no)

Alteration:_____ (yes) X (no)

Cost of Construction: $12,393,111.00

LOT AND BULK INFORMATION:

Lot area: 4.95 (acres) 215,915 (square feet)

Building Footprint: 2,350 ± (proposed square feet for new construction)

10,000 ± (existing square feet for change of use/expansion)

2,350 ± (additional proposed square feet for expansion)

12,350 ± (total building footprint, square feet)

Lot Coverage: 5.7% (percentage, building coverage only)

Gross Floor Area: 4,700 (proposed square feet for new construction)

180,000 (existing square feet for change of use/expansion)

4,700 (additional proposed square feet for expansion)

184,700 (total gross floor area, square feet)

Building Height: 18 (stories) 180 (feet)

Floor Area Ratio: 0.85 (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: N/A

C) Waiver Requested: _____ (Yes) X (No)

Is municipal parking available within 600 feet? X (Yes) _____ (No)

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

If yes, name all such municipal facilities: Parking on Rinaldi Boulevard

(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) x_____ (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): N/A

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: N/A - No New Units

Number of one (1) bedroom units: N/A - No New Units

Number of two (2) bedroom unit's: N/A - No New Units

Number with three or more bedrooms: N/A - No New Units

Total number of units: N/A - No New Units

C) Is funding public? x___ Yes ____ No

If yes, describe funding source: Tax-Exempt Bonds & Tax Credit Equity

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

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

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: _____

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

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: _____

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):

N/A

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, David Pearson, 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.

DocuSigned by:
DAVID PEARSON
C93D0577FF8A402...

Signature of Applicant

3/20/23

Date

MAP REFERENCE

1. A MAP ENTITLED "10 RINALDI BLVD, ALTA/NSPS SURVEY PREPARED FOR RIP VAN WINKLE HOUSE, LLC" PREPARED BY BRENDAN JOHNSON, P.L.S DATED DECEMBER 16, 2022

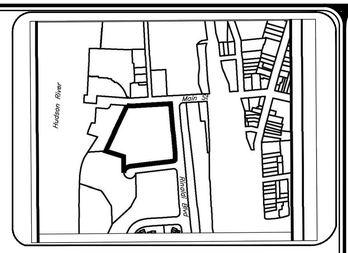
SCHEDULE B EXCEPTIONS

5 – UTILITY EASMENTS – LIBER 1316, PAGE 657 – AS SHOWN HEREIN

FLOOD ZONE

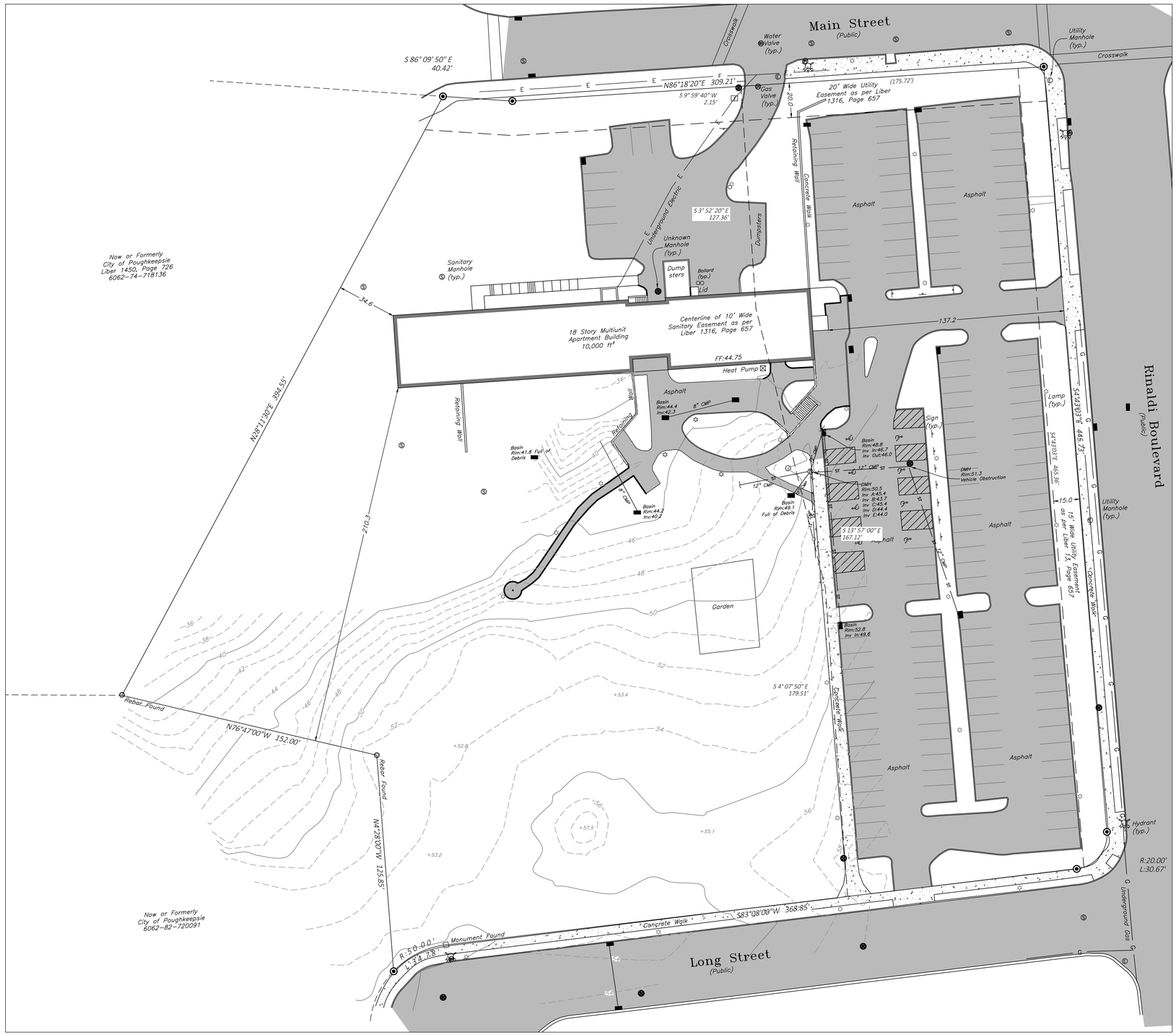
SUBJECT PARCEL IS LOCATED IN ZONE "X" UNSHADED. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP: NO.36027C0354E EFFECTIVE DATE: MAY 2, 2012

0 60 120 Feet



VICINITY MAP

MAP NOT TO SCALE



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8. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
9. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83–NY EAST USING NYSNET RTN GPS.
10. CONTOUR INTERVAL IS TWO FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RNT GPS.

DRAWING INDEX

DRAWING INDEX	SHEET NAME
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
C4	DRAINAGE PLAN
C5	LIGHTING PLAN
C6	LANDSCAPING PLAN
C7	DETAILS

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STATE OF NEW YORK
NICHOLAS J. DANIELS
105823
LICENSED PROFESSIONAL ENGINEER

DATE	REMARKS

REVISIONS

EXISTING CONDITIONS PLAN
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

FILE: 23003B | SCALE: 1"=20' | BY: ND | CHK: DRH | DATE: 2/2/23 | 23003B-1.DWG

C1

0 40 80 Feet



VICINITY MAP

MAP NOT TO SCALE

N86°18'20"E 309.21'

S 9° 59' 40" W 2.15'

Gas Valve (typ.)

20' Wide Utility Easement as per Liber 1316, Page 657

20.0

(175.72')

Retaining Wall

Concrete Walk

Asphalt

Asphalt

S 3° 52' 20" E 127.36'

Underground Electric

Unknown Manhole (typ.)

Dumpsters

Sanitary Manhole (typ.)

Dump sters

Bollard (typ.)

Lid

54.6

Centerline of 10' Wide Sanitary Easement as per Liber 1316, Page 657

18 Story Multiunit Apartment Building 10,000 ft²

FF:44.75

Heat Pump

137.2

Rinaldi Boulevard

(Public)

Lamp (typ.)

Sign (typ.)

S 43° 03' E 445.73'

15.0

Utility Manhole (typ.)

15' Wide Utility Easement as per Liber 1316, Page 657

Concrete Walk

Asphalt

Asphalt

Asphalt

Asphalt

REMOVE ALL ABOVE GROUND FEATURES WITHIN PROJECT LIMITS 5,575 SF / 0.12 ACRES ±

Basin Rim:44.4 Inv:42.3

8" CMP

REMOVE PIPE

REMOVE CATCH BASIN

Basin Rim:41.8 Full of Debris

REMOVE SECTION OF PIPE

8" CMP

Basin Rim:44.2 Inv:40.2

12" CMP

REMOVE PIPE

REMOVE CATCH BASIN

CB Rim:49.1 Full of Debris

Basin Rim:48.8 Inv In:46.7 Inv Out:46.0

12" CMP

DMH Rim:50.5 Inv A:45.4 Inv B:43.7 Inv C:45.4 Inv D:44.4 Inv E:44.0

DMH Rim:51.3 Vehicle Obstruction

S 13° 57' 00" E 167.12'

12" CMP

Basin Rim:52.8 Inv In:49.6

S 4° 07' 50" E 179.51'

Concrete Walk

Garden

Retaining Wall

Retaining Wall

210.3

+53.4

+52.8

34

36

38

40

42

44

46

48

50

52

54

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DEMOLITION PLAN
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

FILE: 2300.38 | SCALE: 1"=20' | BY: ND | CHK: DRH | DATE: 2/21/23 | 2300.38-1.DWG

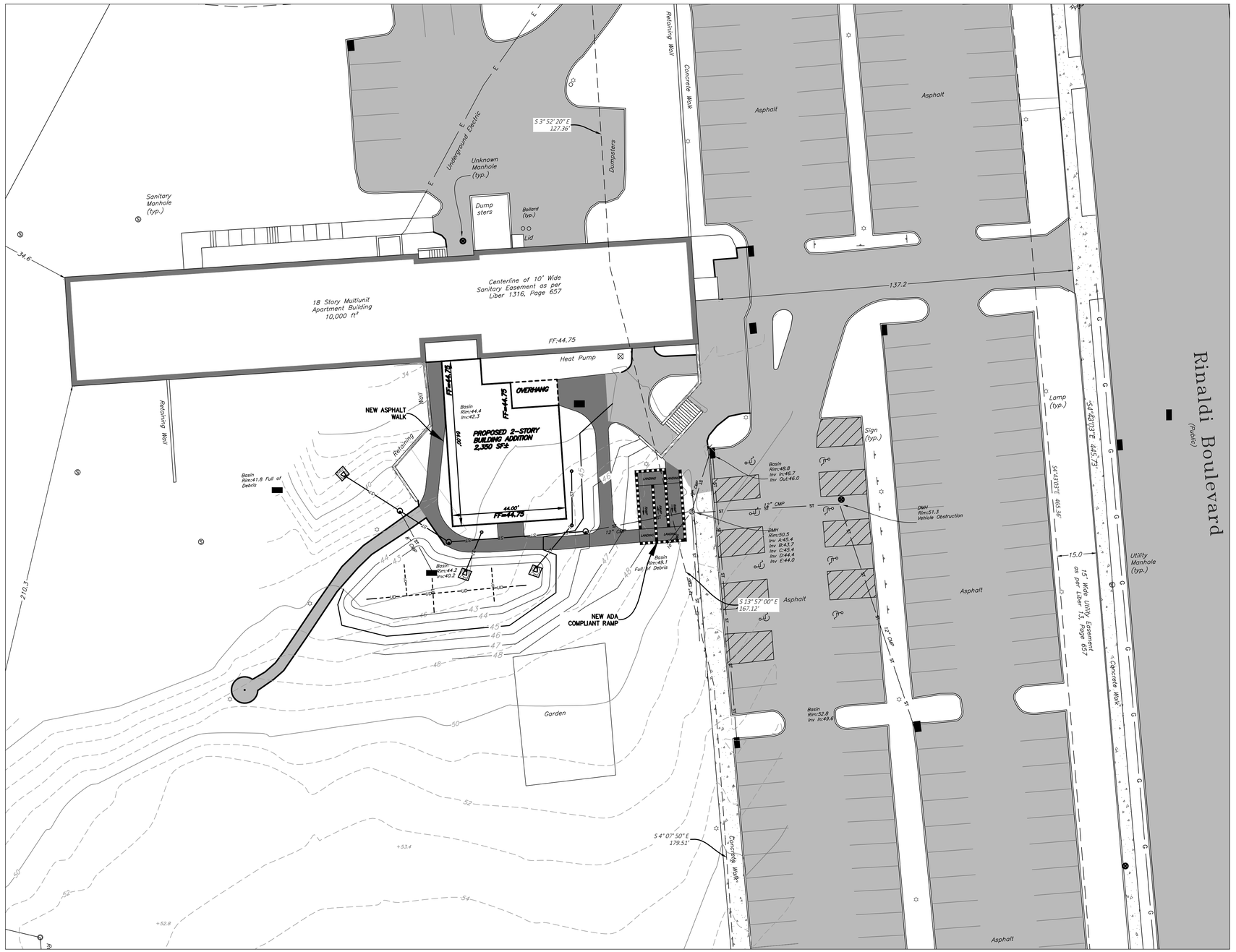
C2

0 40 80 Feet



VICINITY MAP

MAP NOT TO SCALE



ZONING INFORMATION

WATERFRONT TRANSIT ORIENTED DEVELOPMENT (WTOD) DISTRICT

MINIMUM LOT AREA	1,600 SQUARE FEET
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	25 FEET
MINIMUM STREET FRONTAGE	100 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM LOT WIDTH	100 FEET
MAXIMUM BUILDING COVERAGE	70%

SUBJECT PARCEL IS LOCATED WITHIN THE WATERFRONT TRANSIT ORIENTED DEVELOPMENT DISTRICT AS PER MAP ENTITLED "CITY OF POUGHKEEPSIE ZONING DISTRICTS" PREPARED BY CITY OF POUGHKEEPSIE PLANNING DEPARTMENT. ISSUED NOVEMBER 29,2019

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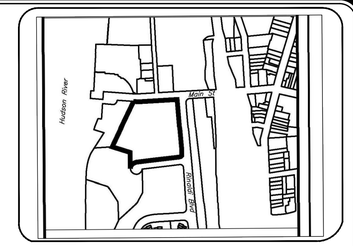
REVISIONS		
REMARKS	DATE	

SITE PLAN
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

FILE: 230038 | SCALE: 1"=20' | BY: NO | CHK: DRH | DATE: 2/21/23 | 230038-1.DWG

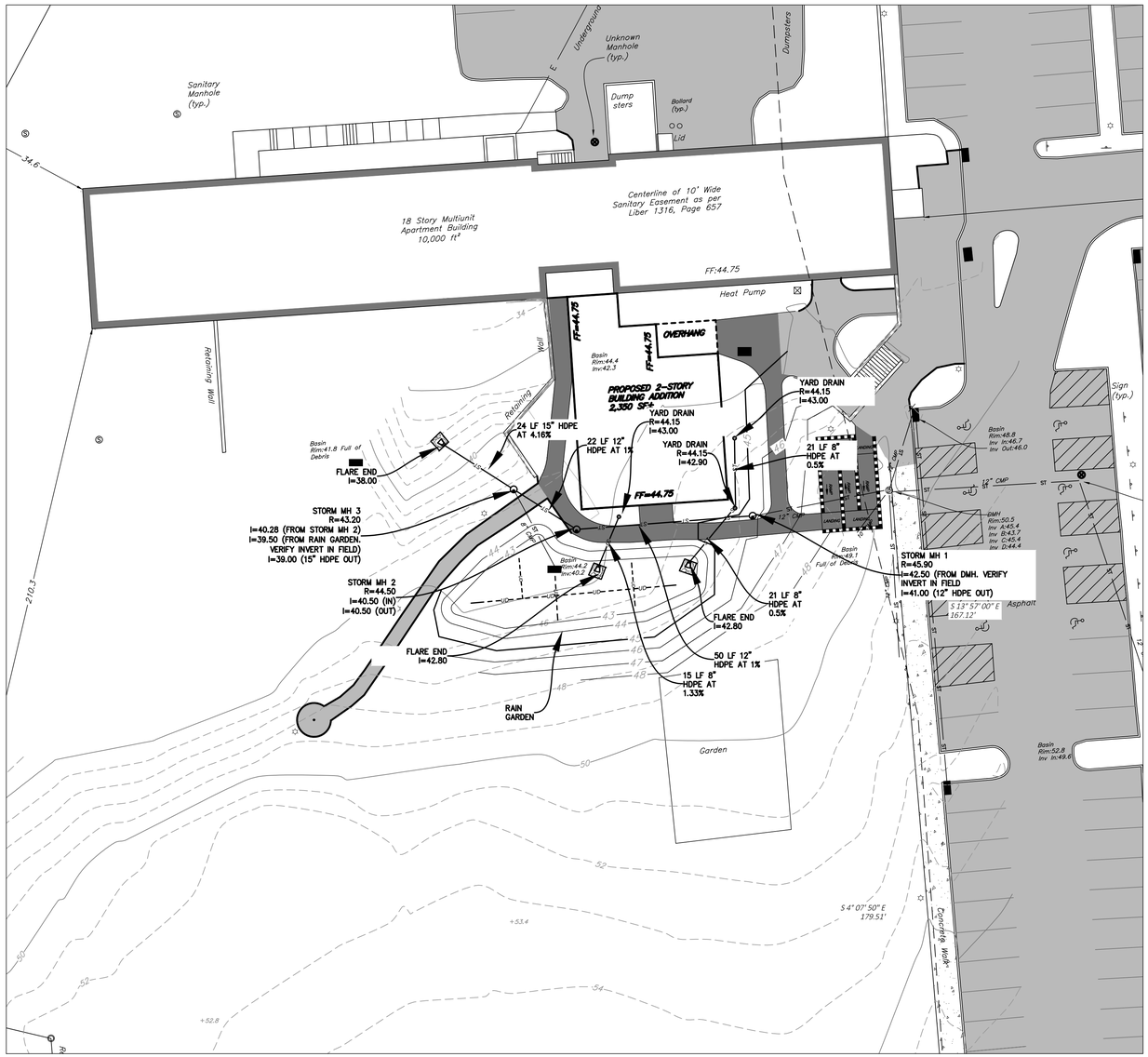
C3

0 40 80 Feet



VICINITY MAP

MAP NOT TO SCALE



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REMARKS	DATE

REVISIONS

DRAINAGE PLAN
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

FILE: 230038 | SCALE: 1"=20' | BY: ND | CHK: DRH | DATE: 2/21/23 | 230038-1.DWG

C4

LUMINAIRE SCHEDULE

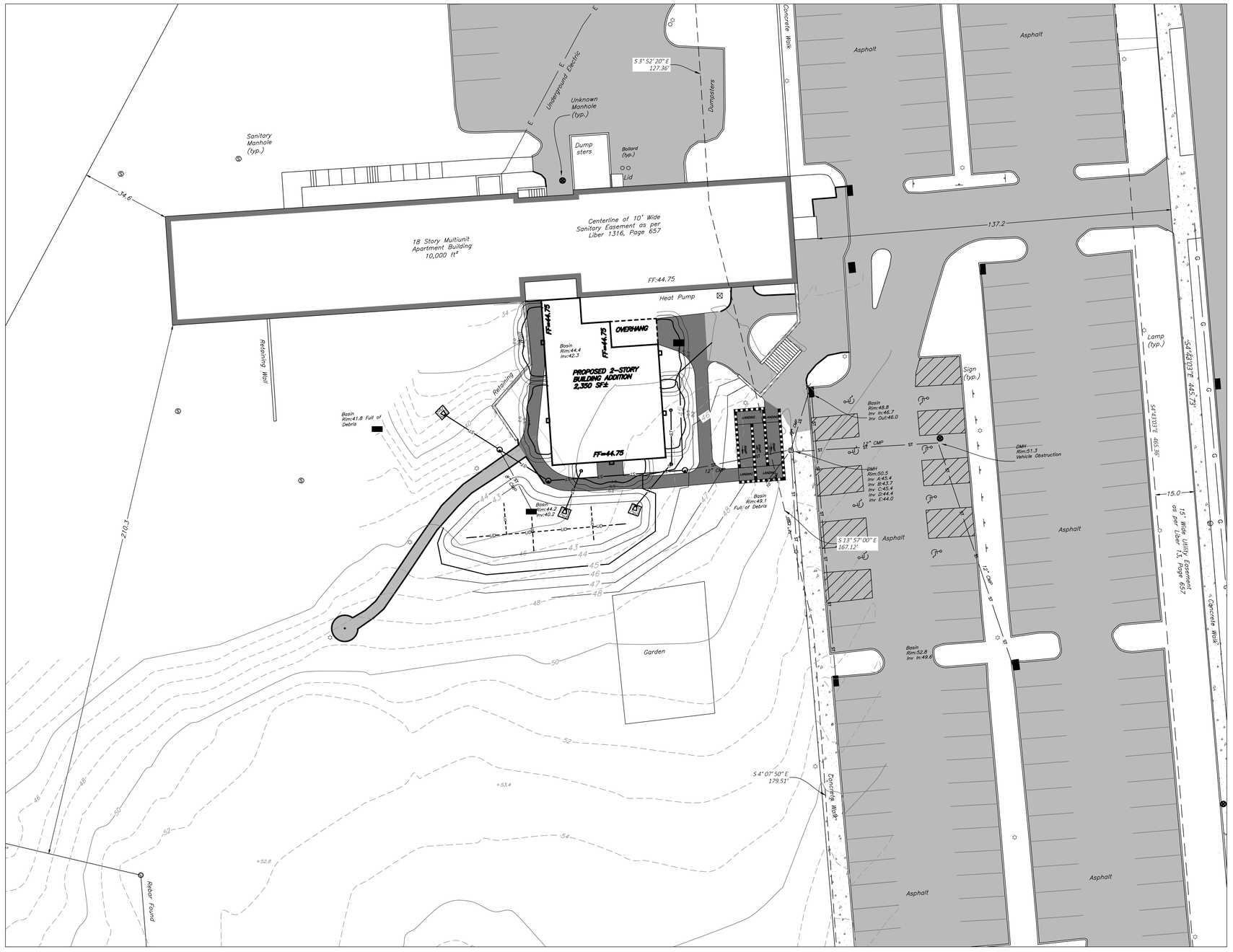
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
▬	B	5	WSR 175M WT	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	LTL11337.IES	12800	0.72	213

0 40 80 Feet



VICINITY MAP

MAP NOT TO SCALE



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DATE	REMARKS
	REVISIONS

LIGHTING PLAN
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

FILE: 230038	SCALE: AS NOTED	BY: ND	CHK: DRH	DATE: 2/21/23	230038-1.DWG

C5

PLANT MATERIAL SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	AMT	COMMENTS
		HERBACEOUS PLANTS			
AAL	ATHYRIUM ANGUSTUM	'LADY IN RED' NORTHERN LADY FERN	1 GAL.	4	CONTAINER GROWN
ACA	ACORUS CALAMUS	SWEET FLAG	1 GAL.	5	CONTAINER GROWN
OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL.	9	CONTAINER GROWN
		SHRUBS			
ARA	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	1 GAL.	7	CONTAINER GROWN
HV	HAMAMILIS VIRGINIANA	COMMON WITCHHAZEL	2'-3' HT.	3	B & B
IV	ILEX VERICILLATA	WINTERBERRY	2 GAL.	10	CONTAINER GROWN
JG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18" HT.	19	B & B

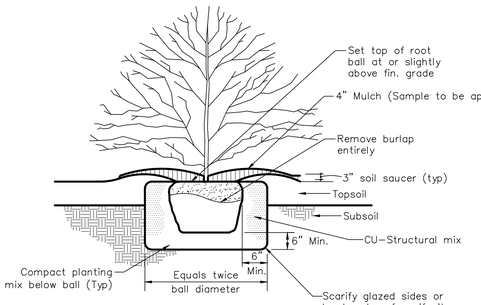
0 40 80 Feet



VICINITY MAP

MAP NOT TO SCALE





BALLED AND BURLAPPED

Notes:
1. In areas of mass planting, continuously excavate and mulch entire bed.
2. Do not add fertilizer to planting mix for fall planting.

SHRUB PLANTING DETAIL

NOT TO SCALE

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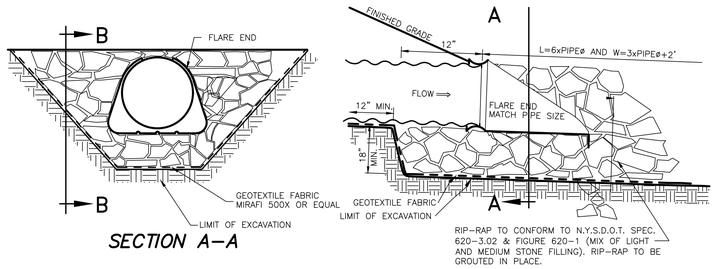
DATE	REMARKS
	REVISIONS

LANDSCAPING PLAN
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

FILE: 230038	SCALE: AS NOTED	BY: ND	CHK: DRH	DATE: 2/21/23	230038-1.DWG

C6



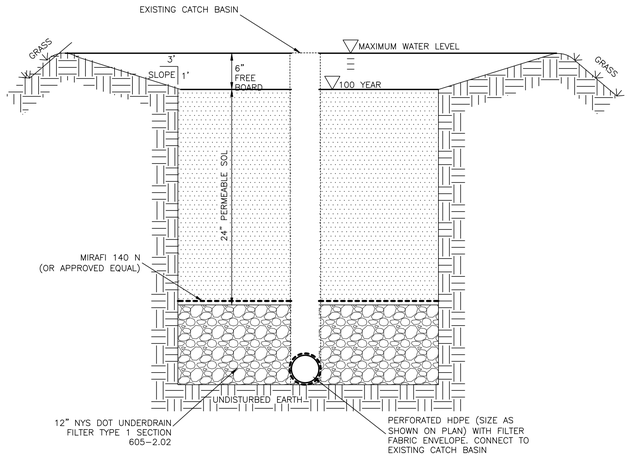
SECTION A–A

SECTION B–B

NOTE: RIP–RAP SHALL BE GROUTED IN PLACE.

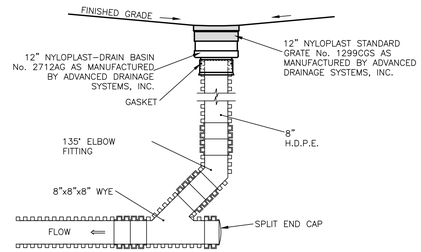
FLARE END SECTION DETAIL

NOT TO SCALE



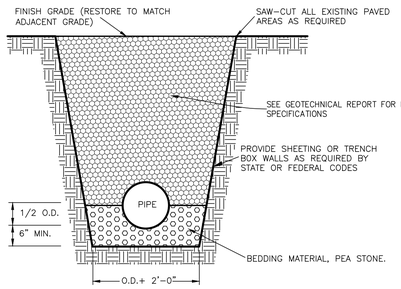
RAIN GARDEN DETAIL

NOT TO SCALE



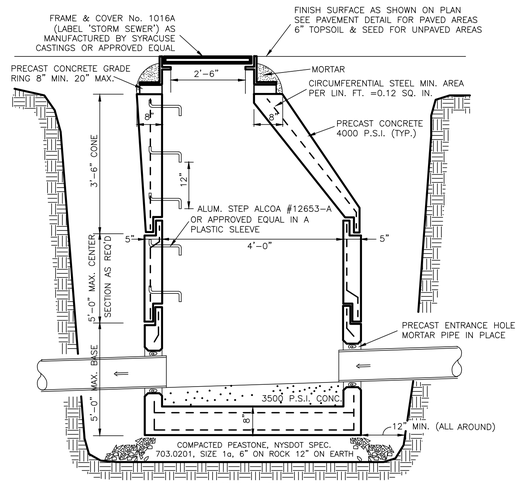
YARD DRAIN DETAIL

NOT TO SCALE



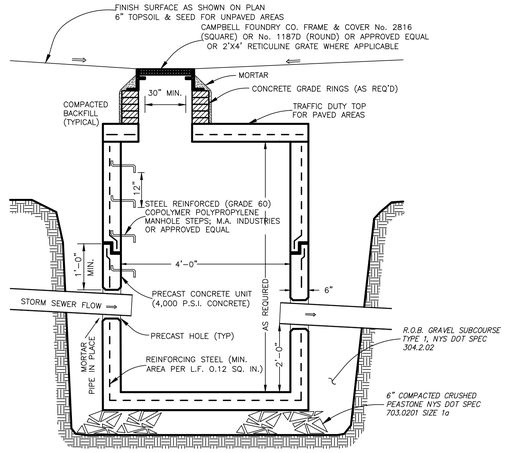
TYPICAL STORM SEWER TRENCH DETAIL

NOT TO SCALE



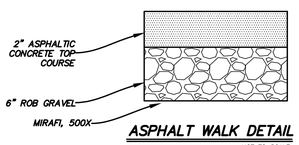
STORM SEWER MANHOLE DETAIL

NOT TO SCALE



CATCH BASIN DETAIL

NOT TO SCALE



ASPHALT WALK DETAIL

NOT TO SCALE

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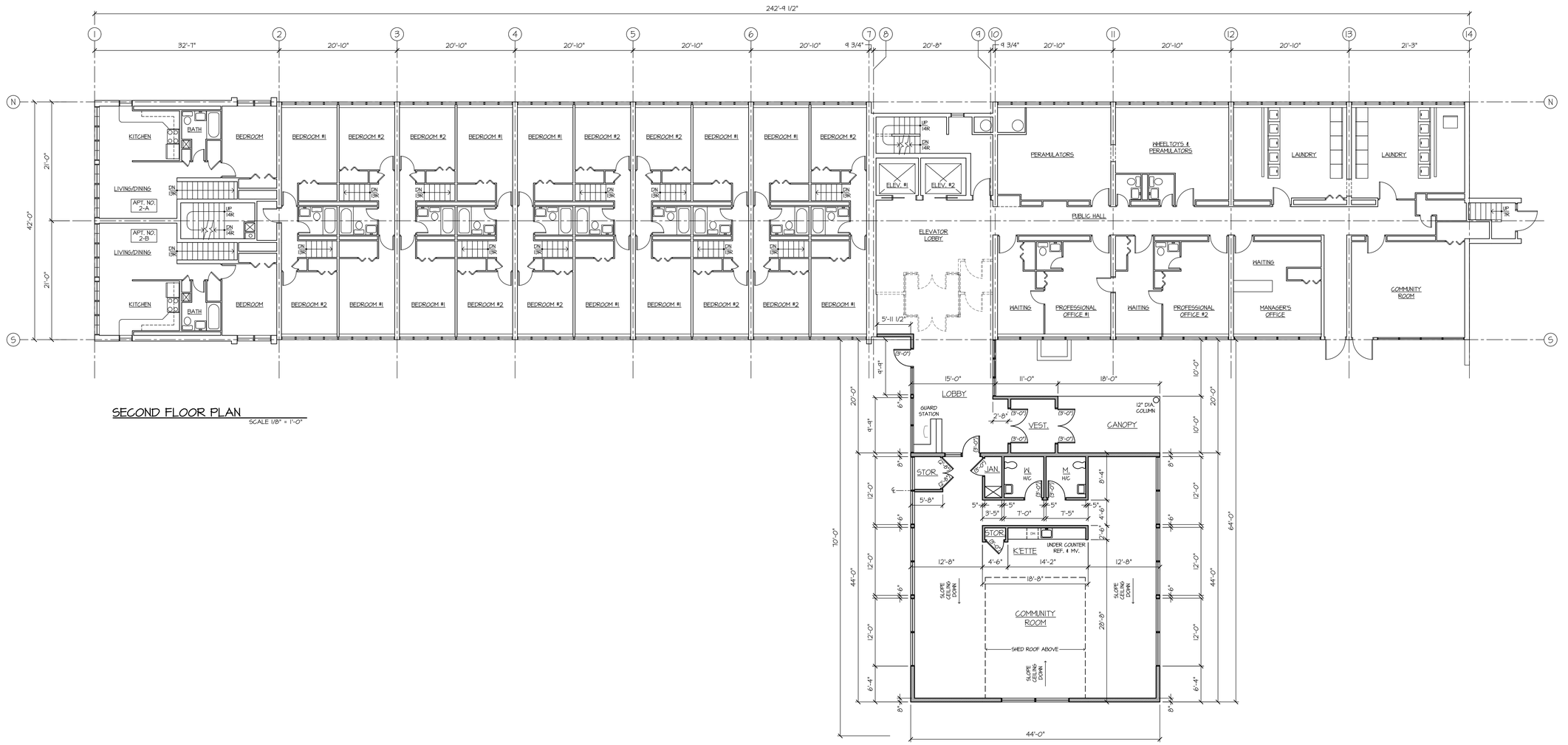
STATE OF NEW YORK
NICHOLAS J. DANIELS
LICENSED PROFESSIONAL ENGINEER
105823

DATE	REMARKS
	REVISIONS

DETAILS
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

TITLE: 230038 | SCALE: AS NOTED | BY: NO | CHK: DRH | DATE: 2/21/23 | 230038-1.DWG

C7



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

KEY

- NEW WALL
- EXISTING WALL
- ITEM TO BE REMOVED

KURZON ARCHITECTS
90 STATE STREET ALBANY, N.Y. 12207
518-463-3492 FAX 518-455-8902

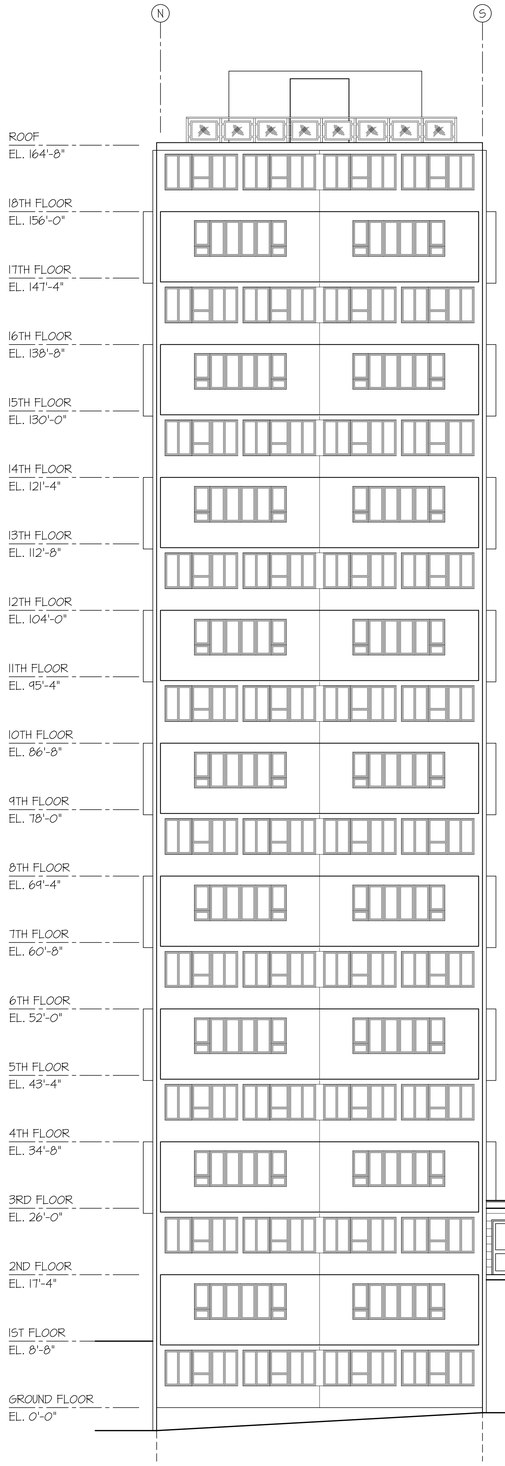
no.	REVISION	date	by

REHABILITATION & ADDITION
RIP VAN WINKLE HOMES
10 RIVALDI BOULEVARD
POGHKEEPSIE, N.Y. 12601

SECOND FLOOR PLAN

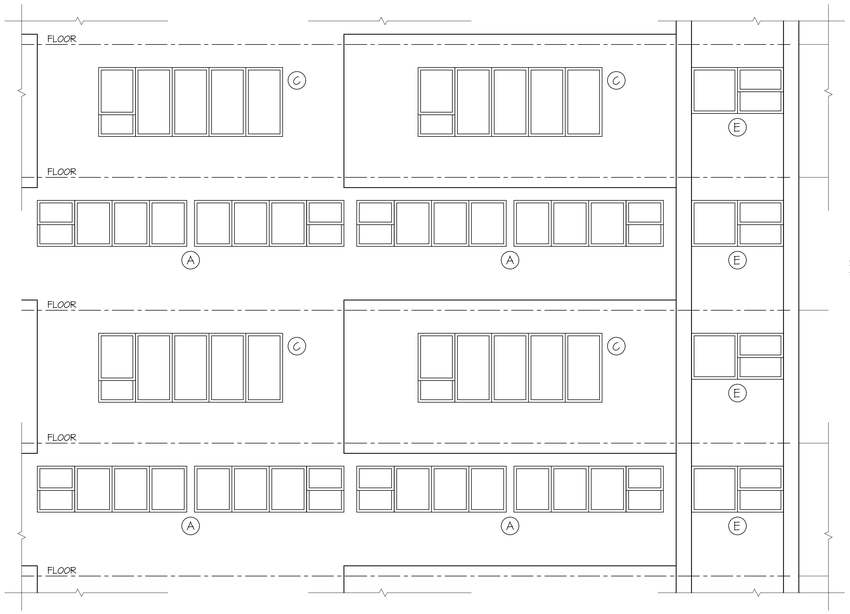
by	DRL	scale	A.N.
ckd.		rvsd.	
app.		issue	
no.	22-1008	date	2/1/23

SD 1



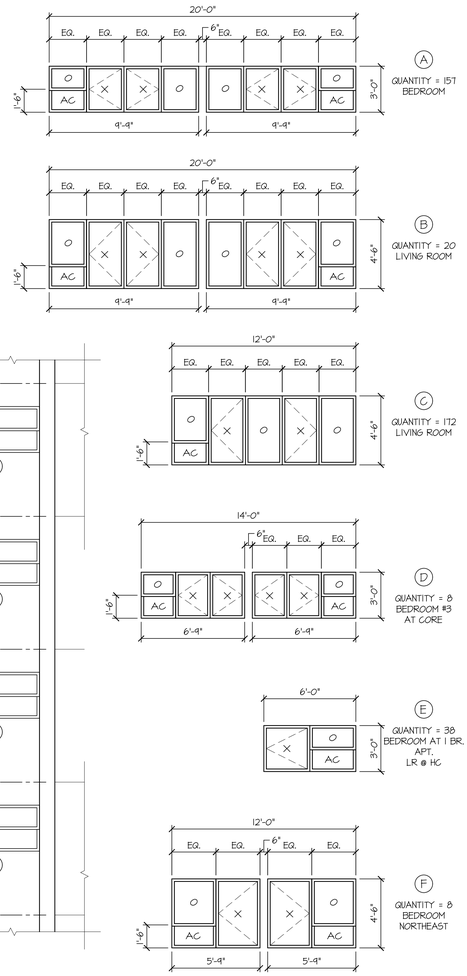
WEST ELEVATION

SCALE 1/8" = 1'-0"



PARTIAL ELEVATION

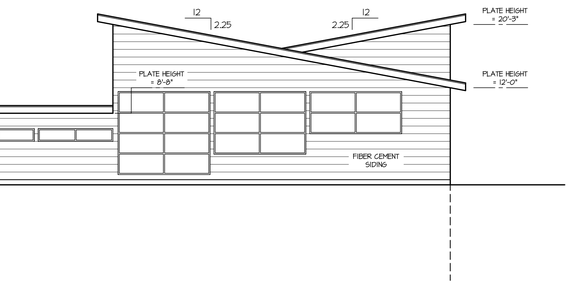
SCALE 1/4" = 1'-0"

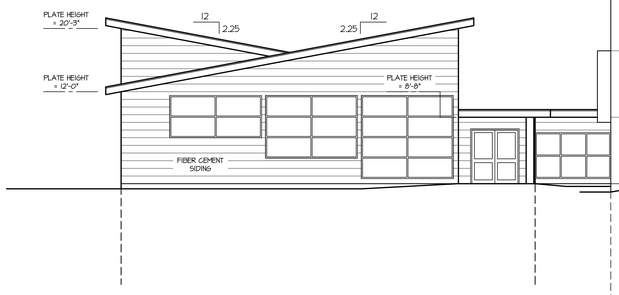


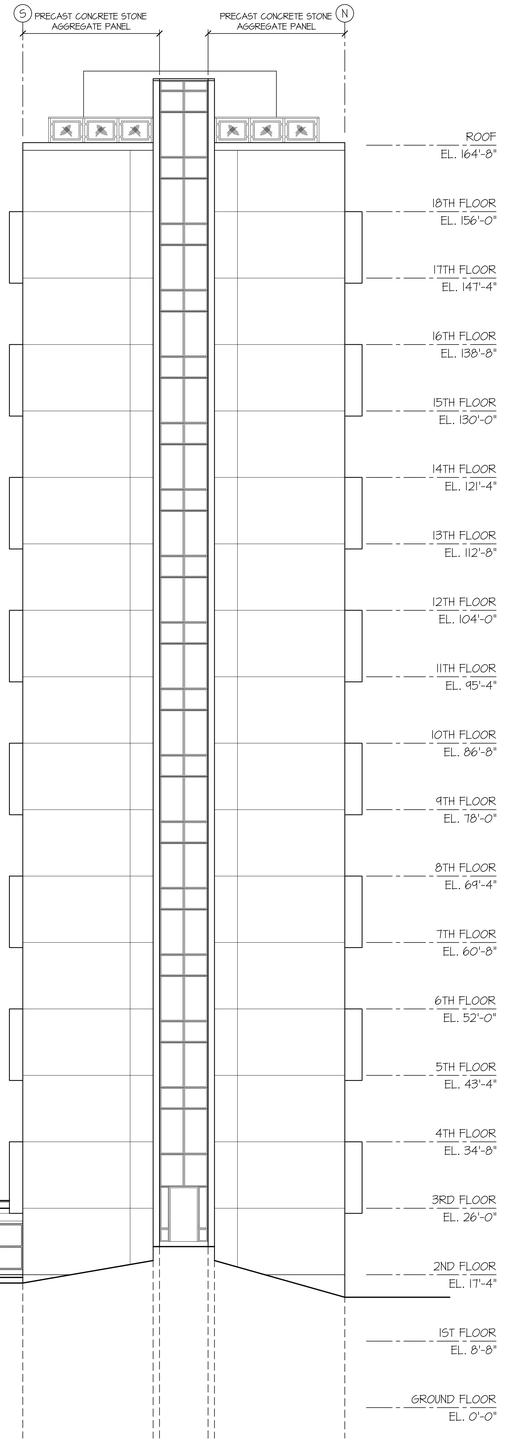
REPLACEMENT WINDOWS

SCALE 1/4" = 1'-0"

INTUS WINDOW CO.
U = .029, DP 70
LOW E GLASS
BLACK POLYMER FRAMES







EAST ELEVATION

SCALE 1/8" = 1'-0"

KURZON
ARCHITECTS
90 STATE STREET ALBANY, N.Y. 12207
518-463-3492 FAX 518-455-8902

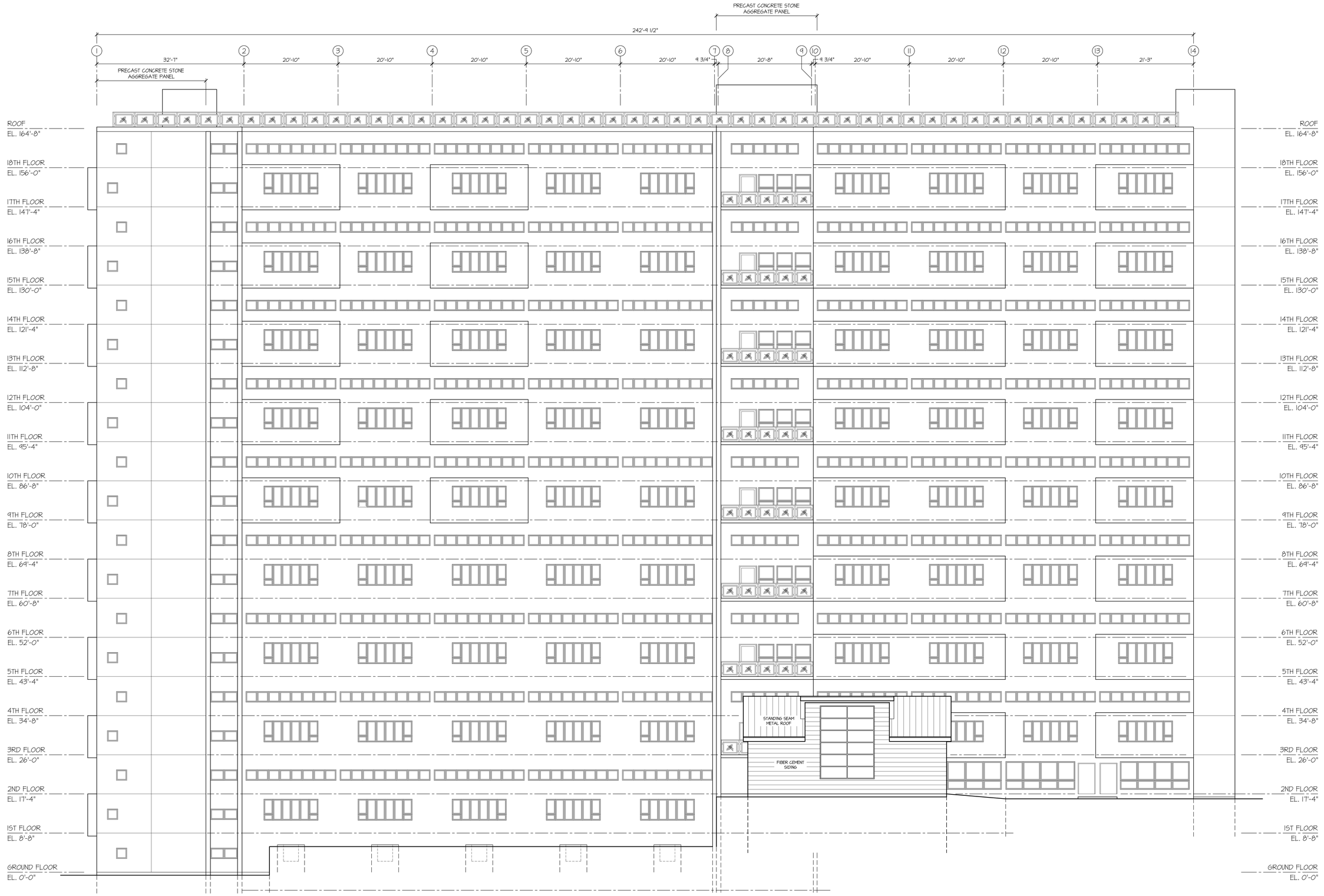
no.	REVISION	date	by

REHABILITATION & ADDITION
RIP VAN WINKLE HOMES
10 RIVALDI BOULEVARD
POGHKEEPSIE, N.Y. 12601

WEST & EAST ELEVATIONS

by	DRL	scale	A.N.
ckd.		rvsd.	
app.		issue	
no.	22-1008	date	2/1/23

SD 2



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

KURZON ARCHITECTS
90 STATE STREET ALBANY, N.Y. 12207
518-463-3492 FAX 518-455-8902

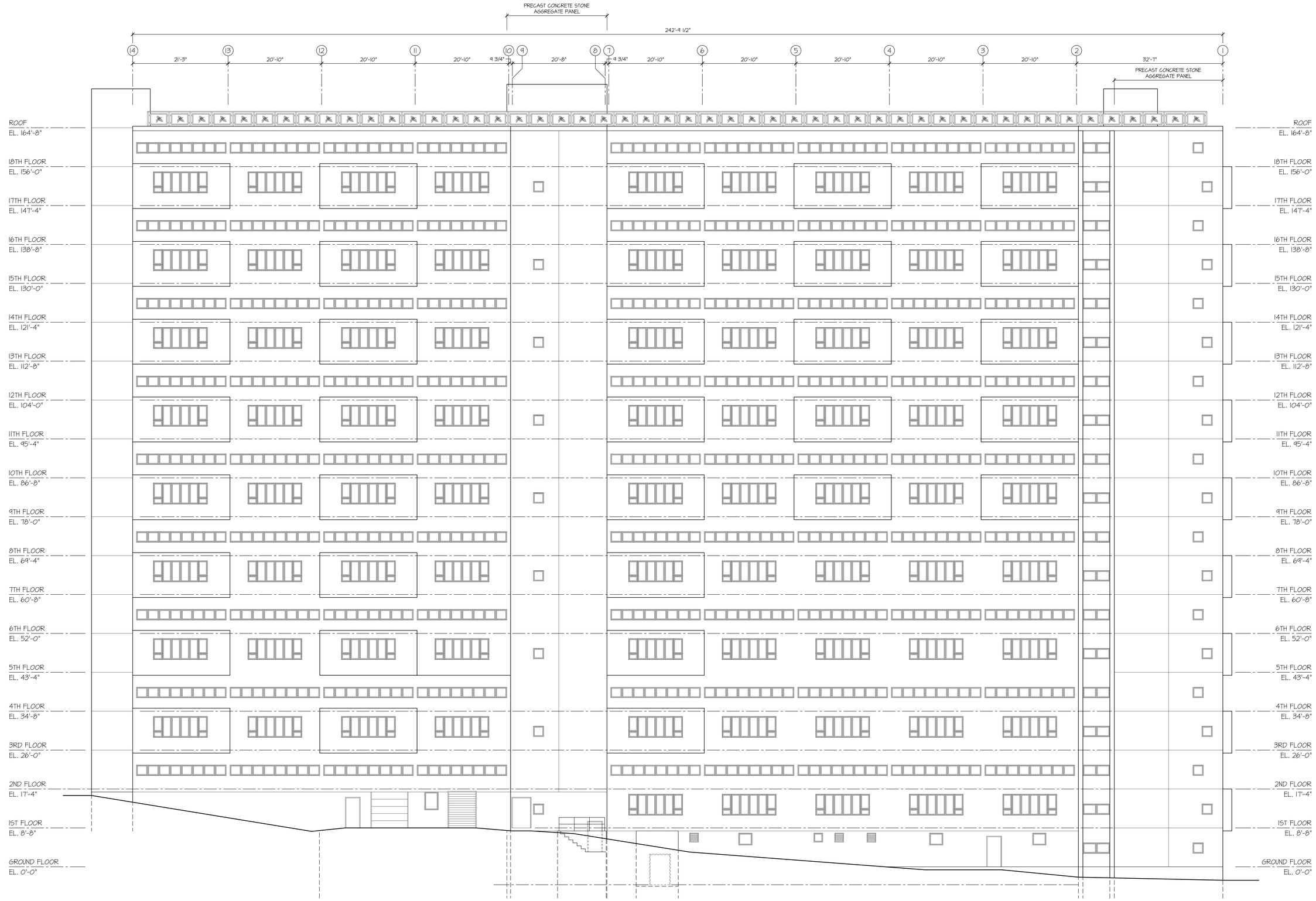
no.	REVISION	date	by

REHABILITATION & ADDITION
RIP VAN WINKLE HOMES
10 RIVALDI BOULEVARD
POGHKEEPSIE, N.Y. 12601

SOUTH ELEVATION

by	DRL	scale	A.N.
ckd.		rvsd.	
opp.		issue	
no.	22-1008	date	2/1/23

SD **3**



NORTH ELEVATION

SCALE 1/8" = 1'-0"

KURZON ARCHITECTS
90 STATE STREET ALBANY, N.Y. 12207
518-463-3492 FAX 518-455-8902

no.	REVISION	date	by

REHABILITATION & ADDITION
RIP VAN WINKLE HOMES
10 RIVALDI BOULEVARD
POGHKEEPSIE, N.Y. 12601

NORTH ELEVATION

by	DRL	scale	A.N.
ckd.		rvsd.	
opp.		issue	
no.	22-1008	date	2/1/23

SD 4


RIP van Winkle Homes
North Elevation

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: Rip Van Winkle House LLC

From: Tyler Maegerle, Junior Planner

Date: 6/12/2023

Re: 10 Rinaldi Boulevard

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes the addition of a 2,350 square foot community room to the existing building.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(9) “construction or expansion of a primary or accessory/ appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.” The action is therefore not subject to further environmental review.

Poughkeepsie NRI Map: Recreation Resources



6/20/2023, 9:49:52 AM

Parcel Boundaries

City of Poughkeepsie Boundary

Parks and Open Spaces

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, New York State, Maxar,

Applicant

Poughkeepsie NRI Map: Water Resources



6/20/2023, 9:41:56 AM

Parcel Boundaries

City of Poughkeepsie Boundary

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, New York State, Maxar,

Applicant

New York State, Maxar, Microsoft | New York Natural Heritage Program | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. **PROPERTY ADDRESS:** SOUTH HAMILTON AVENUE

II. **PROPERTY OWNER:** O'NEILL GROUP HAMILTON LLC
ADDRESS: 241 HUDSON STREET
HACKENSACK
NEW JERSEY 07601 (state and zip code)
PHONE NUMBER: 201-488-4455 (include area code)

III. **NAME OF APPLICANT:** O'NEILL GROUP HAMILTON LLC
ADDRESS: 241 HUDSON STREET
HACKENSACK
NEW JERSEY 07601 (state and zip code)
PHONE NUMBER: 201-488-4455 (include area code)
EMAIL ADDRESS: LONEILL@ONEKEYLLC.COM GBRANDT@ONEKEYLLC.COM

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. **CONSULTANT:** Arico Associates
ADDRESS: 50 Century Hill Drive
Latham, NY 12110
_____ (state and zip code)
PHONE NUMBER: 518-573-6989 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): RESIDENTIAL

VI. **ZONING DISTRICT:** MEDIUM HIGH-DENSITY RESIDENTIAL (R-4)

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

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes)_____ (no)

Change of use:_____ (yes) X (no)

Expansion/addition:_____ (yes) X (no)

Alteration:_____ (yes) X (no)

Cost of Construction: $ 6,000,000

LOT AND BULK INFORMATION:

Lot area: 3.378 (acres) 147,145.68 (square feet)

Building Footprint: 22,800 (proposed square feet for new construction)

_____ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

_____ (total building footprint, square feet)

Lot Coverage: 15.4 (percentage, building coverage only)

Gross Floor Area: 68,400 (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: 3 (stories) 40 (feet)

Floor Area Ratio: .46 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 102

B) Number of Off-Street Parking Spaces provided: 109

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) __X__ (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: LUXURY MULTIPLE FAMILY RENTAL
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: 29

Number of two (2) bedroom unit's 29

Number with three or more bedrooms: _____

Total number of units: 58

C) Is funding public? ____ Yes __X__ 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: _____

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):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, O'NEILL GROUP HAMILTON LLC, 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.

_____ 4/21/2023

Signature of Applicant Date

Revised January 2018: Previous Editions Obsolete

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: O'Neill Group Hamilton LLC

From: Tyler Maegerle, Junior Planner

Date: 6/12/2023

Re: Lot 151783 South Hamilton Avenue

Upon review of project materials provided by the applicant, including Full EAF and site plan application, it is my understanding that the proposed action to be undertaken includes construction of a three-story building consisting of 29 one-bedroom units and 29 two-bedroom units.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type I Action with regards to SEQRA pursuant to 6 NYCRR Section 617.4 (b)(9) "any Unlisted action (unless the action is designed for the preservation of the facility or site), that exceeds 25 percent of any threshold established in this section, occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places (Volume 36 of the Code of Federal Regulations, parts 60 and 63, which is incorporated by reference pursuant to section 617.17 of this Part), or that is listed on the State Register of Historic Places or that has been determined by the Commissioner of the Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places pursuant to sections 14.07 or 14.09 of the Parks, Recreation and Historic Preservation Law." and Section 617.4 (b)(5)(iii) "in a city, town or village having a population of 150,000 persons or less, 200 units to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works." The action is therefore subject to coordinated environmental review.

ARICO ASSOCIATES
ENGINEERS
LAND PLANNERS
& CONSULTANTS

Civil • Environmental
Project Management • Feasibility Studies
Utility & Stormwater Design
Computer Aided Drafting • Permitting

April 24, 2023

City of Poughkeepsie
Building Planning and Zoning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, New York 12601

Re: Application for Site Plan Review
South Hamilton Street
City of Poughkeepsie

On behalf of the applicant for O'Neill Group Hamilton LLC, enclosed please find an Application for Site Plan and application fees for the above referenced project. The project, to be named at a later date, consists of tax parcel 13130-6161-30-151783 and totals 3.378 acres.

The project will include the construction of a 3-story building consisting of 29 one-bedroom units and 29 two-bedroom units. The project is serviced by central water and sewer and will also include parking, landscaping, pedestrian walking paths, stormwater management and other improvement necessary for the completion of the project. In brief, the history of the site shows it has been partially cleared in the winter of 2021 by previous owner. In the 1970's, the site was used as rental property until it was destroyed by fire and demolished in 1973. Today, the property is vacant and largely covered with small brush and dying and deceased trees.

O'Neill Group Hamilton LLC has a substantial track record with successful residential ground-up construction and has the financial ability to complete this project.

We trust this information to be sufficient for your use and look forward to attending the next available meeting to present the subject application to the Planning Board. We would also like to offer scheduling a meeting, with the appropriate reviewing staff or agents, to evaluate the information presented. This will hopefully help expedite this project and minimize the Town's busy agenda.

If you have any questions or additional information is required, please contact our office.

Truly Yours,
ARICO ASSOCIATES

Dominick F. Arico, P.E.

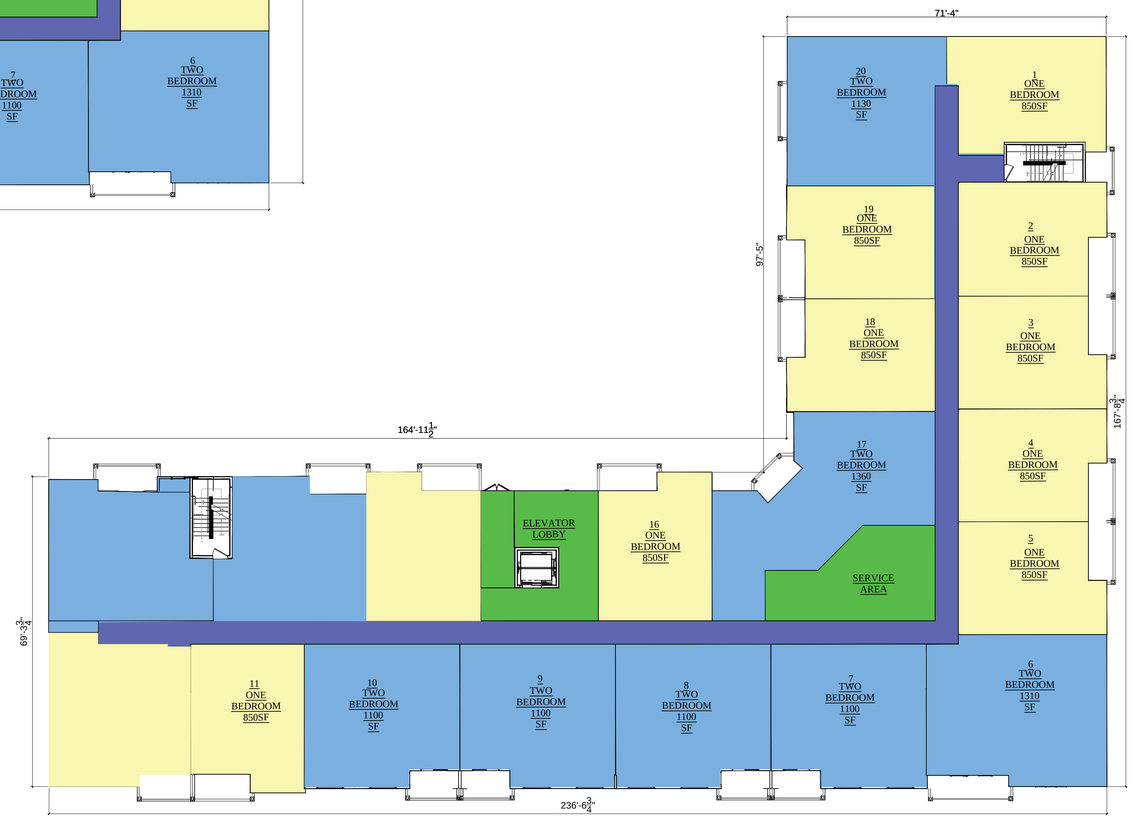
1407 ROUTE 9 – BLDG. 2 SUITE 6, CLIFTON PARK, NEW YORK 12065 518.573.6989



2 SECOND FLOOR

SCALE: 1/16" = 1'-0"

FIRST FLOOR	=	20 UNITS
SECOND FLOOR	=	19 UNITS
THIRD FLOOR	=	19 UNITS
TOTAL UNITS	=	58 UNITS
ONE BEDROOM	=	29 UNITS
TWO BEDROOM	=	29 UNITS
BUILDING AREA	=	22800 SF



1 FIRST FLOOR

SCALE: 1/16" = 1'-0"

ASSOCIATE ARCHITECTS

Mija Architecture LLC

N.J. AC. 669

241 HUDSON STREET
HACKENSACK, NJ 07601
PHONE: (201) 925 5888
F A X : (201) 488-1020
MIJAARCH@OPTONLINE.NET

ARCHITECT

NABIL N. MIJALLI, R.A.
NJ LIC. # AI01665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 13827
SC LIC. # 8469

PROJECT:

100 HAMILTON STREET
POUGHKEEPSIE,
COUNTY OF DUTCHESS, NY

OWNER:

RELEASE STATUS OF DRAWING	DATE:

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, RE-USED, OR ALTERED WITHOUT HIS APPROVAL

DRAWING TITLE:

1ST. & 2ND. FLOOR PLANS

REVISIONS

DATE	DWN	CHK	REMARKS
06-10-21			UPDATED WINDOW SCHEDULE

DO NOT SCALE DRAWINGS

DATE:	01/31/2020
DRAWN :	RI
CHECKED:	NM
SCALE:	AS NOTED
PROJECT NUMBER:	0102023

DRAWING N0:

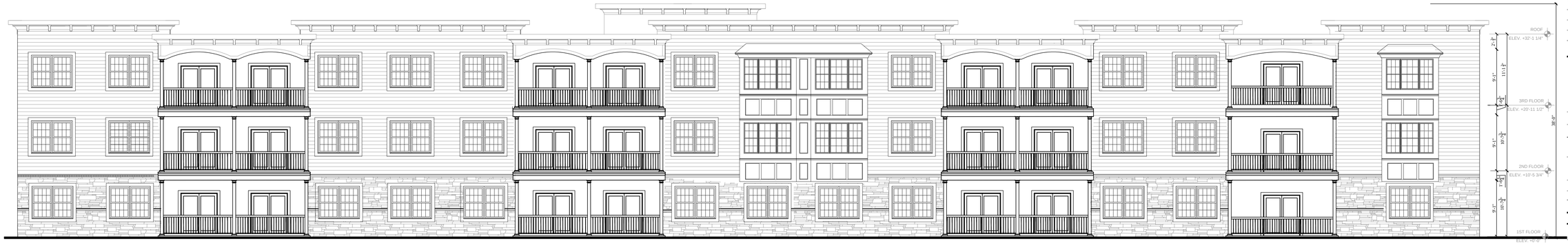
A-1

FOR REVIEW ONLY



3 THIRD FLOOR

SCALE: 1/16" = 1'-0"



4 FRONT ELEVATION- HAMILTON STREET

SCALE: 1/8" = 1'-0"

ASSOCIATE ARCHITECTS

Mija Architecture LLC

N.J. AC. 669

241 HUDSON STREET
HACKENSACK, NJ 07601
PHONE: (201) 925 5888
F A X : (201) 488-1020
MIJAARCH@OPTONLINE.NET

ARCHITECT

NABIL N. MIJALLI, R.A.
NJ LIC. # AI01665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 13827
SC LIC. # 8469

PROJECT:

100 HAMILTON STREET
POUGHKEEPSIE,
COUNTY OF DUTCHESS, NY

OWNER:

RELEASE STATUS OF DRAWING	DATE:

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, RE-USED, OR ALTERED WITHOUT HIS APPROVAL

DRAWING TITLE:

3RD. FL. PLAN
ELEVATION

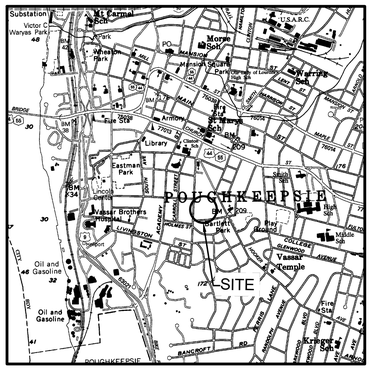
REVISIONS

DATE	DWN	CHK	REMARKS
06-10-21			UPDATED WINDOW SCHEDULE

DO NOT SCALE DRAWINGS

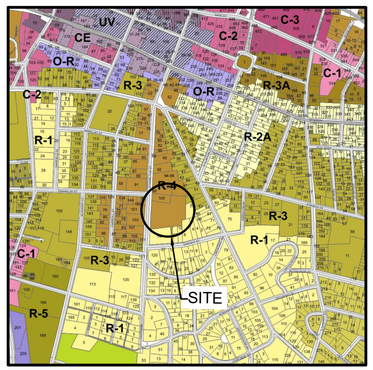
DATE:	01/31/2020
DRAWN :	RI
CHECKED:	NM
SCALE:	AS NOTED
PROJECT NUMBER:	0102023
DRAWING NO:	A-2

FOR REVIEW ONLY



SITE LOCATION MAP

SCALE: 1"=2000'±



ZONING MAP

SCALE: 1"=2000'±

CITY OF POUGHKEEPSIE
ZONING DISTRICT INFORMATION

DESCRIPTION	REQUIREMENT	PROPOSED
R4 - MEDIUMHIGH DENSITY RESIDENTIAL		
MINIMUM LOT AREA	145,000 SF* (> 3 BEDROOM UNITS)	147,145.7* SF (58 UNITS)
MINIMUM LOT WIDTH	50 FT	346.3 FT
MINIMUM LOT FRONTAGE	30 FT	346.3 FT
FRONT SETBACK	35 FT	40.9± FT
SIDE SETBACK	20 FT (0.5 MAX HEIGHT OF 40 FT)	20.0 FT (LEFT SIDE) 65.0± FT (RIGHT SIDE)
REAR SETBACK	20 FT (0.5 MAX HEIGHT OF 40 FT)	240± FT
USABLE OPEN SPACE	40%	52.2±%
MAX. BUILDING HEIGHT	40 FT	40.0 FT
LOT COVERAGE	40%	15.4%
* - SEE SITE AREA CALCULATIONS TABLE		

SITE STATISTICS

TOTAL PROJECT AREA 147,145.7± SF 3.378± AC	EXISTING			PROPOSED		
	SQUARE FEET	ACRES	COVERAGE	SQUARE FEET	ACRES	COVERAGE
BUILDING AREA	0.00	0.00	0.00%	22,800 SF	0.52±	15.4%
PAVEMENT AREA	2,000.0±	0.050±	1.5%	56,074.7±	1.29±	38.2%
GREEN/OPEN AREA	145,145.7±	3.328±	98.5%	68,270.0±	1.568±	46.4%

PROJECT INFORMATION

ADDRESS	100 SOUTH HAMILTON STREET
TAX MAP No.	6161-30-151783
ZONING DISTRICT	R-4 MEDIUM HIGH DENSITY RESIDENTIAL
SITE COORDINATES	N 41°41'42.82" W 73°55'28.39"
TOTAL PROJECT AREA	3.378± ACRES
EXISTING USE	RESIDENTIAL / VACANT
PROPOSED USE	MULTI-FAMILY
PARCEL FRONTAGE	346.3 LF (S. HAMILTON STREET) 17.0 LF (DWIGHT STREET)
WATER SUPPLY	CITY OF POUGHKEEPSIE
SANITARY SERVICE	CITY OF POUGHKEEPSIE
FIRE PROTECTION	CITY OF POUGHKEEPSIE
SCHOOL DISTRICT	CITY OF POUGHKEEPSIE
PROPSED DENSITY	58 UNITS

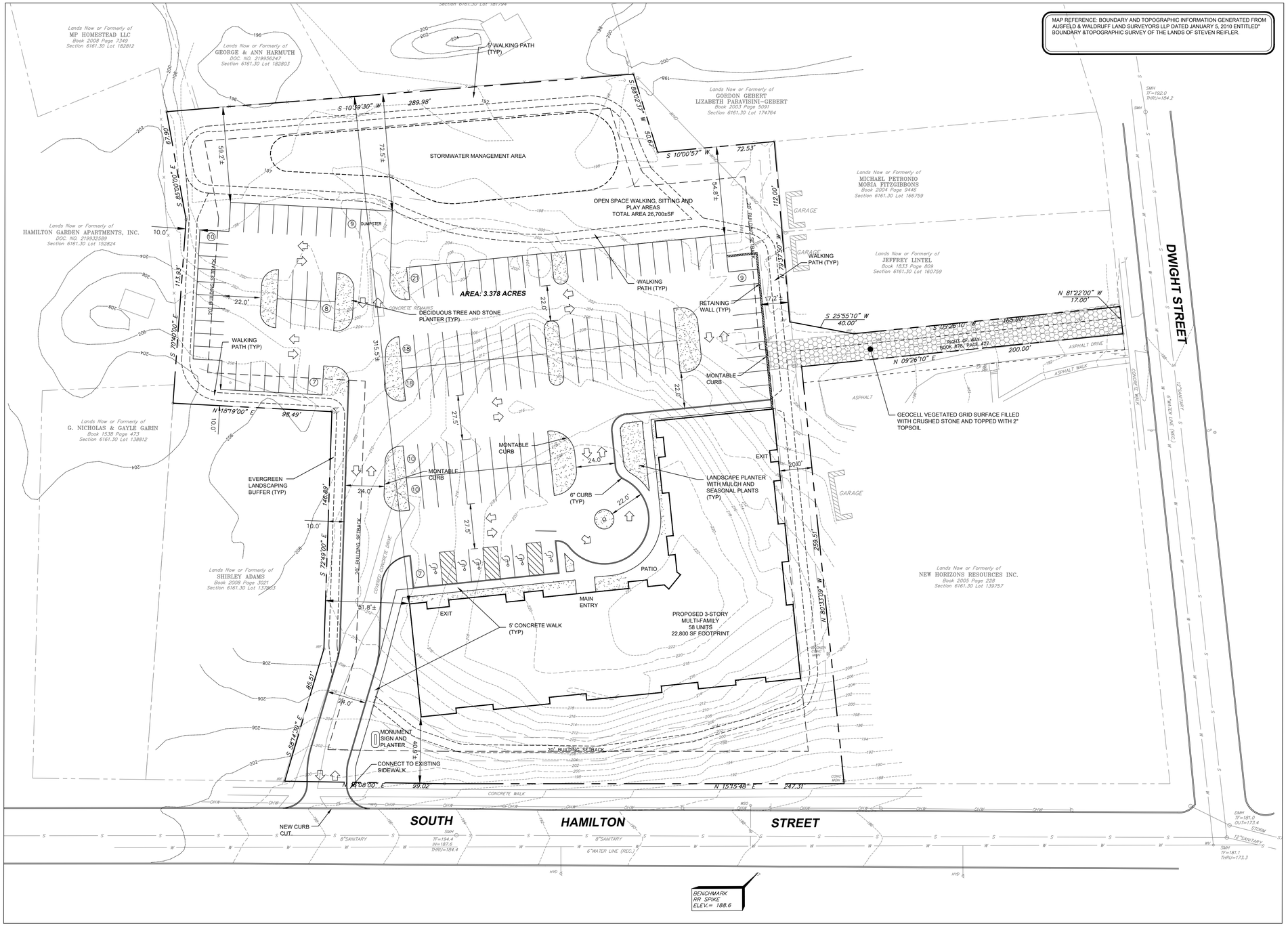
OWNER/APPLICANT
O'NEILL GROUP HAMILTON
241 HUDSON STREET
HACKENSACK, NEW JERSEY 07601

SITE AREA CALCULATIONS

PARKING REQUIREMENTS
1.5 SPACES PER 1-BEDROOM UNIT @ 29 UNITS = 43.5 SPACES
2.0 SPACES PER 2-BEDROMM UNIT @ 29 UNITS = 58.0 SPACES
TOTAL PARKING REQUIRED = 102 SPACES
TOTAL PARKING PROVIDED = 127 SPACES

MIMIMUM LOT AREA
2,200 SF PER 1-BEDROOM UNIT @ 29 UNITS = 81,200 SF
2,800 SF PER 2-BEDROMM UNIT @ 29 UNITS = 63,800 SF
TOTAL LOT AREA REQUIRED = 145,000 SF
TOTAL LOT AREA PROVIDED = 147,145.7 SF

USUABLE OPEN SPACE
300 SF PER 1-BEDROOM UNIT @ 29 UNITS = 8,700 SF
400 SF PER 2-BEDROMM UNIT @ 29 UNITS = 11,600 SF
TOTAL OPEN SPACE REQUIRED = 20,300 SF
TOTAL OPEN SPACE PROVIDED = 26,700 SF



SITE LAYOUT PLAN

SCALE: 1"= 30'

0 60 120 Feet

PRIOR TO START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHCICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

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

☐ ISSUED FOR REVIEW
☐ NOT FOR CONSTRUCTION
☐ RECORD PLANS

DATE SUBMITTED:

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	PER CITY COMMENTS	DFA	04.04.23

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I CERTIFY TO THE BEST OF MY KNOWLEDGE, EXPERT BY A LICENCED PROFESSIONAL ENGINEER AND THAT I AM AUTHORIZED TO PRACTICE BY NEW YORK STATE EDUCATION LAW, ARTICLE 145 SEC. 7209.

DOMINICK F. ARICO, P.E.
LIC. NO. 085857

ARICO ASSOCIATES
ENGINEERS
LAND PLANNERS
& CONSULTANTS
1407 Route 9, Bldg 2 Suite 6, Clifton Park, New York 12065
518.573.6988 ☐ aricoassociates@gmail.com

CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS

LAYOUT PLAN
HARRINGTON HEIGHTS
LOCATED AT
100 SOUTH HAMILTON STREET
TAX MAP - 6161-30-151783

DATE: JANUARY 2023
JOB NO. 22.10
SCALE: AS NOTED
DRAWN BY: DFA
CHECKED BY: DFA
DRAWING NO.
S1
SHEET 1 OF 3

MAP REFERENCE: BOUNDARY AND TOPOGRAPHIC INFORMATION GENERATED FROM AUSFELD & WALDRUFF LAND SURVEYORS LLP DATED JANUARY 5, 2010 ENTITLED" BOUNDARY &TOPOGRAPHIC SURVEY OF THE LANDS OF STEVEN REIFLER.

Lands Now or Formerly of
MP HOMESTEAD LLC
Book 2008 Page 7549
Section 6161.30 Lot 182812

Lands Now or Formerly of
GEORGE & ANN HARMUTH
DOC. NO. 219956247
Section 6161.30 Lot 182803

Lands Now or Formerly of
HAMILTON GARDEN APARTMENTS, INC.
DOC. NO. 219932589
Section 6161.30 Lot 152824

Lands Now or Formerly of
G. NICHOLAS & GAYLE GARIN
Book 1538 Page 473
Section 6161.30 Lot 138812

Lands Now or Formerly of
SHIRLEY ADAMS
Book 2008 Page 3021
Section 6161.30 Lot 137903

Lands Now or Formerly of
GORDON GEBERT
LIZABETH PARAVISINI–GEBERT
Book 2003 Page 5091
Section 6161.30 Lot 174764

Lands Now or Formerly of
MICHAEL PETRONIO
MORIA FITZGIBBONS
Book 2004 Page 3446
Section 6161.30 Lot 166759

Lands Now or Formerly of
JEFFREY LINTEL
Book 1833 Page 809
Section 6161.30 Lot 160759

Lands Now or Formerly of
NEW HORIZONS RESOURCES INC.
Book 2005 Page 228
Section 6161.30 Lot 139757

5' WALKING PATH (TYP)

S 10°39'30" W 289.98'

S 85°20'00" E 173.98'

S 72°40'00" E 115.93'

S 72°49'00" E 146.89'

S 59°14'00" E 85.51'

N 18°19'00" E 98.49'

N 2°08'00" E 99.02'

N 15°15'48" E 247.31'

S 19°42'30" W 50.43'

S 10°00'57" W 72.63'

N 05°55'10" W 112.00'

N 80°33'00" W 259.51'

N 81°22'00" W 17.00'

S 25°55'10" W 40.00'

S 09°26'10" W 155.40'

N 09°26'10" E 200.00'

STORMWATER MANAGEMENT AREA

OPEN SPACE WALKING, SITTING AND PLAY AREAS
TOTAL AREA 26,700±SF

STORMWATER OUTLET, CONNET TO STORM SYSTEM IN DWIGHT STREET.

WALKING PATH (TYP)

DUMPSTER

CONCRETE PAD

DECIDUOUS TREE AND STONE PLANTER (TYP)

RETAINING WALL (TYP)

8" HYDRANT AND VALVE

MONTABLE CURB

8" WATER MAIN FOR FIRE AND DOMESTIC.

EXIT

LANDSCAPE PLANTER WITH MULCH AND SEASONAL PLANTS (TYP)

6" CURB (TYP)

EVERGREEN LANDSCAPING BUFFER (TYP)

MAINTAIN EXISTING GRADE ALONG BUILDING AND PROPERTY BOUNDARY

ENTRY FF213.00±

PATIO

MAIN ENTRY

RD EXIT

5' CONCRETE WALK (TYP)

PROPOSED 3-STORY MULTI-FAMILY
58 UNITS
22,800 SF FOOTPRINT

6" WATER SHUTOFF VALVE

MONUMENT SIGN AND PLANTER

CONNET TO EXISTING SIDEWALK

NEW CURB CUT.

6" SEWER LATERAL CONNECT TO EXISTING GRAVITY SEWER
INV: AT PIPE 188.20±

8" WATER MAIN FOR FIRE AND DOMESTIC. CONNECT TO EXISTING MAIN IN HAMILTON STREET WITH 6"x6"x8" TAPPING SLEEVE AND VALVE

GEOCELL VEGETATED GRID SURFACE FILLED WITH CRUSHED STONE AND TOPPED WITH 2" TOPSOIL

8" WATER MAIN FOR FIRE AND DOMESTIC. CONNECT TO EXISTING MAIN IN HAMILTON STREET WITH 6"x6"x8" TAPPING SLEEVE AND VALVE

CONNET TO DRAINAGE MANHOLE.

DWIGHT STREET

SOUTH HAMILTON STREET

BOOK 878, PAGE 422

ASPHALT DRIVE

ASPHALT WALK

CONCRETE WALK

GARAGE

SMH
IT=192.0
THRU=184.2

SMH
IT=194.4
IN=187.6
THRU=184.4

SMH
IT=181.0
OUT=173.4

SMH
IT=181.1
THRU=173.3

BENCHMARK
RR SPIKE
ELEV.= 188.6

0 60 120 Feet

GRADING UTILITY PLAN
SCALE: 1"= 30'

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

☐ ISSUED FOR REVIEW
☐ NOT FOR CONSTRUCTION
☐ RECORD PLANS

DATE SUBMITTED:

NO.	DESCRIPTION	BY	DATE
1	PER CITY COMMENTS	DFA	05.13.23

REVISIONS

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I, STEVEN M. REIFLER, COMPANY EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR AS PROVIDED FOR BY NEW YORK STATE EDUCATION LAW, ARTICLE 145 SEC. 7209.

DOMINICK F. ARICO, P.E.
LIC. NO. 085937

STATE OF NEW YORK • STEVEN M. REIFLER • LICENSED PROFESSIONAL ENGINEER

ARICO ASSOCIATES
ENGINEERS
LAND PLANNERS
& CONSULTANTS
1407 Route 9, Bldg 2 Suite 6, Clifton Park, New York 12065
518.573.6899 aricoassociates@gmail.com

CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS

GRADING & UTILITY PLAN
HARRINGTON HEIGHTS
LOCATED AT
100 SOUTH HAMILTON STREET
TAX MAP: 6161-30-151783

DATE: JANUARY 2023
JOB NO. 22.10
SCALE: AS NOTED
DRAWN BY: DFA
CHECKED BY: DFA

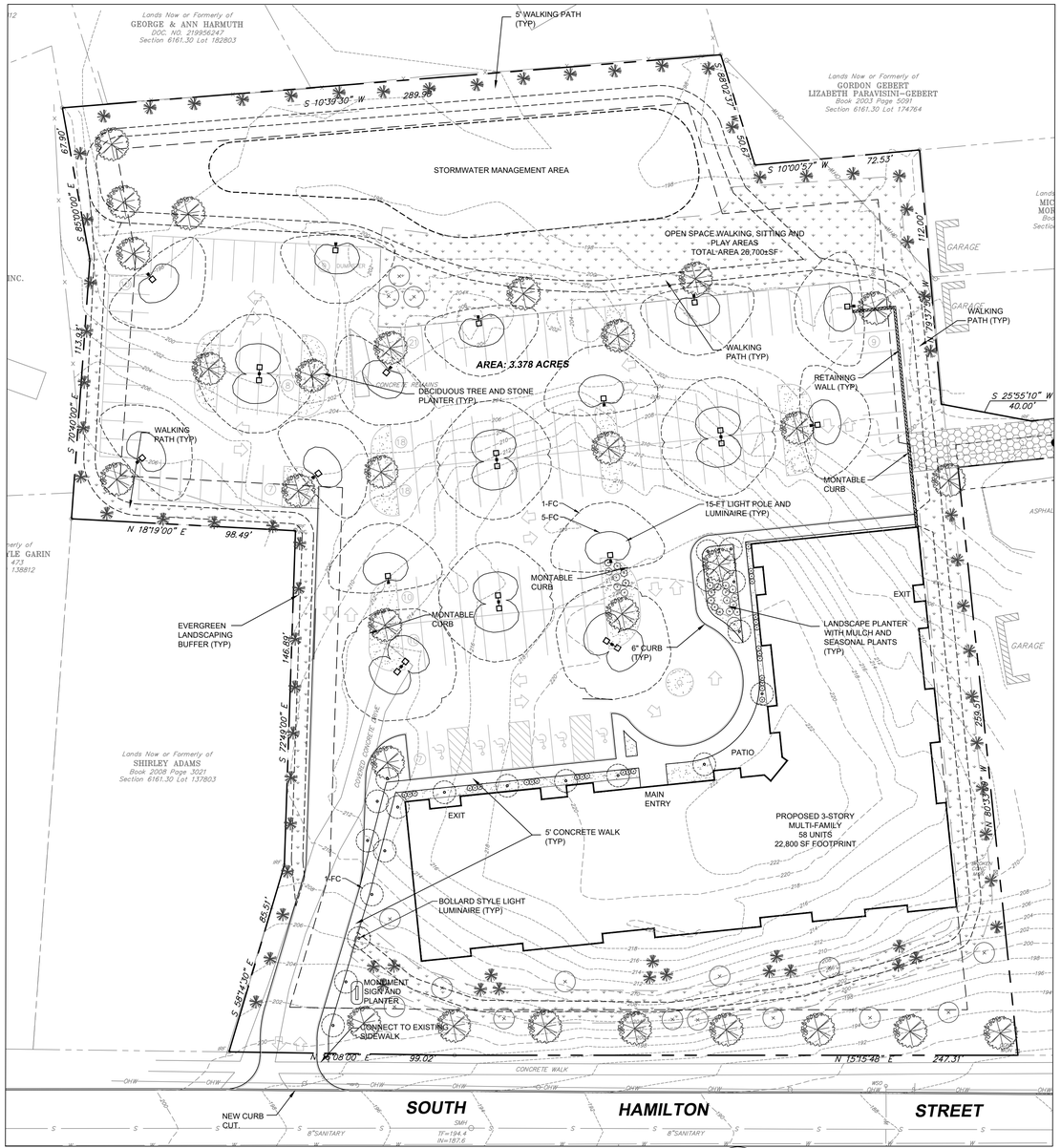
DRAWING NO.
S2
SHEET 2 OF 3

LANDSCAPE NOTES:

1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES ARE APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDINGS.
2. FINAL LOCATIONS OR ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF RED BARN GRAVEL.
4. 4. LAWN AREAS AROUND BUILDINGS SHALL BE STABILIZED WITH SOD. ALL OTHER LAWN AREAS SHALL BE STABILIZED WITH SEED.
5. ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
6. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK.
7. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT.

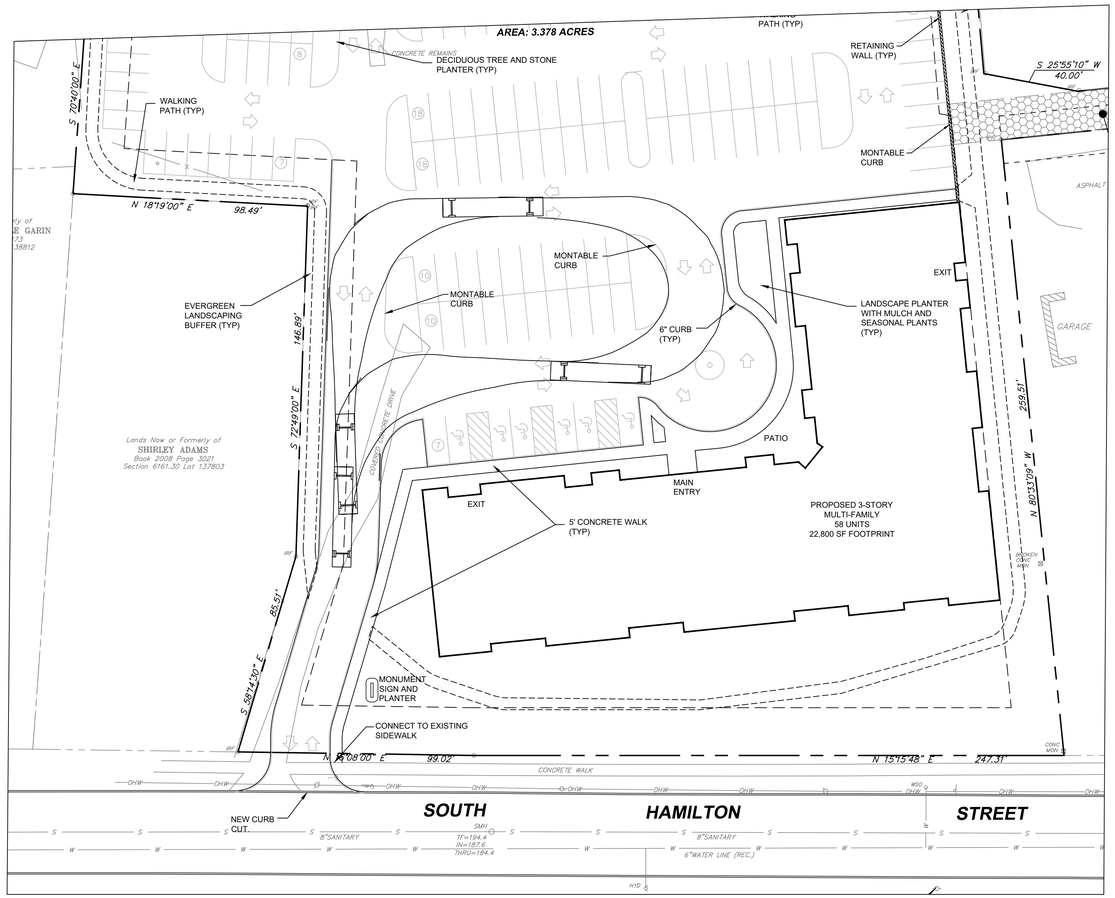
SITE PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
SHADE TREES								
AROG	TBD	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE		2 - 2 1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
CBF	TBD	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM		2 - 2 1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
GTIS	TBD	GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEYLOCUST		2 - 2 1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
PXA	TBD	PLATANUS X ACERIFOLIA	LONDON PLANE TREE		2 - 2 1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
ZSGV	TBD	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA		2 - 2 1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
ORNAMENTAL TREES								
AC	TBD	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY		1 3/4 - 2"		B & B	CLUMP/FULL HEAD
BN	TBD	BETULA NIGRA	RIVER BIRCH	7' - 8'			B & B	CLUMP/FULL HEAD
CC	TBD	CERCIS CANADENSIS	EASTERN REDBUD	5' - 6'			B & B	SINGLE LEADER/FULL HEAD
CV	TBD	CRATAEGUS VIRDIS 'WINTER KING'	WINTER KING' HAWTHORNE	7' - 8'			B & B	SINGLE LEADER/FULL HEAD
SHRUBS								
CAH	TBD	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18" - 24"			CONT.	TYPICAL SPECIES HABITAT
IG	TBD	ILEX GLABRA 'COMPACTA'	INKBERRY	24" - 30"			CONT.	TYPICAL SPECIES HABITAT
JCSG	TBD	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER			30" - 36"	CONT.	TYPICAL SPECIES HABITAT
JH	TBD	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	30" - 36"			CONT.	TYPICAL SPECIES HABITAT
JP	TBD	JUNIPERUS X PFITZERIANA 'GLAUCA'	BLUE PFITZER' JUNIPER	30" - 36"			CONT.	TYPICAL SPECIES HABITAT
PMP	TBD	PINUS MUGO PUMILIO	DWARF MUGO PINE			24" - 30"	CONT.	TYPICAL SPECIES HABITAT
SBAW	TBD	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18" - 24"			CONT.	TYPICAL SPECIES HABITAT



LANDSCAPING/LIGHTING PLAN

SCALE: 1"= 30'



FIRE APPARATUS TURNING RADIUS

SCALE: 1"= 30'

0 60 120 Feet

PRIOR TO START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

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

☐ ISSUED FOR REVIEW
☐ NOT FOR CONSTRUCTION
☐ RECORD PLANS

DATE SUBMITTED:

REVISIONS

NO.	DESCRIPTION	BY:	DATE
1	PER CITY COMMENTS; ADDED TRUNING RADIUS	DFA	05.13.23

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A REVISION OF PREVIOUS DRAWING(S) PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR AS REQUIRED BY SECTION 7209 EDUCATION LAW, ARTICLE 145 SEC. 7209

DOMINICK F. ARICO, P.E.
LIC. NO. 085857

ARICO ASSOCIATES
ENGINEERS
LAND PLANNERS
& CONSULTANTS
1407 Route 9, Bldg 2 Suite 6, Clifton Park, New York 12065
518.573.0989
aricoassociates@gmail.com

CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS

LANDSCAPE & LIGHTING PLAN
HARRINGTON HEIGHTS

LOCATED AT

100 SOUTH HAMILTON STREET

TAX MAP 6161-30-151783

DATE: JANUARY 2023

JOB NO. 22.10

SCALE: AS NOTED
DRAWN BY: DFA
CHECKED BY: DFA

DRAWING NO.

S3

SHEET 3 OF 3

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: SOUTH HAMILTON STREET		
Project Location (describe, and attach a general location map): SOUTH HAMILTON STREET OFF DWIGHT STREET - 41°41'42.82"W 73°55'28.39"		
Brief Description of Proposed Action (include purpose or need): THE PROJECT SITE IS LOCATED AT S. HAMILTON ST. AND CONSISTS OF 3.378 ACRES. THE TAX MAP NUMBER FOR THE PARCEL IS 13130-6161-30-151783. THE PROJECT CONSISTS OF 58 LUXURY RENTAL APARTMENTS CONSISTING OF 29 TWO-BEDROOM APARTMENTS AND 29 ONE-BEDROOM APARTMENTS SERVICED BY CENTRAL WATER AND SANITARY SEWER. IN WINTER OF 2021, THE SITE WAS PARTIALLY CLEARED. IN THE 1970'S THE SITE WAS USED AS RENTAL PROPERTY UNTIL IT WAS DESTROYED BY FIRE AND DEMOLISHED IN 1973. TODAY THE PROPERTY IS VACANT AND LARGELY COVERED WITH SMALL BRUSH AND DYING AND DECEASED TREES. THE FUTURE DEVELOPMENT WILL INCLUDE LANDSCAPING, LIGHTING, SURFACE PARKING AND SIDEWALKS TYPICALLY ASSOCIATED WITH A RESIDENTIAL DEVELOPMENT, AS WELL AS A STORMWATER DETENTION POND TO IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN.		
Name of Applicant/Sponsor: O'NEILL GROUP HAMILTON LLC	Telephone: 201-488-4455 E-Mail: LONEILL@ONEKEYLLC.COM	
Address: 241 HUDSON STREET		
City/PO: HACKENSACK	State: NEW JERSEY	Zip Code: 07601
Project Contact (if not same as sponsor; give name and title/role):	Telephone: 201-488-4455 E-Mail: LONEILL@ONEKEYLLC.COM	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	SITE PLAN	
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	POUGHKEEPSIE DEPT. OF PUBLIC WORKS	
e. County agencies ☑Yes☐No	DUTCHESS DEPT OF HEALTH WATER & SEWER	
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC - SPDES FROM CONSTRUCTION ACTIVITY	
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

_____
_____
_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

_____
_____
_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
MEDIUM HIGH-DENSITY RESIDENCE (R-4)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? CITY OF POUGHKEEPSIE SCHOOLS

b. What police or other public protection forces serve the project site?
CITY OF POUGHKEEPSIE POLICE DEPARTMENT

c. Which fire protection and emergency medical services serve the project site?
CITY OF POUGHKEEPSIE FIRE DEPARTMENT

d. What parks serve the project site?
NONE

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? RESIDENTIAL

b. a. Total acreage of the site of the proposed action? 3.378 acres
b. Total acreage to be physically disturbed? 3.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.378 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated 1
- Anticipated commencement date of phase 1 (including demolition) 12 month 24 year
- Anticipated completion date of final phase 6 month 26 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑Yes ☐No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				58
At completion of all phases				58

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? CLEARING AND GRADING

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
ON SITE SOIL WILL BE EXCAVATED AND DISPOSED OF OFFSITE. TOP SOIL WILL BE STOCKPILED AND STORE FOR REUSE.

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No
If yes, describe. _____

v. What is the total area to be dredged or excavated? 3 acres

vi. What is the maximum area to be worked at any one time? 3.378 acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☑No

ix. Summarize site reclamation goals and plan: _____
ON SITE SOIL AND ROCK WILL BE EXCAVATED AND DISPOSED OF OFFSITE. TOP SOIL WILL BE STOCKPILED AND STORE FOR REUSE.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 9,570 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: CITY OF POUGHKEEPSIE WATER DISTRICT
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 9,570 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
SANITARY WASTEWATER

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: CITY OF POUGHKEEPSIE WASTEWATER PLANT
- Name of district: CITY OF POUGHKEEPSIE SEWER DISTRICT
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.81 acres (impervious surface)

_____ Square feet or 3.378 acres (parcel size)

ii. Describe types of new point sources. City of Poughkeepsie storm system

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Off site storm collection system

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

CONSTRUCTION EQUIPMENT SUCH AS EXCAVATORS, GRADERS AND PAVERS

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

TEMPORARY POWER FROM GENERATORS

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

HEATING AND COOLING EQUIPMENT

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐Morning ☐Evening ☐Weekend ☐Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7-5
- Saturday: 8-3
- Sunday: CLOSED
- Holidays: CLOSED

ii. During Operations:

- Monday - Friday: 9-5
- Saturday: TBD
- Sunday: CLOSED
- Holidays: CLOSED

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

NO UNREASONABLE NOISE WILL BE GENERATED AND THE PROJECT WILL COMPLY WITH THE STANDARDS ESTABLISHED UNDER CITY CODE SECTION 13 1/2.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: AREAS OF VEGETATIVE COVER WILL BE REDUCED WHICH MAY LESSEN THE NOISE BARRIER. SEE LANDSCAPE PLAN FOR REVEGETATIVE PLANTING AND BUFFER DETAILS.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

LIGHTING THAT COMPLIES WITH THE CITY CODE FOR SAFETY AND CONVENIENCE WILL BE KEPT FROM SPILLING ONTO NEIGHBORING PROPERTIES

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: PARTICULAR CARE WILL BE TAKEN TO ENSURE ADEQUATE SCREENING AND LIGHT BARRIER CONSISTENT WITH THE CITY CODE.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 2.5 tons per MONTHLY (unit of time)
- Operation : 8.7 tons per MONTHLY (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: UNUSED CONSTRUCTION MATERIAL, PARTICULARLY PIPES AND FITTINGS, ARE STORED FOR FUTURE REUSE OR SPARE PARTS.
- Operation: MATERIALS ARE NEVER THROWN AWAY BUT STORED OR STOCKPILED FOR FUTURE REUSE SUCH AS SPARE PARTS OR RETURNED TO SUPPLIERS WHEN POSSIBLE. COMPLIANCE WITH CITY/COUNTY REGS.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: NYSDEC LICENSED DISPOSAL CONTAINER CONTRACTORS AND FACILITIES ARE USED.
- Operation: COUNTY RESOURCE RECOVERY FACILITY.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.05	1.81	+1.76
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Open/Grassed/Brush	3.328	1.568	-1.76

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes ☐No

If Yes,

i. Identify Facilities:

REFORMED CHURCH OF POUGHKEEPSIE, THE PINES AT POUGHKEEPSIE NURSING AND REHABILITATION CENTER, TABERNACLE BAPTIST CHURCH, AND NEW HORIZONS RESOURCES INC.

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☑No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 3-5 feet

b. Are there bedrock outcroppings on the project site? ☑Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 5 %

c. Predominant soil type(s) present on project site: DUTCHESS-CARDIGAN-URBAN 100 %

d. What is the average depth to the water table on the project site? Average: > 8 feet

e. Drainage status of project site soils:
☐ Well Drained: ____% of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained ____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 60 % of site
☑ 10-15%: 35 % of site
☑ 15% or greater: 5 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☑No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No

If Yes:

i. Species and listing (endangered or threatened): _____

Bald Eagle

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Reynolds House, South Hamilton Street Row, Dwight-Hooker Avenue Historic District, Carlies-Ritter-Hart House, Refor...

iii. Brief description of attributes on which listing is based:
HISTORIC DISTRICTS AND LOCATIONS ON EAST AND WEST SIDES OF PROJECT SITE AS WELL AS THE WEST SIDE OF PROJECT SITE.

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: WALKWAY OVER THE HUDSON

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): NEW YORK STATE PARK

iii. Distance between project and resource: 1.3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

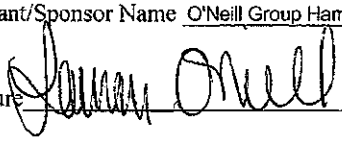
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name O'Neill Group Hamilton LLC Date 4/24/2023

Signature  Title Director of Business Development

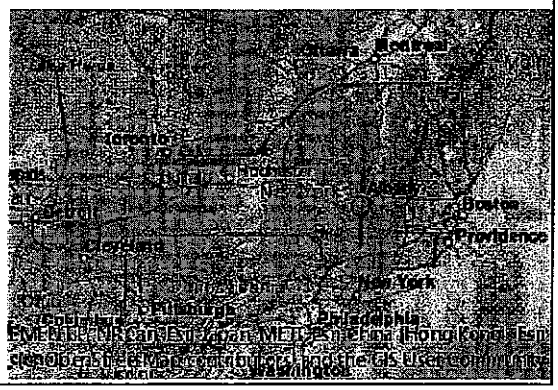
PRINT FORM

EAF Mapper Summary Report

Monday, April 3, 2023 9:44 AM



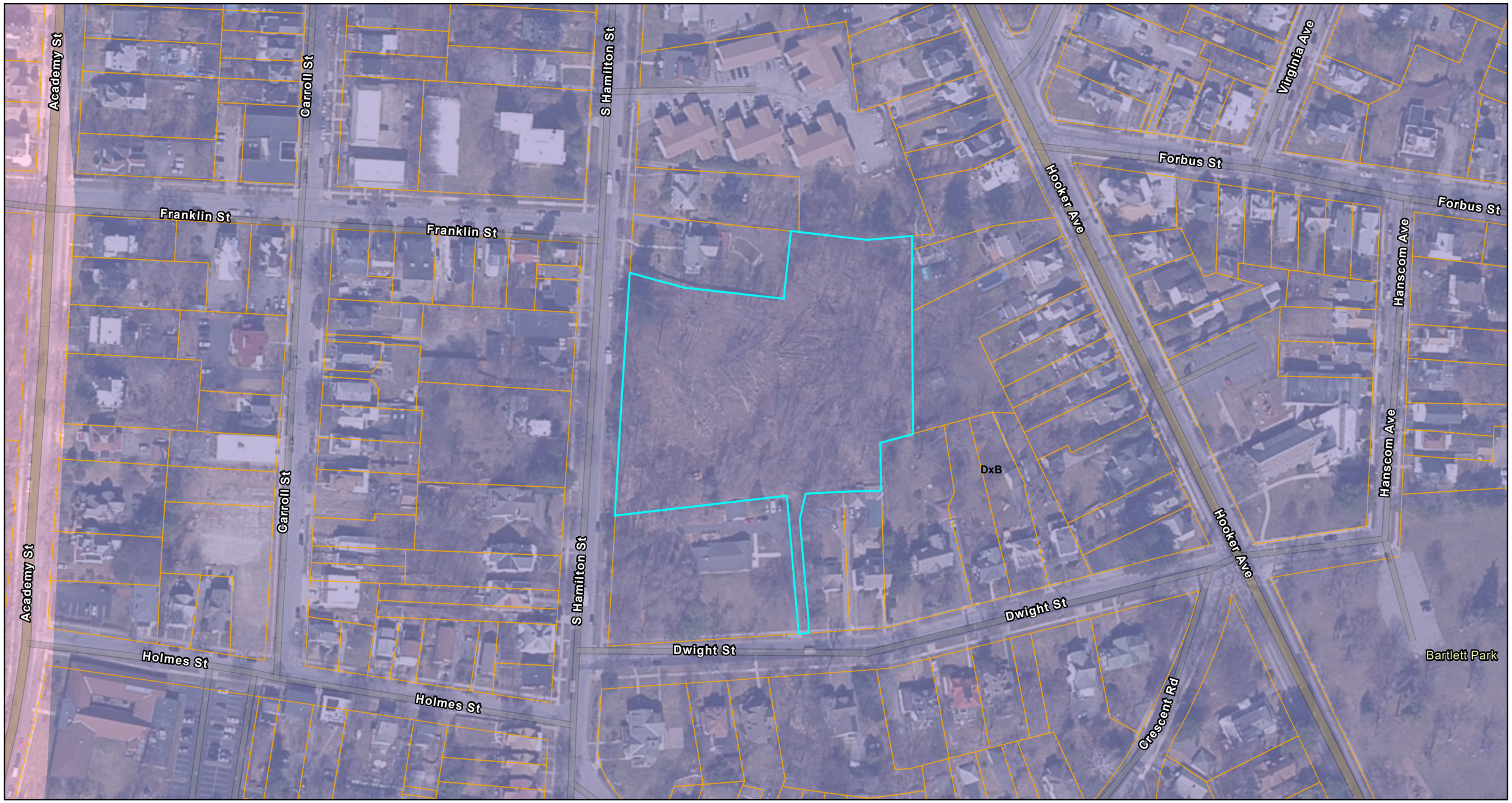
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	, Reynolds House, South Hamilton Street Row, Dwight-Hooker Avenue Historic District, Corlies-Ritter-Hart House, Reformed Dutch Church of Poughkeepsie
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Poughkeepsie NRI Map: Geology and Soils



6/20/2023, 9:58:45 AM

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Graywacke, shale (Oag)

Taconic melange (Otm)

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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Applicant

Poughkeepsie NRI Map: Habitats



6/20/2023, 9:34:54 AM

Parcel Boundaries

City of Poughkeepsie Boundary

Hudsonia Habitats

Developed

Cultural

Upland hardwood forest

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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Applicant

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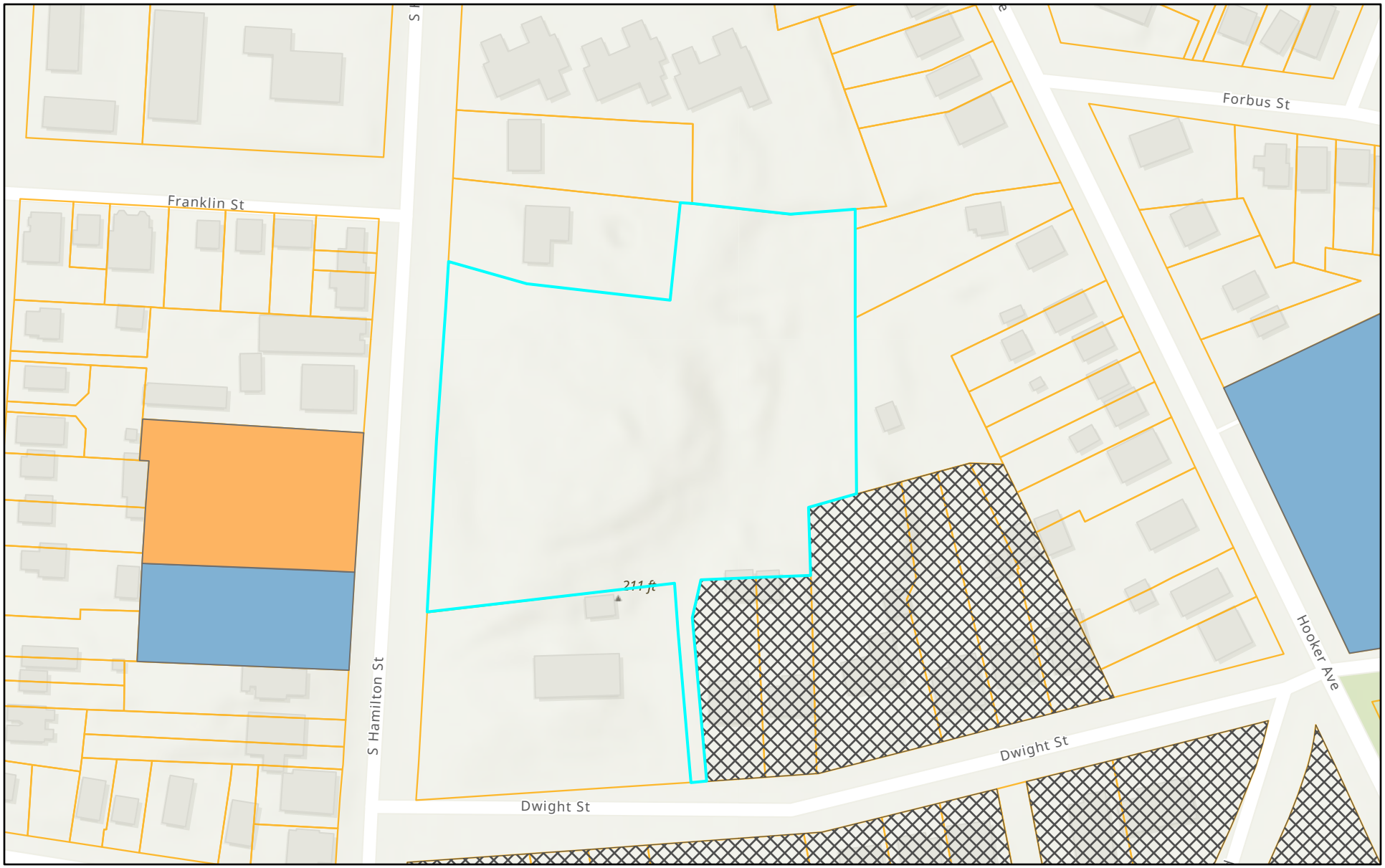
NRI Map: Historic Resources



6/20/2023, 9:47:30 AM

Parcel Boundaries

Historic Districts (2021)

Local, State and National

Historic Sites (2021)

Local, State, and National

State and National

City of Poughkeepsie Boundary

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

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ArcGIS Web AppBuilder

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May 26, 2023

Anne Saylor
Chairman of the City of Poughkeepsie Planning Board
61 Civic Center Plaza
Poughkeepsie, NY, 12601

Subject: Proposed Project at 34 Cannon St, Poughkeepsie

Subject: Financial Capacity for Proposed Project at 34 Cannon St, Poughkeepsie

Dear Anne,

I am writing to affirm that James J Sullivan Corporation has the financial capacity to successfully complete the proposed project at 34 Cannon St in Poughkeepsie, NY. With our extensive experience and successful track record in the City of Poughkeepsie, we are well-prepared to undertake and deliver this project to the highest standards.

James J Sullivan Corporation has completed similar projects in Poughkeepsie, including 40 Cannon St and Revel 32° at 32 Cannon St and a dozen other projects. These developments have been recognized for their excellence and positive impact on the community. Our success in these projects serves as a testament to our ability to handle projects of this scale and complexity.

In addition, I personally hold plumbing and electrical licenses in the City of Poughkeepsie, along with a state refrigeration license. My expertise and knowledge in various aspects of development contribute to the success of our corporation. I am deeply committed to ensuring the success of 34 Cannon St and will oversee every step of the process to guarantee its timely completion.

Our corporation maintains strong relationships with financial partners who recognize the quality and reliability of our developments. These partnerships enable us to secure the necessary funding for projects like 34 Cannon St, ensuring financial stability throughout the development process.

Sincerely,

Jim Sullivan
President, James J Sullivan Corporation

PO Box 305
Pawling, NY 12564

Tel: 845-380-1448
Fax: 877-889-2093
jsullivancorp@gmail.com

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

June 1st, 2023

James J Sullivan
P.O. Box 305
Pawling NY 12564

Re: 34 Cannon Street
ID # 046070
Site Plan Application # PB-2023-044

To whom it may concern,

The Development Department is in receipt of your Site Plan Application # PB-2023-044 relative to constructing a six-story mixed use building containing 35 one-bedroom units and three vacant commercial spaces with no proposed use located at 34 Cannon Street which is within the The Urban Village (PID-UV) zoning district. The use of Multifamily dwellings is an allowed use per **Section 19-3.37(7) Table 3.37-1** of the zoning ordinance but will require Site Plan approval from the Planning Board. The three vacant commercial spaces will also require Site Plan approval before being established and will be subject to the above-mentioned **Table 3.37-1** regarding their proposed use. Upon review of the provided Site Plan, the following deficiencies were identified that will require variances;

1. **Section 19-4.14(2)(b)** requires that elevator penthouses that exceed in height the limits in the particular district shall be set back one foot from the edge of the roof for each additional foot in height greater than the specified height; the sixth story is 66' and the penthouse is 78' which would require it to be setback 12' from the edge of the roof.
2. **Section 19-3.37(8)(e)** requires that a side yard setback shall not be required, but, if provided, shall not be less than six feet in width; the right-side yard is proposed to be 1.2'.
3. **Section 19-3.37(8) Table 3.37-2** requires that the minimum open space provided will be 15% of the total lot area; although green roofs may be counted towards open space requirements, the proposed use of the roof does not qualify for this exception, please refer to the following definition of a green roof "a vegetated roof design that is explicitly designed to absorb rainfall or snowmelt, typically to manage stormwater, mitigate the heat island effect, provide a habitat for urban wildlife, or offer leisure and recreational space for building occupants."
4. **Section 19-3.37(13)(a) Table 3.37-4** requires 0.5 parking spaces per dwelling unit plus one visitor space per ten dwelling units which would total 22 parking spaces; the application and site plan propose 19 parking spaces but the elevations and floor

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

plan only show 16 spaces; this will need to be clarified for the requested waiver and if the waiver is denied you will need to seek a variance for the remaining spaces.

5. **Section 19-3.37(13)(h)1 Table 3.37-6** requires 0.5 long term bicycle spaces per bedroom and 0.05 short term bicycle spaces per bedroom both with a minimum requirement of 2 spaces, this would total 20 bicycle spaces; a bicycle storage area is indicated on the plans but does not specify the amount of bicycle spaces or that this area will be in compliance with **Section 19-3.37(13)(h)3** which states "Facilities shall be designed to accommodate U-shaped locking devices and shall support bicycles in a stable position without damage to wheels, frame or other components and shall be securely anchored and of sufficient strength to resist vandalism and theft."
6. **19-4.3(5)(a)** requires that access shall consist of at least one fifteen-foot wide lane for parking areas with fewer than 20 spaces; the proposed access will be 8.3' or 12.5' including the easement indicated on the plans.
7. **19-4.3(5)(b)** requires that each required space, exclusive of drives and aisles, shall be not less than 20 feet long nor less than nine feet wide; the proposed accessible spaces are 18 feet long and 8 feet wide.

Therefore, if modifications cannot be made to address these deficiencies then Area Variances will be required from the Zoning Board of Appeals. After you obtain approvals from the Planning Board and Zoning Board you will then need to file all required Building permits and obtain an issued Certificate of Occupancy from the Building Department.

If you have any questions, you may contact me at 845-451-4273 or at jobrien@cityofpoughkeepsie.com.

Sincerely,

Joseph O'Brien
Deputy Zoning Administrator

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. **PROPERTY ADDRESS:** 34 Cannon St

II. **PROPERTY OWNER:** 34 Cannon St PK LLC
ADDRESS: PO Box 38
Chelsea
NY 12512 (state and zip code)
PHONE NUMBER: 845-380-1448 (include area code)

III. **NAME OF APPLICANT:** James J Sullivan
ADDRESS: PO Box 305
Pawling
NY 12564 (state and zip code)
PHONE NUMBER: 845-380-1448 (include area code)
EMAIL ADDRESS: jsullivancorp@gmail.com

(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):
Demolish existing building construct 6 story mixed use building with occupied rooftop

VI. **ZONING DISTRICT:** PID-UV

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

PROJECT INFORMATION

New construction: X (yes)_____ (no)

Change of use: X (yes) _____ (no)

Expansion/addition: _____ (yes) X (no)

Alteration: _____ (yes) X (no)

Cost of Construction: $ 7,000,000

LOT AND BULK INFORMATION:

Lot area: 0.193 (acres) 8,407 (square feet)

Building Footprint: 6,400 (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

6,400 (total building footprint, square feet)

Lot Coverage: 76% (percentage, building coverage only)

Gross Floor Area: 35,000 (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

35,000 (total gross floor area, square feet)

Building Height: 6 (stories) 75 (feet)

Floor Area Ratio: 4.16 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 21

B) Number of Off-Street Parking Spaces provided: 19

C) Waiver Requested: X (Yes) _____ (No)

Is municipal parking available within 600 feet? X (Yes) _____ (No)

If yes, name all such municipal facilities: Liberty St Parking Lot and Academy St Parking Lot

(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: Mixed use commercial and residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 35

Number of two (2) bedroom unit's 0

Number with three or more bedrooms: 0

Total number of units: 35

C) Is funding public? ____ Yes X 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: _____

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):

There are 3 small commercial spaces

#1 is 790 Sq. Ft. and will likely be retail

#2 is 1,291 Sq. Ft. and likely will be retail

#3 is 641 Sq. Ft. and will likely be used for amenities for residential tenants.

XVII. APPLICANT CERTIFICATION

I, James J Sullivan, 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

5/30/2023
Date

Revised January 2018: Previous Editions Obsolete

JSullivan Corporation

May 26, 2023

Anne Saylor
Chairman of the City of Poughkeepsie Planning Board
61 Civic Center Plaza
Poughkeepsie, NY, 12601

Subject: Proposed Project at 34 Cannon St, Poughkeepsie

Dear Anne,

I am excited to introduce an inclusive mixed-use project at 34 Cannon St in Poughkeepsie. Named "Mosaic," this development seamlessly integrates into our community. It includes ground floor commercial space and five stories of residential units, enhancing our vibrant city.

As an experienced developer, I have successfully completed notable projects in Poughkeepsie, such as 26-30 N Hamilton, 40 Cannon St, and Revel 32°. These projects have received awards for excellence and community support.

Our approach emphasizes community engagement. By seeking input from residents, businesses, and civic organizations, we ensure that "Mosaic" aligns with the community's vision and needs.

"Mosaic" creates a dynamic space for diverse needs. The ground floor offers commercial space, fostering a thriving business environment. Above, thoughtfully designed residential units provide modern amenities, sustainability, and a strong sense of community.

We prioritize architectural design, blending historic charm with contemporary elements. This project aligns with city plans and zoning regulations. We are committed to working closely with the City of Poughkeepsie Planning Board to meet all requirements.

Enclosed, you will find a comprehensive proposal with renderings, site plans, and timelines. We believe "Mosaic" will enhance Poughkeepsie's landscape, contribute to its growth, and foster inclusivity.

Thank you for your consideration. We look forward to collaborating with the City of Poughkeepsie Planning Board to create a stronger community.

Sincerely,

Jim Sullivan

PO Box 305
Pawling, NY 12564

Tel: 845-380-1448
Fax: 877-889-2093
jsullivancorp@gmail.com

SITE PLAN SUBMISSION SET
PROPOSED MIX USE DEVELOPMENT
34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK STATE
TAX MAP ID#:6162-77-063031

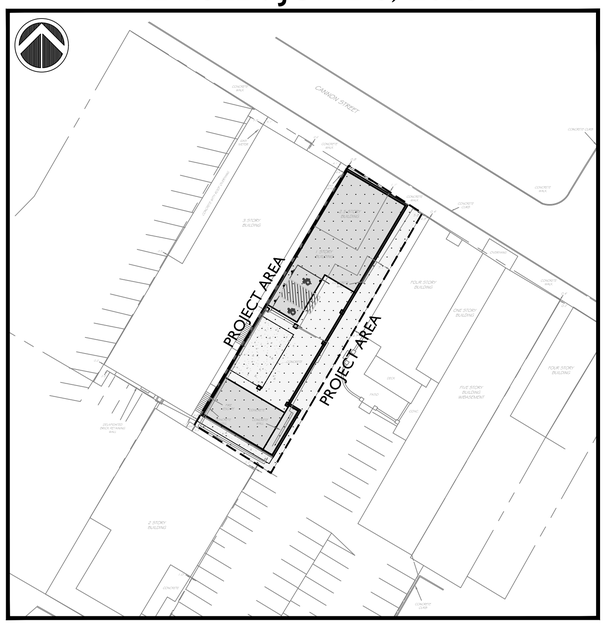


LOCATION MAP
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=2000'

ORIGINALLY SUBMITTED: MAY 30, 2023
REVISED: JUNE 8, 2023



OVERALL SITE PLAN
SCALE: 1"=40'

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

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN
UT-1	UTILITIES PLAN
DN-1	PROJECT DETAILS
SK100	NORTH ELEVATION
SK101	EAST ELEVATION
SK-102	SOUTH AND WEST ELEVATION
SK200	FLOOR PLANS / ROOF PLAN
SK300	SOUTH FACADE RENDERING
FN-100	EXTERIOR FINISHES

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

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.lrcconsult.com

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

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

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

Rodney Morrison P.E. #074194

APPLICANT:

34 CANNON ST PK, LLC
34 CANNON ST
POUGHKEEPSIE, NY 12601

OWNER:

34 CANNON ST PK, LLC
PO BOX 305
PAWLING, NY 12564

SURVEYOR:

DECKER SURVEYING
JOHN H DECKER LS
292 FRALEIGH LANE
RED HOOK NY 12571
Phone No. (845) 758-4442
deckersurveying@frontiernet.net

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X:\JOBS\Jobs 2023\23-3057--Jim Sullivan-- 34 Cannon Street\DWG\CV23307D1.dwg 6/7/2023 3:14 PM SDurrah


CANNON STREET
HURLIHE STREET
CANNON STREET
CHURCH STREET
S 58°01'27" E
62.33'
S 58°01'27" E
49.25'
S 58°01'27" E
91.26'
N 34°59'50" E
48.14'
N 57°49'20" W
76.03'
N 30°02'03" E
177.40'
S 30°07'13" W
166.12'
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166.89'
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S 59°22'47" E
8.59'
S 29°58'13" W
119.07'
N 60°16'56" W
67.47'
N 60°31'18" W
41.30'
AREA = 0.238 ACRES
AREA = 0.193 ACRES
AREA = 0.651 ACRES
3 STORY BUILDING
3.5 STORY BUILDING
1 STORY BUILDING
FOUR STORY BUILDING
ONE STORY BUILDING
FIVE STORY BUILDING W/BASEMENT
FOUR STORY BUILDING
2 STORY BUILDING
2 STORY BUILDING
187-191 CHURCH STREET LLC
DEED LIBER 2034, PAGE 418
32 CANNON STREET LLC
5.6.65-1-5.5/2
CARDINAL COURT APARTMENTS LLC
DOC #02 2013 6324
CARDINAL COURT APARTMENTS LLC
DOC #02 2013 6642
PUTNAM COUNTY NATIONAL BANK
DOC #02 2015 1197
BAYVIEW LOAN SERVICING LLC
5.65-2-13/2
CITY OF POUGHKEEPSIE
DEED LIBER 1404, PAGE 312
8' EASEMENT
LIBER 475, PAGE 434
CONCRETE WALK
GAS METER
CONCRETE CURB
PROPERTY LINE RUNS GENERALLY ALONG FACE OF BUILDING
CONCRETE WALK
SLOT DRAIN RIM: 173.9
CONCRETE WALK
CONCRETE WALL
OVERHANG
CONCRETE WALK
CONCRETE WALK
GRAVEL DRIVE
CONCRETE WALK
CONCRETE WALL
PAVED
CONCRETE
DECK
PATIO
CONC.
TIRE ESCAPE
CONCRETE
CONCRETE WALL
ENTRANCE MAT
DELAPIDATED BRICK RETAINING WALL
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PAVED PARKING
CONCRETE WALK
BRICK WALK
CONC. WALK
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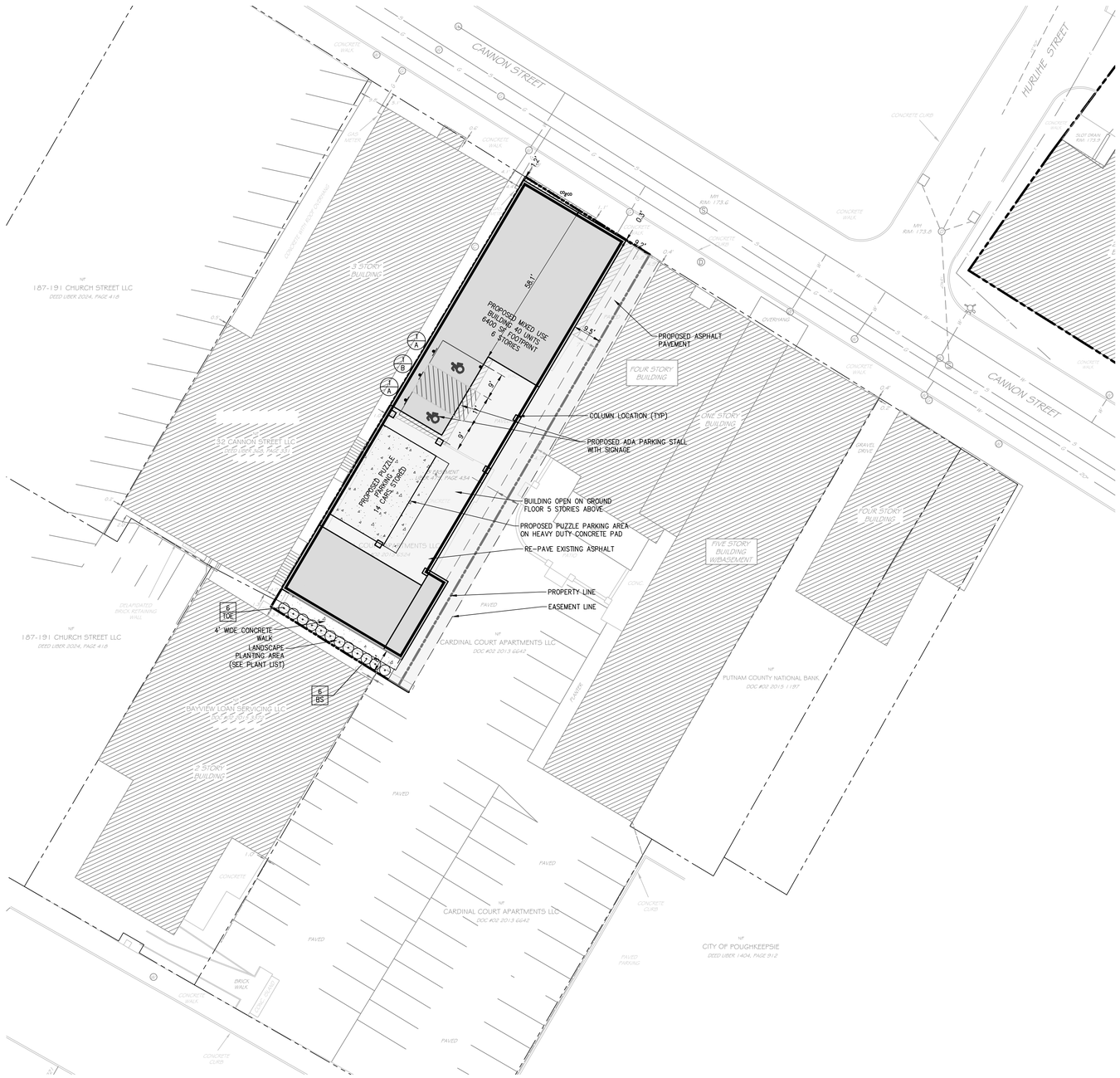


SUMMARY CHART

ZONING INFORMATION	
PARCEL SIZE	0.193 ACRES
TAX MAP IDENTIFICATION	6162-77-063031
ZONING DISTRICT	PID-UV POUGHKEEPSIE INNOVATION DISTRICT URBAN VILLAGE
PROPOSED USE	MULTI USE DEVELOPMENT

ZONING SUMMARY			
ITEM	REQ'D PID-UV ZONE	EXISTING	PROPOSED
MINUMUM LOT AREA	N/A	0.193 ACRES	0.193 ACRES
FRONT YARD SETBACK MIN / MAX	0 FT / 6 FT	0 FEET	0.3'
SIDE YARD SETBACK MIN / MAX	0 FT / 10 FT	0 FEET	0'
REAR YARD SETBACK MIN	8 FT	2 FEET *	8'
FRONT YARD PARKING SETBACK	40 FT	>40	58.1'
PARKING FORWARD OF BLDG LINE	NONE	NONE	NONE
FRONTAGE OCCUPANCY MIN / MAX	80% / 100%	NONE	80%
MINIMUM BUILDING HEIGHT	3 STORIES	2 STORIES	66' (6 STORIES)
MAXIMUM BUILDING HEIGHT	6 STORIES	< 6 STORIES	66' (6 STORIES)
MINIMUM LOT COVERAGE	50%	100% *	100%
MINIMUM OPEN SPACE	15%	0% *	62%

* EXISTING NON CONFORMING CONDITION

ROOF TOP OPEN SPACE=5227 SF

PARKING SUMMARY CHART

PARCEL SIZE	0.193 ACRES
TAX MAP IDENTIFICATION	6162-77-063031

PARKING SUMMARY		
ITEM	REQUIRED	PROVIDED
PARKING REQUIREMENTS:		
MULTI FAMILY 40 UNITS .5 SPACE PER UNIT PLUS ONE SPACE FOR EVERY 10 UNITS 40 / 2=20 + 4 SPACES=24 REQUIRED	24 REQUIRED	14 PUZZLE PARKING 2 ADA SPACES
COMMERCIAL 1415 SF	0 REQUIRED	16 TOTAL SPACES
HANDICAP SPACES	2 REQUIRED *	2
MIN. PARKING DIMENSIONS	9'x20'	9'X20'
MIN. AISLE WIDTH	N/A	9.2'

SIGN LEGEND

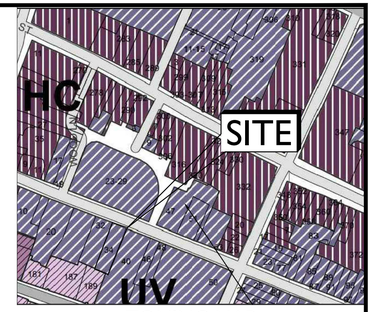
NO.	LEGEND	QTY.
A	RESERVED PARKING	2
B	NO PARKING ANYTIME	1

LEGEND

PROPOSED ASPHALT

PROPOSED CONCRETE

PROPOSED SIGN



ZONING MAP

SCALE:1"=100'

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
17. A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NPFA AND THE NYS FIRE CODE 2020.
18. SNOW ACCUMULATION WILL BE REMOVED OFFSITE.

APPLICANT:

34 CANNON ST PK, LLC
34 CANNON ST
POUGHKEEPSIE, NY 12601

OWNER:

34 CANNON ST PK, LLC
PO BOX 305
PAWLING, NY 12564

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

PLANT LIST

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
SHRUBS	BS	6	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	CONT.	30" Min. ht.	6' ht.	"HEDGE GRADE"
	TOE	6	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP AMERICAN ARBORVITAE	B&B		10'x15'	

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071954

Revisions		
1.	2023-08-08	REVISED PER COMMENTS

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SITE PLAN

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP23305701.dwg	Sheet No.
Drawn	SMC	Project No.	23-3057	SP-1
Checked	KFC	Date	2023-05-30	
Approved	LRC	Scale	1"=20'	

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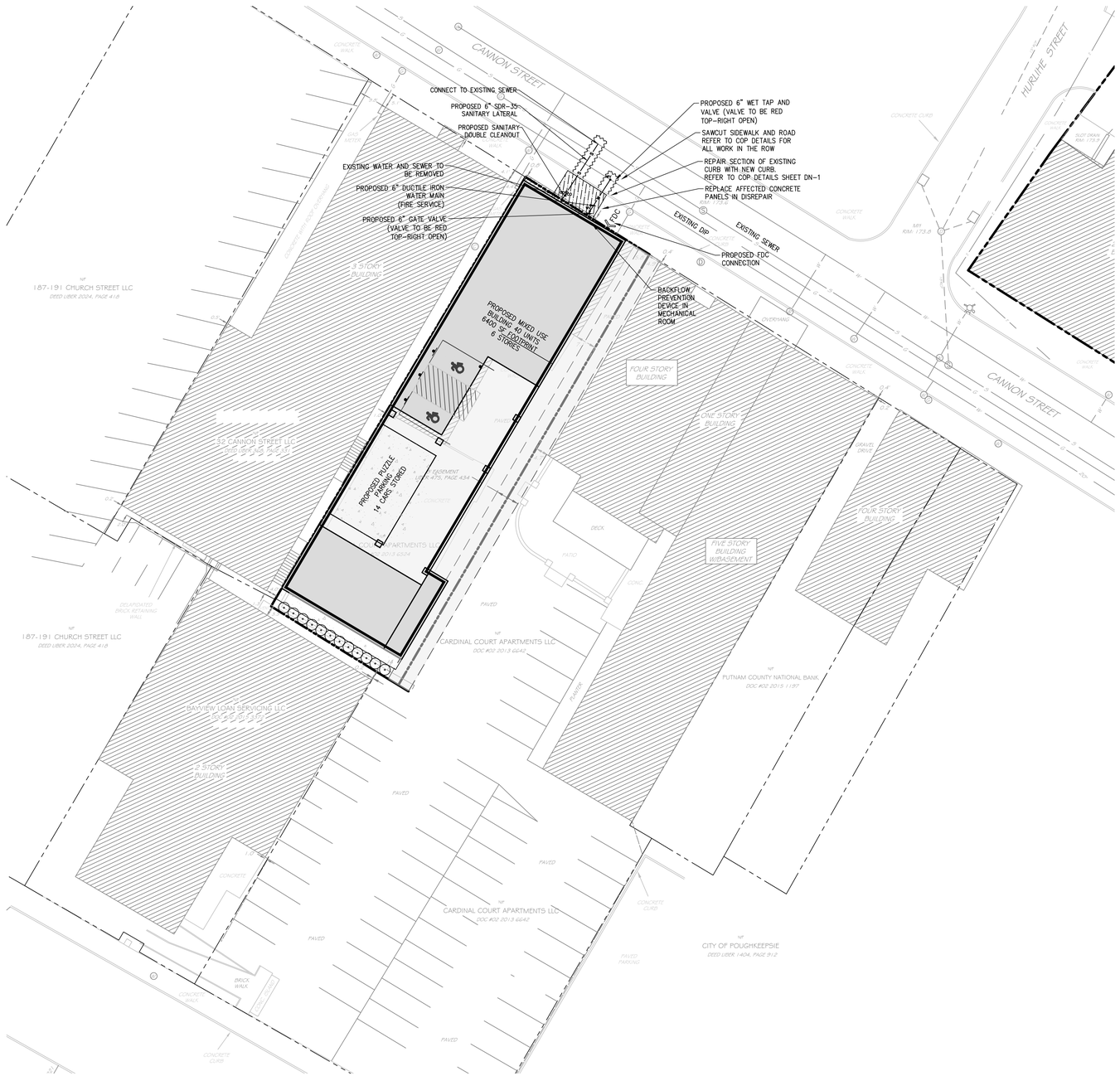
CANNON STREET
HURLBUT STREET
CONNECT TO EXISTING SEWER
PROPOSED 6" SDR-35 SANITARY LATERAL
PROPOSED SANITARY DOUBLE CLEANOUT
EXISTING WATER AND SEWER TO BE REMOVED
PROPOSED 6" DUCTILE IRON WATER MAIN (FIRE SERVICE)
PROPOSED 6" GATE VALVE (VALVE TO BE RED TOP-RIGHT OPEN)
PROPOSED 6" WET TAP AND VALVE (VALVE TO BE RED TOP-RIGHT OPEN)
SAWCUT SIDEWALK AND ROAD REFER TO COP DETAILS FOR ALL WORK IN THE ROW
REPAIR SECTION OF EXISTING CURB WITH NEW CURB. REFER TO COP DETAILS SHEET DN-1
REPLACE AFFECTED CONCRETE PANELS IN DISREPAIR
EXISTING DIP
EXISTING SEWER
PROPOSED-EDC CONNECTION
BACKFLOW PREVENTION DEVICE IN MECHANICAL ROOM
PROPOSED MIXED USE BUILDING 40 UNITS 6400 SF FOOTPRINT 6 STORIES
PROPOSED PUZZLE PARKING 14 CARS STORED
187-191 CHURCH STREET LLC
DEED LIBER 2024, PAGE 418
52 CANNON STREET LLC
DEED LIBER 2024, PAGE 434
CARDINAL COURT APARTMENTS LLC
DOC #02 2013 6642
BAYVIEW LOAN SERVICING LLC
PUTNAM COUNTY NATIONAL BANK
DOC #02 2015 1197
CITY OF POUGHKEEPSIE
DEED LIBER 1404, PAGE 312
3 STORY BUILDING
4 STORY BUILDING
FOUR STORY BUILDING
ONE STORY BUILDING
FIVE STORY BUILDING W/BASEMENT
DELAPIDATED BRICK RETAINING WALL
CONCRETE WALK
CONCRETE CURB
BRICK WALK
PAVED
PAVED PARKING
DECK
PATIO
LAWN
CONC.
OVERHANG
DRIVE UNDER
MFF 104.0
MFF 104.5
MFF 104.8
MFF 105.0
MFF 104.6
MFF 104.7
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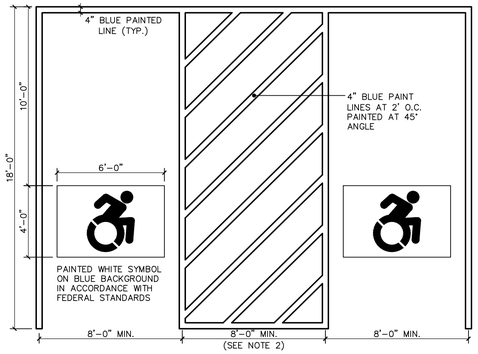
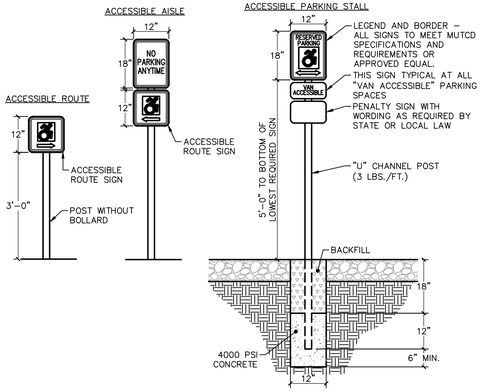
MFF 103.9
MFF 103.8

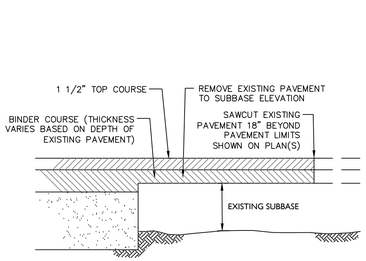


NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

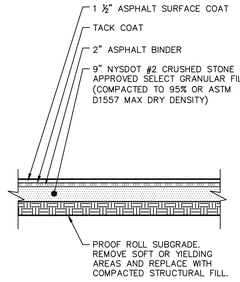
TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4"=1'-0"



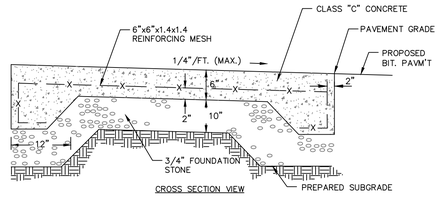
ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'-0"



PAVEMENT TRANSITION DETAIL
NOT TO SCALE

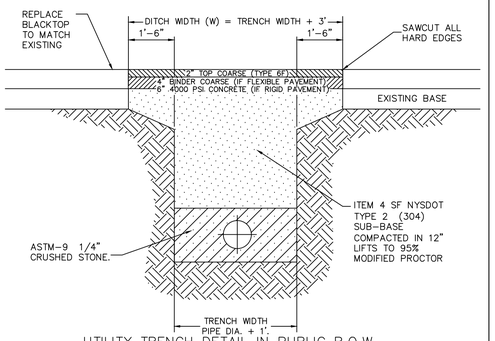


STANDARD ASPHALT PAVING
NOT TO SCALE



HEAVY DUTY CONCRETE PAVING
NOT TO SCALE

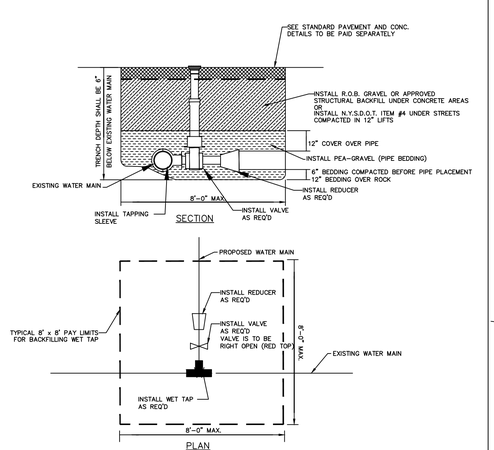
DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

NOTES:
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALTIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT			
62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.:	FLEXPAVE.DWG	TRENCH AND PAVEMENT DETAIL
	DATE:	9-9-04	
	SCALE:	AS NOTED	
	DRAWN BY:	ENGINEERING	

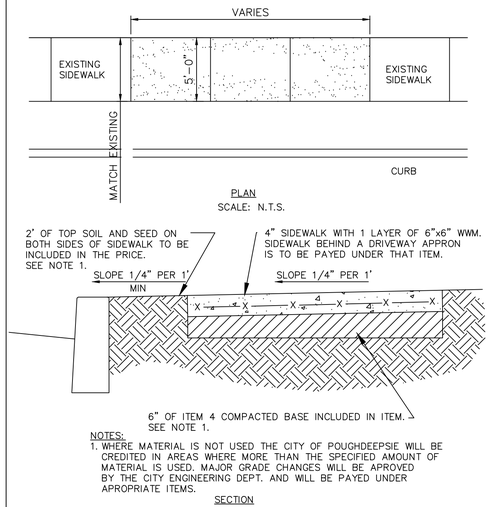


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE
SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT			
80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:		TAPPING SLEEVE & VALVE
	DATE:	3-6-00	
	SCALE:	AS NOTED	
	DRAWN BY:	JP	

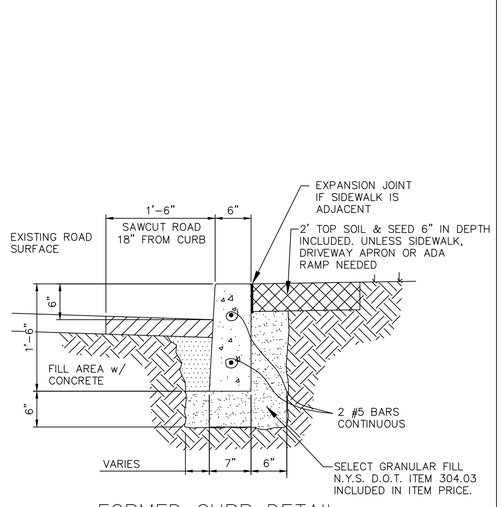
PAGE NO. 1



NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

SIDEWALK DETAIL REPLACE & NEW

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT			
62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT:	001-DET	SIDEWALK DETAIL
	DATE:	5-16-00	
	SCALE:	AS NOTED	
	DRAWN BY:	JP	

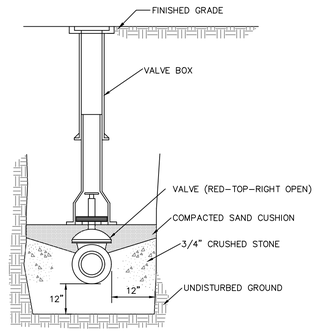


FORMED CURB DETAIL
SCALE: 1"=1'-0"

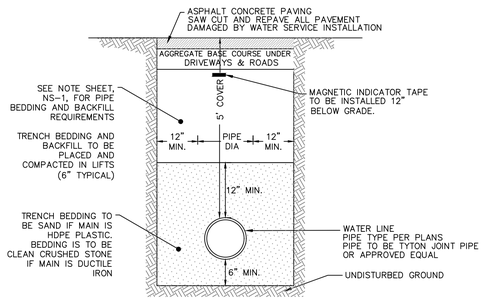
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT			
62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.:	001-DET	FORMED CURB DETIAL
	DATE:	3-6-00	
	SCALE:	AS NOTED	
	DRAWN BY:	JP	

PAGE NO. 1

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



VALVE AND VALVE BOX DETAIL
NOT TO SCALE



WATER MAIN TRENCH
NOT TO SCALE



Revisions		
1	2023-06-08	REVISED PER COMMENTS

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Tel: 860.635.2877

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LRC Environmental Services, Inc.

PROJECT DETAILS

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN23305701.dwg	Sheet No.
Drawn	SMC	Project No.	23-3057	DN-1
Checked	KFC	Date	2023-05-30	
Approved	LRC	Scale	NTS	

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1 NORTH ELEVATION - STREET SCAPE

SCALE 1/8" = 1'

Revisions		
1.	2023-05-08	REVISED PER COMMENTS

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NORTH ELEVATION

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	34 Cannon Base 4 Planning Board 1REV.dwg
Drawn	SMC	Project No.	23-3057
Checked	KFC	Date	2023-05-30
Approved	LRC	Scale	

Sheet No.
SK-100



1 EAST ELEVATION

SCALE 1/8" = 1'

Revisions	
1.	2023-06-08 REVISED PER COMMENTS

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EAST ELEVATION

MIXED USE DEVELOPMENT

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Design/Calcs	SMC	CAD File	34 Cannon Base 4 Planning Board 1REV.dwg
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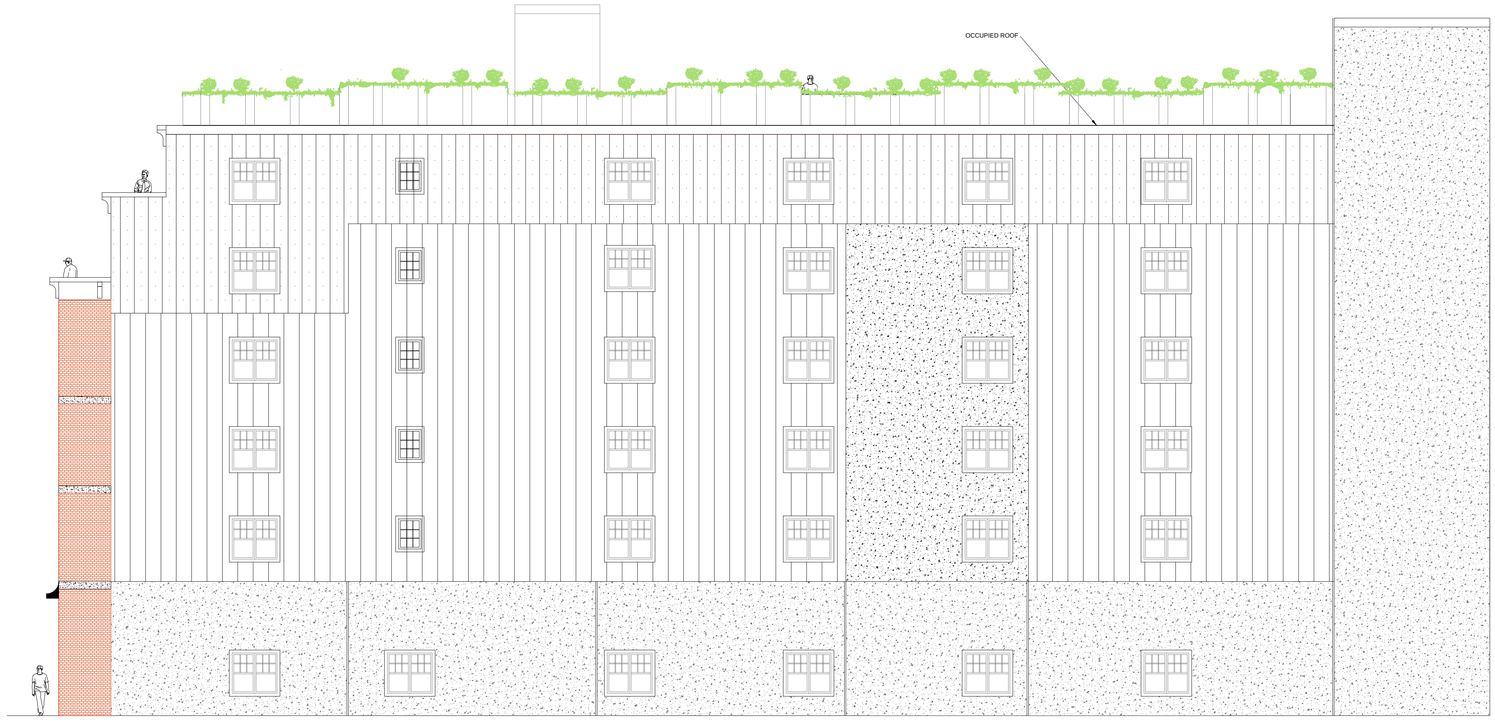
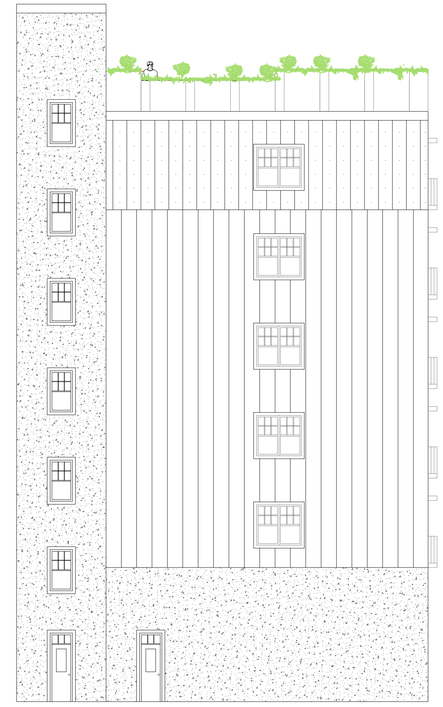
Approved	LRC	Scale	

Sheet No.
SK-101



3 East Elevation



4 South Elevation

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1.	2023-06-08 REVISED PER COMMENTS

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SOUTH AND WEST ELEVATION

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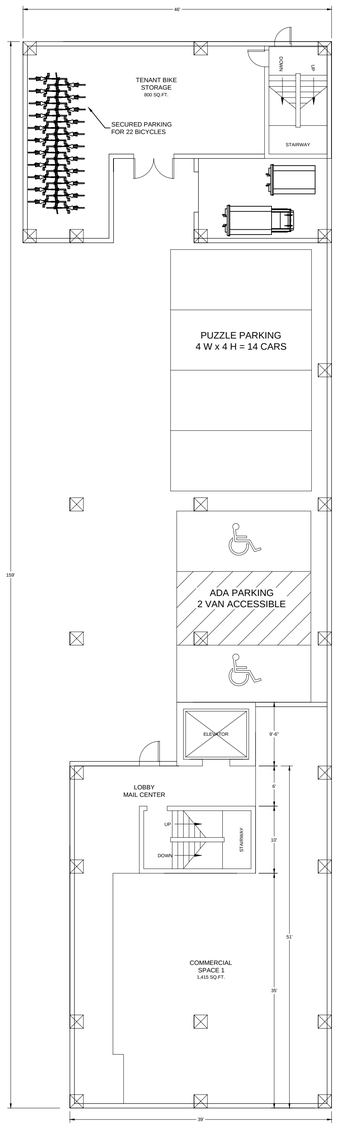
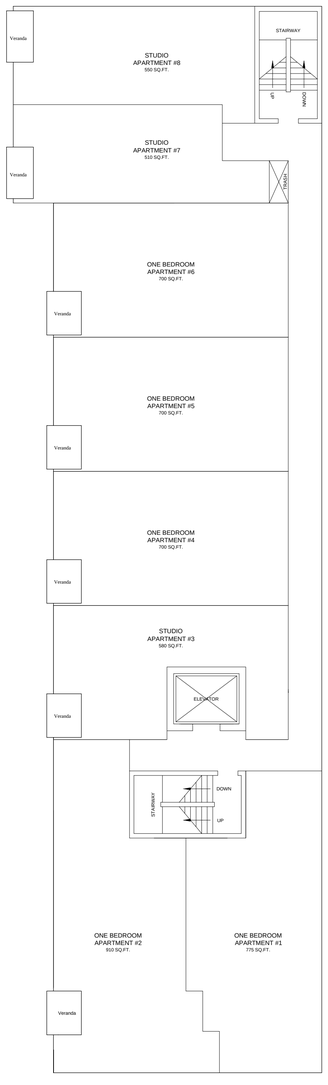
Design/Calcs	SMC	CAD File	34 Cannon Base 4 Planning Board 1REV.dwg
Drawn	SMC	Project No.	23-3057
Checked	KFC	Date	2023-05-30
Approved	LRC	Scale	

Sheet No.
SK-102



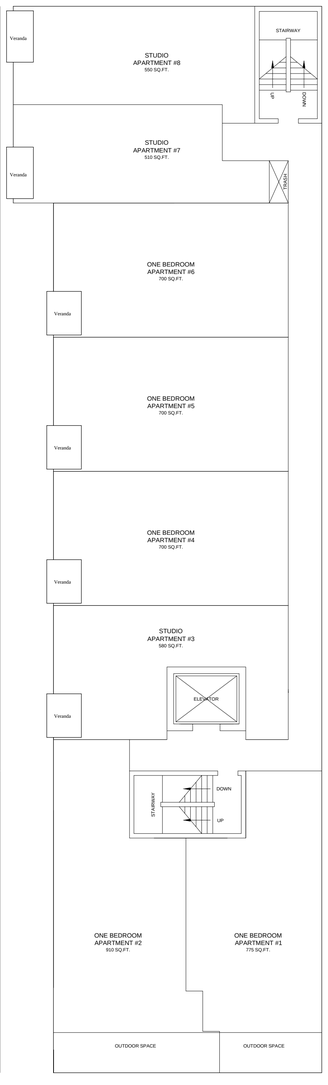
1 FIRST FLOOR PLAN - COMMERCIAL

SCALE 1/8" = 1'



2 SECOND THRU FOURTH FLOOR PLAN

SCALE 1/8" = 1'



3 FIFTH FLOOR PLAN

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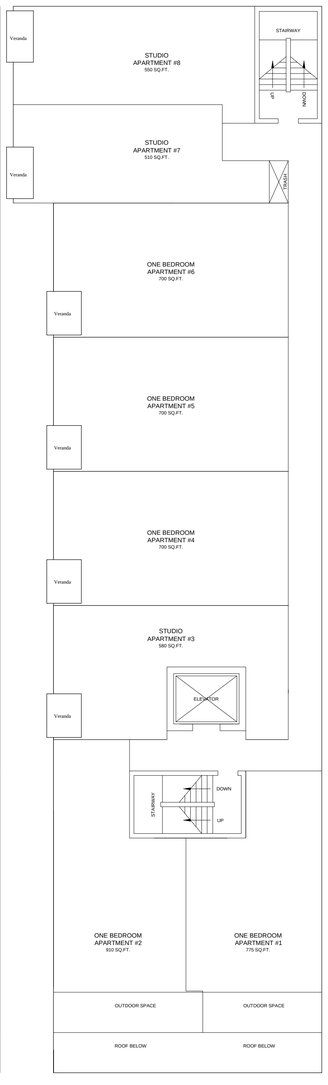
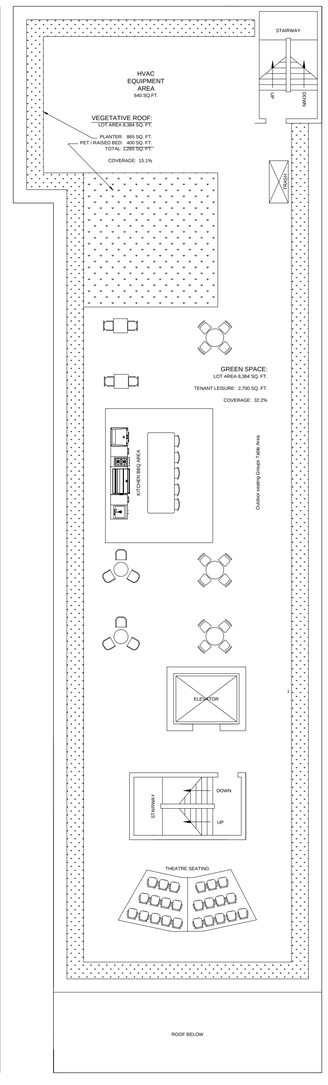


4 SIXTH FLOOR PLAN

SCALE 1/8" = 1'



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FLOOR PLANS / ROOF PLAN

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	34 Cannon Base 4 Planning Board 1REV.dwg
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Approved	LRC	Scale	

Sheet No.

SK-200



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1.	2023-08-08	REVISED PER COMMENTS

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SOUTH FACADE RENDERING

MIXED USE DEVELOPMENT

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CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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Drawn	SMC	Project No.	23-3057	SK300
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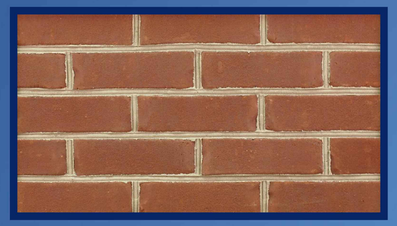
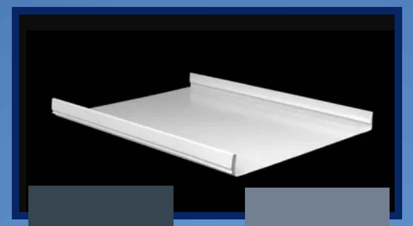
BRICK



Columbus Brick
Yorktown Modular
Classic Red

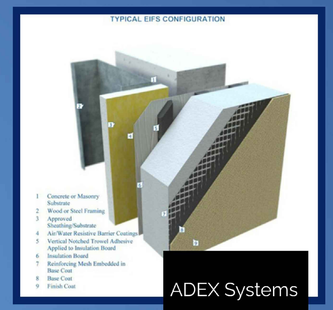
METAL



ASP Metals
SL-175
Charcoal

ASP Metals
SL-175
Slate Gray

EIFS



ADEX Systems

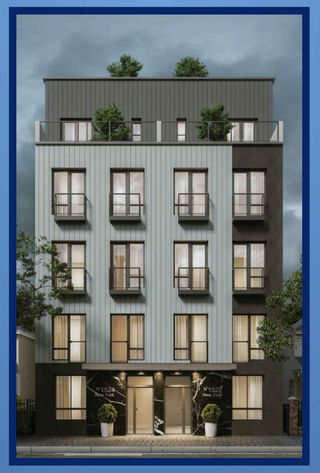
Color: Black

VERANDA



Astro Metal Craft
Aluminum Veranda Railing
Matt Black Finish

EXAMPLE COLOR PALETTE



SEE
RENDERING
FOR FACADE
COLOR
PALETTE

Revisions		
1.	2023-06-08	REVISED PER COMMENTS

J Sullivan Corporation

LRC GROUP

- 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: 908.603.5730

www.lrcconsult.com

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

EXTERIOR FINISHES

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	FN-100.dwg	Sheet No.
Drawn	SMC	Project No.	23-3057	FN-100
Checked	KFC	Date	2023-05-30	
Approved	LRC	Scale	NTS	

X:\JOBS\Jobs 2023\23-3057-Jim Sullivan- 34 Cannon Street\DWG\FN-100.dwg 6/6/2023 3:23 PM SCurran

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 34 Cannon St PK LLC		
Project Location (describe, and attach a general location map): 34 Cannon Street, Poughkeepsie, NY 12601 Tax ID: 131300-6162-77-063031-0000		
Brief Description of Proposed Action (include purpose or need): Demolish existing two-story 2,376 SF wood framed residential building in disrepair and replace with a 6,400SF footprint 6 story thriving mixed use development with 3,960 sq. ft. commercial space and 31,040 sf residential space with 35 one bedroom units. The commercial space is planned to be a mix of retail/office. A stacked puzzle type parking is proposed onsite to accommodate the 85% of the needs of the building.		
Name of Applicant/Sponsor: James J Sullivan, Managing Member: 34 Cannon St PK LLC	Telephone: 845-380-1448 E-Mail: JSullivanCorp@gmail.com	
Address: PO Box 38		
City/PO: Chelsea	State: NY	Zip Code: 12512
Project Contact (if not same as sponsor; give name and title/role): Kenneth Casamento, LRC Engineering & Surveying, DPC	Telephone: 845-243-2880 E-Mail: kcasamento@lrcconsult.com	
Address: 85 Civic Center Plaza, Suite 204		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Property Owner (if not same as sponsor): 34 Cannon St PK LLC	Telephone: E-Mail:	
Address: PO Box 305		
City/PO: Pawling	State: NY	Zip Code: 12564

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board	June 2023
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Poughkeepsie Industrial Development Agency Poughkeepsie Building Department,	TBD
e. County agencies ☑Yes ☐No	DC 239M	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PID- UV Poughkeepsie Innovation District Urban Village

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie School District

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
N/A

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed use development with residential and commercial components

b. a. Total acreage of the site of the proposed action? 0.193 acres
b. Total acreage to be physically disturbed? 0.193 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.193 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				35 units
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 75'-0" height; 40'-0" width; and 160'-0" length

iii. Approximate extent of building space to be heated or cooled: 35,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: ~6,400 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: ~6,400 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
City of Poughkeepsie

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD for building usage

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas and Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:30 AM - 9 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

City of Poughkeepsie code Ordinances, Section 13-1/2-6, construction will be limited to the hour 6:30 Am -9:00pm weekdays. Ambient noise levels will not be exceeded during operation.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

TBD

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per _____ (unit of time)
- Operation : Household/Retail waste tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: remnant construction materials
- Operation: recycling programs

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: state and/or federal disposal facility
- Operation: state and/or federal disposal facility

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.193	0.181	-0.012
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Landscaping on roof	0.0	0.012	+0.012

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 314071, C314125, C314126A, B00148, C314130, C314134, 314122

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):* *See Part F

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? unknown feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

urban land soils	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: unknown feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	100 % of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	% of site
☐	15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels
Birds
Chipmunks

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
*See Part F
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☑ Archaeological Site ☐ Historic Building or District

ii. Name: site boundaries are identified, the entire existing parcel is currently developed therefore the site is not associated with the project.

iii. Brief description of attributes on which listing is based:

SEE BELOW

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

E2e.iii: Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Farmer's and Manufacturer's Bank, Luckey, Platt & Company Department Store, New York State Armory, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Street Row

Attach any additional information which may be needed to clarify your project.

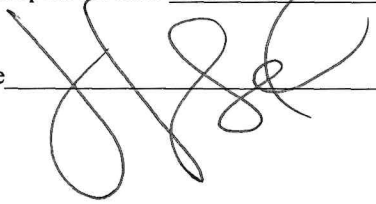
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name James J Sullivan Date 5/26/2023

Signature _____ Title Managing Member



PRINT FORM

Part F – Supplemental Information:

E.1. Land uses on and surrounding the project site

E.1.d.i. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:

The following are facilities serving children, the elderly, people with disabilities within 1500 feet of the project site; Poughkeepsie Public Library District, Clinton Elementary School, Vassar-Warner Home. The proposed project is not expected to impact the facilities listed.

E.1.h.iv. iv. If yes to (i), (ii) or (iii) above, describe current status of site(s)

The project site is within 2,000 feet of sites listed on the NYSDEC Environmental Site Remediation database, however, no site or contamination concerns listed below will impact the proposed project. All DEC reports are included in **Appendix I.**

#314071: The 1990 PSA found little evidence of MGP wastes in the subsurface. Additional work conducted in 2006 addressed potential data gaps in the original PSA. This second round of work also failed to detect significant levels of contamination. No contact with site-related contaminants is expected.

#314122: The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

#B00148E: Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

#C314125: Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachloroethene in soil vapor. Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

#C14126A: Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE]and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil

vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on-and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with the Site. Field evidence of contamination(gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3)soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical

results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH)contamination.

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

#C314130: People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

#C314134: People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

E.2. Natural Resources On or Near Project Site

E.2.o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

The EAF Mapper **(attached Appendix A)** does not indicate any species of plant or animal as threatened or endangered on the project site, however, the IPac report **(attached Appendix D)** indicates Indiana Bat and Northern Long-eared Bat as Endangered. No tree removal is proposed; therefore, the proposed project is not expected to impact either species or their habitats.

E.3(e) 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?

The EAF mapper **(attached Appendix A)** indicates the proposed project is located near or adjacent to the following eligible properties: Insurance
and Travel Store (Key Bank), Collingwood Opera House and Office Building, ßarmer's and Manufacturer's Bank, Lucky, Platt & Company Department Store, New York State Armory, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Street Row. No eligible properties will be impacted by the proposed project.



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314071, C314125, B00148, C314126A, C314134, C314130, 314122
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Enquirer Building, Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Amrita Club, Barrett House, Farmer's and Manufacturer's Bank, Hasbrouck House, Luckey, Platt & Company Department Store, New York State Armory, Young Men's Christian Association, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Building, Church Street Row
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Parcel Number
131300-6162-77-063031-0000

Parcel Location
34 Cannon St

Municipality
Poughkeepsie City

Owner Name
34 Cannon ST PK LLC *(P)*

Primary Owner Mailing Address
PO Box 305
Pawling, NY 12564



Parcel Details

Lot Size (acres):	0.19 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(482) Det row bldg		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$66,000	$150,000	$150,000	$150,000	$150,000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N (Non-Homestead)	1 (Taxable)	100	$150,000

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2023	7/1/2023	7/1/2022

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$150,000	4/11/2022	22022	51345	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(A01) Walk-up apt

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1968	2	2,376	(0223) 2-4 sty office load sup	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	1,496
Number Identical:	**Condition Code:**	**Constr. Qual:**		
0	3	(1) Average -		

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(E02) Walk-up off			-	2,376	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Site 1, Use 2

Used As:			Unit Code:	Total Rent Area:	Total Units:
(F05) Row storage			01	500	1
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$150,000

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 using ParcelAccess on 5/18/2023. Developed and maintained by OCIS - Dutchess County, NY.



Map Scale: 1:337 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 4 9 18 27

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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 19, Sep 10, 2022

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

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

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
Ur	Urban land	0.2	100.0%
Totals for Area of Interest		**0.2**	**100.0%**

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

IPaC resource list

There is an ongoing issue with accessing projects that have large or complex geometry. We are working on a solution. If you are unable to access an existing project, please submit a helpdesk ticket by clicking "contact us" at the bottom of the page and we will assist you with access. Thank you for your patience.

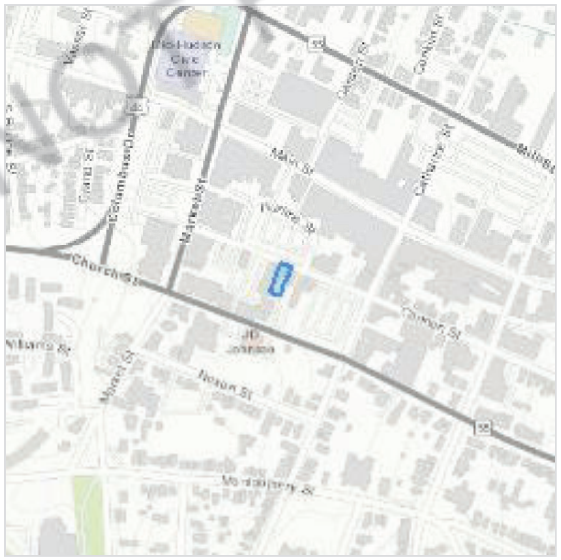
by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

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.

NOT FOR CONSULTATION

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

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 species[1] 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 Fisheries[2]).

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.

NOT FOR CONSULTATION

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 *Myotis sodalis* Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered

Insects

NAME	STATUS
Monarch Butterfly *Danaus plexippus* 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.

NOT FOR CONSULTATION

You are still required to determine if your project(s) may have effects on all above listed species.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

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.

NOT FOR CONSULTATION

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
Bald Eagle *Haliaeetus leucocephalus* 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.	Breeds Dec 1 to Aug 31
Belted Kingfisher *Megaceryle alcyon* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 15 to Jul 25
Black-billed Cuckoo *Coccyzus erythropthalmus* 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 *Vermivora pinus* 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
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
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

NOT FOR CONSULTATION

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.

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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.

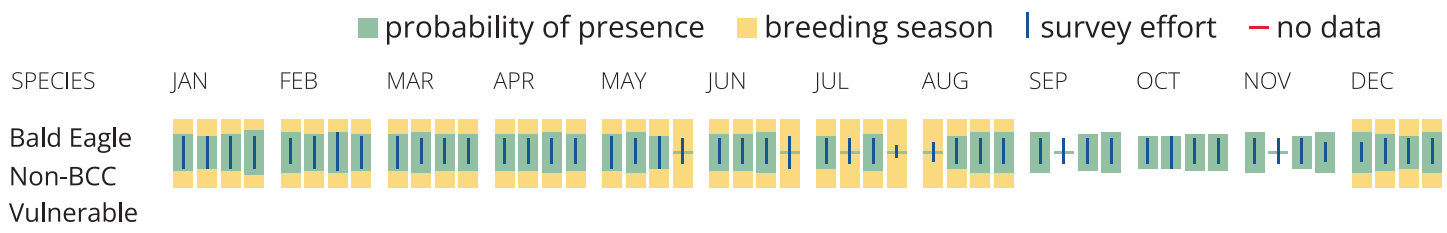
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

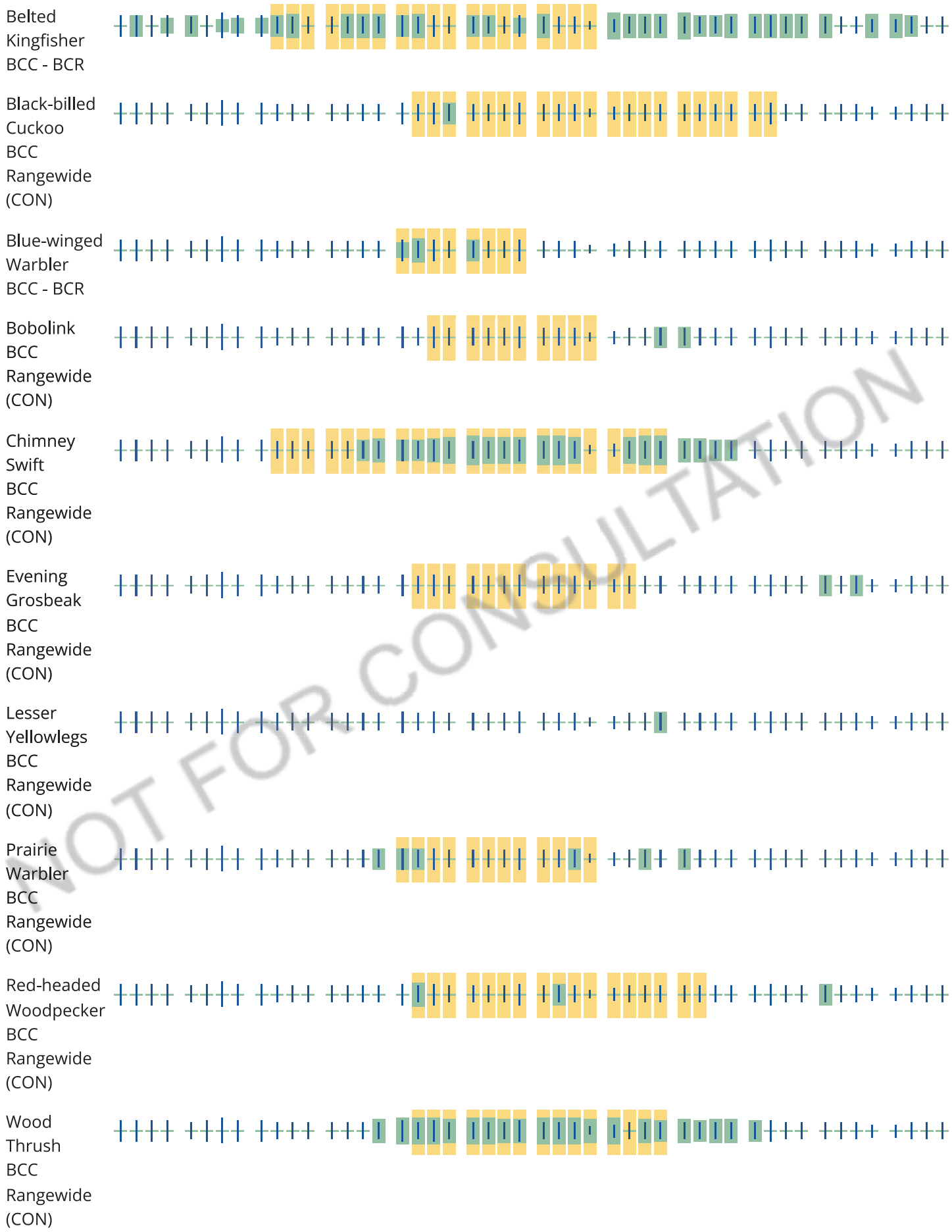
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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.



NOT FOR CONSULTATION



NOT FOR CONSULTATION

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 list of migratory birds that potentially occur 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 Rapid Avian Information Locator (RAIL) 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 or migrating in my area?

NOT FOR CONSULTATION

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 query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. 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.

NOT FOR CONSULTATION

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.

NOT FOR CONSULTATION

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 (NWI)

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.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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 tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

NOT FOR CONSULTATION

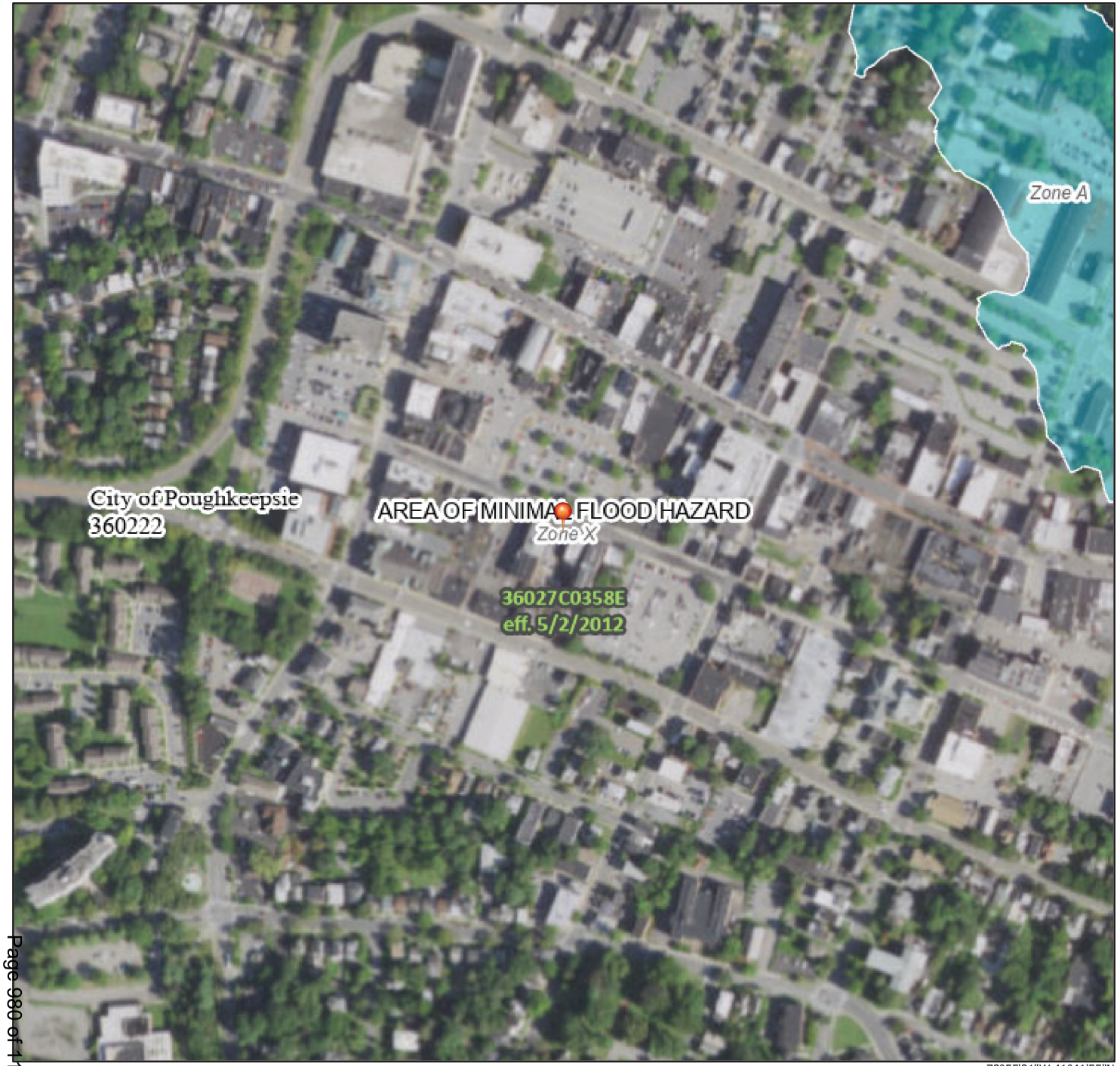
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, 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.

NOT FOR CONSULTATION

National Flood Hazard Layer FIRMette

FEMA

73°55'58"W 41°42'21"N



73°55'21"W 41°41'55"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/18/2023 at 12:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



May 18, 2023

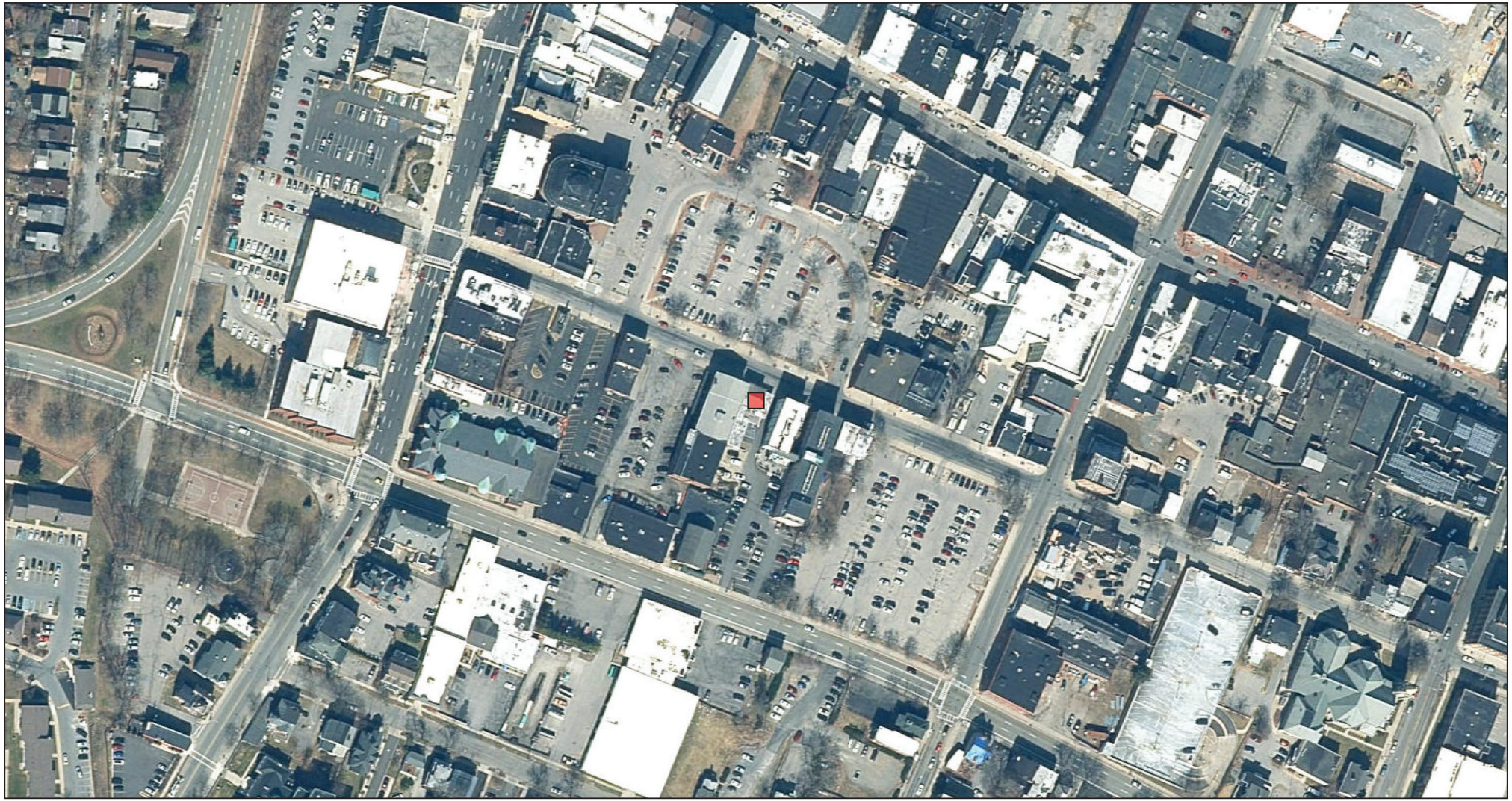
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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

Environmental Resource Mapper



May 18, 2023

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft, Esri, HERE, Garmin, iPC

NYS Department of Environmental Conservation
Not a legal document

Environmental Resource Mapper



May 18, 2023

1:2,257

0 0.02 0.04 0.08 mi

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Not a legal document

Environmental Resource Mapper



May 18, 2023

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New York State, Maxar, Microsoft, Esri, HERE, Garmin, iPC

NYS Department of Environmental Conservation
Not a legal document

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: CH - Bayeaux Street Poughkeepsie MGP
Site Code: 314071
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: Main Street and North Perry Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.706217571
Longitude: -73.932790146
Site Type:
Estimated Size: 1.2 Acres

Site Owner(s) and Operator(s)

Current Owner Name: ADMIRAL HALSEY SENIOR VILLAGE INCORPORATED
Current Owner(s) Address: MAIN STREET AND NORTH PERRY STREET
POUGHKEEPSIE,NY, 12601

Site Description

Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site

Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07.

Site Environmental Assessment

The 1990 PSA found little evidence of MGP wastes in the subsurface. Additional work conducted in 2006 addressed potential data gaps in the original PSA. This second round of work also failed to detect significant levels of contamination.

Site Health Assessment

No contact with site-related contaminants is expected.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: HRH Lead Abatement Site
Site Code: 314122
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 55 Garden Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.705761
Longitude: -73.925741
Site Type:
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company
Current Owner(s) Address: 313 Miller Street
Poughkeepsie,NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single

family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: "400 Block" Restoration Area
Site Code: B00148
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 413-441 Main St
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.70237425
Longitude: -73.92231127
Site Type:
Estimated Size: 1.7 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Vapor Mitigation
Soil Management Plan
Cover System
Alternate Water Supply
Landuse Restriction

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE

Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE,NY, 12601

Site Description

Location: The “400 Block” Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.5-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street. Site Features: The property contains three, 3-story structures that occupy the entirety of the property’s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site. Current Zoning and Land Use: The Site’s general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. Past Use of the Site: In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum

contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. Site Geology and Hydrogeology: The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Queen City Lofts
Site Code: C314125
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 178-188 Main Street and 11 South Bridge Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.704788889
Longitude: -73.932219444
Site Type:
Estimated Size: 1.051 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Landuse Restriction
Building Use Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: The QCL on Main Limited Partnership
Current Owner(s) Address: 34 Clayton Boulevard
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library District
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

1,2,4-trimethylbenzene
benzo(a)anthracene
xylene (mixed)
n-propylbenzene
lead
ethylbenzene
mercury

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachloroethene in soil vapor.

Site Health Assessment

Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site
Site Code: C314126A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701936521
Longitude: -73.92576556
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site

properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bgs appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bgs. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with the Site. Field evidence of contamination (gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3) soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical

results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH) contamination.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie,NY, 12601
Current Owner Name: Crannell Square Limited Partnership
Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

dibenz[a,h]anthracene
lead
tetrachloroethene (PCE)
indeno(1,2,3-cd)pyrene
arsenic
benzo(k)fluoranthene
chloroform
trichloroethene (TCE)
carbon tetrachloride
benzo(a)anthracene
chrysene
mercury
benzo(a)pyrene
benzo(b)fluoranthene

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and

32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Wallace Campus
Site Code: C314134
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 319, 325, 327-329 & 331 Main Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703661111
Longitude: -73.925775
Site Type:
Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC
Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie,NY, 12601
Current Owner Name: IIC Properties Inc.
Current Owner(s) Address: 14 Catherine Street
Poughkeepsie,NY, 12601
Current Owner Name: Wallace Campus Manager LLC
Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria,NY, 11103

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. Site Features: The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. Current Zoning and Land Use: The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones.The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots. Past Use of the Site: The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities, and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

acetone
benzo(b)fluoranthene
benzo(a)anthracene
perfluorooctanoic acid
lead
mercury
sodium
chrysene
manganese
methylene chloride
nickel
perfluorooctane sulfonic acid
zinc
benzo(a)pyrene
benzo(k)fluoranthene
copper
indeno(1,2,3-cd)pyrene

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil, typical of historic fill. Soil - A total of 29 soil samples were collected during the remedial investigation from 19 borings extending 20 feet below ground surface (bgs). Bedrock was encountered at depths ranging from 41 to 62 feet bgs according to a 2020 geotechnical report. Several constituents were identified at concentrations that exceed their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: Acetone 0.065 parts per million (ppm) vs USCO of 0.05 ppm, methylene chloride 0.051 vs USCO of 0.05 ppm, benzo(a)anthracene 5.96 ppm vs USCO of 1 ppm, benzo(a)pyrene 5.15 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 3.62 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.24 ppm vs USCO of 1 ppm, chrysene 6.67 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.964 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.72 ppm vs USCO of 0.5 ppm,

copper 330 ppm vs USCO of 50 ppm, lead 1,530 ppm vs USCO of 63 ppm, manganese 1,670 ppm vs USCO of 1,600, mercury 3.33 ppm vs USCO of 0.18 ppm, nickel 33.8 ppm vs USCO of 30 ppm, zinc 960 ppm vs USCO of 109 ppm. There was a minimal USCO exceedance for manganese and thus manganese is not a contaminant of concern at this site. Acetone and methylene chloride were detected at a concentration above USCO in one sample. However, acetone and methylene chloride are common laboratory artifacts, and they are not considered contaminants of concern at this site. Pesticides, cyanide, and PCBs and 1,4-dioxane were non-detect in all soil samples. PFOA, PFOS, and other PFAS compounds were detected in on-site soils but were all below their unrestricted use guidance values and thus are not considered contaminants of concern for this site. Soil contamination is not expected to migrate off-site. Groundwater - A total of 3 groundwater wells were installed in overburden groundwater and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane. The metals manganese and sodium were detected in at least one groundwater sample in exceedance of groundwater standards. However, these metals are naturally occurring and/or typically related to road salt application and are therefore not considered contaminants of concern at this site. VOCs, SVOCs, PCBs, pesticides, cyanide, and 1,4-dioxane were non-detect or below standards. While lead was detected in groundwater (unfiltered sample) in the 2013 Phase 2 investigation, it was not detected in filtered or unfiltered groundwater samples during the Remedial Investigation and is therefore not considered a contaminant of concern in groundwater. For per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in the most upgradient monitoring well at concentrations of 30.2 and 10.8 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Perfluorobutanesulfonic acid (PFBS) was detected in the same well at 1,600 ppt exceeding the 100 ppt screening level. These data indicate that the site is not a source of PFAS to groundwater. PFAS was not detected in other wells on the site, though over time, the PFAS-contaminated groundwater flowing onto the site has the potential of migrating off-site. Soil Vapor - A total of 4 sub-slab soil vapor and 4 co-located indoor air samples and 2 additional soil vapor samples were collected from locations throughout the site. Low levels of the chlorinated solvents 1,1,1-trichloroethane with a maximum detection of 0.475 micrograms per cubic meter (ug/m3), tetrachloroethene with a maximum detection of 0.542 ug/m3, carbon tetrachloride with a maximum detection of 0.61 ug/m3, and vinyl chloride with a maximum detection of 0.877 ug/m3 were detected in on-site soil vapor and/or indoor air. Based on the 2006 Guidance for Evaluating Soil Vapor Intrusion in NYS, with updates, no further action is needed to address potential exposures via soil vapor intrusion in all cases. Off-site migration of soil vapor contamination is not a concern.

Site Health Assessment

People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

For more Information: E-mail Us

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Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 34 Cannon St PK LLC		
Project Location (describe, and attach a general location map): 34 Cannon Street, Poughkeepsie, NY 12601 Tax ID: 131300-6162-77-063031-0000		
Brief Description of Proposed Action (include purpose or need): Demolish existing two-story 2,376 SF wood framed residential building in disrepair and replace with a 6,523 SF footprint 6 story thriving mixed use development with 1,415 SF commercial space and 34,648 SF residential space with 40 one bedroom units. The commercial space is planned to be a mix of retail/office. A stacked puzzle type parking is proposed onsite to accommodate the 67% of the needs of the building.		
Name of Applicant/Sponsor: James J Sullivan, Managing Member: 34 Cannon St PK LLC	Telephone: 845-380-1448 E-Mail: JSullivanCorp@gmail.com	
Address: PO Box 38		
City/PO: Chelsea	State: NY	Zip Code: 12512
Project Contact (if not same as sponsor; give name and title/role): Kenneth Casamento, LRC Engineering & Surveying, DPC	Telephone: 845-243-2880 E-Mail: kcasamento@lrcconsult.com	
Address: 85 Civic Center Plaza, Suite 204		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Property Owner (if not same as sponsor): 34 Cannon St PK LLC	Telephone: E-Mail:	
Address: PO Box 305		
City/PO: Pawling	State: NY	Zip Code: 12564

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board	June 2023
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Poughkeepsie Industrial Development Agency Poughkeepsie Building Department,	TBD
e. County agencies ☑Yes ☐No	DC 239M	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PID- UV Poughkeepsie Innovation District Urban Village

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie School District

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
N/A

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed use development with residential and commercial components

b. a. Total acreage of the site of the proposed action? 0.193 acres
b. Total acreage to be physically disturbed? 0.193 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.193 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				35 units
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 75'-0" height; 40'-0" width; and 160'-0" length

iii. Approximate extent of building space to be heated or cooled: 35,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: ~6,400 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: ~6,400 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
City of Poughkeepsie

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD for building usage

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas and Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:30 AM - 9 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

City of Poughkeepsie code Ordinances, Section 13-1/2-6, construction will be limited to the hour 6:30 Am -9:00pm weekdays. Ambient noise levels will not be exceeded during operation.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

TBD

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per _____ (unit of time)
- Operation : Household/Retail waste tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: remnant construction materials
- Operation: recycling programs

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: state and/or federal disposal facility
- Operation: state and/or federal disposal facility

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.193	0.181	-0.012
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Landscaping on roof	0.0	0.012	+0.012

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 314071, C314125, C314126A, B00148, C314130, C314134, 314122

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):* *See Part F

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? unknown feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

urban land soils	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: unknown feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	100 % of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	% of site
☐	15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels
Birds
Chipmunks

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
*See Part F
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☑ Archaeological Site ☐ Historic Building or District

ii. Name: site boundaries are identified, the entire existing parcel is currently developed therefore the site is not associated with the project.

iii. Brief description of attributes on which listing is based:

SEE BELOW

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

E2e.iii: Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Farmer's and Manufacturer's Bank, Luckey, Platt & Company Department Store, New York State Armory, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Street Row

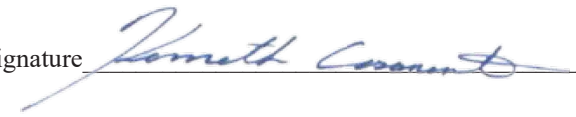
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Kenneth Casamento Date 6/8/2023

Signature  Title As Agent for Applicant

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Part F – Supplemental Information:

E.1. Land uses on and surrounding the project site

E.1.d.i. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:

The following are facilities serving children, the elderly, people with disabilities within 1500 feet of the project site; Poughkeepsie Public Library District, Clinton Elementary School, Vassar-Warner Home. The proposed project is not expected to impact the facilities listed.

E.1.h.iv. iv. If yes to (i), (ii) or (iii) above, describe current status of site(s)

The project site is within 2,000 feet of sites listed on the NYSDEC Environmental Site Remediation database, however, no site or contamination concerns listed below will impact the proposed project. All DEC reports are included in **Appendix I.**

#314071: The 1990 PSA found little evidence of MGP wastes in the subsurface. Additional work conducted in 2006 addressed potential data gaps in the original PSA. This second round of work also failed to detect significant levels of contamination. No contact with site-related contaminants is expected.

#314122: The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

#B00148E: Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

#C314125: Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachloroethene in soil vapor. Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

#C14126A: Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE]and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil

vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on-and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with the Site. Field evidence of contamination(gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3)soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical

results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH)contamination.

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

#C314130: People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

#C314134: People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

E.2. Natural Resources On or Near Project Site

E.2.o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

The EAF Mapper **(attached Appendix A)** does not indicate any species of plant or animal as threatened or endangered on the project site, however, the IPac report **(attached Appendix D)** indicates Indiana Bat and Northern Long-eared Bat as Endangered. No tree removal is proposed; therefore, the proposed project is not expected to impact either species or their habitats.

E.3(e) 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?

The EAF mapper **(attached Appendix A)** indicates the proposed project is located near or adjacent to the following eligible properties: Insurance
and Travel Store (Key Bank), Collingwood Opera House and Office Building, ßarmer's and Manufacturer's Bank, Lucky, Platt & Company Department Store, New York State Armory, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Street Row. No eligible properties will be impacted by the proposed project.



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314071, C314125, B00148, C314126A, C314134, C314130, 314122
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Enquirer Building, Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Amrita Club, Barrett House, Farmer's and Manufacturer's Bank, Hasbrouck House, Luckey, Platt & Company Department Store, New York State Armory, Young Men's Christian Association, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Building, Church Street Row
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Parcel Number
131300-6162-77-063031-0000

Parcel Location
34 Cannon St

Municipality
Poughkeepsie City

Owner Name
34 Cannon ST PK LLC *(P)*

Primary Owner Mailing Address
PO Box 305
Pawling, NY 12564



Parcel Details

Lot Size (acres):	0.19 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(482) Det row bldg		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$66,000	$150,000	$150,000	$150,000	$150,000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N (Non-Homestead)	1 (Taxable)	100	$150,000

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2023	7/1/2023	7/1/2022

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$150,000	4/11/2022	22022	51345	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(A01) Walk-up apt

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1968	2	2,376	(0223) 2-4 sty office load sup	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	1,496
Number Identical:	**Condition Code:**	**Constr. Qual:**		
0	3	(1) Average -		

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(E02) Walk-up off			-	2,376	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Site 1, Use 2

Used As:			Unit Code:	Total Rent Area:	Total Units:
(F05) Row storage			01	500	1
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$150,000

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 using ParcelAccess on 5/18/2023. Developed and maintained by OCIS - Dutchess County, NY.



Map Scale: 1:337 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 4 9 18 27

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

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 19, Sep 10, 2022

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

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

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
Ur	Urban land	0.2	100.0%
Totals for Area of Interest		**0.2**	**100.0%**

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

IPaC resource list

There is an ongoing issue with accessing projects that have large or complex geometry. We are working on a solution. If you are unable to access an existing project, please submit a helpdesk ticket by clicking "contact us" at the bottom of the page and we will assist you with access. Thank you for your patience.

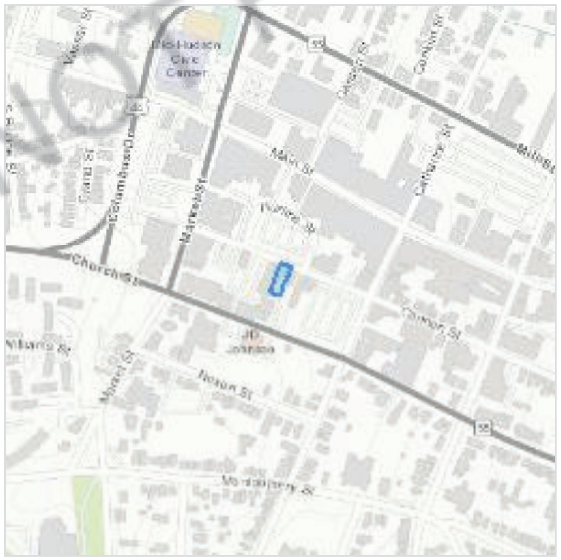
by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

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.

NOT FOR CONSULTATION

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

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 species[1] 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 Fisheries[2]).

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.

NOT FOR CONSULTATION

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 *Myotis sodalis* Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered

Insects

NAME	STATUS
Monarch Butterfly *Danaus plexippus* 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.

NOT FOR CONSULTATION

You are still required to determine if your project(s) may have effects on all above listed species.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

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.

NOT FOR CONSULTATION

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
Bald Eagle *Haliaeetus leucocephalus* 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.	Breeds Dec 1 to Aug 31
Belted Kingfisher *Megaceryle alcyon* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 15 to Jul 25
Black-billed Cuckoo *Coccyzus erythropthalmus* 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 *Vermivora pinus* 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
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
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

NOT FOR CONSULTATION

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.

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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.

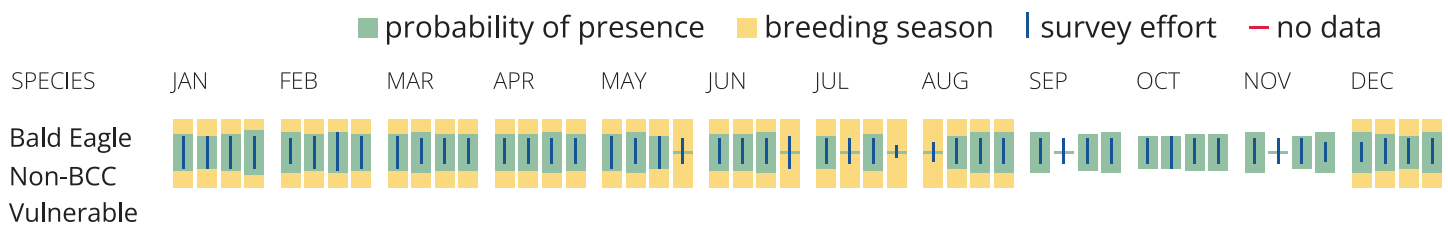
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

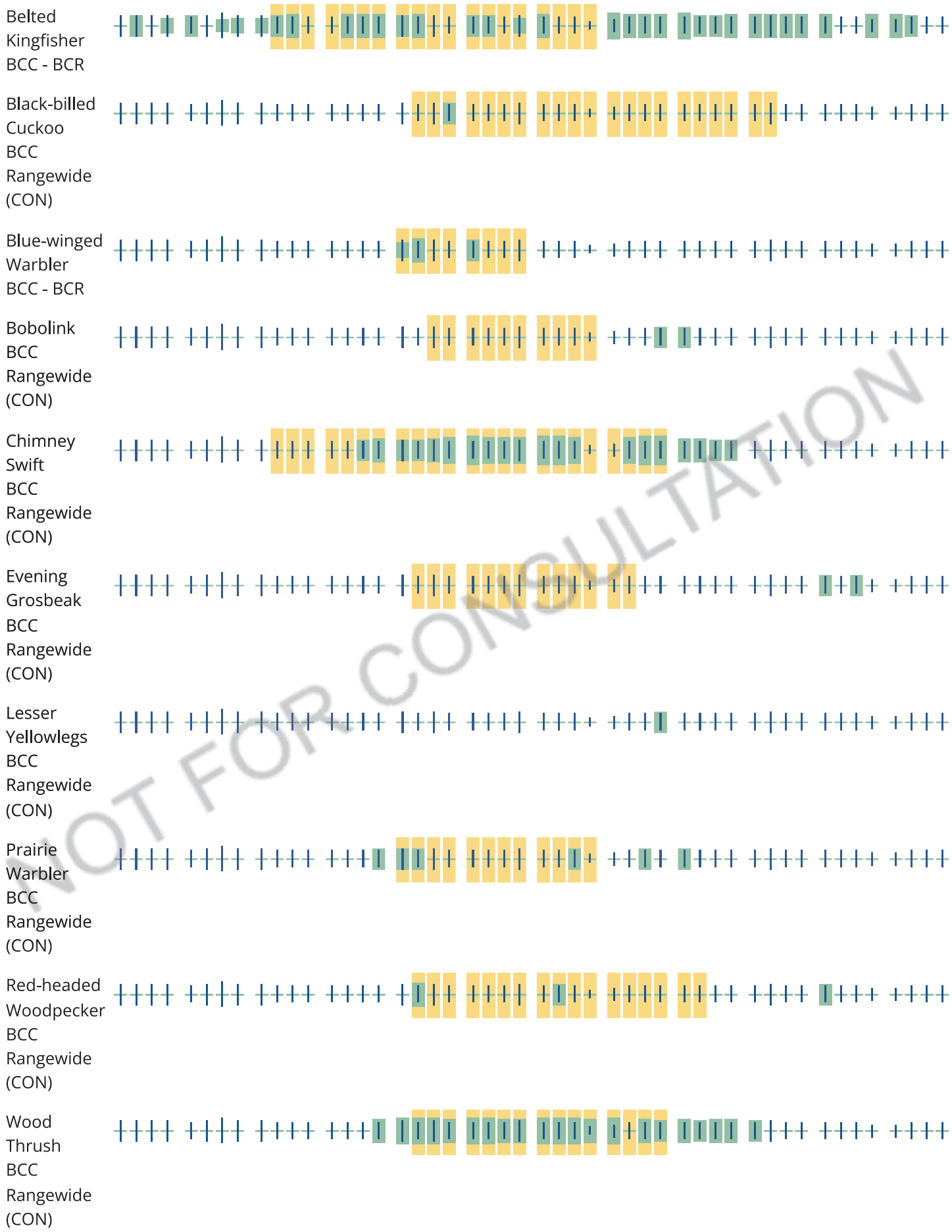
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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.



NOT FOR CONSULTATION



NOT FOR CONSULTATION

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 list of migratory birds that potentially occur 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 Rapid Avian Information Locator (RAIL) 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 or migrating in my area?

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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 query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. 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.

NOT FOR CONSULTATION

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.

NOT FOR CONSULTATION

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 (NWI)

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.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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 tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

NOT FOR CONSULTATION

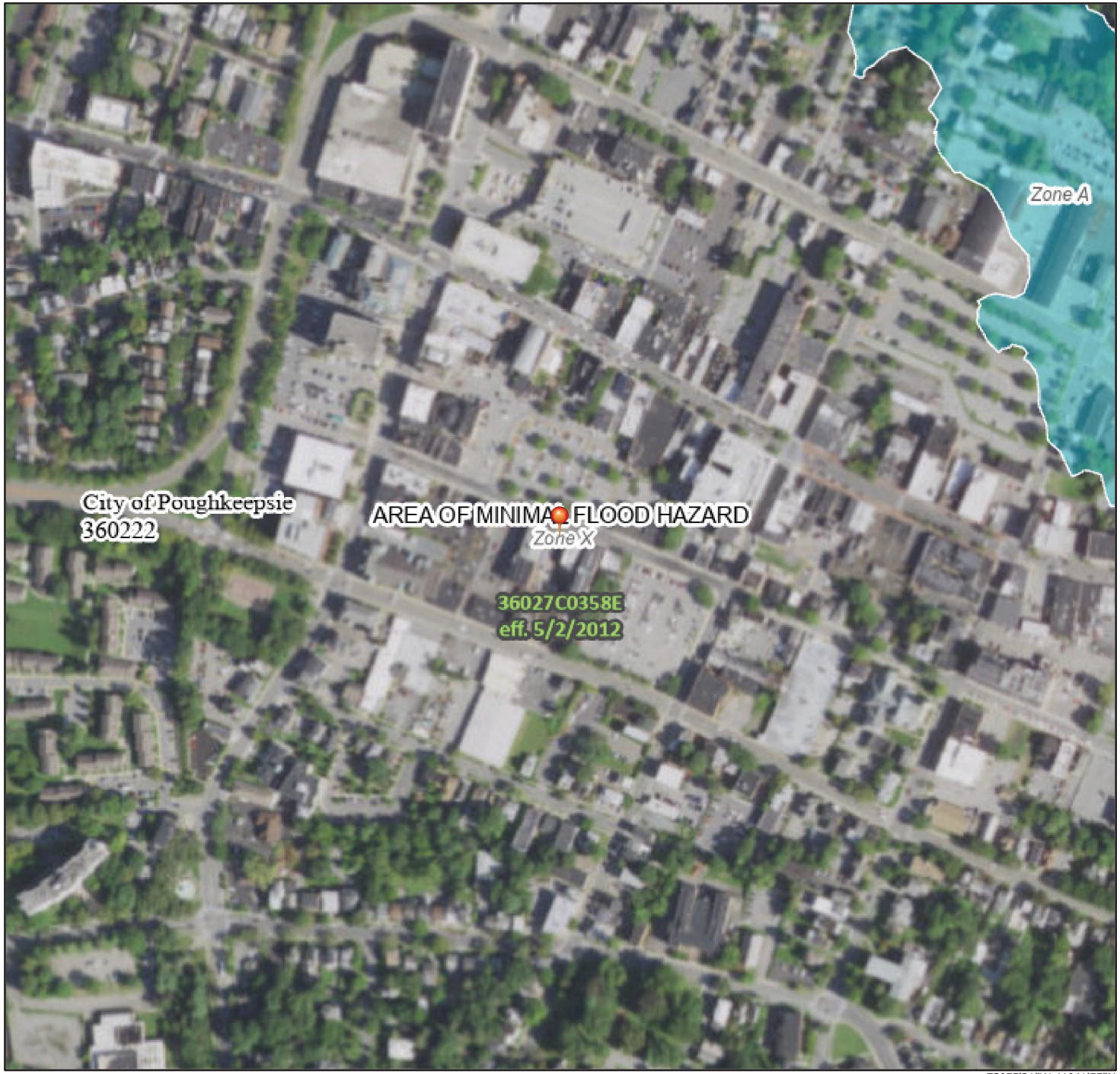
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, 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.

NOT FOR CONSULTATION

National Flood Hazard Layer FIRMette

FEMA

73°55'58"W 41°42'21"N



73°55'21"W 41°41'55"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/18/2023 at 12:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



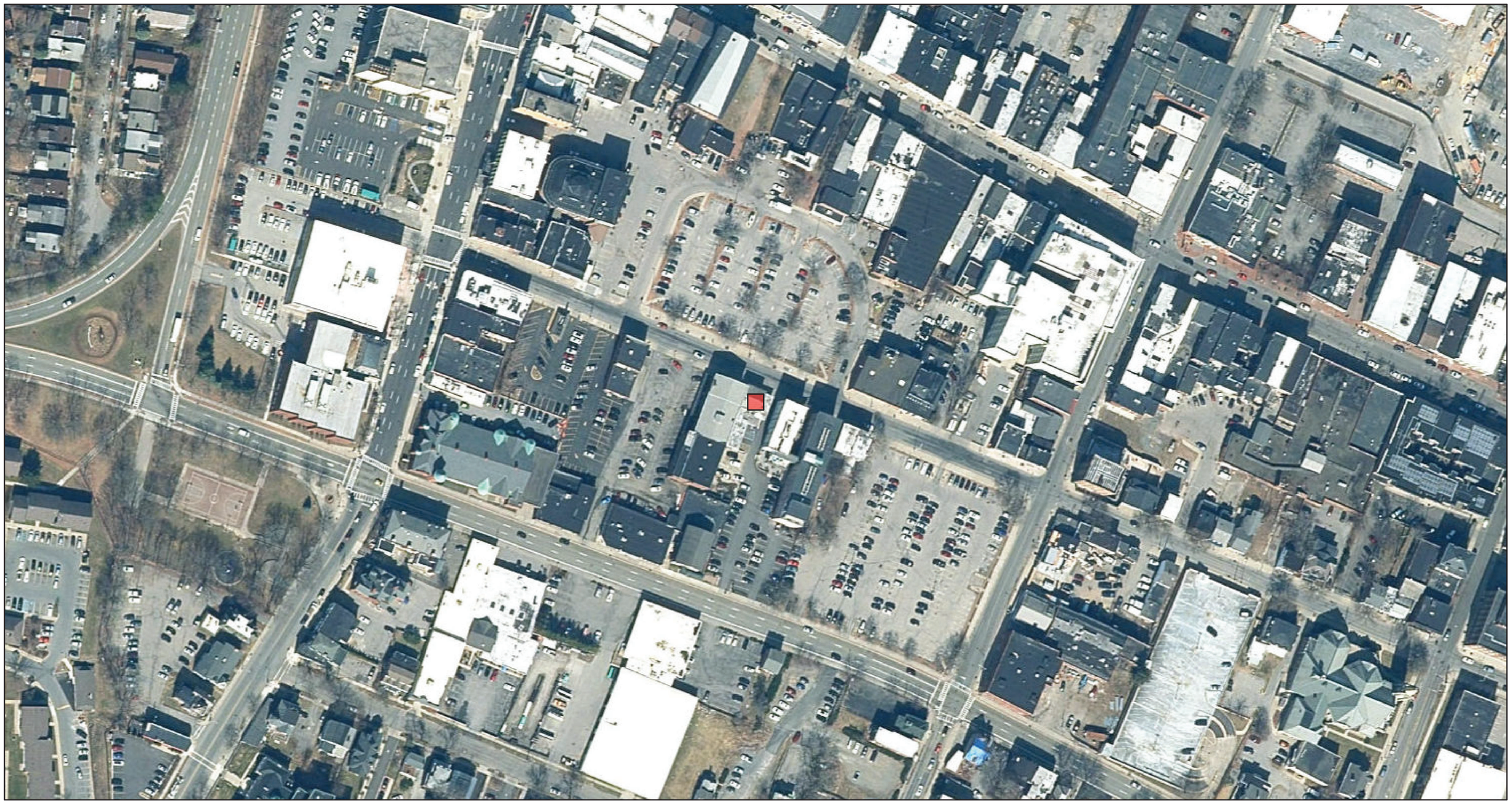
May 18, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Environmental Resource Mapper



May 18, 2023

1:2,257

0 0.02 0.04 0.08 mi

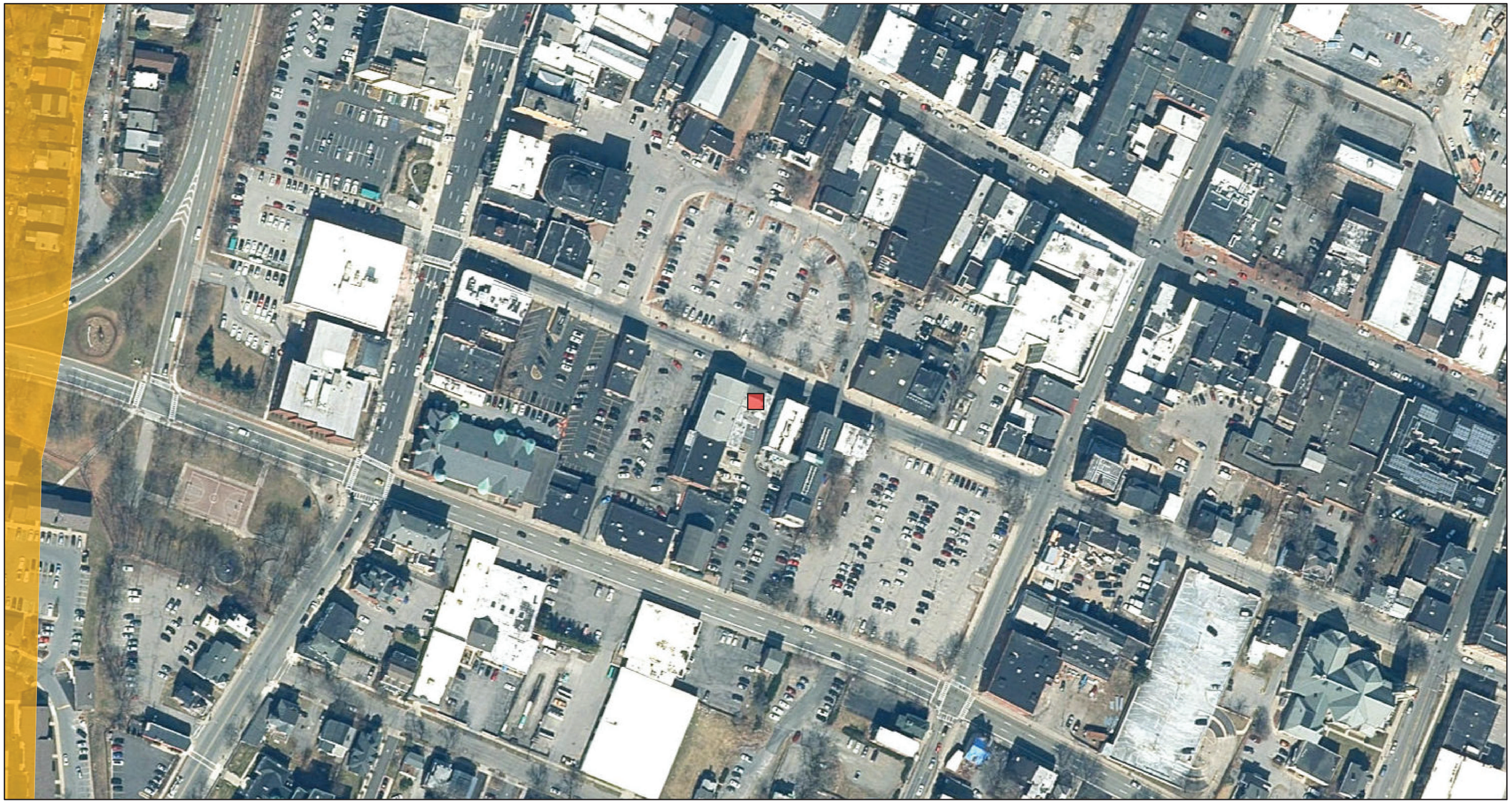
0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft, Esri, HERE, Garmin, iPC

NYS Department of Environmental Conservation

Not a legal document

Environmental Resource Mapper



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Environmental Resource Mapper

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NYS Department of Environmental Conservation

Not a legal document

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: CH - Bayeaux Street Poughkeepsie MGP
Site Code: 314071
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: Main Street and North Perry Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.706217571
Longitude: -73.932790146
Site Type:
Estimated Size: 1.2 Acres

Site Owner(s) and Operator(s)

Current Owner Name: ADMIRAL HALSEY SENIOR VILLAGE INCORPORATED
Current Owner(s) Address: MAIN STREET AND NORTH PERRY STREET
POUGHKEEPSIE,NY, 12601

Site Description

Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site

Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07.

Site Environmental Assessment

The 1990 PSA found little evidence of MGP wastes in the subsurface. Additional work conducted in 2006 addressed potential data gaps in the original PSA. This second round of work also failed to detect significant levels of contamination.

Site Health Assessment

No contact with site-related contaminants is expected.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: HRH Lead Abatement Site
Site Code: 314122
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 55 Garden Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.705761
Longitude: -73.925741
Site Type:
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company
Current Owner(s) Address: 313 Miller Street
Poughkeepsie,NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single

family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: "400 Block" Restoration Area
Site Code: B00148
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 413-441 Main St
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.70237425
Longitude: -73.92231127
Site Type:
Estimated Size: 1.7 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Vapor Mitigation
Soil Management Plan
Cover System
Alternate Water Supply
Landuse Restriction

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE

Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE,NY, 12601

Site Description

Location: The “400 Block” Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.5-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street. Site Features: The property contains three, 3-story structures that occupy the entirety of the property’s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site. Current Zoning and Land Use: The Site’s general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. Past Use of the Site: In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum

contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. Site Geology and Hydrogeology: The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Queen City Lofts
Site Code: C314125
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 178-188 Main Street and 11 South Bridge Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.704788889
Longitude: -73.932219444
Site Type:
Estimated Size: 1.051 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Landuse Restriction
Building Use Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: The QCL on Main Limited Partnership
Current Owner(s) Address: 34 Clayton Boulevard
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library District
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

1,2,4-trimethylbenzene
benzo(a)anthracene
xylene (mixed)
n-propylbenzene
lead
ethylbenzene
mercury

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachloroethene in soil vapor.

Site Health Assessment

Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site
Site Code: C314126A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701936521
Longitude: -73.92576556
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site

properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bgs appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bgs. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with the Site. Field evidence of contamination (gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3) soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical

results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH) contamination.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie,NY, 12601
Current Owner Name: Crannell Square Limited Partnership
Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

dibenz[a,h]anthracene
lead
tetrachloroethene (PCE)
indeno(1,2,3-cd)pyrene
arsenic
benzo(k)fluoranthene
chloroform
trichloroethene (TCE)
carbon tetrachloride
benzo(a)anthracene
chrysene
mercury
benzo(a)pyrene
benzo(b)fluoranthene

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and

32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Wallace Campus
Site Code: C314134
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 319, 325, 327-329 & 331 Main Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703661111
Longitude: -73.925775
Site Type:
Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC
Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie,NY, 12601
Current Owner Name: IIC Properties Inc.
Current Owner(s) Address: 14 Catherine Street
Poughkeepsie,NY, 12601
Current Owner Name: Wallace Campus Manager LLC
Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria,NY, 11103

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. Site Features: The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. Current Zoning and Land Use: The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones.The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots. Past Use of the Site: The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities, and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

acetone
benzo(b)fluoranthene
benzo(a)anthracene
perfluorooctanoic acid
lead
mercury
sodium
chrysene
manganese
methylene chloride
nickel
perfluorooctane sulfonic acid
zinc
benzo(a)pyrene
benzo(k)fluoranthene
copper
indeno(1,2,3-cd)pyrene

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil, typical of historic fill. Soil - A total of 29 soil samples were collected during the remedial investigation from 19 borings extending 20 feet below ground surface (bgs). Bedrock was encountered at depths ranging from 41 to 62 feet bgs according to a 2020 geotechnical report. Several constituents were identified at concentrations that exceed their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: Acetone 0.065 parts per million (ppm) vs USCO of 0.05 ppm, methylene chloride 0.051 vs USCO of 0.05 ppm, benzo(a)anthracene 5.96 ppm vs USCO of 1 ppm, benzo(a)pyrene 5.15 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 3.62 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.24 ppm vs USCO of 1 ppm, chrysene 6.67 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.964 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.72 ppm vs USCO of 0.5 ppm,

copper 330 ppm vs USCO of 50 ppm, lead 1,530 ppm vs USCO of 63 ppm, manganese 1,670 ppm vs USCO of 1,600, mercury 3.33 ppm vs USCO of 0.18 ppm, nickel 33.8 ppm vs USCO of 30 ppm, zinc 960 ppm vs USCO of 109 ppm. There was a minimal USCO exceedance for manganese and thus manganese is not a contaminant of concern at this site. Acetone and methylene chloride were detected at a concentration above USCO in one sample. However, acetone and methylene chloride are common laboratory artifacts, and they are not considered contaminants of concern at this site. Pesticides, cyanide, and PCBs and 1,4-dioxane were non-detect in all soil samples. PFOA, PFOS, and other PFAS compounds were detected in on-site soils but were all below their unrestricted use guidance values and thus are not considered contaminants of concern for this site. Soil contamination is not expected to migrate off-site. Groundwater - A total of 3 groundwater wells were installed in overburden groundwater and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane. The metals manganese and sodium were detected in at least one groundwater sample in exceedance of groundwater standards. However, these metals are naturally occurring and/or typically related to road salt application and are therefore not considered contaminants of concern at this site. VOCs, SVOCs, PCBs, pesticides, cyanide, and 1,4-dioxane were non-detect or below standards. While lead was detected in groundwater (unfiltered sample) in the 2013 Phase 2 investigation, it was not detected in filtered or unfiltered groundwater samples during the Remedial Investigation and is therefore not considered a contaminant of concern in groundwater. For per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in the most upgradient monitoring well at concentrations of 30.2 and 10.8 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Perfluorobutanesulfonic acid (PFBS) was detected in the same well at 1,600 ppt exceeding the 100 ppt screening level. These data indicate that the site is not a source of PFAS to groundwater. PFAS was not detected in other wells on the site, though over time, the PFAS-contaminated groundwater flowing onto the site has the potential of migrating off-site. Soil Vapor - A total of 4 sub-slab soil vapor and 4 co-located indoor air samples and 2 additional soil vapor samples were collected from locations throughout the site. Low levels of the chlorinated solvents 1,1,1-trichloroethane with a maximum detection of 0.475 micrograms per cubic meter (ug/m3), tetrachloroethene with a maximum detection of 0.542 ug/m3, carbon tetrachloride with a maximum detection of 0.61 ug/m3, and vinyl chloride with a maximum detection of 0.877 ug/m3 were detected in on-site soil vapor and/or indoor air. Based on the 2006 Guidance for Evaluating Soil Vapor Intrusion in NYS, with updates, no further action is needed to address potential exposures via soil vapor intrusion in all cases. Off-site migration of soil vapor contamination is not a concern.

Site Health Assessment

People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

For more Information: E-mail Us

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APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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)

I. **PROPERTY ADDRESS:** MARSHALL ST.

II. **PROPERTY OWNER:** MAUREEN LASHLEE DIRECTOR
ADDRESS: HABITAT FOR HUMANITY DUTCHESS COUNTY 1822 SOUTH ROAD WAPPINGERS FALLS NEW YORK 12590 (state and zip code)

PHONE NUMBER: 845·~~348~~·297·08~~56~~ (include area code)

III. **NAME OF APPLICANT:** DAVID FREEMAN RA
ADDRESS: 26 SHELDON DRIVE POUGHKEEPSIE NEW YORK 12603 (state and zip code)

PHONE NUMBER: 845·452 5359 (include area code)

EMAIL ADDRESS: DAVID@DFARCHT.COM

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. **CONSULTANT:** _____
ADDRESS: SAME AS APPLICANT
_____
_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):_____
SINGLE FAMILY HOME · MODULAR

VI. **ZONING DISTRICT:** R·2A

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

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes)_____ (no)

Change of use:_____ (yes) _____ (no)

Expansion/addition:_____ (yes) _____ (no)

Alteration:_____ (yes) _____ (no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 0.111 (acres) 4000 (square feet)

Building Footprint: 864 (proposed square feet for new construction)

_____ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

_____ (total building footprint, square feet)

Lot Coverage: 15% (percentage, building coverage only)

Gross Floor Area: 1728 (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: 2 (stories) 26 (feet)

Floor Area Ratio: 35% (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 1

B) Number of Off-Street Parking Spaces provided: 1

C) Waiver Requested: _____ (Yes) _____ (No)

Is municipal parking available within 600 feet? _____ (Yes) _____ (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: _____
(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: _____

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):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, DAVID FREEMAN, 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.

_____ 2/13/23

Signature of Applicant Date

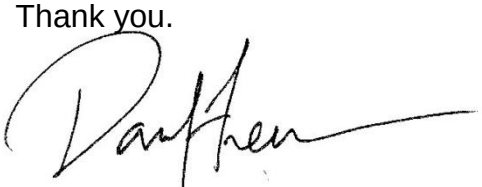
Revised January 2018: Previous Editions Obsolete

D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NEW YORK 12603
Telephone 845-452-5359
Fax 845-452-5359
Email david@dfarcht.com
Web www.dfarcht.com

Cover Letter
11 Marshall Street
For New Home for Habitat for Humanity of Dutchess County

Application to Planning Board is to construct a single family home of Modular Construction at 11 Marshall Street. Application to Zoning Board of Appeals is for reduction of Lot Width and Side Yard variance and number of parking spaces.

Thank you.



June 7, 2023

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: David Freeman RA, Applicant

From: Natalie Quinn, Development Director

Date: February 27, 2023

Re: 040302 Marshall Street, #PB2023-009 & ZBA2023-003 - SEQRA Classification

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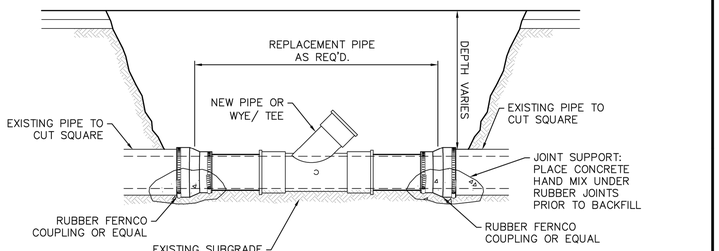
Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes construction of a new single family modular dwelling.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(11) “construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith” The action is therefore not subject to further environmental review.

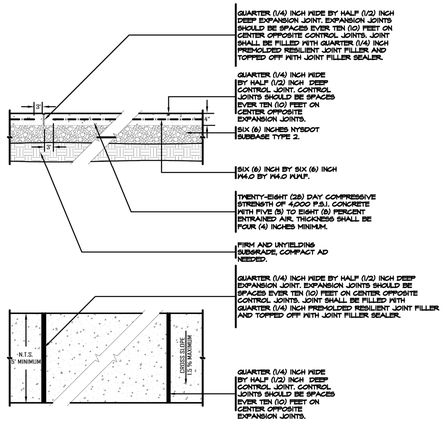


NOTES:

1. FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY MEDTHODS APPROVED BY THE CITY ENGINEER.

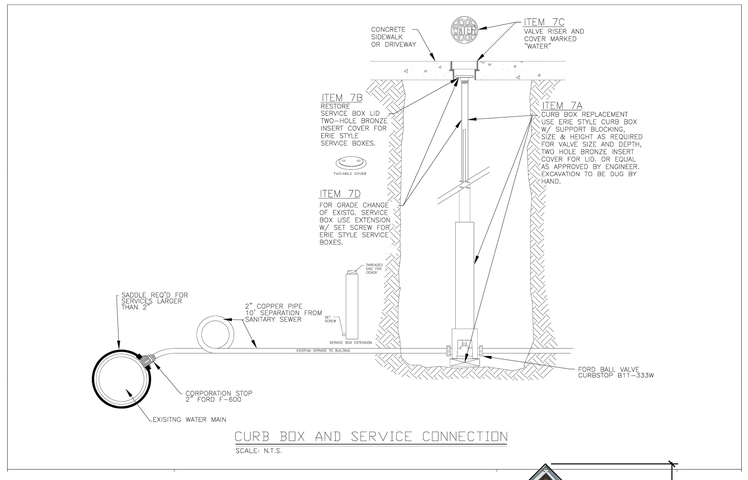
TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL

SCALE: N.T.S.



DETAIL NOTES:

1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
2. ALL WORK SHALL CONFORM WITH SECTION 608 SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE.
3. ALL CONCRETE SHALL BE 4,000 P.S.I. CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 REPLACEMENT CONCRETE OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 REINFORCING STEEL OF CONCRETE PAVEMENT OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE, AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 SUBBASE COURSE OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE.
6. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURE FINISH WITH A TOOLED EDGE, UNLESS OTHERWISE SPECIFIED.
7. EXPANSION JOINTS SHALL BE INSTALLED AT ALL EXISTING IMMOVABLE OBJECTS, AT CONSTRUCTION COLD JOINTS, AND AS PER THE SPACING IDENTIFIED IN THIS DETAIL OR SPECIFICALLY CALLED OUT IN THE DRAWINGS.
8. NO JOINTS SHALL NOT BE SAW CUT. ALL JOINT SHALL BE AS PER THE STAMPED TEXTURE OR TOOLED, REFER TO NOTE NO. 6 ABOVE.
9. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203 EXCAVATION AND EMBANKMENT OF THE NYSDOT STANDARD SPECIFICATIONS, REFER TO NOTE NO. 1 ABOVE.

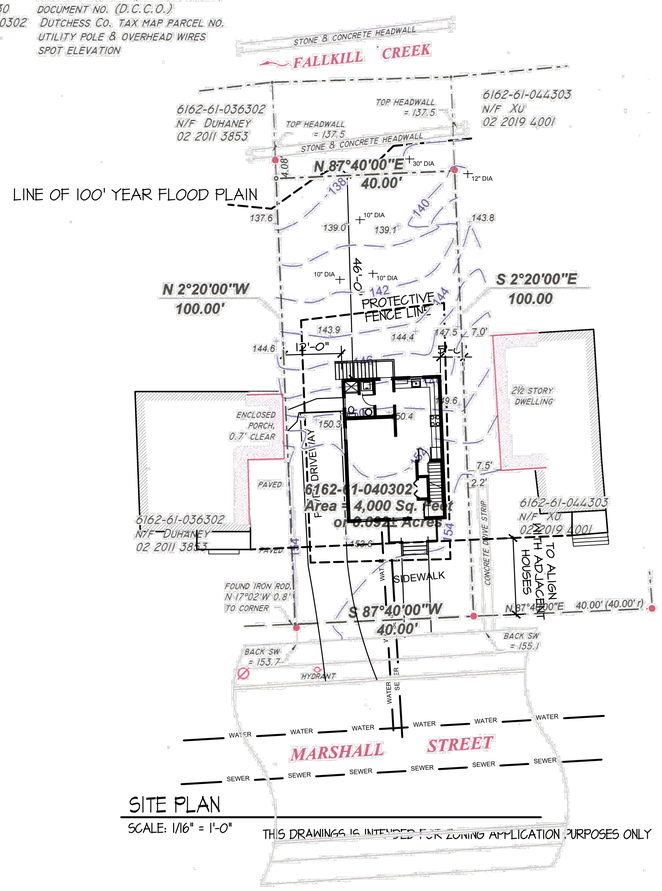


CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

MAP LEGEND:

- IRON ROD FOUND
- PROPERTY LINE
- ROAD BOUNDARY (RIGHT-OF-WAY)
- ('r) RECORD INFORMATION
- N/F NOW OR FORMERLY (REPUTED OWNER)
- 02-2022-830 DOCUMENT NO. (D.C.C.O.)
- 6162-61-040302 DUTCHESS CO. TAX MAP PARCEL NO.
- UTILITY POLE & OVERHEAD WIRES
- SPOT ELEVATION



SITE PLAN

SCALE: 1/16" = 1'-0"

THIS DRAWINGS IS INTENDED FOR ZONING APPLICATION PURPOSES ONLY

N

PARCEL INFORMATION

PARCEL NUMBER 131300-6162-61-040302-0000

ADDRESS MARSHALL STREET

OWNER: HABITAT FOR HUMANITY
1822 SOUTH ROAD
WAPPINGERS FALLS, NEW YORK 12590

ZONING

ZONE R-2A

	REQUIRED	PROPOSED	VARIANCE
LOT AREA REQUIREMENTS	6000 SF	4000 SF	REQUESTED

SETBACK REQUIREMENTS

FRONT WIDTH	60'	40'	REQUESTED
FRONT	20'	ALIGN WITH ADJACENT	COMPLIES
SIDE 1 (LEFT)	10'	12'-0"	COMPLIES
SIDE 2 (RIGHT)	10"	5'	REQUESTED
REAR	15'	46'	COMPLIES
LOT COVERAGE MAX. 35%		20%	COMPLIES
PARKING REQUIRED 2		1	REQUESTED

LIGHTING WILL BE RESIDENTIAL IN NATURE

THERE ARE NO EXISTING OR PROPOSED EASEMENTS, RIGHT OF WAYS, SETBACK, RESERVATION AND REARS DEDICATED TO PUBLIC USE.

THERE ARE NO FIRE ALARM BOXES

EXISTING GRADE TO REMAIN EXCEPT AT PARKING

THERE ARE NO PLANS FOR STORM WATER IMPROVEMENTS

SCREENING AND LANDSCAPING IS NOT REQUIRED

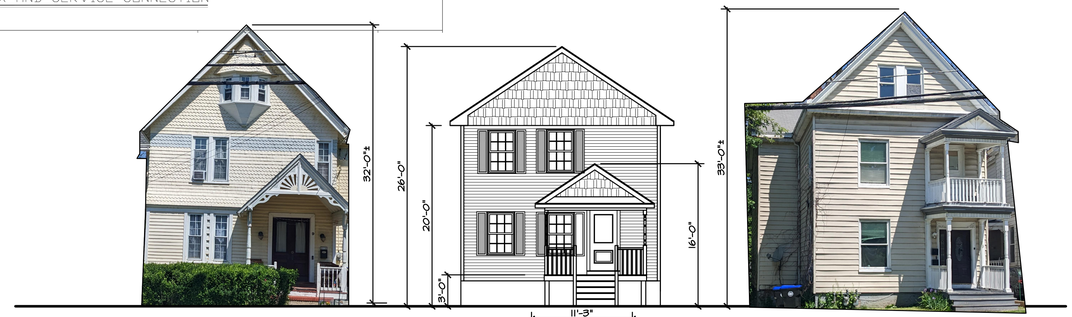
ALL TREES WITHIN PROTECTIVE FENCE AREA TO BE REMOVED

PROTECTIVE FENCING TO BE INSTALLED AND MAINTAINED ON ALL SIDES PRIOR TO THE START OF CONSTRUCTION

ROADWAY TO BE SWEPT OF DEBRIS AND SOIL EACH DAY CONSTRUCTION OCCURS

PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

0 5' 10' 20' 40'



FRONT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



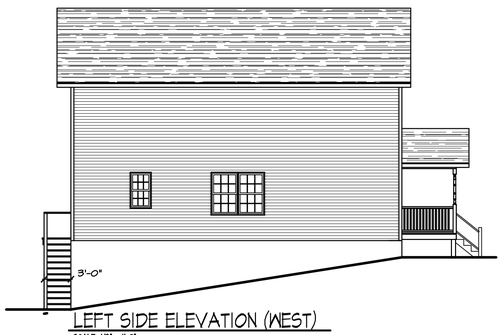
RIGHT SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



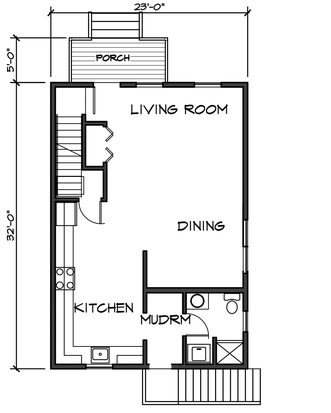
REAR ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



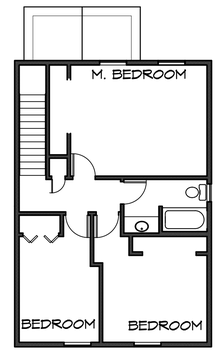
LEFT SIDE ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT

PROPOSED NEW HOME FOR DUTCHESS COUNTY HABITAT FOR HUMANITY

LOCATION
MARSHALL STREET
CITY OF POUGHKEEPSIE, NEW YORK

D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5354
FAX 845-452-5354
email davide@dfarcht.com
www.dfarcht.com

DATE
JUNE 6, 2023

L1

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:
PROPOSED NEW HOME

Project Location (describe, and attach a location map):
11 MARSHALL ST.

Brief Description of Proposed Action:
CONSTRUCTION OF NEW SINGLE FAMILY HOME

Name of Applicant or Sponsor:	Telephone: 845.452.5359
DAVID FREEMAN RA	E-Mail: DAVIDEDFARCH.COM

Address: 26 SHELDON DRIVE POUGHKEEPSIE, NY 12603

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NEW YORK	12603

	NO	YES
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.	☑	☐
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: BUILDING PERMIT	☐	☑

3. a. Total acreage of the site of the proposed action? 0.111 acres
   b. Total acreage to be physically disturbed? .026 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.111 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

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
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? 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? If No, describe method for providing potable water: _____ _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? 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?	☑	☐	
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?	☐	☑	
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: _____ FALKIN CREEK _____ _____			

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If 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:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: DAVID FREEMAN RA Date: 2/13/23

Signature: _____ Title: ARCHITECT

PRINT FORM

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: David Freeman RA

From: Tyler Maegerle, Junior Planner

Date: 6/29/2023

Re: Lot # 040302 Marshall Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes construction of a two story single family home.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(11) “construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith;.” The action is therefore not subject to further environmental review.

D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NEW YORK 12603
Telephone 845-452-5359
Fax 845-452-5359
Email david@dfarcht.com
Web www.dfarcht.com

Site Photo
New Home for 11 Marshall Street for Habitat for Humanity of Dutchess County



Habitat for Humanity®
of Dutchess County

1830 South Rd. Wappingers Falls NY 12590 | www.habitatdutchess.org | (845) 297-0806 x8

February 14,2023

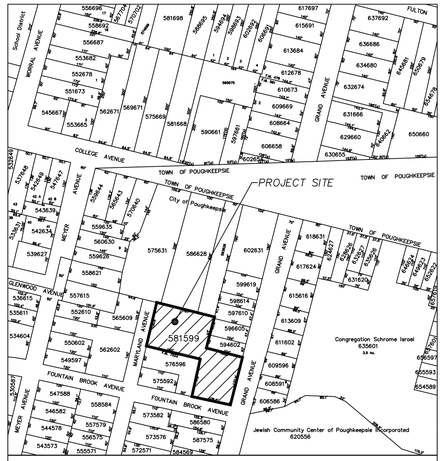
To whom it may concern:

This letter is to attest that Habitat for Humanity of Dutchess County, located at 1830 South Rd, Wappingers Falls NY, 12590 is the owner of 11 Marshall St property located in the City of Poughkeepsie.

David Freeman is the Architect for Habitat for Humanity of Dutchess County and may act as an agent of the organization in all discussions and applications to the City of Poughkeepsie Planning Board and Building Department.

Sincerely,

Maureen Brennan Lashlee
CE



LOCATION MAP SCALE: 1"=200'
TAX MAP No.: 6161-49-581599

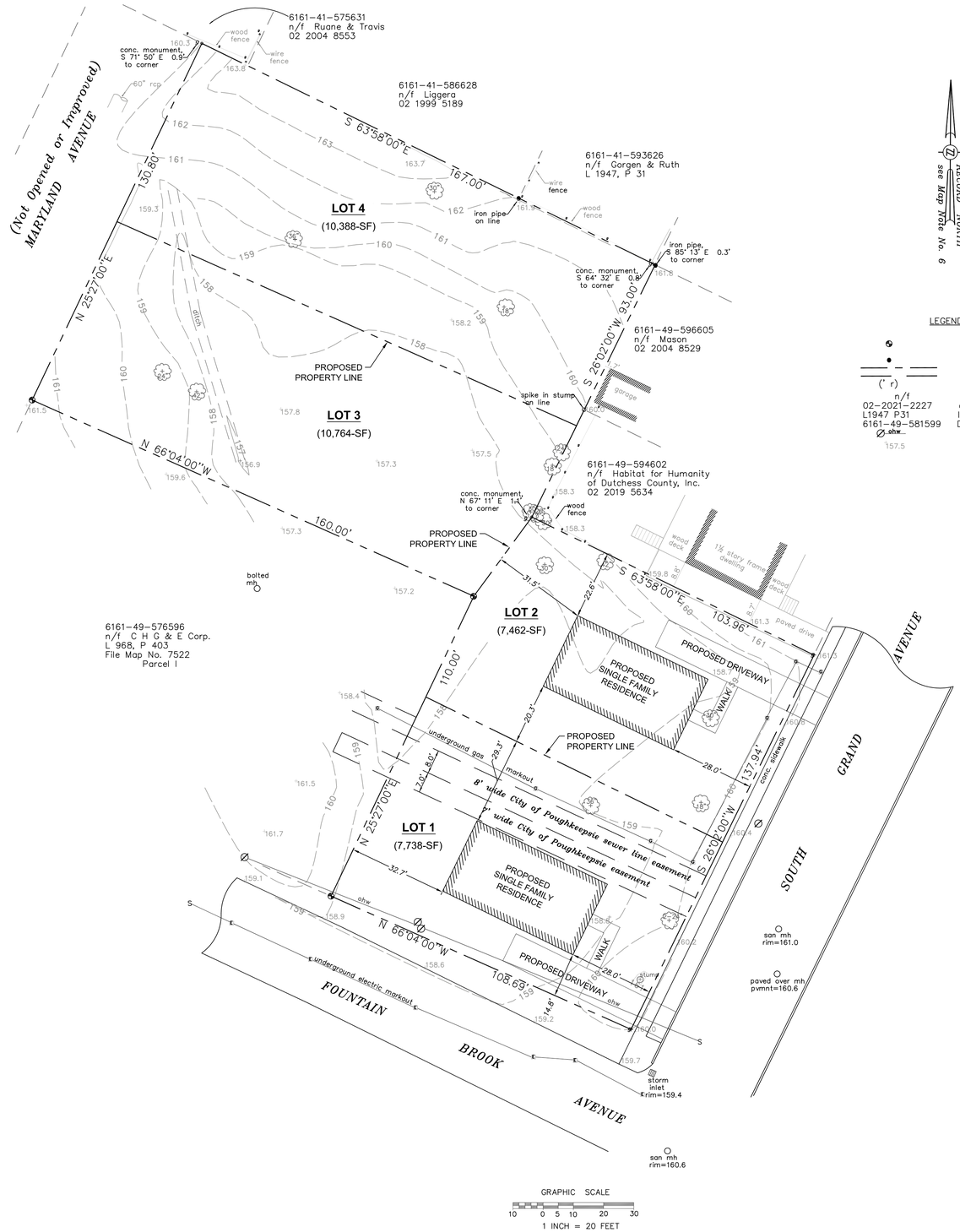
N

OWNER'S CONSENT NOTE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON.

MAUREEN LASHLEE, CEO DATE

HABITAT FOR HUMANITY OF DUTCHESS COUNTY
1822 SOUTH ROAD
WAPPINGERS FALLS, NY 12590



LEGEND

●	capped iron rod set
⊙	concrete monument found
●	iron rod or pipe found
— — —	property line
— — —	road boundary (right-of-way)
(' r)	record information
n/f	now or formerly (reputed owner)
02-2021-2227	document no. (D.C.C.O.)
L1947 P.31	liber (book) and page (D.C.C.O.)
6161-49-581599	Dutchess Co. tax map parcel no.
Ø ohw	utility pole & overhead wires
157.5	spot elevation

SITE DATA:

TAX ID No.: 6161-49-581599
TOTAL AREA: 0.835 ACRES
ZONE: R-2 (MEDIUM LOW-DENSITY RESIDENCE DISTRICT)

SETBACK REGULATIONS	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3**	LOT 4**
MIN. LOT AREA (SQ.FT.)	6,000	36,365	7,738	7,462	10,764	10,388
MIN. LOT WIDTH (FT.)	50	50	68.9	68.9	65.4	64.6
MIN. LOT FRONTAGE (FT.)	30	137.94	68.9	68.9	65.4	65.4
MIN. FRONT YARD (FT.)	20	20	28	28	20	20
MIN. SIDE YARD EACH (FT.)	10	N/A	14.8	20.3	10	10
MIN. SIDE YARD TOTAL (FT.)	20	N/A	44.1	42.9	20	20
MIN. REAR YARD (FT.)	15*	N/A	32.7	31.5	15	15
MIN. LOT COVERAGE (%)	30	0	16.1	16.7	<30	<30

*THE REAR YARD SHALL BE AT LEAST 15% OF THE LOT DEPTH, BUT NO LESS THAN 15 FEET.

** LOT 3 AND LOT 4 SHALL REMAIN UNDEVELOPED UNTIL MARYLAND AVENUE IS EXTENDED/IMPROVED.

BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY PREPARED FOR HABITAT FOR HUMANITY OF DUTCHESS COUNTY, INC., SITUATE AT SOUTH GRAND AVENUE, CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK", PREPARED BY SHERIDAN LAND SURVEYORS, DATED JULY 1, 2021, LAST REVISED MAY 22, 2022.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

LAWRENCE J. PAGGI, PE, PC
CONSULTING ENGINEERING
43 BROAD STREET
FISHKILL, NEW YORK 12524
TELEPHONE: (845) 897-2375
Civil, Sanitary & Site Engineering Site Planning Environmental Assessment

DRAWN BY: MAL | CHECKED BY: LJP | PRELIMINARY | FINAL
NO. | REVISIONS | BY | DATE

STONE ROOT SUBDIVISION
SOUTH GRAND AVENUE | CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS | NEW YORK STATE

SUBDIVISION PLAT

DATE: MAY 31, 2023
SCALE: 1" = 20'
JOB NUMBER: XX-XX
SHEET NUMBER: C1

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:
Stone Root Subdivision

Project Location (describe, and attach a location map):
S Grand Avenue (Corner of S Grand Avenue and Fountain Brook Avenue)

Brief Description of Proposed Action:
Subdivision of an existing 0.835 acre parcel that is currently vacant into four (4) lots to accommodate four new single family residences. Each of these single family residences will be connected to the existing municipal water and sewer systems.

Name of Applicant or Sponsor:	Telephone: 845-297-7610
Habitat For Humanity	E-Mail: maureen.lashlee@habitatdutchess.org

Address:
1822 South Road

City/PO:	State:	Zip Code:
Wappingers Falls	NY	12590

	NO	YES
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.	☑	☐
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: Subdivision Approval from City of Poughkeepsie Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 0.835 acres
   b. Total acreage to be physically disturbed? 0.835 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:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Religious
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
All proposed new structures will conform to the state energy code requirements.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

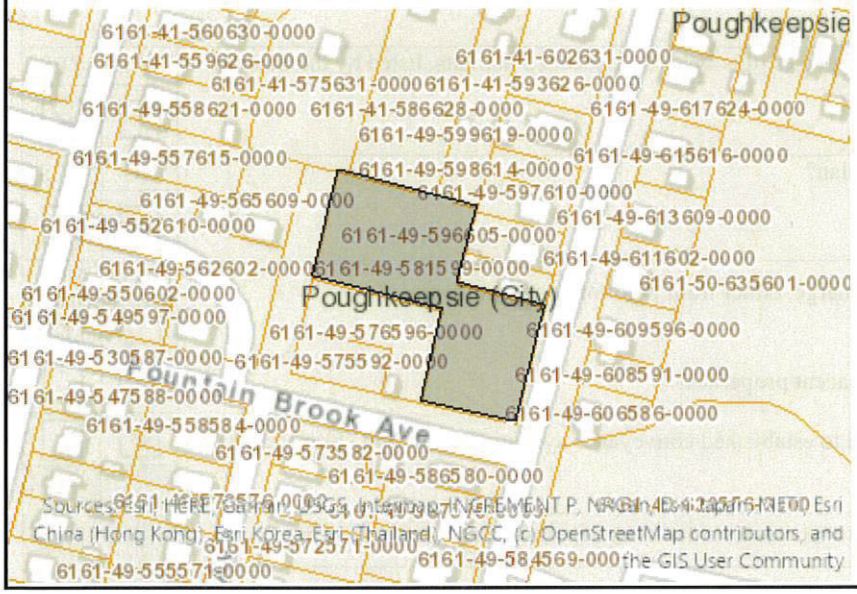
	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

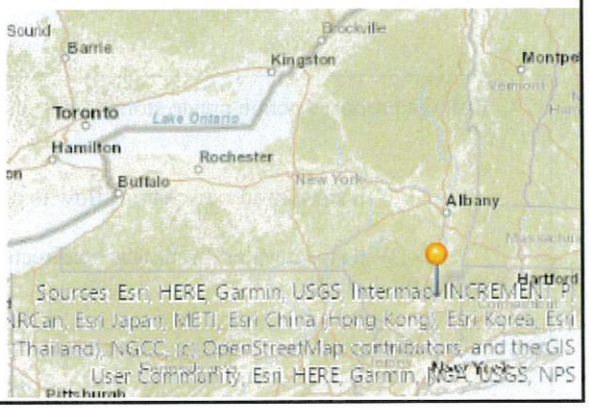
	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

EAF Mapper Summary Report

Tuesday, May 16, 2023 1:25 PM



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]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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]	No
Part 1 / Question 20 [Remediation Site]	No

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

	NO	YES
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? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If 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: The runoff from the proposed new houses and driveways will discharge toward existing City stormwater collection system.		
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:	☑	☐
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:	☑	☐
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:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Habitat For Humanity, Maureen Lashlee Date: 5/30/23

Signature: Maureen Brennan Lashlee Title: CEO

PRINT FORM

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

June 16th, 2023

Habitat for Humanity
1822 South Rd
Wappingers Falls NY 12590

Re: S Grand Avenue (581599)
ID # 327077
Subdivision review PB-2023-046

To whom it may concern,

The Development Department is in receipt of your Subdivision review PB-2023-046 relative to the property located at S Grand Avenue (581599) and the proposed subdivision of the existing 0.835-acre lot into four lots, each lot proposed to contain a single-family dwelling. Upon review of the provided plans, I've been able to determine that Area Variances will be required for both lots 1 & 2 which are as follows;

1. **Section 19-3.13(4)(d)1** requires a minimum of 20' for the front yard; Lot 1 is a corner lot which contains two front yards for which the proposed front yard on Fountain Brook Avenue is only 14.8'.
2. **Section 19-4.13(2)** requires that no parking or storage of motor vehicles shall be allowed in the front yard of any property located in an R-1, R-2, R-2A, R-3, R-3A or R-4 Zoning District, unless said front yard is crossed by a duly constructed driveway extending through such front yard to a garage, carport or properly surfaced parking area located beyond the front yard line; Lot 1 is a corner lot which contains two front yards for which the proposed parking is within the front yard on Fountain Brook Avenue.
3. **Section 19-4.3(11)(a)** requires two parking spaces for a single-family dwelling; Lots 1 & 2 are only proposing 1 parking space each.

Before this subdivision can be approved, you will need to obtain Area Variances from the Zoning Board of Appeals for the above-mentioned code sections.

If you have any questions, you may contact me at 845-451-4273 or at jobrien@cityofpoughkeepsie.com.

Sincerely,

Joseph O'Brien
Deputy Zoning Administrator

CITY OF POUGHKEEPSIE, NY
REQUEST FOR SUBDIVISION APPROVAL
(Please type or print legibly)

Office Use Only
PLSD
ID#:
FEE:

I) PROPERTY ADDRESS: S Grand Avenue (Parcel Number 131300-6161-49-581599)

II) PROPERTY OWNERSHIP:

Name of Owner: Habitat For Humanity
Address: 1822 South Road
Wappingers Falls, NY
12590 (zip code)
Telephone: (845) 297-7610

III) APPLICANT INFORMATION (If different from above. If the applicant is not the owner of the property, a letter of authorization from the owner must be submitted):

Name of Applicant: Same as owner
Address:
(zip code)
Telephone: ( )

IV) CONSULTANT INFORMATION (If different from above)
Name : Lawrence J. Paggi, P.E., P.C.
Address: 43 Broad Street
Fishkill, NY
12524 (zip code)
Telephone: (845) 897-2375

V) ZONING DISTRICT: R-2

VI) SUBDIVISION DESCRIPTION

a) Type of Subdivision (Choose One):
Lot Line Adjustment: _____ Subdivision (new lots created): ✓

b) For Subdivisions only, please note the number of lots created: 4

c) Description of project: Stone Root Subdivision: Subdivision of an existing 0.835+/- acre parcel into four (4) lots to accommodate four new single family residences. Each of these single family residences will be connected to the existing municipal water and sewer systems.

VII) The applicant hereby affirms that all information contained herein is accurate and complete as of the date of application.

Maureen Lashlee
Signature of applicant

5/30/23
Date

Print name: Maureen Lashlee, CEO

Revised February 2012: Previous Editions Obsolete

The applicant understands that any changes requested in the requirements of the subdivision regulations, or any request for waivers of those requirements, must be placed in writing with an itemized explanation to substantiate the request.

IMPROVEMENTS REQUIRED
(Check each item indicating whether compliance is proposed or a waiver requested)

Item		Compliance	Waiver Requested	Explanation of Waiver
1	Permanent monuments on ROW	X		
2	Sanitary Sewers	X		New lots to connect to existing mains. No new sanitary sewer mains proposed.
3	Water Mains	X		New lots to connect to existing mains. No new water mains proposed.
4	Gas Mains	X		New lots to connect to existing mains. No new gas mains proposed.
5	Electric Lines	X		New lots to connect to existing electric utilities available at property.
6	Storm Sewers	X		No new storm sewers are proposed.
7	Grading Plans	X		Grading plan to be provided.
8	Streets (grading and paving)	X		No new streets are proposed. New lots to utilize existing infrastructure available at property.
9	Curbs or Curbs and Gutters	X		No new curbs/gutters are proposed. New lots to utilize existing infrastructure available at property.
10	Sidewalks	X		No new sidewalks are proposed. New lots to utilize existing infrastructure available at property.
11	Street Lights	X		No new street lights are proposed. New lots to utilize existing infrastructure available at property.
12	Street Trees	X		No new streets are proposed. New lots to utilize existing infrastructure available at property.
13	Street Signs	X		No new streets are proposed. New lots to utilize existing infrastructure available at property.
14	Fire Protection Systems	X		New residences will comply with current NYS Building/Fire Code
15	Public Open Spaces	X		No new public/open spaces are proposed nor appear to be required for this subdivision.

FIVE FULL SIZE COPIES OF SUBDIVISION PLAN MUST ACCOMPANY THE APPLICATION FORM, ALONG WITH **TEN** 11”X 17” COPIES OF THE SUBDIVISION PLAN.

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering
43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375
Fax 845 897 2239
Email admin@paggiengineers.com

May 31, 2023

Ms. Anne Saylor, Chair
City of Poughkeepsie Planning Board
City Hall-2nd Floor
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Stone Root Subdivision
South Grand Avenue
Tax Map No.: 131300-6161-49-581599

Dear Chair Saylor and Members of the Board:

Please find enclosed five (5) full size and ten (10) 11x17 copies of the subdivision plat, five (5) copies of the subdivision application and five (5) copies of the short environmental assessment form for the above referenced project. An electronic copy of this information and the required $900 application fee is also enclosed.

The applicant, Habitat For Humanity, owns the above referenced parcel totaling 0.835-acre. This property is located on South Grand Avenue in the Medium Low-Density Residence District (R-2) and is currently vacant. The applicant is seeking to subdivide the parcel into four (4) new lots. The two newly created lots along South Grand Avenue will each accommodate a new single-family residence and will be connected to the existing municipal water and sewer systems. The remaining two lots are to remain undeveloped until Maryland Avenue is extended or improved.

We respectfully request to be placed on the Planning Board's June 21, 2023 meeting agenda.

Your consideration of this request is greatly appreciated. Please do not hesitate to contact our office with any questions or concerns relative to the above information.

Sincerely,

Christian Ryan Paggi, P.E.

cc (via email) Maureen Lashlee, CEO

2/7/2023

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed.

Automatic Brightness Adjustment: All Watchfire signs automatically adjust brightness levels using either a 100-step hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based around daily sunrise and sunset. A hardware photocell will automatically adjust a sign's brightness relative to changes in ambient light levels. For both options, a sign operator can manually decrease the brightness from standard settings, but for safety reasons and in conformance to industry codes, Watchfire cannot allow signs to operate brighter than standard settings.

Equipment used by Watchfire Signs to Measure Luminance

Foot-candles/Lux - Minolta Illuminance Meter T-10
Nits/candela/sq. m – Minolta Luminance Meter LS-100
Sign Calibration – Minolta CS-1000 Spectra radiometer

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the sign and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Sign Details

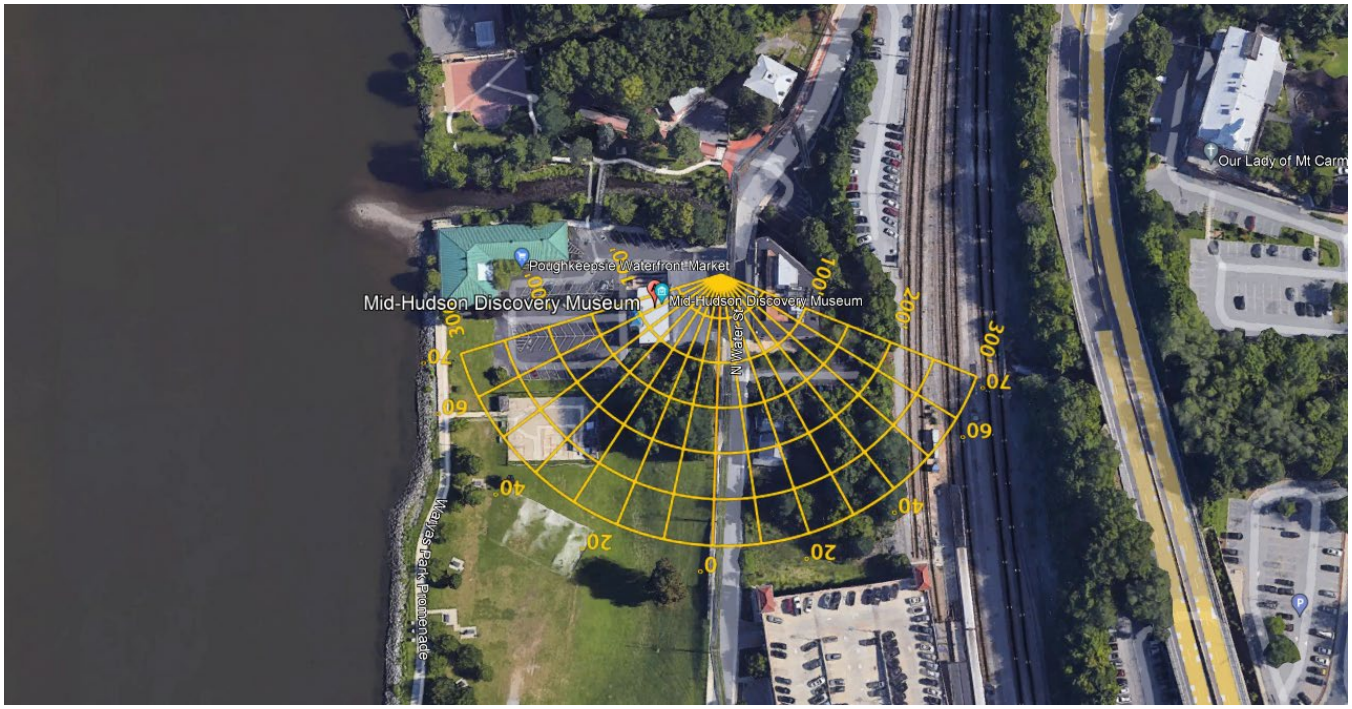
Size: 3’ x 4’

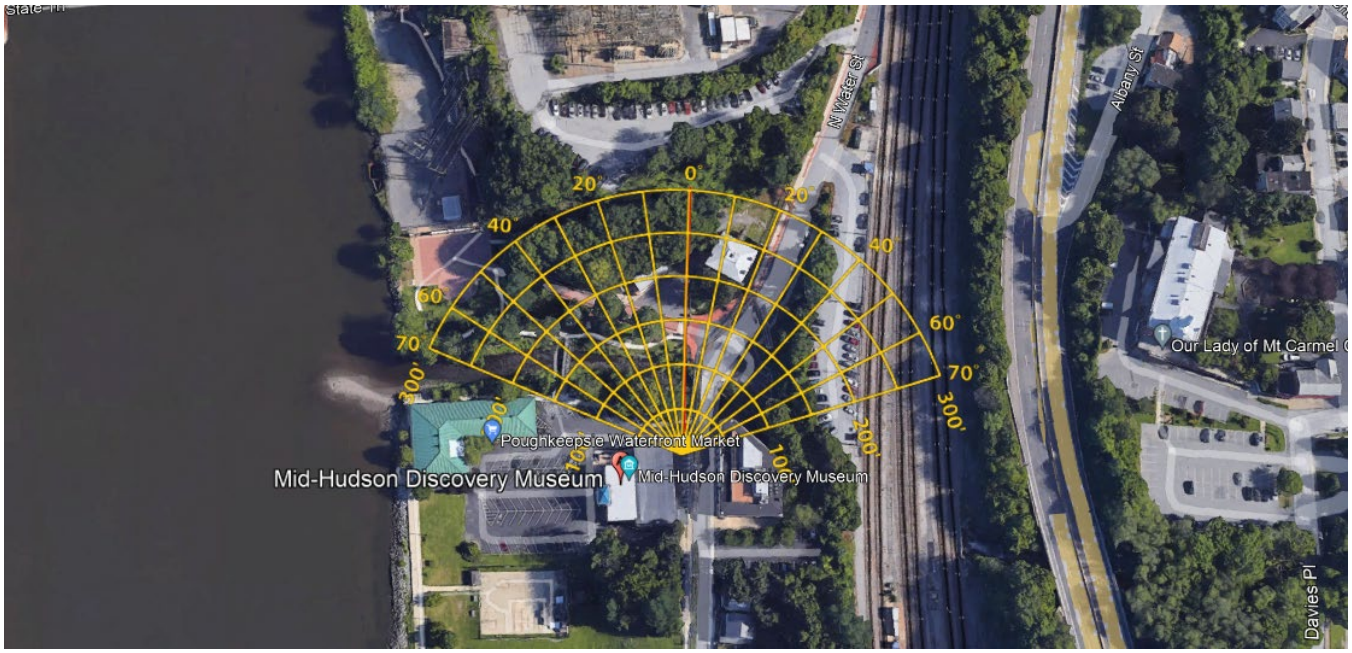
Location: *Mid-Hudson Discovery Museum, 75 N. Water Street, Poughkeepsie*

The table below represents a LED sign, demonstrating the increase in illuminance from the sign during normal night operation. The values are within the standards of both the ISA and OAAA and indicate that the ambient light broadcast into the surrounding area has minimal effect.

Foot-candles at night under normal operation					
	Horizontal Viewing Angle				
Viewing Distance (ft)	**0°**	**20°**	**40°**	**60°**	**70°**
150	0.01	0.01	0.01	0.01	0.00
200	0.01	0.01	0.01	0.00	0.00
300	0.00	0.00	0.00	0.00	0.00

Example Broadcast of Light at Distances and Angles





Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital LED Sign.

Ray Digby

Office 800-637-2645, ext 3006

email ray.digby@watchfiresigns.com

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 1-17-23

PROJECT ADDRESS: 75 N Water St

PROJECT NAME: Message board

OWNER: Mid-Hudson Discovery Museum

ENGINEER/ARCHITECT:

☐ **The site plan is acceptable and will be signed with no conditions.**

☑ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

An electrical permit must be filed and approved before the sign is installed

Eric Philipp
Building Inspector

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 01/25/2023

PROJECT NAME: 75 N Water Street

PROJECT ADDRESS: 75 N Water Street

☒ **THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS**

☐ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
Sgt E.C #112 SGT. E. ACKEN #112	01/25/23

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: January 27, 2023

2. Name of Site Plan: Mid-Hudson Children's Museum Sign

3. Address or Location: 75 North Water Street

4. Owner: Mid-Hudson Discovery Museum

5. Engineer/ Architect: GNS

6. Yes ☒ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

8. Yes ☐ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SITE PLAN REVIEW COMMENTS:

Joseph A. Chenier
Assistant Civil Engineer

Note: If #6 or #7 above are checked "yes" there is no need to go on to Form #2.

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT
505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: February 15, 2023

ADDRESS: 75 N. Water St

✓ The site plan is acceptable and will be signed without conditions.

____ The site plan is acceptable and will be signed without conditions:

(List conditions here)

Joseph Franco, Fire Chief

2/15/2023
Date

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 Mid Hudson Discovery Museum
ZONING DISTRICT: WATER FRONT 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@gnsgroupltd.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@gnsgroupltd.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 stencilcut push-thru acrylic plate. Lexan faces. white LED's

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

Applicant's signature — Date: 9.7.2022

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

GNS
GROUP
97 N. CLINTON ST.
POUGHKEEPSIE, NY 12601
P 845.471.4366 F 845.471.0987

NOTICE of Owner's Consent

Date: September 8, 2022

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

Phone: 845-471-0589

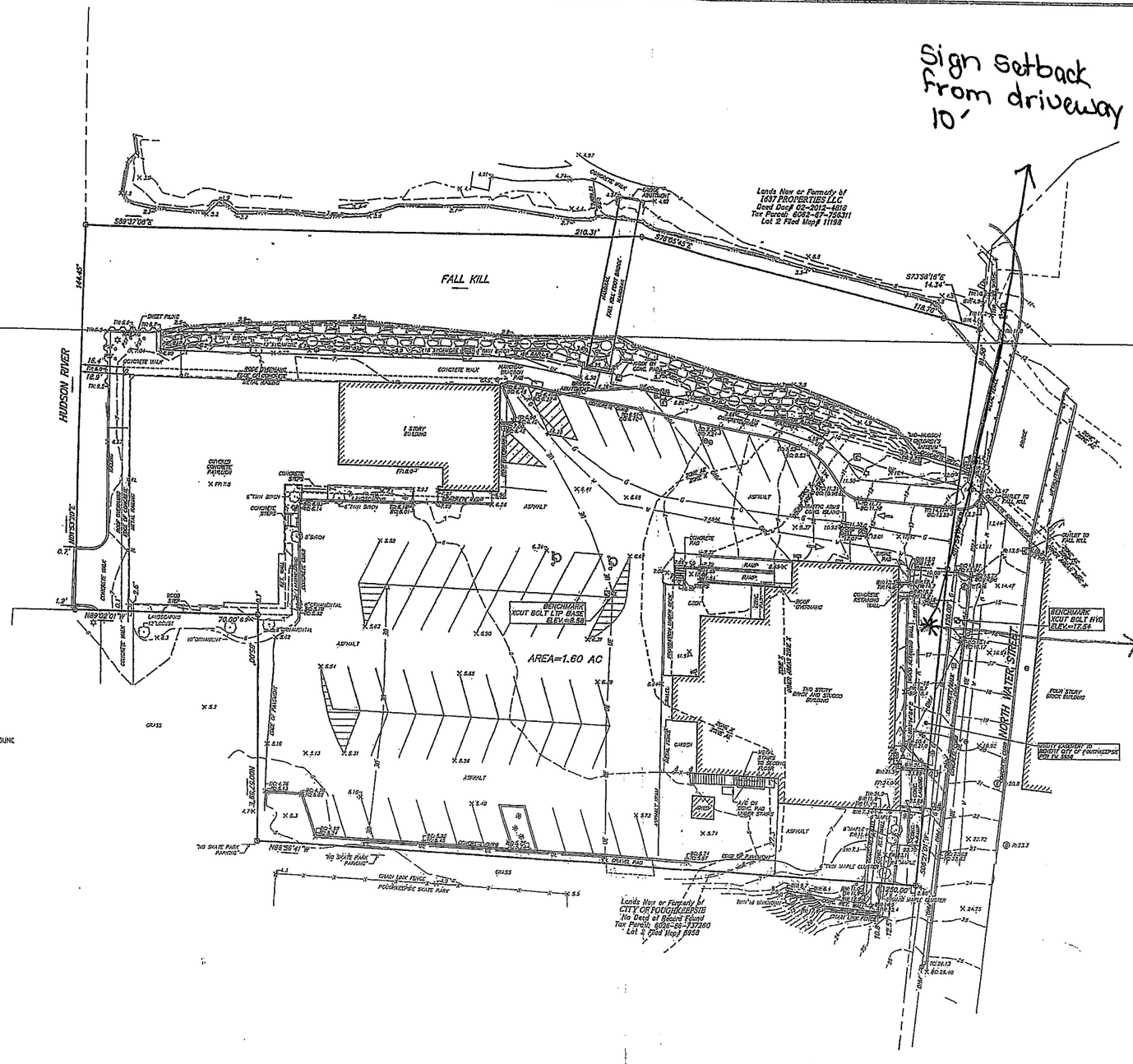
I (we) Jeffrey Sasson hereby give consent to the GNS Group, Ltd., Gloede Signs to act as my (our) agent with regard to this application.

Signed
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

Sign setback from driveway 10'



Sign location 5'6" set back from Front Property line

NOTES:

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NYS PLANE COORDINATE SYSTEM (NAD83-NY EAST ZONE) UTILIZING GNSS OBSERVATIONS ON THE NYSDOT RTN NETWORK, NAV088, 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 ON SITE GNSS OBSERVATIONS ON THE NYSDOT 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 KNOW 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 DIGSAFELY 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 POUGHKEEPSE" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 10/08/1980 AS FILED MAP NO. 5958.

DEED REFERENCE:

CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY TO THE MID-HUDSON CHILDREN'S MUSEUM, DATED 12/23/2010 IN DEED DOC# 02-2010-6110.

TAX PARCEL DESIGNATION:

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK
6062-66-738231

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 (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF POUGHKEEPSIE, IDENTIFIED AS MAP NUMBER 36027C0364E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- 110 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ZONE AE / ZONE X EXISTING APPROX. FEMA FLOOD LINE
- X 100.3 EXISTING SPOT GRADE
- EXISTING BUILDING
- EXISTING BUILDING FOUNDATION
- CONC. CURB EXISTING CURB/GUTTER
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING POND/LAKE
- OHU EXISTING OVERHEAD WIRES
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- UE EXISTING UNDERGROUND ELECTRIC LINE
- ST 15"RCP EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FENCE POST
- 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 GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING PANEL/SWITCH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING CAMERA
- EXISTING GAS METER
- GAS EXISTING GAS STRUCTURE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- X 80.2(B) EXISTING SPOT GRADE BOTTOM CURB
- X 82.2(T) EXISTING SPOT GRADE TOP CURB
- X (BW) EXISTING SPOT BOTTOM WALL
- X (TW) EXISTING SPOT TOP WALL
- X (FF) EXISTING FINISHED FLOOR ELEVATION
- X (R) EXISTING RIM ELEVATION
- X (I) EXISTING INVERT ELEVATION

SCALE IN FEET 1"=20'

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 MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

STATE OF NEW YORK — DAVID H. DIPPEL — 050777 — LICENSED PROFESSIONAL LAND SURVEYOR

DAVID H. DIPPEL, PLS
VICE PRESIDENT

CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.
THE Chazen COMPANIES
Principals in Engineering Practice
www.chazencompanies.com
(845) 320-3013
Office Locations
- Glens Falls, NY
- Latham, NY
- Poughkeepsie, NY
- White Plains, NY
- New York City, NY

rev.	date	description

75 NORTH WATER STREET

MAP OF EXISTING CONDITIONS PREPARED FOR MID-HUDSON CHILDREN'S MUSEUM

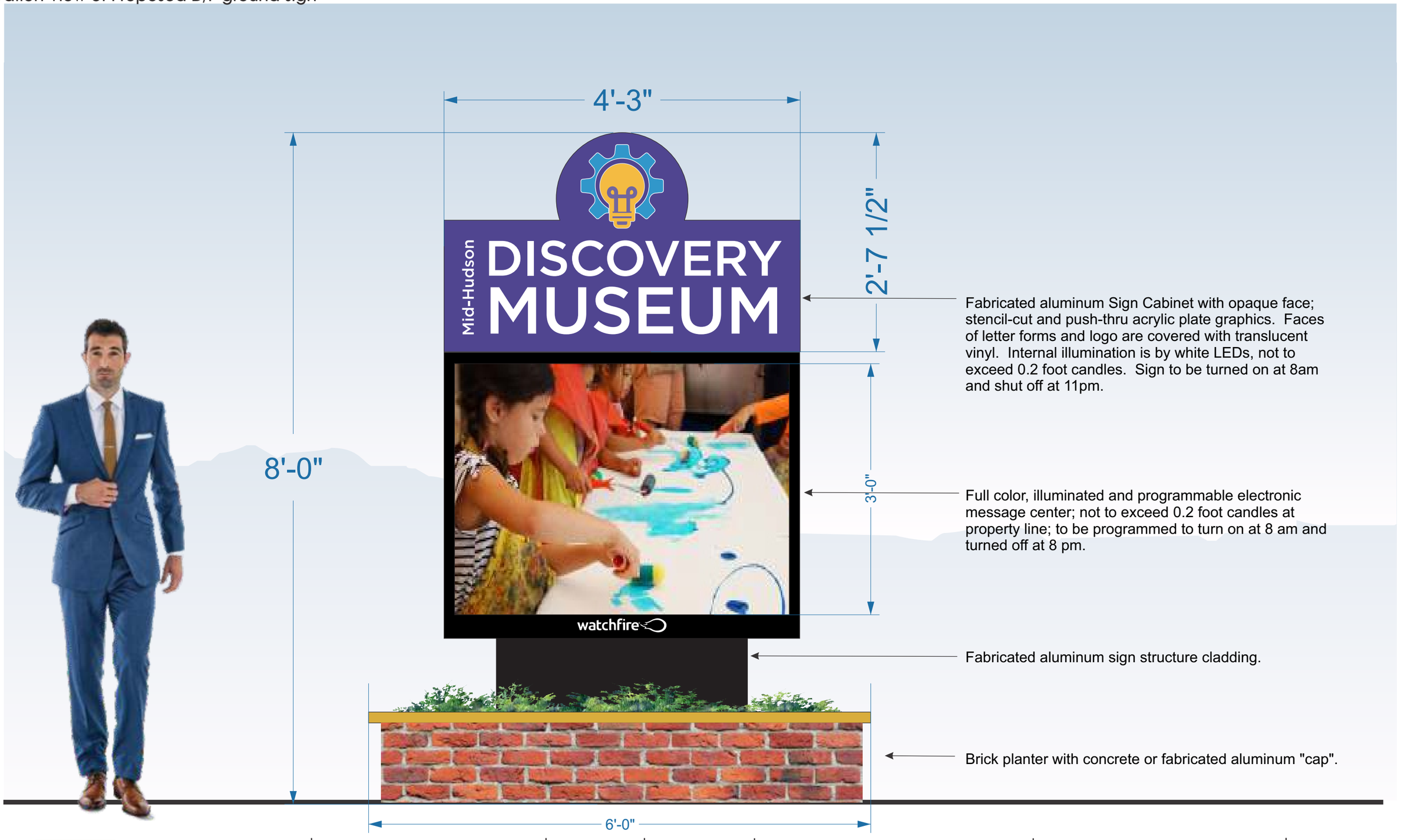
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

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

Drawing Name: Z:\projects\42000-42999\42151_00-MidHudsonChildrensMuseum\SVY\dwg\SS-SVY_42151-00_EXCOND.dwg
Xref's Attached: XBASE-SVY_42151-00
Date Plotted: Oct 04, 2021, 8:41am

7096

Elevation View of Proposed D/F ground sign



GNS GROUP
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:
Freestanding SIgn, Water St rvsd post PB review.cdr

Date:
12/6/2022
1/3/2023

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

Client Approval: _____

Date: _____

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Underwriters Laboratories Inc.

Sheet:
G.1



Fabricated aluminum Sign Cabinet with opaque face; stencil-cut and push-thru acrylic plate graphics. Faces of letter forms and logo are covered with translucent vinyl. Internal illumination is by white LEDs, not to exceed 0.2 foot candles. Sign to be turned on at 8am and shut off at 11pm.

Full color, illuminated and programmable electronic message center; not to exceed 0.2 foot candles at property line; to be programmed to turn on at 8 am and turned off at 8 pm.

Fabricated aluminum sign structure cladding.

Brick planter with concrete or fabricated aluminum "cap".

GNS GROUP
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:
Freestanding SIgn, Water St rvsd post PB review.cdr

Date:
12/6/2022
1/3/2023
Scale:
3/4"=1'-0"

Client Approval: _____

Date: _____

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Sheet:
G.1N



Fabricated aluminum Sign Cabinet with opaque face; stencil-cut and push-thru acrylic plate graphics. Faces of letter forms and logo are covered with translucent vinyl. Internal illumination is by white LEDs, not to exceed 0.2 foot candles. Sign to be turned on at 8am and shut off at 11pm.

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Fabricated aluminum sign structure cladding.

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97 North Clinton Street
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File Name:
Freestanding SIgn, Water St rvsd post PB review.cdr

Date:
12/6/2022
1/3/2023

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

Client Approval: _____

Date: _____

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Underwriters Laboratories Inc.

Sheet:
G.1N2





92'
(Linear Ft of Building front)



Elevation View of Proposed D/F ground sign

GNS GROUP
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
12/19/2022
1/3/2023

Client Approval: _____

Date: _____

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Underwriters Laboratories Inc.

Sheet:
G.1S

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: nforrest@gnsgroupltd.com
Address: 97 N Clinton St.	
City/PO: Poughkeepsie, NY	State: NY / Zip Code: 12601

	NO	YES
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.	☐	☒
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:	☒	☐

3. a. Total acreage of the site of the proposed action? 9 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
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?		
If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
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?	☐	☒

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☒	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☒	☐

	NO	YES
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?	☒	☐
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?	☒	☐

	NO	YES
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?	☒	☐
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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☒	☐
If 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: _____		
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: _____		
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: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Nancy Forrest Date: 10/11/22

Signature: Nancy Forrest Title: Contractor

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).

watchfire
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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.

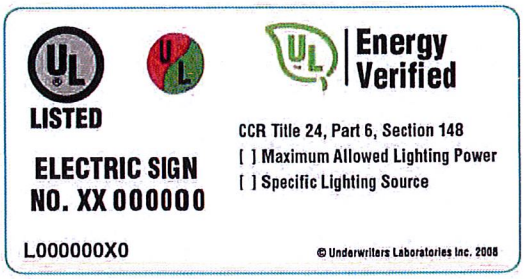
Changes or modifications not expressly approved by Watchfire could void the user's authority to operate the equipment.

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



watchfire

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@gnsgroupltd.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*

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******

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

ORDER ACCEPTANCE

QUOTE VALID UNTIL 9/29/2022

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

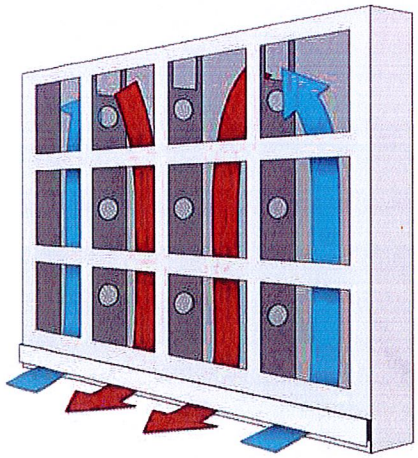
System Price	**$14,859.00 USD**
Crating & Shipping *To Poughkeepsie,NY via Common LTL Carrier*	**Add: 713.00 USD**
Grand Total:	**$15,572.00 USD**

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.

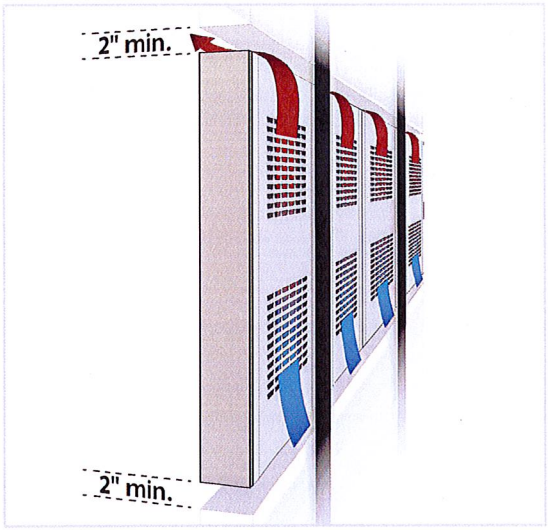
Rear-vent Cabinets

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.

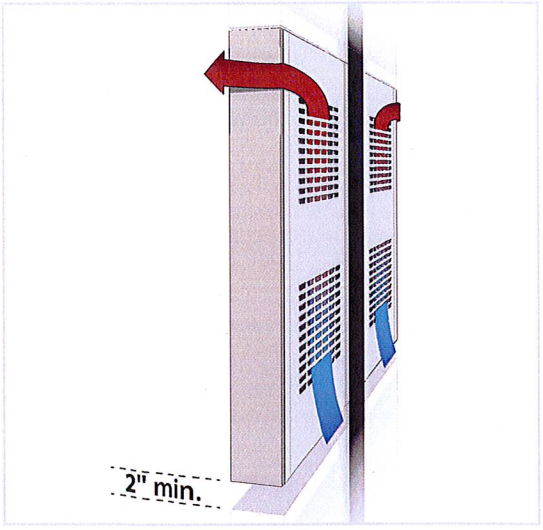
Optimal Ventilation

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

Nancy Forrest

GNS Group , Ltd.

845-471-4366