City of Poughkeepsie
Planning Board
Meeting Agenda

Tuesday, August 15, 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. LOT #581599 SOUTH GRAND - SUBDIVISION AND SITE PLAN

Application for the subdivision of one (1) lot of record into three (3) lots of record, a Special Permit for the placement of a one (1) story single family modular unit on the corner lot on Fountain Brook Avenue and South Grand Avenue and the placement of a two (2) story single family modular home on the second lot on South Grannd Avenue. 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

3. 040302 MARSHALL STREET: 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

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 36 NORTH CLOVER STREET, PELTON MANOR: SITE PLAN
REVIEW ADJOURNED TO SEPEMBER MEETING

2. 481 MAIN STREET: SITE PLAN
REVIEW ADJOURNED UNTIL SEPTEMBER MEETING

3. SUNFISH COVE PROJECT: SITE PLAN
REVIEW ADJOURNED TO SEPTEMBER MEETING

4. 15 NORTH CHERRY STREET: EXTENSION REQUEST
Approval extension request for an application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten and Lawrence J. Paggi Engineering; Grid #6162-77-092099; Zoning District: General Commercial (C-3) File #2022-011

5. 135 MAIN STREET: SUBDIVISON: EXTENSION REQUEST
Applications for Site Plan Review and Subdivision for subdivision of 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing 119 unit multiple dwelling, including reconfiguration of off-street parking and open space. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zone: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

6. 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

7. 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

8. 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

9. 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

10. 332 MAIN STREET (LUCKY PLATT): SITE PLAN

Application for site plan review relative to the installation of condenser units on the south exterior of the building, the erection of a wood fence screening surrounding the condensers, the placement of the bike racks inside the building, and the removal of solar panels from the original approval. Owner: Luckey Platt Owner, LLC; Applicant: Eric Baxter; Consultant: Berger Engineering & Surveying PPLC; Grid #6162-77-108053; Zoning District: PID-HC Historic Core District; File #PB2023-012.

11. 49 CIVIC CENTER PLAZA: SITE PLAN

An application for a six (6) story mixed use new construction with fifty-three (53) one-bedroom and nine (9) two-bedroom units and 57 off street parking spaces. Owner/Applicant: Journal Plaza, LLC.; Consultant: KARC Planning, Kelly Libolt; Grid #6162-69-065177; Zoning District: Central Commercial (C-2) & Civic Corridor (PID_CC); File #2023-054

12. 50 DELAFIELD STREET: SITE PLAN

An application for the addition of three (3) HVAC units to the south rear of an existing building. Owner: Astor Services; Applicant/Consultant: Jay Diesing RA AIA, Mauri Architects PC.; Grid #6062-59-857380; Zoning District: Medium High-Density Residential (R-4); File #2023-055

13. 149 NORTH HAMILTON: SITE PLAN

An application for the creation of a parking area for the existing multi-unit building. Owner: RC Home Hamilton Street; Applicant: Roy Campbell; Consultant: Paul Tirums, P.E.; Grid #6062-63-275350; Zoning District: Central Medium Density Residential (R-3A); File #2023-051

City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers

Tuesday, July 18, 2023 6:00 PM

Present	Excused	Absent	Staff
Rosaura Andújar-McNeil Nick DeLucca Robert Malory Marjorie Smith	Anne Saylor Sean O'Donnell Brian Veltre Paul Ackerman		Richard Distel, City Planner Tyler Maegerle, Junior Planner Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:06 pm

II. APPROVAL OF MEETING MINUTES

Motion: Marjorie Smith
Second: Nick DeLucca
Carried: 4:0:0

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

Presenting: Alphonso Clark, RAC Architects
Kheiraddine Mazouzi, Applicant

Motion to Open Public Hearing
Motion: Marjorie Smith
Second: Robert Malory
Carried: 4:0:0

Speakers:
Yvonne Flowers, 5th Ward Councilwoman
Alphonse Clark
Laurie Sandow

Motion to Adjourn the Public Hearing to August 15, 2023
Motion: Marjorie Smith
Second: Robert Malory
Carried: 4:0:0

Motion to Circulate especially to Police and Fire departments.
Motion: Marjorie Smith
Second: Robert Malory
Carried: 4:0:0

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

City staff determined that an application was not necessary.
No review needed.

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

Presenting: Natale Quinn, KARC

A motion was made to approve the resolution as presented and provided:
Motion: Marjorie Smith
Second: Robert Malory
Carried: 4:0:0

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

Presenting: Natale Quinn, KARC

A motion was made to circulate:
Motion: Marjorie Smith
Second: Robert Malory
Carried: 4:0:0

The Planning Board voted to declare themselves Lead Agency relative to SEQRA
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 4:0:0

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

APPLICATION REVIEW ADJOURNED UNTIL AUGUST 15, 2023

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

Presenting: John Sullivan, Consultant

A motion was made to approve the resolution as presented and provided:
Motion: Marjorie Smith
Second: Robert Malory
Carried: 4:0:0

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

Presenting: Chris LaPine, LaBella Assoc.
Matthew Tether, LMV

A motion was made to approve the resolution as presented and provided:
Motion: Marjorie Smith
Second: Robert Malory
Carried: 4:0:0

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

Presenting: Nathaniel Goodwin, P.E., Caesar Engineering
Brian Dreeland, Applicant

The Planning Board voted to declare themselves Lead Agency relative to SEQRA
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 4:0:0

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

APPLICATION REVIEW ADJOURNED UNTIL AUGUST 15, 2023

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: Lauren O'Neill and George Brandt, O'Neill Group

The Planning Board voted to declare themselves Lead Agency relative to SEQRA
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 4:0:0

Motion to establish a $3,000 architectural escrow
Motion: Marjorie Smith
Second: Robert Mallory
Carried: 4:0:0

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

Review adjourned to September

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

Presenting: David Freeman, Architect

A motion was made to circulate:
Motion: Marjorie Smith
Second: Robert Malory
Carried: 4:0:0

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

Presenting: Christian Paggi, Lawrence Paggi, PE, PC

Plans not accepted. Review adjourned to a later date.

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

Presenting: Jeffrey Sasson, Director Mid-Hudson Discovery Museum
Applicant withdrew application.

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

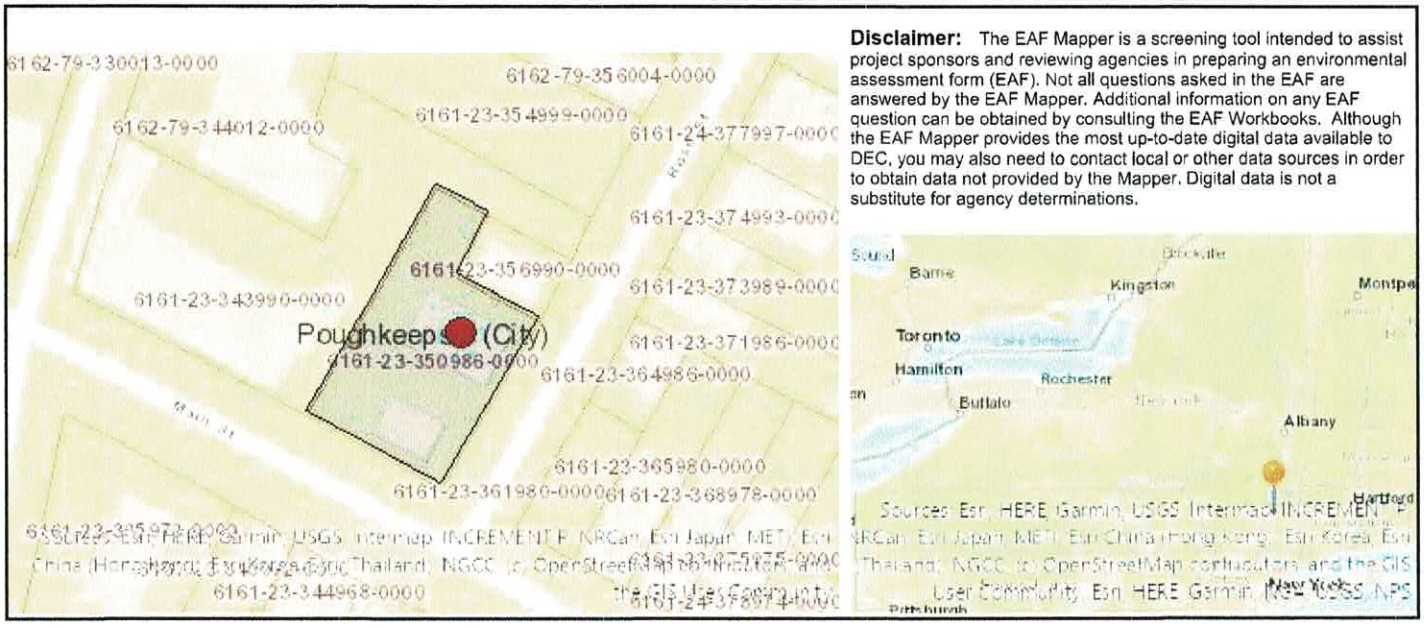
Applicant/sponsor/name: Alphonso Clark C/O Aryeh Siegel Architects Date: 6/15/23

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

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		**8 parking spaces (See Note 1**)**

Notes:

1. **** Included with the 8/23/2005 Site Plan approval, the Parcel was granted a waiver and/or variance for (4) Parking Spaces.**
2. Additional Convenience Store parking shall be determined by the Planning Board in accordance with Chapter 19, Section 19-4.3.11(d). **Based-off the current parking requirements, the Applicant intends to seek a Variance from the Zoning Board of Appeals for (1) Parking Space**.
3. 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.
4. 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 not to 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.

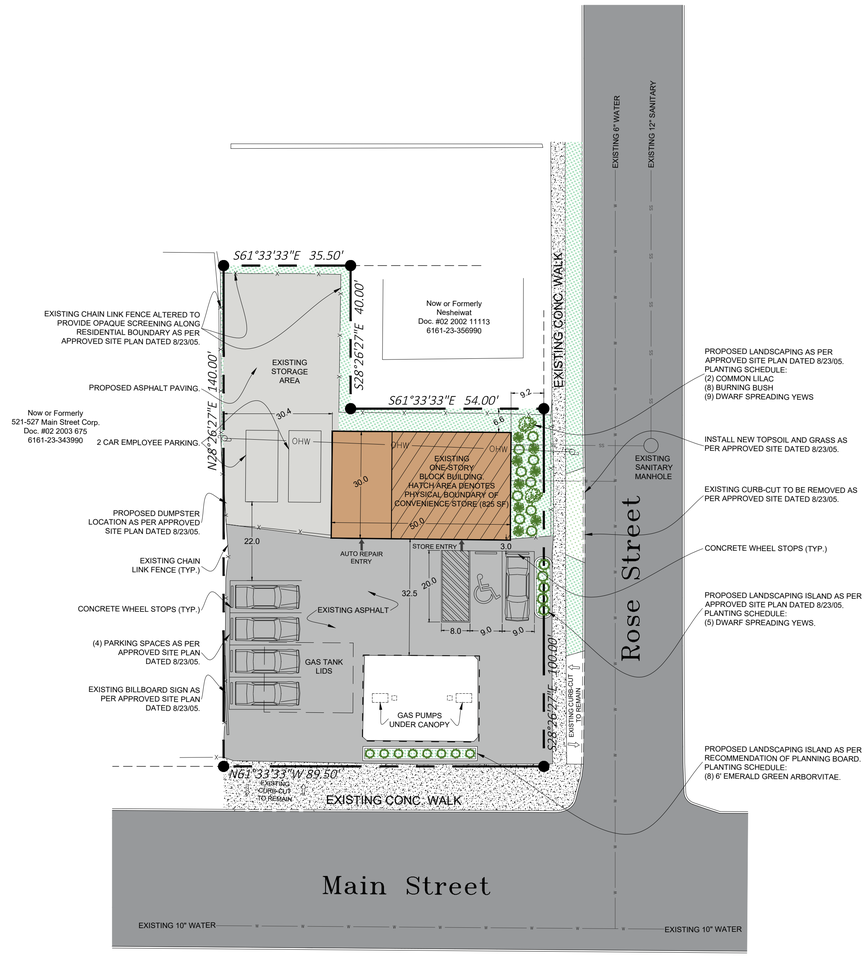
Materials / Symbols

- 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



0 10' 20' 40'

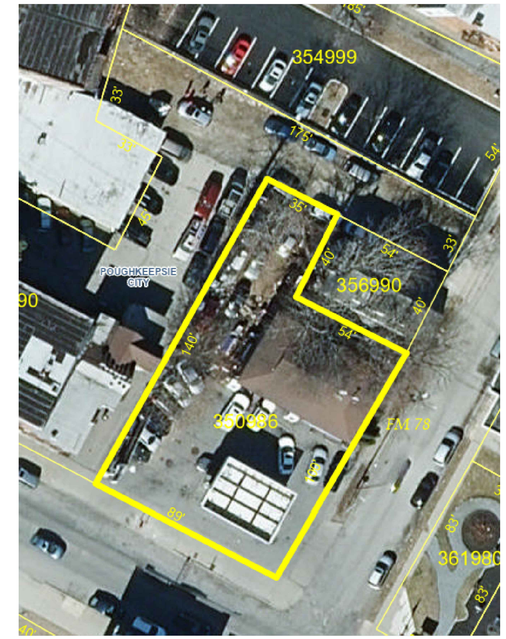
SCALE: 1" = 20'

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 018492 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'
August 1, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	8/1/23	Revisions per Planning Board comments	AC

Fire Chief

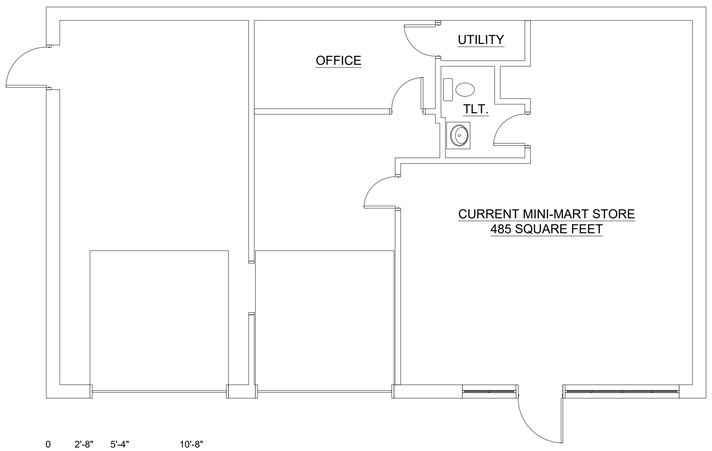
Police Chief

Building Inspector

City Engineer

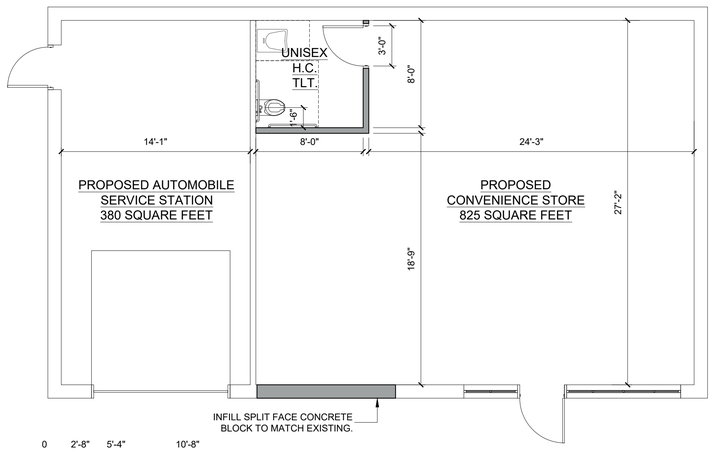
Commissioner of Public Works

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):



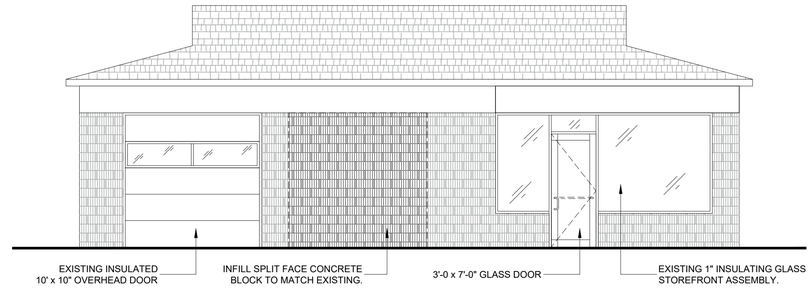
SCALE: 3/16" = 1'-0"

Current Floor Plan
Scale: 3/16" = 1'-0"

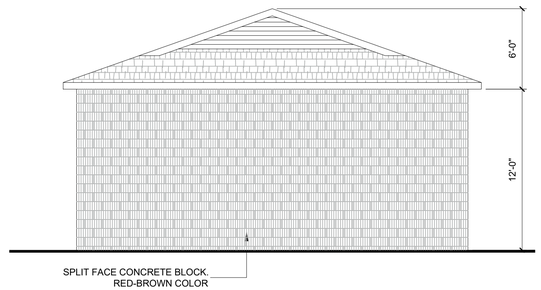


SCALE: 3/16" = 1'-0"

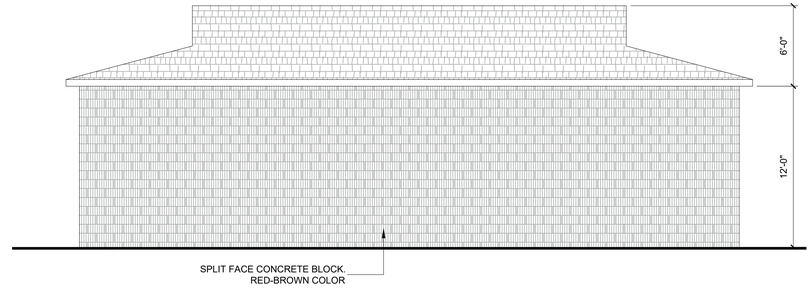
Proposed Floor Plan
Scale: 3/16" = 1'-0"



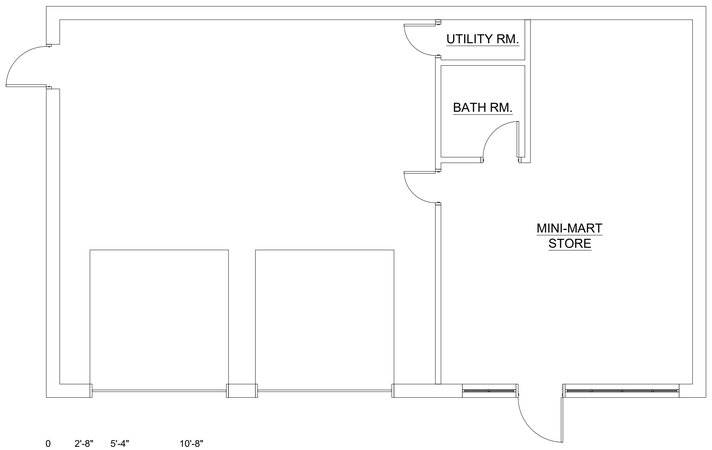
Proposed Front Elevation
Scale: 3/16" = 1'-0"



Proposed Right-Side Elevation
Scale: 3/16" = 1'-0"

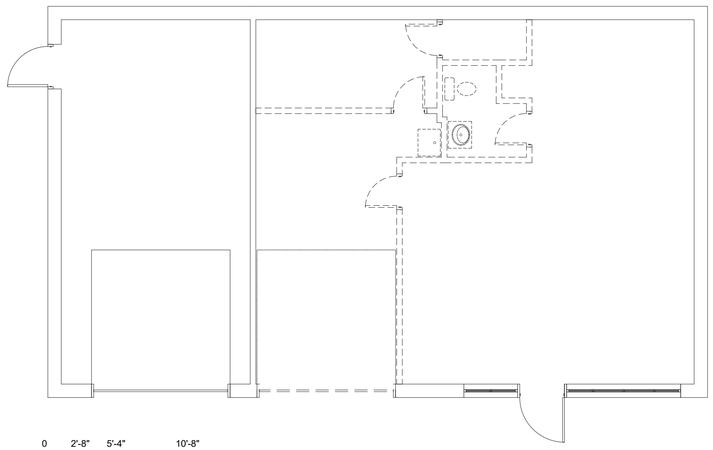


Proposed Rear Elevation
Scale: 3/16" = 1'-0"



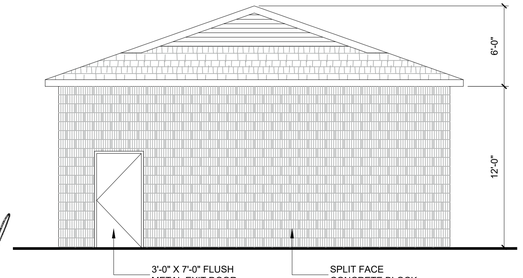
SCALE: 3/16" = 1'-0"

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 Left-Side Elevation
Scale: 3/16" = 1'-0"

Special Use Permit/Site Plan Application
Sheet 2 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'
August 1, 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

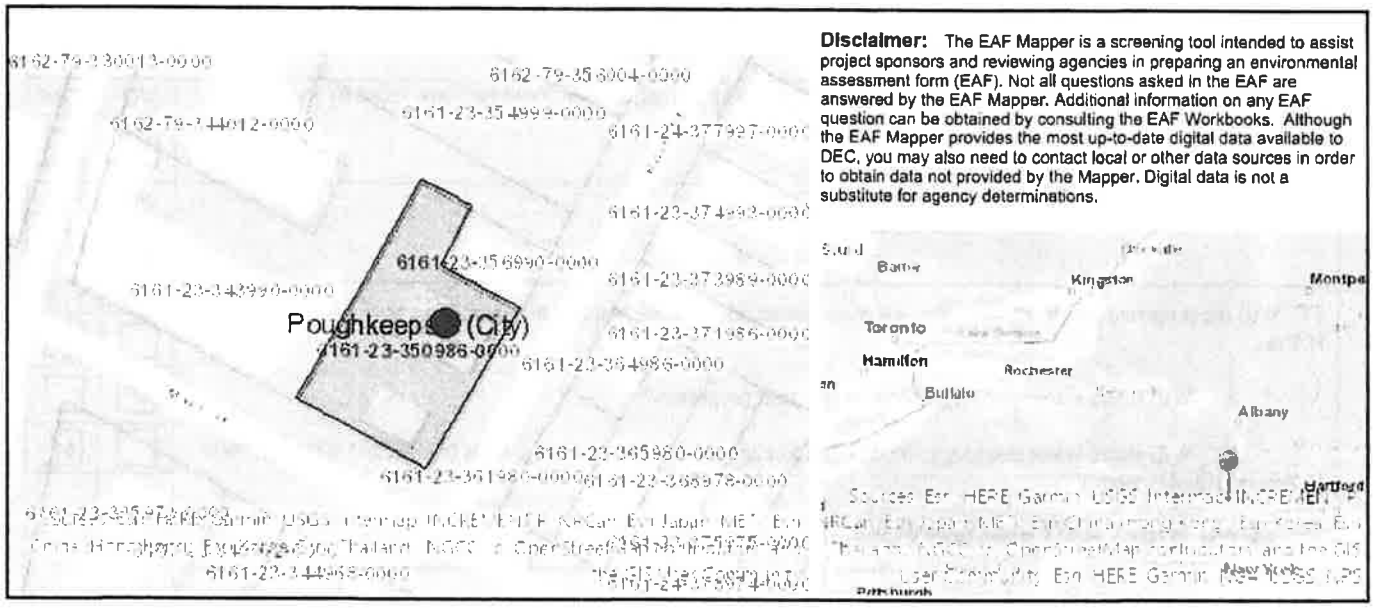
Applicant/sponsor/name: Alphonso Clark C/O Aryeh Siegel Architects Date: 6/15/23

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

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 07/24/2023

PROJECT NAME: 531 Main St

PROJECT ADDRESS: 531 Main St

☒ **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 Acken #112 SGT. E. ACKEN #112	07/24/23

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

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): **3509860000**

Project Name: **Change of Use Mini-mart to Convenience Store**

Applicant: **Kheiraddine Mazouzi**

Address of Property: **531 Main 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:
- ☐ 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:	☐ Major Project
Date Received: **6/28/2023**		Referral #: **ZR23-205**
Date Requested: **7/14/2023**		
Date Required: **7/27/2023**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **7/19/2023**		

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: 3

c) Description of project: Stone Root Subdivision: Subdivision of an existing 0.835+/- acre parcel into three (3) lots to accommodate three 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
Print name: Maureen Lashlee, CEO

5/30/23
Date

Revised February 2012: Previous Editions Obsolete

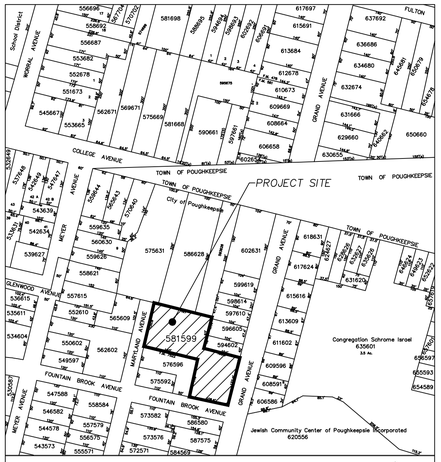
The applicant understands that any changes requested in the requirements of the subdivision regulations, or any request for waivers of those requirements, must be placed in writing with an itemized explanation to substantiate the request.

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.



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

SITE DATA:

TAX ID No.: 6161-49-581599
TOTAL AREA: 0.835 ACRES
ZONE: R-2 (MEDIUM LOW-DENSITY RESIDENCE DISTRICT)

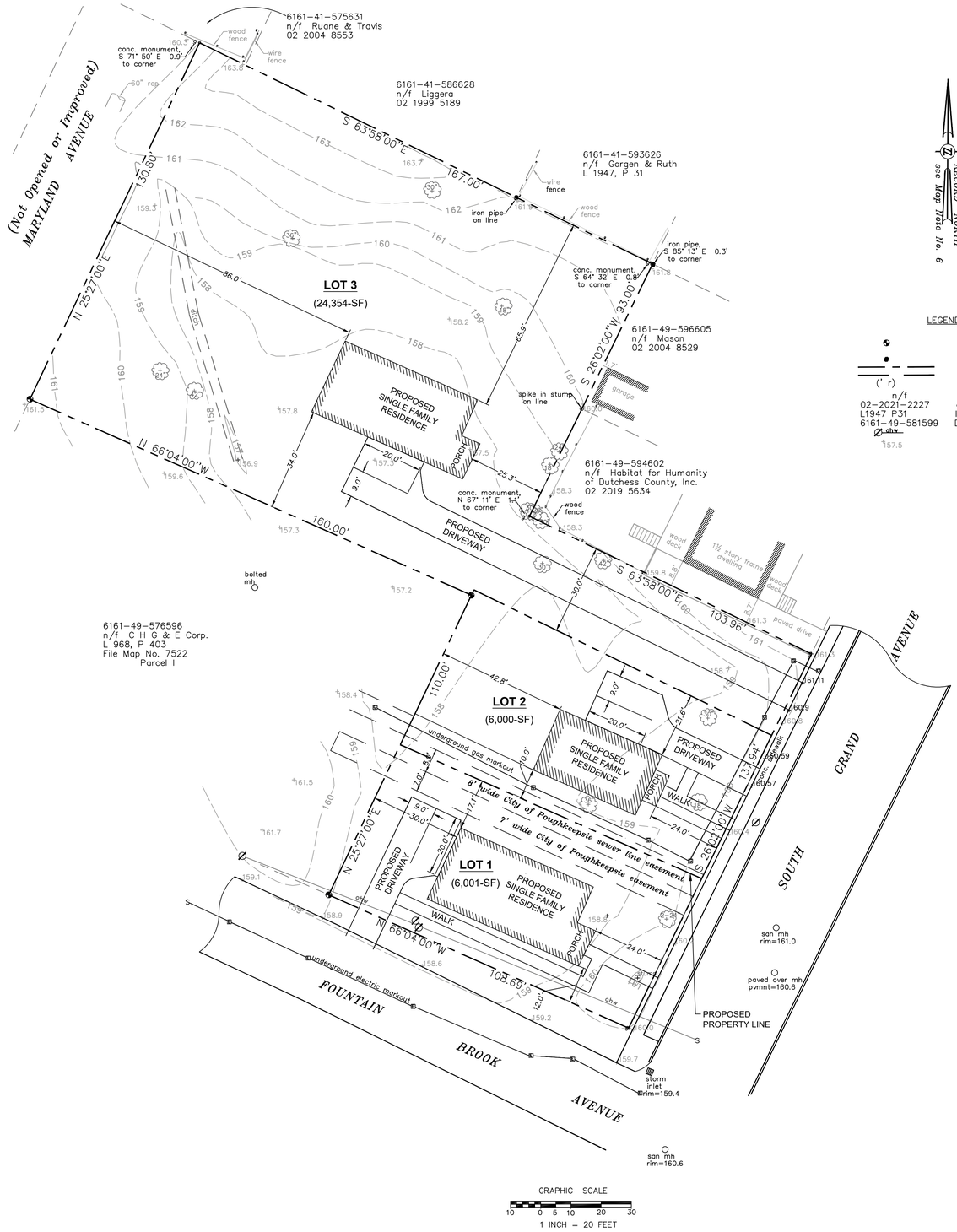
SETBACK REGULATIONS	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
MIN. LOT AREA (SQ.FT.)	6,000	36,365	6,001	6,000	24,364
MIN. LOT WIDTH (FT.)	50	50	55.1	52.8	125.4
MIN. LOT FRONTAGE (FT.)	30	137.94	55.1	52.8	30.0
MIN. FRONT YARD (FT.)	20	20	12.0**	24.0	25.3
MIN. SIDE YARD EACH (FT.)	10	N/A	12.0	10.0	34.0
MIN. SIDE YARD TOTAL (FT.)	20	N/A	29.1	31.6	99.9
MIN. REAR YARD (FT.)	15*	N/A	30.0	42.8	86.0
MIN. LOT COVERAGE (%)	30	0	22.3	14.5	5.5

*THE REAR YARD SHALL BE AT LEAST 15% OF THE LOT DEPTH, BUT NO LESS THAN 15 FEET.

**AREA VARIANCE REQUIRED TO ALLOW FOR 12-FT SETBACK TO FOUNTAIN BROOK AVENUE WHERE 20-FT IS REQUIRED FOR A CORNER LOT

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.



GRAPHIC SCALE
10 0 5 10 20 30
1 INCH = 20 FEET

LEGEND

- capped iron rod set
- concrete monument found
- iron rod or pipe found
- property line
- road boundary (right-of-way)
- record information
- now or formerly (reputed owner)
- (' r) document no. (D.C.C.O.)
- n/f liber (book) and page (D.C.C.O.)
- 02-2021-2227 Dutchess Co. tax map parcel no.
- L1947 P31 utility pole & overhead wires
- 6161-49-581599 spot elevation
- ohw
- 157.5

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 Assessments

NO.	REVISIONS	DRAWN BY	CHECKED BY	PRELIMINARY	FINAL
1.	REVISED PER PLANNING COMMENTS	CRP	LJP	BY	CRP
2.	ARCHITEC. / SITE PLAN REVISIONS	CRP	LJP	DATE	8/1/23

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: 23-10
SHEET NUMBER: C1

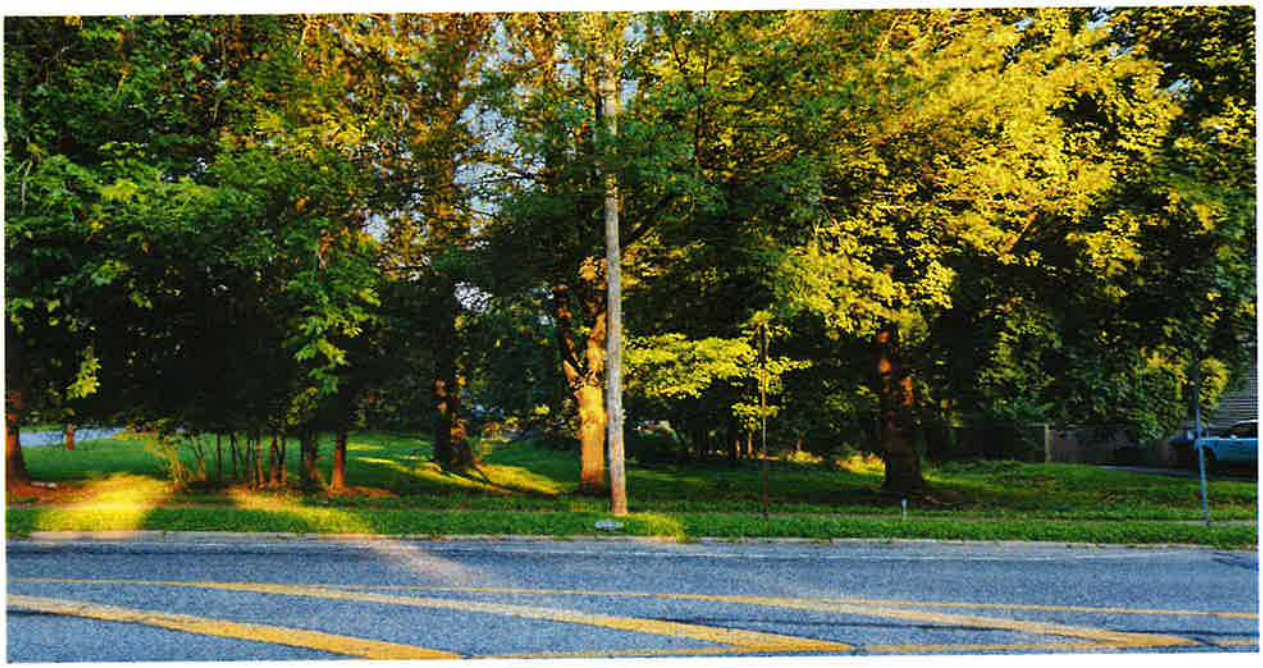


Figure 1: View of subject property from S Grand looking West

Figure 2: View of South side of subject property and S Grand/Fountain Brook intersection from S Grand Ave looking Southwest

Figure 3: View of subject property from S Grand/Fountain Brook intersection looking Northwest

Figure 4: View across S Grand from subject property looking Northeast

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: Habitat for Humanity

From: Tyler Maegerle, Junior Planner

Date: 6/15/2023

Re: South Grand Avenue – Stone Root Subdivision

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 subdivision of an existing 0.835 acre parcel that is currently vacant into four lots to accommodate four new single family residences.

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).

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 & Site Plan for Modular Construction

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 three (3) lots to accommodate three (3) new single family residences. The new residences for Lots 1 and 2 are proposed to be modular home construction. All lots shall connect 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 & Site Plan Approval from City of Poughkeepsie Planning Board; Area Variance Approval from the City of Poughkeepsie ZBA	☐	☑

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: _____		
_____		
_____		

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

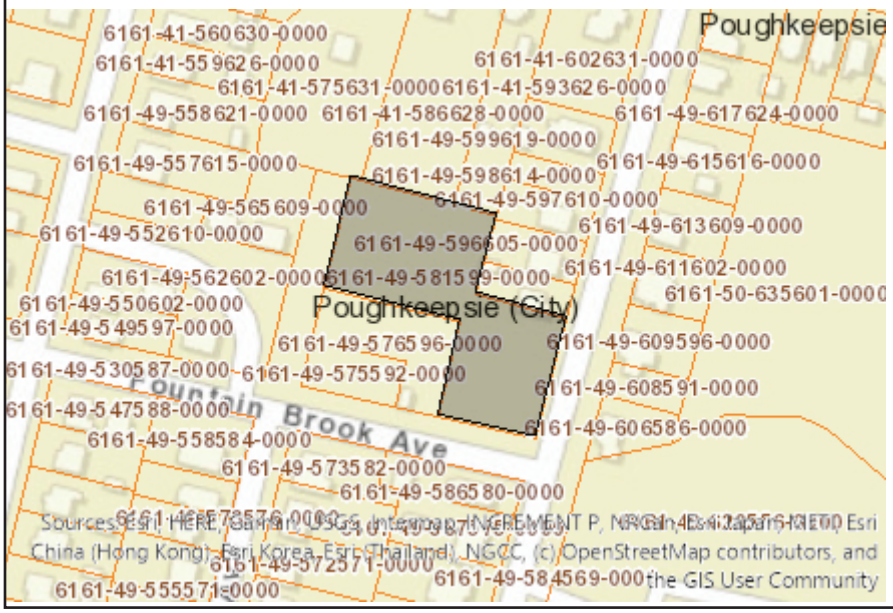
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water 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



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

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: S Grand Avenue - Stone Root Subdivision Lot 1

II. PROPERTY OWNER: Habitat For Humanity
ADDRESS: 1822 South Road

Wappingers Falls, NY (state and zip code)

PHONE NUMBER: 845-297-7610 (include area code)

III. NAME OF APPLICANT: _____

ADDRESS: Same as Owner

_____

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

EMAIL ADDRESS: _____

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

IV. CONSULTANT: Lawrence J. Paggi, PE, PC

ADDRESS: 43 Broad Street

_____

Fishkill, NY 12524 (state and zip code)

PHONE NUMBER: 845-897-2375 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____

Proposed modular construction for new single family homes

VI. ZONING DISTRICT: R-2

(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: $280,000 (per lot)

LOT AND BULK INFORMATION:

Lot area: 0.138 (acres) 6,001 (square feet)

Building Footprint: 1,200 (proposed square feet for new construction)

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

n/a (total building footprint, square feet)

Lot Coverage: 22.3 (percentage, building coverage only)

Gross Floor Area: 1,200-sf (proposed square feet for new construction)

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

n/a (total gross floor area, square feet)

Building Height: 1 (stories) 16'4" (feet)

Floor Area Ratio: 22.3 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 2

B) Number of Off-Street Parking Spaces provided: 2

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

Is municipal parking available within 600 feet? n/a (Yes) n/a (No)

If yes, name all such municipal facilities: n/a

(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):

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Modular construction single family home - 1 story
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: n/a

Number of one (1) bedroom units: n/a

Number of two (2) bedroom unit's n/a

Number with three or more bedrooms: n/a

Total number of units: n/a

C) Is funding public? n/a Yes n/a 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: n/a

C) Days/Hours of Operation: n/a

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: n/a

C) Number of Washing Machines (for laundromat): n/a

D) Days/Hours of Operation: n/a

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): n/a

B) Number of Employees: n/a

C) Days/Hours of Operation: n/a

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): n/a

C) Meals served (i.e., breakfast, lunch, dinner): n/a

D) Type of Menu: n/a

E) Days/Hours of Operation: n/a

F) Entertainment (live and/or recorded): n/a

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

H) If yes, how many seats at the bar? n/a

I) Is a drive-through window proposed? n/a

J) Is a walk-up window proposed? n/a

K) Is an outdoor seating area proposed? n/a

L) If yes, how many seats are proposed? n/a

M) If yes, is outdoor cooking proposed? n/a

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

A) Specify Use: n/a

B) Number of shifts (if any): n/a

C) Number of employees: n/a
(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: 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: n/a

B) Number of shifts (if any): n/a

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

D) Number of beds (hospitals, nursing homes, etc): n/a

E) Number of seats in largest assembly space: n/a

F) Number of classrooms (schools): n/a

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

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

I) Days/Hours of Operation: n/a

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Maureen Lashlee, CEO, 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.

Maureen Brennan Lashlee _____ 8/1/2023 _____

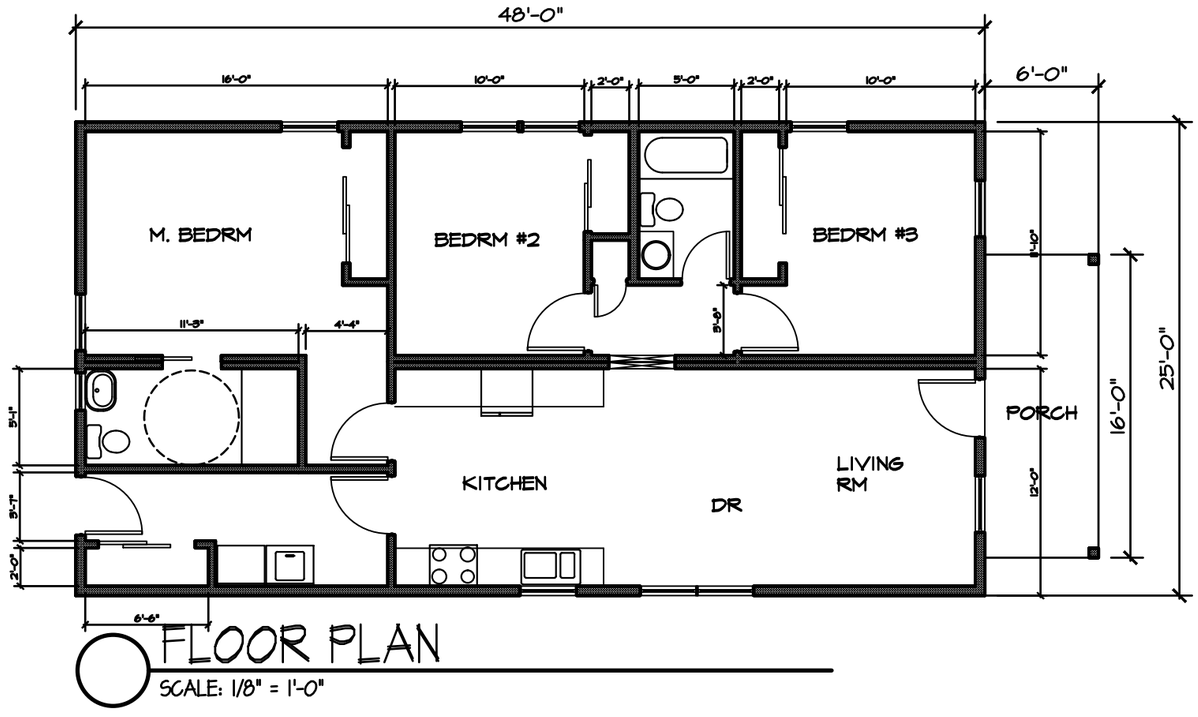
Signature of Applicant Date

FOUNTAIN BROOK ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH GRAND ELEVATION

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT

PROPOSED HOME
LOT 1
DUTCHESS COUNTY HABITAT FOR HUMANITY

LOCATION
SOUTH GRAND AVE AND FOUNTAINBROOK AVE
CITY OF POUGHKEEPSIE, NEW YORK

D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
FAX 845-452-5359
email david@dfarcht.com
www.dfarcht.com

DATE
AUGUST 1, 2023

SK1.1

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: S Grand Avenue - Stone Root Subdivision Lot 2

II. PROPERTY OWNER: Habitat For Humanity
ADDRESS: 1822 South Road

Wappingers Falls, NY (state and zip code)

PHONE NUMBER: 845-297-7610 (include area code)

III. NAME OF APPLICANT: _____

ADDRESS: Same as Owner

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

EMAIL ADDRESS: _____

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

IV. CONSULTANT: Lawrence J. Paggi, PE, PC

ADDRESS: 43 Broad Street

Fishkill, NY 12524 (state and zip code)

PHONE NUMBER: 845-897-2375 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):

Proposed modular construction for new single family homes

VI. ZONING DISTRICT: R-2

(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: $280,000 (per lot)

LOT AND BULK INFORMATION:

Lot area: 0.138 (acres) 6,000 (square feet)

Building Footprint: 814 (proposed square feet for new construction)

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

n/a (total building footprint, square feet)

Lot Coverage: 14.5 (percentage, building coverage only)

Gross Floor Area: 1,628 (proposed square feet for new construction)

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

n/a (total gross floor area, square feet)

Building Height: 1 (stories) 24'2" (feet)

Floor Area Ratio: 27.1 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 2

B) Number of Off-Street Parking Spaces provided: 2

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

Is municipal parking available within 600 feet? n/a (Yes) n/a (No)

If yes, name all such municipal facilities: n/a

(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):

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Modular construction single family homes
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: n/a

Number of one (1) bedroom units: n/a

Number of two (2) bedroom unit's n/a

Number with three or more bedrooms: n/a

Total number of units: n/a

C) Is funding public? n/a Yes n/a 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: n/a

C) Days/Hours of Operation: n/a

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: n/a

C) Number of Washing Machines (for laundromat): n/a

D) Days/Hours of Operation: n/a

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): n/a

B) Number of Employees: n/a

C) Days/Hours of Operation: n/a

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): n/a

C) Meals served (i.e., breakfast, lunch, dinner): n/a

D) Type of Menu: n/a

E) Days/Hours of Operation: n/a

F) Entertainment (live and/or recorded): n/a

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

H) If yes, how many seats at the bar? n/a

I) Is a drive-through window proposed? n/a

J) Is a walk-up window proposed? n/a

K) Is an outdoor seating area proposed? n/a

L) If yes, how many seats are proposed? n/a

M) If yes, is outdoor cooking proposed? n/a

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

A) Specify Use: n/a

B) Number of shifts (if any): n/a

C) Number of employees: n/a
(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: 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: n/a

B) Number of shifts (if any): n/a

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

D) Number of beds (hospitals, nursing homes, etc): n/a

E) Number of seats in largest assembly space: n/a

F) Number of classrooms (schools): n/a

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

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

I) Days/Hours of Operation: n/a

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

_____

_____

_____

_____

_____

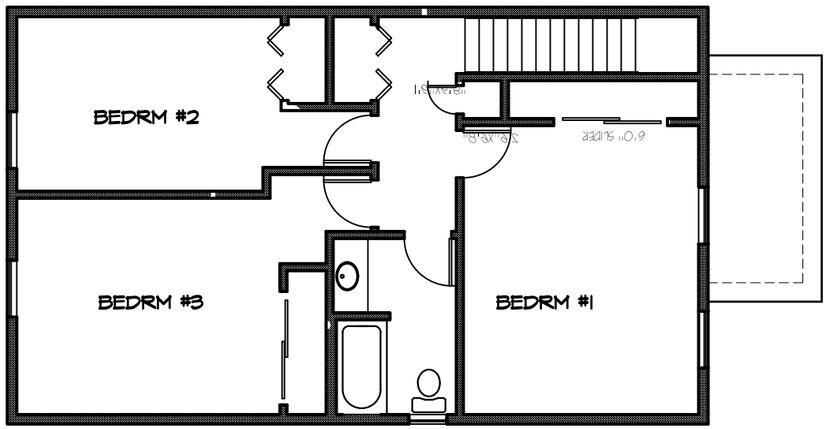
XVII. APPLICANT CERTIFICATION

I, Maureen Lashlee, CEO, 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.

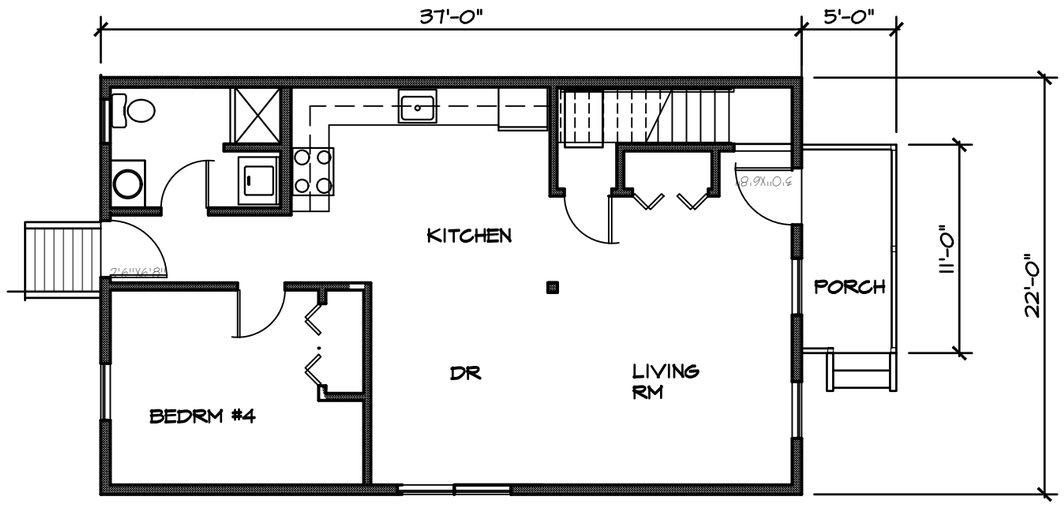
Maureen Brennan Lashlee _____ 8/1/2023 _____

Signature of Applicant Date



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT

PROPOSED HOME LOT 2 DUTCHESS COUNTY HABITAT FOR HUMANITY

LOCATION
SOUTH GRAND AVE AND FOUNTAINBROOK AVE
CITY OF POUGHKEEPSIE, NEW YORK

D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
FAX 845-452-5359
email davidf@dfarcht.com
www.dfarcht.com

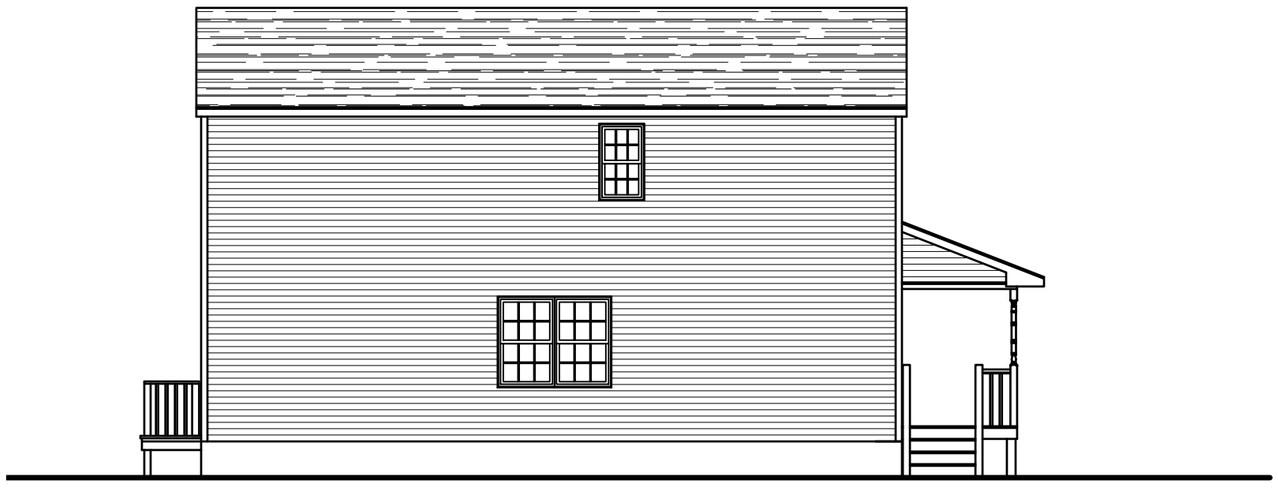
DATE
AUGUST 1, 2023

SK1.1

SOUTH GRAND ELEVATION

SCALE: 1/8" = 1'-0"

89 SOUTH GRAND



FOUNTAIN BROOK ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT

PROPOSED HOME LOT 2 DUTCHESS COUNTY HABITAT FOR HUMANITY

LOCATION
SOUTH GRAND AVE AND FOUNTAINBROOK AVE
CITY OF POUGHKEEPSIE, NEW YORK

D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
FAX 845-452-5359
email david@dfarcht.com
www.dfarcht.com

DATE
AUGUST 1, 2023

SK1.2

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

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)

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: _____

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A) Specify Use: _____

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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? _____

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A) Specify Use: _____

B) Number of shifts (if any): _____

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

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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

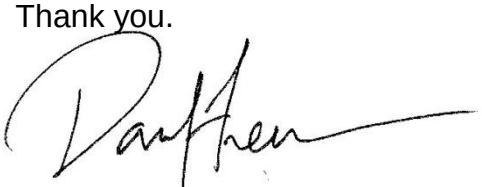
Signature of Applicant Date

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

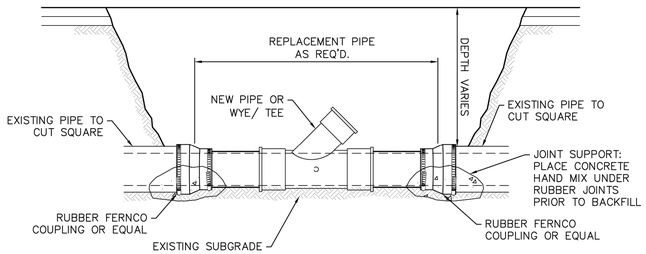
Cover Letter
11 Marshall Street
For New Home for Habitat for Humanity of Dutchess County

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

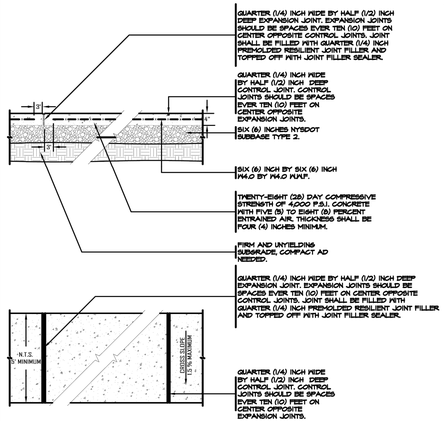


NOTES:

1. FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY MEDTHODS APPROVED BY THE CITY ENGINEER.

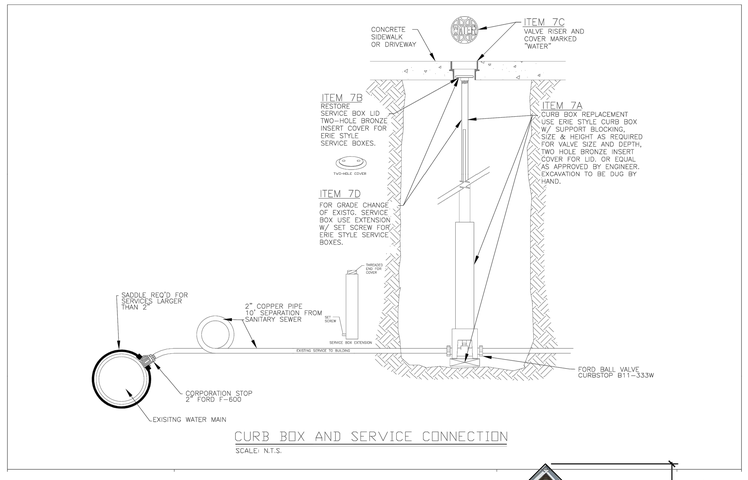
TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL

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 PORTLAND CEMENT 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 STRUCTURE 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.

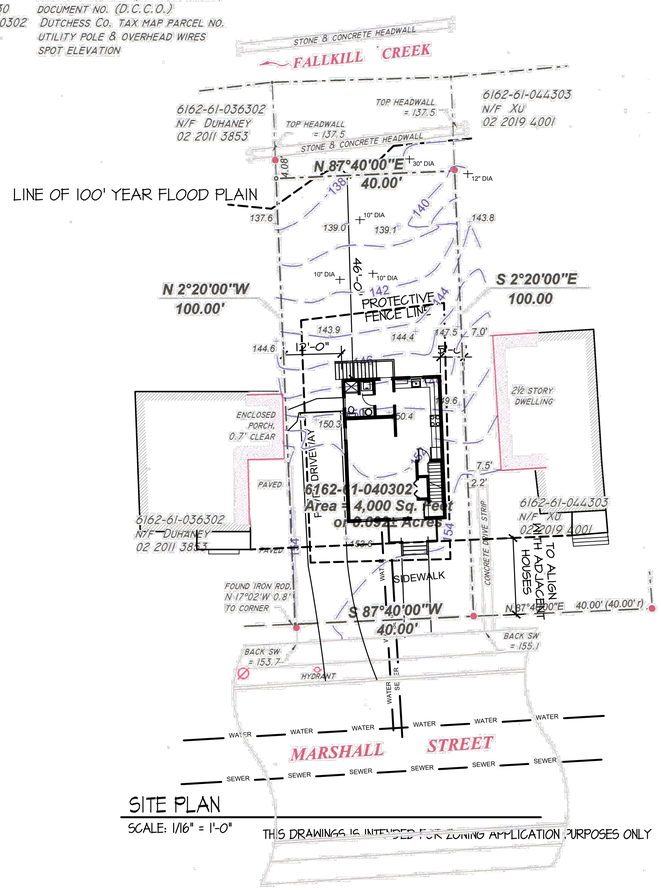


CURB BOX AND SERVICE CONNECTION

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.
- Ø UTILITY POLE & OVERHEAD WIRES
- 153.6 SPOT ELEVATION



SITE PLAN

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

THIS DRAWINGS IS INTENDED FOR ZONING APPLICATION PURPOSES ONLY

N

0 5' 10' 20' 40'

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

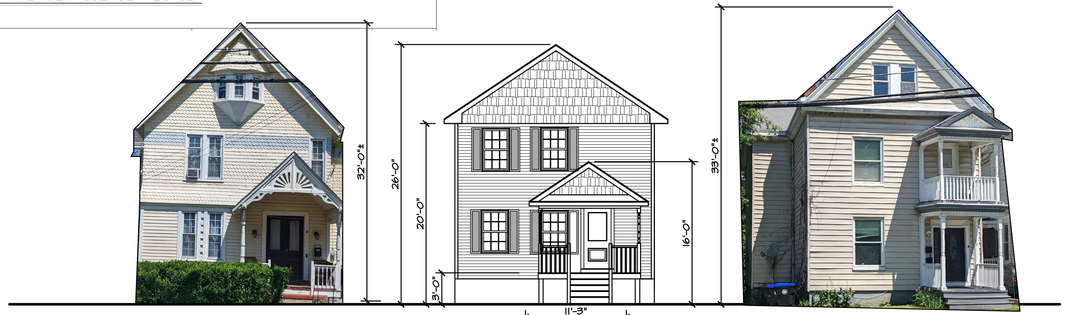
SCREENING AND LANDSCAPING IS NOT REQUIRED

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

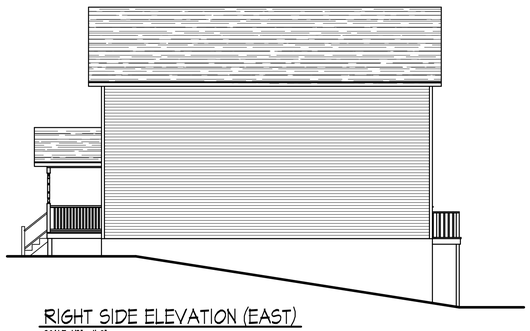
ROADWAY TO BE SWEPT OF DEBRIS AND SOIL EACH DAY CONSTRUCTION OCCURS

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.



FRONT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

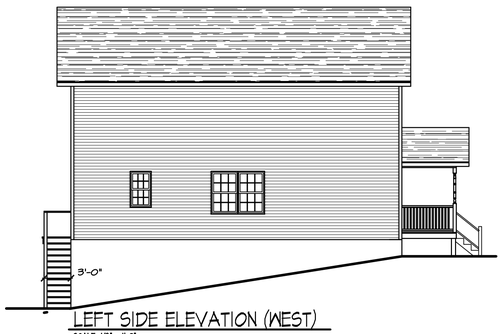


RIGHT SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

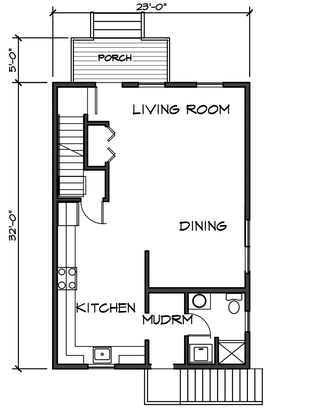
REAR ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



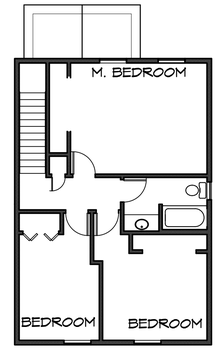
LEFT SIDE ELEVATION (WEST)

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, Applicant

From: Natalie Quinn, Development Director

Date: February 27, 2023

Re: 040302 Marshall Street, #PB2023-009 & ZBA2023-003 - SEQRA Classification

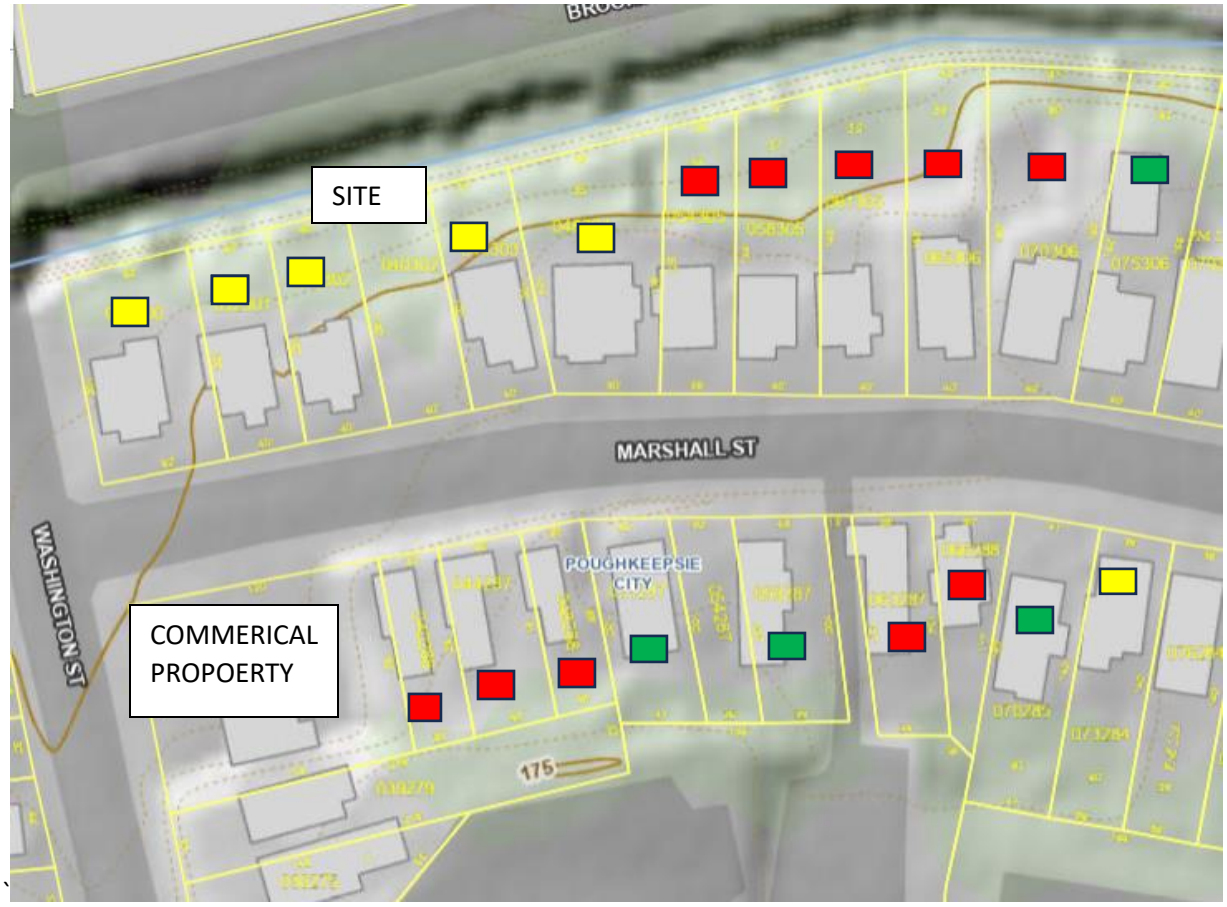
---

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 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.

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



Marshall Street Project

For New Home for Habitat for Humanity of Dutchess County

Adjacent Existing Parking

No Parking

Single Car Parking Side Yard

Meets Zoning Code Parking

`

Marshall Street Project

For New Home for Habitat for Humanity of Dutchess County

Adjacent Existing Parking

3 Marshall Street

9 Marshall Street

Habitat Parcel

Marshall Street

15 Marshall Street

19 Marshall Street

*Two Family

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

Poughkeepsie Natural Resource Inventory
Habitat for Humanity of Dutchess County
Marshall Street Project

The following information is prepared for the City of Poughkeepsie's Poughkeepsie Natural Resource Inventory ("NRI").

The information utilizes the Poughkeepsie Natural Resource Inventory online mapping tool to identify and display the parcel in question within the Inventory's six resource maps – Geology and Soils; Water Resources; Habitats; Land Use; Historic Resources; and Recreational Resources.

Proposed Project and Existing Site Description:

The project is to construct a single family home of modular construction on an existing lot on Marshall Street (there has not been an assigned street number). City of Poughkeepsie Zoning Code requires a Special Permit for homes of Modular Construction

The existing site is located on the north side of Marshall Street, four homes from Washington Street. The existing site is partially wooded. The neighborhood is well established homes.

The rear of the property no longer directly abuts the Falkill Creek because of a lot line change with the current deed.

Resource Information

Geology and Soils
Based on the information the geology is soil over Graywackle/shale. The adjacent homes have full basements, so it is assumed that the shale is either below the depth of the proposed excavation elevation or soft shale.

Water Resources
Based on information the rear of the property abuts a Floor Hazard area. Again, the rear of the property no longer directly abuts the Falkill Creek because of a lot line change with the current deed. The outline of the site does not accurately reflect the current lot line.

Habitat
Based on the information no habitats are noted for the site. The Falkill Creek is identified as a stream but no other habitats are identified within 100 feet of the project.

Land Use
Based on the information the land use on south, east and west side of the project is residential. There is vacant land to the north. Diagonally to the southwest is commercial.

Historic Resources
Based on the information there are no historic resources within 100 feet of the project.

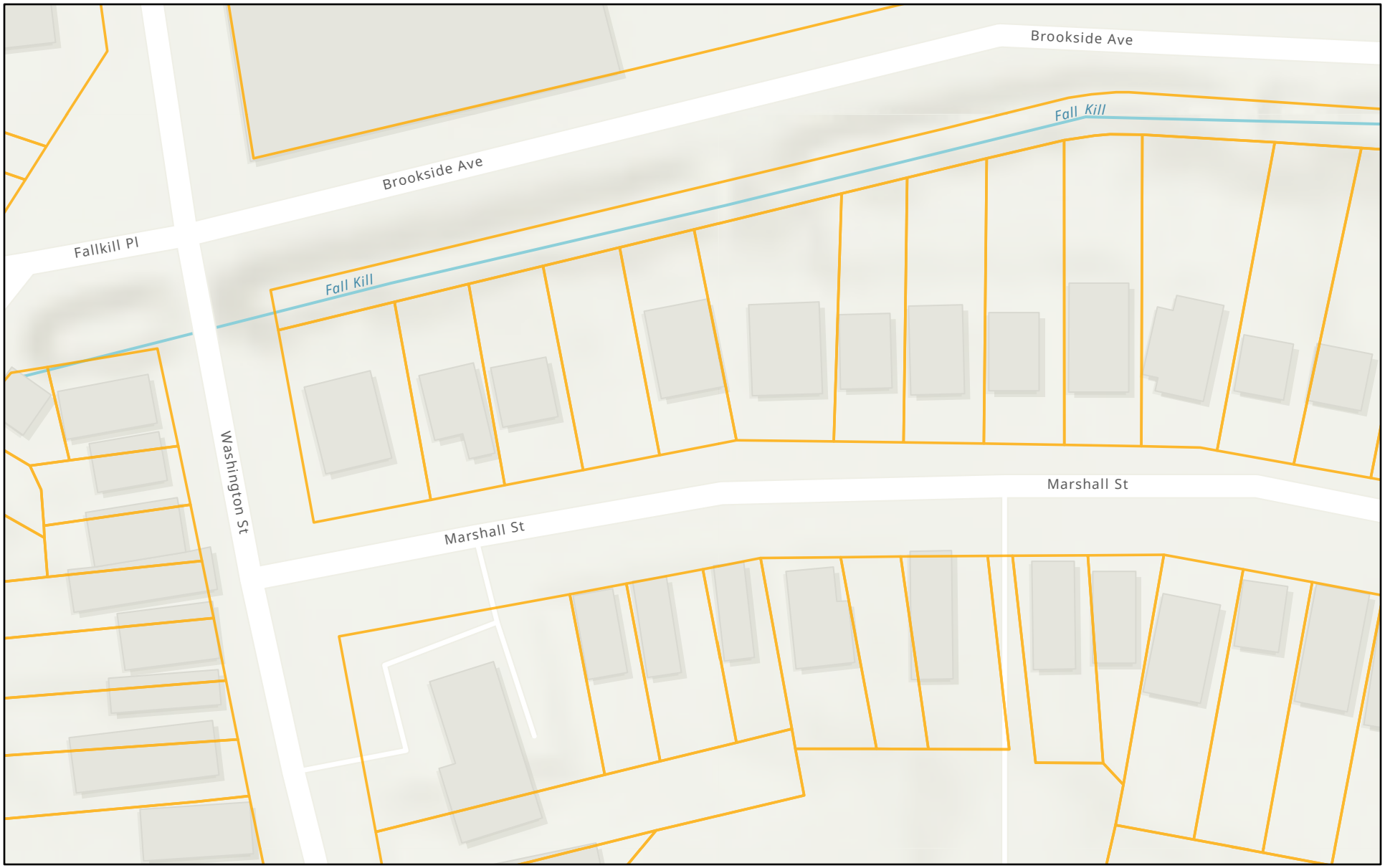
Recreational resources
Based on the information there are no recreational resources with 100 feet of the project. The map does identify the connecting walking path from the Mid Hudson Bridge to the Walkway over the Hudson.

Pollinator Pathway
Based on the information there are no Pollinator Pathways within 100 feet of the project. There is a potential pollinator pathway approximately 250 feet to the southeast.

Respectfully submitted,

July 13, 2023

Habitat Marshall Street Historic Resources



7/12/2023, 3:03:16 PM

Parcel Boundaries

City of Poughkeepsie Boundary

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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ArcGIS Web AppBuilder

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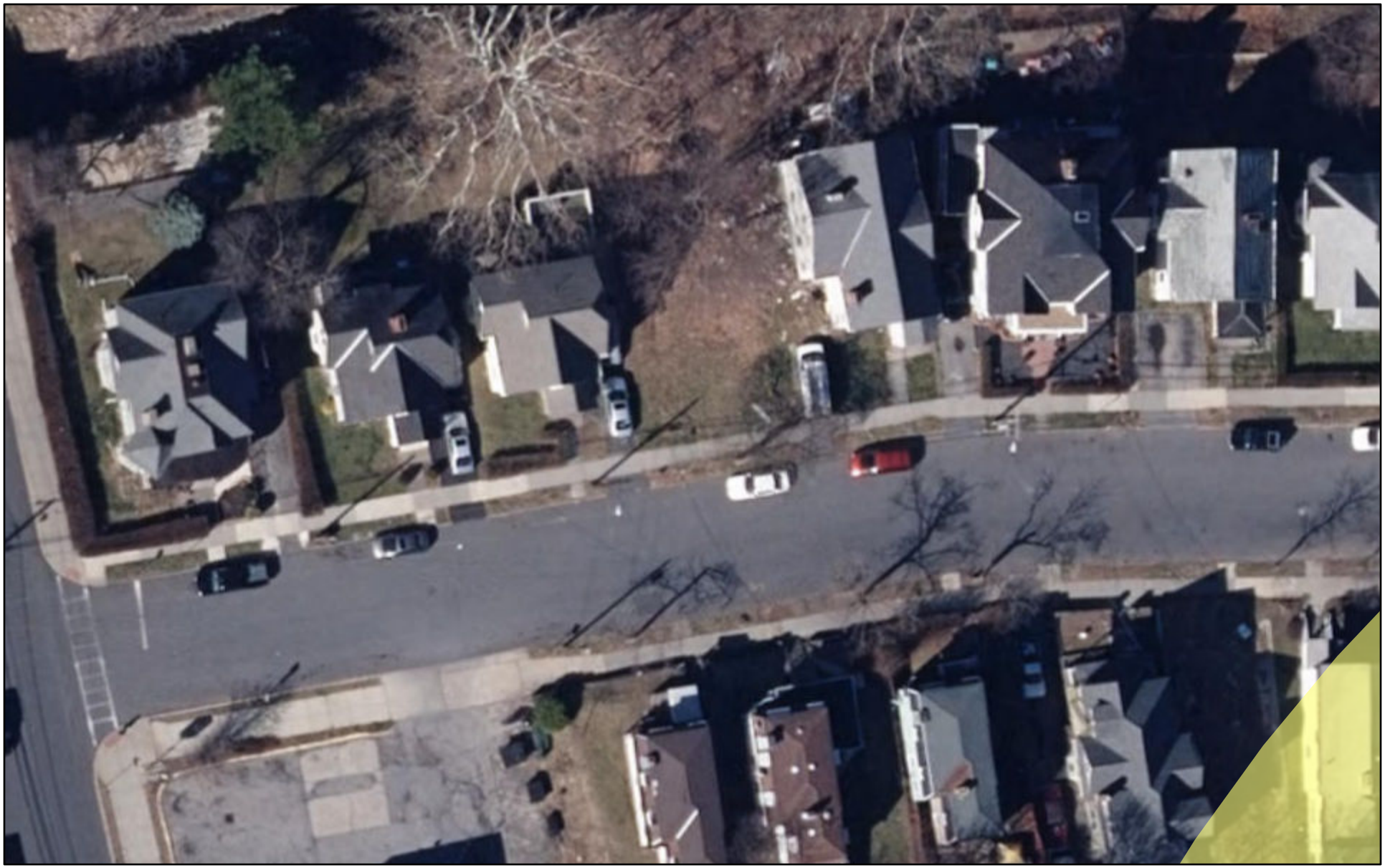
Habitat Marsh Street Project Pollinator Pathway



7/13/2023, 11:54:18 AM

Potential Pathway

Poughkeepsie Boundary

1:564

0 0 0.01 0.01 mi

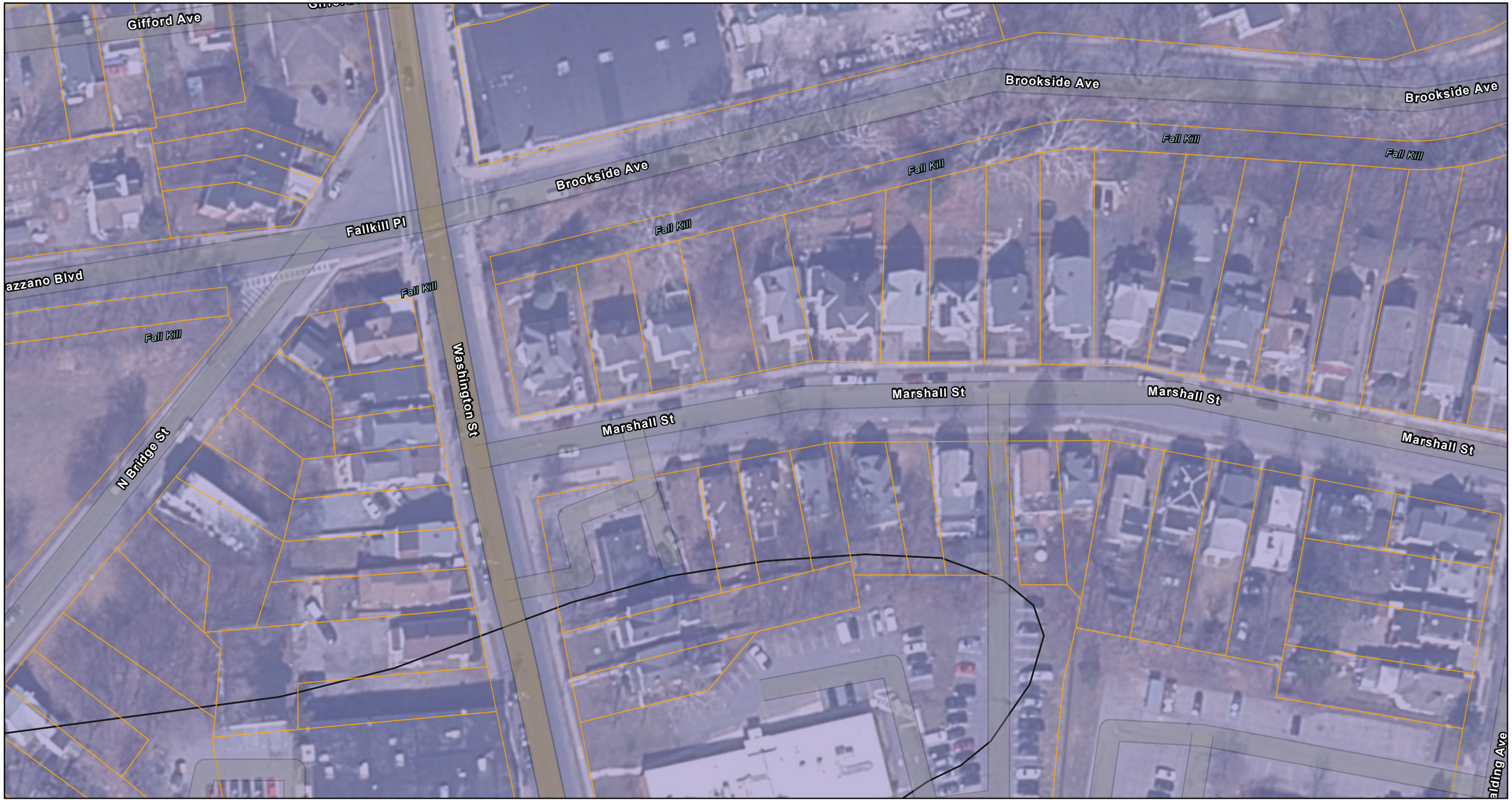
0 0.01 0.01 0.02 km

New York State, Maxar, Microsoft

ArcGIS Web AppBuilder

New York State, Maxar, Microsoft

Habitat Marshall St Project Geology and Soils



7/12/2023, 1:08:52 PM

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Graywacke, shale (Oag)

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

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Applicant

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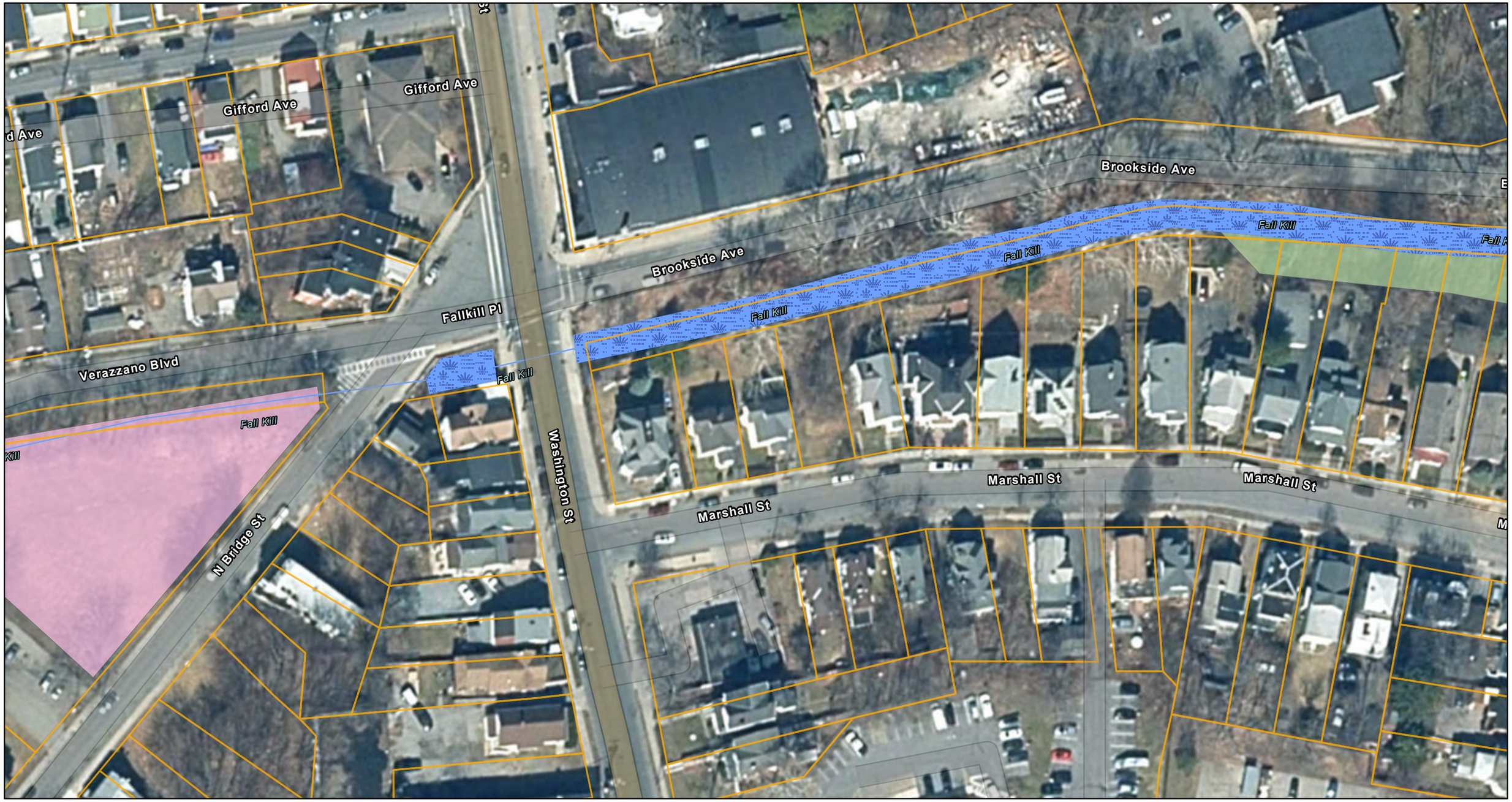
Habitat Marshall Street Project Habitats



7/12/2023, 1:14:56 PM

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Wetlands
- Hudsonia Surface Water

Hudsonia Streams

- Perennial Stream or Not Classified

Hudsonia Habitats

- Developed
- Cultural
- Stream
- Upland hardwood forest

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

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Applicant

Habitat Marshall Street Project Land Use

7/13/2023, 2:00:51 PM

City of Poughkeepsie Boundary

Land Use by Parcel

Commercial

Community Services

Residential

Vacant Land

Water

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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ArcGIS Web AppBuilder

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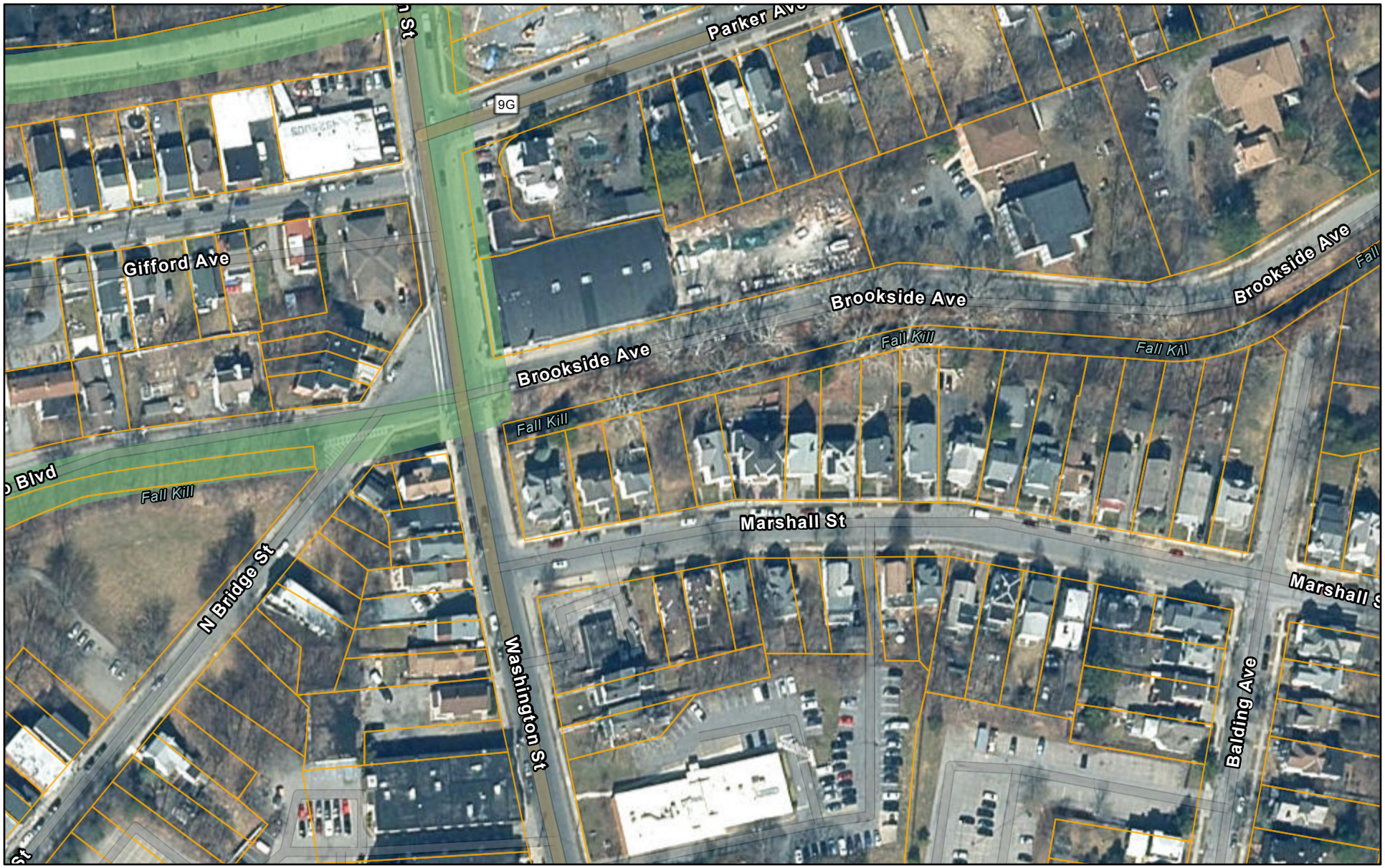
Habitat Marshall Street Project Recreational Resources



7/12/2023, 3:06:21 PM

Parcel Boundaries

Parks and Open Spaces

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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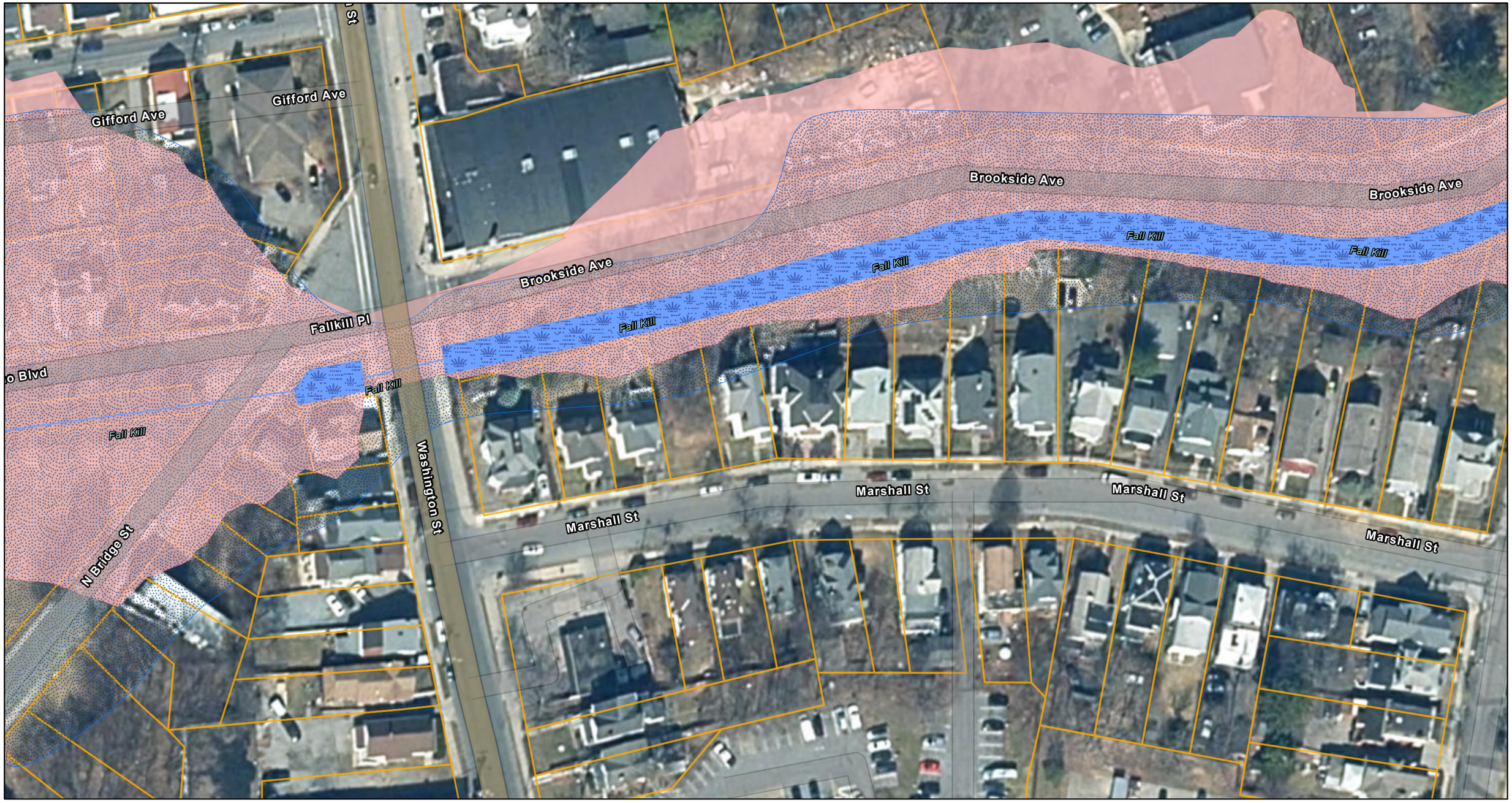
Habitat Marshall Street Project Water Resources



7/12/2023, 1:12:44 PM

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Wetlands
- Surface Water

Streams

- Perennial Stream or Not Classified
- Riparian Buffers
- Flood Hazard Areas

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 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 |

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4623 Fax: (845) 451-4263

DRAFT APPROVAL

WHEREAS, the Planning Board has received an application from David Freeman RA and Habitat for Humanity the proposed placement on Lot# 040302 Marshall Street, of a two story modular home, File #2023-009; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by David Freeman RA, dated 6/9/23, and supplemental documentation; and,

WHEREAS, a public hearing was held and closed at the August 15th, 2023 Planning Board meeting; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval and special permit approval relative to the proposed placement on Lot# 040302 Marshall Street, of a two story modular home, with the following conditions that shall be completed prior to signing of the site plan:

- The Zoning Board of Appeals grants the requested area variances; reducing the required parking spaces, reducing the required front of lot width; and reducing the side yard.

Motion: _____

Second:
Carried:

Board Administrative Assistant

_____
Date

July 24, 2023

Ms. Lori Garcia
City of Poughkeepsie Planning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601]

Re: 15 North Cherry Street
Parcel ID #131300-6162-79-344012
File # 2022-011
Site Plan Approval Extension Request

Dear Ms. Garcia:

According to Section 19-6.1(3)(a) of the City of Poughkeepsie Zoning Code, the Applicant is requesting a Site Plan Approval Extension for the above referenced parcel.

The project received Planning Board approval on August 16, 2022.

The project has been temporarily delayed due to the current development climate, with increasing construction costs and high interest rates both being factors. However, we believe that this project remains vital for the revitalization of the Main Street corridor in Poughkeepsie and would thus like to seek a one-year extension of the approval.

Kindly advise if you require anything further for this request. Thank you.

Sincerely,

Chaim Hirsch
North Cherry Holdings LLC
7 Lety Lane
Suffern, NY 10901

CUDDY +FEDER LLP

300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Alec R. Gladd, Esq.
agladd@cuddyfeder.com

July 24, 2023

BY EMAIL & FEDEX

Hon. Anne Saylor, Chair
And Member of the Planning Board
City of Poughkeepsie
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, New York 12601

Re: Request for Six-Month Extension of Subdivision Approval
Admiral Halsey II
Premises: 135 Main Street (Tax ID: 6062-76-911183)

Dear Chair Saylor and Members of the Planning Board:

On behalf of Omni New York, LLC (Applicant), we are writing to request a six (6) month extension of the Planning Board's two-lot Subdivision Approval pursuant to Chapter 16 of the City Code and Article 3 of the General City Law. The February 22, 2023 two-lot Subdivision approval to permit the construction of 72 income restricted senior dwelling units is set to expire on August 21, 2023. *See* **Exhibit A** – Planning Board Approval Letter Packet.

The Applicant is diligently pursuing the conditions of approval and is waiting on funding from the State of New York for this affordable senior housing development. Given the delay from the State, we respectfully submit this request for two (2), 90-day extensions of the Subdivision Approval, thus extending the Approval to February 17, 2024.

We request this matter be placed on the Planning Board's August 15, 2023 agenda for consideration. In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration in this matter.

Very truly yours,

Alec R. Gladd

Enc.

5738622.v1
5738622.v1

EXHIBIT A

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4623 Fax: (845) 451-4006

March 9, 2023

Tinkelman Architecture
25 Van Wagner Road
Poughkeepsie, NY 12603

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

Dear Applicant:

This letter is to inform you of the action taken at the Planning Board meeting held on February 22, 2023, relative to the application for site plan approval referenced above. The Board granted approval of the application in accordance with the attached resolution, with the following conditions:

- Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of $30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer: following the recommendations of the Engineering Department, a performance bond will be established.

- Upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval

- Comments 1-6 noted on a letter from the engineering department dated 2/7/2023 shall be addressed to the satisfaction of that department.

Please note, all conditions should be written the site plan approval block as well as an index outlining each site plan page with revision date must be located on the cover page of the final plans.

Submit two full size copies of the plans to the Development Department in order to obtain the Planning Board stamp of approval and all required City Department Head sign-offs. One set will be retained by the Development Department and the other set will be returned to you to copy as necessary and apply for any required permits.

Pursuant to section 19-6.1(k)(3)(a), site plan approval by the Planning Board is valid for a period of one year for purposes of obtaining any necessary building permits. Failure to obtain a permit within the time-period shall cause the approval to become null and void. Upon an application requesting an extension, for good cause, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year.

Please feel free to contact us if you have any questions in this regard.

Sincerely,

Lori L Garcia

Lori Garcia
Board Administrative Assistant

CITY OF POUGHKEEPSIE
CITY CHAMBERS
2023 MAR 10 AM 9:12

Resolution of the City of Poughkeepsie Planning Board
Site Plan Review for Admiral Halsey II, Subdivision & New Construction
135 Main Street
Date: February 22, 2023

Present		**Excused**
Anne Saylor, Chair	Robert Mallory	Marjorie Smith
Paul Ackerman	Brian Veltre	Nick DeLucca
Sean O'Donnell	Rosaura Andújar-McNeil	

WHEREAS, the Planning Board has received applications for the property located at 135 Main Street from Omni New York, LLC, for Site Plan and two-lot Subdivision approval to permit the construction of a new multifamily building, Admiral Halsey II (the "Project"), consisting of 72 income restricted senior dwelling units on a new lot with the original lot containing the existing 13-story Admiral Halsey I multifamily building which consists of 119 income restricted senior dwelling units, and includes reconfigured off-street parking and usable open space which is shared between the two lots and designed to operate as a single-integrated development; and,

WHEREAS, the Project is located in the Urban Density Residence Zoning District (R-6), which district is intended to provide areas for very intense residential development; and,

WHEREAS, the Applications were first presented to the City of Poughkeepsie Planning Board September 21, 2021; and

WHEREAS, the applications were accompanied by the Site Plan prepared by Rodney E. Morrison, LPE, LRC Group, last revised February 3, 2023, and Subdivision Plat prepared by Rodney E. Morrison, LPE, LRC Group, last revised February 3, 2023 and supplemental materials as fully set forth in the attached "Application Materials and Review History"; and,

WHEREAS, the Applications are an Unlisted Action under the State Environmental Quality Review Act ("SEQRA"); and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on September 21, 2021; and,

WHEREAS, the Planning Board circulated the Full Environmental Assessment Form and application and plans to all interested and involved agencies; and,

WHEREAS, the Zoning Board of Appeals, at its August 9, 2022 meeting, consented to the Planning Board serving as lead agency for the purposes of SEQRA; and,

WHEREAS, at the September 20, 2022 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code §§ 19-6.4 and 19-4.17; and,

WHEREAS, the Applicant submitted to the New York State Historic Preservation Office (SHPO) and receive a letter stating "No Adverse Effect" dated November 17, 2020 and, after resubmitting changes, again on October 12, 2022; and,

WHEREAS, at the December 22, 2022 meeting of the Zoning Board of Appeals the requested variances were unanimously approved after duly noticed public hearings were held on February 9, 2022, March 8, 2022, May 10, 2022, August 9, 2022, and November 8, 2022; and,

WHEREAS, the Planning Board opened a public hearing on this application on March 15, 2022, and, as the City returned to in-person meetings, re-noticed and re-opened the hearing for the first time on May 17, 2022 and asked the applicant to re-notice the hearing for the second time for the Planning Board's September 20, 2022 meeting due to the length of time between the May and September hearing, which was continued on November 15, 2022, December 20, 2022 and January 18, 2023 when the hearing was closed; and

WHEREAS, the Applicant has developed a robust record in support of the project as set forth in the attached "Application Materials and Review History" incorporated herein by reference, taking into consideration comments of the Planning Board, the Zoning Board of Appeals and the public.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Planning Board hereby grants the following approvals:

1. Final Subdivision approval to 135 Main Street for the creation two lots of record as shown on the subdivision plat dated 6/17/2021, with last revision date of 2/3/2023; and

2. Site Plan approval as shown on the plan dated 11/29/2022, with last revision date of 2/3/2023, for the construction of a new building, Admiral Halsey II, containing 72 dwelling units and 33 off street parking spaces on the new lot as detailed in the above referenced application, and

3. These approvals are subject to the following conditions:

- Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of $30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer: following the recommendations of the Engineering Department, a performance bond will be established.

- Upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval

- Comments 1-6 noted on a letter from the engineering department dated 2/7/2023 shall be addressed to the satisfaction of that department.

Motion to Approve
Motion: Robert Mallory
Second: Sean O'Donnell
Carried: 6 0 0
Aye Nay Abstention

Lori L. Garcia
Lori L. Garcia
Board Clerk
Planning Board

City of Poughkeepsie Planning Board
Site Plan Review for Admiral Halsey II, Subdivision & New Construction
135 Main Street
Date February 22, 2023

APPLICATION MATERIALS AND REVIEW HISTORY

Date	Description	Author
6/17/21	Subdivision application	Steven Tinkelman, AIA Tinkelman Architecture
6/18/21	Materials Submission	Steven Tinkelman, AIA Tinkelman Architecture
6/22/21	Materials Submission	Steven Tinkelman, AIA Tinkelman Architecture
8/24/21	Zoning Review Letter	Judith Knauss, Deputy Zoning Director
9/21/21	Escrow Established	Planning Board
10/5/21	Materials Submission	Steven Tinkelman, AIA Tinkelman Architecture
10/19/21	Materials Submission	Steven Tinkelman, AIA Tinkelman Architecture
12/2/21	Full EAF Assessment Form Part I	Ken Spillberg
122/21	Materials Submission	Steven Tinkelman, AIA Tinkelman Architecture
12/14/21	Police Department Comments	Agent of Chief Pape
12/16/21	Architectural review letter	Chris Kroner, MASS Design Group
1/3/22	Building Comments	Eric Philipp, Building Inspector
1/19/22	Engineering Form #1	Joseph T. Kane, City Assistant Civil Engineer
2/8/22	Public Comment Letter	Bridge Park Management, LLC
3/1/22	Materials Submission	Tinkelman Architecture and LRC Group
3/22/22	Materials Submission	Tinkelman Architecture and LRC Group
3/15/22	Public Hearing	Public Comments Heard
4/15/22	Detailed evaluation of parking	Philip Grealy, PH.D, PE Colliers Engineering and Design
4/26/22	Materials Submission	Tinkelman Architecture
5/4/22	Materials Submission	Anthony Juliano, Project Architect
5/17/22	Public Hearing	Public Comments Heard
7/20/22	Parking Analysis	Philip Grealy, Colliers
7/26/22	Public Comment Letter	Mary Linge, Hudson River Housing
7/26/22	Materials Submission	Tinkelman Architecture
8/11/22	Materials Submission	Tinkelman Architecture
9/2/22	Materials Submission	Kenneth Casamento, LRC Engineering & Surveying
9/7/22	Fire Department Comments	Joe Franco, Fire Chief
9/9/22	Soil & Materials Management Plan	LRC Group
9/16/22	Fire Department Comments	Joe Franco, Fire Chief
9/20/22	Negative SEQRA Declaration	
9/20/22	Public Hearing	Public Comments Heard
11/29/22	Site Plans	LRC Engineering & Surveying
11/29/22	SWPPP	LRC Engineering & Surveying
12/6/22	Materials Submission	Robert Turner, Tinkelman Architecture
12/19/22	Public Comment Letter	Holy Light Pentecostal Ministries
12/20/22	Public Comment Letter	Dutchess Count Chamber of Commerce

APPLICATION MATERIALS AND REVIEW HISTORY (cont.)

12/20/22	Public Comment Letter	Tim McQueen, McQueen & Associates and VP of Business Outreach & Development at Community Capital New York, Inc.
12/20/22	Public Hearing	Public Comments Heard
12/21/22	Fire Department Comments	Joe Franco, Fire Chief
1/4/23	Materials Submission	LRC Engineering & Surveying
1/10/23	Fire Department Comments	Joe Franco, Fire Chief
1/18/23	Materials Submission	Tinkelman Architecture
1/18/23	Public Hearing	Public Comments Heard
2/7/23	Engineering Form #2	Joseph T. Kane, City Assistant Civil Engineer
2/8/23	Materials Submission	Tinkelman Architecture

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #2

1. Date: February 7, 2023
2. Name of Site Plan: Admiral Halsey II
3. Address or Location: 135 Main Street
4. Owner: Omni New York
5. Engineer/ Architect: The LRC Group – Ken Casamento
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. Coordinate with City Fire and City Engineering on final location of new hydrant prior to installation.
2. New hydrant to be American Darling B-62-B-5. No substitutions or exceptions.
3. Provide results of investigation that storm sewer for Admiral Halsey I is connected to storm sewer in Main Street and method of determination.
4. Please provide updated utility report. Utility report provided at resubmission is preliminary and does not reflect all changes made to site plan utilities and/ or previous comments provided on 01/19/2022.
5. Provide updated SWPPP Appendix E – Drainage Area Map to facilitate review.
6. Provide an estimate of costs for site work.

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

HERSHBERG
&
HERSHBERG

Consulting Engineers

◆

Land Surveyors

◆

Land Planners

18 Locust Street
lbany, 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

August 1, 2023

Ms. Lori Garcia
Board Administrative Assistant
City of Poughkeepsie Planning & Zoning
62 Civic Center Plaza
Poughkeepsie, New York 12610

RE: Site Plan Application
Rip Van Winkle Apartments
No.10 Rinaldi Boulevard
H&H File #2023-0038

Dear Ms. Garcia:

Revised copies of site plans and architectural renderings were recently delivered to you for the August Planning Board Meeting.

The following changes were made to the site plans:

- Existing trees and shrubs are shown along the sidewalk adjacent to the parking lot
- A picnic table and two benches have been added to Sheet C3.
- Light fixture information updated on Sheet C5.
- Additional landscaping provided along sidewalk adjacent to parking lot on Sheet C6.

Three architectural renderings have been provided:

- The first rendering shows the building addition looking toward the northwest. This rendering is just provided to show the color scheme of the addition, as this does not accurately account for topography.
- The second rendering shows the building addition looking toward the northwest, but accounts for topography. The elevation change from the parking lot to the building addition is significant, so a majority of the building addition is not visible.
- The third rendering shows the existing building looking toward the southeast. Due to the dense treeline and topography change, the building addition would not be visible to anyone from this sight line, or any sight line looking in an easterly direction

If you require any additional information, please 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/230038 LG 8 1 23.doc

MAP REFERENCE

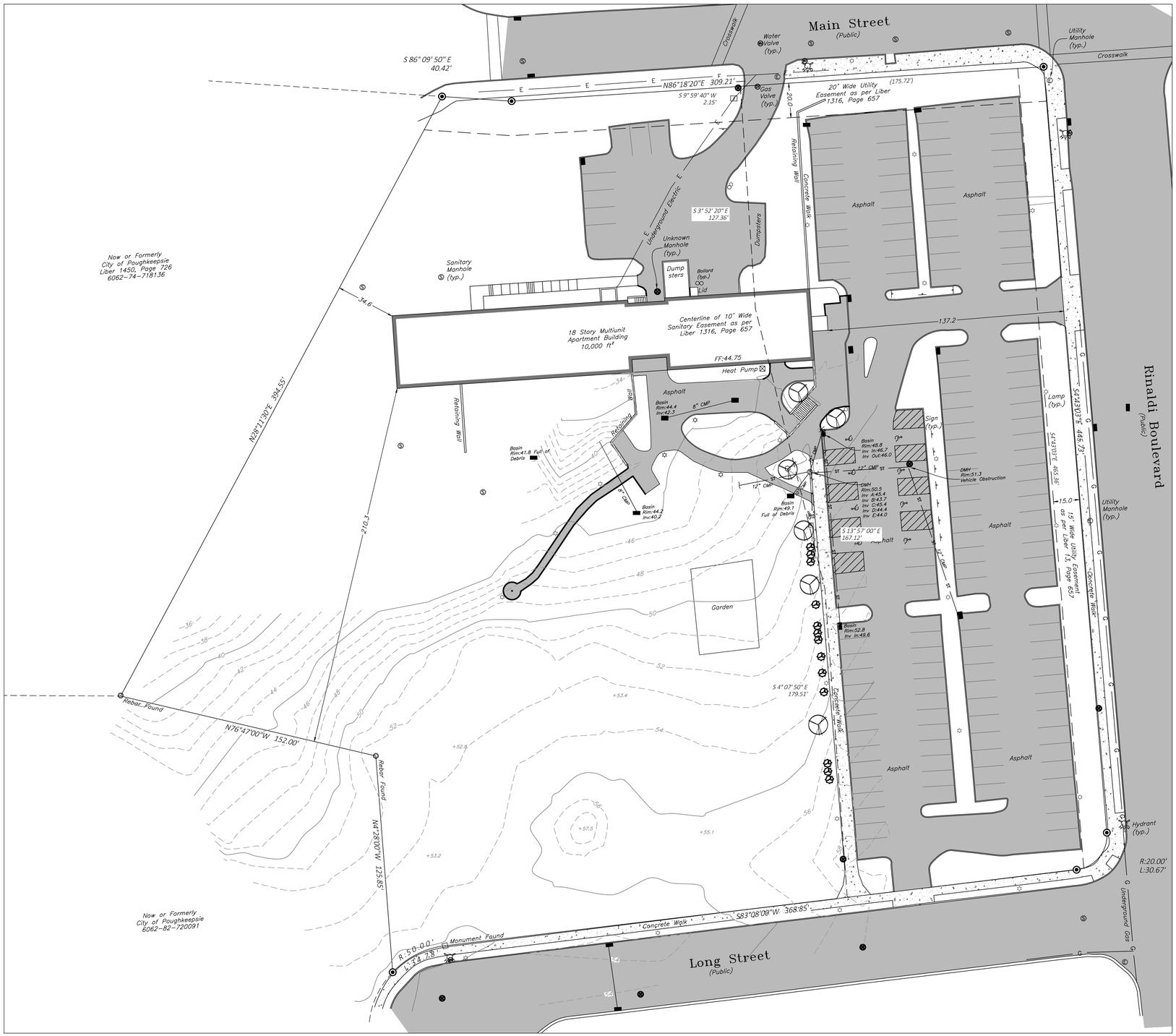
1. A MAP ENTITLED "10 RINALDI BLVD, ALTA/NSPS SURVEY PREPARED FOR RIP VAN WINKLE HOUSE, LLC" PREPARED BY BRENDAN JOHNSON, P.L.S DATED DECEMBER 16, 2022

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

SURVEY NOTES

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2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2, OF THE NEW YORK STAT 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 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 COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
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

HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

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STATE OF NEW YORK
NICHOLAS J. DANIELS
105823
LICENSED PROFESSIONAL ENGINEER

REVISIONS	REMARKS	DATE
	PLANNING REVISIONS	7/14/23

EXISTING CONDITIONS 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: 7/21/23 | 230038-1.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

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

18 Story Multiunit Apartment Building 10,000 ft²

Centerline of 10' Wide Sanitary Easement as per Liber 1316, Page 657

137.2

FF:44.75

Heat Pump

REMOVE ALL ABOVE GROUND FEATURES WITHIN PROJECT LIMITS 5,575 SF / 0.12 ACRES ±

Asphalt

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

Retaining Wall

Basin Rim:44.2 Inv:40.2

REMOVE PIPE

REMOVE PIPE

REMOVE CATCH BASIN

Basin Rim:49.1 Full of Debris

Basin Rim:48.8 Inv In:46.7 Inv Out:46.0

DMH Rim:50.5 Inv A:45.4 Inv B:43.7 Inv C:45.4 Inv D:44.4 Inv E:44.0

S 13° 57' 00" E 167.12'

Asphalt

Basin Rim:52.8 Inv In:49.6

S 4° 07' 50" E 179.51'

Concrete Walk

Garden

Sign (typ.)

DMH Rim:51.3 Vehicle Obstruction

Lamp (typ.)

S 4° 42' 03" E 445.73'

15.0

15' Wide Utility Easement as per Liber 1316, Page 657

Utility Manhole (typ.)

Concrete Walk

Asphalt

Asphalt

Rinaldi Boulevard

(Public)

210.3

46

48

50

52

54

+53.4

+52.8

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REVISIONS		
REMARKS	DATE	
PLANNING REVISIONS	7/14/23	

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

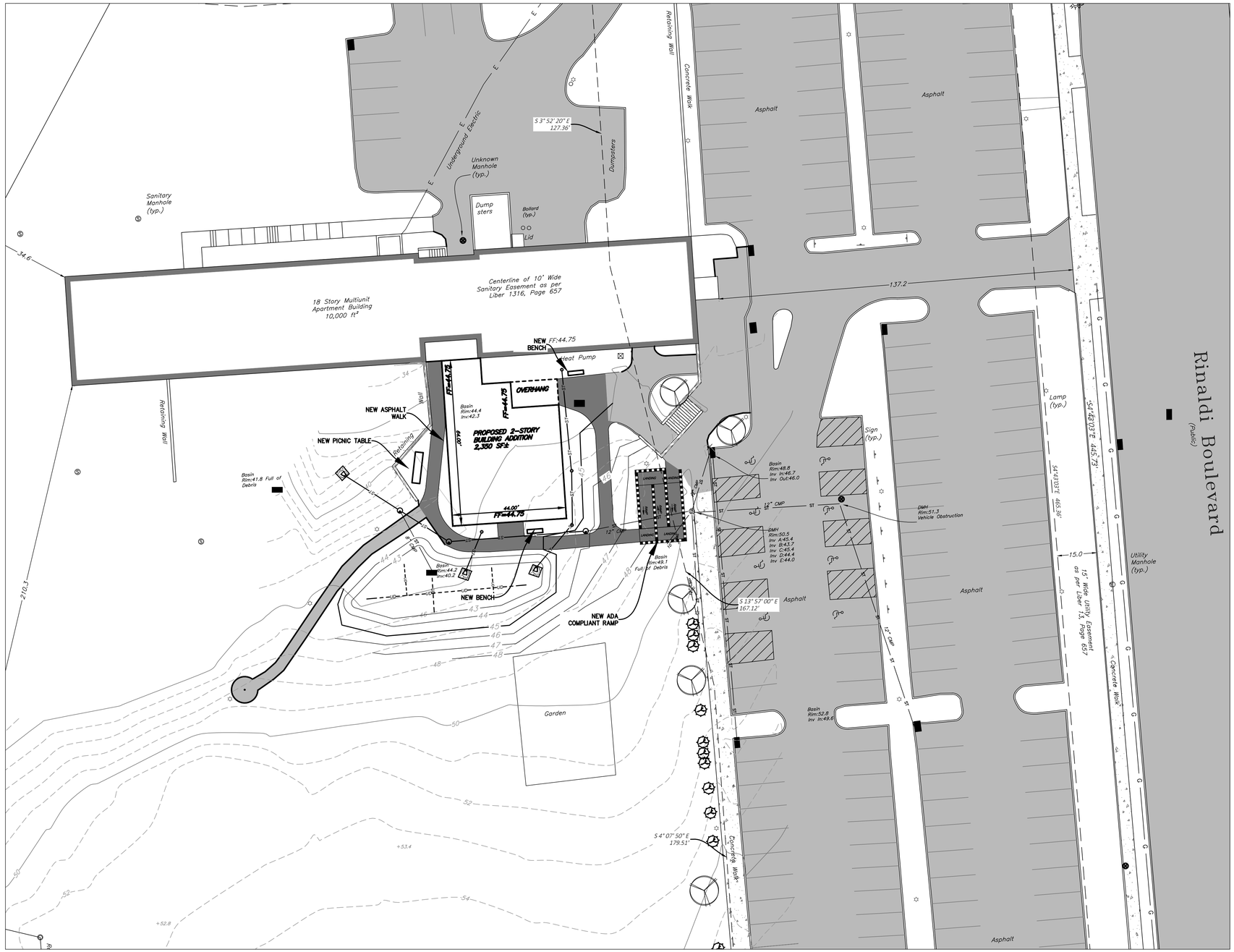
MAP NOT TO SCALE

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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STATE OF NEW YORK
DOUGLAS J. DANIELS
105823
LICENSED PROFESSIONAL ENGINEER

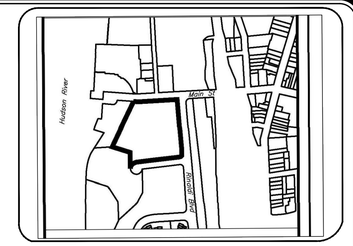
REVISIONS		
REMARKS	DATE	
PLANNING REVISIONS	7/14/23	

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

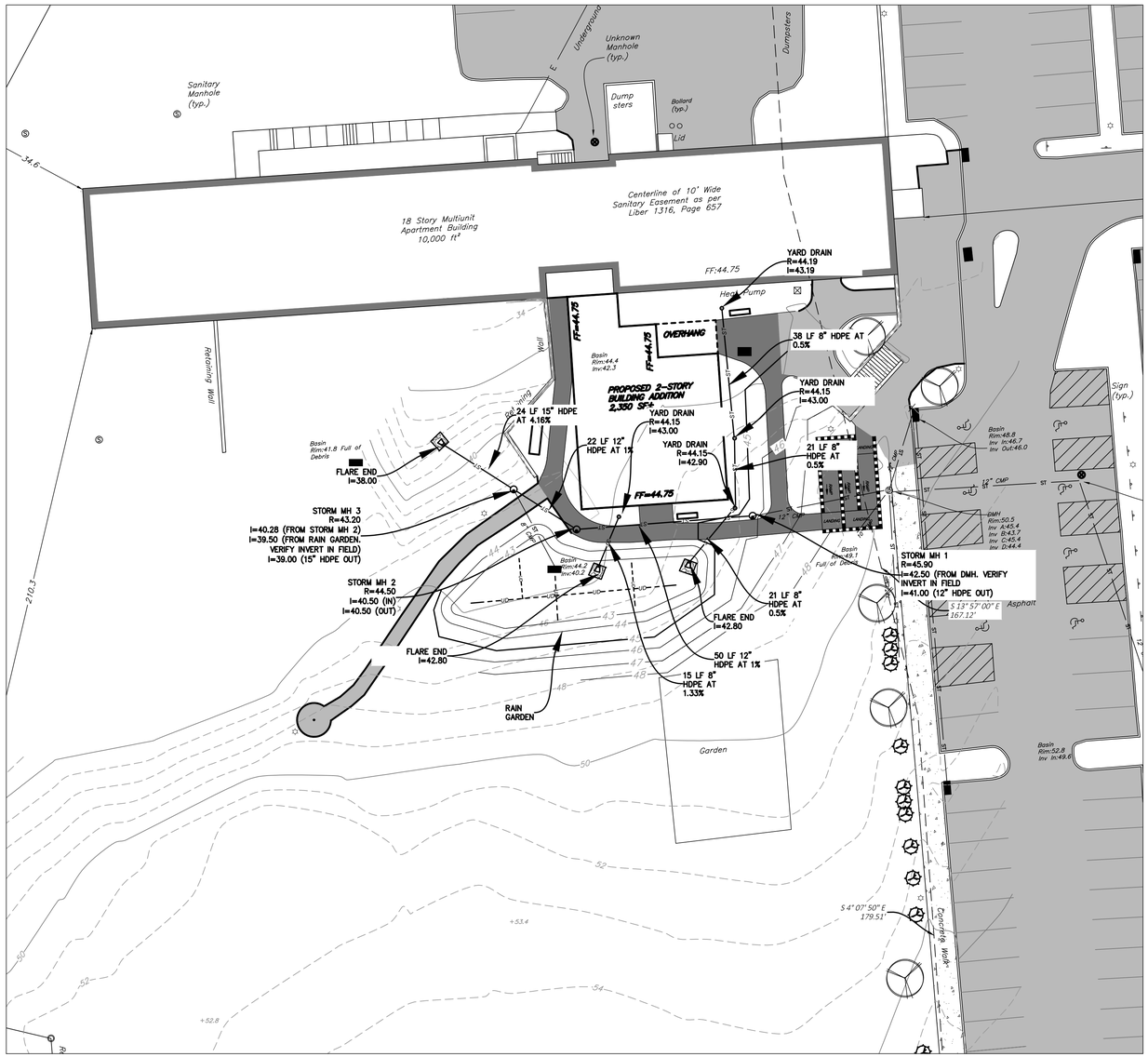
C3

0 40 80 Feet



VICINITY MAP

MAP NOT TO SCALE



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REMARKS	PLANNING REVISIONS	
DATE	7/14/23	

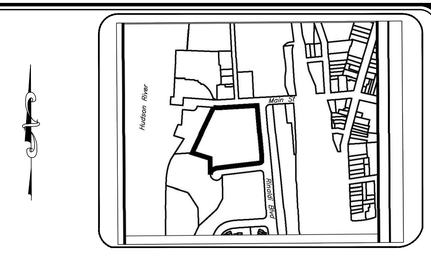
DRAINAGE PLAN
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

FILE: 230038 | SCALE: 1"=20' | BY: ND | CHK: DRH | DATE: 2/21/23 | 230038-1.DWG

C4

LUMINAIRE SCHEDULE

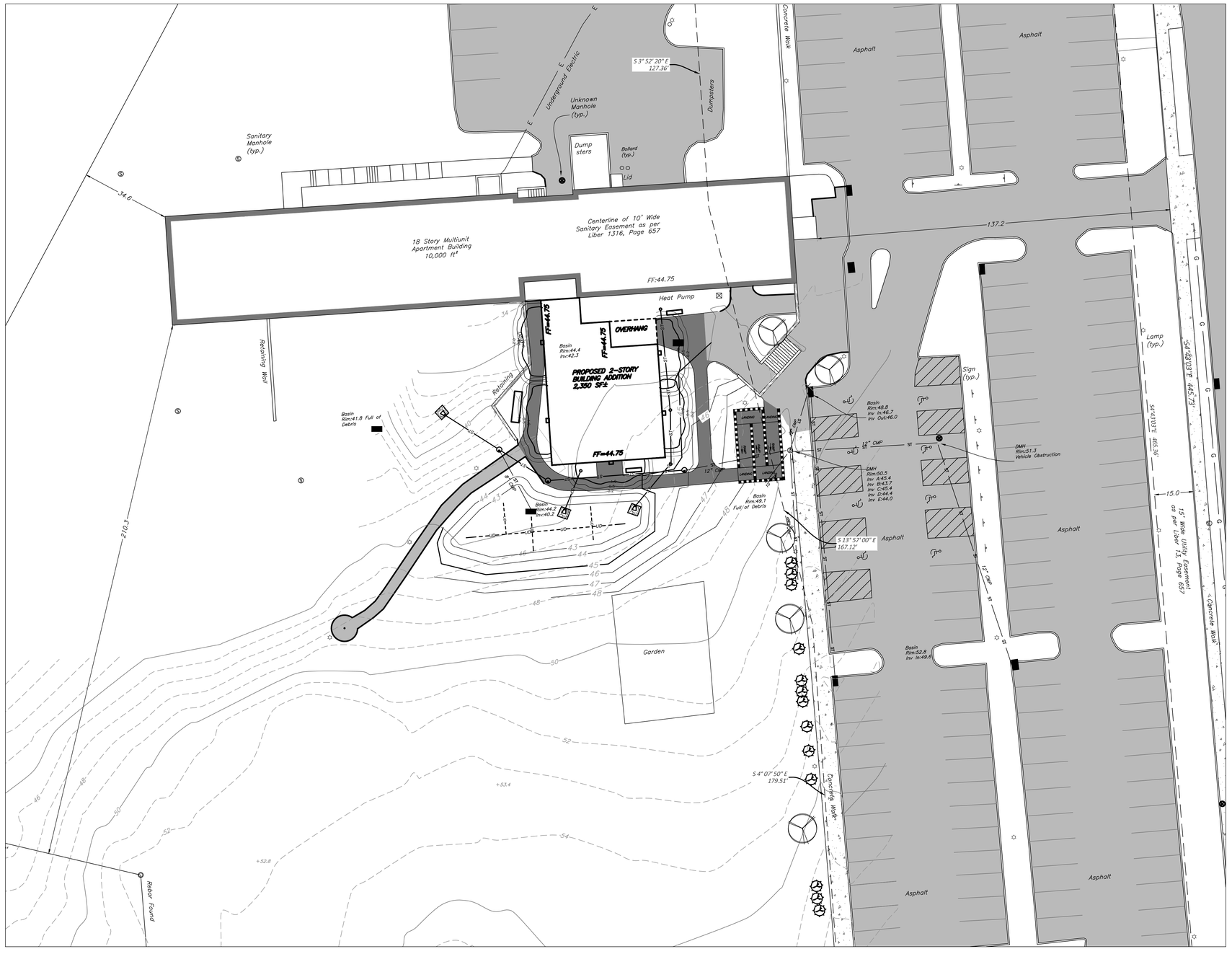
Symbol	Label	Qty	Catalog Number	Description	Lumens	LLF	Watts
▬	B	5	WSR LED P1 30K SR2 MVOLT DBLXD	WSR LED P1 WITH 2 LIGHT ENGINES, 3000K LED	2,111	0.95	20



VICINITY MAP

MAP NOT TO SCALE

0 40 80 Feet



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REMARKS	PLANNING REVISIONS	
DATE	7/14/23	

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

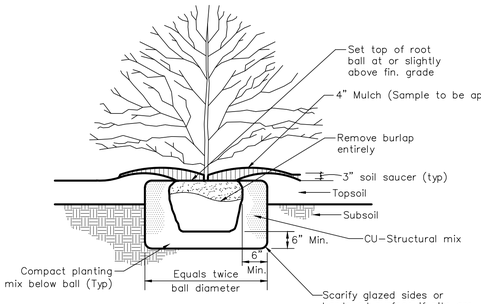
PLANT MATERIAL SCHEDULE

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
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HT.	16	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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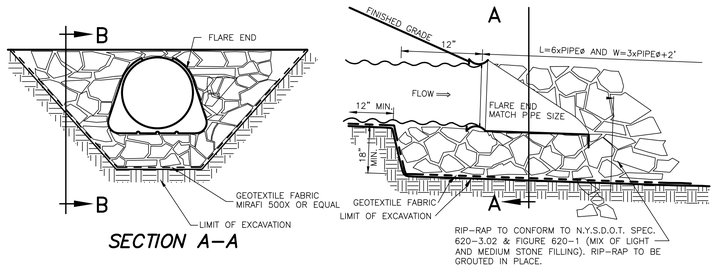
REVISIONS		
REMARKS	PLANNING REVISIONS	
DATE	7/14/23	

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



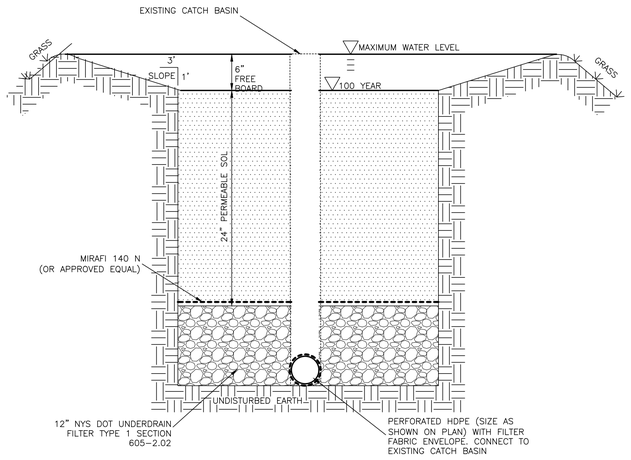
SECTION A–A

SECTION B–B

NOTE: RIP–RAP SHALL BE GROUTED IN PLACE.

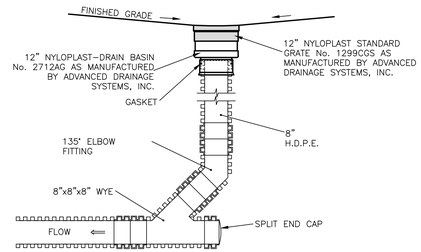
FLARE END SECTION DETAIL

NOT TO SCALE



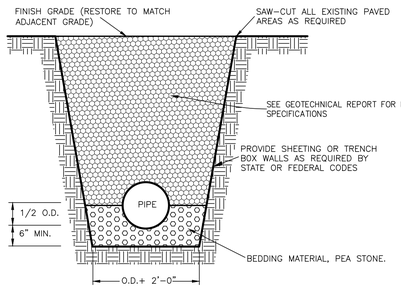
RAIN GARDEN DETAIL

NOT TO SCALE



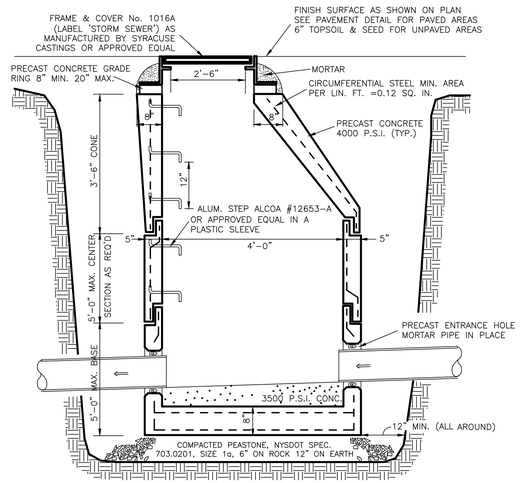
YARD DRAIN DETAIL

NOT TO SCALE



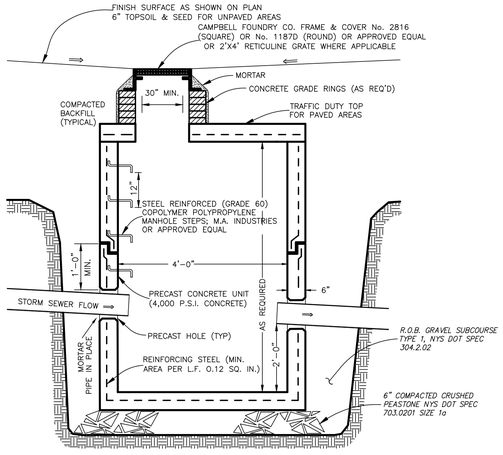
TYPICAL STORM SEWER TRENCH DETAIL

NOT TO SCALE



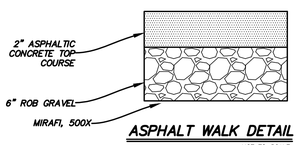
STORM SEWER MANHOLE DETAIL

NOT TO SCALE



CATCH BASIN DETAIL

NOT TO SCALE



ASPHALT WALK DETAIL

NOT TO SCALE

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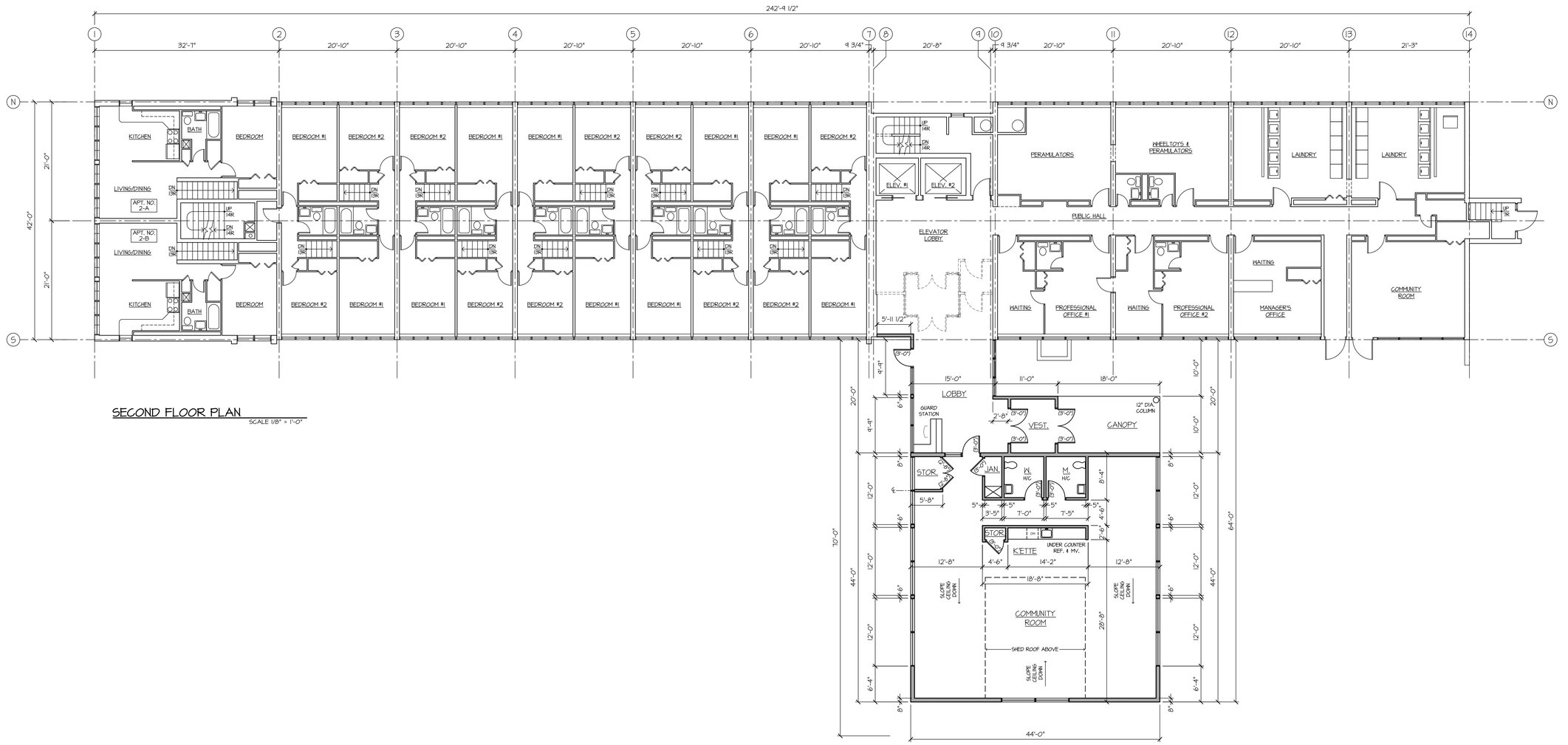
STATE OF NEW YORK
DOUGLAS J. DANIELS
LICENSED PROFESSIONAL ENGINEER
105823

REVISIONS		
REMARKS	PLANNING REVISIONS	
DATE	7/14/23	

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

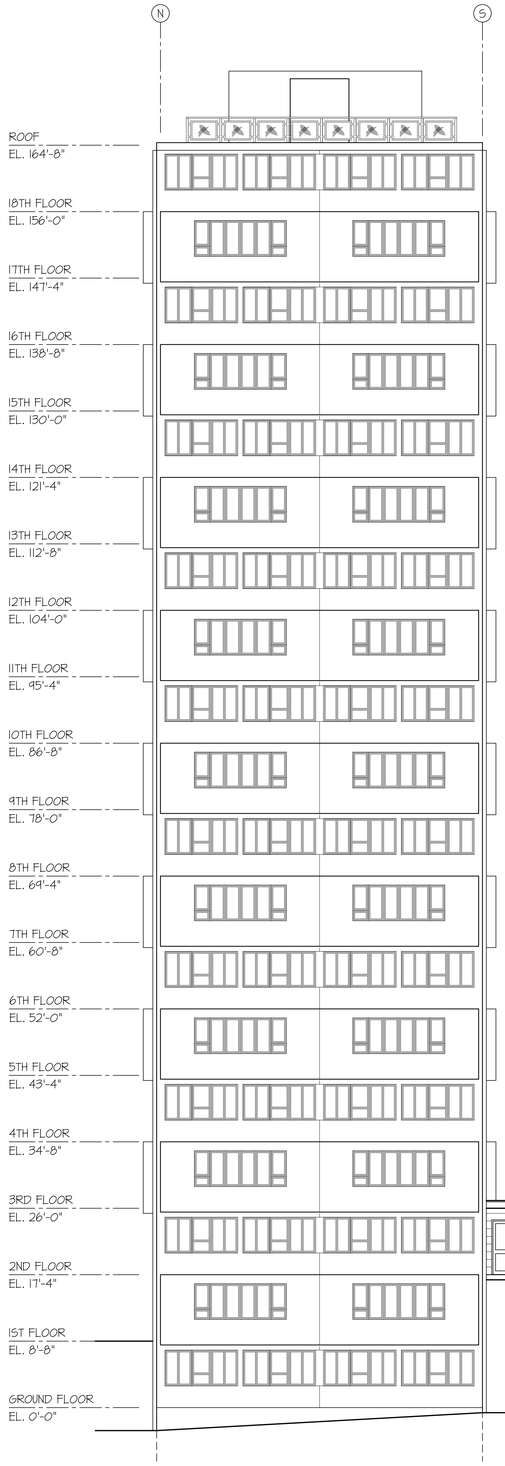
no.	REVISION	date	by

REHABILITATION & ADDITION
RIP VAN WINKLE HOMES
10 RIVALDI BOULEVARD
POGHKEEPSIE, N.Y. 12601

SECOND FLOOR PLAN

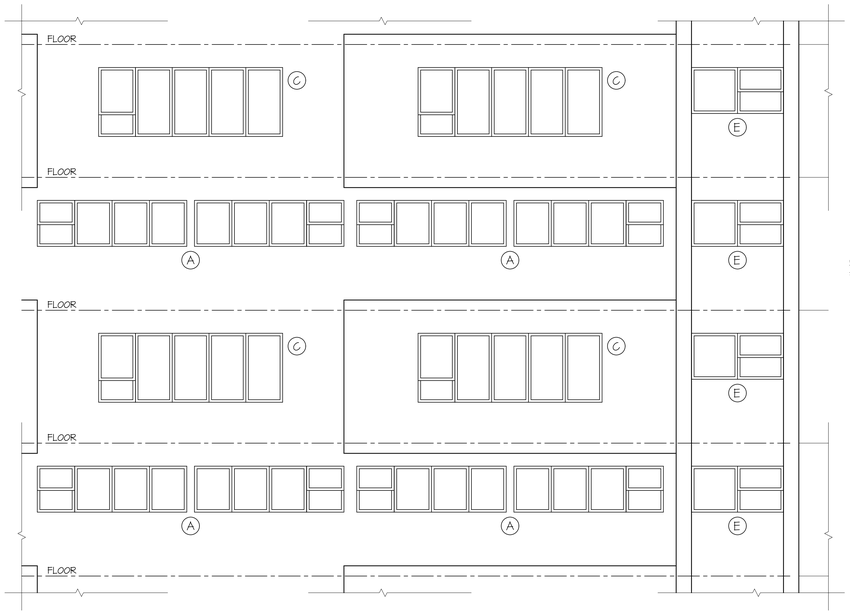
by	DRL	scale	A.N.
ckd.		rvsd.	
app.		issue	
no.	22-1008	date	2/1/23

SD 1



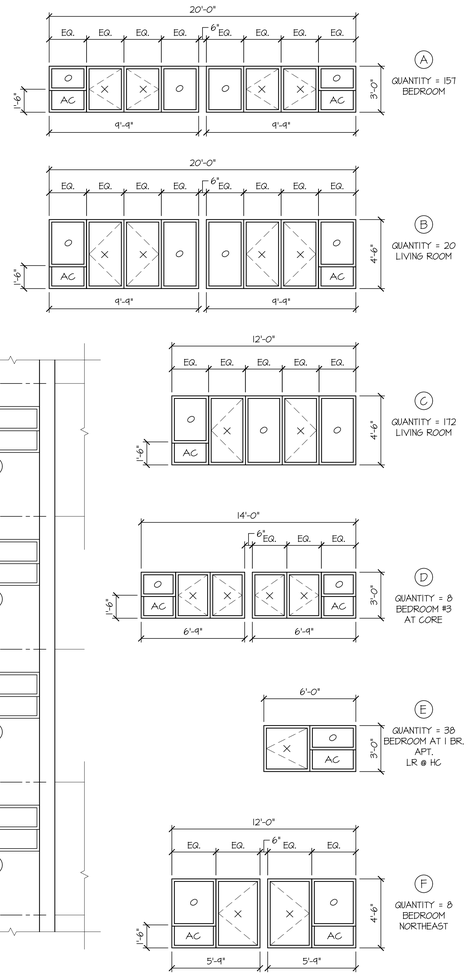
WEST ELEVATION

SCALE 1/8" = 1'-0"



PARTIAL ELEVATION

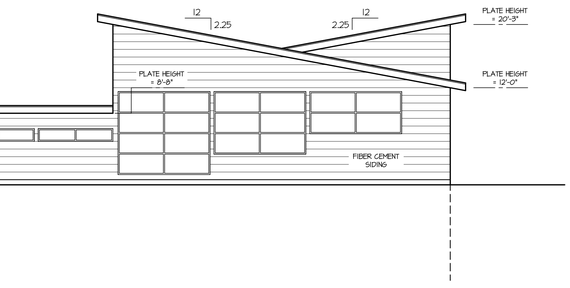
SCALE 1/4" = 1'-0"

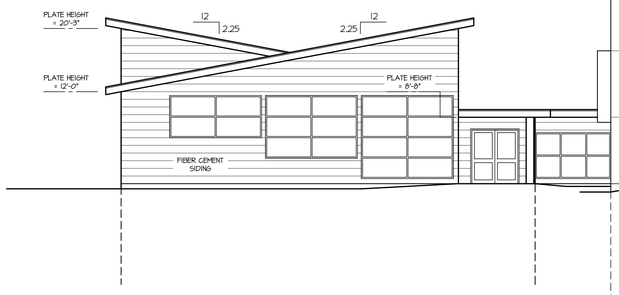


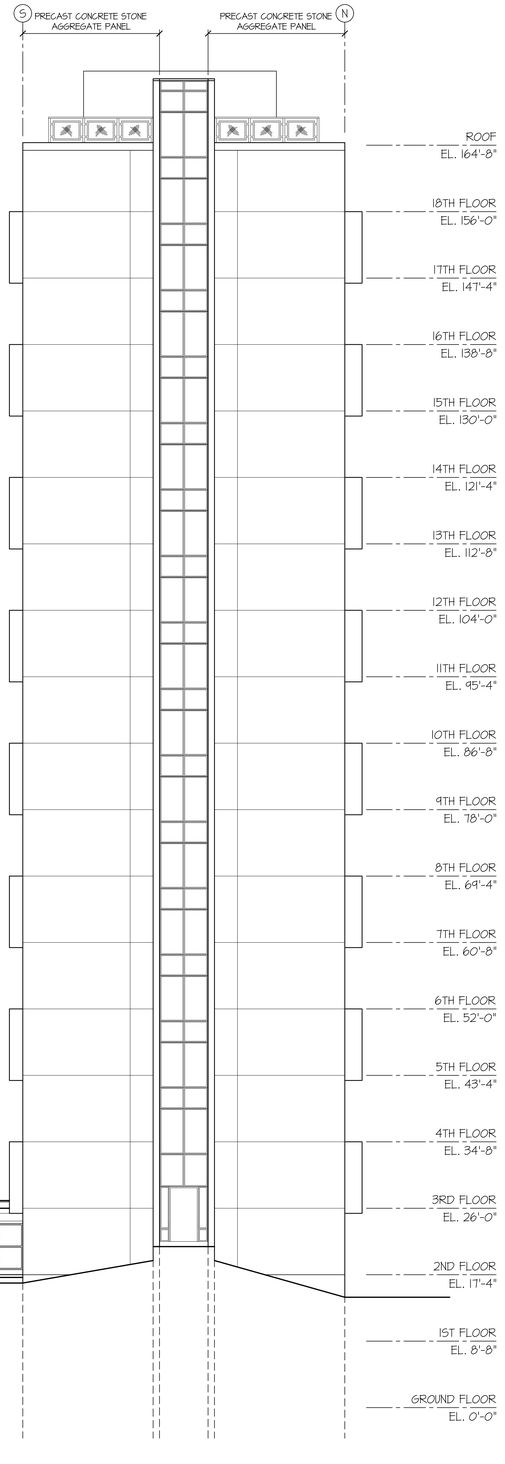
REPLACEMENT WINDOWS

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

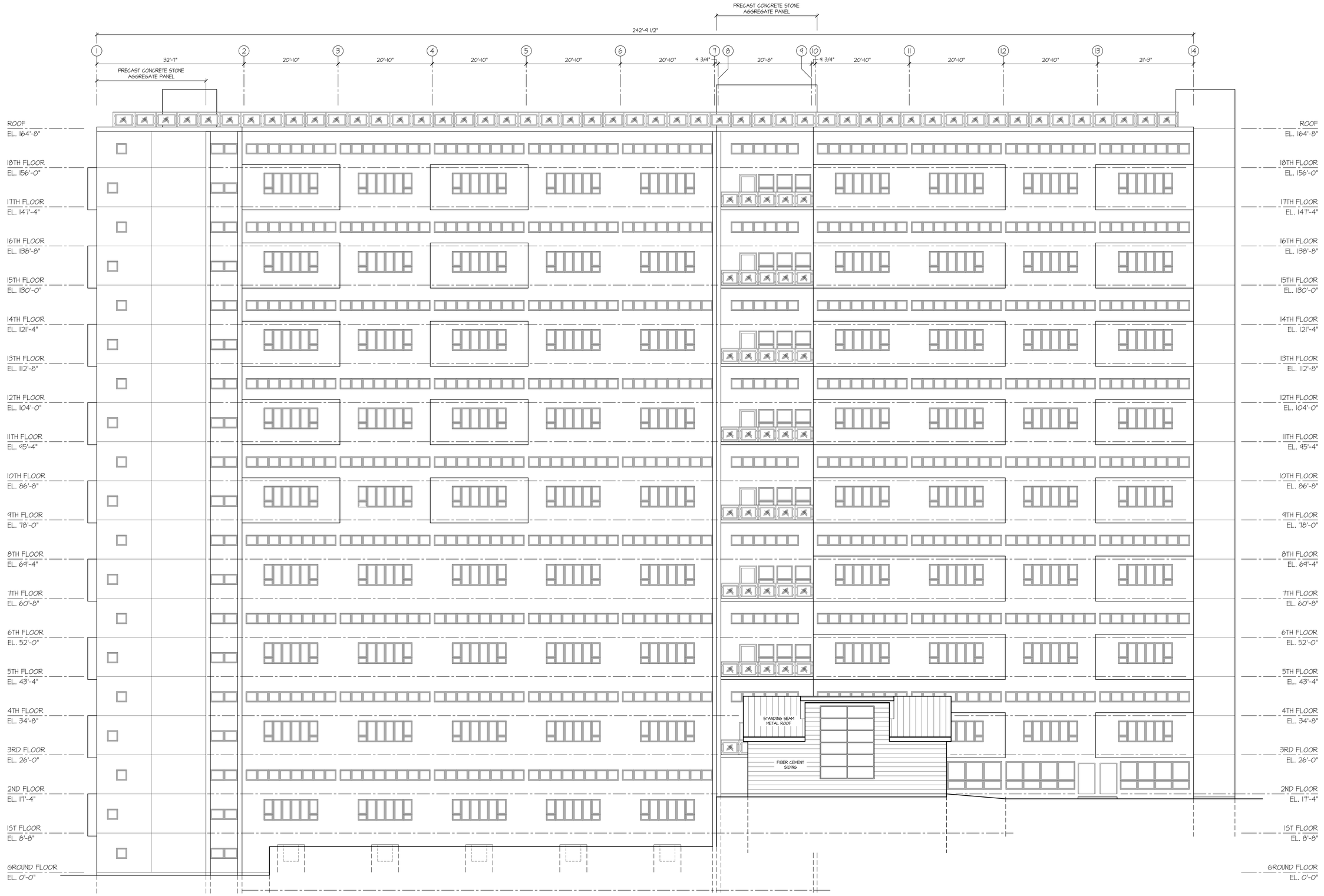
no.	REVISION	date	by

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

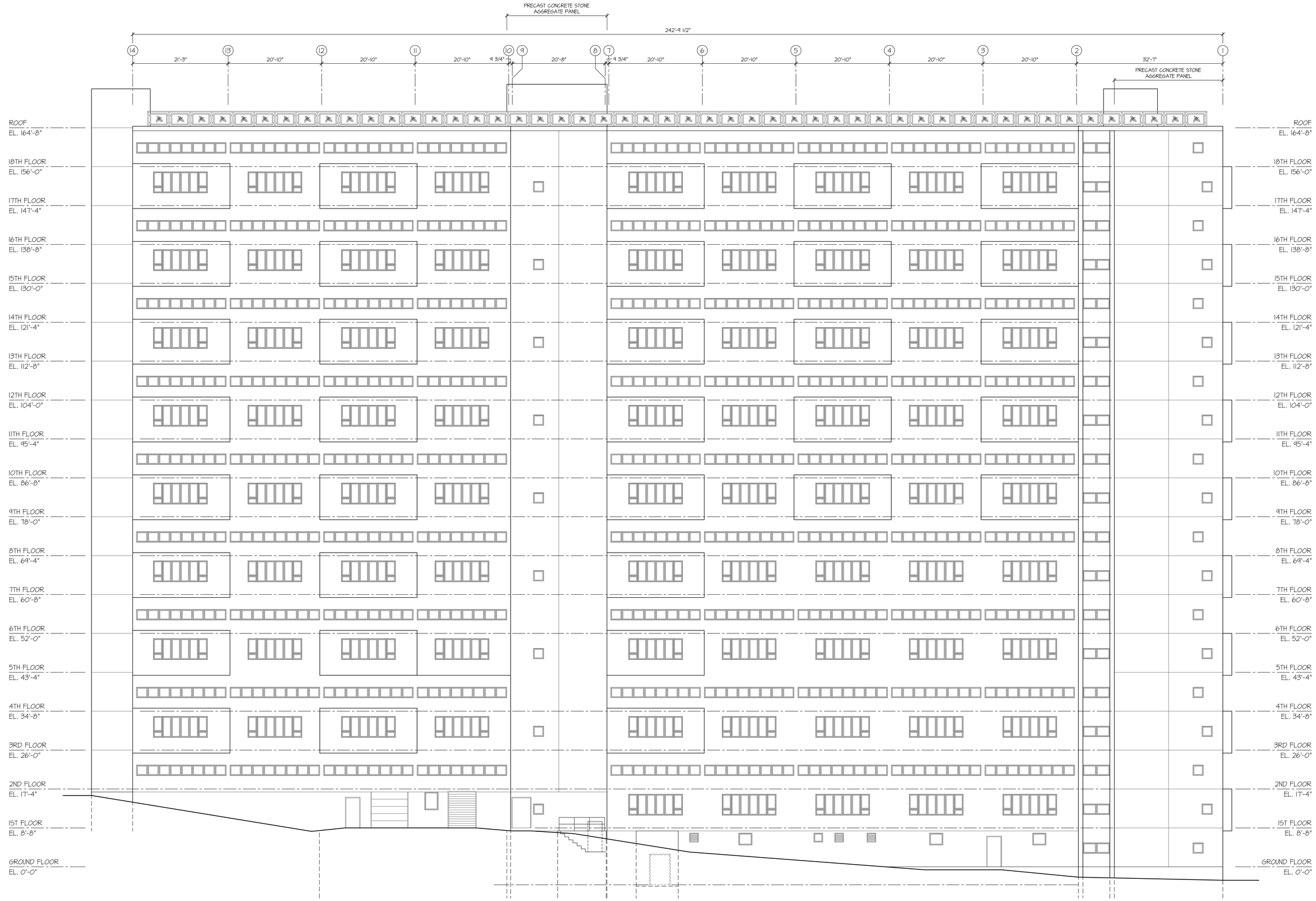
no.	REVISION	date	by

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

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.

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

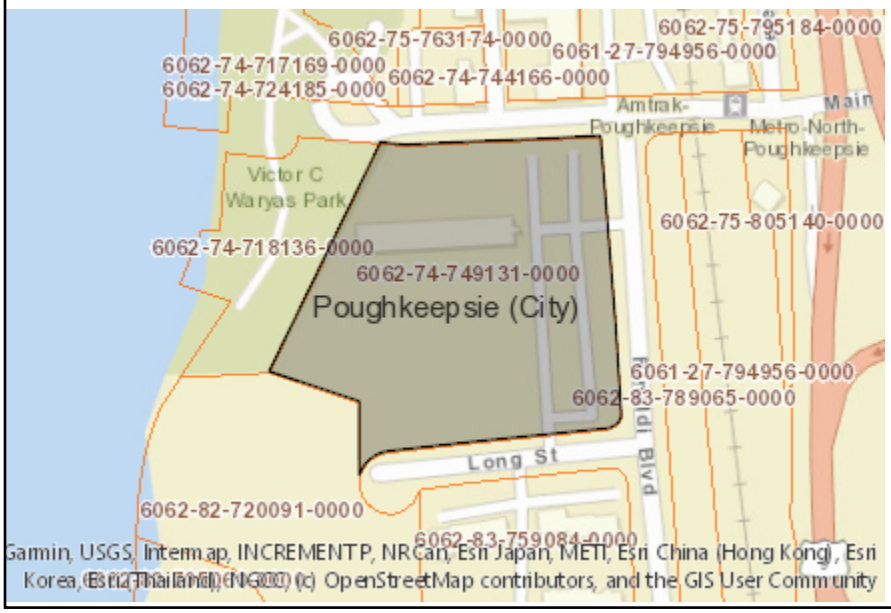
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Peregrin...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action 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

AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597

July 17, 2023

Related Affordable
Care of David Pearson
30 Hudson Yards
New York, New York 10001

Subject: Poughkeepsie Natural Resource Inventory Conservation Analysis
Rip Van Winkle Apartments
10 Rinaldi Boulevard
Poughkeepsie, NY 12601
AEI Project No. 457901

The City of Poughkeepsie Natural Resources Inventory (NRI) provides baseline information on natural resources including parks, tributaries to the Hudson, the Poughkeepsie waterfront and city trees. AEI is pleased to present the following National Resources Inventory Conservation Analysis for the proposed renovation of the Rip Van Winkle Apartments.

The project is being submitted for a Section 8 HAP contract renewal with capital improvements. The 4.9-acre subject property is located southwest of the intersection of Main Street and Rinaldi Boulevard in a mixed-use area of Poughkeepsie, NY. The Dutchess County tax parcel number is 131300-6062-74-749131-0000. The site is developed with the Rip Van Winkle Apartments multifamily residential community, which includes one (1) 18-story apartment building with 179 residential units. Constructed in 1968, additional site improvements include a playground, asphalt-paved parking areas, and associated landscaping. The subject property is accessed through three (3) entrances to the north, east, and south.

Based on review of the proposed scope of work, extensive interior renovations and limited exterior renovations are planned, including but not limited to bathroom and kitchen renovations, ADA unit upgrades, new flooring and painting, window and entry door replacement, interior and exterior lighting upgrades, general signage upgrades, parking lot and concrete repairs, and landscaping. The project will not involve new ground-disturbing activities.

Geology and Soils: Based on review of the Poughkeepsie NRI Chapter 2, bedrock geology underpins the City of Poughkeepsie's landforms and topography and has shaped patterns of soil development, habitats, and water movement that define the ecological landscape. According to the NRI Map, the site's bedrock geology consists of water. This bedrock geology category is described as unknown and/or adjacent to the Hudson River.

According to the NRI, surficial geology refers to the layer of unconsolidated sediment that sits above bedrock. Surficial geology materials mapped in the City of Poughkeepsie include sand and gravel, clay and silts, and glacial tills. These materials influence soil development and can affect suitability for development projects such as the construction of new roads, and buildings, or septic systems. Based on review of the NRI Map, most of the site's surficial geology consists

of Alluvium and the remaining portion is Bedrock Outcrop. Alluvium is described as permeable oxidized fine sand to gravel formed by riverine deposits and subject to flooding and is generally 1-10 meters thick. It is generally confined to flood plains within a valley; larger valleys may be overlain by silt. Bedrock Outcrop is described as exposed bedrock, generally within 1 meter of the surface.

Soil is the foundation for ecosystems and many natural processes and strongly influences feasibility for land use and development. Soil controls the decomposition of organic matter, and biogeochemical cycles; regulates water flow; and influences the vegetation, habitat type, and agricultural potential of certain locations. Based on review of the NRI map, the subject property soils include NwD and Ur. NwD soil is described as Nassau-Cardigan Complex, rolling/ rocky. The soil type is somewhat excessively drained has a strongly acidic soil reaction; the depth to bedrock is 20-40 inches. Ur soil is described as Urban Land, covered by impervious materials.

The proposed project consists of the renovation of an existing multifamily residential complex and would not involve the new development of roads, buildings, or septic systems. The project is not expected to impact Geology and Soils.

Water Resources: According to the Poughkeepsie NRI Chapter 3, the City of Poughkeepsie is on the east bank of the Hudson River, at the midpoint of a 153-mile estuary from the City of Troy to New York Harbor – nearly half the entire river's length. An estuary is a partially enclosed coastal body of brackish water with one or more rivers or streams flowing into it and with a free connection to the open sea. The Chapter states that groundwater feeds the city's rivers and streams and is the primary source of water for aquatic habitats during times of drought. Aquifers are areas with significant amounts of groundwater saturation, and the groundwater is used to supply wells and other water sources. Based on review of the NRI map, the subject property is not located on or within the vicinity of an aquifer.

The Chapter states that a watershed or drainage basin is the area of land from which all water drains into a particular stream, river, lake, or other waterbody. Surface topographic features (such as ridges, mountains, and hills) constitute watershed or basin boundaries. Watersheds are nested, with smaller subwatersheds existing within larger watersheds. For example, the Fall Kill watershed is a subwatershed of the Hudson River watershed. A healthy watershed has adequate pervious areas for water to infiltrate, which reduces direct inputs of polluted runoff to the waterway. This helps to recharge groundwater, mitigate flood and erosion impacts, and minimize the cost of water treatment and public infrastructure. The City of Poughkeepsie is part of the Hudson River basin and has four watersheds. The majority of the City is within the Fall Kill and Casperkill watersheds, with the remaining area within the Hudson River Direct Drainage E and F basins. Based on review of the NRI map, the subject property is in the Hudson River Direct Drainage E watershed.

According to Chapter 3, Poughkeepsie's major waterbodies are the Hudson River and the Fall Kill, and the Casperkill borders it at the southeast corner. Additionally, there are small lakes, ponds, and reservoirs that are important surface water resources in the city, most notably Morgan Lake, which is in the northeastern corner of the city, and the Victorian reservoir at

College Hill Park. Hudson River habitats, including the main channel, tidal shallows, intertidal shallows, and the tidal tributary mouth of the Fall Kill, make up the largest contiguous habitat type in the city. The subject property is located approximately 230 feet east of the Hudson River.

A wetland is a distinctive habitat that provides important ecosystem services. Wetlands are defined by saturation of surface water or groundwater for a period throughout the year, and the presence of plants that are adapted to saturated soil conditions. In addition to providing habitat for a diversity of plants and animals, they play an important role in stormwater management. Wetlands slow down runoff, increase infiltration into groundwater, and help to filter out sediment and other contaminants. The Chapter states that wetlands are not common in the City of Poughkeepsie. Historically, many wetlands in developing areas were filled, which is likely what occurred in the city. According to the NRI map, subtidal shallow wetlands are located along the edge of the Hudson River, approximately 230 feet west of the subject property. No wetlands occur on the subject property.

Chapter 3 states that floodplains are low-lying areas adjacent to streams or rivers that become inundated during times of high flow. Streams naturally overflow their banks to disperse floodwaters. This flooding helps slow the water, recharge groundwater, and increase water quality by letting particulates settle out instead of being carried downstream. Stream channelization is a modification to the banks of the stream that stops overbank flooding and moves water quickly downstream. Based on review of the NRI map, the subject property is not located within a floodplain. Zone AE is located approximately 60 feet from the subject property. Zone AE is classified as areas located within the 100-year floodplain with a 1% chance or greater annual chance flood hazard and Base Flood Elevations (BFEs) established. The BFE in the area is identified as 8 feet.

An MS4 Outfall is located approximately 200 feet northwest of the subject property. According to Chapter 3, MS4 is a Municipal Separate Storm Sewer System. The City of Poughkeepsie has storm drains that are separate from the sewer system and are part of the Municipal Separate Storm Sewer System (MS4). MS4 is a specific type of SPDES permit and requires that the community have a stormwater collection and conveyance system that is owned by the city, is not a combined sewer and is not part of the sewage treatment plant or publicly owned treatment works. As an MS4 community, the City of Poughkeepsie must develop, implement and enforce a Stormwater Management Program (SWMP). In Poughkeepsie, storm drains that are not connected to the wastewater treatment facility (are not CSOs) move water directly from roads and rooftops into the nearest waterbody. A total of 24 storm drains, the majority on the north side of Poughkeepsie, drain directly into the Fall Kill. On the south side of Poughkeepsie, most outfalls drain into small wetlands and streams, with eight (8) outfalls located on tributaries of the Casperkill. There are six (6) outfalls that drain directly into the Hudson River.

The subject property does not contain any water resources. The proposed renovation project would not involve any new stormwater discharges and is not expected to have an impact on Water Resources.

Habitats: According to the Poughkeepsie NRI Chapter 4, Biological Communities and Habitats, in May 2018, Hudsonia Ltd. compiled a Significant Habitats Report as part of the Natural Resources Inventory project. This report assessed the types of habitats present in the city and developed conservation priorities for the protection and restoration of the City's habitats. A habitat can be defined as "the place where an organism or population lives or where a community occurs and is defined according to both its biological and non-biological components." Habitats include large, ecologically significant areas such as the Hudson River, the Fall Kill, and the Vassar Farm and Ecological Preserve. The Hudsonia report identifies 18 habitat types of potential ecological significance and notes that each of these habitats have been modified by past or present human activities. The ecologically significant habitats located within the City of Poughkeepsie are categorized into three general categories - Upland Habitats, Non-Tidal Wetland Habitats, and Hudson River Habitats - and further subdivided into specific habitat types. Based on review of the NRI map, the north and east/southeast portions of the subject property are not designated as Habitat and are considered Developed. However, the south/southwest portion of the subject property is classified as Cultural Habitat and Upland Hardwood Forest Habitat.

Chapter 4 describes Cultural Habitat as "open area (may have scattered trees) mowed frequently or otherwise managed in an intensive way (lawn, playing field, golf course, garden, park, cemetery)". The portion of the subject property that is mapped as Cultural Habitat consists of the subject property's open green space which is landscaped. Upland Hardwood Forest Habitat is described as "non-wetland forest dominated by hardwood trees (conifers make up < 25% of canopy)". A small portion of the western subject property corner that is forested is mapped as Upland Hardwood Forest Habitat.

The proposed renovation project does not involve new ground disturbance and is not expected to have an impact on Habitats.

Land Use: Based on review of the Poughkeepsie Zoning Map, the subject property is in the Waterfront Transit Oriented Development (WTOD) Zoning District. According to the NRI map, the subject property Land Use is designated as Residential. The Hudson River, located approximately 230 feet west of the subject property, is identified as a Registry Class 2 site as part of the Hudson River PCB Sediments State Superfund Program Remediation Site, which is listed on the National Priorities List (NPL) and includes the entire river from Hudson Falls in Washington County, NY to the Battery in New York City. There are no Brownfields on or in the vicinity of the subject property. A brownfield is an abandoned, idled, or underused industrial or commercial property whose redevelopment may be complicated by the presence or potential presence of contamination.

The proposed renovation project is not expected to have an impact on Land Use.

Historic Resources: According to the NRI map, the Poughkeepsie Railroad Station, Union Street Historic District, and Mill Street-North Clover Street Historic District, all listed on the National Register of Historic Places, are in the vicinity of the subject property. No historic resources were identified on the subject property. According to a letter dated March 24, 2023 from the New York State Historic Preservation Office (SHPO), the apartment tower that is

proposed for rehabilitation ("subject property") is not historic but is substantially visible from a number of historic buildings that are eligible for or listed in the National Register. However, following review of the project, the SHPO deemed the project appropriate and determined that the project will have No Adverse Effect on historic resources.

Therefore, the proposed renovation project will not have an adverse impact on Historic Resources.

Recreational Resources: According to Chapter 7 of the Natural Resources Inventory, publicly accessible recreational resources provide the opportunity for people to engage with the outdoors and have positive place-based experiences. A variety of important recreational resources exist within and near Poughkeepsie. Located in the Mid-Hudson region, many large recreational areas, including the Catskills, Shawangunks, Taconic Mountains, and Hudson Highlands, are within an hour's drive from the city, through farmland, forested hills, and a broad urban-rural gradient. Features such as the Hudson River, Dutchess County Rail Trail, Vassar Farm and Ecological Preserve, and Fall Kill Creek connect Poughkeepsie to the surrounding areas. Within the City, Poughkeepsie's many public parks provide green space, gardens, playgrounds, picnicking, and athletic fields and courts (Map 6.1, Table 6.1). The 24 public parks and green spaces in the city total nearly 500 acres, with about 250 acres located on the Vassar Farm and Ecological Preserve. Based on review of the NRI map, the subject property is located adjacent to Waryas Circle Flower Garden, Kaal Rock Park, and Victor C. Waryas Park, which includes a waterfront walkway and playground. In addition, the Walkway Loop Trail is located west of the subject property.

The proposed renovation project involves minimal site work and is not expected to have an impact on Recreational Resources.

Pollinator Pathway: Based on review of the NRI map, the subject property is located within a Potential Pollinator Pathway. The map indicates the name of the pathway is CPOUGHKE but does not provide additional information. According to the Vassar College website, Poughkeepsie is working towards becoming a Pollinator Pathway. The city is aiming to establish pollinator-friendly habitats and food sources for bees, butterflies, hummingbirds, and other pollinating insects and wildlife along a series of continuous corridors. It is a project of the Conservation Advisory Commission (CAC), supported by numerous stakeholders in the community including the colleges, public and private schools, environmental organizations, local legislators, our Climate Smart Task Force, parks, nurseries, and more.

The proposed renovation project involves minimal site work and is not expected to have an impact on Potential Pollinator Pathways.

If you have questions regarding this assessment, please direct them to Staige Miller at 804-938-3935.

Sincerely,

Hannah Moran
Senior Project Manager

Staige Miller
Senior Vice President – HUD Environmental Services

Natural Resources Inventory

Exposed bedrock near the Fall Kill.
Photo credit: Camelia Manring

Pollinator garden at College Hill Park.

Upper Landing Park.

The Poughkeepsie Natural Resources Inventory (PDF) (NRI) provides baseline information on the city's natural resources including parks, tributaries to the Hudson, the Poughkeepsie waterfront and city trees. The NRI was developed by the Environmental Cooperative at Vassar Barns through their Healthy Habitats Initiative in partnership with Hudsonia. While NRIs traditionally have a standard set of components, care was taken to included sections specific to Poughkeepsie, such as an assessment of the health of the City's ash trees and a management plan for Emerald Ash Borer, which threatens our ash population. The final Hudsonia report on significant habitats (PDF) can be found online.

To memorialize the vital work done by the Environmental Cooperative and Hudsonia, the City of Poughkeepsie Common Council passed a local law adopting the Poughkeepsie NRI on September 9th, 2019. The local law added Section 19-6.4 to the Code of Ordinances that expressly integrates the use of the Inventory into all land-use decision-making, including site plan review.

Select Language
Google Translate

This is an aerial view of the City of Poughkeepsie. You can view additional layers on the aerial image by turning them on using the Layers widget in the lower-right.

City of Poughkeepsie Natural Resource Inventory Interactive Map

The Environmental Cooperative at the Vassar Barns

In February of 2019, the Environmental Cooperative at Vassar Barns completed an assessment
the City of Poughkeepsie. By identifying and documenting the current natural resources of the ci
and expand them. Contact the City of Poughkeepsie Planning office for more information on how
Natural Resources Inventory report.

These maps can be navigated by tabbed categories, which reflect the different chapters of the re
full address on this page and then choosing which information layers to re

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Click this button to turn layers on and off

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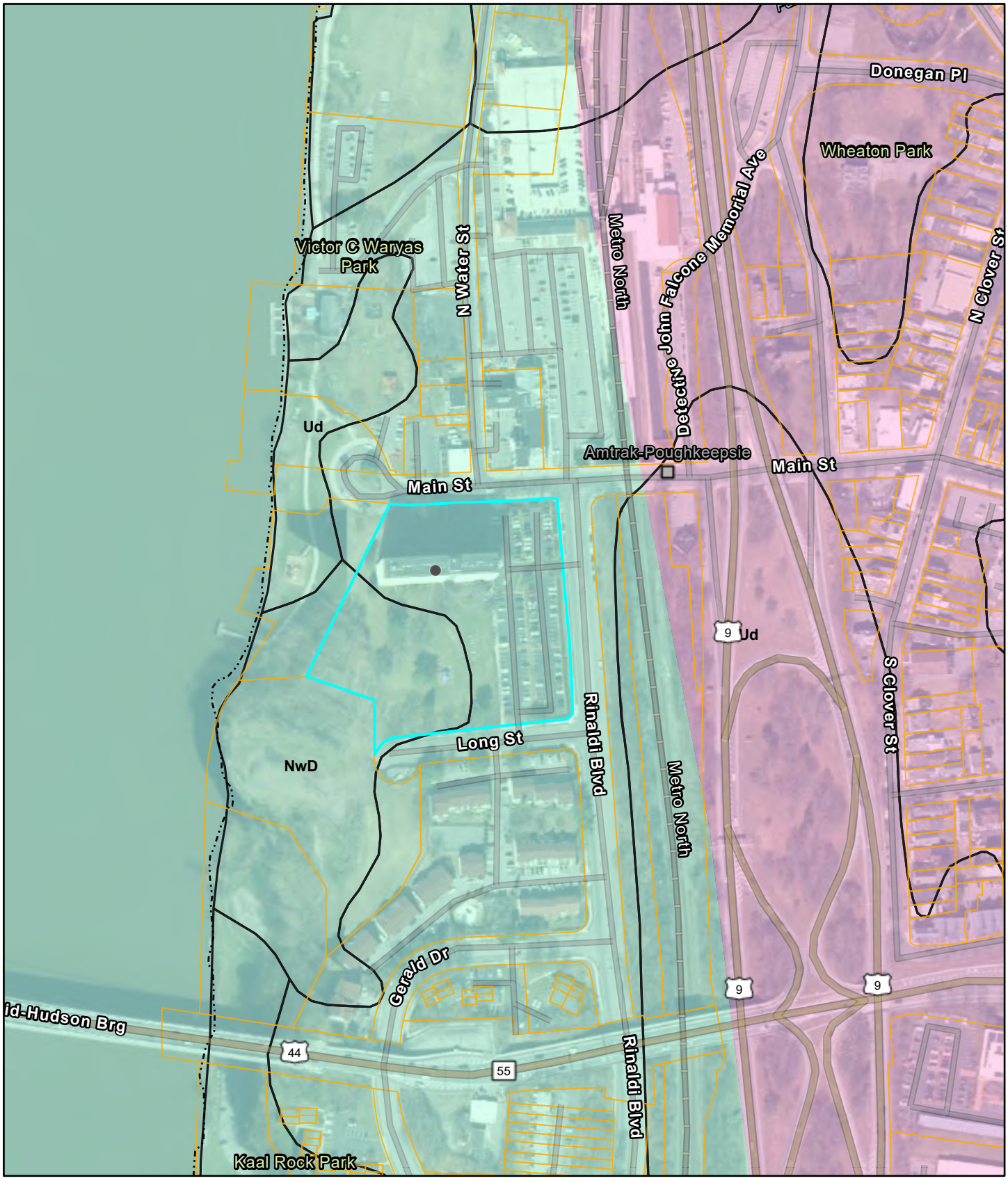
Bedrock Geology



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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Taconic melange (Otm)

Water

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

Surficial Geology

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0 0.04 0.09 0.18 km

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Surficial Geology

Alluvium

Bedrock outcrop

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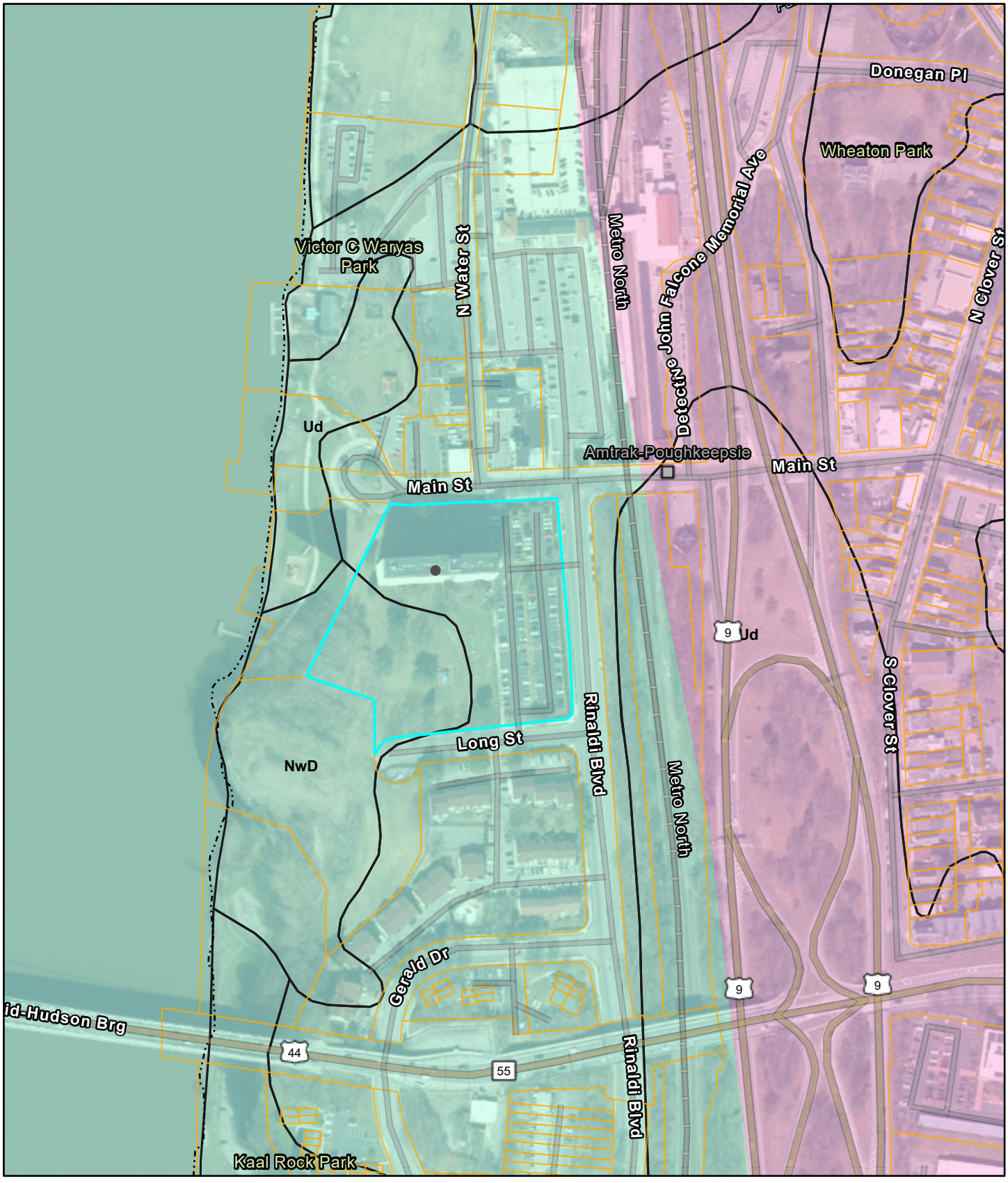
Geology and Soils



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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Taconic melange (Otm)

Water

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Chapter 2. Geology and Soils

Julia Blass and Jennifer Rubbo

Exposed bedrock near the Fall Kill.
Photo credit: Camelia Manring

Geology shapes the landscape in visible and invisible ways - influencing landforms and topography, soil depth and chemistry, resulting in plant communities, as well as the above- and below-ground movement of water and contaminants. These factors influence the establishment of ecosystems and can be important considerations for land development. Geology and soils also contribute important natural and economic resources for human populations, including groundwater recharge and storage, minerals, and construction materials, as well as agricultural resources.

The maps presented in this chapter are only intended to give a general sense of the geologic features and soils of the city, as the data presented were collected at broad scales. The information can be enhanced through local knowledge and site-specific surveys.

Bedrock Geology

Bedrock geology underpins the City of Poughkeepsie's landforms and topography and has shaped patterns of soil development, habitats, and water movement that define the ecological landscape. Characteristics of the bedrock geology strongly influences above and below ground water movement and can determine groundwater storage capacity and the

movement of contaminants in water supplies. According to general bedrock geology maps from the New York State Museum (Map 2.1), bedrock in the City of Poughkeepsie is composed primarily of shale and greywacke which is less permeable (Lower Hudson Bedrock Sheet). The City's southeastern corner is partially underlain by limestone and dolostone, which are typically more permeable and therefore more susceptible to groundwater contamination from surface water runoff. These calcium-rich carbonate bedrock materials are also more likely to support alkaline or calcareous habitats and plant communities. Table 2.1 describes the various bedrock formations in the City of Poughkeepsie

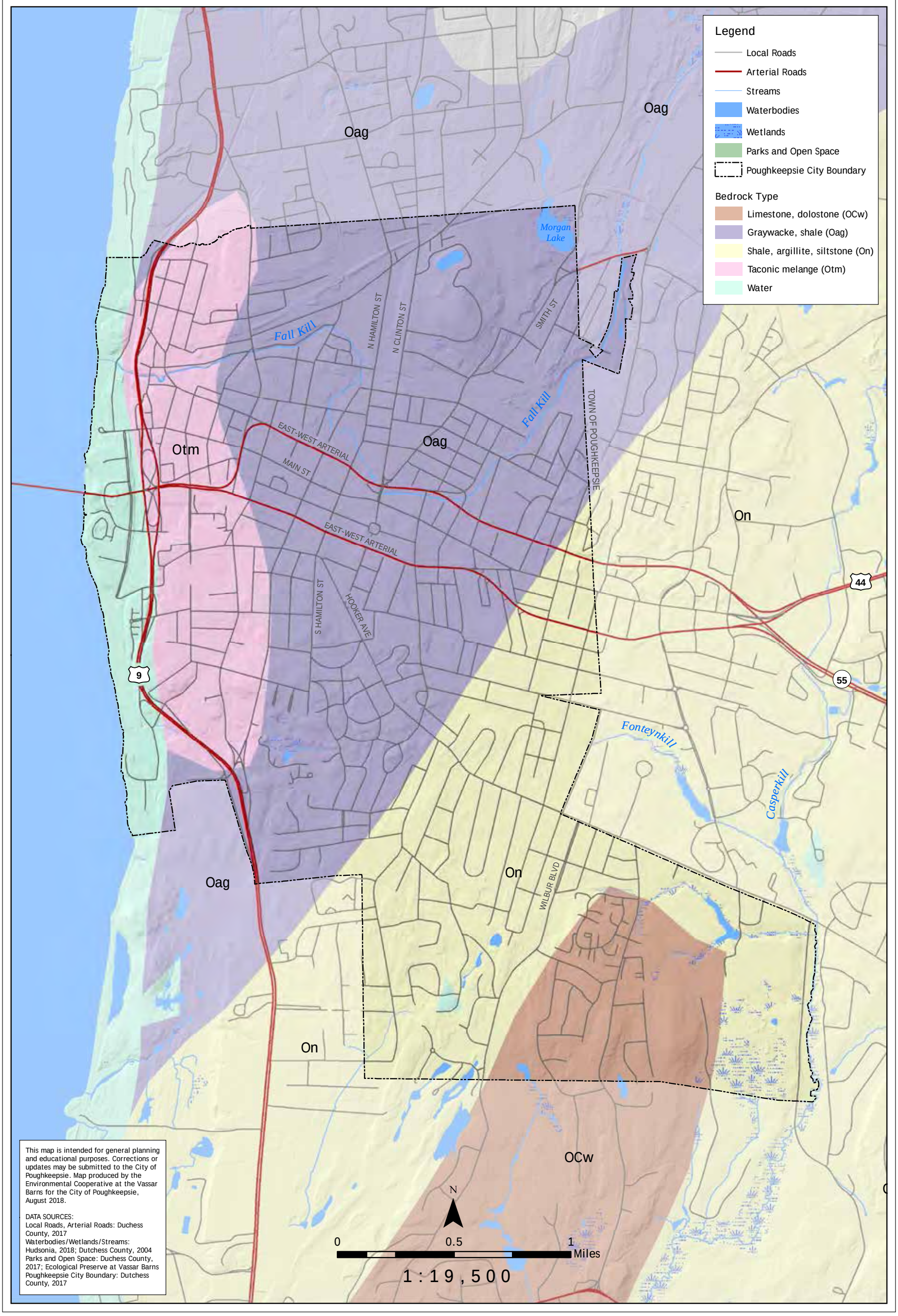
Table 2.1: Bedrock geology descriptions of the City of Poughkeepsie

Map Symbol	Bedrock Type	Description
OCw	Limestone, dolostone	Wappinger Formation; water-soluble rocks "formed primarily from the precipitation of calcium and magnesium carbonate in seawater, commonly through the action of algae and other organisms like corals and mollusks." (Budnik, Walker, & Menking, 2010) Calcareous (Kiviat & Stevens, 2001)
Otm	Taconic Melange	"Relatively unaltered to moderately metamorphosed autochthonous clastic sedimentary rocks...a jumbled mix of sandstone blocks in a matrix of mud." (Budnik, Walker, & Menking, 2010)
Oag	Graywacke, shale	Austin Glen Formation; Coarse-grained sandstone containing >15% clay. Potentially calcareous (Haeckel & Heady, 2014)
On	Shale argillites, siltstone	Normanskill Formation; gray to black shales and argillites with silty laminations. (Fisher, Isachsen, & Rickard, 1970)
N/A	Water	Unknown; adjacent to Hudson River. (Budnik, Walker, & Menking, 2010)

Map 2.1 Bedrock Geology of the City of Poughkeepsie

Bedrock Geology

City of Poughkeepsie, New York



Surficial Geology

Surficial geology refers to the layer of unconsolidated sediment that sits above bedrock. Surficial geology materials mapped in the City of Poughkeepsie include sand and gravel, clay and silts, and glacial tills, presented in Table 2.2. These materials influence soil development and can affect suitability for development projects such as the construction of new roads, and buildings, or septic systems. They are therefore important to consider in urban planning. Surficial materials also affect surface and groundwater flow and storage; for example, alluvium, which are formed by riverine deposits, are often associated with high-yield unconsolidated aquifers (Gilchrist, et al., 2010). Certain surficial deposits also have important economic value; for example, sand deposits may be mined for road maintenance and construction uses.

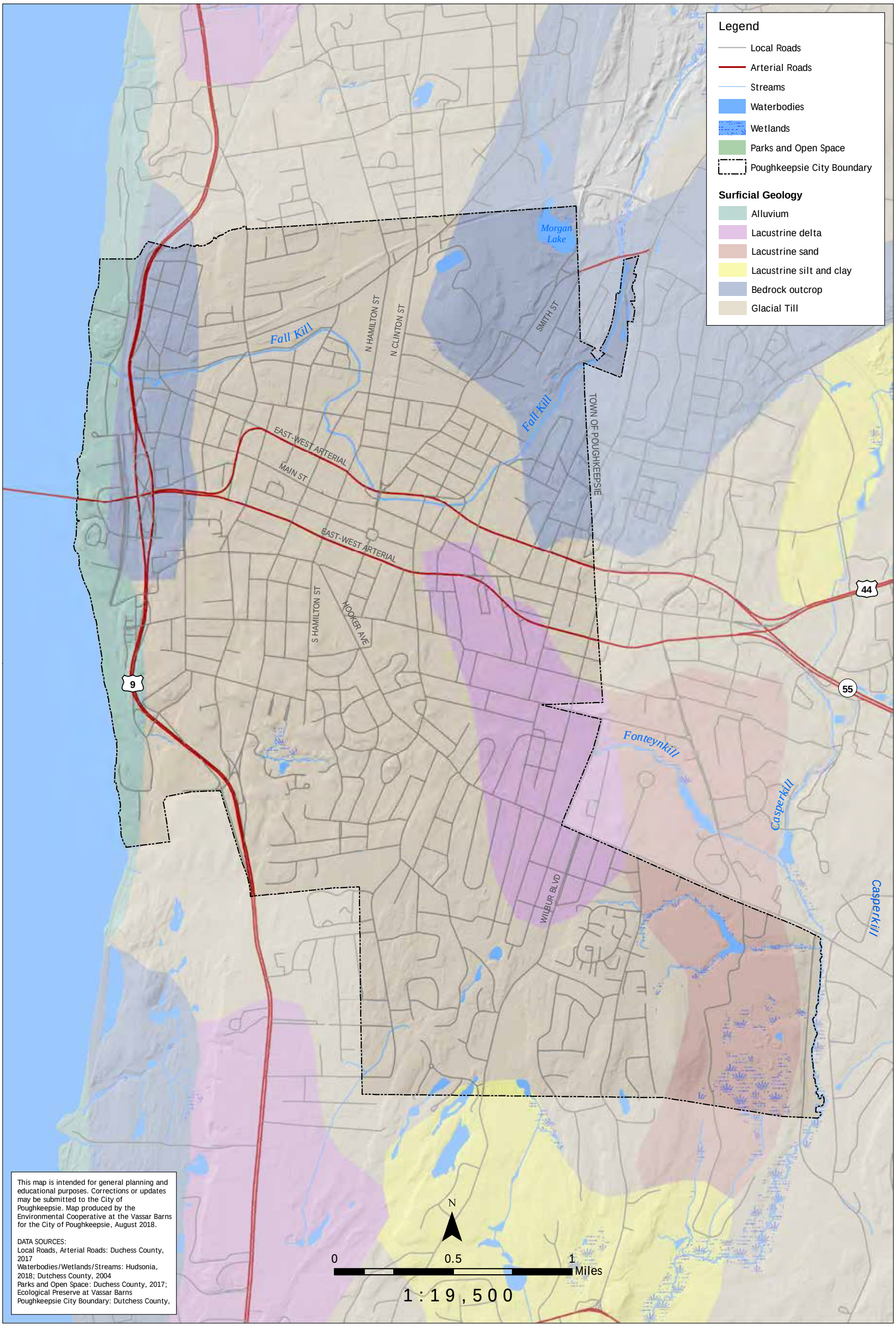
Table 2.2: Surficial geology descriptions in the City of Poughkeepsie (NYS Museum, 2018)

Surficial Material	Description (Lower Hudson Surficial Shape)
Alluvium	Formed by riverine deposits. Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley, in larger valleys may be overlain by silt, subject to flooding, thickness 1-10 meters
Lacustrine delta	Formed by ancient lakes. Coarse to fine gravel and sand, stratified, generally well sorted, deposited at a lake shoreline, thickness variable (3-15 meters).
Lacustrine sand	Formed by ancient lakes. Generally, quartz sand, well sorted, stratified, usually deposited in proglacial lakes, but may have been deposited on remnant ice, generally a near-shore deposit or near a sand source, permeable, thickness variable (2-20 meters).
Lacustrine silt and clay	Formed by ancient lakes. Generally laminated silt and clay, deposited in proglacial lakes, generally calcareous, low permeability, potential land instability, thickness variable (up to 50 meters).
Bedrock outcrop	Exposed bedrock, generally within 1 meter of surface.
Glacial Till	Variable texture (boulders to silt), usually poorly sorted sand-rich diamict, deposition beneath glacier ice, permeability varies with compaction, thickness variable (1-50 meters).

Map 2.2 Surface Geology of the City of Poughkeepsie

Surficial Geology

City of Poughkeepsie, Dutchess County, New York



Soils

Soil is the foundation for ecosystems and many natural processes and strongly influences feasibility for land use and development. Soil controls the decomposition of organic matter and biogeochemical cycles; regulates water flow; and influences the vegetation, habitat type, and agricultural potential of particular locations (Haeckel & Heady, 2014). Some important soil characteristics include pH, soil texture, reaction (acidity), permeability, drainage, organic content, depth to bedrock, and slope. These soil characteristics determine the establishment of habitats and distinct plant communities. From a land use perspective, consideration of soil properties is important. It will impact such things as planning and design of drainage systems, the siting of structures, septic system evaluation, properly engineering foundations, basements, and roads, and determining the feasibility of excavation.

There are many soil types in the City of Poughkeepsie, and each soil type is further classified by variation of slope and topography. The reaction (pH), depth to bedrock, and drainage classifications for each soil survey unit are displayed in Table 2.3. Full descriptions of each listed soil type can be found with the Dutchess County Soil Survey or using the USDA Web Soil Survey.

Table 2.3: Soil types of the City of Poughkeepsie. (Web Soil Survey, 2018, Soil Survey of Dutchess County, New York, 2001)

Name on Map	Full Name	Soil Reaction	Depth to bedrock (inches)	Drainage
BeC	Bernandon Silt Loam, 8-15% slopes	Very strongly acid to moderately acid	>60	Well-drained
BeD	Bernandon Silt Loam, 15-25% slopes	Very strongly acid to moderately acid	>60	Well-drained
BgB	Bernandon Silt Loam, 3-8% slopes	Very strongly acid to moderately acid	>60	Well-drained
Ca	Canandaigua Silt Lam	Moderately acid to neutral in the surface and upper subsoil, neutral in the lower subsoil and substratum	>60	Very poorly drained
DwB	Dutchess Cardigan Complex, undulating/rocky	Very strongly acid to moderately acid in solum, strongly acid to slightly acid in the substratum	>60	Well-drained

Table 2.3: Soil types of the City of Poughkeepsie. (Web Soil Survey, 2018, Soil Survey of Dutchess County, New York, 2001) (Continued)

DwC	Dutchess Cardigan Complex, rolling/ rocky	Very strongly acid to moderately acid in solum, strongly acid to slightly acid in the substratum	>60	Well-drained
DxB	Dutchess Cardigan Urban Land Complex, undulating/rocky	Very strongly acid to moderately acid in the solum, and strongly acid to slightly acid in the substratum	20-40	Well-drained
DxC	Dutchess Cardigan Urban Land Complex, rolling/ rocky	Very strongly acid to moderately acid in the solum, and strongly acid to slightly acid in the substratum	>60	Well-drained
Fr	Fredon Silt Loam	Moderately acid to neutral in the surface and subsoil, and slightly acid to moderately alkaline in the substratum	>60	Somewhat poorly drained
HeA	Haven Loam, nearly level	Very strongly acid to moderately acid	>60	Well-drained
HsA	Hoosic Gravelly Loam, nearly level	Very strongly acid or strongly acid above 30 inches, very strongly acid to slightly acid below 30 inches	>60	Somewhat excessively drained
HsD	Hoosic Gravelly Loam, hilly	Very strongly acid or strongly acid above 30 inches, very strongly acid to slightly acid below 30 inches	>60	Somewhat excessively drained
KrB	Knickerbocker Fine Sandy Loam, undulating	Very strongly acid to moderately acid	>60	Somewhat excessively drained

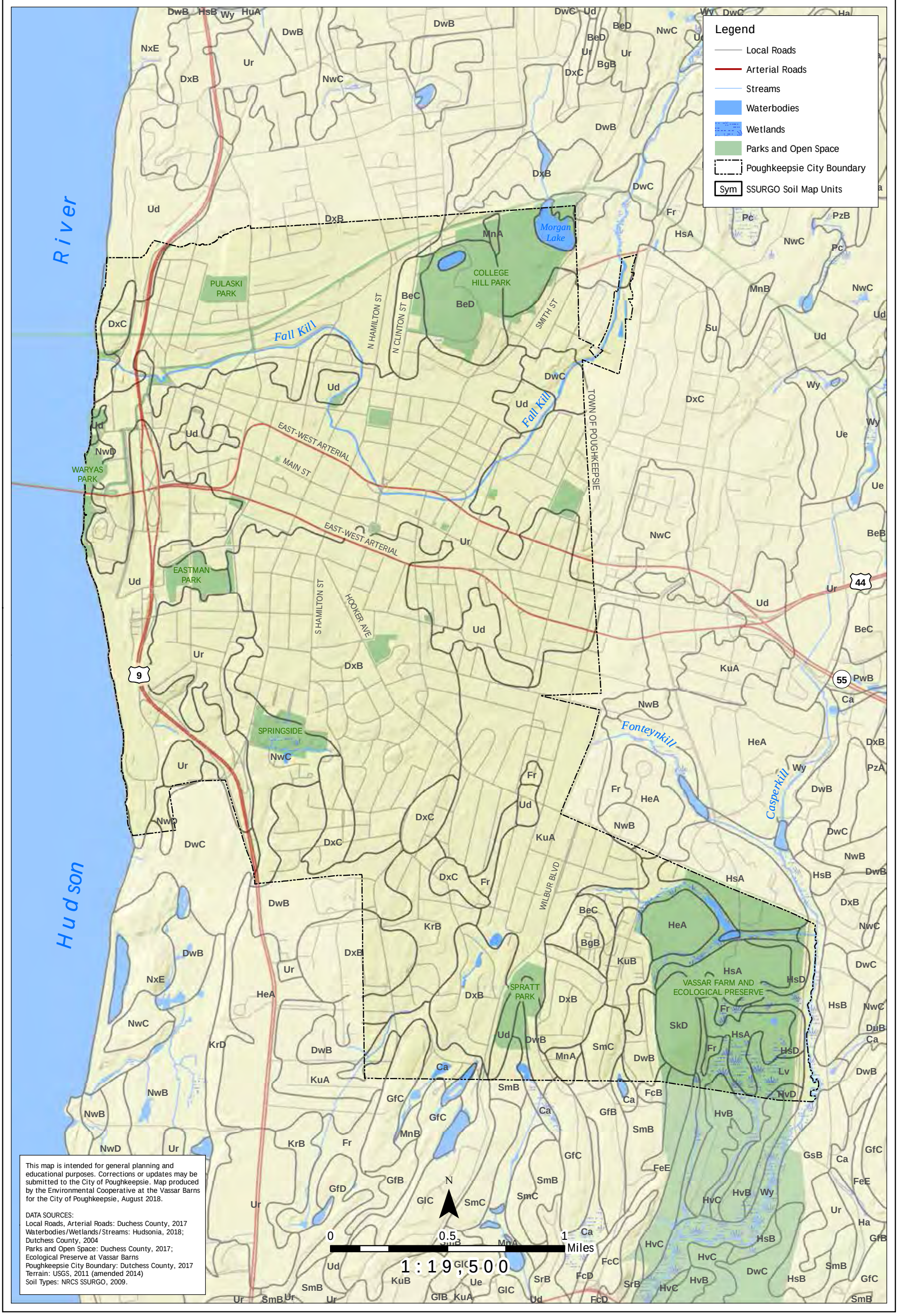
Table 2.3: Soil types of the City of Poughkeepsie. (Web Soil Survey, 2018, Soil Survey of Dutchess County, New York, 2001) (Continued)

KuA	Knickerbocker Urban Land Complex, nearly level	Very strongly acid to moderately acid	>60	Somewhat excessively drained
KuB	Knickerbocker Urban Land Complex, undulating	Very strongly acid to moderately acid	>60	Somewhat excessively drained
Lv	Livingston Silt Clay Loam	Strongly acid to neutral in the surface and upper subsoil, neutral to moderately alkaline in the lower subsoil and substratum	>60	Very poorly drained
NwC	Nassau-Cardigan Complex, rolling/ very rocky	Very strongly acid to moderately acid	20-40	Somewhat excessively drained
NwD	Nassau-Cardigan Complex, rolling/ rocky	Very strongly acid and strongly acid	20-Oct	Somewhat excessively drained
SkD	Stockbridge Silt Loam, 15-25% slopes	Strongly acid to neutral in the surface, moderately acid to neutral in the subsoil, moderately acid to moderately alkaline in the substratum	>60	Well-drained
SmC	Stockbridge-Farmington Complex, rolling/ rocky	Strongly acid to neutral in the surface, moderately acid to neutral in the subsoil, moderately acid to moderately alkaline in the substratum	>60	Well-drained
Ud	Udorthents, smoothed	N/A	>80	Well-drained
Ur	Urban Land	N/A	Variable	Covered by impervious materials

Map 2.3 Soil types in the City of Poughkeepsie

Soil Types

City of Poughkeepsie, New York



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Water Resources

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- Parcel Boundaries
- City of Poughkeepsie Boundary
- MS4 Outfalls

Stream Barriers

- Insignificant barrier
- No barrier
- no score - missing data

- Wetlands
- Surface Water

Streams

- Perennial Stream or Not Classified
- Riparian Buffers
- Flood Hazard Areas

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Applicant

Wetlands

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Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

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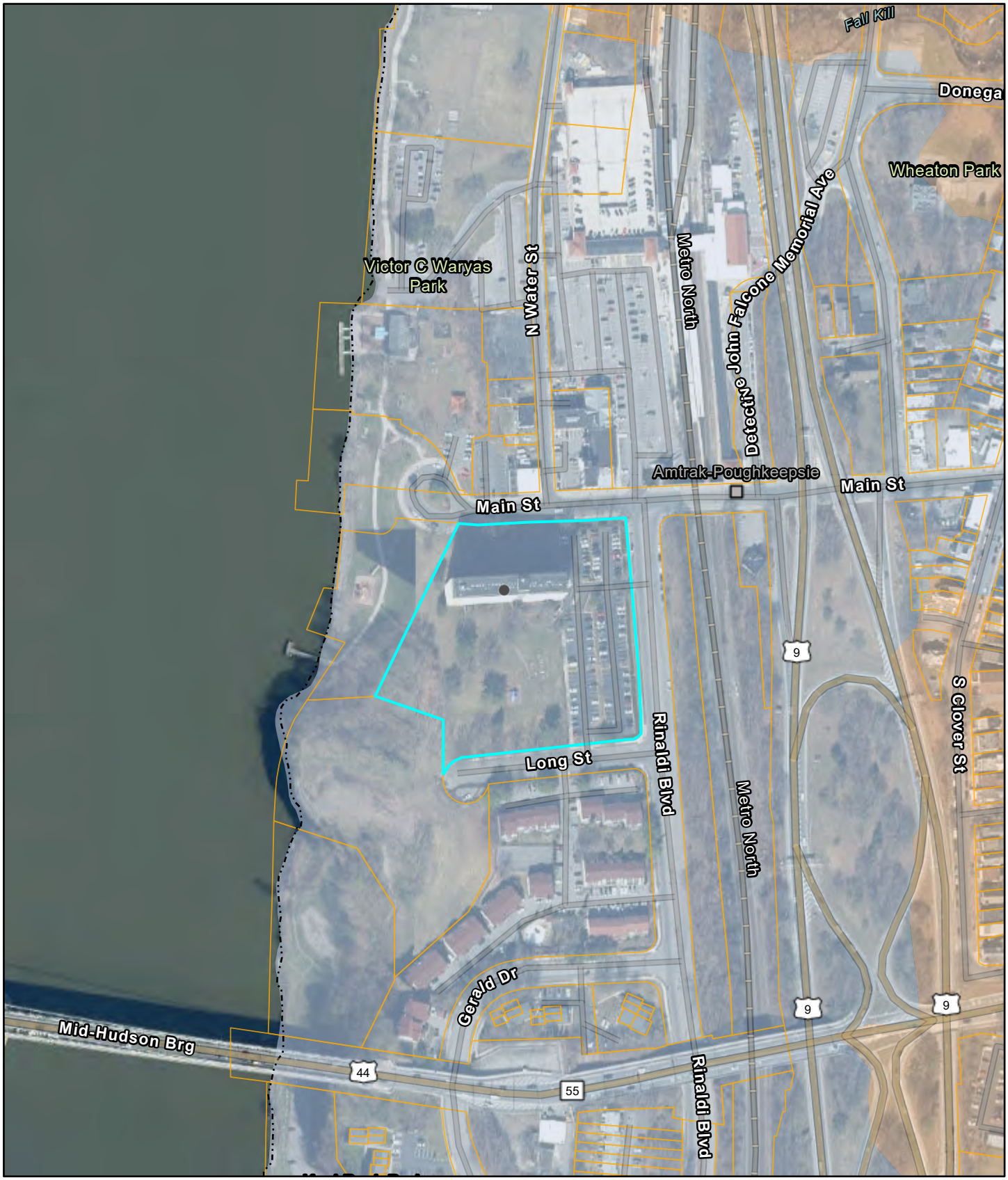
Watersheds



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Parcel Boundaries

City of Poughkeepsie Boundary

Watershed

Fallkill Creek Watershed

Hudson River Direct Drainage E

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Chapter 3. Water Resources

Jen Rubbo, Neil Curri, Elise Chessman, Julia Blass

The Fall Kill near Dongan Park.
Photo credit: Jennifer Rubbo

Introduction

The City of Poughkeepsie is located where the mouth of the Fall Kill drains into the Hudson River, and the City's founding was based predominantly around its access to water. Though the exact translation is debated, the name Poughkeepsie is derived from a Wappinger phrase meaning "reed-covered lodge by the little water place" (Britannica, n.d.). The Fall Kill and the Hudson River were the major factors that drew settlers to this area. Water was a source of power to early industrial activity, and the Fall Kill powered the processing of corn, lumber, and cloth through dammed millponds. (The Fall Kill Plan, 2012).

The City of Poughkeepsie is on the east bank of the Hudson River, at the midpoint of a 153-mile estuary from the City of Troy to New York Harbor – nearly half the entire river's length (Hudson River Watershed Alliance, 2013). An estuary is a partially enclosed coastal body of brackish water with one or more rivers or streams flowing into it and with a free connection to the open sea (Pritchard, 1967). Salty seawater pushes up the Hudson River during flood tide, diluted by freshwater runoff as it moves northward; during ebb tide, the salt front recedes southward. The alternating tides raise and lower the surface of the Hudson River approximately 3 feet at Poughkeepsie, and causes the river to change its direction of flow four times a day. The combination of tidal flows, saltwater, and freshwater inputs creates diverse habitats

throughout the Hudson River estuary, which support important commercial and recreational species like striped bass, bluefish, and blue crab (NYS Department of Environmental Conservation, 2019a).

Not only does the Hudson River provide important habitat, but it also supplies the City of Poughkeepsie residents with potable drinking water. The salt front in the Hudson River estuary is typically well south of Poughkeepsie, but in times of drought it moves north, potentially impacting the City's drinking water intake and treatment plant.

Threats to water quality in the Hudson River, Fall Kill, and other small streams include point-source pollution from current and former industrial sites, stormwater runoff, and releases of untreated sewage during storms (i.e., combined sewer overflows). In addition, contaminants in the watershed, such as fertilizers and septic systems, also impact the quality of water in the Fall Kill and the Hudson River. Healthy water resources not only ensure a clean drinking water source but also provide important habitat for many organisms.

Groundwater and Aquifers

Groundwater feeds our rivers and streams and is the primary source of water for aquatic habitats during times of drought. Aquifers are areas with significant amounts of groundwater saturation. This groundwater is used to supply wells and other water sources. Groundwater recharge occurs primarily through infiltration of precipitation. The amount of impervious surface in a watershed can impact groundwater recharge, by both reducing the rate at which water infiltrates into the ground and the quality of the water infiltrating into the ground. Polluted runoff practices such as salting roads and the use of chemicals on yards can impact the groundwater quality and subsequently the water quality in the City's aquifers, streams, and rivers.

The City of Poughkeepsie does not utilize groundwater as a drinking water resource. However, aquifers within and surrounding the City should be identified, as these areas are important to the biological health of many natural areas (Map 3.1). For example, both the Fall Kill and Casperkill receive water from groundwater sources, maintaining flow during dry times of the year. While several aquifers exist just outside of the City boundary, only one major aquifer exists within the City limits in the Southeast corner. About half of this one aquifer in the City exists within the Vassar Farm and Ecological Preserve. The conservation of natural areas in the Vassar Preserve is very important to the aquifer's health, supporting both groundwater recharge and filtration.

Map 3.1 Aquifers of the City of Poughkeepsie

Aquifers

City of Poughkeepsie, New York

Watersheds and Surface Water

Watersheds in Poughkeepsie

A watershed or drainage basin is the area of land from which all water drains into a particular stream, river, lake, or other waterbody. Surface topographic features (such as ridges, mountains, and hills) constitute watershed or basin boundaries. Watersheds are nested, with smaller subwatersheds existing within larger watersheds. For example, the Fall Kill watershed is a subwatershed of the Hudson River watershed. A healthy watershed has adequate pervious areas for water to infiltrate, which reduces direct inputs of polluted runoff to the waterway. This helps to recharge groundwater, mitigate flood and erosion impacts, and minimize the cost of water treatment and public infrastructure. Land use influences the quantity and quality of water supplies, and therefore understanding watersheds is critical to making informed natural resource management and land use decisions. The City of Poughkeepsie is part of the Hudson River basin and has four watersheds (Map 3.2). The majority of the City is within the Fall Kill and Casperkill watersheds, with the remaining area within the Hudson River Direct Drainage E and F basins.

The Dutchess County planning office created watershed boundaries for this map from high-resolution elevation surveys. As part of this dataset, there have been 5,272 subwatersheds delineated for every small stream and drainage within Dutchess County - 57 of which are located within or partially within the City of Poughkeepsie. The average size of these subwatersheds is approximately 100 acres. This level of watershed detail was provided to allow finely detailed analysis of water resources, a framework for organizing research, and as a potential basis for public outreach and education of stormwater issues on a neighborhood level. Watershed boundaries can encourage residents to think about how water naturally flows through their neighborhood as well as the geography of the built environment in which they live (Wills, 2010).

In an urbanized area like Poughkeepsie, the storm sewer and wastewater systems likely subvert many of the topographic subwatershed boundaries depicted in the map by collecting stormwater in catch basins and conducting it through underground pipes to other subwatersheds. Likewise, wastewater entering the combined sewer system may be entering these pipes in one subwatershed and pumped directly to the sewage treatment plant or Hudson River (during times of high precipitation), located in another subwatershed. (see Potential and Known Sources of Pollution Map for locations of CSO drainage areas; Map 3.6). In contrast to a watershed, a *sewershed* is the area of land where all the *sewers* flow to a single end point. Precipitation that falls on impervious surfaces in Poughkeepsie, for the most part, would follow these sewershed delineations rather than topographic watershed delineations. Topographic watershed delineations are still a helpful guide to understanding water flows in a specific area.

Surface Water in Poughkeepsie

The City of Poughkeepsie's major waterbodies are the Hudson River and the Fall Kill, and the Casperkill borders it at the Southeast corner. Additionally, there are small lakes, ponds, and reservoirs that are important surface water resources in the City. Most notably, Morgan Lake, which is located in the northeastern corner of the City, and the Victorian reservoir at College Hill Park.

The Hudson River is a defining natural feature in the City of Poughkeepsie. In addition to its historical, economic and cultural significance, the river provides an important connection to nature for residents and fosters local identity. The entire western border of the City of Poughkeepsie is located on the shores of the Hudson River. Hudson River habitats including the main channel, tidal shallows, intertidal shallows and the tidal tributary mouth of the Fall Kill, make up the largest contiguous habitat type in the City (Heffernan & Stevens, 2018). The Hudson River watershed drains 13,390 square miles (Hudson River Watershed Alliance, 2013) and all of the land in the City of Poughkeepsie eventually drains into the Hudson River. Land use in the City of Poughkeepsie has significant impacts on both water quality of the tributaries that feed into the Hudson River and the river itself.

The primary tributary that flows through the City of Poughkeepsie is the Fall Kill, which originates in the towns of Clinton and Pleasant Valley, flows through Hyde Park, the Town of Poughkeepsie, and finally the City of Poughkeepsie where it enters the Hudson (Bean, Lynch, & Burns, 2006). Its watershed covers an area of 19.5 square miles and is approximately 38 miles long. The northern reaches of the creek are largely undisturbed, with many woodlands, wetlands, and marshes present in these sections of the watershed. As the stream enters the City of Poughkeepsie, the buffer of natural area that borders the creek decreases and developed surfaces get closer to the stream. The Fall Kill is channelized by New Deal Era stone walls for 2.5 miles through the City of Poughkeepsie. There is little to no buffer, and the stream channel rapidly conveys water through the City to the Hudson River. Channelization and the highly developed impervious surroundings make certain areas of Poughkeepsie especially susceptible to flooding, as was witnessed during Hurricane Irene in August 2011. There is, however, a small portion of the creek within the City boundary that is not channelized in stone walls. This section is located primarily near a parcel of land owned by the City of Poughkeepsie Department of Public Works and privately owned adjacent parcels to the south. This section of the creek has been identified as a significant habitat area and should be considered an important flood retention area due to the presence of small sections of an undeveloped forested riparian buffer, (Heffernan & Stevens, 2018) (see Appendix A for complete report). The Fall Kill Management Plan, which was completed in 2006, is the most comprehensive study of the biology and water quality of the creek and provides important recommendations for the improvement of water quality that are still relevant today (Bean, Lynch, & Burns, 2006).

The Casperkill is 11 miles long, with the mainstem of the stream located mostly in the Town of Poughkeepsie there is about ¾ of a mile of the creek in the City of Poughkeepsie bordering the easternmost edge of the City. The watershed spans a total of 12 square miles. Twenty percent of the watershed lies within the City boundaries, mostly in the southern and eastern portions of the City (Menking K. , Cunningham, Foley, Freimuth, & Smith, 2009). The creek flows through an area of mixed land use dominated by suburban and urban development including shopping centers, parking lots, and residential homes. The most natural section of the creek is located within the Vassar Farm and Ecological Preserve where a 300-2000 ft. vegetated buffer exists. While not located in the City of Poughkeepsie, this section

of the creek is an important area to note. The protection of the forest and open space in this area help to mitigate the inputs of non-point source pollution entering the creek further upstream. The Casperkill finally enters the Hudson River near Tilcon Quarry, just south of the Poughkeepsie Galleria.

Inputs to the Casperkill include surface runoff, and small tributaries, including a small unnamed tributary located in the City at the entrance of the Vassar Farm and Ecological Preserve and the Fonteynkill. The Fonteynkill is located in the Town and is presumed to drain a residential portion of the City of Poughkeepsie via underground sewers and pipes contributing to the water quality of the stream (Cunningham, Livingston, & Cardillo, 2013). The Fonteynkill surfaces about 3,300ft upstream of the confluence with the Casperkill at the boundary of the City and Town of Poughkeepsie (Menking K. , Cunningham, Foley, Freimuth, & Smith, 2009).

Typical urban development practice during industrialization included burying most small streams and/or using them as sewers to transport waste out of cities. Because infrastructure and development has disconnected these small streams from the surrounding watershed, buried streams cannot provide ecosystem services such as nutrient pollution reduction in stormwater runoff (Trice, 2013). In Poughkeepsie, several small streams no longer appear in recent maps and GIS data, or, such as the Fonteynkill appear with significant sections buried underground. The paths of these streams are difficult to ascertain but can be inferred from historic maps.

Based on an 1891 map of portions of Ulster and Dutchess County, the Fonteynkill historically began further west in the City of Poughkeepsie, near the intersection of Hooker Avenue and present-day S. Cherry Street (Figure 3.1) (Beers F. , 1891). Historic maps from 1867 and 1834 depict a stream called Kidney Creek (or Kidney Kill) at the north edge of the City of Poughkeepsie (Figure 3.2 (Beers F. W., 1867) ; (Figure 3.3 (Winfield, 1834). Recent topographic maps do not depict this stream nor does recent GIS data or aerial photographs. However, an outlet to the Hudson River is visible in recent aerial photographs emerging from the approximate location of the former mouth of Kidney Creek, suggesting that the entire creek has been buried underground. The above-referenced 1834 map also shows two streams emptying into the Hudson near Pine Street; no evidence of these creeks can be seen in recent maps, aerial images, or GIS data (Figure 3.4 (Winfield, 1834).

Figure 3.1. 1891 Map of the City of Poughkeepsie showing the Fonteynkill extending into what is now the City of Poughkeepsie.

Figure 3.2. 1867 map of the City of Poughkeepsie showing the now buried Kidney Creek and its outfall into the Hudson River.

Figure 3.3. 1834 map the City of Poughkeepsie showing the now buried Kidney Kill (creek).

Figure 3.4. 1834 Map of small streams flowing into the Hudson River near Pine Street in the City of Poughkeepsie.

As part of the Significant Habitats Report (Appendix A) Hudsonia delineated the streams and stream fragments illustrated in Map 3.2, as well as waterbodies and wetlands within the City of Poughkeepsie boundary. They describe a network of seemingly disconnected stream fragments located in the southern portion of the City that are presumed to be portions of streams that are now partially piped or buried so their complete paths were not detectable.

There are efforts by many organizations to maintain the health of the Hudson River, its subwatersheds and tributaries. Within Poughkeepsie, the Fall Kill Watershed Committee and the Casperkill Watershed Alliance have done important work to contribute to the health and knowledge of our watersheds. The Fall Kill Watershed Committee and the Casperkill Watershed Alliance have been inactive in recent years however these local groups have assessed the Fall Kill and Casperkill extensively in the past (see Health of the Casperkill, Dutchess County, New York (Menking K. , Cunningham, Foley, Freimuth, & Smith, 2009) and A Watershed Management Plan for the Fall Kill, Dutchess County, New York (Bean, Lynch, & Burns, 2006). Vassar College has continued to monitor water quality in the Fonteynkill until 2017. Since 2017, the local non-profit Scenic Hudson has worked to gain community support for the revitalization of the creek, based on work completed in the 2012 Fall Kill Plan (The Fall Kill Plan, 2012).

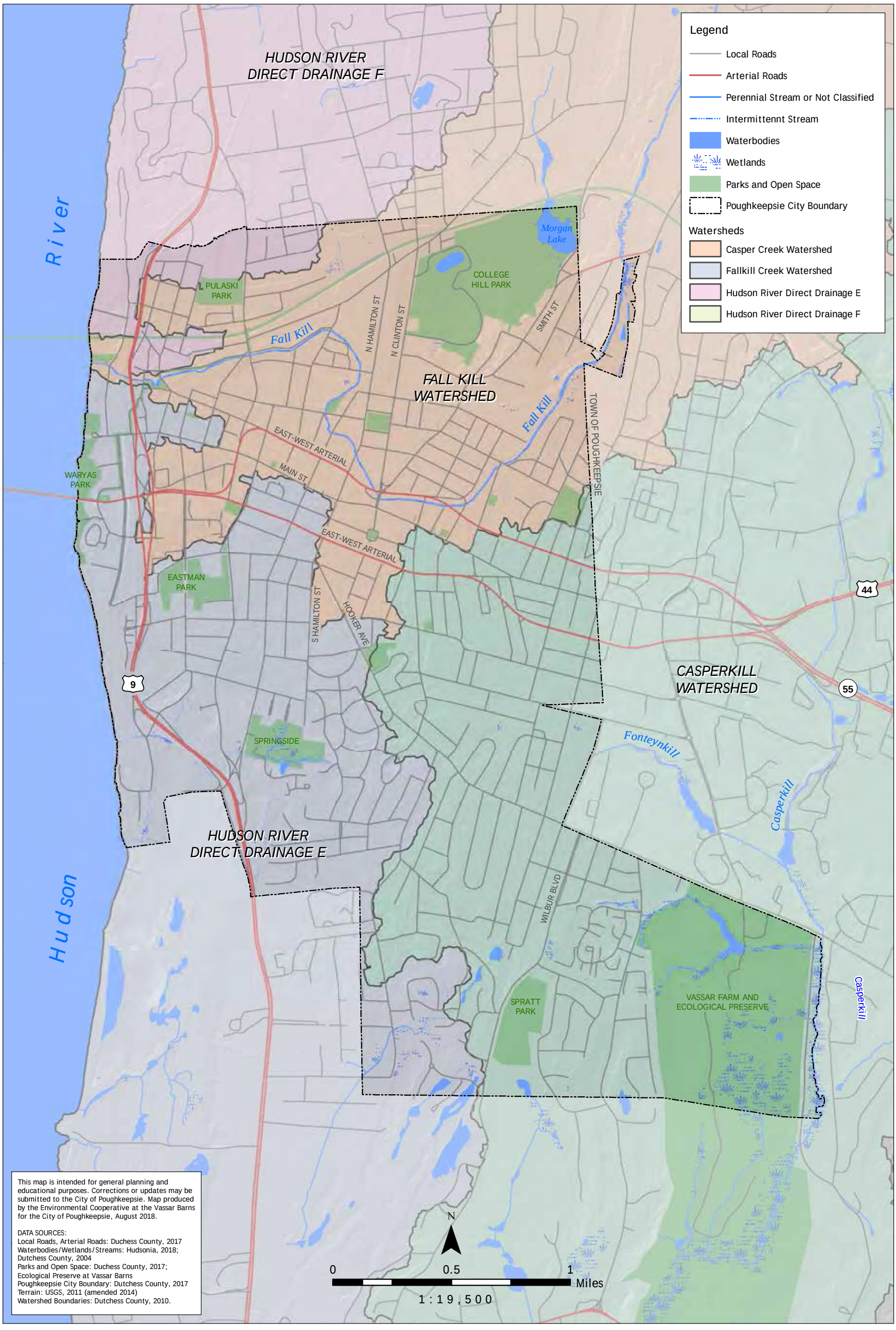
Additional resources that discuss the Fall Kill and Casperkill include:

Fall Kill Neighborhood Source Assessment Report (Palmer & Hesse, 2013)
Fall Kill Trash Assessment (Rubbo, 2008a)
Fall Kill Stream Walk (Rubbo, 2008)
The Suburban Stream Syndrome: Evaluating Land Use and Stream Impairments in the Suburbs (Cunningham, et al., 2009)

Map 3.2 Surface Water and Watersheds of the City of Poughkeepsie

Surface Water and Watersheds

City of Poughkeepsie, New York



This map is intended for general planning and educational purposes. Corrections or updates may be submitted to the City of Poughkeepsie. Map produced by the Environmental Cooperative at the Vassar Barns for the City of Poughkeepsie, August 2018.

DATA SOURCES:
Local Roads, Arterial Roads: Duchess County, 2017
Waterbodies/Wetlands/Streams: Hudsonia, 2018; Dutchess County, 2004
Parks and Open Space: Duchess County, 2017; Ecological Preserve at Vassar Barns
Poughkeepsie City Boundary: Dutchess County, 2017
Terrain: USGS, 2011 (amended 2014)
Watershed Boundaries: Dutchess County, 2010.

Wetlands

A wetland is a distinctive habitat that provides important ecosystem services. Wetlands are defined by saturation of surface water or groundwater for a period of time throughout the year, and the presence of plants that are adapted to saturated soil conditions. In addition to providing habitat for a diversity of plants and animals, they play an important role in stormwater management. Wetlands slow down runoff, increase infiltration into groundwater, and help to filter out sediment and other contaminants. In an urban or suburban area, they are an important part of the natural landscape that helps mitigate the impacts of flooding, and are especially important today as storms become more severe and flooding increases due to global climate change.

Figure 3.5. Section of the Fall Kill with small wetlands that are likely important in flood mitigation.

Wetlands are not common in the City of Poughkeepsie. Historically, many wetlands in developing areas were filled, which is likely what occurred in Poughkeepsie. The few remaining wetlands should be preserved as they function as important areas for mitigating the impact of floods by storing flood waters and slowing surface runoff, and help to improve water quality. Wetlands in Map 3.3 were identified using data from Hudsonia's Significant Habitat Report (Heffernan & Stevens, 2018) and NYS DEC freshwater wetland data. Wetlands and their importance as habitat are further addressed in the Significant Habitat Report (Heffernan & Stevens, 2018).

Freshwater wetlands regulated by New York State can be viewed using the DEC Environmental Resource Mapper (NYS Department of Environmental Conservation, 2019b). These maps show approximate extent and location of wetlands subject to State regulation under the Freshwater Wetlands Act and include wetlands above 12.4 acres or of unusual local importance. NYSDEC also regulates the 100 ft adjacent area around these wetlands. NYSDEC wetland maps are incomplete and often contain inaccuracies. There is a 500 ft check zone around NYSDEC identified wetlands, in which the DEC recognizes that additional wetland area may exist. There is only one New York State DEC regulated wetland within City boundaries, and it is on the Vassar Farm and Ecological Preserve.

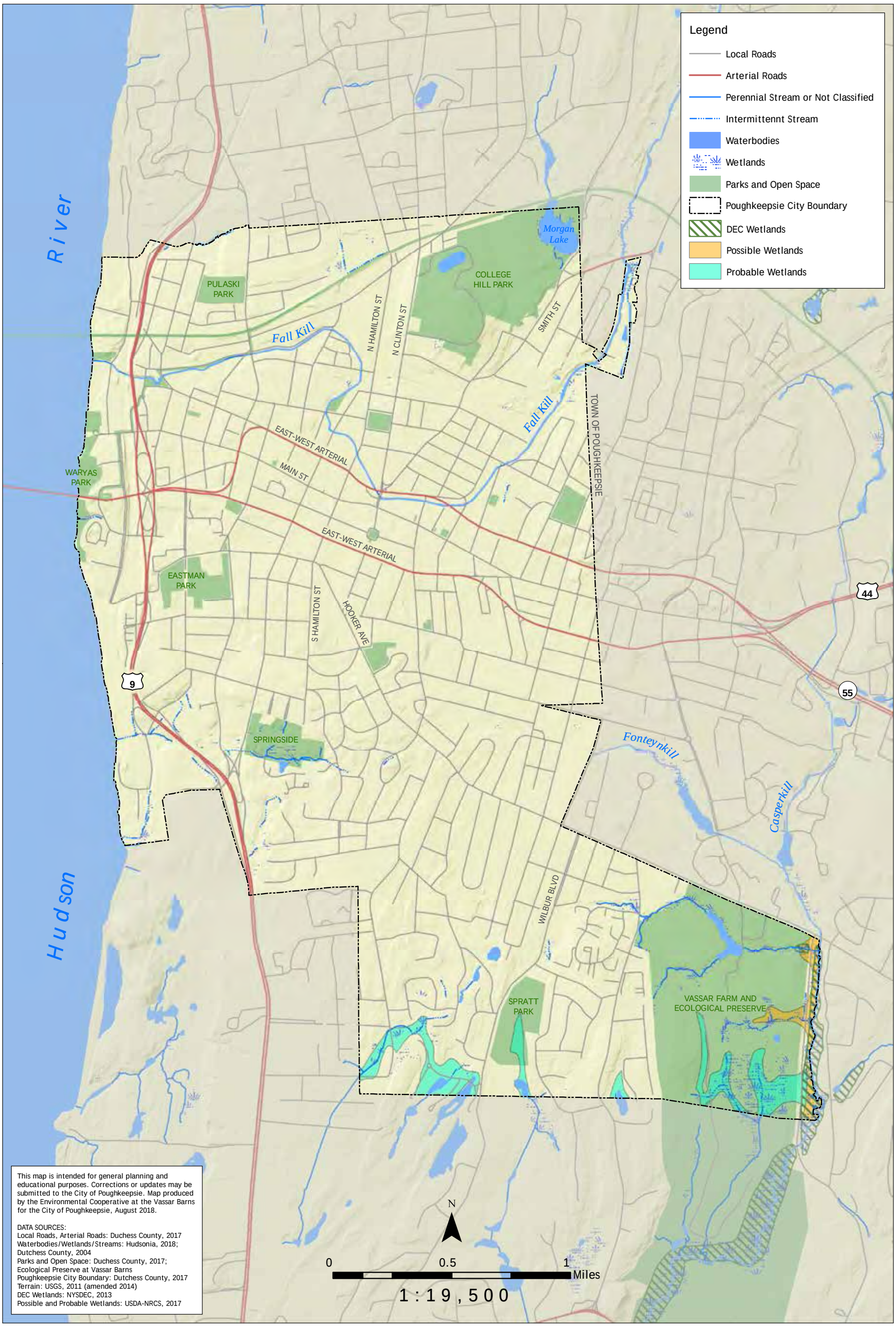
The wetlands that are located adjacent to the Fall Kill near the Department of Public Works parcel and just south of that on a privately owned parcel are worth noting (Figure 3.5) since the Fall Kill is not channelized by stone walls yet at this point. This means that during flood events the creek may overflow into these wetlands, located within the 100-year flood plain. The wetlands thus may play an important role in retaining floodwaters where the Fall Kill enters the City. There may be other important hydrologic and habitat connections between these wetlands and the Fall Kill given their close proximity.

Also worth considering along with confirmed wetlands are the City's possible and probable wetland areas. These can be categorized based on the drainage class of soil groups. Soils that are somewhat poorly drained can be considered possible wetland areas, while soils that are poorly drained or very poorly drained can be considered probable wetland areas (Kiviat & Stevens, 2001). Researchers often use soil drainage classes to identify potential wetlands that are missing from existing wetland maps. Not only do poorly drained soils indicate that a wetland may be present, but they may also indicate previously drained areas with the potential for wetland creation or restoration.

Map 3.3 Wetlands of the City of Poughkeepsie

Wetlands

City of Poughkeepsie, New York



Flood Hazard Areas and Riparian Buffer Areas

Floodplains are low-lying areas adjacent to streams or rivers that become inundated during times of high flow. Streams naturally overflow their banks to disperse floodwaters. This flooding helps slow the water, recharge groundwater and increase water quality by letting particulates settle out instead of being carried downstream. Stream channelization is a modification to the banks of the stream that stops overbank flooding and moves water quickly downstream. While channelization might succeed in reducing flooding locally, it generally has negative impacts on the stream ecosystem as a whole. As the volume and velocity of the water increase through channelized areas, bankside erosion increases, suspended sediment increases, stream habitat is destroyed, and the risk of flooding downstream of channelized areas increases.

The Flood Hazard Areas and Riparian Buffer Areas map (Map 3.4) shows data from the Federal Emergency Management Agency (FEMA). FEMA maps flood zones with boundaries that represent the 1% chance annual flood (the "100-year" floodplain). The FEMA designation determines low-cost federal flood insurance rates and facilitates local land use controls that comply with FEMA's requirements (FEMA, 2019). The City participates in FEMA's National Flood Insurance Program (NFIP), with 164 policies in place as of 2015, insuring a total of $40,731,800 worth of property. NFIP has paid 39 claims since 1978 (City of Poughkeepsie Hazard Mitigation Plan, 2016). The flood hazard areas map can help to understand which areas of the City are at greatest risk of flooding, and where to focus on flood mitigation like green infrastructure and grey stormwater infrastructure improvements. Some of the major flood hazard areas fall within highly developed parts of the City of Poughkeepsie along the Fall Kill. The Fall Kill is an identified vulnerability in the City in the event of a flood because the channel is in disrepair in places (City of Poughkeepsie Hazard Mitigation Plan, 2016).

Knowing the locations of key water-related infrastructure such as storm drain outfalls and combined sewer overflows (CSOs) and their relationship to flood zones is important for discussions of future development and planning in the City (See Map 3.6. Potential and Known Sources of Pollution Map, and Map 3.7 Stream Barriers Map). Properly sized bridge crossing and culverts, as well as the removal of large debris from the stream, will aid in reducing flooding in the City. Additionally, reducing the amount of water that enters storm drains through the increase of pervious surfaces and other Green Infrastructure practices will help to decrease flooding potential.

Flood zones are not static. Land use, climate change, impervious surfaces, obstructions in floodways, precipitation and runoff changes, technological improvements in measuring topography, and new hydrologic modeling techniques can all alter the boundary of the flood zone (Findlay, Burns, Urban-Mead, & Lynch, 2010). Any map of flood hazard areas is therefore always subject to change. Furthermore, areas outside the mapped flood hazard areas may still flood during intense storms. These boundaries simply delineate areas with a higher risk of flooding (1% annual chance) based on historic rainfall and hydraulic modeling of the stream channel and watershed characteristics.

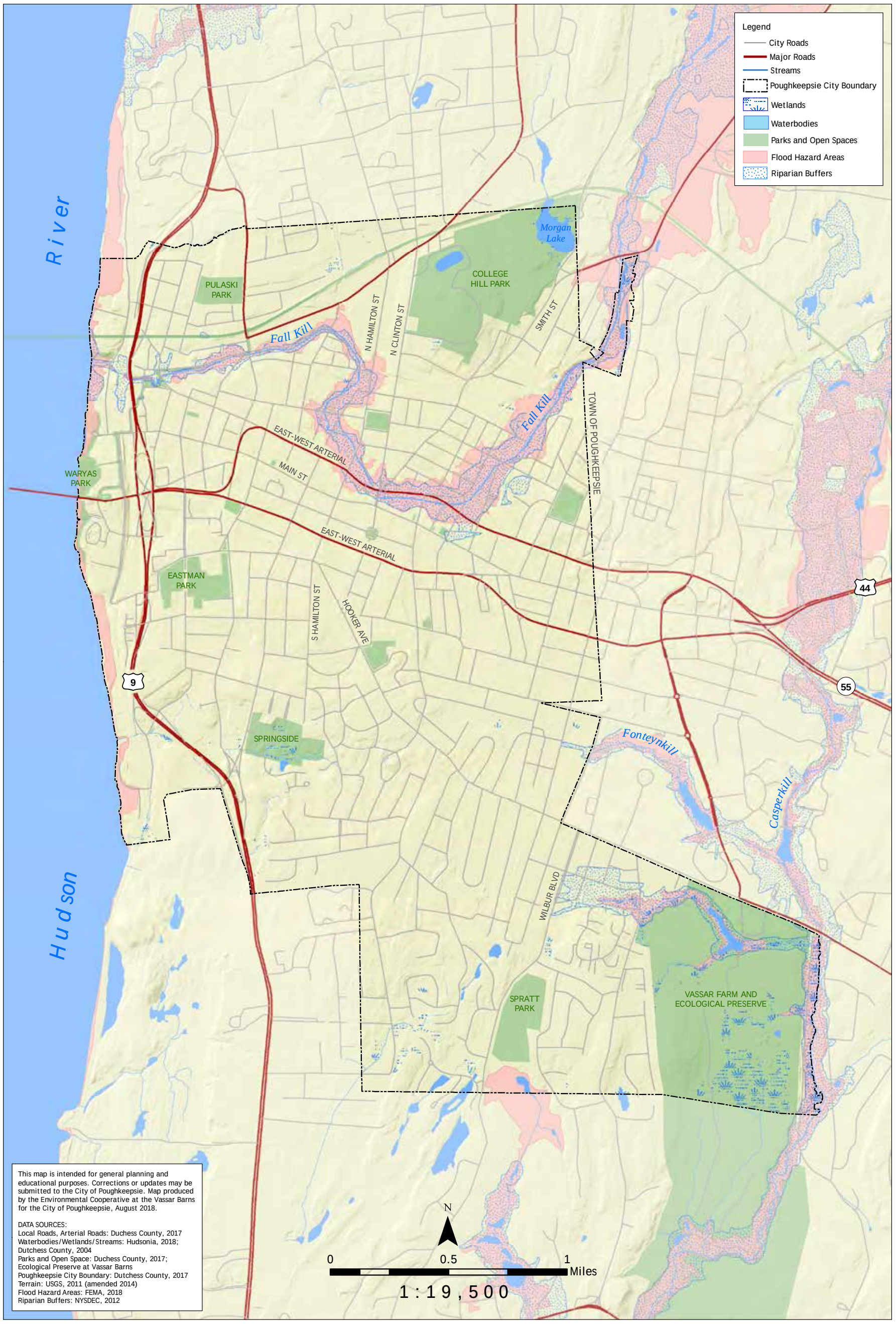
The Flood Hazard Areas and Riparian Buffer Areas map also illustrates riparian areas subject to the 2% annual chance flood (New York Natural Heritage Program, 2018). These areas may not be included in FEMA's flood zones. In Poughkeepsie one of these areas exists in the southeastern corner of the City near Wilbur Blvd. Riparian buffers are vegetated areas

alongside the creek that help to protect the creek by slowing runoff, infiltrating water, providing shade that cools the water, and reducing the amount of sediment and pollutants entering the stream. NYS regulates, up to 50 ft. from the mean high water line, the disturbance of the bed or banks of streams with classifications of AA, A, B, C(T) or C(TS) (NYS Department of Environmental Conservation, 2019c). NYS does not protect the Fall Kill under this regulation because it is designated as a Class C stream (see Table 3.1). However, the City of Poughkeepsie Code does state specific provisions for uses abutting the Fall Kill (https://ecode360.com/27017455). The code requires setbacks of 30 feet from the top of the creek banks for any structure or use of land other than parking, recreation or open space. Parking areas may be located nearer than 20 feet to the top of the banks. Additionally, developers must direct surface drainage for parking and loading areas away from the creek and these areas are required to be landscaped and stabilized to reduce erosion (City of Poughkeepsie, 2017).

Map 3.4 Flood Hazard Areas and Riparian Buffer Areas

Flood Hazard Areas and Riparian Buffer Areas

City of Poughkeepsie, New York



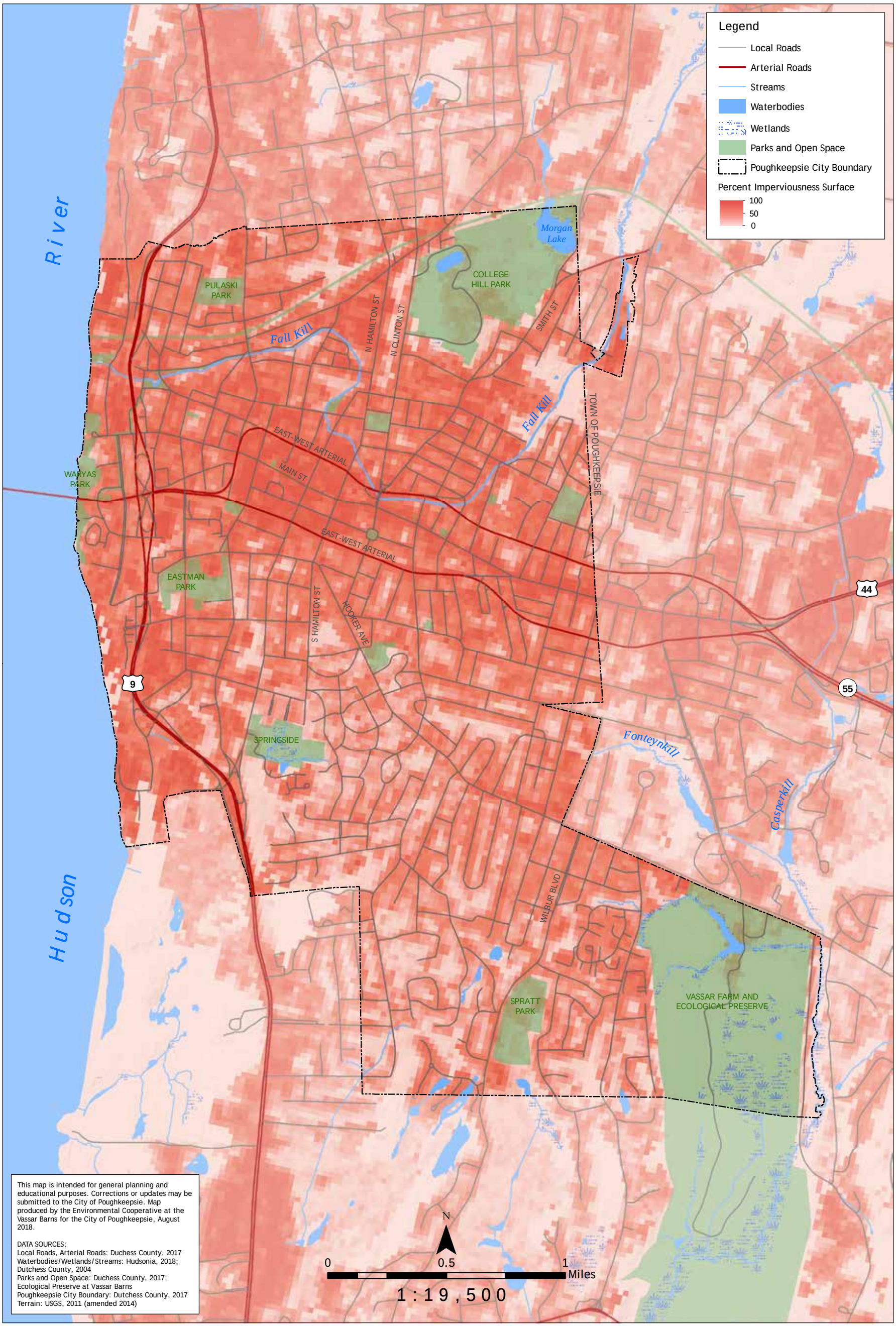
Impervious Surfaces

Poughkeepsie is an urban environment with 14.2% of the land cover in the City classified as "high density developed" implying a high percentage of impervious surfaces (Homer, et al.). An impervious surface is anything that prevents the infiltration of water, such as parking lots, pavement, roads, or buildings. When precipitation falls on impervious surfaces it rapidly flows into storm drains which lead directly to streams and rivers. This runoff carries with it pollutants and trash and impacts the water quality of the waterbodies it flows into. Large volumes of water runoff from impervious areas also increase the potential for flooding. The Impervious Surfaces map (Map 3.5) shows where high percentages of impervious surfaces exist in the City of Poughkeepsie. Areas with high impervious surfaces that are located near the Fall Kill or the Hudson River could be prioritized as areas that should be targeted for stormwater practices that reduce runoff and keep stormwater on site. Green infrastructure practices, specifically, should be considered and would help to reduce runoff by mimicking and preserving natural features and increasing on-site infiltration (New York State Stormwater Management Design Manual, 2015). Additionally, reducing the amount of runoff from impervious surfaces in areas that drain into Combined Sewer Overflows would help to reduce the amount of polluted runoff entering the Hudson River (See Potential and Known Sources of Pollution Map (Map 3.6) and the Combined Sewer Overflows section for more information about CSOs).

Map 3.5 Impervious Surfaces of the City of Poughkeepsie

Impervious Surfaces

City of Poughkeepsie, New York



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Poughkeepsie City Boundary: Dutchess County, 2017
Terrain: USGS, 2011 (amended 2014)

Water Quality Assessments and Classifications

The New York State Department of Environmental Conservation assesses freshwater stream segments and open waterbodies and designates "best uses" for waterbodies across the state.

The classifications and best uses for state waterbodies are:

- Class A, AA, A-S, or AA-S - water supply, primary and secondary contact recreation, and fishing
- Class B - primary and secondary contact recreation, fishing
- Class C - fishing and wildlife propagation
- Class D - fishing

> The Hudson River Estuary Program's Hudson Valley Natural Resource Mapper is a convenient way to view waterbodies and their classifications in the Hudson Valley and easily download fact sheets from the Waterbody Inventory/Priority Waterbody List. (www.dec.ny.gov/gis/hre/)

Waterbodies classified as A, B, or C may also have an associated standard of (T), indicating they are trout waters, or (TS), indicating they are trout-spawning waters. For more information about the water body classifications see DEC's webpage Water Quality Standards and Classification and the DEC's Classification - Surface Waters and Groundwaters website. The DEC assesses water bodies using various monitoring techniques, including biomonitoring and water quality assessments. When a water body is not meeting the standards for its designated "best use" it may be listed on the Priority Waterbody List as impaired. Impaired water bodies are considered for inclusion on the state's Clean Water Act Section 303(d) List and reported to Congress (New York State Department oF Environmental Conservation, 2018a).

There are four major waterbodies in the City of Poughkeepsie: The Hudson River, the Fall Kill, the Casperkill and tributaries and Morgan Lake. The Fall Kill is classified as a Class C stream and designated as Impaired due to nutrient pollution from urban stormwater runoff and suspected municipal sources (Lower Hudson River Waterbody Inventory/ Priority Waterbodies List, 2008). The Fall Kill Management Plan, documents how human activity has negatively impacted the overall health of the creek (Bean, Lynch, & Burns, 2006). The creek contains high levels of nitrate and phosphate, high chloride levels, and high levels of toxic heavy metals in stream sediments. Additionally, researchers found high levels of fecal coliform and *E. coli* bacteria at all sample sites on the length of the creek. Studies of the fish in the Fall Kill showed that all the species were tolerant to moderately tolerant of pollution, and studies of the macroinvertebrates indicated that while most of the length of the creek is "slightly impacted" by pollution, the lower end is "moderately impacted" (Bean, Lynch, & Burns, 2006).

The Hudson River is a Class A tidal estuary due to its use as a water source for the City of Poughkeepsie and neighboring communities. NYS has designated the River as impaired with known pollutants including metals (cadmium) and PCBs. Sources of pollutants include toxic and contaminated sediments, combined sewer overflows and urban stormwater runoff (Lower Hudson River Waterbody Inventory/ Priority Waterbodies List, 2008). Presence of these contaminants has led to fish consumption advisories. Several NY DEC and DOH networks monitor water quality and use of the Hudson as a source of drinking water and for recreation purposes. In 2018, an intermunicipal council of the seven communities that source their drinking water from the Hudson created the Hudson River Drinking Water Intermunicipal Council, with the focus of long-term protection of the Hudson as a source of drinking water (Riverkeeper, 2018)

Table 3.1. Summary of Waterbody Classification and Impacted Uses in the City of Poughkeepsie, NY (from the Waterbody Inventory/Priority Waterbody List) (Lower Hudson River Waterbody Inventory/ Priority Waterbodies List, 2008)

Waterbody	ID	Class	Water Quality	Uses Impacted	Pollutants	Pollutant source	303(d) list	Notes
Hudson River	1301-0001	A	Impaired	Known: Impaired - Fish Consumption, Stressed - Recreation Suspected: Stressed - public bathing, habitat/hydrology	Known: Metals (cadmium), priority organics (PCBs) Suspected: pathogens, thermal changes	Known: Toxic contaminated sediment, combined sewer overflow, urban stormwater runoff Suspected: Habitat modification, power generation	Yes 2b (Multiple Segment/Categorical Water, Fish Consumption)	Fish consumption use in this portion of the Lower Hudson is impaired by elevated levels of priority organics (PCBs, dioxin), heavy metals (cadmium) and other toxics primarily the result of past industrial discharges Roseton on west shore and Low Point on east shore in general area of Chelsea, to the mouth of the Rondout River in Kingston
Fall Kill	1301-0087	C	Impaired	Known: Impaired - Aquatic Life, Recreation, Stressed - Aesthetics	Known: Aesthetics (debris/trash), Pathogens Suspected: Nutrients (phosphorus, D.O./ Oxygen Demand, Silt/ Sediment, Unknown Toxicity	Known: Urban/Storm Runoff Suspected: Municipal, Industrial Possible: Other Sanitary Discharge	Yes, 3a (Waterbody Requiring Verification of Impairment)	Aquatic life support and recreational uses in the Fall Kill are impaired by nutrient enrichment, pathogens and various other pollutants attributed to municipal inputs and urban nonpoint sources.
Casper Creek and Tribs	1301-0195	C	Minor impacts	Suspected: Aquatic Life - Stressed	Suspected: nutrients (Phosphorus)	Possible: Agriculture, Urban/Storm runoff	n/a	Aquatic life support thought to experience impacts due to nutrient enrichment from non-point sources.
Morgan Lake	1301-0198	Unassessed						
Unnamed trib	1301-0197	Unassessed						Small stream segment near Beechwood Ave.

Potential and Known Sources of Surface Water Pollution

In the City of Poughkeepsie, known and potential sources of surface water pollution include discharges from regulated facilities, stormwater runoff from industrial facilities, discharges from Municipal Separate Storm Sewer Systems (MS4s), and Combined Sewer Overflows (CSOs). Map 3.6 has these potential sources of pollution compiled together on this one map and described in more detail below. Additional resources that provide information about wastewater and stormwater are included in Table 3.2.

Table 3.2: Summary of Resources about Wastewater and Stormwater Infrastructure

Potential Pollutant Source	Agency	Website
Combined Sewer Overflows (CSO)	NYS DEC	Sewage Discharge Notifications
Multiple Separate Storm Sewer System (MS4)	EPA	Stormwater Discharges from Municipal Sources
Multiple Separate Storm Sewer System (MS4)	NYS DEC	Stormwater
State Pollutant Discharge Elimination System (SPDES)	EPA	Enforcement and Compliance History Online (ECHO)
State Pollutant Discharge Elimination System (SPDES)	NYS DEC	State Pollutant Discharge Elimination System (SPDES) Permit Program
DECinfo Locator Tool – a mapping tool that provides information about the enviromental quality of specific sites	NYSDEC	DECInfo Locator

State Pollutant Discharge Elimination System (SPDES)

In accordance with the Federal Clean Water Act, New York State regulates wastewater and stormwater discharges through the State Pollutant Discharge Elimination System (SPDES) program. The SPDES program is designed to eliminate the pollution of New York waters and to maintain reasonable standards of purity (NYS Department of Environmental Conservation, 2019d). Several sites in the City of Poughkeepsie are regulated under individual permits as well as the Multi-Sector General Permit (MSGP) for Stormwater Discharges Associated with Industrial Activity. In addition, stormwater discharges from the City of Poughkeepsie's municipal stormwater system are regulated under the SPDES Municipal Separate Storm Sewer System (MS4) general permit.

Individual Permits

A SPDES individual permit is required for constructing or using an outlet or discharge pipe ("point source") that discharges wastewater into the surface waters (or ground waters) of the state. Sewage treatment plants and other disposal systems that discharge into waters of the state also require individual permits (New York State Department of Environmental Conservation, 2019e). There are four sites with individual permits in the City of Poughkeepsie. Information about Individual Discharge Permits (Table 3.3) is available through the EPA's Enforcement and Compliance History Online (ECHO, https://echo.epa.gov) and NYSDEC's SPDES Permit Program page (http://www.dec.ny.gov/permits/6054.html).

Table 3.3 SPDES individual permits - Site locations and permit numbers

Permit ID	Facility Name	Location
NY0005673	Poughkeepsie Terminal	Sunfish Cover Road
NY0036731	Poughkeepsie Water Treatment Plant	Dutchess Avenue
NY0071897	Effron Fuel Oil Corp Terminal	Prospect Street
NY0026255	Poughkeepsie Stp	North Water Street

Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity

Industrial facilities must obtain permit coverage for stormwater discharges through either an individual industrial SPDES permit, the SPDES Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity, or provide certification using the No Exposure Exclusion that industrial activities are not exposed to stormwater (New York State Department of Environmental Conservation, 2019f). There are four industrial sites in the City of Poughkeepsie with coverage under the MSGP for Stormwater Discharges Associated with Industrial Activity. Information about MSGP facilities in the City of Poughkeepsie (Table 3.4) can be found at https://www.dec.ny.gov/chemical/9009.html. An index of MSGP sites is available through the NYSDEC's SPDES Permit Program page at http://www.dec.ny.gov/permits/6054.html.

Table 3.4 MSGP Facilities – Site locations and permit numbers

Permit ID	Facility Name	Location
NYR00C508	Eisner Brothers Inc	67 Parker Ave.
NYR00F897	Baroni Scrap Metal	20 Van Kleek Drive
NYR00B032	Clinton Point Quarry	Sheafe Rd.
NYR00D602	Cranesville Block Co Inc	18 Sunfish Cove Rd.

Municipal Separate Storm Sewer System (MS4)

The City of Poughkeepsie has storm drains that are separate from the sewer system and are part of the Municipal Separate Storm Sewer System (MS4). MS4 is a specific type of SPDES permit and requires that the community have a stormwater collection and conveyance system that is owned by the City, is not a combined sewer and is not part of the sewage treatment plant or publicly owned treatment works (US EPA, 2018). As an MS4 community, the City of Poughkeepsie must develop, implement and enforce a Stormwater Management Program (SWMP). The SWMP must include 6 Minimum Control Measures (MCMs): Public Education and Outreach, Public Participation/Involvement, Illicit Discharge Detection and Elimination, Construction Site Runoff Control, Post Construction Run-off Control, and Pollution Prevention/Good Housekeeping (NYS Department of Environmental Conservation, 2019g). For more information about MS4s in the City of Poughkeepsie and their SWMP, contact the City of Poughkeepsie Engineering Department.

In the City of Poughkeepsie, storm drains that are not connected to the wastewater treatment facility (are not CSOs) move water directly from roads and rooftops into the nearest waterbody. Twenty-four storm drains, the majority on the north side of Poughkeepsie, drain directly into the Fall Kill. On the south side of Poughkeespie, most outfalls drain into small wetlands and streams, with eight outfalls located on tributaries of the Casperkill. There are six outfalls that drain directly into the Hudson River.

Combined Sewer Overflows

Combined Sewer Overflows (CSOs) convey sewage from homes and businesses as well as stormwater from roads and rooftops through the same system. They are physically separate from MS4s described above which only convey stormwater. In a CSO, all of the water is transported to a sewage treatment facility (POTW, Publicly Owned Treatment Works). During times of dry weather or light rain, these facilities can handle the water entering the system, but when there are significant rainfall events the system cannot handle the volume of water and it overflows directly to the Hudson River. Therefore, during high flow events, there is a combination of stormwater runoff and sewage from homes and business being piped directly into the nearest waterbody.

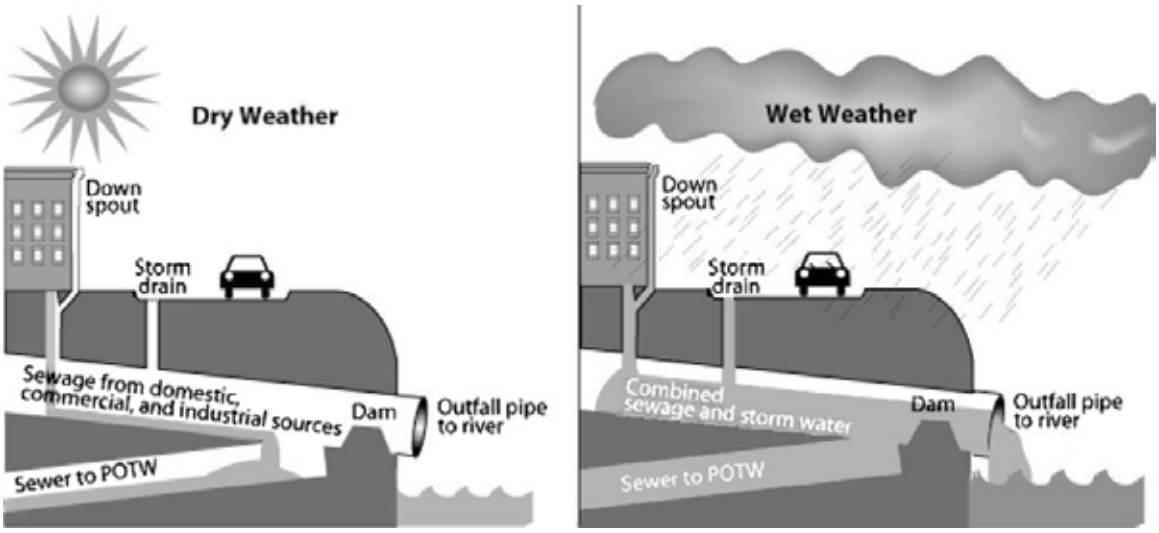


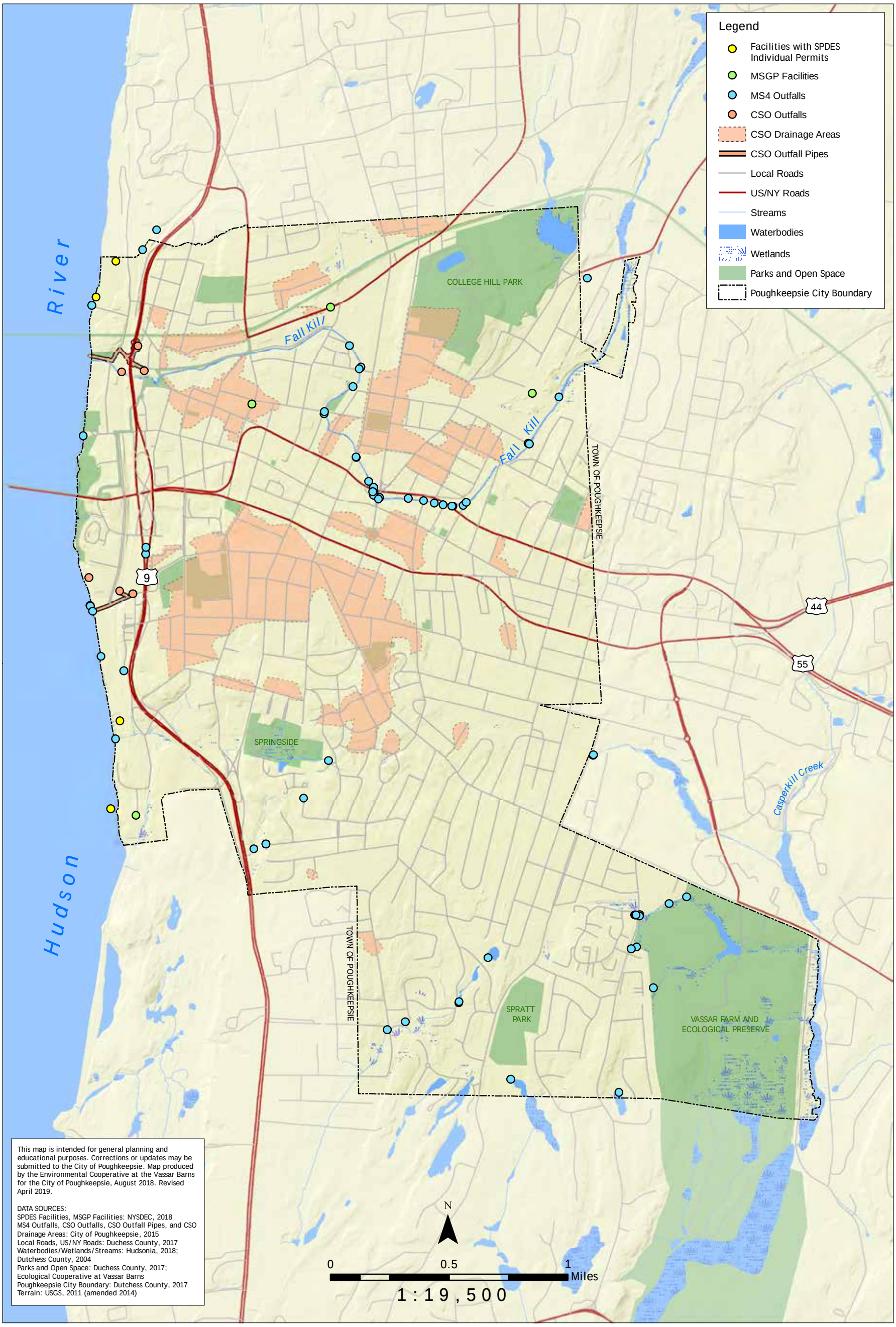
Figure 3.6 Schematic of a typical combined sewer system that discharges directly to surface waters. credit: US EPA

There are about 800 CSOs in New York State, and the City of Poughkeepsie has six CSOs that empty into the Hudson River (NYS Department of Environmental Conservation, 2019h). The Potential and Known Sources of Pollution map (Map 3.6) shows the location of CSO outfalls in the City as well as the drainage areas that contribute to these outfalls. The City is aware of the frequency of the overflows and required to report them to the NYS DEC through a new initiative, the Sewage Pollution Right To Know (SPRTK Act). Under this policy CSO discharges must be reported to the public through NY-Alert within two hours of the incident (DiNapoli, 2018). The City has a long-term plan in the works to separate the sewer system. They have allocated $10 million for future sewer repairs over the next few years that would help reduce, but not eliminate, the CSO discharge (Rolison, 2018). However, the long-term plan for sewer repairs and CSO separation has an estimated cost of over $50 million, and at this time the City can only allocate $2.7 million (Rolison, 2018). Until the sewer system can be separated, sewage will continue to be discharged into the Hudson and the mouth of the Fall Kill through the combined sewer overflows during periods of heavy precipitation. Though the sewage is diluted as it enters the river, it is still a threat to the overall health of the river's ecosystems. Another, perhaps more feasible, strategy for decreasing the impact of CSOs is to prioritize stormwater mitigation in CSO drainage areas, which are identified on Map 3.6. Green infrastructure practices that can be implemented into new development or retrofitted during upgrades is one way to decrease and slow down the amount of stormwater entering the sewer system (New York State Stormwater Management Design Manual, 2015; Palmer & Hesse, 2013).

Map 3.6 Potential and Known Sources of Pollution Map

Potential and Known Sources of Pollution

City of Poughkeepsie, New York



This map is intended for general planning and educational purposes. Corrections or updates may be submitted to the City of Poughkeepsie. Map produced by the Environmental Cooperative at the Vassar Barns for the City of Poughkeepsie, August 2018. Revised April 2019.

DATA SOURCES:
SPDES Facilities, MSGP Facilities: NYSDEC, 2018
MS4 Outfalls, CSO Outfalls, CSO Outfall Pipes, and CSO Drainage Areas: City of Poughkeepsie, 2015
Local Roads, US/NY Roads: Duchess County, 2017
Waterbodies/Wetlands/Streams: Hudsonia, 2018; Dutchess County, 2004
Parks and Open Space: Duchess County, 2017; Ecological Cooperative at Vassar Barns
Poughkeepsie City Boundary: Dutchess County, 2017
Terrain: USGS, 2011 (amended 2014)

Culverts and Aquatic Barriers

Grant funding is available through NYS to support the City in its efforts to become better stewards of its water resources. For more information visit the NYS Department of Environmental Conservation Grant Application website. (http://www.dec.ny.gov/pubs/grants.html)

It is important to understand the condition of infrastructure at points where streams and roads intersect. Culverts and bridge crossing can become barriers to the movement of aquatic organisms if they are inappropriately placed or sized, resulting in the stream becoming disconnected as these points. This disconnect results in habitat fragmentation and the decline of animal populations, especially migratory fish such as the American eel, who depend on movement up and down stream for reproduction and life history. These crossings may also become sources of flooding if the culverts and bridge are blocked by woody debris or trash, slowing or blocking the flow of water through the structure. In the City of Poughkeepsie common impacts from stream crossings include an increase in flooding due to clogged culverts and bridge crossings, altered sediment and nutrient processes, increases in erosion of stream banks, and changes in water quality.

In 2016, The Environmental Cooperative at the Vassar Barns conducted a culvert assessment of the Fall Kill and Casperkill Watersheds (Stalzer, Chessman, Schmidt, & Rubbo, 2016) as part of a larger effort by the Hudson River Estuary Program to map and assess aquatic barriers in Hudson Valley streams. This effort is in conjunction with the North Atlantic Aquatic Connectivity Collaborative (NAACC). The NAACC's primary goals are to assess infrastructure to determine how well it maintains the ecological function, hydrology, and passability of the stream for organisms, organic debris, and sediment.

In the City of Poughkeepsie, there were 29 road crossings assessed along the Fall Kill. Researchers assessed each road crossing based the NAAC protocol which includes a suite of 13 variables. These variables are used to create a weighted composite Aquatic Passability score that falls between 0-1, with a score of 1 representing a crossing the meets all passability standards. For mapping purposes, these scores were translated into narrative descriptors (Table 3.5) (Scoring Road-Stream Crossings as Part of the North Atlantic Aquatic Connectivity Collaborative (NAACC), 2015) , which are presented on the Stream Barriers map (Map 3.7). Of the 29 road crossings that were assessed, five could not be scored for various reasons. In-depth results from the Fall Kill and Casperkill study, including assessments of individual culverts and bridge crossing can be accessed at the North Atlantic Aquatic Connective Collaborative Website. While none of the road crossings in the Fall Kill were considered more than a minor barrier, researchers did note that often the amount and composition of trash in the creek could act as a barrier to connectivity as there were several observations of debris piled up to the extent that it was diverting water flow. Blockages of debris at bridge crossing along the Fall Kill contributed, in part, to flooding of neighborhoods during Hurricane Irene in 2011. The City of Poughkeepsie does clean these areas periodically, when reported, however regular clearing of the creek is necessary to maintain connectivity.

A small portion of the Casperkill watershed falls within the City boundaries and in this area, there were six road crossings assessed along the Casperkill. Researchers designated one crossing located on the Vassar Farm and Ecological Preserve as a severe barrier.

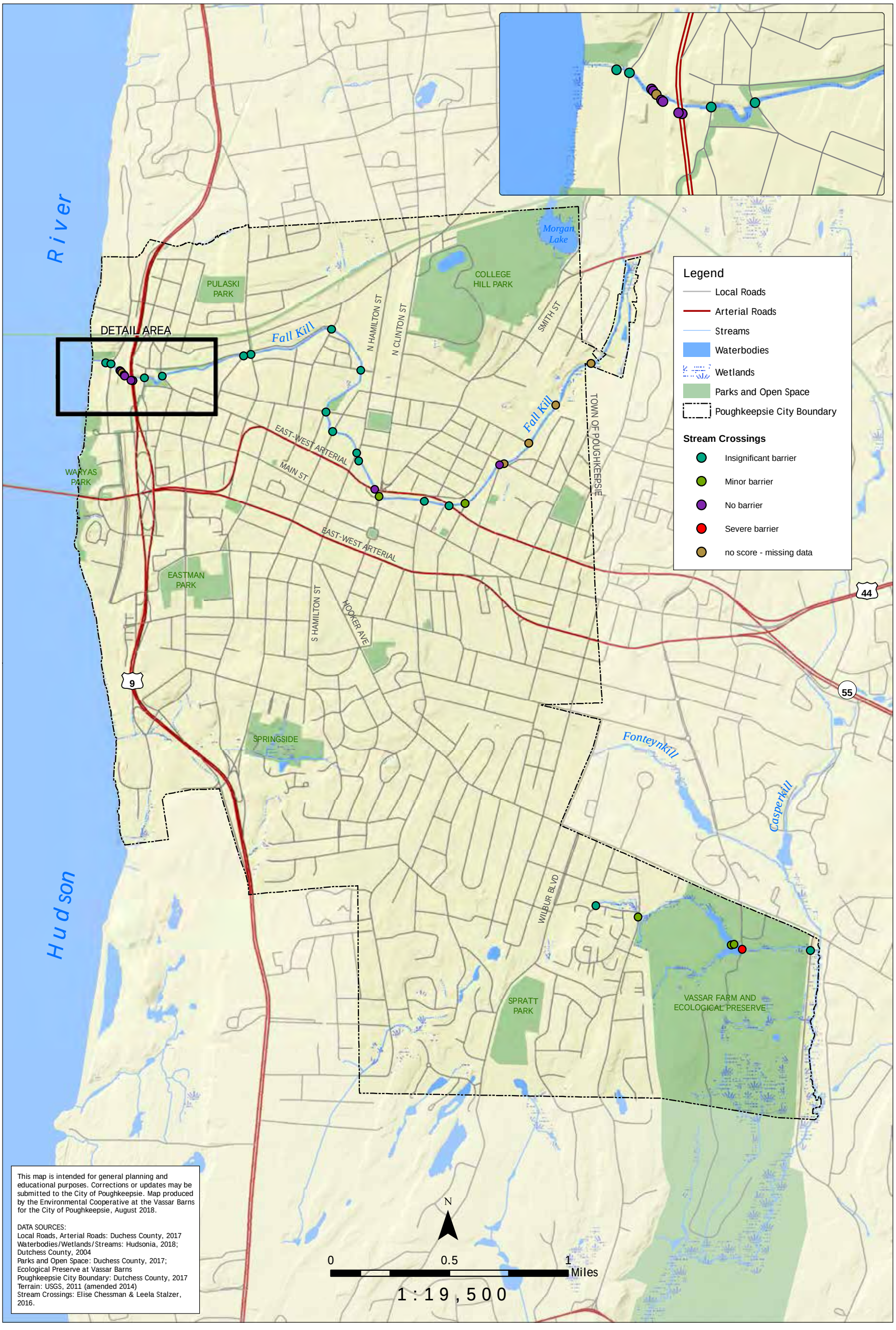
Table 3.5. Aquatic passability scores for road crossings within the City of Poughkeepsie.

Descriptor	Aquatic Passability Score	# of Fall Kill Crossings	# of Casperkill Crossings
No Barrier	1.0	8	0
Insignificant Barrier	0.80 - 0.99	14	2
Minor Barrier	0.60 - 0.79	2	3
Moderate Barrier	0.40 - 0.59	0	0
Significant Barrier	0.20 - 0.39	0	0
Severe Barrier	0.00 - 0.19	0	1

Map 3.7 Stream Barriers

Stream Barriers

City of Poughkeepsie, New York



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Habitats

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0 0.04 0.09 0.18 km

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Hudsonia Surface Water

Hudsonia Streams

Perennial Stream or Not Classified

Hudsonia Habitats

Developed

Cultural

Stream

Hudson River

Subtidal shallows

Estuarine rocky shore

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Applicant

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Chapter 4: Biological Communities and Habitats

Significant Habitats in the City of Poughkeepsie, Dutchess County, NY
By Elise Heffernan and Gretchen Stevens, Hudsonia Ltd. May 2018
Summarized by Julia Blass and Jennifer Rubbo

Pollinator garden at College Hill Park.
Photo credit: Camelia Manring

Introduction

In May 2018, Hudsonia Ltd. compiled a Significant Habitats Report for the City of Poughkeepsie as part of the Natural Resources Inventory project funded by the Hudson River Estuary Program (Heffernan & Stevens, 2018). This report assessed the types of habitats present in the City and developed conservation priorities for the protection and restoration of the City's habitats. The report offers important information regarding habitats and the species that live in them in the urban environment. The Hudsonia report outlines the state of the City's habitats, and provides the foundational ecological information necessary for future decisions regarding the intersection of conservation, urban planning and development. The full report is available in Appendix A and it is highly recommended that the report be read in its entirety.

Poughkeepsie is a heavily urbanized area dominated by paved surfaces and the built environment; it is still home, however, to significant areas of habitat that play an important role in the ecological health of the City and the greater Hudson Valley Region. A **habitat** can be defined as "the place where an organism or population lives or where a biological

community occurs, and is defined according to both its biological and non-biological components."[1] Habitats include large, **ecologically significant areas** such as the Hudson River, the Fall Kill, and the Vassar Farm and Ecological Preserve. These are areas that include:

- "habitats that are rare or declining in the region, or those that support rare species and other species of other conservation concern;
- common habitats that meet a minimum size criterion for the habitat type;
- complexes of connected habitats that, by virtue of their size, composition, or configuration, appear to have significant biodiversity value."[2]

Other cultivated natural landscapes, such as College Hill Park and Springside, play important roles as habitats that preserve the biodiversity and ecological health of Poughkeepsie's communities. Preservation of the natural areas in the City of Poughkeepsie--from individual trees on the street to the larger tracts of natural land--is important for many reasons. Preserving the City's natural areas provides dual benefits for both Poughkeepsie's human and wildlife populations as these areas function in a variety of ways including: providing habitat, reducing stormwater runoff, mitigating the effects of climate change, providing shade and recreation areas, and beautifying the City.

Moving forward the Significant Habitats Report is a valuable resource to city planners, administration and residents and may be useful as the City:

- reviews a new comprehensive plan,
- approves proposed developments,
- improves its parks,
- and manages land use in the City of Poughkeepsie

Habitats in Poughkeepsie

Almost 20% of the 5.1 mi^2 (3258 ac) of terrestrial area of the City was mapped as ecologically significant habitat. If the Hudson River is included in this calculation, that percentage increases to 29.0% of the City.[3] The Hudsonia report identifies 18 habitat types of potential ecological significance and notes that each of these habitats have been modified by past or present human activities. The ecologically significant habitats located within the City of Poughkeepsie are categorized into three general categories: Upland Habitats, Non-Tidal Wetland Habitats, and Hudson River Habitats and further subdivided into specific habitat types (Map 4.1, Table 4.1). A complete description of the methods Hudsonia used to map habitats can be found in the full report.[4]

1 Hudsonia, 2018 p. 8.
2 Hudsonia, 2018 p. 8.
3 Hudsonia, 2018 p. 23.
4 Hudsonia, 2018 p. 17

Table 4.1 Ecologically significant habitats present in the City of Poughkeepsie, identified by Hudsonia, 2018.[5]

Habitat Category	Specific Habitat Type	Brief Description[6]
Upland Habitats	Upland Hardwood Forest	Non-wetland forest dominated by hardwood trees (conifers make up < 25% of canopy).
	Upland Conifer Forest	Non-wetland forest dominated by conifer trees (>75% of canopy).
	Upland Mixed Forest	Non-wetland forest with a mix of hardwoods and conifers (conifers make up 25-75% of canopy).
	Crest/Ledge	Upland area with shallow soil and partially exposed bedrock.
	Upland shrubland	Open (nonforested) area with shrubs making up > 20% of ground cover
	Cultural	Open area (may have scattered trees) mowed frequently or otherwise managed in an intensive way (lawn, playing field, golf course, garden, park, cemetery).
	Waste Ground	Land that has been severely altered by human activity but lacks pavement or structures. Gravel mines, quarries, dumps, wetland fill, abandoned lots, or construction sites. Places where soil has been removed, and sometimes replaced [like fill].
Non-Tidal Wetland Habitats	Hardwood and shrub swamp	Wetland (identified by predominance of hydrophytic vegetation) dominated by trees and/or shrubs.
	Intermittent woodland pool	Small wetland partially or fully surrounded by forest with no surface water inlet or outlet.
	Marsh	Wetland dominated by hydrophytic herbaceous vegetation that stays saturated/flooded most of the time.
	Wet meadow	Area of seasonally saturated or flooded soils dominated by hydrophytic herbaceous vegetation.
	Spring/seep	Location where groundwater discharges to ground surface

5 Hudsonia, 2018 p. 24.
6 Hudsonia, 2018, unpublished brief descriptions of habitats

	Constructed pond	Man-made body of water with a mostly managed shoreline (bordered by developed or cultural areas).
	Open water	Body of water (natural or manmade) with a mostly undeveloped shoreline.
	Stream	Intermittent stream – stream that has flow at least part of the year, including man-made ditches. Perennial stream – stream that generally flows year-round.
Hudson River Habitats	Riprap and native rocky shore	Manmade or naturally occurring rocky shore, sparse plant life and unknown faunal diversity
	Tidal tributary mouth	Area where mixing of tidal and non-tidal water occurs, where tributary and river meet.

Detailed descriptions of all habitat types, including their ecological attributes, the species that they could potentially support, and their conservation values can be found beginning on p.24 of Hudsonia's report. A list of species of conservation concern that have been documented in or near the City of Poughkeepsie is provided in Appendix F, (Species of Conservation Concern in the City of Poughkeepsie, NY). The largest habitat types in Poughkeepsie, which include the Hudson River, streams, upland hardwood forests, and cultural areas, are discussed below.

The Hudson River is the largest contiguous habitat in the City of Poughkeepsie and its most significant ecological resource. Poughkeepsie is located within the tidal portion of the Hudson River, known as an estuary. Though connected to the Atlantic Ocean by tides, the Hudson is entirely freshwater in Poughkeepsie, a globally-rare habitat. It is a designated NYSDEC Significant Biodiversity Area that supports many rare species as well as regionally important fisheries (Penhollow, Jensen, & Zucker, 2006). Poughkeepsie also lies within the Kingston-Poughkeepsie Deepwater Significant Coastal Fish and Wildlife Habitat as designated by the New York State Department of State (NYS Department of State). It is a well-known spawning area for the Atlantic sturgeon and overwintering grounds for the shortnose sturgeon, both of which are listed as federally endangered species (NYS Department of State, 2012). It is an important habitat for many other migratory and resident fish species including the American eel, American shad, blueback herring, striped bass, fourspine stickleback, hogchoker, and white perch (NYS Department of State, 2012). In addition to fish it provides habitat and food for many other organisms, such as blue crab, bald eagles, and a variety of waterfowl (NYS Department of State, 2012).

Seventy percent of the shoreline in Poughkeepsie is made up of rock riprap and native rock[7] (Map 4.2). These rocky areas are harsh environments since temperature fluctuates radically, they are temporarily inundated due to tides, ice scours the banks in the winter, and there is wind and wave disturbance. The largest threat to these areas is sea-level rise and more frequent flooding. Development of the shoreline should take into account these potential and predicted changes to the water levels at the shoreline (see Ch.7 for more information about Climate Change in Poughkeepsie). The Hudson River Sustainable Shorelines project is an effort through the Hudson River National Estuarine Research Reserve to disseminate and facilitate best practices for shoreline management in light of potential climate change impacts. More information about this project can be found at https://www.hrnerr.org/hudson-river-sustainable-shorelines

Streams in Poughkeepsie include both perennial streams, which have water year-round, and intermittent streams which only flow seasonally or after heavy rain (see Chapter 3. Water Resources). Streams provide important aquatic habitat for a variety of fish, invertebrates, amphibians and bird species. Equally important is the riparian area adjacent to the stream. Intact riparian areas are typically forested, providing shade to the stream as well as habitat to a host of both aquatic and terrestrial animal species. Two perennial streams located in the City of Poughkeepsie are major tributaries to the Hudson River: the Fall Kill on the north side, and the Casperkill, which flows along the southeastern border of the City. The Fall Kill is highly impacted by channelization and pollution, nonetheless it continues to serve as an important habitat for migratory fish species such as the American eel and river herring. The area along the Fall Kill, adjacent to the City Department of Public Works, is an important site when considering ecosystem services of the creek. The stream is not channelized in this area and there are intact areas of floodplain forest that provide important habitat and floodwater retention and storage (see Ch. 3 Water Resources).

The small portion of the mainstem of the Casperkill within the City is located on the Vassar Farm and Ecological Preserve. The Casperkill is exposed to high levels of non-point source pollution for much of its length; however, as it flows through the Vassar Preserve, water quality improves due to an intact riparian buffer. Biomonitoring studies have shown a change in benthic macroinvertebrate indicators from "poor" upstream of the Preserve to "very good" at sampling points on the Preserve (Menking, Cunningham, Foley, Freimuth, & Smith, 2009). Practices that will increase the quality of habitat within streams include: 1) reducing surface runoff into the stream; 3) decreasing impervious surfaces in the watershed; and 2) maintaining and restoring a vegetated riparian buffer that includes shade providing trees where possible. Historically, there were more streams in the City of Poughkeepsie which are now mapped as small stream fragments throughout the City. It is likely that these are now buried or piped and no longer provide the ecosystem services of a natural stream. (see Ch. 3 Water Resource for more information about buried streams in the City).

Upland Hardwood Forests comprise the most extensive terrestrial habitat type in the City of Poughkeepsie, with the largest habitat patches of forest found on the Vassar Farm and Ecological Preserve. Large mature trees also exist throughout the City in smaller remnants of forest, such as at College Hill Park and Springside. These patches of large mature trees potentially provide habitat for important small mammals such the federally endangered Indiana Bat (Appendix F) which has been observed in Poughkeepsie and its vicinity. Several priority bird species associated with larger forest habitats have been identified in or near

7 Hudsonia 2018 p. 61

Poughkeepsie and might use forest areas in the City, including Kentucky warbler, scarlet tanager, and wood thrush, among others (Appendix F). It is important to note that, while the Hudsonia maps only depict forest areas that are 0.2 acres or greater, street trees and backyard trees also contribute to the urban forest ecosystem. In addition to acting as refuge and food source for many species of birds, butterflies, and other insects, mature trees provide a multitude of services to people as well. These include cooling from shade, carbon sequestration, reducing stormwater runoff, and improvement of air quality. (Chapter 5 of the Natural Resources Inventory discusses the benefits of urban trees in more detail.)

Cultural areas are second largest habitat type in Poughkeepsie. These consist of areas that are actively managed yet not paved, such as mowed lawns, public parks, athletic fields and golf courses. Due to high levels of management these areas may not support a large diversity of plant and animals species. However, a few rare species that have adapted to urban areas occur in or near the City, including the state endangered peregrine falcon and state special concern common nighthawk (Appendix F). Additionally, cultural areas serve an important role in connecting more natural undeveloped habitats while offering open space for people, facilitating outdoor activities and engagement with nature in this otherwise paved and built landscape (See Chapter 6 Cultural, Recreational and Historic Resources).

Access to these public greenspaces is important when considering their benefit to the health of Poughkeepsie residents. Studies have shown the positive impacts of greenspaces and parks on both the mental and physical health of residents (Liu, Li, Li, & Zhang, 2017; Richardson, Pearce, Mitchell, & Kingham, 2013; Wood, Hooper, Foster, & Bull, 2017). Living close to (within 1/3 mile) parks or open spaces, especially those that allow interactions with nature, has been significantly associated with mental health benefits such as increased self-confidence and relaxation (Liu, Li, Li, & Zhang, 2017). Residents living within a 10-15 minute walk (1 mile) of a park or greenspace, whether nature focused, recreation, or athletic, had more positive states of mental well-being, with a corresponding increase in mental well-being as the number of and access to parks increased (Wood, Hooper, Foster, & Bull, 2017). Additionally, the risk of cardiovascular disease decreased in neighborhoods with >15% greenspace (Richardson, Pearce, Mitchell, & Kingham, 2013). Hudsonia's report identifies areas that are within walking distance (500m, 10-minute walk) of habitat areas located on public land (Map 4.3).[8] Several areas in the City have been identified as lacking in public greenspace, including the area near Main Street and Cannon Street and the south-central portion of the City.

8 Hudsonia, 2018 pg. 40

Map 4.1 Significant Habitat Areas in the City of Poughkeepsie

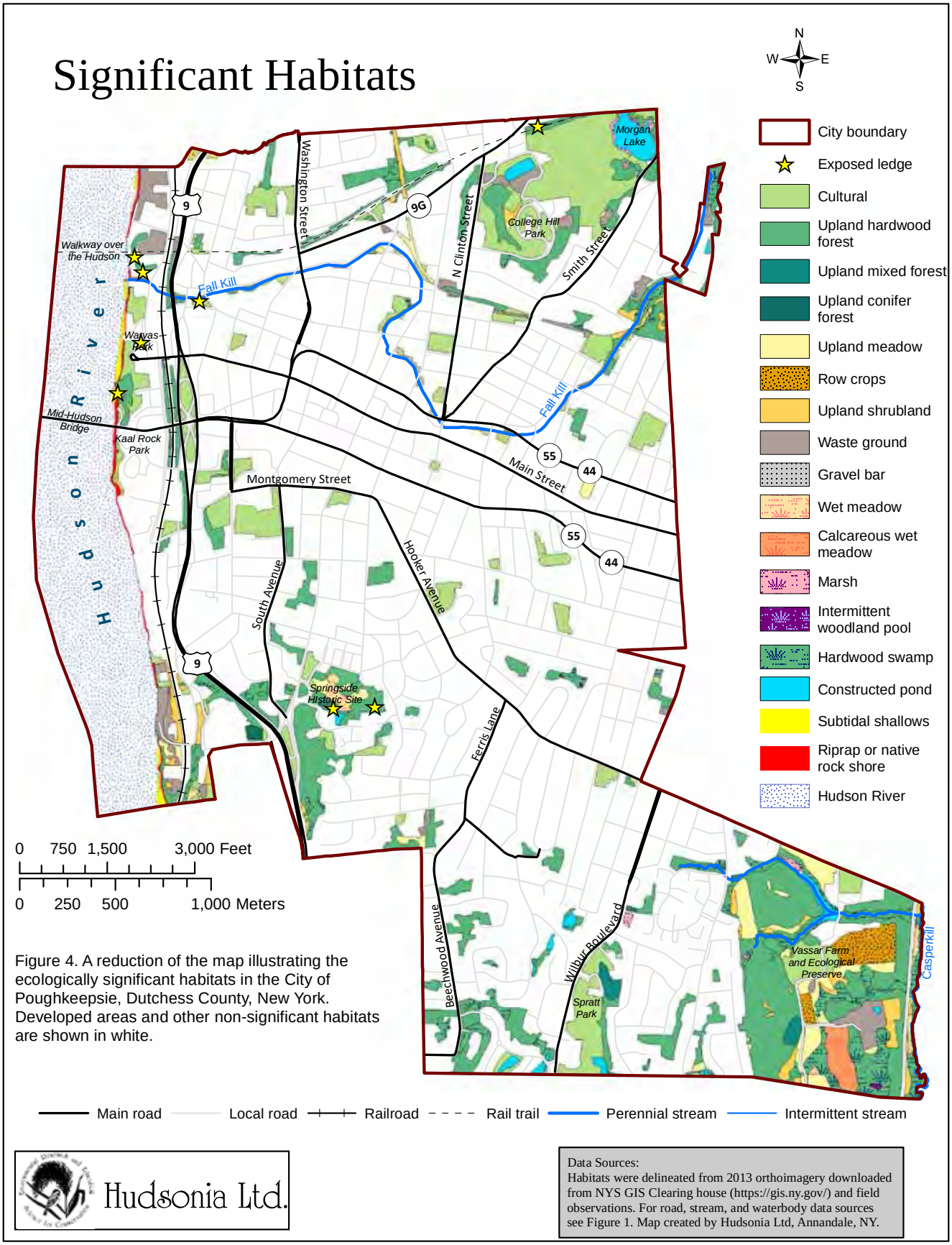

Figure 4. A reduction of the map illustrating the ecologically significant habitats in the City of Poughkeepsie, Dutchess County, New York. Developed areas and other non-significant habitats are shown in white.

Hudsonia Ltd.

Data Sources:
Habitats were delineated from 2013 orthoimagery downloaded from NYS GIS Clearing house (https://gis.ny.gov/) and field observations. For road, stream, and waterbody data sources see Figure 1. Map created by Hudsonia Ltd, Annandale, NY.

Map 4.2 Shoreline materials and models of the sea – level rise in the City of Poughkeepsie

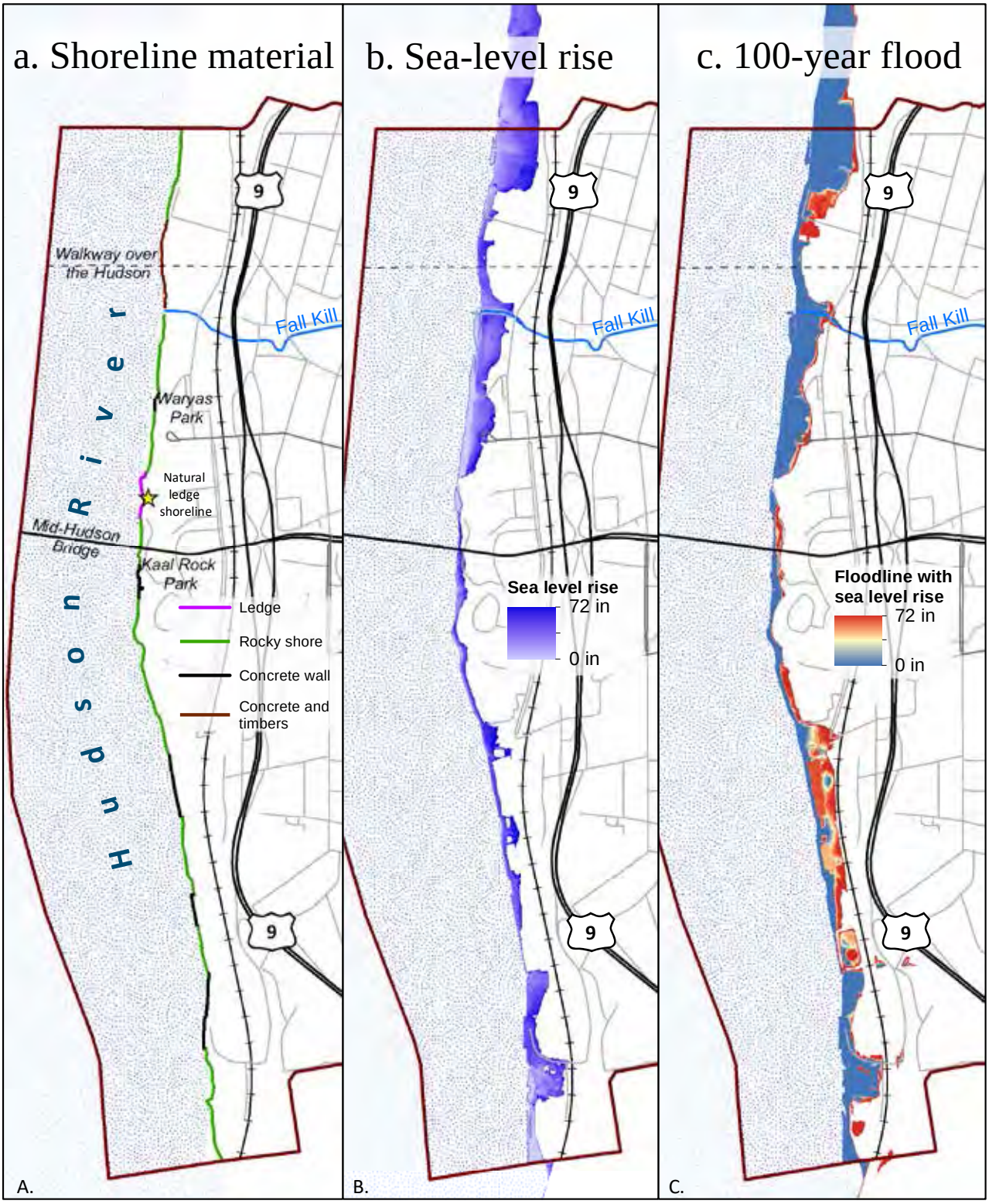

Figure 7. Shoreline material and models of sea level rise and floodlines through 2100 in the City of Poughkeepsie, Dutchess County, New York. "0 in" indicates present day sea levels and 100-year flood predictions.

Data Sources:
Sea level rise and flood model data from Scenic Hudson 2013 (https://www.scenichudson.org/slr/mapper). Shoreline material from Hudsonia field observations and 2013 orthoimagery. For road and stream data sources, see Figure 1. Map created by Hudsonia Ltd., Annandale, NY.

Map 4.3 Public Access Greenspaces in the City of Poughkeepsie

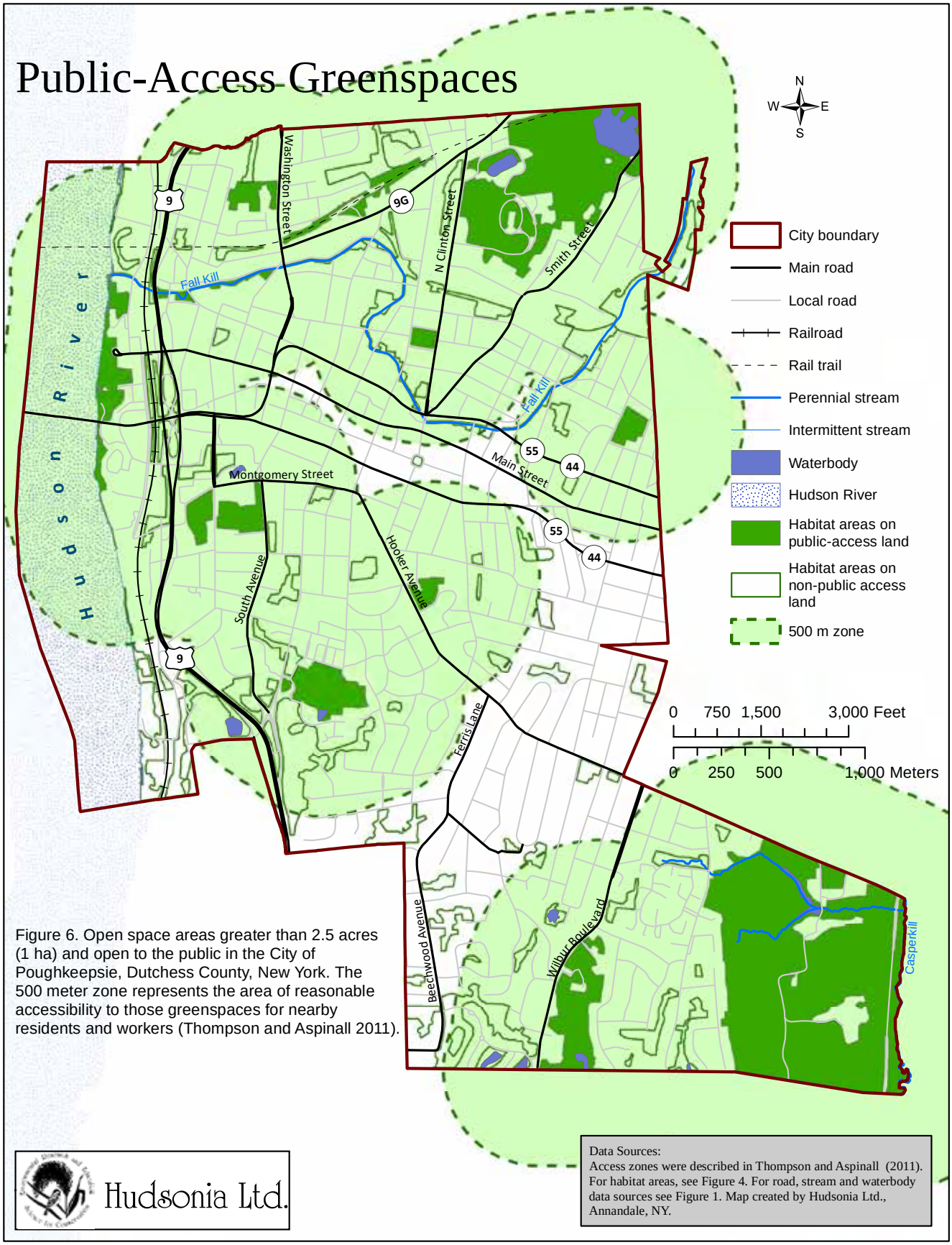

Figure 6. Open space areas greater than 2.5 acres (1 ha) and open to the public in the City of Poughkeepsie, Dutchess County, New York. The 500 meter zone represents the area of reasonable accessibility to those greenspaces for nearby residents and workers (Thompson and Aspinall 2011).

Conservation Priorities and Planning

The City of Poughkeepsie is a predominantly developed landscape. However, of the 3,258 terrestrial acres of the City, 658 acres (20.2%) of the landscape is undeveloped at present. This number represents the 162 acres (5%) of intensively managed parkland and recreation areas and the 496 acres (15.2%) of undeveloped areas that are considered ecologically significant habitat.98 These habitats are explained in Table 4.2 and include representative species that might occur in these habitats although have not necessarily been recorded in the City of Poughkeepsie. Hudsonia provides a detailed list of conservation strategies specific to each priority habitat, and these recommendations can be found beginning on p. 85 of the full report.

Table 4.2 Priority habitats and conservation zones in the City of Poughkeepsie identified by Hudsonia, 2018.[10]

Priority Habitat	Representative Species or Group of Concern	Priority Conservation Zone	Rationale
Large contiguous forest	Forest interior-breeding birds	Unfragmented areas with a high percentage of forest cover and/or wetland complexes	Maximizes the occurrence and breeding success of species.
Large meadow	Grassland-breeding birds	Unfragmented patches greater than 10 ac (4 ha)	Required for successful breeding and maintenance of viable populations.
Intermittent woodland pool	Pool-breeding amphibians	750 ft. (50 m) from stream edge	Encompasses non-breeding season foraging and refuge habitats and dispersal routes between pools.
Fall Kill and intermittent streams	Aquatic communities of streams	160 ft. (50 m) from stream edge	Provides streamside habitats, helps to reduce and filter surface runoff, provides shading vegetation, and provides organic material that supports the food web and habitat structure of the stream.
Casperkill	Aquatic communities of streams and wood turtle	650 ft. (200 m) from stream edge	Encompasses most of the critical habitat including hibernacula, nesting areas, spring basking sites, foraging habitat, and overland travel corridors.
Hudson River shoreline zone	Hudson River freshwater tidal communities	400 ft. (120 m) from mean high water	Accommodates for storm surges, and allows for inland migration of tidal habitats in response to sea level rise.

9 Hudsonia, p. 74.
10 Hudsonia, p. 78 (full references for table information as well).

Many historical land use decisions in the region have been made on a site-by-site basis without considering the ecological impacts on the surrounding lands. The goal of presenting detailed ecological information is that both individual landowners and City officials and planners will become more familiar with how their lands fit in with the larger ecological landscape, and that this will inspire habitat protection measures. With these measures, the City of Poughkeepsie can curb the loss of natural resources that can result from urban development. Additionally, the maintenance and conservation of greenspaces (both managed and natural) benefit the human population of the City. Aside from the aesthetic and ecological services provided by natural areas in urban settings, these spaces can be used for recreation, social gathering, community gardens, and environmental education. In these ways, greenspaces can benefit the social networks and foster place-based belonging in a community.

The means of habitat protection can be both regulatory and non-regulatory. Some examples include: volunteer conservation efforts, master planning, zoning ordinances, tax incentives, land stewardship incentives, changing permit conditions, and public education. Hudsonia suggests that the City can implement some of these general City-wide practices to foster biodiversity and habitat conservation[11].

- Protect large, contiguous, undeveloped tracts wherever possible;
- Protect high quality isolated habitat patches;
- Plan landscapes with interconnected networks of undeveloped habitats;
- Preserve natural disturbance processes;
- Restore and maintain broad buffer zones;
- Direct human uses toward the least sensitive areas and previously-disturbed areas and minimize the alteration of natural features;
- Encourage development of altered land instead of unaltered land;
- Encourage and provide incentives for developers to consider environmental concerns early in the planning process;
- Minimize areas of impervious surfaces;
- Establish land uses along the riverfront that are resilient to flooding;
- Expand public access to the Hudson River shoreline;
- Restore degraded habitats wherever possible;
- Modify the urban landscape to provide more habitat elements; and
- Promote the establishment of conservation agreements on parcels of greatest ecological value.

11 Hudsonia, 2018 p.71.

More information on all of these practices can be found beginning on p. 71 of Hudsonia's full report.

Specific recommendations for City-wide conservation planning include[12]:

1. Protecting and Restoring Habitats – large blocks of habitat that were identified as priority areas in the City of Poughkeepsie include the area along the Fall Kill near and adjacent to the DPW transfer station, Springside, and the Vassar Farm and Ecological Preserve. Specific recommendations for the conservation and management of habitats found in the City can be found starting on page 85 of the Hudsonia report.
2. Enhancement of Developed Areas – Within developed areas of the City small habitat patches exist. These small areas are important for many species and act as buffers to intact habitats and provide travel corridors as well as food and refuge for a number of different wildlife species. Specific activities that will enhance small habitats, as well as examples of ways to minimize disturbance to resident and migratory biota, can be found starting on page 89 of the Hudsonia report.

Two tools specific to the City of Poughkeepsie in the Hudsonia report are a map of Habitat Envelopes and Potential Corridors (Map 4.4) and a map of Conservation Zones (Map 4.5). Often green spaces in urban areas that provide habitat for organisms and services to the human population are quite small. However, these areas such as hedgerows, vacant lots, and even backyard trees can provide stepping stones between large habitats or refuge for many important species as well as aesthetic benefits to local neighborhoods. The Habitat Envelopes and Potential Corridors map identifies these small areas that are not large enough to be mapped as "significant habitat" but are likely acting as habitat and connecting larger habitat patches.

Conservation zones in the City of Poughkeepsie focuses on areas adjacent to the waterways located within the City: the Hudson River, Fall Kill and the Casperkill Creek. Much of the adjacent land to these waterways is already developed, but when possible actions to restore the buffer, plant trees, and create pocket parks can occur. These actions will not only increase the amount of small habitats within the City but also improve in-stream conditions.

As the City of Poughkeepsie undergoes revitalization, the natural habitats now present and possible in the City should be considered and understood as ways to reduce flooding, increase cooling, beautification, foster social cohesion and community pride, and sustain biodiversity.

12 Hudsonia, 2018 p.85

Map 4.4 Habitat Envelopes and Potential Corridors in the City of Poughkeepsie

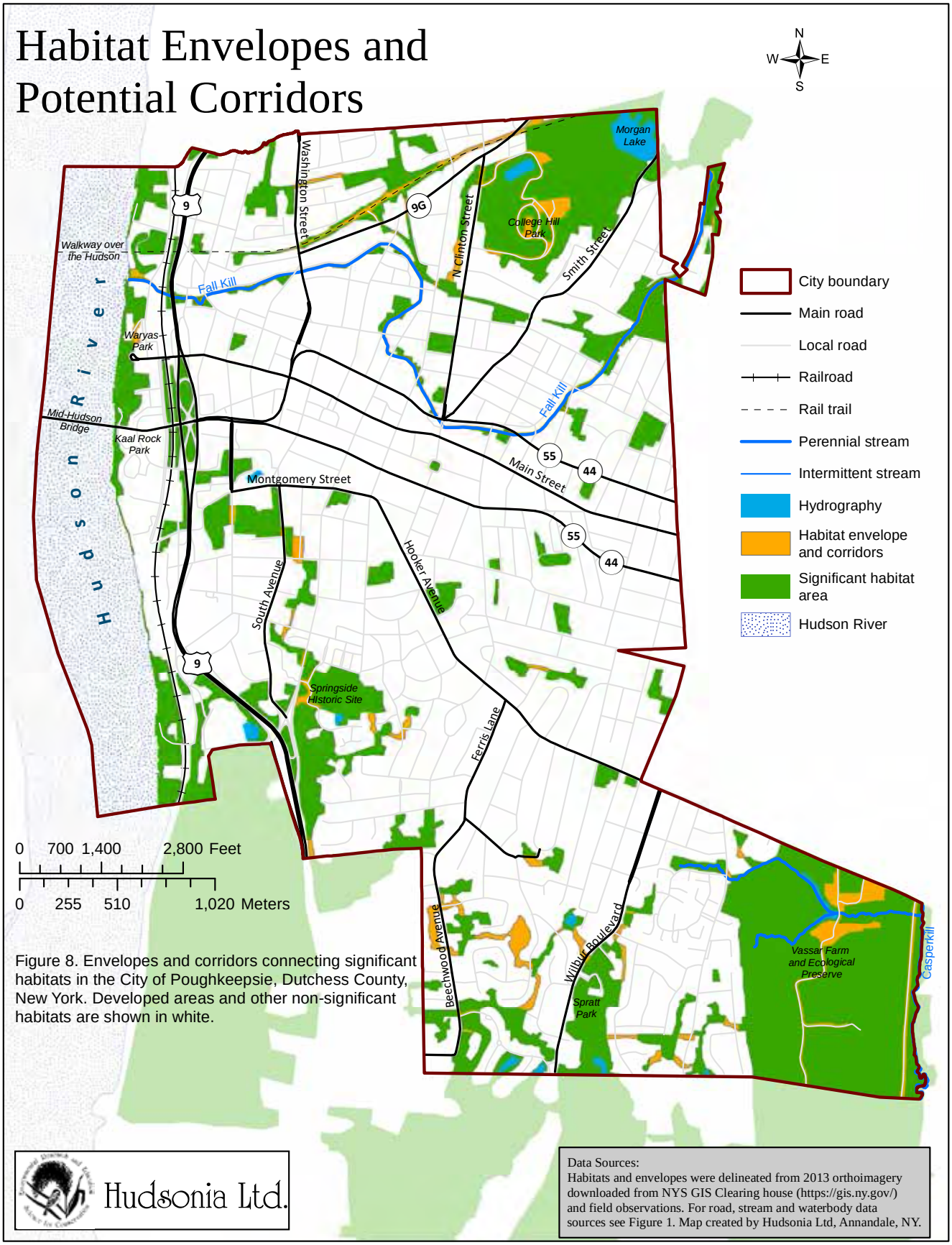

Figure 8. Envelopes and corridors connecting significant habitats in the City of Poughkeepsie, Dutchess County, New York. Developed areas and other non-significant habitats are shown in white.

Map 4.5 Conservation Zones in the City of Poughkeepsie

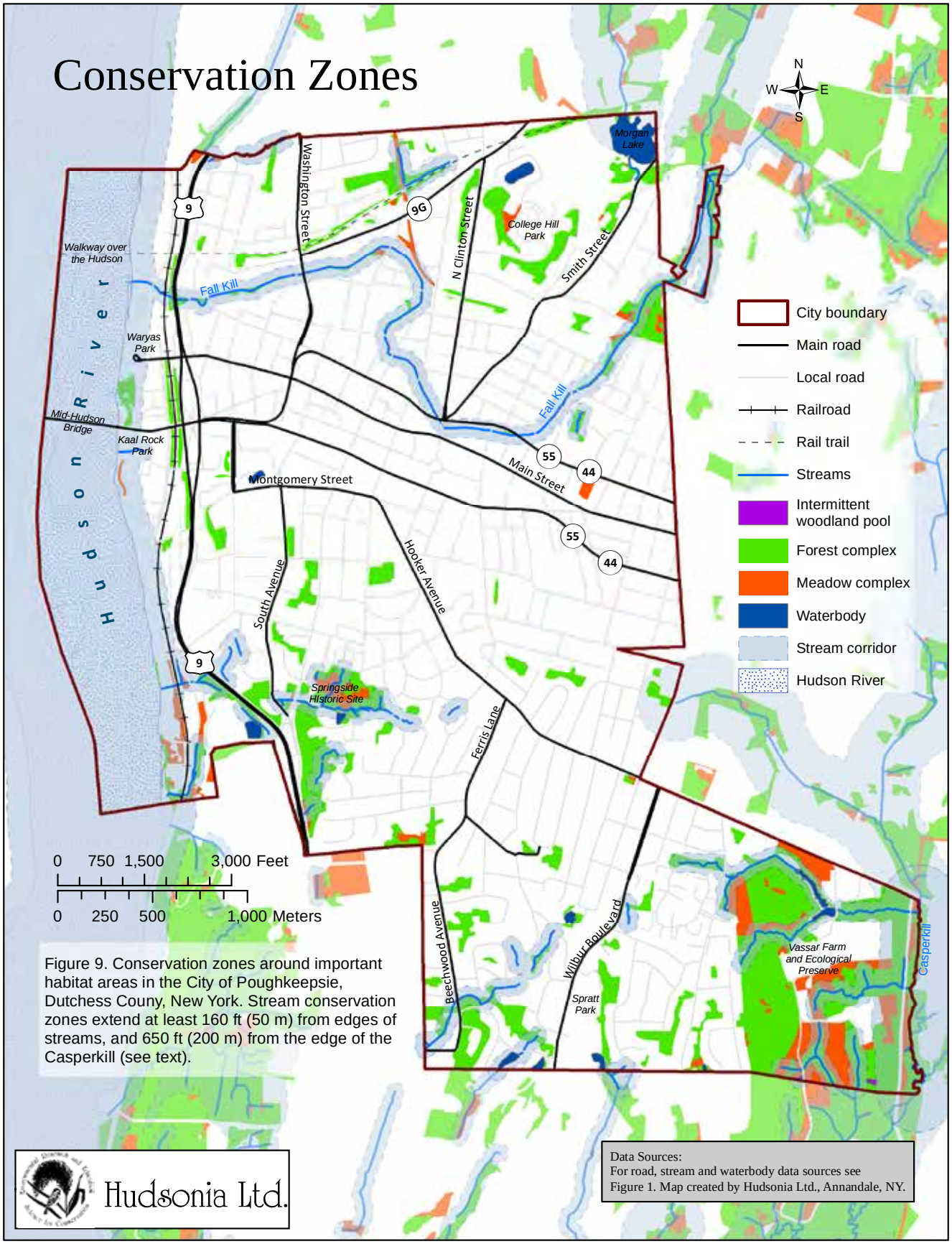

Figure 9. Conservation zones around important habitat areas in the City of Poughkeepsie, Dutchess County, New York. Stream conservation zones extend at least 160 ft (50 m) from edges of streams, and 650 ft (200 m) from the edge of the Casperkill (see text).

Full Citation:

Heffernan, Elise, and Gretchen Stevens. *Significant Habitats in the City of Poughkeepsie, Dutchess County, New York.* Hudsonia Ltd., 2018, pp. 1–123.

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Land Uses

7/14/2023, 12:08:13 PM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

- City of Poughkeepsie Boundary
- Forest Canopy Areas

Remedition Sites

- Registry Sites (Class "2")
- Parks and Open Spaces

Land Use by Parcel

- Commercial
- Community Services
- Public Services
- Recreation and Entertainment
- Residential
- Vacant Land

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ArcGIS Web AppBuilder

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Chapter 5: Land Use

Camelia Manring, Elise Chessman, India Futterman, Mitchell Davis, Neil Curri and Jennifer Rubbo

Upper Landing Park.
Photo credit: Camelia Manring

Land use is a general term that refers to "human activities on land which are directly related to the land" (Clawson, 1965). Land use includes the stewardship of natural landscapes such as forested and wetland areas, as well as the regulation and management of developed areas, including residential, commercial, and industrial sites. Some examples of land use management that have implications for natural resources are zoning, surveying, real property tax regulations, and conservation efforts. This chapter explores and identifies current land use in the City of Poughkeepsie and looks closely at status and management of the urban forests.

Zoning

The City of Poughkeepsie implements zoning regulations intended to promote public health, safety, and general welfare of its inhabitants.

Section 19.1-2 of the City's zoning code elaborates on the key purposes of local land use regulations, explaining that the zoning code is in place to ensure "the continued viability and improvement of the City's residential environment and economy and the assurance of adequate and necessary sites for a full range of residential, industrial, commercial, recreational, open space and public and quasi-public uses reflecting local and appropriate regional needs." (1979 City of Poughkeepsie Zoning Ordinance)

From "residential" and "commercial" uses to "recreational" and "public" uses, the City of Poughkeepsie's zoning code exists for the improvement, management, and protection of the City's land and inhabitants, fulfilling its purpose through a series of specific regulatory standards. These standards are applied to different zones throughout the City designated for specific types of land uses.

Based on the current zoning map (City of Poughkeepsie Zoning Districts, 2017), there are 24 different zoning districts in the City of Poughkeepsie (Table 5.1). A copy of the zoning map is provided in Appendix G. In general, commercial use is permitted in the C zones, industrial use is permitted in the I zones, residential use is permitted in the R zones, and other uses are permitted in various other zones designated below.

Table 5.1. Zoning Districts in the City of Poughkeepsie

Zoning District (Abbr.)	Zoning District Name
C-1	NEIGHBORHOOD COMMERCIAL
C-2	RESEARCH AND DEVELOPMENT
C-2A	MAIN STREET COMMERCIAL
C-3	GENERAL COMMERCIAL
H-M	HOSPITAL MEDICAL
I-1	LIGHT INDUSTRIAL
I-2	GENERAL INDUSTRIAL
O-R	OFFICE RESIDENTIAL
PRD	PLANNED RESIDENTIAL DEVELOPMENT
R-1	LOW-DENSITY RESIDENCE
R-2	MEDIUM LOW-DENSITY RESIDENTIAL
R-2A	CENTRAL LOW DENSITY
R-3	MEDIUM-DENSITY RESIDENCE
R-3A	CENTRAL MEDIUM DENSITY RESIDENTIAL
R-4	MEDIUM HIGH-DENSITY RESIDENTIAL
R-4A	CENTRAL URBAN DENSITY RESIDENTIAL
R-5	HIGH-DENSITY RESIDENCE DISTRICT
R-6	URBAN DENSITY RESIDENCE
R-D	RESEARCH & DEVELOPMENT
W	WATERFRONT
WTOD	WATERFRONT TRANSIT ORIENTED DEVELOPMENT
G-OM	OFFICE MANUFACTURING
G-CM	MIXED-USE COMMERCIAL
G-RM	MIXED-USE RESIDENTIAL

Residential districts comprise about one third (> 1,000 acres) of the City's approximately 3,300 acres of land area (i.e., excluding the Hudson River). This represents the largest zoned use in the City compared to commercial, industrial, and other uses.

Since permitted land uses in different districts may have different impacts to natural resources or provide different opportunities for natural resource management and conservation, the location and extent of the districts indicate where those potential impacts and opportunities are present. City managers may wish to implement zoning regulations that incorporate mitigation and conservation strategies specific to uses within each district. For example, several industrial and commercial districts are located along the Fall Kill. Permitted uses within these districts may impact water quality in the creek from point or non-point source pollution. Therefore, Poughkeepsie officials may wish to require any new developments in these districts to implement management strategies and/or specific techniques to remove or mitigate their impacts to the creek.

Land Use

Map 5.1 illustrates the different land uses in the City of Poughkeepsie using real property tax assessment information for each land "parcel." The City of Poughkeepsie's assessor classifies the use of each parcel based on the New York State Department of Taxation and Finance property type classification codes (New York State Department of Taxation and Finance, 2018).

Many specific classification codes are provided in the New York State Assessor's Manual and used by the City's assessor to classify the uses of all the properties in the City as part of assessing their real property value. For the purpose of Map 5.1, the land uses were condensed into broader categories. For example, properties with the assessed land use classes for one-, two-, and three-family residences, and larger multi-unit residences are all represented in the map simply as "residential". Since the assessor's purpose in classifying properties is to ensure that land can be taxed appropriately, it is not necessarily suitable for land management or other natural resource management purposes. However, it does illustrate the general distribution of land uses across the City and reveals some land uses patterns in specific areas.

For example, land uses south of the eastbound US-44/NY-55 arterial and east of US-9 are largely residential. A commercial corridor is present along Main Street, between the east and westbound US-44/NY-55 arterial. The pattern of land use north of the westbound US-44/NY-55 arterial and west of US-9 is comprised of a heterogeneous mix of residential, commercial, industrial and other uses.

While those general patterns are not likely to change in the near future, there has been an increase in development as the City undergoes revitalization efforts, which will convert the uses of some individual properties over time as projects are completed. Map 5.1 (Table 5.3) includes sites that are in the process of or have been approved for development, based on information obtained from the City of Poughkeepsie (Quinn, 2019). For the most up-to-date information, please contact the city planning office using the contact information at http://cityofpoughkeepsie.com/building.

Table 5.2 Current development projects in the City of Poughkeepsie (Quinn, 2019)

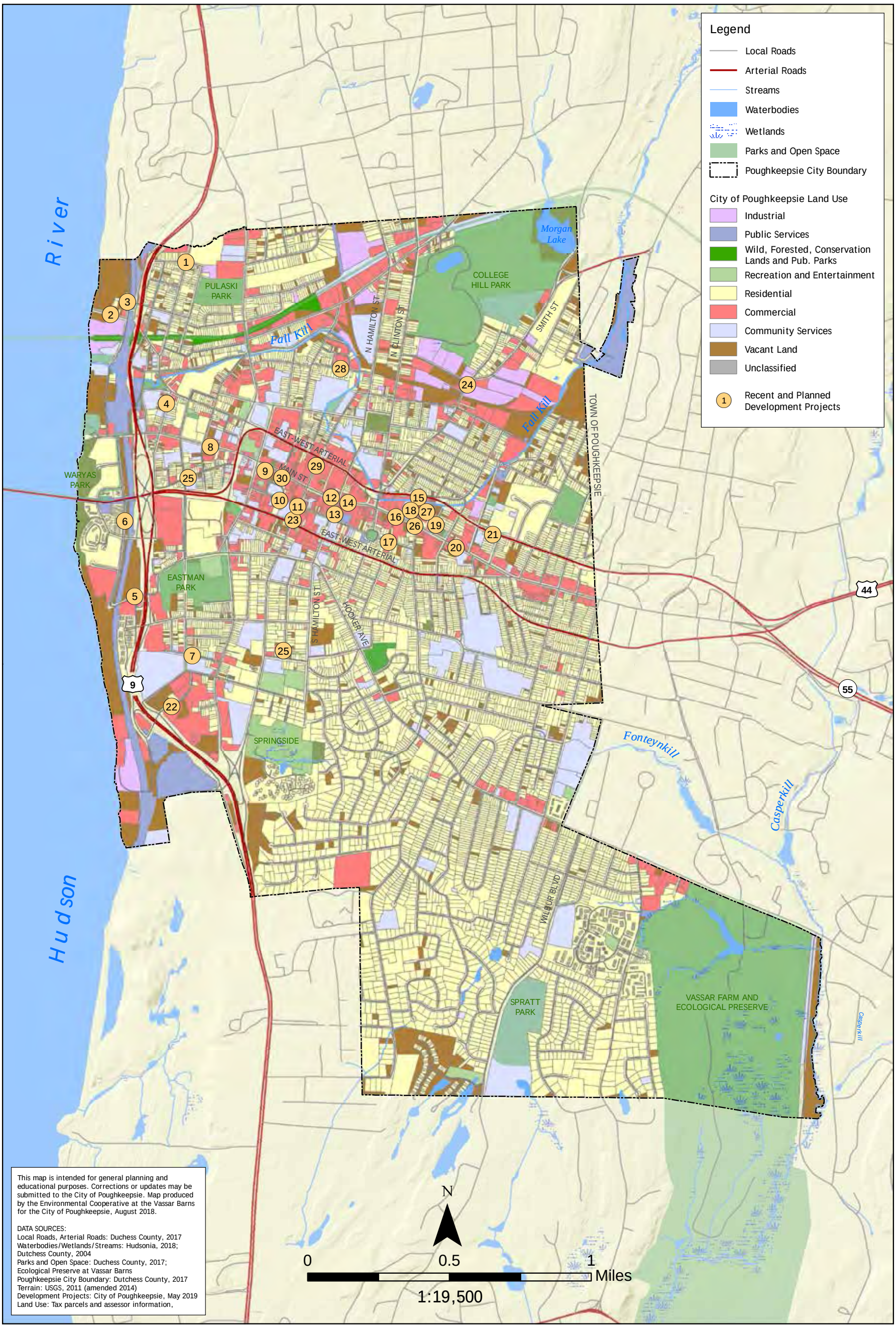
Map Key #	Project Name	Address	Residential Units	Commercial (sf)	Status
1	North Point Centre	Delafield and Spruce St	18	12,000	Under Construction
2	One Dutchess Avenue	One Dutchess Avenue	300	13,800	Under Construction
3	141 N Water St	141 N. Water Street	15	-	Approved site plan
4	Pelton Manor	36 N. Clover Street	44	-	Planning Board
5	Water Club	36 Pine Street	136	-	Completed
6	Poughkeep-sie Landing (DeLaval)	Rinaldi Blvd	50	30,000	Pre-planning
7	Vassar Hospital Expansion	Reade Place	-	752,000	Under Construction
8	Queen City Lofts	178 Main Street	70	12,000	Under Construction
9	Up to Date	278-282 Main Street	19	11,000	Pre-planning
10	40 Cannon (Cardinal Court)	40-44 Cannon Street	49	7,000	Completed
11	23 Academy/77 Cannon	23 Academy/77 Cannon	30	6,000	Planning Board
12	387 Main Street	387 Main Street	22	4,200	Approved site plan
13	12 S. Hamilton	12 S. Hamil-ton Street	9	2,100	Completed
14	407 Main Street	407 Main Street	14	3,000	Under Construction
15	400 Maple Street	400 Maple Street	20	1,500	Under Construction
16	Trolley Barn Redevelopment	489 Main Street	1	28,000	Under Construction

17	148 Cannon Street	148 Cannon Street	13	-	Planning Board
18	Poughkeepsie Underwear Factory	8 N. Cherry Street	15	7,000	Completed
19	Fallkill Commons on Rose	Rose Street	78	-	Under Construction
20	560-564 Main street	560-564 Main Street	20	2,300	Approved site plan
21	Heart of the Block (Maple Street)	Maple Street	40	-	Under Construction
22	Marist Health Quest School of Medicine	Fox Street	-	100,000	Pre-planning
23	The Hive	33-35 Academy Street	28	24,000	Approved site plan
24	MPI Expansion	165 Smith Street	-	10,000	Approved site plan
25	84-86 Carroll Street	84-86 Carroll Street	16	-	Approved site plan
25	160 Union Street	160 Union Street	41		Planning Board
26	508-516 Main Street	508-516 Main Street	60		Common Council for Rezone
27	Cigar Factory	15 N. Cherry Street	40		Conceptual
28	27 High Street	27 High Street	60	-	Pre-planning
29	Crannell Square	35 Catharine Street	75		Planning Board
30	289 Main Street	289 Main Street	6	5,700	Planning Board

Map 5.1 Land use in the City of Poughkeepsie

City of Poughkeepsie Land Use

City of Poughkeepsie, New York



Brownfields

A brownfield is an abandoned, idled, or underused industrial or commercial property whose redevelopment may be complicated by the presence or potential presence of contamination (US Environmental Protection Agency, 2018). Sources of environmental contamination at brownfields are often associated with former industrial and commercial operations involving the use or disposal of hazardous materials. In some cases, former uses at brownfields predate modern environmental laws regulating the handling, storage, and disposal of hazardous substances. Contamination at brownfields may also be the result of outdated, malfunctioning, or poorly-maintained equipment, leaking petroleum or chemical bulk storage tanks, accidental spills, improper handling of equipment and materials, or intentional dumping or on-site disposal of materials. Based on the anticipated use of the property, some contamination may remain at brownfields after remediation. These sites must have engineering controls (e.g., soil capping, subsurface venting systems, mitigation barriers, fences) and institutional controls (e.g., use restrictions, environmental easements) that are designed to prevent human exposure to contaminants.

Like many other former manufacturing and commercial centers in the northeastern US, Poughkeepsie contains several properties that may be considered brownfields due to their former industrial and commercial use and the presence or potential presence of environmental contamination. Some of these sites have been remediated through various programs implemented by New York State Department of Environmental Conservation (NYSDEC).

The U.S. Environmental Protection Agency (USEPA) and NYSDEC implement several environmental cleanup and brownfields programs to remediate contaminated sites and encourage their redevelopment. Abandoned hazardous waste sites placed on the federal National Priorities List (NPL) are eligible for remediation under the Superfund Program. NYSDEC implements environmental cleanup and brownfields programs on properties where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance.

The City of Poughkeepsie contains 17 sites managed under the following NYSDEC environmental cleanup and brownfields programs (New York State Department of Environmental Conservation, 2019):

- State Superfund Program
- Brownfield Cleanup Program
- Environmental Restoration Program
- Voluntary Cleanup Program

For more information about these programs, see the NYSDEC Environmental Cleanup & Brownfields website at http://www.dec.ny.gov/chemical/brownfields.html.

The remediation sites are given a "Site Class" based on their inclusion in the state Registry of Inactive Hazardous Waste Disposal Sites, or "Registry." Sites listed on the Registry are commonly said to be sites in the "State Superfund Program" and whose cleanup status is indicated by a Site Class of 1 through 5. Non-Registry sites are those that are being investigated and remediated in a brownfield program or other environmental remediation program and are not listed in the Registry. The cleanup status of Non-Registry sites is

indicated by a Site Class of A (Active), C (Completed), P (Potential), PR (Potential RCRA Corrective Action, and N (No Further Action at This Time).

There are two Registry sites in the State Superfund Program, classified as "2" (Table 5.3). The "2" Site Class is assigned to a site at which:

- the disposal of hazardous waste has been confirmed and the presence of such hazardous waste or its components or breakdown products represents a significant threat to public health or the environment; or
- hazardous waste disposal has not been confirmed, but the site has been listed on the Federal National Priorities List (NPL).

One of the two Registry sites in the City of Poughkeepsie is the Hudson River, part of the Hudson River PCB Sediments site that includes the entire river from Hudson Falls in Washington County, New York, to the Battery in New York City, and is also listed on the NPL.

Table 5.3 NYSDEC Environmantal Cleanup and Brownfields Sites in the City of Poughkeepsie

Site Name (link to the description on NYSDEC website)	NYSDEC Program	Site Class	Address
19, 21, & 23 Academy Street	Brownfield Cleanup Program	A	19, 21, & 23 Academy Street
400 Block Restoration Area	Environmental Restoration Program	C	413-441 Main St
A.C. Dutton Greenway City	Brownfield Cleanup Program	C	1 Dutchess Avenue
CH - Bayeaux Street Poughkeepsie MGP	State Superfund Program	C	Main Street and North Perry Street
CH - Laurel St. - Poughkeepsie MGP	Voluntary Cleanup Program	C	Laurel Street
CH - Water St. - Poughkeepsie MGP	Brownfield Cleanup Program	A	North Water Street
Former A.C. Dutton Lumber Yard	Brownfield Cleanup Program	C	1 Dutchess Avenue
Former City of Poughkeepsie Sewage Plant	Brownfield Cleanup Program	C	176 Rinaldi Boulevard
Former Hamilton Reproduction	Environmental Restoration Program	C	166-186 North Hamilton Street
HRH Lead Abatement Site	State Superfund Program	A	55 Garden Street
Hudson River PCB Sediments	State Superfund Program	2	Hudson River, Hudson Falls-NYC Battery
Hudson River Waterfront-DeLaval Property	Environmental Restoration Program	C	202-204 Rinaldi Blvd.
PURA -14 Property	Environmental Restoration Program	C	Pine Street
PURA-14 Site	Brownfield Cleanup Program	C	36 Pine Street
Qual Krom Site	Environmental Restoration Program	C	28 Orchard Place
Queen City Lofts	Brownfield Cleanup Program	C	178-188 Main Street and 11 South Bridge Street
Schatz Plant	State Superfund Program	2	70 Fairview Avenue

2 - Registry site / A – Active / C – Completed / N - No Further Action at This Time

Of the other 15 non-registry sites in the City of Poughkeepsie, three are designated Site Class A (active) sites and twelve are C (completed) (Table 5.3). Active sites are those in any of the state's programs where work is underway and not yet complete. Completed sites are those where remediation has been satisfactorily completed under one of the state's remedial programs. Sites classified as "No Further Action at this Time" may include sites deemed not warranted to place on the Registry; where conditions after initial waste removal did not require additional work; where the site was being addressed under another program; where remediation under a brownfield program was not completed; or where the site was withdrawn from the program. For more detailed descriptions of these classifications, see the NYSDEC Site Classification page at http://www.dec.ny.gov/chemical/8663.html.

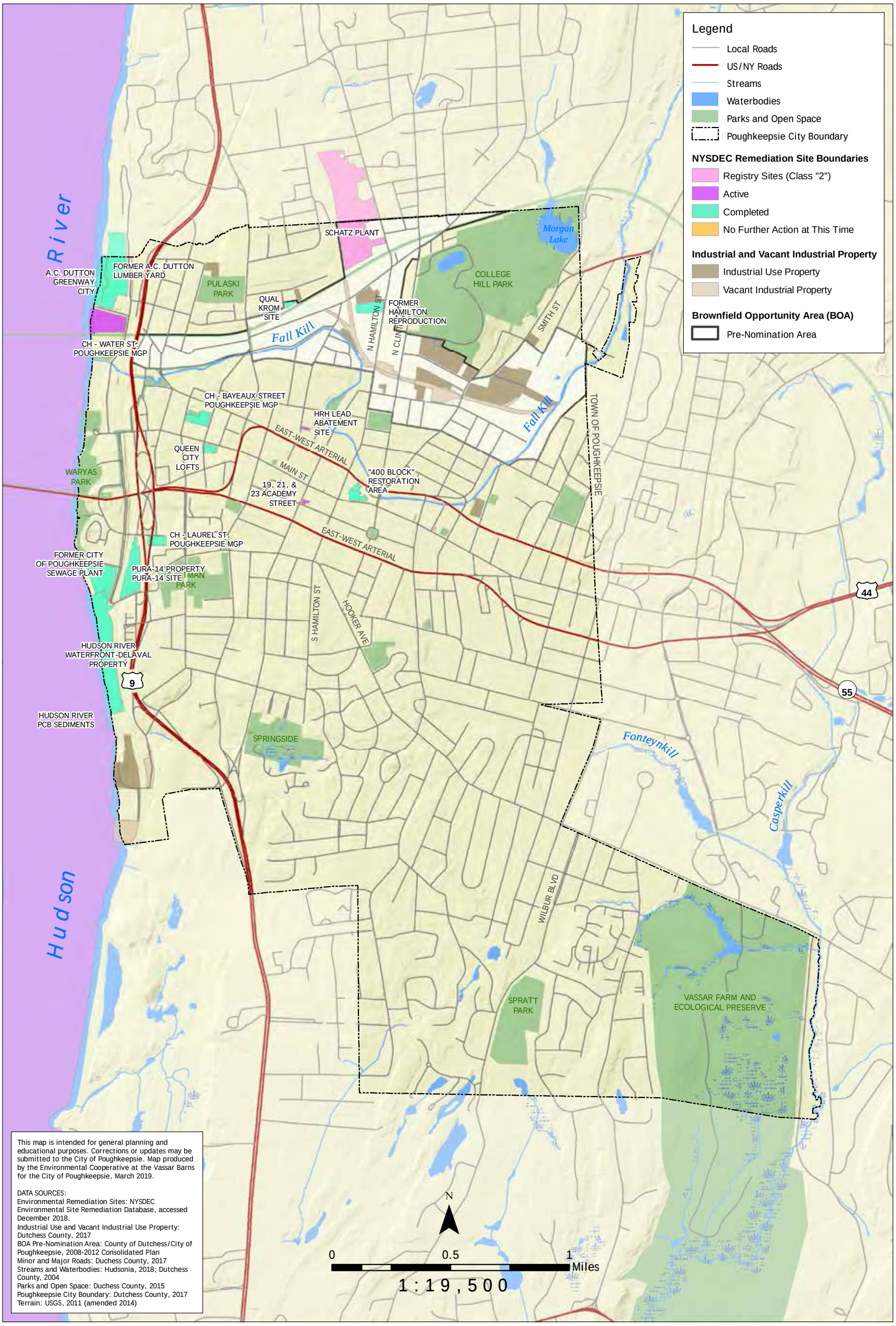
In addition to programs for owners and developers to incentivize the clean-up of individual brownfield sites, New York State also implements the Brownfield Opportunity Areas (BOA) Program through the Department of State (NYSDOS). This program provides communities with guidance, expertise and financial assistance to complete BOA Nomination Plans, which are revitalization strategies for neighborhoods or areas affected by brownfields or economic distress. A pre-nomination study was conducted for the City of Poughkeepsie, which outlined a historically industrial area in the northern portion of the City along sections of the Fall Kill Creek and a former rail line (County of Dutchess, City of Poughkeepsie, 2007). This area contains several industrial and vacant industrial properties based on tax parcel and assessment data obtained from Dutchess County. No further steps in the BOA nomination process have been completed nor are any currently planned (Hesse, 2019).

Map 5.2 includes the NYSDEC environmental remediation sites listed in Table 5.3, the above-mentioned BOA pre-nomination area, and the assessed industrial and vacant industrial properties in the City of Poughkeepsie.

Map 5.2 Brownfields in the City of Poughkeepsie

Brownfields

City of Poughkeepsie, New York



Urban Canopy Cover

Urban canopy cover describes the area covered by trees within a city's limits, specifically street trees, trees on public parklands, and trees on private residences. This "urban forest" contributes significantly to local human and environmental health, economic prosperity, and the overall sustainability of an urban area. Among the most influential physical benefits of urban canopy cover are substantial storage and sequestration of carbon, reduction of air pollution and urban heat islands, interception of stormwater, wildlife habitat, and improvement of aesthetics and property value (Peper, et al., 2007, Mullaney, et al., 2015). There are social and psychological benefits to urban forests as well, improving the perceived safety of an area, alleviating mental stress, and providing social infrastructure for community building (Beyer, et al., 2014, Shanahan, et al. 2015, Beatly, 2017). These benefits of urban forestry quantify the environmental, economic, and social value necessary to ensure proper management, planning and policy decision-making.

Carbon Storage and Sequestration:

Carbon sequestration for urban forests can be defined as the amount of carbon annually removed from the atmosphere and stored within the biomass of trees. With the gradual increase of carbon emissions globally, urban trees will have a critical role in removing these harmful chemicals from our cities, improving the health and longevity of these environments. Urban forests in the United States are estimated to have stored 700 million metric tons of carbon at an annual rate of about 22.8 million metric tons. (Nowak & Crane, 2002)

Air Pollution and Heat Island Reduction:

As urban areas grow, so does their potential for increased pollutants. Poor air quality is known to be harmful to human and environmental health. Urban canopy cover can drastically improve air quality through the direct removal of airborne pollutants such as ozone, sulfur dioxide, nitrogen dioxide, and carbon monoxide (Nowak & Crane, 2002). This removal has implications beyond health improvements. Increased urban canopy cover reduces energy consumption in buildings, which consequently reduces air pollutant emissions from power plants and other sources (Nowak, Appleton, Ellis, & Greenfield, 2017). Urban areas are additionally experiencing severe heat island effects, whereby a built area is hotter than its peripheral rural areas, consequently increasing summertime peak energy demand, air conditioning costs, air pollution, greenhouse gas emissions, heat-related illness, and mortality, and negatively impacting water quality (US Environmental Protection Agency, 2019). Urban canopy cover can significantly reduce these negative externalities by providing shade and through evapotranspiration, effectively cooling surface and air temperatures (Nowak, Hirabayashi, Bodine, & Greenfield, 2014).

Stormwater Mitigation:

Vegetation intercepts rainfall and runoff during heavy rainfall events and can improve the resilience and safety of an urban area. The monetary value of this natural infrastructure in protecting a neighborhood from flooding or water damage far exceeds any built system. This does not only aid in protecting from storm events, but also helps to filter runoff before it enters local waterbodies, benefiting water quality, habitat values, and human water uses.

Increased Property Value:

With the percentage of the world's population expected to live in cities by 2050 nearing 70% (United Nations, 2018), conserving and prioritizing the natural environments of urban settings will be crucial. Property value is known to increase with proximity to parks and greenspace, as does the number of trees per lot, so maintaining and improving urban forests will serve to both increase property value as well as environmental integrity (Beatly, 2017).

Individual and Social Benefits:

Trees in an urban setting have profoundly positive social and health implications, ranging from reduced crime to alleviation of stress and overall happiness. There has been significant research on how more frequent contact with nature improves mental and physical health, is positively correlated with decreased crime and increased perceived safety of an area, and promotes general happiness of urban residence (Beatly, 2017).

Urban Canopy Cover in Poughkeepsie:

Dutchess County planning recently conducted a survey gauging the City's canopy cover at 30% (Wills, 2017). Map 5.3 illustrates that the tree canopy is highly concentrated in parks and preserve areas, and south of the Main Street corridor. Interestingly, there are parks and open spaces that currently do not have canopy cover, signifying the potential of the areas for future tree plantings. Trees provide the city with considerable benefits that can be amplified with awareness, maintenance, and improvement of the existing canopy. Urban canopy cover remains a vital but primarily unrecognized part of the urban ecosystem, especially for Poughkeepsie as it continues to develop.

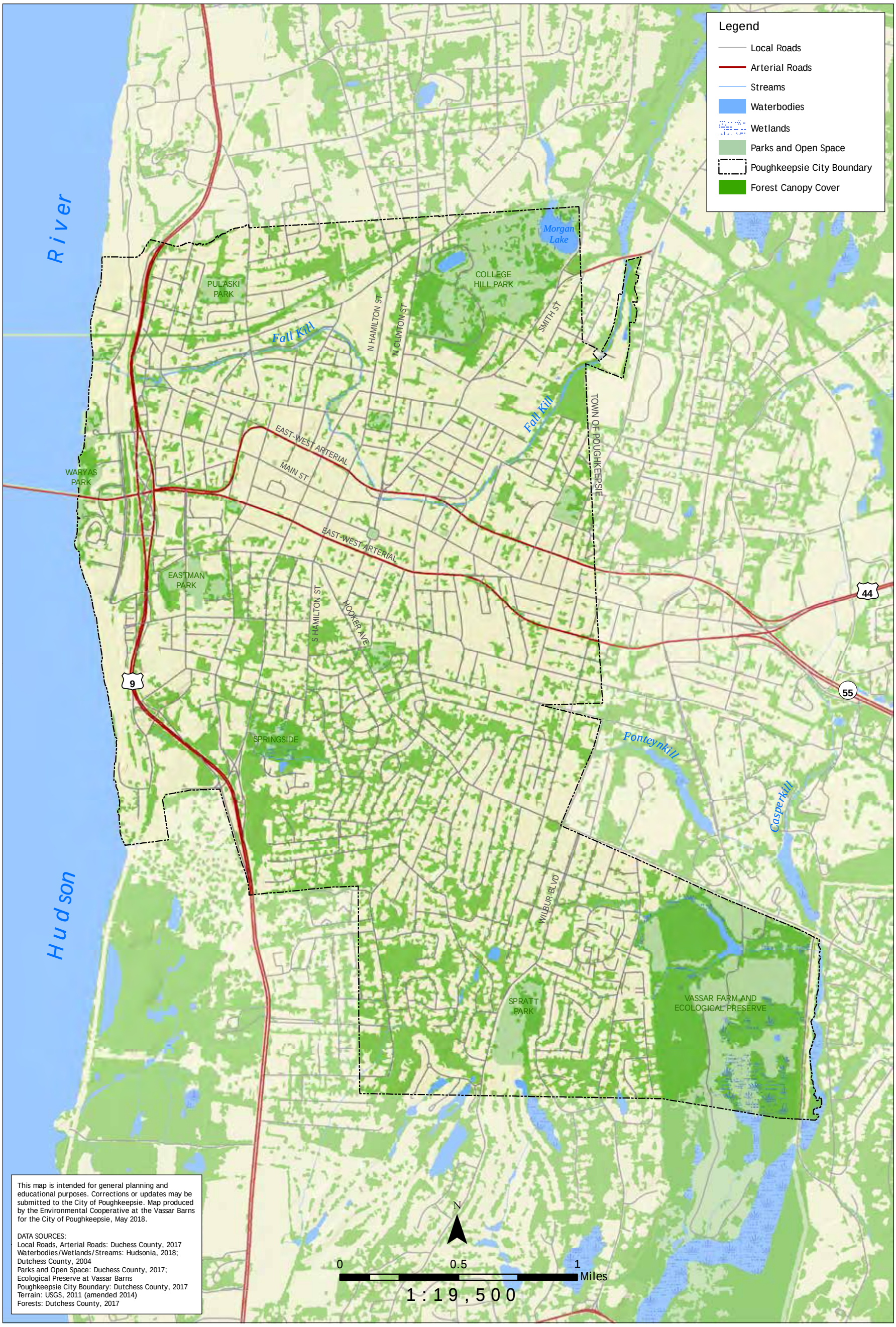
Quantifying and protecting this resource and its myriad of environmental, social, individual, and economic assets will be critical to the future of Poughkeepsie's development and sustainable urban-nature balance. Tools such as i-Tree, a software that provides urban and rural forestry analysis and benefits assessment, can help the City understand the importance of urban canopy cover (USDA Forest Service, 2019).

The i-Tree software randomly selects points in a provided area in a Google Maps Aerial image to be determined either as tree canopy or not. These data are then compiled to produce a percentage of canopy cover for that specific area. Information about stormwater drainage, carbon sequestration, and heat reduction can then be calculated to help understand the benefit of the City's network of trees.

Map 5.3 Canopy Cover in the City of Poughkeepsie

Canopy Cover

City of Poughkeepsie, New York



Street Trees

The City of Poughkeepsie Shade Tree Commission was established in 1978 to oversee the planting and care of public street trees in the City of Poughkeepsie (City of Poughkeepsie, 2019). According to a 2006 street tree inventory commissioned by the Committee and conducted by Urban Forestry, LLC (Pleninger, 2006), there are 84 species of trees throughout the City, with a total of 6,987 individual street trees. Visualizing the locations and distributions of street trees is an important component of urban planning. The trees are displayed as points on Map 5.4 with no symbolic distinction between species (see Table 5.4 for individual species populations). It should also be noted that these points are based on the address of the property they are associated with, not their actual physical position. In other words, these points have not been "ground-truthed" in the field, and as such the location of these points on the map may be slightly different than the actual location of the trees. Moreover, many trees may have been removed or planted in the last decade since the 2006 inventory was created. Currently, the City of Poughkeepsie is in the process of updating the street tree inventory (City of Poughkeepsie, 2018).

i-Tree in Poughkeepsie – Future Analysis

A worthwhile future project for the City of Poughkeepsie would be to use i-Tree to analyze the current canopy cover. This would dovetail nicely with the current City tree inventory that focuses on street and park trees. To accurately analyze canopy cover of all trees in the City of Poughkeepsie we suggest plotting enough points in i-Tree to sufficiently account for the average parcel size and total number of parcels in city limits, resulting in about 11,500 points. i-Tree is simple to use and we feel this is a feasible goal if ample time can be devoted to it, perhaps through the help of local college interns. This analysis would provide a real world reference for understanding the presence and frequency of canopy cover in the urban environment to inform management of the urban forest. www.itreetools.org

Table 5.4 Number of Street Trees Per Species (2006 Data)

Tree Species	Population
Acer platanoides (Norway Maple)	2,370
Malus species (Crabapple species)	753
Cercis canadensis (Eastern Redbud)	433
Prunus serrulata (Kwanzan Cherry)	383
Fraxinus pennsylvanica (Green Ash)	341
Gleditsia triacanthos (Honeylocust)	320
Quercus palustris (Pin Oak)	236
Pyrus calleryana (Bradford Pear Cultivars)	235
Tilia cordata (Littleleaf Linden)	217
Acer platanoides (Crimson King)	147
Acer rubrum (Red Maple)	125
Quercus rubra (Red Oak)	108
Acer saccharum (Sugar Maple)	106
Platanus x acerifolia (London Planetree)	102
Syringa reticulata (Japanese Tree Lilac)	72
Acer saccharinum (Silver Maple)	68
Crataegus species (Hawthorn species)	66
Ginkgo biloba (Gingko)	51
Pinus strobus (Eastern White Pine)	48
Prunus species (Cherry Plum species)	46
Acer ginnala (Amur Maple)	43
Fraxinus americana (White Ash)	42
Robinia pseudoacacia (Black Locust)	40
Ulmus americana (American Elm)	38
Picea pungens (Blue Spruce)	35
Acer campestre (Hedge Maple)	33
Acer platanoides Schwedleri	32
Platanus occidentalis (Sycamore)	29
Pyrus species (Pear species)	26
Prunus cerasifera (Purple Leaf Plum)	25
Picea abies (Norway Spruce)	24
Sophora japonica (Japanese Pagoda Tree)	24
Koelreuteria paniculata (Golden Raintree)	20

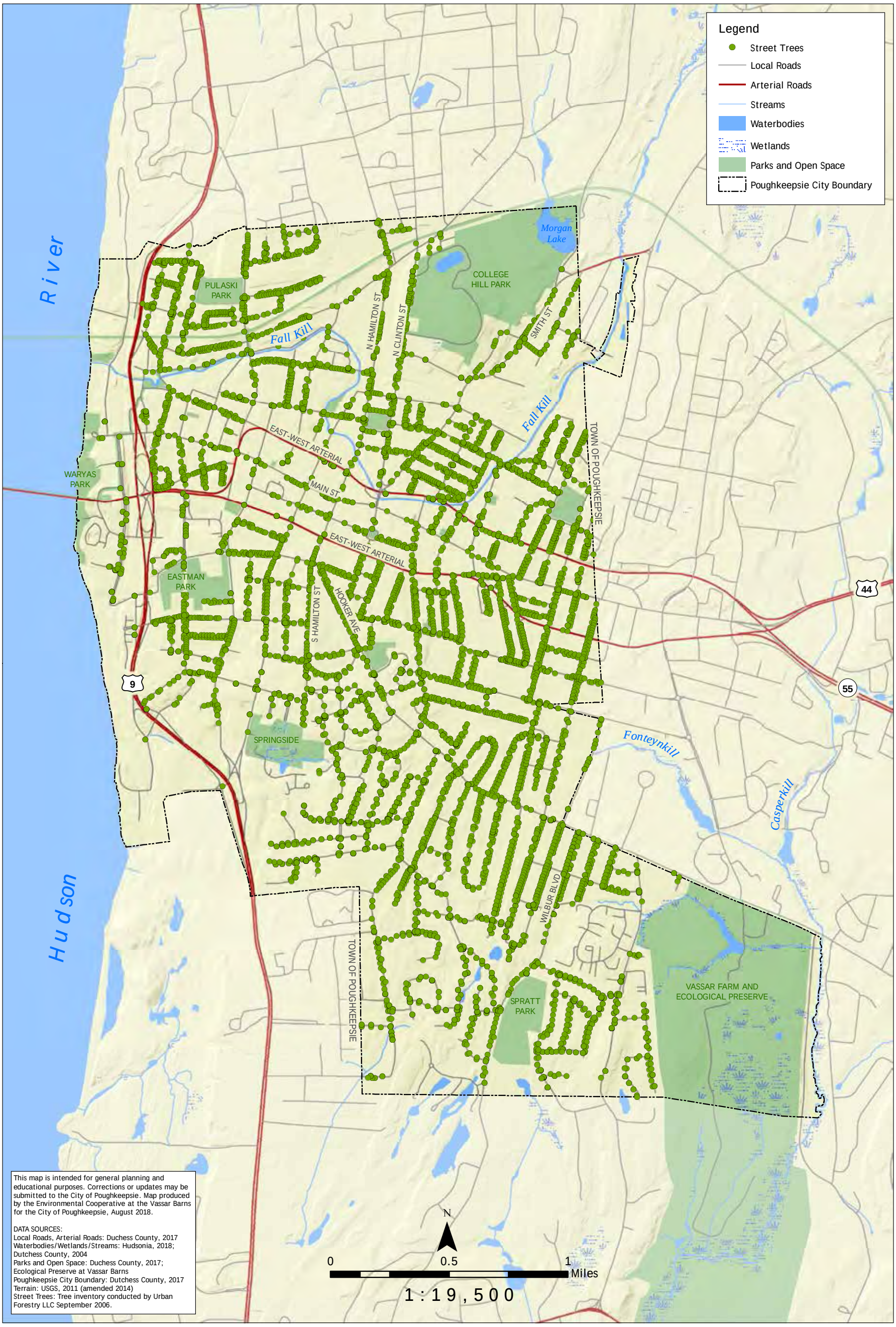
Pinus nigra (Austrian pine)	20
Populus deltoides (Cottonwood)	19
Morus alba (White Mulberry)	18
Crataegus phaenopyrum (Washington Hawthorn)	16
Pseudotsuga menziesii (Douglas Fir)	16
Ulmus pumila (Siberian Elm)	16
Juniperus virginiana (Eastern Red Cedar)	15
Ailanthus altissima (Tree of Heaven)	13
Zelkova serrata (Japanese Zelkova)	13
Acer hippocastanum (Horsechestnut)	12
Liquidambar styraciflua (American Sweetgum)	12
Phellodendron amurense (Amur Corktree)	12
Acer palmatum (Japanese Maple)	11
Cornus florida (Flowering Dogwood)	10
Carpinus betulus (European Hornbeam)	9
Malus sylvestris (Common Apple)	9
Prunus serotina (Black Cherry)	9
Catalpa speciosa (Northern Catalpa)	8
Picea glauca (White Spruce)	8
Quercus alba (White Oak)	8
Tsuga canadensis (Eastern Hemlock)	8
Juglans nigra (Black Walnut)	7
Acer negundo (Boxelder)	6
Acer pseudoplatanus (Sycamore Maple)	6
Fagus sylvatica (European Beech)	6
Prunus x yedoensis (Yoshino Cherry)	6
Betula pendula (European White Birch)	5
Carya ovata (Shagbark Hickory)	4
Magnolia species	4
Quercus macrocarpa (Bur Oak)	4
Cercidiphyllum japonicum (Katsura)	3
Cladrastis kentukea (Yellowwood)	3
Cornus kousa (Kousa Dogwood)	3
Rhamnus cathartica (Buckthorn)	3

Sorbus aucuparia (European Mountain Ash)	3
Tilia americana (Basswood)	3
Carya glabra (Pignut Hickory)	2
Castanea mollissima (Chinese Chestnut)	2
Celtis occidentalis (Hackberry)	2
Liriodendron tulipifera (Tuliptree)	2
Salix species (Willow species)	2
Thuja occidentalis (Eastern Arborvitae)	2
Cornus mas (Cornelian Cherry Dogwood)	1
Cotinus purpurea (Smoke Tree)	1
Ilex opaca (American Elm)	1
Larix decidua (Common Larch)	1
Prunus persica (Common Peach)	1
Prunus virginiana (Common Chokecherry)	1
Quercus coccinea (Scarlet Oak)	1
Quercus velutina (Black Oak)	1
Taxus species (Yew species)	1
TOTAL	6,987

Map 5.4 Street trees in the City of Poughkeepsie based on the 2006 tree inventory

Street Trees

City of Poughkeepsie, New York



Ash Trees and the Emerald Ash Borer

The emerald ash borer (EAB) is an invasive beetle first discovered in Michigan in 2002 after arriving in wooden packing material from Asia. It was first seen in New York State in 2009. The Emerald Ash Borer has become established in the Mid-Hudson Valley in recent years, and once a tree is infested with the insect it dies within 2-4 years (NYS Department of Environmental Conservation, 2019). The insect is well established among ash populations in Dutchess County, posing a serious threat to Poughkeepsie's ash tree population. Map 5.5 is the result of a 2017 survey of the City's street ash tree population, undertaken to assess the current impact of EAB on City trees. The map is based on data from the Shade Tree Commission's 2006 street tree inventory. Ash tree locations were identified from the 2006 tree inventory and each location was ground-truthed in the field, and points removed or added as needed. A total of 387 trees were assessed in the field.

In the summer of 2017, over half of the 387 ash trees in the City were symptomatic for EAB infestation (Figure 5.1). Symptomatic trees were defined as those displaying any combination of crown dieback, epicormic branching (branching at the base of the trunk), blonding (absence of outer bark due to woodpecker activity), and/or vertical bark splitting. 35 individual ash trees could be definitively diagnosed with EAB infestation, indicated by the presence of distinct d-shaped exit holes and s-shaped galleries underneath the bark. About a third of the ash trees surveyed displayed no noticeable symptoms of EAB or stress, and were thus designated "asymptomatic". The City has since developed a website to disseminate information about EAB to residents (http://cityofpoughkeepsie.com/shade-tree-commission/eab). A detailed report and management proposal for ash trees was also provided to the City of Poughkeepsie (Appendix B).

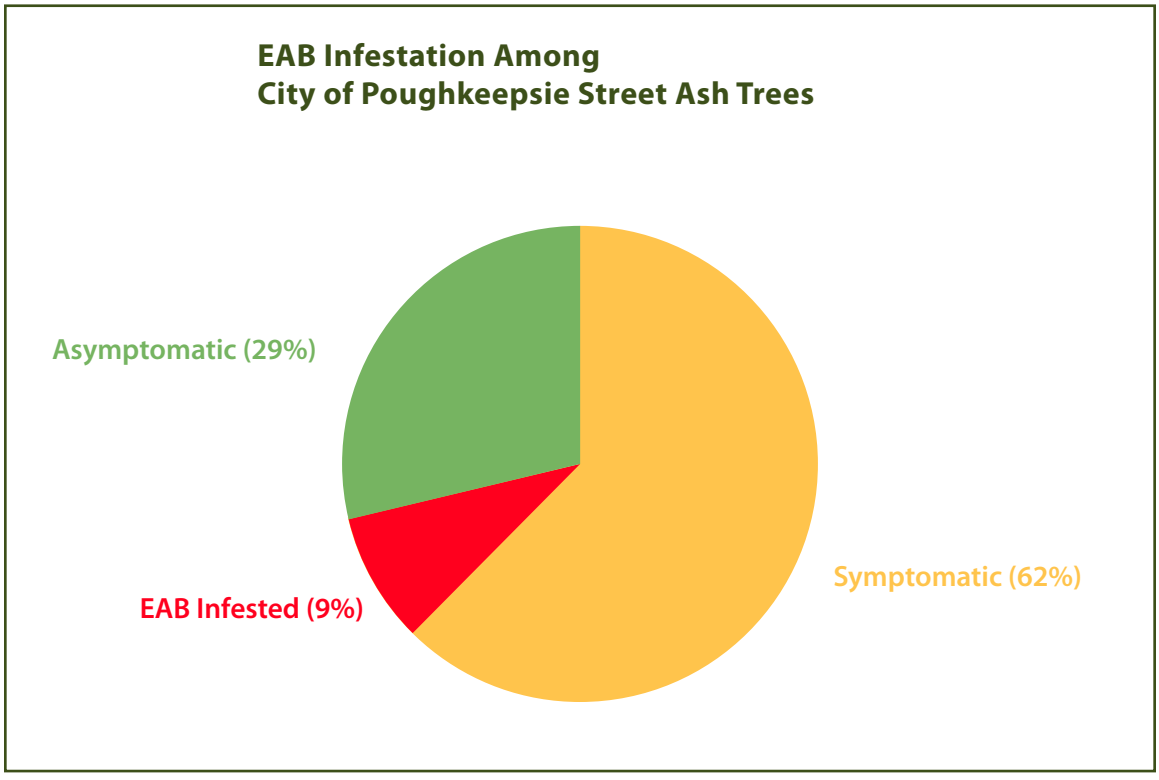


Figure 5.1 Percentage of ash trees along streets in the City of Poughkeepsie that were identified with signs of the Emerald Ash Borer, based on the 2017 survey.

EAB will likely kill most, if not all of the City of Poughkeepsie's ash trees, both public and private, within the next few years. Because infested street trees were found at disparate locations throughout the city, rather than concentrated in one cluster or core of infestation, it will most likely be impossible to prevent EAB from spreading to non-infested ash trees across the city. The high numbers of symptomatic ash trees indicate that most of the City's ash are stressed if not already colonized by EAB, and are therefore more vulnerable to infestation. While it is generally considered too late to save most of Poughkeepsie's street ash trees, the following steps can be taken in response to EAB:

- Selected healthy, young (but mature), seed-bearing street trees may be treated with pesticides to ward off their infestation by EAB.
- EAB-infested street ash trees may be removed in a phased process: dead trees removed first, symptomatic trees closely monitored in successive years and removed accordingly, etc.
- Removed trees should be replaced as soon as possible with appropriate species, i.e., those that have comparable acid and pollutant tolerance, size, and canopy cover as ash trees.
- Private homeowners may assume responsibility for their own private ash trees, choosing to treat or remove depending on their financial and time resources.

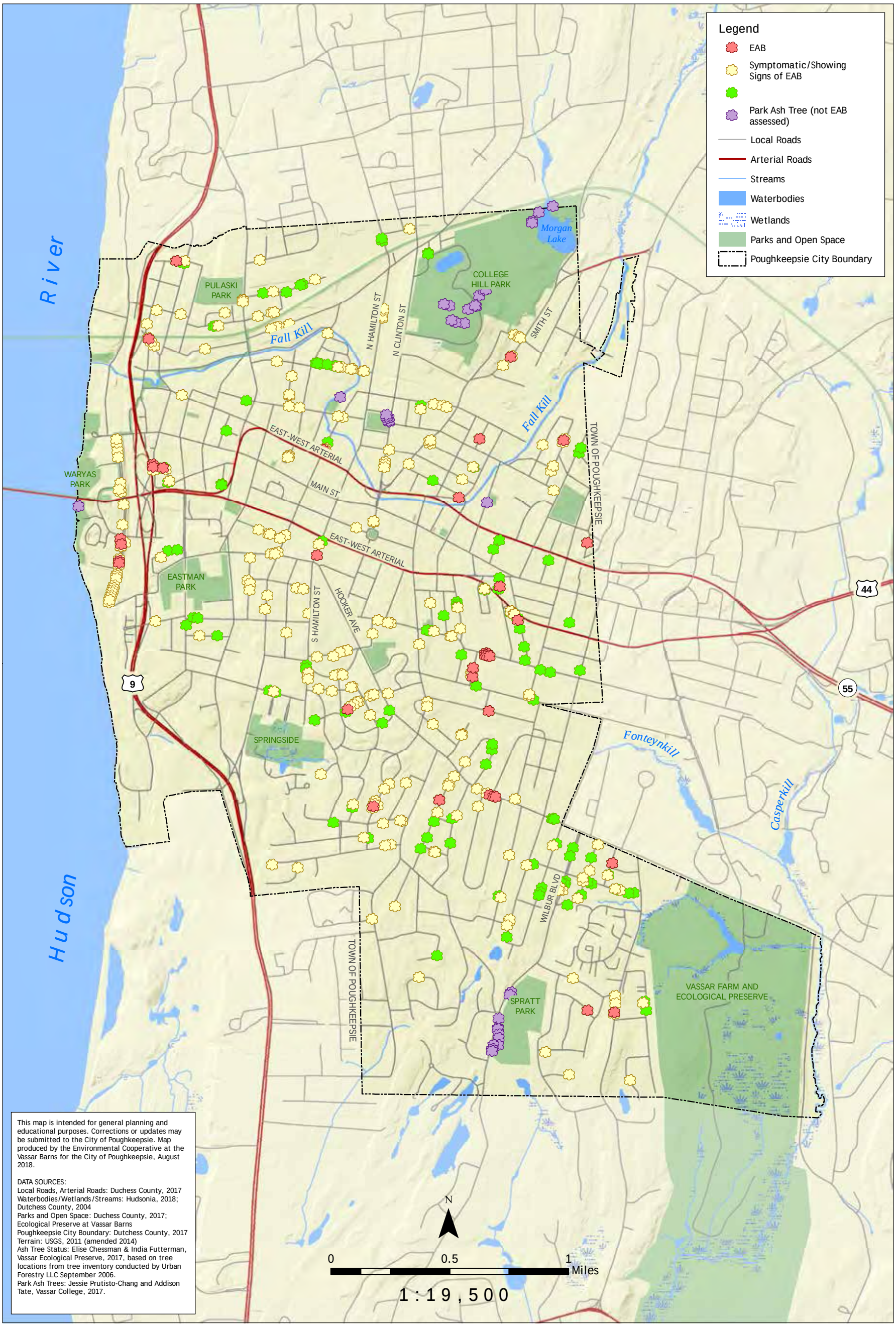
Please see Appendix B for the full EAB Management Plan, including costs of pesticide treatments and removal, information on pesticides, and recommended replacement street trees.

The results of this survey indicate that EAB infestation is well underway in Poughkeepsie. Over half of Poughkeepsie's ash trees display clear symptoms of stress, while 9% are definitely infested. This percentage will only increase in the coming years, likely leading to the demise of the City's entire ash population. Ash trees are being carefully monitored and removed when necessary. Replacement trees should contribute to the urban forest diversity of Poughkeepsie in the event that another invasive pest should arrive and target another tree species.

Map 5.5 Ash Trees in Poughkeepsie that are impacted by the Emerald Ash Borer

Ash Trees and Emerald Ash Borer (EAB) Status

City of Poughkeepsie, New York



This map is intended for general planning and educational purposes. Corrections or updates may be submitted to the City of Poughkeepsie. Map produced by the Environmental Cooperative at the Vassar Barns for the City of Poughkeepsie, August 2018.

DATA SOURCES:
Local Roads, Arterial Roads: Duchess County, 2017
Waterbodies/Wetlands/Streams: Hudsonia, 2018; Dutchess County, 2004
Parks and Open Space: Duchess County, 2017; Ecological Preserve at Vassar Barns
Poughkeepsie City Boundary: Dutchess County, 2017
Terrain: USGS, 2011 (amended 2014)
Ash Tree Status: Elise Chessman & India Futterman, Vassar Ecological Preserve, 2017, based on tree locations from tree inventory conducted by Urban Forestry LLC September 2006.
Park Ash Trees: Jessie Prutisto-Chang and Addison Tate, Vassar College, 2017.

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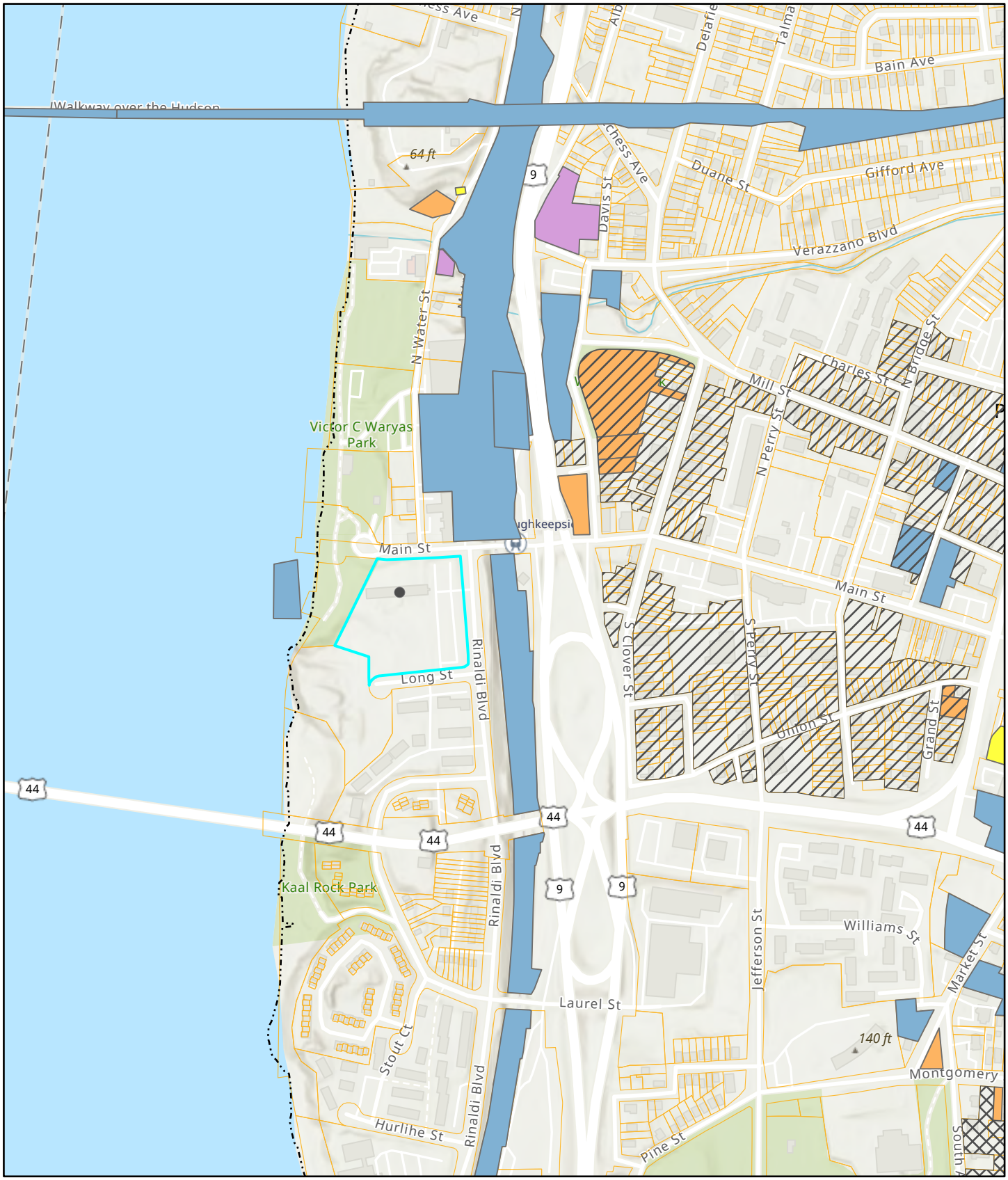
Historic Sites and Districts



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Parcel Boundaries

Historic Districts (2021)

Local, State and National

State and National

Historic Sites (2021)

Local

Local, State, and National

State

State and National

City of Poughkeepsie Boundary

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

ArcGIS Web AppBuilder

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New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

March 24, 2023

Lindsay Garrard
NEPA Compliance Specialist
AEI Consultants
112 Water St
5th Floor
Boston, MA 02109

Re: HUD
Rip Van Winkle Apartments
10 Rinaldi Blvd, Poughkeepsie, NY 12601
22PR07951
457901

Dear Lindsay Garrard:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966.

The apartment tower that is proposed for rehabilitation is not historic but is substantially visible from a number of historic buildings that are eligible or listing in the National Register. Because of this, we have reviewed the project.

The project is appropriate. Therefore, it is the opinion of SHPO that the project will have No Adverse Effect on historic resources.

If you have any questions, I can be reached at sloane.bullough@parks.ny or 518-268-2158.

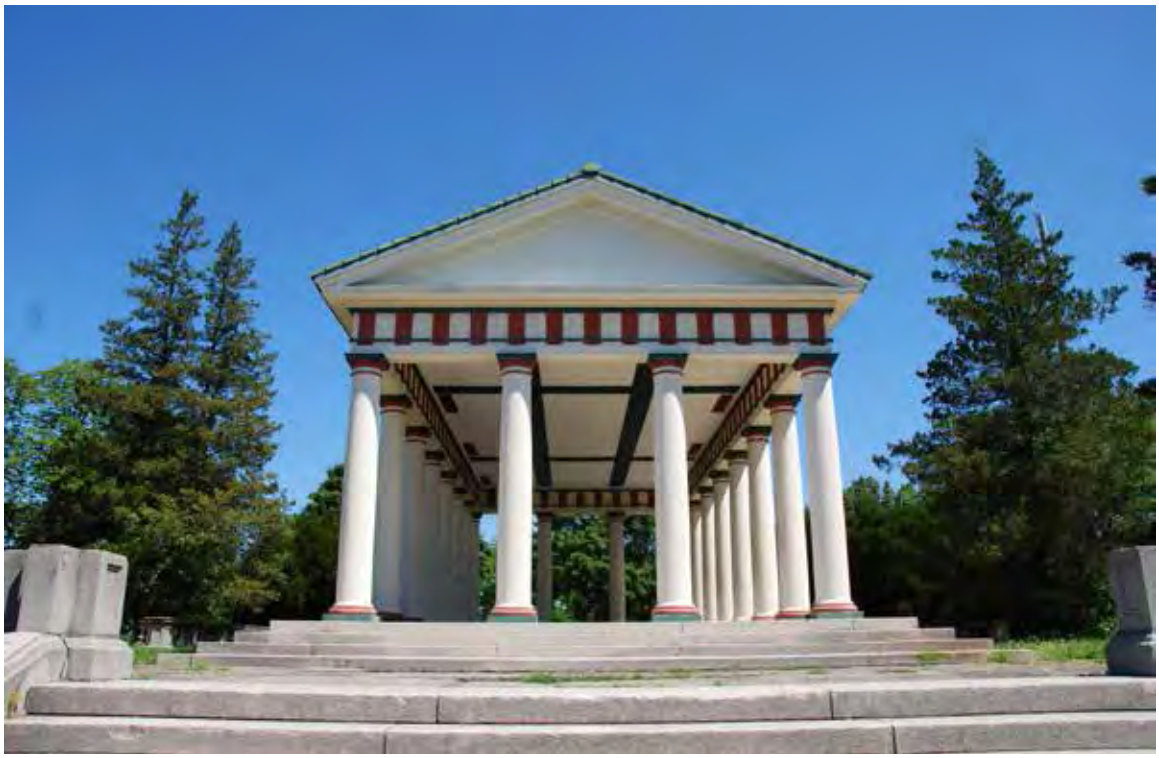
Sincerely,

Sloane Bullough

Sloane Bullough
Historic Sites Restoration Coordinator by email only

Chapter 7: Historical Resources

Harvey Flad, Addison Tate, and Jennifer Rubbo



The Dudley Memorial Shelter at historic College Hill Park.
Photo credit: Camelia Manring

Historic, cultural and recreational resources, like natural resources, are vital to the city's community and identity and are important to consider in land-use and development decision-making. Patterns of land use and development are often closely linked to the natural resources available to a community. For example the Hudson River and its tributaries have played an important role in the settlement and industrialization of the area. Open spaces in the City are also closely linked with Historic sites. Two of the largest green spaces in the city, Springside and College Hill Park are both designated historic landmarks. As the City moves forward with development and revitalization, it is important to understand why land use patterns exist, and how these patterns are impacting natural resources such as water resources and open spaces. Future development should take into account these past and potential future impacts.

The City of Poughkeepsie Historic Resources maps include a downtown map (Map 7.1), focused on the dense area of historic sites and districts in central Poughkeepsie, and a full city map that displays the widespread historic sites in the city (Map 7.2). Data for historic sites and districts was gathered from Dutchess County, New York State, and Historic District and Landmark Preservation Commissioner Holly Wahlberg. The map was presented to the Historic District and Landmark Preservation Commission for comment. Data was updated by Addison Tate at the Environmental Cooperative at the Vassar Barns with the consultation of Harvey Flad, Professor Emeritus of Geography at Vassar College. The following descriptions of historic locations identified in these maps were prepared by Harvey Flad, July 2018.

Historic Preservation and City of Poughkeepsie Natural Resource Inventory

By Harvey K. Flad, Professor Emeritus of Geography, Vassar College

The Introduction to the Dutchess County Natural Resource Inventory (2010) included a brief history of efforts over two centuries of compiling information about both natural and cultural resources for use in regional planning and local land use decision- making. Prior studies by members of the Dutchess County Historical Society and The Women's City and County Club of Dutchess County promoted concern for the preservation of the city's historic resources. In the ***Dutchess County Guide***, published in the American Guide Series (1937), sites of particular historical, cultural and contemporary interest, including local industries, were mentioned. It remains a useful guide to places that remain resonant to the city's cultural identity. The volume was a product of President Franklin D. Roosevelt's Works Progress Administration.

Following the passage of the Historic Preservation Act of 1966 and the creation of the National Register of Historic Places, specific historic sites, buildings and landmarks in the county began to be listed and described. For example, in the late 1960s, the county began a cultural resources survey to update New York State's Hudson River Valley Commission report ***Historic Sites and Buildings in the Hudson River Valley***. In the 1969 ***Landmarks of Dutchess County, 1683-1867***, published in the Architecture Worth Saving in New York series by the New York State Council on the Arts, over 300 structures were researched and photographed as a tool to guide "growth and development" and "encourage preservation of this inheritance." Several sites in the City of Poughkeepsie were included in the ***Landmarks*** survey such as the pre-Revolutionary era Frear/Freer House; Springside; and a proposed historic district encompassing Victorian-era houses on Garfield, Academy, and South Hamilton streets. The Dutchess County Landmarks Association shortly thereafter surveyed structures in the area of Union Street that were impacted by the development of the E-W Arterial. In 1971, the Union Street Historic District, containing approximately eight blocks and 122 historic structures, was officially listed on the National Register, along with the Garfield Place Historic District of two-dozen properties. The Academy Street Historic District with over forty properties was listed five years later. Another four historic districts have been created that acknowledge the diversity of architecture and social history throughout the city.

Sites Included on the Historic Maps of the City of Poughkeepsie

Settlement

In 1664 the lands along the Hudson River, known as New Netherland and controlled by the Dutch, came under English rule. Subsequently, the Crown divided the land into patents. In 1686, Robert Sanders, an Englishman and Myndert Harmense of Dutch heritage, purchased the land where Poughkeepsie would be located from the Wappinger Indians. Poughkeepsie would be named after a local spring, variously spelled as U-puku-ipi-sing or Apokeepsing, meaning "the reed-covered lodge by the little water place." Early settlers included both Dutch and English families who built houses and a mill along the Fall Kill at Upper Landing in the early decades of the 18th C. Although much of the pre-Revolutionary footprint has been lost,

both the Hoffman House (1789) and Reynolds Homestead (1840) at Upper Landing remain as among the earliest existing structures in the city. In 2013 Upper Landing Park opened with extensive signage of the history of Poughkeepsie.

Early Settlers

Both the Dutch and English settlers built their own churches in the village's emerging downtown. The first English, or Anglican, church was located at the intersection of Church and Market Street, while a "glebe", or farm and rectory was purchased east on Filkintown Road (Main Street) for the rector Rev. John Beardsley. During the Revolution, Rev. Beardsley remained loyal to the King, and so was removed downriver to New York City, then under English command. Glebe House (1767) was sold by the church in 1792 and remained in private hands until 1929 when it was rescued from possible demolition by the Dutchess County Historical Society, the Junior League of Poughkeepsie, and the City of Poughkeepsie. As one of the earliest examples of efforts to preserve one of the city's historic resources, the city-owned property is currently enjoying a rebirth as a site to promote the city's 300-year history and managed by the Mid-Hudson Heritage Center. Christ Episcopal Church expanded as the village grew into a city after 1854 and eventually moved to the Old English Burying Ground on Academy Street and built an impressive "Early English" Gothic style church (1888). Two other Episcopal churches were also built during the 19th C. The Gothic Revival style Church of the Holy Comforter (1859-60) on Davies Place is a significant example of the work of the architect Richard Upjohn, while St. Paul's Church (1872) at Mansion Square repeated the Gothic Revival theme.

In the early 1700s the Van Kleeck family and other Dutch settlers built a Reformed Dutch Church in the center of downtown, but as its congregation grew, it rebuilt, and would eventually move from its property at the intersection of Market and Main Streets to the South Side. The Reformed (Dutch) Church of Poughkeepsie (1919-1923) now sits comfortably on Hooker Avenue next to Bartlett Park. The Art Deco architectural style Church Building (1920s) was built on its former site.

American Revolution (1775-1788)

Poughkeepsie had a significant role in the Revolution and its aftermath. During the early part of the war the British occupied New York City, so the Provincial capitol moved upriver to Kingston. However, after the British burned Kingston in 1777, Poughkeepsie became the temporary capitol. George Clinton, Governor of the State 1777-1783) lived in the Clinton House (1765, 1783) on Main Street, not far from the second courthouse at the intersection of Market and Main streets. However, as the war came to a close in 1785 the courthouse was destroyed by fire. A third courthouse was quickly constructed and in place for the New York State convention to ratify the Constitution. Clinton was an Anti-Federalist, but after debates with Federalists Alexander Hamilton and John Jay in the summer of 1788, agreed to a compromise that would become the amendments known as the Bill of Rights. Upon ratification, New York became the eleventh of the original thirteen colonies to form the United States of America. The third courthouse was burned in 1806, rebuilt in 1809, and replaced by the current Dutchess County Courthouse (1903-1904).

Churches

Religious institutions such as churches offer insight into the city's settlement and social history. The original locations of the Dutch and English churches on Market Street framed

political, economic and social power in the village core, while the Poughkeepsie Meeting House (1927) on Hooker Avenue follows the architectural features of the early Quakers. The oldest surviving church building in the city is a relatively small Greek revival style structure on the corner of Vassar and Mill Streets. Constructed in 1835 as a Presbyterian church, reorganized as a Congregational church two years later, and in 1869 as a Jewish synagogue; it became the Second Baptist Church later in the twentieth century. Organized in 1837, the Smith Metropolitan AME Zion Church (1910-11) indicates clusters of early African-American settlement on Main Street's lower slope and on the northern margins. In the mid-19th C immigration from Germany and Ireland filled out the tenements on the lower slope with Germans locating in the Second Ward and Irish in the First Ward; for example the German-American Nativity Church (1853) in the Union Street Historic District. By the late 19th C and early 20th C, Italian immigrants displace the Irish, holding Roman Catholic services in Italian in the original Our Lady of Mount Carmel Church (1910), then moving to the previously Irish church Old St. Peter's Church (Our Lady of Mount Carmel) whose first church and rectory were built in 1837. In the 20th C the Italian community would purchase the former Victorian style Reynolds mansion as the Italian Center. As the Irish households joined the professional workforce such as the police and fire departments, they moved upslope into the city center and established both St. Mary's and Holy Trinity Roman Catholic churches. Meanwhile, early 20th C immigration by German and East European Jews built synagogues in both the Second and First Wards, such as Congregation Schomre Hadath (1923-24) on South Bridge Street. They would move their synagogues along Hooker Avenue and neighboring streets as their emerging middle-class congregations moved to houses on the South Side and in the Town.

Waterfront

From the beginning of settlement the waterfront from the Fall Kill to Kaal Rock was busy. Farms in the hinterland supplied grain, beef and other agricultural products for shipment downriver by sloops in the 18th C and steamboats in the 19th C. The Clearwater Sloop dock at Waryas Park promotes the role of Poughkeepsie in the early shipping and fishing industries as well as the role of the Clearwater Sloop Restoration, Inc. as a non-profit environmental educational and advocacy organization. The organization's office occupied the Fite House (1810) during the 1970s and 80s. The ferry dock at Upper Landing and steamboat dock at the foot of Main Street offered river access while the railroad became the main transportation mode for passenger and freight traffic. In 1888 the Poughkeepsie Railroad Bridge across the Hudson River was constructed to transport freight between New England and Pennsylvania. After a fire in the 1970s it was abandoned, but has been restored as the Walkway Over the Hudson (2009), "the longest pedestrian bridge in the world." The Hudson River has also been a recreational resource, with the Apokeepsing Boat Club established in 1879 and the famous Intercollegiate Regatta begun in 1895.

Waterfront industries over the course of the 18th and 19th centuries included:

Matthew Vassar's Brewery (1891); the Poughkeepsie Glass Works (1880); a cigar factory; a tannery that used hemlock bark from the nearby Catskill Mountains; an iron foundry (1801); ship building and ships' stores such as cooperage, rope, and black-smithing; and soap and candle making, including the Poughkeepsie Whaling Co. (1832). On the southern waterfront Adriance-Platt Buckeye Mower and Reaper Works was a major manufacturer of agricultural machinery in the 1890s and early 20th C, along with the city's largest employer De Laval Separator Co., maker of pumps for the dairy industry. All of these factories were abandoned and removed from the waterfront by Urban Renewal projects in the mid-20th C to make room for Waryas Park in 1975.

Industrial Age Economic Growth

In 1854 the city received its charter. The Industrial Age gained speed with numerous industries along the waterfront and the Fall Kill and the arrival of the Railroad in 1850-51; the impressive Poughkeepsie Railroad Station was built in 1918, modeled after New York City's Grand Central Station (1903-1913). Adjacent to the station on Water Street is the former Reynolds Warehouse (1872). Mill ponds along the Fall Kill served as water power for grain and grist mills, saw mills, and the fulling and carding of wool for cloth and rugs, for example carpets at Pelton Mill (1803-1892), as well as pins and nails. The Pelton family built Pelton Mansion (ca. 1859) on a small rock outcrop overlooking the mill and the Fall Kill. Innis Dye Works (1825) manufactured dyes from dyewoods at the mouth of the Fall Kill; it ceased operation in 1913 and reopened as Schmidt Piano Hammer Factory until 1934. The main building next to the waterfall on the Fall Kill has been renovated into apartments and a smaller structure on the waterfront is now occupied by the Children's Museum (2007). Also located nearby was the Arnold Chair Factory (1870s-80s). Further east along the Fall Kill were cotton mills and clothing factories, such as the Poughkeepsie Underwear Factory (1874; renovated 2017 as apartments, artist studios and a coffee brewer), and the J.O.Whitehouse Boot & Shoe Factory (1879) on Main and Cherry.

19th C Residential Expansion

As the population increased after the Civil War, residential housing included areas of high density tenements, rooming houses and workmen's dwelling on the lower slope, such as Union Street Historic District, and on the city's northern edges along the Fall Kill of one- and two-story homes, as well as mansions up into the Mill Street-North Clover Street Historic District, Upper Mill Street Historic District, and Balding Avenue Historic District. South of Main Street's retail establishments and apartments, single-family homes on large lots for the city's elite emerged, including the Victorian-era properties of Academy Street Historic District, Garfield Place Historic District, and South Hamilton Street Row, and later development of lots in the Dwight Street-Hooker Avenue Historic District, including many individually listed historic homes such as the Brinkerhoff (1860) house designed in the shape of a steamboat. Other individually listed houses are listed outside historic districts, such as Barrett House (ca. 1835) home of the artist Tom Barrett in the 1920s and 30s and now of the Barrett Art Center. Matthew Vassar established his summer estate Springside (1850-52) south along Academy Street, east of the Poughkeepsie Rural Cemetery (1852). Horticulturist Andrew Jackson Downing and architect Calvert Vaux designed the estate's landscape and buildings, such as the Springside Porter's Lodge. Many other historic residential properties from the 17th – 19th centuries are scattered south and east throughout the formerly agricultural lands.

City Downtown: Market Street

For 300 years, the financial, political, commercial, retail and cultural life of the city centered on the area of Market Street and Main Street. The location of the first courthouse established the village center and city with the Old City Hall (1831). Hotels were established near the courthouse, such as the Nelson House (1876), famous as the campaign headquarters for President Franklin Delano Roosevelt in the 1930s was demolished in 1965 to make way for the Dutchess County Office Building during urban renewal. Banks also clustered along the Market Street corridor, such as the Farmers & Manufactures Trust (1834-1835), Poughkeepsie Trust Company (1906-1907) and Poughkeepsie Savings Bank (1911-1912) with its stained glass panel of Henry Hudson's ***Half Moon*** above the vault. Lawyers chose offices close-by in

Market Street Row and the Church Building and often met others of the elite at the Amrita Club (1912). Civic and cultural institutions similarly located along Market Street, including the Bardavon (Collingwood Opera House, 1869), State Armory (1891) and Adriance Memorial Library (1898), south to Soldiers Fountain and Park (1870) and the Old YMCA (1909) at Eastman Park and Eastman Terrace (1872-1873).

City Downtown: Main Street

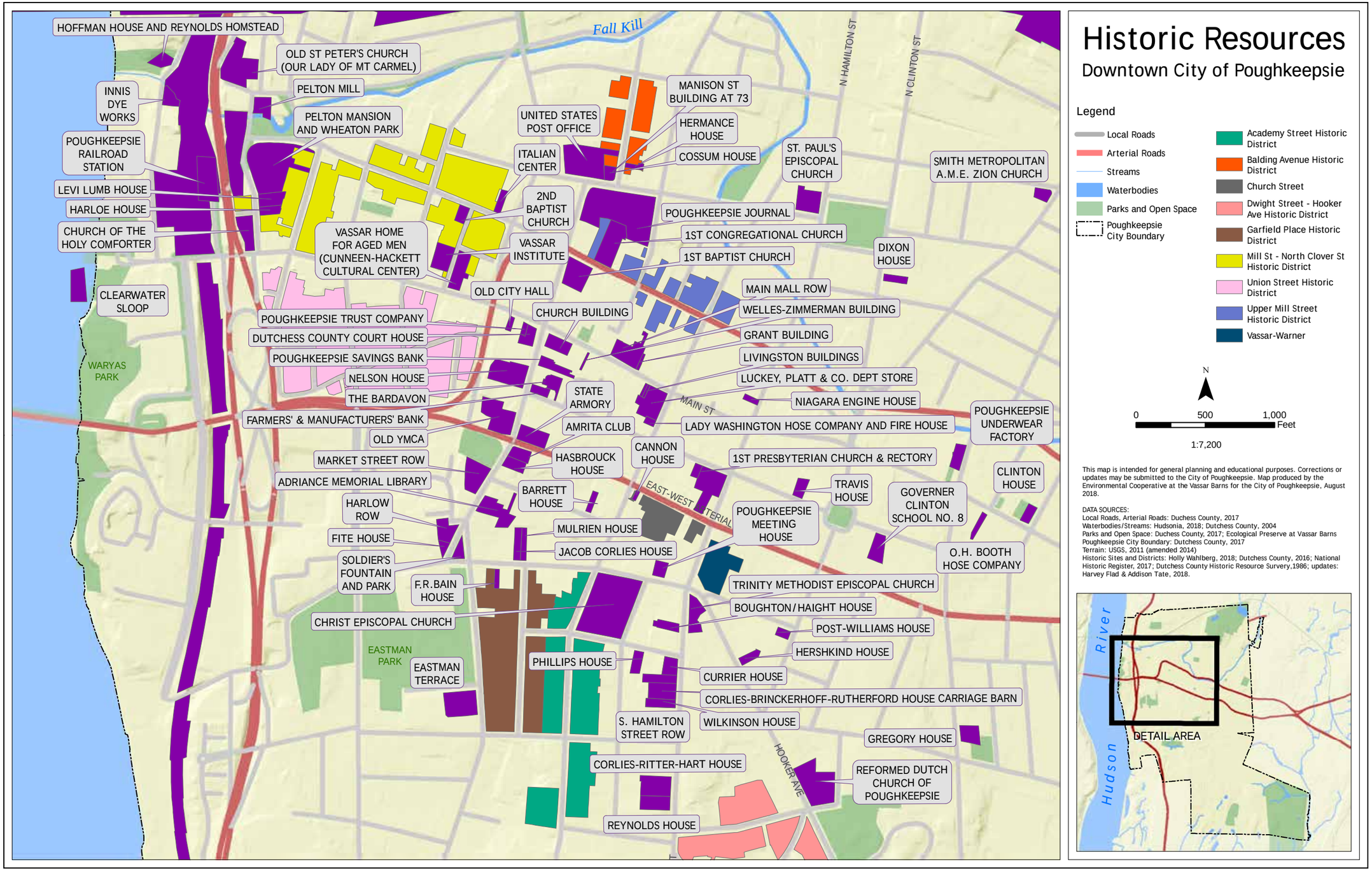
Main Street has been the commercial and retail hub for three centuries. Fires and remodeling of storefronts have altered many 19th C facades, but the streetscape retains its historic character. Main Mall Row is named after the pedestrian mall developed during urban renewal in the 1970s and 80s, and re-opened as Main Street in 2001. Individual buildings that offer a window into the city's retail history on the historic register include: the Grant Building, Welles-Zimmerman Building and Livingston Buildings. The Luckey, Platt & Co. Dept. Store (1901) advertised itself as the mid-Hudson Valley's department store with signs stretching eastward to the Connecticut border. Lady Washington Hose Company and Fire House, Niagara Fire House and O. H. Booth Hose Company are three of Poughkeepsie's early firehouses (1908-1909) located in the Main Street corridor.

Cultural and Civic History

Historic sites offer insight into a city's civic duties and pride. Poughkeepsie was often called "the city of schools" after the number of collegiate schools located throughout in the 19th C. The Guilford Dudley Memorial (1931) on the crest of College Hill includes a 1937 "Parthenon" as a historical monument to the Collegiate Hill School and Riverview Military Academy that occupied the site during the late 19th C. William W. Smith purchased the site and offered it to the city as College Hill Park; the park includes a golf course and the historic Clarence Lown Memorial Rock Garden (1931). Ragged Lane was renamed Academy Street after a collegiate school; public schools included the 19th C Governor Clinton School No. 8, a number of elementary schools and the former Poughkeepsie High School (1911-14) on South Hamilton Street that became Our Lady of Lourdes parochial high school in the 1950s and subsequently the Family Partnership Center when Lourdes moved to the Town. In 1861 Vassar Female College opened its historic landmark Main Building at the east end of College Avenue. Matthew Vassar's nephews built the Vassar Home for Aged Men (Cunneen Hackett Cultural Center, including the Vassar Institute, on the site of Matthew Vassar's former city home, in 1880. Also, the Alms House & City Infirmary (1869) was located north and east of Main Street and the downtown; it now houses Maplewood senior apartments.

The Franklin Delano Roosevelt Mid-Hudson Bridge opened in 1930. As a federal project during the Depression, President Roosevelt had the United States Post Office (1937) built at the north end of Market Street. Its design resembles that of the third Dutchess County Courthouse where, in 1788, New York State legislators ratified the Constitution. Murals by local artist Olin Dows depicting the event, as well as the mythic spring of Poughkeepsie's name, adorn the second-floor balcony. The Old Dutch-inspired architecture of the Poughkeepsie Journal (1941-1943) building continues the historic theme of Poughkeepsie's origins. Other twentieth century historic, cultural and civic buildings have yet to be added to the official list of resources. Cultural venues such as The Chance, Mid-Hudson Heritage Center and the Trolley Barn inhabit 19th C buildings that reflect the city's growth into the 21st C.

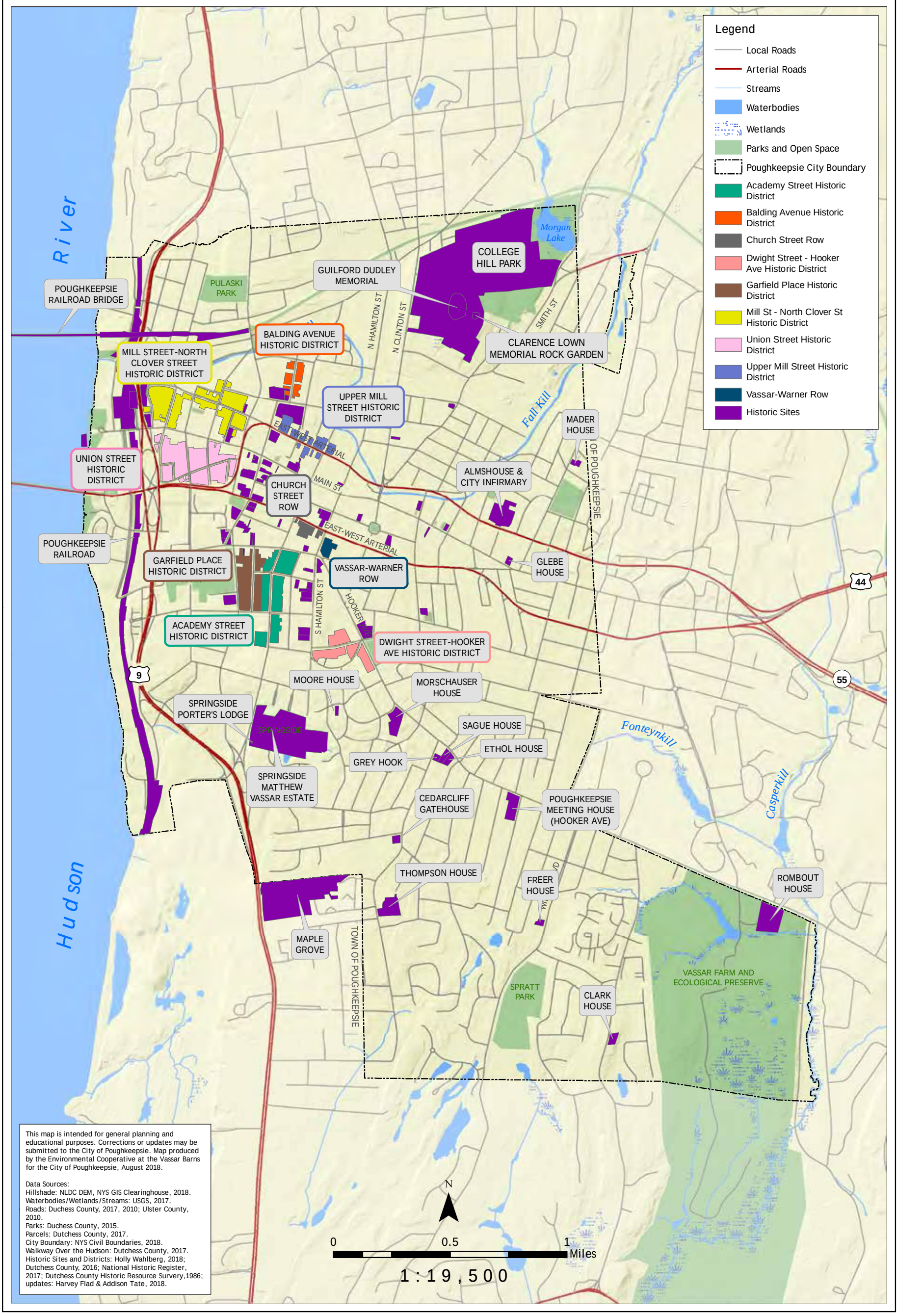
Map 7.1 Historic Resources in the downtown area of the City of Poughkeepsie



Map 7.2 Historic sites and districts throughout the entire City of Poughkeepsie

Historic Resources

City of Poughkeepsie, New York



This map is intended for general planning and educational purposes. Corrections or updates may be submitted to the City of Poughkeepsie. Map produced by the Environmental Cooperative at the Vassar Barns for the City of Poughkeepsie, August 2018.

Data Sources:
Hillshade: NLDC DEM, NYS GIS Clearinghouse, 2018.
Waterbodies/Wetlands/Streams: USGS, 2017.
Roads: Duchess County, 2017, 2010; Ulster County, 2010.
Parks: Duchess County, 2015.
Parcels: Dutchess County, 2017.
City Boundary: NYS Civil Boundaries, 2018.
Walkway Over the Hudson: Dutchess County, 2017.
Historic Sites and Districts: Holly Wahlberg, 2018; Dutchess County, 2016; National Historic Register, 2017; Dutchess County Historic Resource Survery,1986; updates: Harvey Flad & Addison Tate, 2018.

Additional Resources for the Historical Map include:

National Register of Historic Places, National Park Service, U.S. Department of Interior

Bennett, James, *Poughkeepsie's Amazing Extraordinary History: A Year-by-Year Outline* (Poughkeepsie, NY: Riverflow Publications, 2017)

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Wahlberg, Holly, Local National Historic Places List, 2018.

Public Historians: William P. Tatum III, County Historian; George Lucas, City Historian; Bill Jeffway, Dutchess County Historical Society executive director

Recreational Resources

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0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Parcel Boundaries

City of Poughkeepsie Boundary

Recreational Features

Boat Launch

Flower Garden

Playground

Skate Park

Trails

Parks and Open Spaces

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 | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census

Chapter 6. Recreational Resources

Addison Tate, Jennifer Rubbo

Spratt Park,
Photo credit: Lauren White

Publicly-accessible recreational resources provide the opportunity for people to engage with the outdoors and have positive place-based experiences. Access to natural space is especially critical in the age of nature deficit disorder, where lack of time spent in nature has been shown to lead to a range of behavioral problems in children (Louv, 2008). Recreational areas also are essential to a healthy lifestyle by providing access to open spaces for outdoor sport and recreation. Furthermore, areas such as parks and sports facilities also act as dynamic community spaces, where education and community-building occur, and neighborhood identities are cultivated.

A variety of important recreational resources exist within and nearby the City of Poughkeepsie. Located in the Mid-Hudson region, many large recreational areas, including the Catskills, Shawangunks, Taconic Mountains, and Hudson Highlands, are within an hour's drive from the City, through farmland, forested hills, and a broad urban-rural gradient. Features such as the Hudson River, Dutchess County Rail Trail, Vassar Farm and Ecological Preserve, and Fall Kill Creek connect Poughkeepsie to the surrounding areas. Within the City, Poughkeepsie's many public parks provide green space, gardens, playgrounds, picnicking, and athletic fields and courts (Map 6.1, Table 6.1). The 24 public parks and green spaces in the City total nearly 500 acres, with about 250 acres located on the Vassar Farm and Ecological Preserve. The City of Poughkeepsie owns 18 of the recreational areas identified here and the recreation office, overseen by the City's Department of Public Works (DPW), oversees maintenance of these

parks. Nubian Directions II, a local workforce skills development organization, assists the City DPW by maintaining many of the park's flower gardens, pots, and raised beds through a cooperative agreement. The remaining open spaces are privately owned or are part of the New York State Park system.

The City of Poughkeepsie Recreational Resources map displays parks and green spaces in the City and the recreational features that may be found there. Park, trail, and golf course data was procured from Dutchess County. Park data was updated and recreational resources mapped by Addison Tate (Environmental Cooperative at the Vassar Barns) with consultation from Natalie Quinn (City of Poughkeepsie) and Paul Hesse (Dutchess County Planning).

Table 6.1. Parks and recreation areas in the City of Poughkeepsie.

Name	Ownership	Amenities
Bartlett Park	City Park	Playground
Clinton House State Historic Site	NYS State Park	Historic building, flower garden
College Hill Park	City Park	Basketball court, playground, flower garden, hiking trails, historic site, golf course
Dongan Place	City Park	Basketball court, Fall Kill view
Earline Patrice Park	City Park	Flower garden, memorial
Eastman Park	City Park	Stitzel Field (baseball diamond)
Forbus Park	NY Champion Tree Project	Open space, historic relevance
Fall Kill Community Garden	Family Partnership Center	Community Garden, Fall Kill view
Hulme Park	City Park	Basketball court
Jardin de las Rosas	Hudson River Housing	Garden
Kaal Rock Park	City Park	River views, picnicking
King Street Park	City Park	Basketball court, baseball diamond, tennis court
Lincoln Park	City Park	Soccer field
Malcolm X Park	Poughkeepsie City School District	Basketball court, tennis court (not functional), Fall Kill views
Morgan Lake Park	City Park	Fishing, rail trail access point
Mural Square	City-owned lot	Event space
Murphy Park	Hudson River Housing	Gardens, play equipment

North Perry Street	City Park	Picnicking
Pershing Ave Park	City Park	Basketball court
Pulaski Park	City Park	Swimming pool, playground
Reservoir Square Park	City Park	Gardens, memorial
Soldiers Memorial	City Park	Gardens, a memorial fountain
Spratt Park	City Park	Pool, baseball diamonds, tennis court, dog park, golf course
Springside National Historic Landmark	Springside Landscape Restoration	Historic site, interpretive walking trails
Skate Park	City Park	Skateboarding facility, river views
Upper Landing Park	NYS State Park	River views, Elevator to Walkway Over the Hudson, picnicking
Vassar Farm and Ecological Preserve	Vassar College	Hiking trails, community garden, flower garden
Victor C. Waryas Park	City Park	Boat Launch, fishing, playground, picnicking, river views
Walkway Loop Trail	NYS State Park	Interpretive walking trail
Walkway Over the Hudson	NYS State Park	Interpretive walking trail
William R. Steinhaus Dutchess Rail Trail	County Park	Walking trail

The Hudson River has driven centuries of development in Poughkeepsie and continues to provide important recreational opportunity, natural habitat, and economic activity. Poughkeepsie's western waterfront along the Hudson consists of a number of parks. Upper Landing Park, opened by the Dyson Foundation in 2013, sits at the outflow of the Fall Kill into the Hudson River and provides access to the Walkway Over the Hudson State Historic Park's glass elevator. A walking bridge over the Fall Kill Creek leads from Upper Landing Park to the Mid-Hudson Children's Museum and waterfront pavilion, which hosts a fishing pier and the weekly Poughkeepsie Waterfront Farmers Market. Waryas Park Promenade skirts the shoreline to the south, passing the Poughkeepsie Skate Park. Victor C. Waryas Park sits at the foot of Main Street and includes a playground, green space, picnic tables, grills, a pavilion, a boat launch, and a dock. Further south, Kaal Rock is a high ledge and wooded area that sits to the north of Kaal Rock Park, a quieter park for picnicking along the waterfront. Kaal Rock Promenade leads south to Shadows Marina and Promenade.

The average size of parks in Poughkeepsie is about 14 acres, however, most parks in the City are less than ten acres. There are several larger parks and open spaces that serve important roles for recreation and access to nature in the City, specifically College Hill Park, Springside, and the Vassar Farm and Ecological Preserve. These have also been identified as significant habitat areas in the City and support not only human health and well-being but also a

diversity of wildlife and plant communities (for more information about the habitat value of these spaces see Hudsonia's *Significant Habitats of the City of Poughkeepsie* Report, Appendix A). The Dutchess Rail Trail, Walkway Over the Hudson, and the Walkway Loop Trail are also important recreational assets that provide a connection to nature to those pursuing healthy lifestyle habits through walking, running and biking.

College Hill Park is the largest park in the City of Poughkeepsie, totaling around 100 acres including the College Hill Golf Course. Designated a local historic landmark in 2017, the park includes two local historic sites, the Guilford Dudley Memorial Shelter, and the Clarence Lown Memorial Rock Garden (Wahlberg, 2013). The Guilford Dudley Memorial is at the top the hill. Built in 1934, it sits at the highest point in the City of Poughkeepsie and marks the location of the Collegiate School, which occupied the space until 1865. This structure was added to the National Register of Historic Places in 1982 (Wahlberg, 2016). The Lown Memorial Rock Garden was added to the Local Register of Historic Places in 2014 (Wahlberg, 2013) and was partially restored in 2015. Restored areas are currently being managed as a pollinator garden and plans are underway to restore the remaining portion of the garden with native rock garden plants. College Hill Park is an important community resource as it also hosts a ballfield, basketball court, playground, and the privately-owned College Hill Golf Course. The park abuts Morgan Lake Park and the Dutchess County Rail Trail. College Hill Park is maintained by the City of Poughkeepsie and the Revive College Hill Park Coalition.

Springside is a designated National Historic Landmark and large green space that is owned and maintained by Springside Landscape Restoration (Springside Landscape Restoration, 2015). The property is the site of the country estate of Matthew Vassar, Poughkeepsie brewer, philanthropist and founder of Vassar College, and is the only landscape of Andrew Jackson Downing, famous landscape architect, to remain largely intact. The only remaining original structure on site is the Porter's Lodge/Gatehouse. The site is currently a part of the Hudson River Valley Greenway Trail and hosts a network of interpretive trails that are open to the public year round.

The Vassar Farm and Ecological Preserve (Vassar College, 2018) lies across the southern border of Poughkeepsie, with 243 of its 522 acres within city limits, and the remainder extending into the Town of Poughkeepsie. The land is privately owned by Vassar College, however, there are hiking trails open to the public from dawn to dusk daily. The area was farmed to provide food for Vassar College until 1957 and was converted into an ecological preserve in 1967. It features a network of hiking and biking trails, rugby fields, and a variety of ecological habitats. The Poughkeepsie Farm Project is located at the entrance to the Preserve and hosts a working farm with educational programs, community gardens, and community supported agriculture. Research and education opportunities occur on the Preserve through Vassar College, the Environmental Cooperative at the Vassar Barns, and the Student Conservation Association.

The William R. Steinhaus Dutchess Rail Trail (Dutchess County Government, 2018) and Walkway Over the Hudson State Historic Park (New York State, 2018) connect Poughkeepsie to broader Dutchess County and neighboring Ulster County. Since opening its first section in 2008, the Rail Trail has been converted from the Maybrook Rail corridor into a 13.4-mile paved trail that runs from Hopewell Junction to Poughkeepsie (Dutchess County Department of Planning and Development, 2014). It connects directly to the Walkway Over the Hudson, a paved scenic walkway that spans the Hudson River to reach Highland on the converted

Poughkeepsie-Highland Railroad Bridge. The Walkway is part of the Walkway Loop Trail, and also part of the Empire State, a 3.6-mile loop that includes the FDR Mid-Hudson Bridge and connects to trails in Dutchess and Ulster Counties.

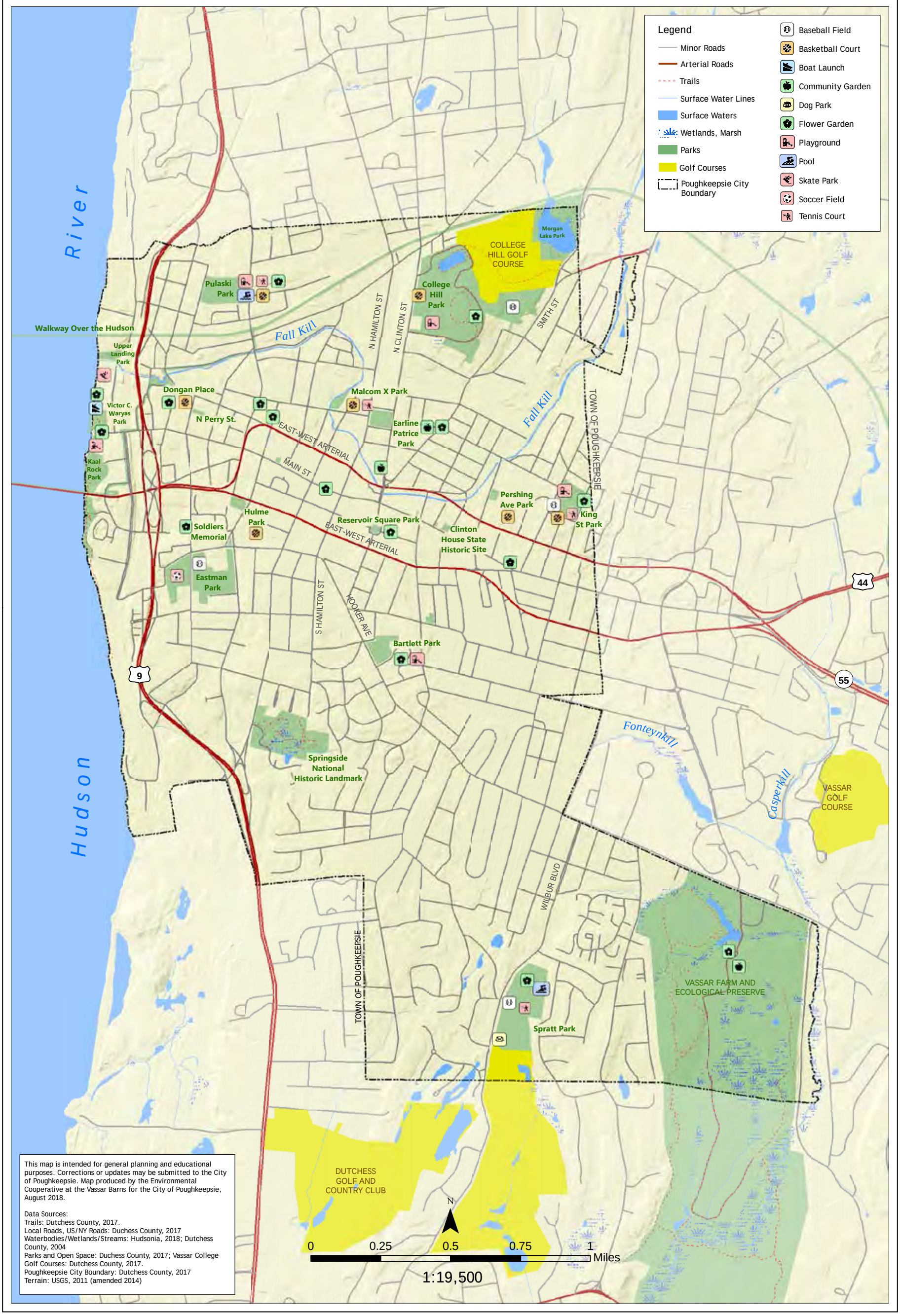
Community gardens and farmers' markets in Poughkeepsie provide residents with opportunities to grow their own food and connect with farmers in the surrounding areas. Dutchess Outreach coordinates the Fall Kill Partnership Garden at the Family Partnership Center. Garden plots are also available at the Vassar Farm and Ecological Preserve. The Waterfront Farmers Market at the Mid-Hudson Children's Museum offers farm-fresh food Monday afternoons during the summer.

While parks are abundant in the City of Poughkeepsie, access to these spaces should be taken into consideration. Map 6.2 shows open space areas in the City of Poughkeepsie greater than 2.5 acres with a 500m (.31 miles) radius, representing a ten-minute walk, around each open space (Heffernan & Stevens, 2018). While much of the Northside of Poughkeepsie has access to public parks and open spaces, there are gaps near Main Street and on the Southside. Additionally, high traffic roads and park conditions need to be considered when discussing accessibility. In 2018, the City of Poughkeepsie began comprehensive parks improvement planning to address infrastructure in the City park system (City of Poughkeepsie, 2018).

Map 6.1 Recreational Resources in the City of Poughkeepsie

Recreational Resources

City of Poughkeepsie, New York



This map is intended for general planning and educational purposes. Corrections or updates may be submitted to the City of Poughkeepsie. Map produced by the Environmental Cooperative at the Vassar Barns for the City of Poughkeepsie, August 2018.

Data Sources:
Trails: Dutchess County, 2017.
Local Roads, US/NY Roads: Duchess County, 2017
Waterbodies/Wetlands/Streams: Hudsonia, 2018; Dutchess County, 2004
Parks and Open Space: Duchess County, 2017; Vassar College
Golf Courses: Dutchess County, 2017.
Poughkeepsie City Boundary: Dutchess County, 2017
Terrain: USGS, 2011 (amended 2014)

Map 6.2 Access to public green spaces from Hudsonia's Significant Habitats of Poughkeepsie Report.

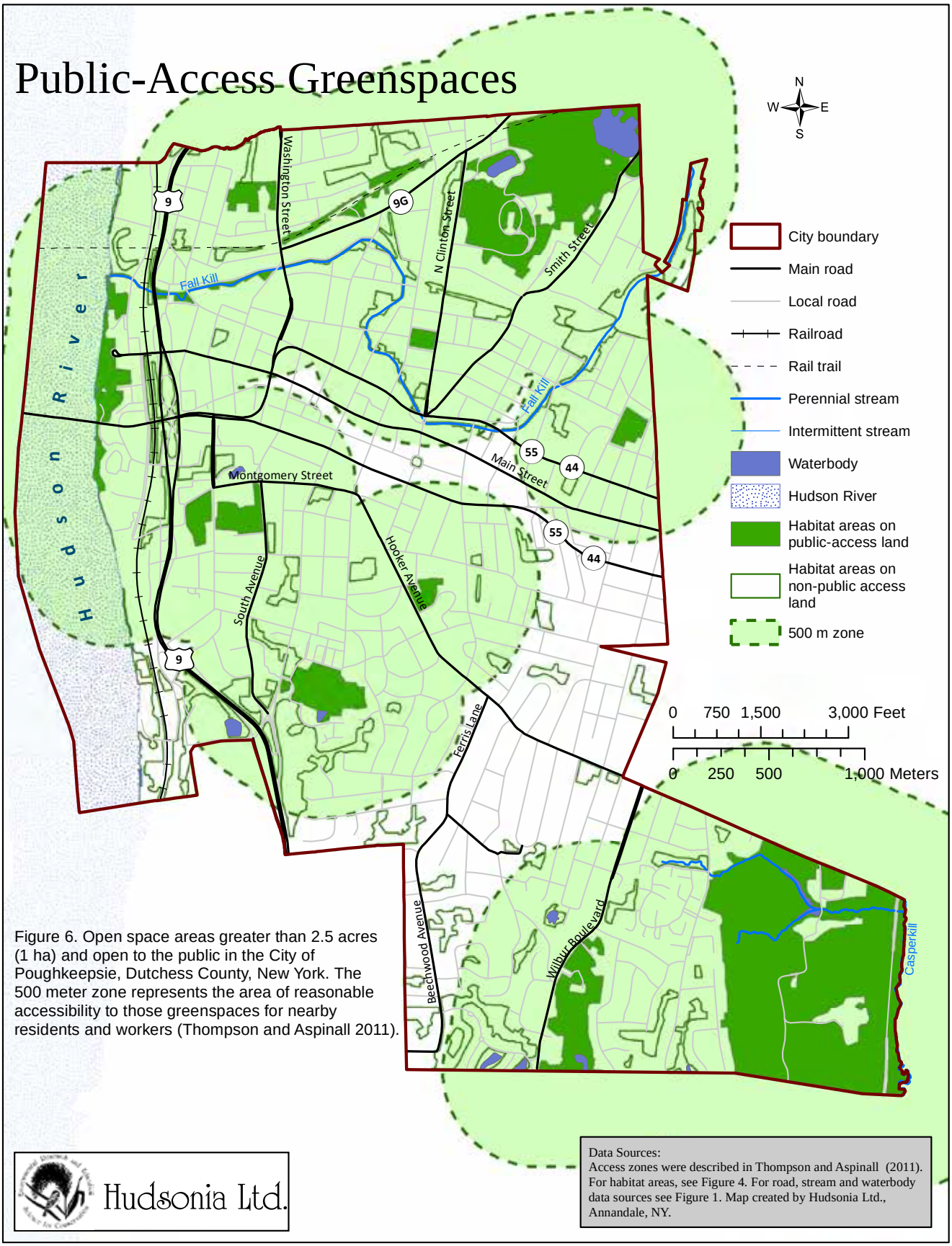


Figure 6. Open space areas greater than 2.5 acres (1 ha) and open to the public in the City of Poughkeepsie, Dutchess County, New York. The 500 meter zone represents the area of reasonable accessibility to those greenspaces for nearby residents and workers (Thompson and Aspinall 2011).

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Pollinator Pathways

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0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

- Existing Gardens
- Poughkeepsie Greenspace
- Potential Pathway
- Poughkeepsie Boundary
- Dutchess County Parks

New York State, Maxar

ArcGIS Web AppBuilder

New York State, Maxar |

Our Healthy Habitats Initiative focuses on how individuals can create an environment in their backyard and neighborhood that supports nature and balances our needs with those of other living things. We work to support local efforts that increase the beauty of our surroundings and bring more people outdoors, creating healthier lifestyles, while also sustaining a habitat in which plants and animals can thrive.

Natural Resources Inventory

The City of Poughkeepsie Natural Resources Inventory (NRI) provides baseline information on natural resources including parks, tributaries to the Hudson, the Poughkeepsie waterfront and city trees.

Natural Resources Inventory (NRI) for Poughkeepsie (PDF)

PDFs of individual sections:

- NRI 0 Executive Summary (PDF)
- NRI 1 Introduction (PDF)
- NRI 2 Geology and Soils (PDF)
- NRI 3 Water Resources (PDF)
- NRI 4 Botanical Communities and Habitats (PDF)
- NRI 5 Land Use (PDF)
- NRI 6 Recreational Resources (PDF)
- NRI 7 Historical Resources (PDF)
- NRI 8 Climate Change (PDF)

- NRI Apdx A Significant Habitats (PDF)
- NRI Apdx B Ash Tree Assessment (PDF)
- NRI Apdx C College Hill Park Invasive Species Survey (PDF)
- NRI Apdx D Poughkeepsie Scenic Resource Inventory (PDF) [5 MB]
- NRI Apdx E Map Metadata (PDF)
- NRI Apdx F Species of Conservation Concern (PDF)
- NRI Apdx G Poughkeepsie Zoning Map (PDF)
- NRI Apdx H Climate Smart Resilience Planning (PDF)
- NRI Apdx I Fall Kill Intermunicipal Agreement (PDF)

This project was funded in part by a grant from the New York State Environmental Protection Fund through the Hudson River Estuary Program of the New York State Department of Environmental Conservation.

Mapping Emerald Ash Borer in the City of Poughkeepsie

Emerald Ash Borer Information

Assessing Urban Ash Trees, Summer 2017

Bee Campus

BEE CAMPUS USA™
VASSAR COLLEGE

Vassar College Campus is a certified Bee Campus, committed to creating pollinator-friendly habitats. We have created resources about local native plants to help educate the Vassar community and Poughkeepsie residents about beneficial plants for the area.

- Local Native Plant List (PDF)

- Local Native Plant Suppliers (PDF)
- IPM Plan (PDF)

Pollinator Pathways

The Town of Poughkeepsie is working towards becoming a Pollinator Pathway. Poughkeepsie is working to establish pollinator-friendly habitats and food sources for bees, butterflies, hummingbirds, and other pollinating insects and wildlife along a series of continuous corridors.

You can learn about creating pollinator habitats by checking out the Environmental Cooperative's Pollinator Pathway padlet (Password: PollinatorPathway2021) and by reading more about the Town of Poughkeepsie's Pollinator Pathway project.

What is it? Solidago, commonly called Golden Rod, flowers on the preserve in the late fall. Photo: Ellie Opdahl

Tree Campus USA

Vassar College, home to 230 tree species, has been a certified Tree Campus since 2012. As a Tree Campus, Vassar is dedicated to managing all campus trees, integrating the campus with the surrounding city to promote urban forests, and engaging students in campus and community forestry work.

More information about Tree Campus USA can be found here.

Home
Programs and Activities
Exploring Science
Healthy Habitats
Healthy Waters
Volunteers
Resources
Affiliates
The Barn

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

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 O'Neill Group
A Real Estate Development Company
241 Hudson Street / Hackensack, NJ 07601
Phone: 201.488.4455 / Fax: 201.488.8283
www.theoneillgroup.us

August 1, 2023

City Of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, Ny 12601
Attn: Lori Garcia

By Email

Re: S. Hamilton Street (151783) proposed construction of a 58-unit Multi Family.

Dear Planning Board:

Attached please find:

1. Summary Report Stormwater Pollution Prevention Plan (SWPPP). This report is presented in summary narrative and describes in brief, existing conditions, proposed site development, stormwater management and drainage strategies, erosion and sediment control measures and techniques used throughout construction and the life of the project in compliance with NYS Design Manual and DEC permitting. A fully development SWPPP will be submitted prior to the public meeting.
2. Site development sketch sheets S-1 through S3 have been revised to reflect changes to the parking plan where 25 parking stalls were eliminated to create approximately ¼ acre of additional green space. The number of proposed deciduous trees are unchanged; however, plantings were rearranged owing to the change in the parking lot. Six lights illuminating the parking lot were eliminated as a result of the reduced parking lot area.
3. Architectural floor plan sheet A-1 provides a table indicated number of units per floor, bedroom type per floor, size of community room and gym. Each unit type and size is called out on the floor plans. Revised architectural floor plans detail apartment layouts including bedroom, kitchen and bath locations, ADA and terrace access/location. Corridors are shown in ADA compliance and in relation to lobby, elevator entry, compactor room, electrical room and emergency egress.
4. Proposed elevations, front and rear, show exterior finishes that now include brick whereas the previously submitted elevation indicated stone.

We look forward to your comments.

Sincerely,

George Brandt

George Brandt
gbrandt@onekeyllc.com
(201) 488-4455 ext. 122

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.

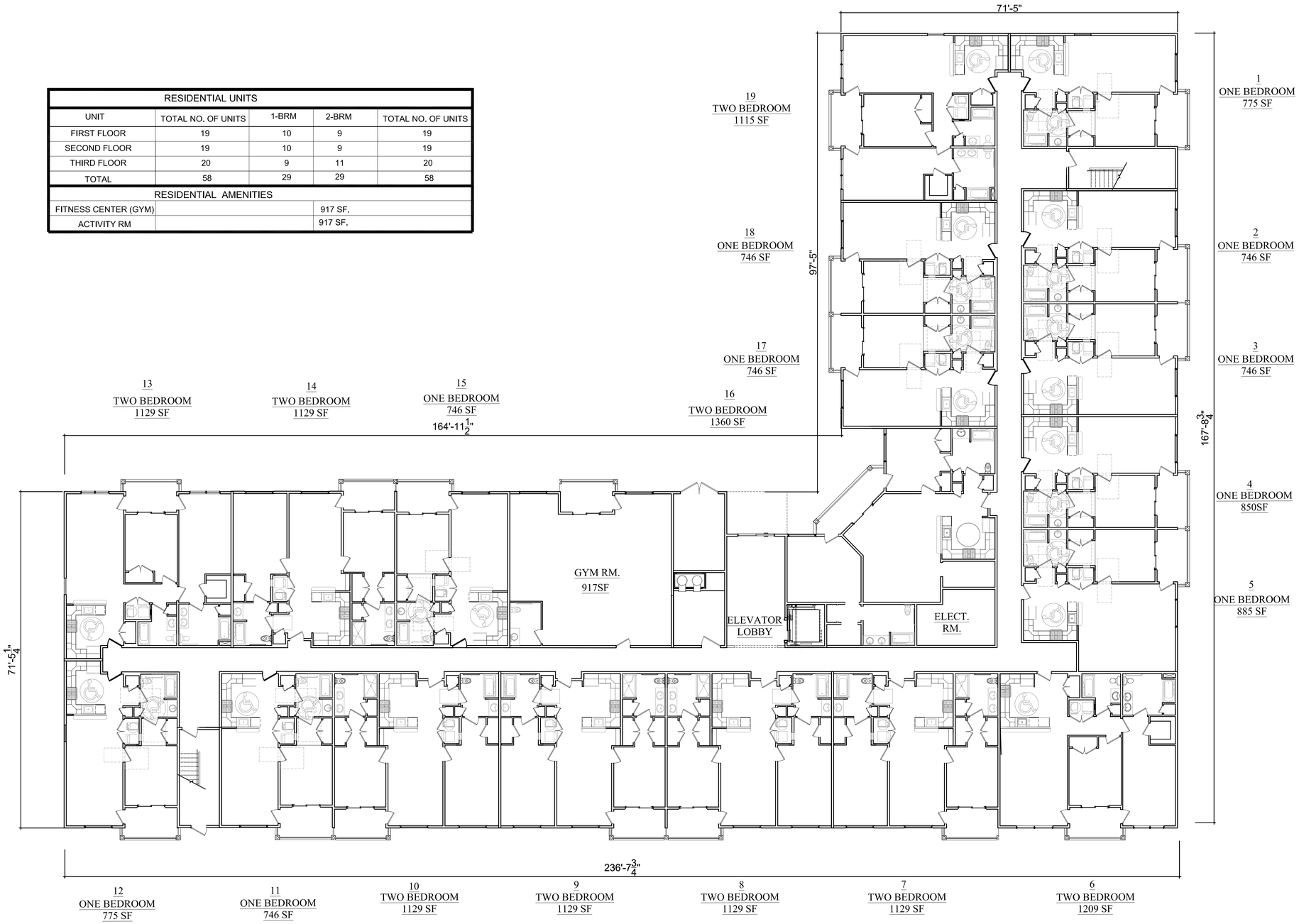
We trust this information to be sufficient for your use and look forward to attending the next available meeting to present the subject application to the Planning Board. We would also like to offer scheduling a meeting, with the appropriate reviewing staff or agents, to evaluate the information presented. 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.

RESIDENTIAL UNITS				
UNIT	TOTAL NO. OF UNITS	1-BRM	2-BRM	TOTAL NO. OF UNITS
FIRST FLOOR	19	10	9	19
SECOND FLOOR	19	10	9	19
THIRD FLOOR	20	9	11	20
TOTAL	58	29	29	58
RESIDENTIAL AMENITIES				
FITNESS CENTER (GYM)			917 SF.	
ACTIVITY RM			917 SF.	



1 FIRST FLOOR

SCALE: 3/32" = 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:

58- UNIT RESIDENTIAL BUILDING
100 SOUTH HAMILTON STREET
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS

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:

FIRST FL. PLAN

REVISIONS

DATE	DWN	CHK	REMARKS
06-10-21			UPDATED WINDOW SCHEDULE

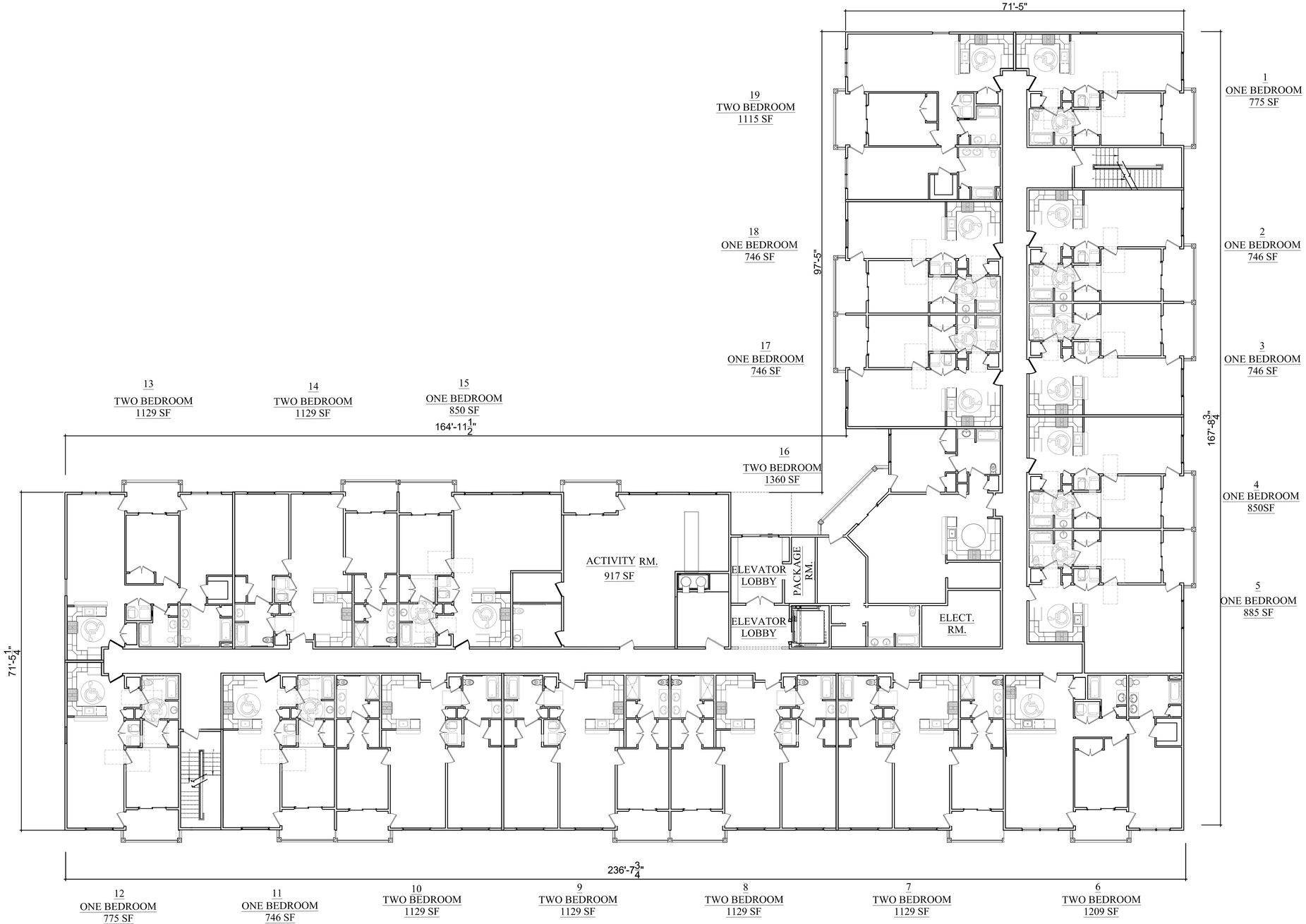
DO NOT SCALE DRAWINGS

DATE:	01/31/2020
DRAWN :	RI
CHECKED:	NM
SCALE:	AS NOTED
PROJECT NUMBER:	0102023

DRAWING N0:

A-1

ZONING DOCUMENTS



2 SECOND FLOOR

SCALE: 3/32" = 1'-0"

ASSOCIATE ARCHITECTS

Mija Architecture LLC

N.J. AC. 669

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PHONE: (201) 925 5888
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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:

58- UNIT RESIDENTIAL BUILDING
100 SOUTH HAMILTON STREET
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS

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:

SECOND FL. PLAN

REVISIONS

DATE	DWN	CHK	REMARKS
06-10-21			UPDATED WINDOW SCHEDULE

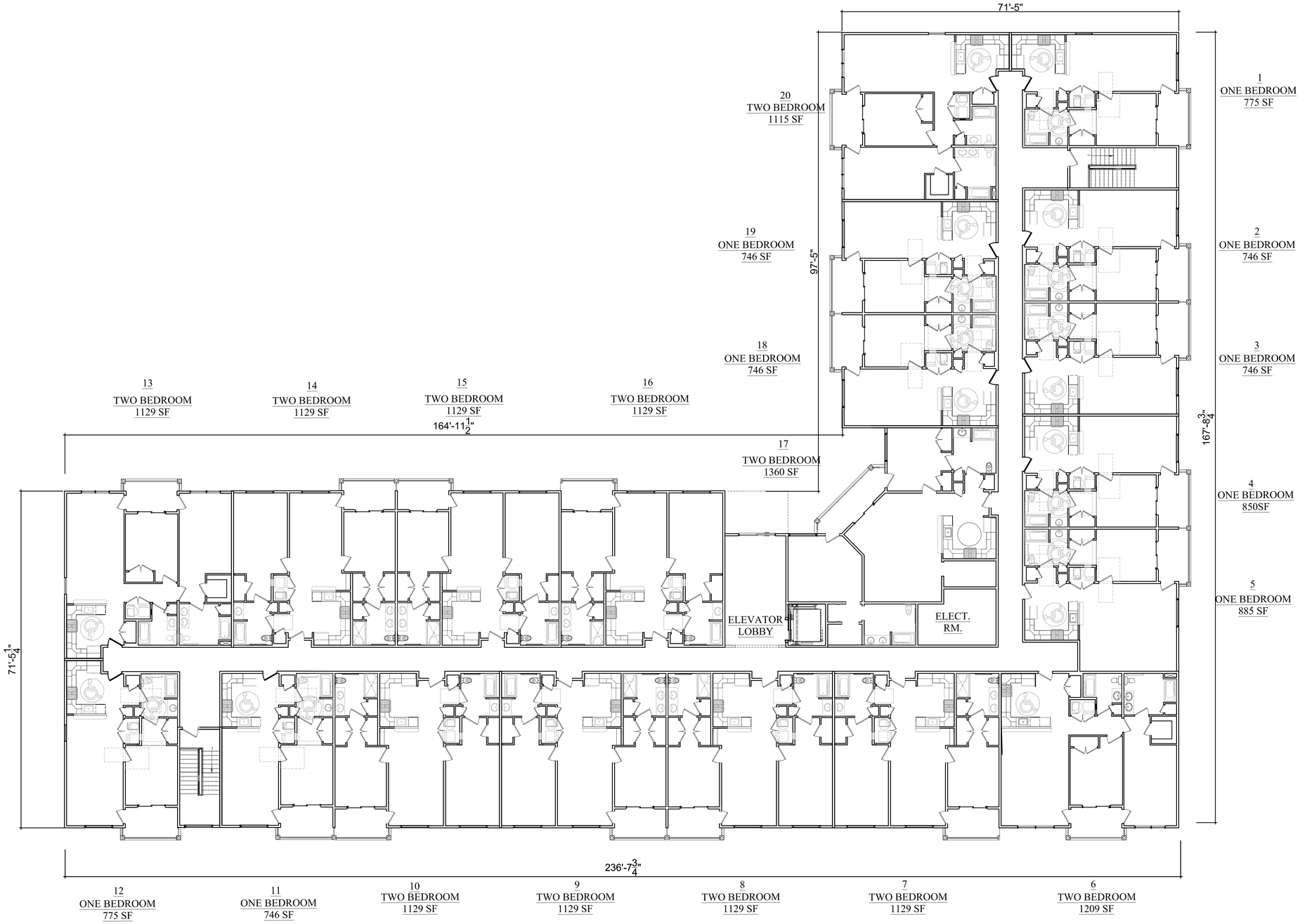
DO NOT SCALE DRAWINGS

DATE:	01/31/2020
DRAWN :	RI
CHECKED:	NM
SCALE:	AS NOTED
PROJECT NUMBER:	0102023

DRAWING N0:

A-2

ZONING DOCUMENTS



3 THIRD FLOOR

SCALE: 3/32" = 1'-0"

ASSOCIATE ARCHITECTS

Mija Architecture LLC

N.J. AC. 669

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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:

58- UNIT RESIDENTIAL BUILDING
100 SOUTH HAMILTON STREET
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS

OWNER:

RELEASE STATUS OF DRAWING	DATE:

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DRAWING TITLE:

THIRD FL. PLAN

REVISIONS

DATE	DWN	CHK	REMARKS
06-10-21			UPDATED WINDOW SCHEDULE

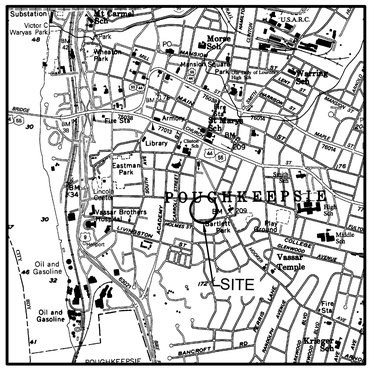
DO NOT SCALE DRAWINGS

DATE:	01/31/2020
DRAWN :	RI
CHECKED:	NM
SCALE:	AS NOTED
PROJECT NUMBER:	0102023

DRAWING N0:

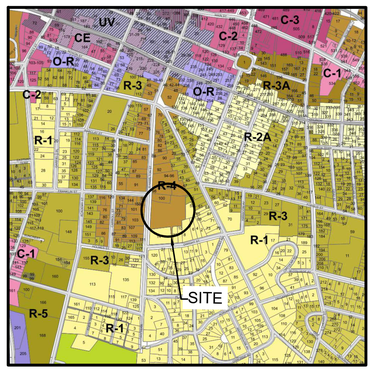
A-3

ZONING DOCUMENTS



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%	46,835.0±	1.07±	31.7%
GREEN/OPEN AREA	145,145.7±	3.328±	98.5%	77,510.7±	1.79±	52.9%

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, LLC
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 = 102 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 = 32,850 SF

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 1539 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 9446 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 89°20'30" E 198.67'

S 72°49'00" E 146.89'

S 68°14'39" E 85.51'

N 18°19'00" E 98.49'

N 72°40'00" E 112.93'

S 89°27'37" W 50.67'

S 10°00'57" W 72.53'

N 09°26'10" W 200.00'

S 09°26'10" W 175.80'

S 25°55'10" W 40.00'

N 81°22'00" W 17.00'

N 09°31'09" W 259.51'

N 15°15'48" E 247.31'

N 08°08'00" E 99.02'

AREA: 3.378 ACRES

STORMWATER MANAGEMENT AREA

OPEN SPACE,WALKING, SITTING AND PLAY AREAS TOTAL AREA 32,850±SF

PROPOSED 3-STORY MULTI-FAMILY 58 UNITS 22,800 SF FOOTPRINT

WALKING PATH (TYP)

DECIDUOUS TREE AND STONE PLANTER (TYP)

RETAINING WALL (TYP)

MONTABLE CURB

CURB

GEOCELL VEGETATED GRID SURFACE FILLED WITH CRUSHED STONE AND TOPPED WITH 2" TOPSOIL

DUMPSTERS

CONCRETE APRON

EVERGREEN LANDSCAPING BUFFER (TYP)

6" CURB (TYP)

LANDSCAPE PLANTER WITH MULCH AND SEASONAL PLANTS (TYP)

EXIT

MAIN ENTRY

PATIO

5' CONCRETE WALK (TYP)

MONUMENT SIGN AND PLANTER

CONNECT TO EXISTING SIDEWALK

NEW CURB CUT

20' BUILDING SETBACK

CONCRETE WALK

ASPHALT DRIVE

ASPHALT WALK

ASPHALT

GARAGE

DWIGHT STREET

SOUTH HAMILTON STREET

8"SANITARY

6"WATER LINE (REC.)

SMH TF=194.4 IN=187.6 THRU=184.4

SMH TF=192.0 THRU=184.2

DMH TF=181.0 OUT=173.4

12"SANITARY

SMH TF=181.1 THRU=173.3

BENCHMARK RR SPIKE ELEV.= 188.6

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
2	REVISED PARKING, LANDSCAPING	DFA	06.01.23

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518.573.6988
aricoassociates@gmail.com

CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS

LAYOUT PLAN
SOUTH HAMILTON

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 7349
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 9446
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

STORMWATER MANAGEMENT AREA

STORMWATER OUTLET, CONNET TO STORM SYSTEM IN DWIGHT STREET.

MAINTAIN EXISTING GRADE ALONG BUILDING AND PROPERTY BOUNDARY

8" HYDRANT AND VALVE

8" WATER MAIN FOR FIRE AND DOMESTIC.

8" WATER MAIN FOR FIRE AND DOMESTIC. CONNECT TO EXISTING MAIN IN HAMILTON STREET WITH 6"x6"x8" TAPPING SLEEVE AND VALVE

6" WATER SHUTOFF VALVE

6" SEWER LATERAL CONNECT TO EXISTING GRAVITY SEWER INV: AT PIPE 188.20±

CONNET TO DRAINAGE MANHOLE.

ENTRY FF213.00±

DWIGHT STREET

SOUTH HAMILTON STREET

BENCHMARK
RR SPIKE
ELEV.= 188.6

GRADING UTILITY PLAN
SCALE: 1"= 30'

0 60 120 Feet

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	05.13.23
2	REVISED PARKING, LANDSCAPING	DFA	08.01.23

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CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS

GRADING & UTILITY PLAN
SOUTH HAMILTON

TAX MAP - 6161-30-151783

DATE: JANUARY 2023
JOB NO. 22.10
SCALE: AS NOTED
DRAWN BY: DFA
CHECKED BY: DFA

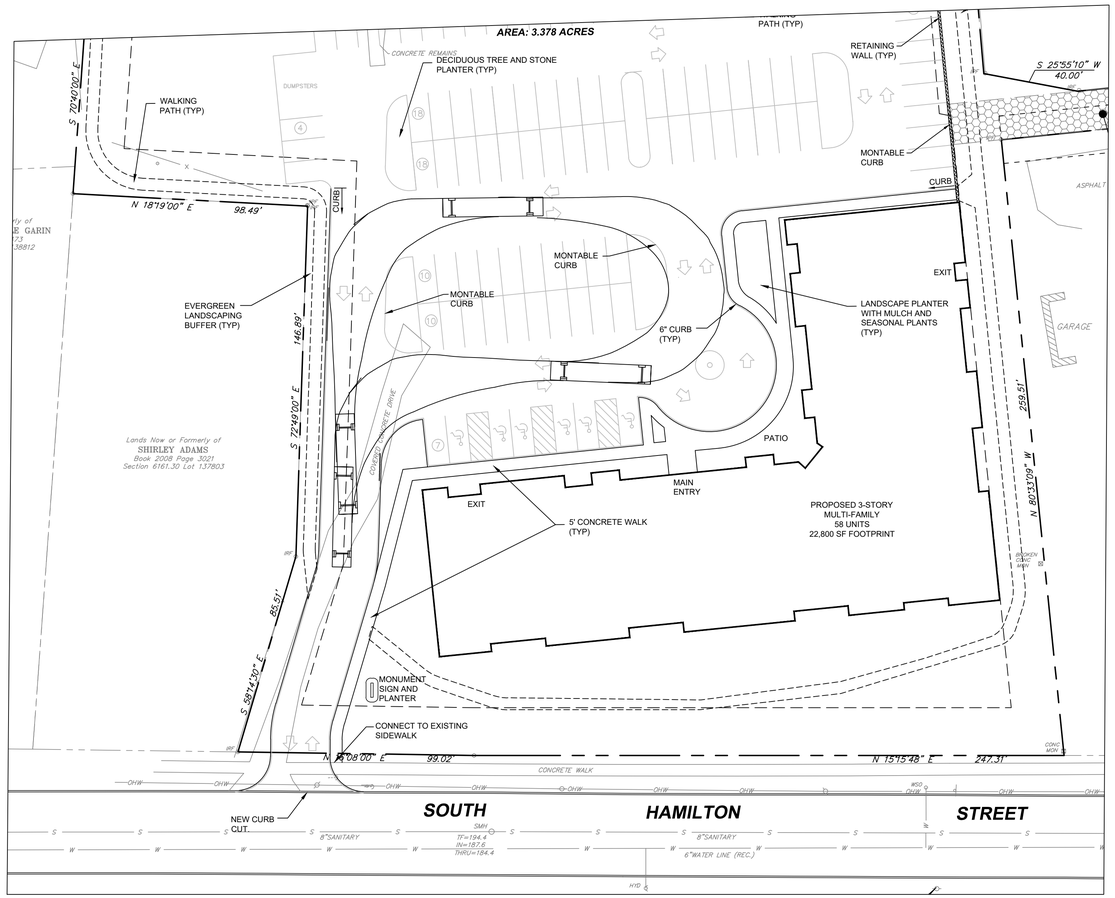
DRAWING NO.
S2
SHEET 2 OF 3

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.

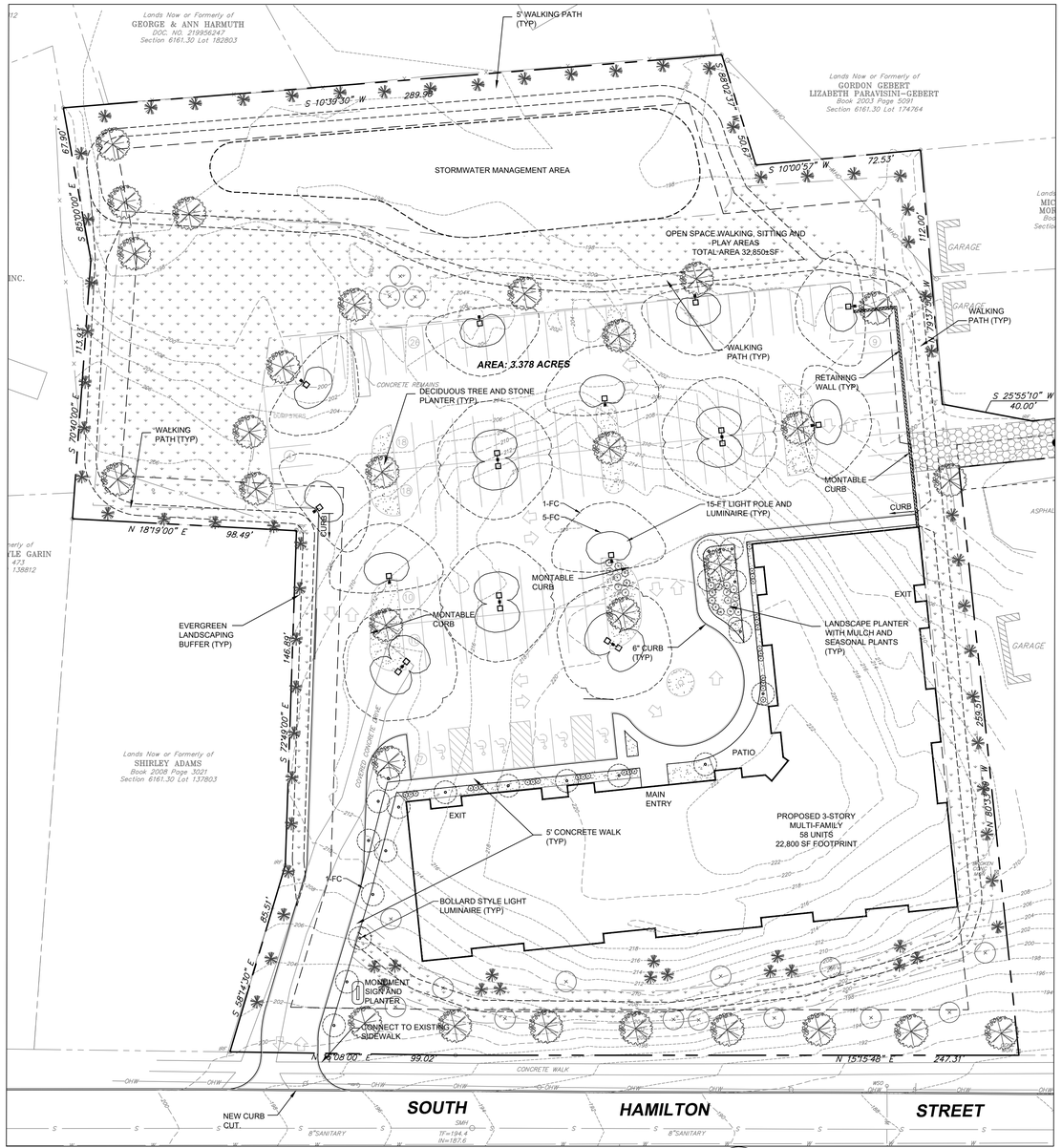
SITE PLANT SCHEDULE

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



FIRE APPARATUS TURNING RADIUS

SCALE: 1"= 30'



LANDSCAPING/LIGHTING PLAN

SCALE: 1"= 30'

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.

0 60 120 Feet

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
2	PER CITY COMMENTS, ADDED TURNING RADIUS	DFA	05.17.23
1	REVISED PARKING AND LANDSCAPING	DFA	05.01.23

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CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS

LANDSCAPE & LIGHTING PLAN
SOUTH HAMILTON

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

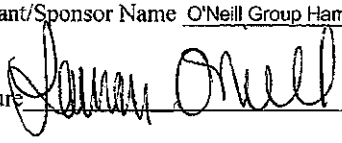
Attach any additional information which may be needed to clarify your project.

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

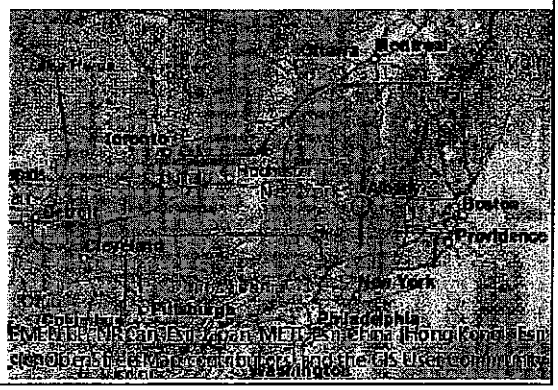
Signature  Title Director of Business Development

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

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

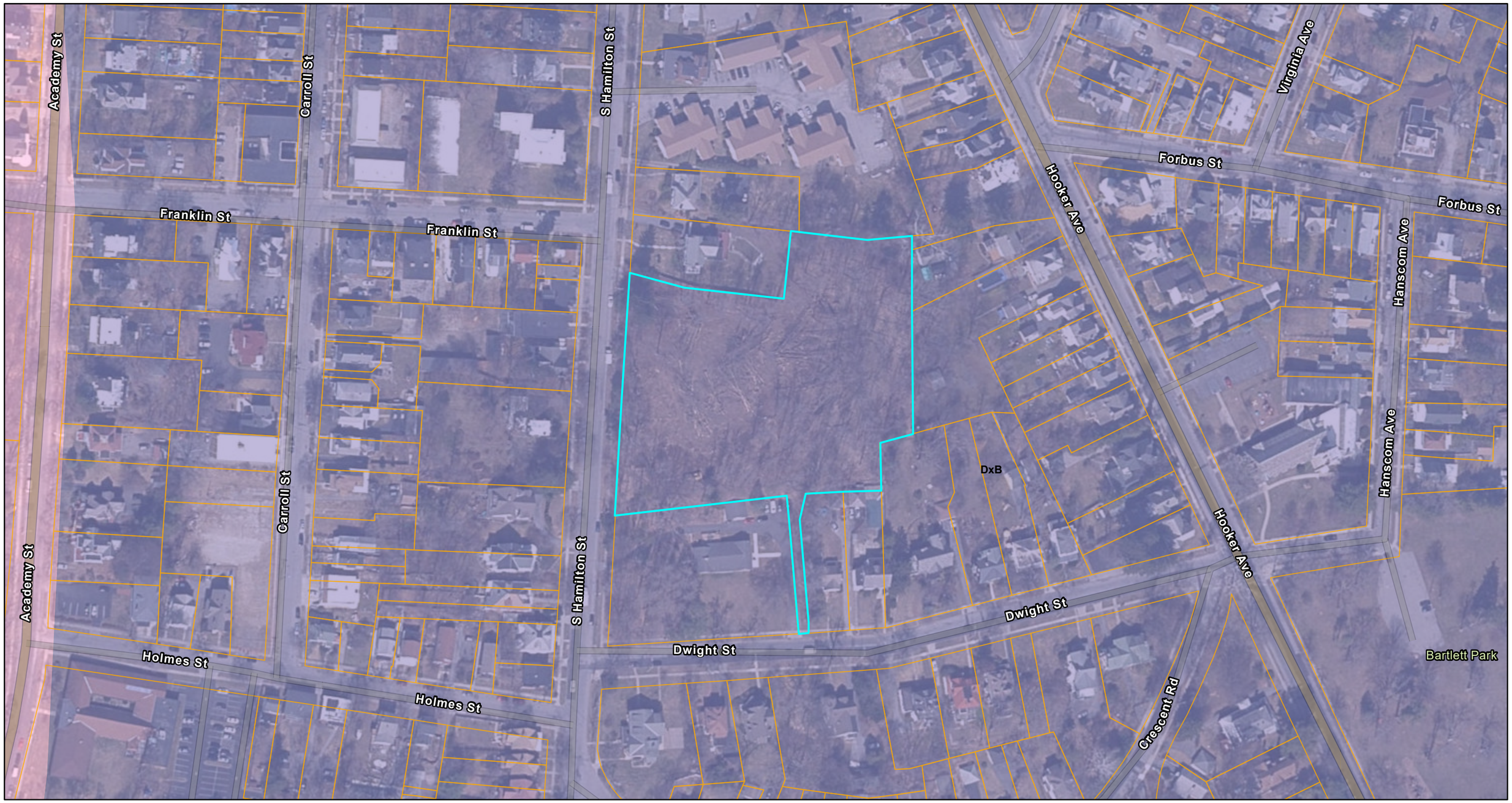
Date: 6/12/2023

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.

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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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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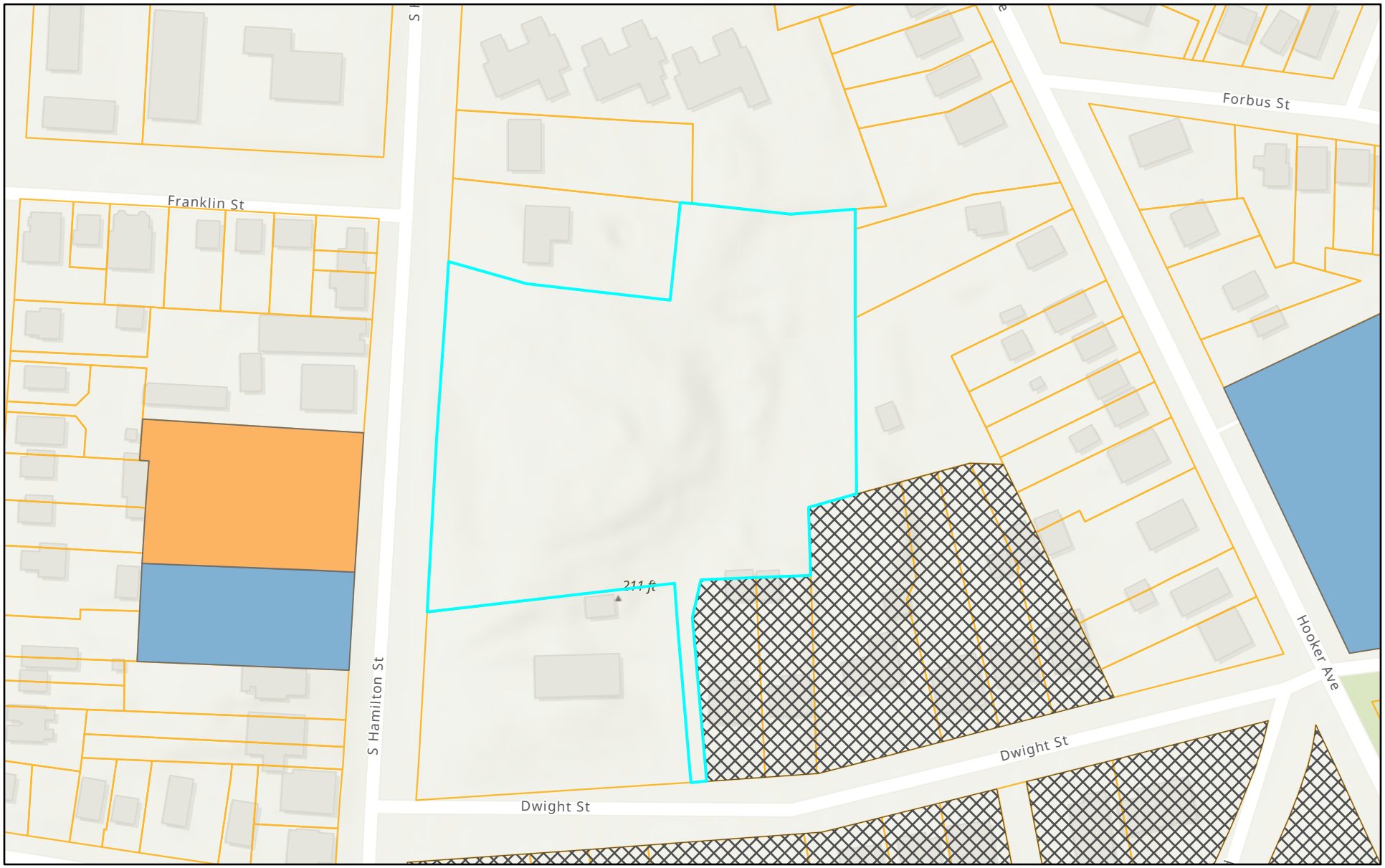
NRI Map: Historic Resources



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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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

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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

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SUMMARY REPORT

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

FOR THE DEVELOPMENT OF

SOUTH HAMILTON

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PREPARED FOR:

O'NEILL GROUP HAMILTON, LLC
241 HUDSON AVENUE
HACKENSACK, NEW JERSEY 107601

AUGUST 2023

PREPARED BY:

Arico Associates
1407 Route 9, Bld.2, Suite 6
Clifton Park, New York 12065

ARICO ASSOCIATES PROJECT ID: 22.10

ARICO ASSOCIATES
ENGINEERS LAND PLANNERS & CONSULTANTS

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Introduction and Background

In 1972, Congress passed the Federal Water Pollution Control Act (FWPCA), also known as the Clean Water Act (CWA), to restore and maintain the quality of the nation's waterways. The ultimate goal was to ensure that rivers and streams were fishable, swimmable, and drinkable. In 1987, the Water Quality Act (WQA) added provisions to the CWA that allowed the United States Environmental Protection Agency (EPA) to govern stormwater discharges from construction sites. In 1998, EPA published the final notice for General Permits for Stormwater Discharges from Construction Activities Disturbing 5 Acres or Greater (63 Federal Register 7898, February 14, 1998). The general permit includes provisions for development of a SWPPP to maximize the potential benefits of pollution prevention and sediment and erosion control measures at construction sites.

Development, implementation, and maintenance of the SWPPP will provide the General Contractor with the framework for reducing soil erosion and minimizing pollutants in stormwater during site work construction of South Hamilton (Project).

The Final SWPPP will:

- Define the characteristics of the site and the type of construction which will occur;
- Describe the site plan for the development to be constructed;
- Describe the practices that will be implemented to control erosion and the release of pollutants in stormwater;
- Create an implementation schedule to ensure that the practices described in this SWPPP are implemented and to evaluate the plan's effectiveness in reducing erosion, sediment, and pollutant levels in stormwater discharged from the site; and
- Describe the final stabilization/termination design to minimize erosion and prevent stormwater impacts after construction is complete.

SWPPP Summary Content

This SWPPP Narrative has been prepared in summary and is based on the current level of design, in accordance with the regulations, guidelines, and conditions set forth in the Construction Stormwater General Permit, NYS Stormwater Pollution Prevention Plan (SWPPP) Design Manual, January 2015 and NYSDEC GP-0-20-001 Permit Requirements.

The following documentation is to provide the accreditation that the stormwater management plan being proposed will meet and or exceed the standards for the GP-0-20-001. This summary report, upon review by City of Poughkeepsie and other agencies having jurisdiction, will be updated to a Full SWPPP for permitting and construction.

Applicant and Existing Site

The project applicant and current owner is O'Neill Group Hamilton LLC, located at 241 Hudson Avenue, Hackensack, New Jersey 12601. The applicant is pursuing approvals for a 58-unit multi-family residential apartment building to be known as South Hamilton.

The Project site is 3.378± acres, located on the east side of South Hamilton Street in the City of Poughkeepsie, Dutchess County, New York in the south-western portion of the City of Poughkeepsie. The site is bounded mostly by single-family residences and a community house to the south. The parcel is identified as Tax Map Number 13130-6161-30-151783 (NYSDEC Stormwater Mapper Coordinates: LAT 41.6952, LONG -73.9247).

The 3.378± acres site is currently wooded vacant land and was home to a single-family residence until 1973 when a fire completely destroyed the building and it was demolished. In the winter of 2021, the site was partially cleared and is now mainly covered with small brush and trees.

Soils and Topography

A geotechnical study and analysis were prepared by Kevin L. Patton. P.E., 36 Patton Road, Newburgh, N.Y. 12550, (845) 275-7732 on July 6, 2023. In summary, the observed subsurface conditions are described in the test pit logs and are summarized in the drawing attached under separate cover to this report. Most of the native soils and most of the existing fill consisted of fine-sandy silt with traces gravel, few cobbles and boulders. Some of the native soils were identified as glacial till, but most of the native material appears to be till that has been significantly reworked by frost, soil creep and similar factors. Well-graded granular soil (gravelly silty clayey sand) was only encountered in test pits below elevation 205. Bedrock was encountered in five of the six building area test pits at elevation of 200 to 207 feet. The other test pits indicate rock near elevation 200 becoming shallower toward the south and east.

The topography of the site is varied, with steep sections and flatter plateaus. Approximately 70% of the site drains to the east and the remaining area to the west. According to regulatory mapping, the project site is not located in the 100-year flood plain area, have state or federal wetlands and no endangered species have been identified.

Proposed Site Development

South Hamilton proposes the development of fifty-eight (58) apartment units consisting of one-bedroom and two-bedroom units. The Project will contain one (1) three-story apartment building, accessory parking for 102 parking spaces, open common space, sidewalks, landscaping, lighting, public water and sewer, stormwater management areas and utilities.

Access to the site will be from Hamilton Street connecting a 102-space open parking area. Municipal water and sanitary sewer utilities are located along South Hamilton Street and are owned and operated by the City of Poughkeepsie.

The proposed water distribution system will consist of an eight (8) inch DIP water main as an extension of the existing municipal infrastructure connecting Dwight Street and Hamilton Street water mains. A 4-inch lateral from the 8-inch main will service the building. The pipes will be installed with a minimum of 5.5 feet of cover with provisions for proper thrust restraint and separation from sanitary and storm sewers.

The proposed sanitary sewer for the project will be a 6-inch gravity sewer connecting into the existing gravity system along S. Hamilton Street.

Stormwater Management & Drainage

The proposed land use will modify the existing site by increasing impervious area. Accordingly, 1.59± acres, or 47.1% of the entire project parcel area of 3.378± acres, will contain impervious area (buildings, concrete walks and asphalt pavement). To reduce the storm water run-off and provide stormwater quality control near the source, a series of Green Infrastructure Practices (GIP) are planned for this project for removal of stormwater pollutants. The intended GIP include detention areas, bioretention areas, grassed swales and porous pavements. All or nearly all the new impervious area from roofs, pavement and other impervious areas will be directed to the storm sewer collection system and management areas.

The flow data is generated and based on the SCS Runoff & Storage-Induction Methods for both pre-developed and post-developed conditions and the Water Quality and Quantity Controls according to the NYS Stormwater Pollution Prevention Plan (SWPPP) Design Manual, January 2015 and NYSDEC General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) guidelines and regulations.

The stormwater management model used for the design of the stormwater management areas is based upon 1-year, 10-year, 50-year and 100-year peak frequency twenty-four-hour storm events for pre-development and post-development conditions. The discharge rates and volumes of the control structures, ponds, and direct runoff will be regulated. The post-developed flows are stored and released over time through various Stormwater Management Practices (SMP) for water quality and quantity treatment and storage.

In the post-development condition, the overall drainage pattern does not change significantly, and reflects the pre-development patterns. Water quality management and stormwater detention will be provided by the Stormwater Management Areas, (SMA). There are four (4) proposed drainage areas identified as DA1, DA2, DA3 and DA4 for pre- and post-development areas. In assessing the drainage areas, the points of analysis (POA) for each discharge point will remain the same for the pre- and post-development areas, identified as POA1, POA2, POA3 and POA4. See Appendices for maps depicting the Pre-Development Drainage Areas and Post-Development Drainage Areas. There are no tributary areas to the project.

Stormwater Runoff Characteristics and Management

Runoff rates based on post-construction site conditions have been calculated for a 1-year, 10- year, 50-year and 100-year storm event, and are shown below. The site contains primarily Hydrological Soil Group B soils that are considered to be moderately-drained soils. The calculated weighted SCS Runoff Curve Number (CN) is 76 for the pre-development site and the resulting post-development weighted CN is 83 based on the underlying soils types and post-construction cover.

To provide an evaluation of pre- and post- development flow rates and volumes, each drainage area is

described below in more detail showing the comparison of the proposed development and surrounding areas to existing conditions.

As depicted on the drainage area maps, the analysis point is POA1 and is to the eastern portion of the property. It should also be noted that there is a pre-existing condition, outside of the property limits, that creates off-site ponding during storm events due to grades that are lower than surrounding grades. The pre-development area for DA1 is 1.78± acres and the post-development area is broken down into two (2) sub-areas of 2.49± acres and 0.08± acres. In pre-development conditions, the entire 1.78± acres contributed to the runoff, where the post-development conditions, only 0.08± acres contribute to POA1. The remaining post-development area (DA1.1) is collected, treated and stored in the detention basin. The discharge from the basin will be added to POA2 and discharge directly to the City of Poughkeepsie storm collection system in Dwight Street. In summary the total water volume to POA1 is significantly reduced, see Table POA1 below.

TABLE POA1

Storm Event	**$Q_{1\text{-yr}}$**		**$Q_{10\text{-yr}}$**		**$Q_{50\text{-yr}}$**		**$Q_{100\text{-yr}}$**	
Runoff	**cfs**	**cf**	**cfs**	**cf**	**cfs**	**cf**	**cfs**	**cf**
Pre-Developed	0.52	3,340	1.99	11,382	3.93	22,439	5.10	29,247
Post-Developed	0.07	176	0.22	563	0.41	1,082	0.53	1,398
% change	-86.5	-94.7	-88.9	-95.0	-89.5	-95.2	-89.6	-95.2

As depicted on the drainage area maps, the analysis point is POA2 and is to the south and west portion of the property. The pre-development area for DA2 is 3.31± acres and the post-development area is broken down into two (2) sub-areas of 2.41 ± acres (DA1.1) and 2.76± acres (DA2). In order to reduce the discharge to POA1, the remaining area (DA1.1) is collected treated and stored in the detention basin. As noted above, the discharge from the basin will be added to POA2 and discharge directly to the City of Poughkeepsie storm collection system in Dwight Street. In summary the total water volume to POA2 will be reduced implementing outlet control structures and storage volume to reduce the discharge at POA2, see Table POA2 below. Since the final outlet controls design parameters have not been set, the post-developed calculation is estimated. The estimate is based on the assumption of reduction of the discharge rate and volumes. The available volume is 44,300 cf, therefor sufficient storage is available.

TABLE POA2

Storm Event	**$Q_{1\text{-yr}}$**		**$Q_{10\text{-yr}}$**		**$Q_{50\text{-yr}}$**		**$Q_{100\text{-yr}}$**	
Runoff	**cfs**	**cf**	**cfs**	**cf**	**cfs**	**cf**	**cfs**	**cf**
Pre-Developed	2.45	9,398	7.15	26,998	12.91	49,585	16.25	63,119
Post-Developed*	2.00	6,342	6.00	14,059	11.00	23,371	15.00	23,960
% change	-18.4	-32.5	-16.0	-47.9	-14.8	-52.9	-7.70	-62.0

*Based on release rate through SMP and discharge culverts

As depicted on the drainage area maps, the analysis point is POA3 and is to the eastern portion of the property. The pre-development area for DA3 is 0.05± acres and the post-development area is broken

down into two (2) sub-areas of 0.03± acres (DA3) and 0.02± acres (portion of DA3.1). In pre-development conditions, the entire 0.05± acres contributed to the runoff, where the post-development conditions, only 0.03± acres contribute to POA3. The remaining post-development area is part of DA3.1 and is collected and stored in the detention basin. The discharge from the basin will be added to POA2 and discharge directly to the City of Poughkeepsie storm collection system in Dwight Street. In summary the total water volume to POA3 is significantly reduced, see Table POA3 below.

TABLE POA3

Storm Event	**$Q_{1\text{-}yr}$**		**$Q_{10\text{-}yr}$**		**$Q_{50\text{-}yr}$**		**$Q_{100\text{-}yr}$**	
Runoff	**cfs**	**cf**	**cfs**	**cf**	**cfs**	**cf**	**cfs**	**cf**
Pre-Developed	0.03	96	0.12	325	0.24	639	0.31	832
Post-Developed	0.03	66	0.09	211	0.17	406	0.21	524
% change	0.00	-31.2	-25.0	-35.0	-29.2	-36.4	-32.2	-37.0

As depicted on the drainage area maps, the analysis point is POA4 and is to the northern portion of the property. The pre-development area for DA4 is 0.75± acres and the post-development area is 0.35± acres. In pre-development conditions, 0.30± acres are off-site and contributing to POA4. The remaining 0.45± areas (SUB-DA4) of the project site are tributary to POA4. In summary the total water volume to POA4 is significantly reduced, see Table POA4 below.

TABLE POA4

Storm Event	**$Q_{1\text{-}yr}$**		**$Q_{10\text{-}yr}$**		**$Q_{50\text{-}yr}$**		**$Q_{100\text{-}yr}$**	
Runoff	**cfs**	**cf**	**cfs**	**cf**	**cfs**	**cf**	**cfs**	**cf**
Pre-Developed	0.26	1,518	0.95	5,011	1.86	9,754	2.40	12.660
Post-Developed	0.21	768	0.72	2,456	1.37	4,718	1.76	6,097
% change	-19.2	-49.4	-24.2	-50.1	-26.3	-51.6	-26.7	-51.8

Water Quality Management for Water Quality (WQv) and Runoff Reduction (RRv) Volumes will be provided with a combination of grass swales, level spreaders and porous pavements. Water Quantity Management will be provided with detention ponds sized to maintain the reduction of peak post-development flows and the peak pre-development flows from the site. Calculated volumes will be established based on the Green Infrastructure Worksheet V1.8, accordingly the total WQv required is estimated at 0.134 acre-feet (5,646 cubic-feet) and the total RRv required is 0.05 acre-feet (2,193 cubic-feet).

In conclusion, based on drainage patterns and peak flows compared relatively to pre-developed and post-developed conditions, it is believed that the improvements being proposed will not affect present or future downstream conditions relative to flow or sedimentation.

The following information and procedures are not fully produced at this point in the projects development plans and are intended for general review of the regulations the forthcoming design will encompass.

Erosion and Sediment Controls

During construction, the Operator will comply with the measures provided in this SWPPP and conduct construction activities in such a manner that is in accordance with GP-0-20-001 conditions. It is the Operator's responsibility not to undertake more than that magnitude of work that can be safely and adequately controlled by the methods at their disposal. The Operator's approach must emphasize preventing erosion before it occurs as opposed to treating sediment- laden storm water runoff.

The Erosion Control Plan proposed will represent the suggested best management practices proposed for the project. The Contractor's approach to controlling storm water runoff from the site may vary; however, they must update this SWPPP to reflect the changes and appropriate corresponding erosion control measures using the Progress Maps and the SWPPP Amendment form.

The use of erosion and sedimentation controls is mandatory and must be employed to minimize impacts to adjacent areas during the construction. If sediment escapes the construction site, off- site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts.

The control practices which are required to control storm water pollution during construction must remain functional until disturbed areas have been stabilized. Erosion control products are to be installed and maintained in accordance with manufacturer's specifications and good engineering practices. During all phases, the Erosion and Sediment Control BMPs outlined in the following sections must be inspected based the inspection frequency discussed. In addition, stabilization measures must be instituted on disturbed areas as soon as practicable, but no more than 14 days after construction activity has temporarily or permanently ceased on any portion of the site.

Construction Phasing and Best Management Practices (BMPS)

Construction activities will be sequenced in order to minimize site disturbance, protect sensitive natural features, and prevent soil erosion and sediment transport. The intended construction sequence and timing of major activities are identified below.

Stabilized Construction Exit: At the beginning a stabilized construction exit must be installed at the location where vehicles are expected to enter and/or exit the site in order to prevent the off-site tracking of sediment onto adjacent public roadways. The stabilized construction entrances will consist of compacted two to three inch (2"-4" thickness) crushed stone, placed over a layer of geotextile fabric (to provide separation from the underlying soil and prevent the stone from being ground down into the soil). The stabilized construction entrance must be wide enough to cover the entire width of the entrance/exit and allow two vehicles to pass comfortably, and it should be flared where it meets the public roadway to accommodate longer construction vehicles. The stabilized construction entrance must be long enough to allow mud and sediment to become dislodged from vehicle tires, and/or a minimum

of fifty (50') in length.

Over the course of construction, the stabilized construction entrance will become filled with accumulated sediment. The Contractor must inspect the stabilized construction entrance and adjacent public roadways for off-site sediment tracking and repair the entrance as necessary (remove accumulated sediment and add new stone as necessary). If tracking onto public roadways does occur, the streets in the vicinity of the stabilized construction entrance shall be swept immediately. The stabilized construction entrance shall not be removed until just prior to project completion.

Mulch Tube/Silt Fence: At the beginning a combination of mulch tube and silt fence or just silt fence shall be installed to prevent sediment laden runoff from leaving the site. In addition, silt fence will be used on the down gradient sides of material stockpile areas.

The mulch tubes consist of a tube of mulch placed along a contour if possible. The tubes intercept and slow sheet flow runoff. Mulch tubes shall be firmly staked. Accumulated sediment must be removed from the tubes when it reaches ½ of the height of the tube. Silt fence is a sediment control BMP consisting of a length of geotextile fabric stretched between anchoring posts spaced at regular intervals along the site at low/down-slope areas. The geotextile fabric must be entrenched in the ground between the support posts. Silt fence is effective in treating low velo sheet flow and is not intended for use in areas of concentrated or channelized flow. Silt fence must be inspected for rips, tears, and gaps between the fence and the ground. An adequate reserve of silt fence must be kept on site at all times for emergency and/or routine replacement. Silt fence shall be entirely removed only after exposed soils in the contributing drainage area are stabilized. Silt fence can also be used as an effective perimeter control to contain stockpiles of topsoil or other erodible material.

Stockpile Management: Stockpiles of erodible material, including any topsoil salvaged during construction, must be surrounded by a perimeter sediment control such as silt fence to prevent storm water runoff from being contaminated by eroded sediment. Stockpiles of erodible material must be stabilized utilizing a temporary stabilization technique if they remain inactive for more than fourteen (14) days. Stockpiles must be located at least 100 feet from wetland resource areas (i.e. bordering vegetated wetlands and Buffer zone). Stockpile locations must be tracked using the Site Maps included in Appendix A.

Dust Control: Dust control BMPs are various means and methods of preventing soil erosion by wind. During all stages of the project generation of dust must be minimized to prevent air and water pollution as well as minimize risks to human health. Earthmoving activities are the primary source of dust 'generation during construction, but traffic on un-stabilized access roads and sediment transport by wind blowing across exposed soil surfaces can also be contributing factors. The most effective dust control BMPs for preventing wind erosion involve stabilizing (temporary or permanent) exposed soils. However, where soil stabilization is not practical techniques that increase soil moisture and encourage the formation of soil clods or reduce wind velo at the soil surface are also effective. The following dust control BMPs are typically used on construction sites:

- Watering/Irrigation: Sprinkling the ground surface with water until it is moist.

- Soil Stabilization: Vegetative cover, mulch, riprap or any method that covers the soil surface reduces the potential for soil particles to become airborne.
- Wind Breaks: Wind breaks are barriers (either natural or constructed) that reduce wind velo across exposed soil surfaces and reduces the potential for soil particles become airborne. Wind breaks can be trees or shrubs left in place during site clearing or constructed barriers such as a wind fence.
- Soil Roughening: Deep tillage in large areas of exposed soil brings soil clods to the surface preventing soil particles from becoming airborne.

Temporary Sediment Basins/Traps: If temporary sediment basins/traps/swales are needed at the beginning, basins must provide 3,600 cubic feet of storage per acre drained and disturbed. Temporary sediment basins are a sediment control BMP that consist of an excavated or natural depression that detains/retains storm water runoff allowing sediments to settle out of suspension prior to discharge via a suitably stabilized outlet. They also provide an opportunity for storm water infiltration. The temporary sediment basin's side-slopes and bottom must be appropriately stabilized prior to directing runoff to it. Accumulated sediment must be removed when it reaches 33% of the design volume capacity of the basin in order to maximize sediment settling potential and minimize the possibility of sediment washout during high intensity/long duration storm events. The basins will include a controlled outlet structure consisting of a perforated riser pipe packed in gravel which allow for further reduction of sediment prior to discharge. Traps will include a rip rap spillway.

Temporary Stabilization: Stabilization measures must be initiated as soon as practicable on portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stabilization refers to a variety of erosion control BMPs that protect exposed soils from the erosive forces of precipitation (raindrop and sheet erosion) and/or prevent the formation of channelized flow (rill, gully and channel erosion). The Contractor must inspect temporarily stabilized areas to assess the effectiveness of temporary stabilization BMPs and replace/repair then as necessary. The following temporary stabilization BMPs are typically used on construction sites and may be used by the Contractor for this project:

Erosion Control Blankets: Erosion control blankets are erosion control BMPs consisting of natural or synthetic geotextile fabrics formed into long sheets or mats that are rolled out over exposed soils and fastened with stakes, pegs or staples. They are used in areas where high runoff velo makes traditional mulching ineffective. Blankets are highly effective at stabilizing steep slopes (3:1 or greater) and can be used to stabilize areas of concentrated flow such as swales.

Soil Roughening: Soil roughening is an erosion control BMP that involves creating grooves or impressions in exposed soil surfaces with tracked construction equipment (bulldozer, excavator, etc.). Slopes that are not fine graded or smoothed but left in a roughened condition reduce erosion by decreasing slope length and runoff velo, increasing infiltration, trapping sediment, and allowing seed to take hold and grow. It is critically important that the impressions be made perpendicular to the slope contours (never parallel to the contour); improper use of this technique can actually accelerate erosion. Soil roughening shall be used as a last resort.

Temporary Seeding: Temporary seeding is an erosion control BMP that consists of using select varieties of grasses to establish vegetative cover. Temporary seeding utilizes annual species that establish quickly, are not persistent or invasive, but provide long term temporary cover (as opposed to the perennial species used in permanent seeding for final stabilization).

Temporary Diversion Ditches: Temporary diversion ditches are an option to divert runoff away from construction area. Temporary drainage ditches are a runoff control BMP consisting of a ditch or excavation installed as a means of conveying storm water runoff to temporary sediment basins/traps (or other sediment control BMPs) while soil disturbing construction activities are ongoing. The temporary drainage ditch side-slopes and bottom must be appropriately stabilized prior to directing runoff to it. The temporary ditches will include stone check dams (see below). Temporary drainage ditches may be constructed as needed at locations determined by the Operator. This is done to account for unanticipated on-site field conditions.

Concrete Washout Area: Concrete washout areas consist of a prefabricated or site-built impermeable containment area sized to hold concrete wastes and wash water (including one (1) foot freeboard). Concrete washouts are used to contain concrete and liquids when the chutes of concrete mixers and hoppers of concrete pumps are rinsed out after delivery. The washout facility consolidates solids for easier disposal and prevent runoff of liquids. The wash water is alkaline and contains high levels of chromium, which can leach into the ground and contaminate groundwater. It can also migrate to a storm drain, which can increase the pH of area waters and harm aquatic life. Solids that are improperly disposed of can clog storm drain pipes and cause flooding. The concrete washouts must be constructed prior to placement of concrete on-site. The concrete washout area must be located in an area where its likelihood of contributing to storm water discharges is negligible. Washouts shall be located outside of any wetland resource area and 100' from buffer zones to wetlands.

These specially designated areas should be properly signed, and onsite personnel instructed in their proper use. The hardened residue from the concrete wash out area will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used onsite as appropriate. It is the responsibility of the Contractor to ensure that these procedures are followed. The Contractor must track concrete washout locations on the Progress Map if they are moved or if additional concrete washouts need to be constructed.

Permanent Stabilization: Permanent stabilization refers to a variety of erosion control BMPs that allow a construction project to achieve "final stabilization." Final stabilization is defined in Appendix A of GP-0-20-001 as: a uniform, perennial vegetative cover with a density of eighty percent (80%) over the entire pervious surface has been established, or other equivalent permanent stabilization measures have been employed.

Construction Sequencing and Phasing

Soil disturbing activities associated with the site development will be phased according to the construction schedule. The sequence of major activities will show on Erosion and Sedimentation Control Plans found in Appendix A and is expected to be as follows:

Site Preparation. The limits of disturbance shall be identified. Erosion and sedimentation control systems shall be placed in accordance with the plans and/or where erosion and sedimentation may occur. Erosion and sediment control systems will be placed as dictated by site conditions in order to maintain the intent of the specifications of the SWPPP and/or contract documents. Clearing and grubbing and removal of any trees, other vegetation and/or excavation from areas to be disturbed may begin only when erosion and sediment control systems are in place and fully functional. Place construction trailers (if any) and portable toilets.

Erosion & Sediment Control Systems. A number of stormwater controls are proposed for both construction and permanent/long-term measures. During construction, stormwater management areas will be used in conjunction with silt fence, staked hay bales, silt bags and stone check dams. Detention basins will be installed as a permanent water quality measure. For dust and debris control, construction traffic must enter and exit the site at the stabilized construction entrance(s).

Excavation & Rough Grading. Large scale earth moving will occur in this stage in order to construct the proposed roadway, proposed stormwater management areas, underground utilities, and building pad locations. The topsoil stripping and stockpiling will occur during this phase. The topsoil will be used later in landscaped areas. Erosion and sediment controls including, but not limited to, silt fencing will be installed prior to, during and after earthwork activities. The stormwater detention basins and the storm sewer drainage system shall be constructed and be fully operational. Material(s) resulting from clearing, grubbing and excavation activities shall be stockpiled and protected up-slope from erosion and sediment control systems. Excavation and rough grading for lots will not be started prior to the completion of the road construction. A phasing plan has been developed in order to limit the disturbance to less than five (5) acres at one time.

Decompaction of Existing Soils. Upon removal of any existing pavement areas, heavily traveled areas and/or areas that appear to be over compacted shall undergo a de-compaction application to restore soil porosity and permeability.

Installation of Utilities. Utilities will be installed once rough grading activities are completed and all exposed slopes are temporarily stabilized. Fill areas shall be compacted and stabilized.

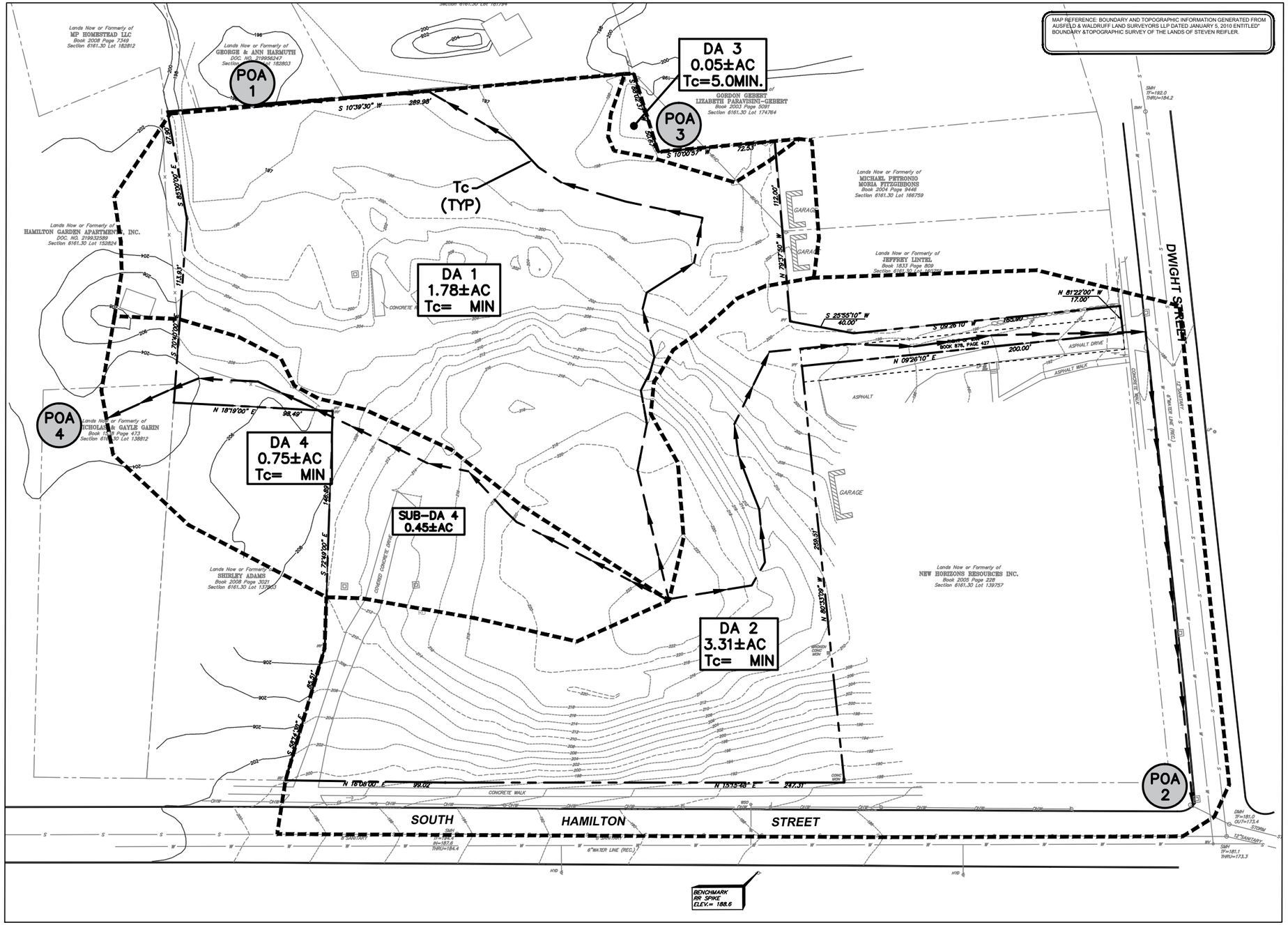
Foundation Site Preparation. The building pad locations will be final graded to establish the finished floor elevation.

Road Construction & Pavement Preparation. Finished subgrade elevation and subbase course grades will be established and verified before any roadway asphalt courses are installed.

Landscaping. Topsoil shall be spread on areas to be landscaped and disturbed areas will be planted/seeded in accordance with approved plans.

Temporary Seeding. Within 7-days after construction activity ceases on any particular area, all disturbed ground where there will not be construction for longer than 21-days must be seeded with fast-germinating temporary seed and protected with mulch.

Permanent Seeding. All areas at final grade must be seeded within 7-days after completion of the major construction activity. Except for small level spots, seeded areas should generally be protected with mulch. Permanently seed and mulch cut slopes as excavation proceeds to extent considered desirable and practicable. Slopes exposed by the Road Construction are deemed fully stabilized and complete when turf grass cover provides permanent stabilization for at least 80% of the disturbed soil surface, exclusive of pavement areas.



GRADING UTILITY PLAN
SCALE: 1"= 30'

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION
RECORD PLANS

DATE SUBMITTED:

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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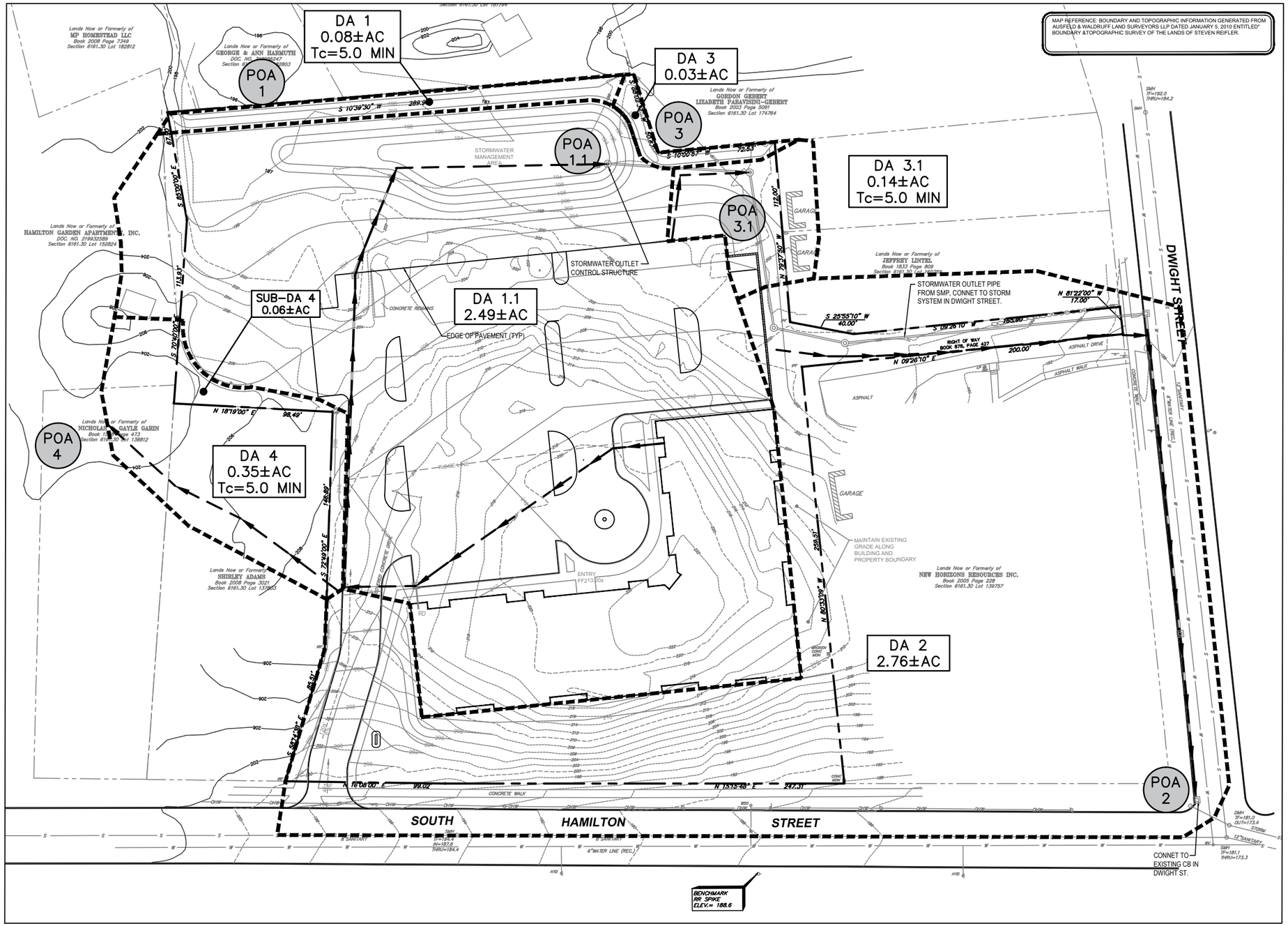
CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS
PRE-DEVELOPMENT DRAINAGE
HARRINGTON HEIGHTS
LOCATED AT
100 SOUTH HAMILTON STREET
TAX MAP - 6161-30-151783

DATE: AUGUST 2023
JOB NO. 22.10
SCALE: AS NOTED
DRAWN BY: DFA
CHECKED BY: DFA

DRAWING NO.
SWPPP
1.0

SHEET 2 OF 3



GRADING UTILITY PLAN
SCALE: 1"= 30'

0 60 120 Feet

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION
RECORD PLANS

DATE SUBMITTED:

NO.	DESCRIPTION	BY	DATE
1	PER CITY COMMENTS	DFA	08.17.23

REVISIONS

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CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS

POST-DEVELOPMENT DRAINAGE
HARRINGTON HEIGHTS

LOCATED AT:

100 SOUTH HAMILTON STREET

TAX MAP : 6161-30-151783

DATE: AUGUST 2023

JOB NO. 22.10

SCALE: AS NOTED
DRAWN BY: DFA
CHECKED BY: DFA

DRAWING NO.
SWPPP
2.0

SHEET 1 OF 1

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

August 1, 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 – Response to

Dear Anne,

I am in receipt of the letter from Chris Kroner of Mass Design and . I would like to extend my sincere appreciation for his valuable insights and guidance on the development of our proposed building project.

I thought it easiest to discuss the changes based on his suggestions by listing his comment and then my response. I hope you fine

> **Character/Style**
> 1. Specifically it was mentioned that 40 Cannon and Revel 42 are such prized identity pieces of downtown Poughkeepsie Architecture, that it might be preferable to keep the new building in a new style to help provide the highlight to Revel in particular, and not to overpower its neighbors. Using the ground floor as a tying element, we encouraged the applicant not to use brick in the front facade as the primary material (or to consider a different coursework or color of brick for more consideration). **The Planning Board may wish to request physical samples for review.**

We have taken your advice to heart and made significant changes to the facade design to better complement the downtown Poughkeepsie Architecture, especially highlighting the prized identities of 40 Cannon and Revel 32°. With your suggestion in mind, we have chosen a more modern architectural style, and at the ground floor, we have incorporated a charcoal-colored brick as the tying element. This change not only fosters a harmonious conversation between the new building and its esteemed neighbors but also contributes to the narrative of the adjacent buildings. This change ensures that each building can showcase its distinct time period, allowing them to coexist while highlighting their individual historical and architectural characteristics harmoniously.

> 2. We discouraged the proposed vinyl shuddering as a facade applique.

Vinyl Shutters were removed.

> **Rooftop**
> 3. Please provide additional information as to the shrubbery planter at the rooftop level.

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Fax: 877-889-2093
jsullivancorp@gmail.com

4. Please clarify the railings and screenings (could these be made more similar?) especially at the rooftop for the Planning Board to review.
5. Mechanical Units are not clear in the drawings, but the applicant wishes to cover them. Please provide the planning board with understanding of any screening.

In this resubmission, we have taken into account your concerns and have provided a detail showcasing the rooftop level shrubbery planter, railing, and mechanical equipment. We understand the need for clarity, and we are pleased to explain that the planter itself serves as both a railing and a screening solution for the equipment. By incorporating the planter railing, we ensure the safety of the rooftop area while effectively concealing the mechanical units from all angles, thereby maintaining the building's aesthetic appeal. Additionally, we have envisioned this planter as a versatile space that tenants can utilize for a community garden, fostering a sense of communal engagement within the building. We hope this new approach aligns with the Planning Board's vision and addresses your concerns adequately.

6. Please clarify the proposed material of the Elevator Bulkhead.

The finish for the elevator bulkhead is now indicated on the elevation and will be charcoal metal siding.

Parking

1. We understand that there are to be two additional layers of subterranean parking, not found on the drawing. Please provide more information, in the elevations as to the "puzzle parking."

Allow me to explain the unattended puzzle parking system depicted in the new elevation. This innovative technology offers a seamless parking experience for tenants, ensuring efficient space utilization. When a tenant arrives at the parking area, they will drive onto an aluminum tray at grade level and safely exit the vehicle. The puzzle parking system will then take charge, autonomously maneuvering and parking the car within the upper and subterranean levels. The tenant can conveniently retrieve their vehicle by using a FOB, which signals the system to bring the car back to the grade level for easy access. This system, widely employed in urban centers like NYC and Los Angeles and extensively used in Asia, not only optimizes parking capacity but also enhances convenience and accessibility for our tenants.

2. Please clarify the functional circulation of the driving aisles.

I want to assure the Planning Board that the easement in question has been operating as a two-way drive aisle for an extended period, and it will continue to serve as such. We acknowledge that while occasional conflicts may arise, the current setup has functioned effectively over time. As we transition from 65 total parking spaces (11 at 34 Cannon and 54 at 40 Cannon) to 70 total

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spaces, representing a negligible change, we remain committed to maintaining a smooth and efficient flow of traffic. We are confident that this proposal will continue to meet the needs of the community and the adjacent buildings while enhancing the overall parking experience.

Many of the parking and vehicular concerns of the Dutchess County Planning Department were covered above, but there were some additional concerns they presented and I have outlined them and responded below:

> ***Parking and Vehicular Circulation*** – The driveway from Cannon Street is just over 8 feet wide, or just over 12 feet with what appears to be an easement with the adjacent property. At that width, the driveway cannot safely be considered for two-way vehicular circulation. Which direction will driveway traffic be limited to, and is full access through the adjacent parking lot behind 40 Cannon Street part of the plan? The applicant should clearly show how traffic will navigate the site.

This was addressed above.

> In addition, the proposed ADA parking spaces are narrower and shorter than typically required, and the narrow driveway accessing these spaces could make it challenging for drivers to maneuver in and out of those ADA spaces; a typical aisle adjacent to 90-degree parking spaces would be 24 feet wide.

I think they may be looking at an old drawing set. The ADA spaces are larger than required at 9 feet with an 11-foot "No-Parking" area. In addition, based on the location of the ADA spaces off the edge of the existing drive aisle they have almost 29 feet of clearance behind the spaces in this area.

> ***Rooftop*** – The floor plan for the rooftop shows features such as "stadium seating" and an outdoor kitchen/BBQ area with seating for over 40 people. Is this area intended for public access and/or commercial purposes, or is it only intended to be used by residents of the building? Also, no information or details were provided about the proposed wall/fencing around the perimeter of the rooftop; what are the materials and height of this feature?

All of the amenities on the roof are reserved strictly for the use of the tenants. The construction style of the building will not allow commercial use on the rooftop. The rooftop planter/railing was address previously in this letter.

> ***Architecture*** – The site plan application states that three commercial spaces will be included on the ground floor of the building, but the floor plan shows just one, and the architectural elevations and renderings indicate two commercial spaces. The applicant should confirm the proposed number, size(s) and arrangement of all commercial spaces, and ensure that their building entrances face the sidewalk as required in §19-3.37(10)(c2).

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I believe that the planner may have been looking at our very first submission. Our current submission shows a single commercial space whose entrance faces the sidewalk as required in §19-3.37(10)(c2).

> When shutters are included in a building design, even if they are decorative rather than functional, they should be sized correctly so that they would completely cover the windows when closed. The proposed shutters are too narrow for the window openings; they could either be correctly proportioned or eliminated altogether. If retained, vinyl shutter materials should be avoided in favor of wood or a composite material that looks like wood.

Shutters have been eliminated as indicated above.

> The proposed brick façade material facing Cannon Street is only shown to extend approximately six (6) feet back from the front line of the building. This may be sufficient on the west side as the neighboring structure is only about one foot from the new building, thus rendering the transition from brick to metal out of view. But on the more visible east side of the building, the brick material could extend further down the adjacent driveway so it contributes more substantially to the building design.

This is a great suggestion and has been incorporated into the latest drawing set. The brick extends to the back of the building in the current submission contributing more substantially to the building design.

We are enthusiastic about the new direction and hope it resonates positively with the Planning Board. Thank you again for your invaluable expertise, which has greatly enriched our project's development. We eagerly await the Planning Board's evaluation and hope they find our design to be a fitting addition to the downtown landscape.

Sincerely,

Jim Sullivan

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Pawling, NY 12564

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Fax: 877-889-2093
jsullivancorp@gmail.com

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

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Pawling, NY 12564

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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

ORIGINALLY SUBMITTED: MAY 30, 2023
REVISED: JUNE 8, 2023
REVISED: AUGUST 1, 2023

LOCATION MAP
SCALE: 1"=200'

VICINITY MAP
SCALE: 1"=2000'

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)

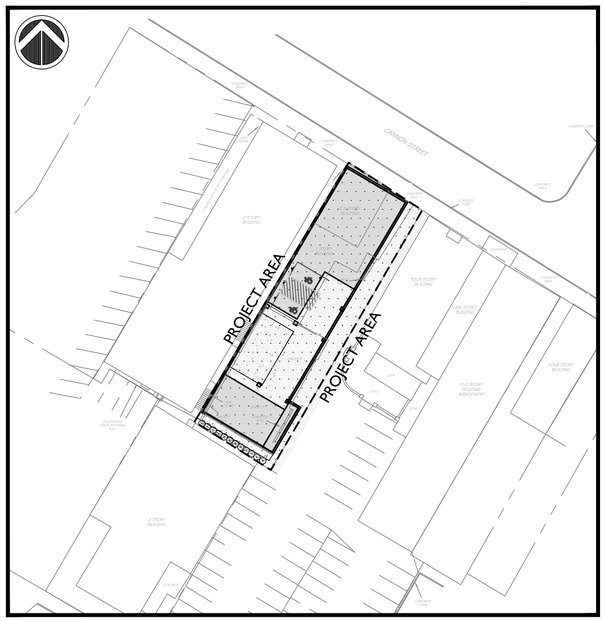
FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



OVERALL SITE PLAN
SCALE: 1"=40'

INDEX OF DRAWINGS

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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
SHEET 1	FACADE RENDERING

SITE PLANNER / CIVIL ENGINEER:

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RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

Rodney Morrison P.E. #074194

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SURVEYOR:

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deckersurveying@frontiernet.net

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X:\JOBS\Jobs 2023\23-3057 - Jim Sullivan- 34 Cannon Street\DWG\Cv23305701.dwg 8/1/2023 2:25 PM SCurran

Map Reference Note:

1. Location of all underground utilities depicted hereon are approximate and are based on field location of visible structures such as catch basins, manholes, water gates, etc. and compiled information from plans supplied by the respective utility companies, government agencies and other utility owners.

2. Survey map reference per field survey performed by John Decker, LS compiled in February 10, 2019.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Revisions		
2.	2023-08-01	REVISED PER COMMENTS
1.	2023-06-08	REVISED PER COMMENTS

JSullivan Corporation

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

160 West Street, Suite E
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

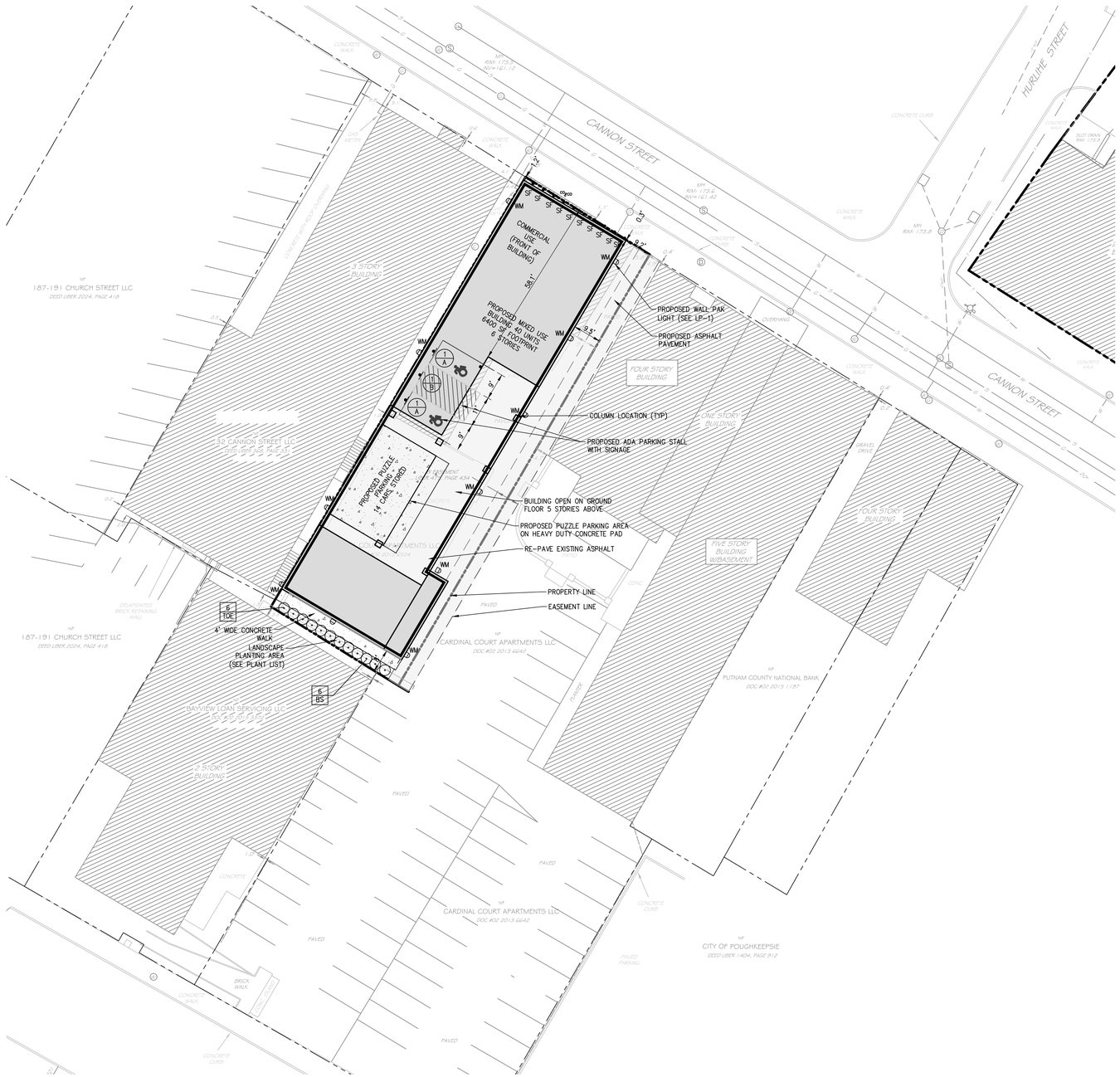
EXISTING CONDITIONS

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	EX23305701.dwg	Sheet No.
Drawn	SMC	Project No.	23-3057	EX-1
Checked	KFC	Date	2023-05-30	
Approved	LRC	Scale	1"=20'	

X:\JOBS\Jobs 2023\23-3057 - Jim Sullivan- 34 Cannon Street\DWG\EX23305701.dwg 8/1/2023 9:40 AM SCurran



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'	

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	9.5'

SIGN LEGEND

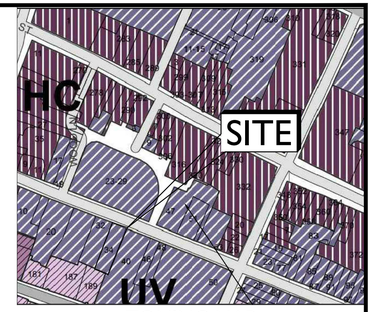
NO.	LEGEND	QTY.
A	RESERVED PARKING	2
B	NO PARKING ANYTIME	1

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

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071496

Revisions		
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SITE / LANDSCAPE PLAN

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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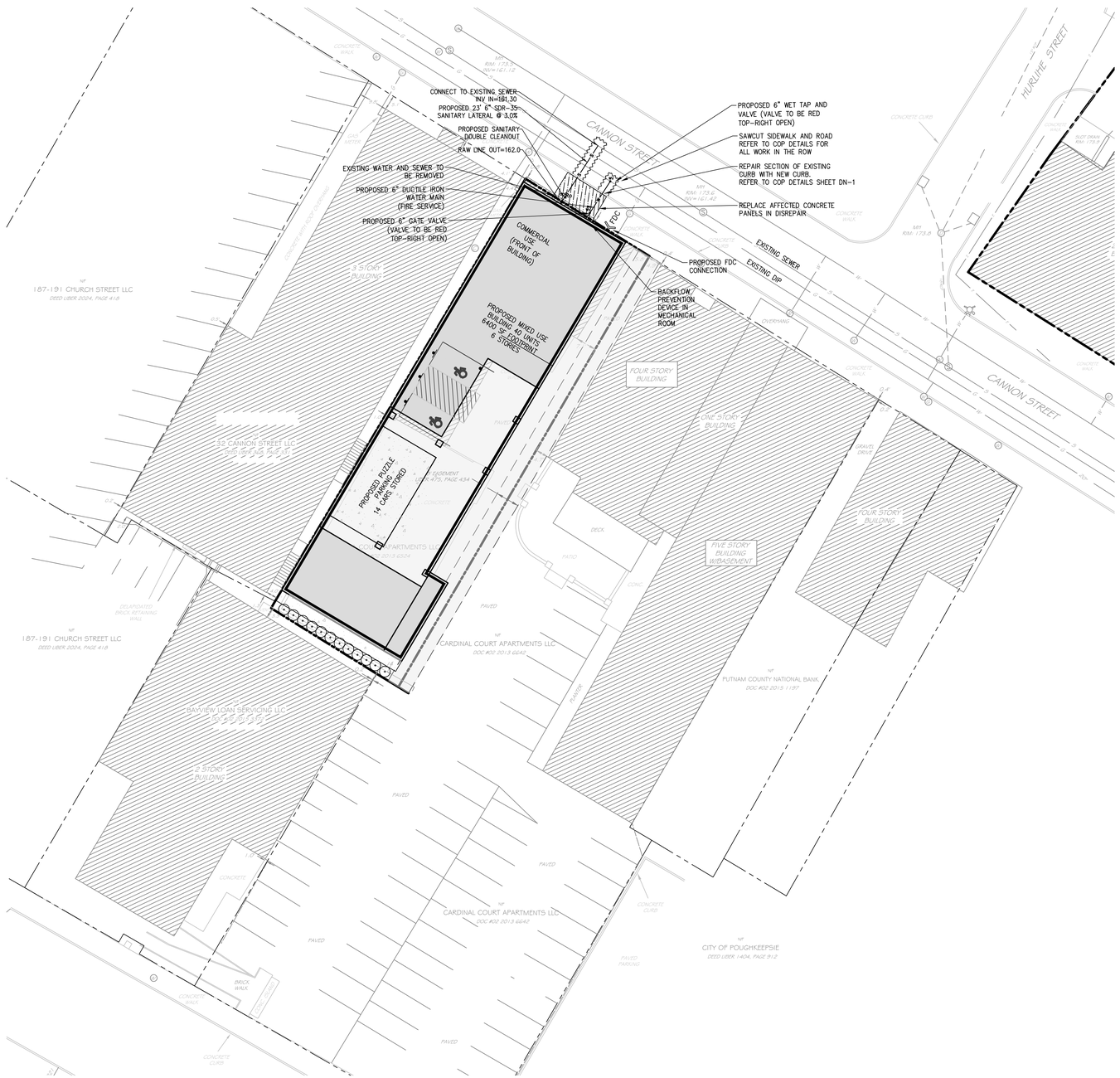

CITY OF POUGHKEEPSIE WATER NOTES

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.

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" 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-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) 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 CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
9. 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 AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.
10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY / SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

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

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

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

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.

11. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
12. 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 CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.

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 / CORPORATION VALVE

CONTRACTOR NOTE

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

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
07419
LICENSED PROFESSIONAL ENGINEER

No.	Revisions	Date
1.	REVISED PER COMMENTS	2023-08-01
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UTILITIES PLAN

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
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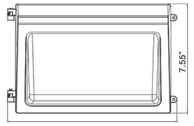
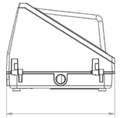
PERFORMANCE SUMMARY

Item #	Watts	Lumens	LPW	CRI	CCT	Lens	Voltage	Replaces	DLC Level	DLC #
PLT-11921	21 / 28 / 35	3100/ 3200/ 3800/ 3900/ 4700/ 4800	136/ 137/ 138/ 147/ 149	80+	4000K / 5000K	Borosilicate Glass	120-277V	MH175	5.1 Premium	PLTBD16

INSTALLATION HEIGHT REFERENCE

DIMENSIONS

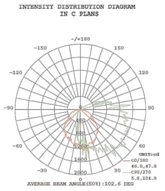




DIMENSIONS

Length: 14.25"
Height: 7.55"
Width: 9.24"
Weight: 8.04 lbs.

PHOTOMETRICS



LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — The 8" Wafer™ LED Downlight with switchable white technology provides high-quality light output and efficiency featuring a switch for easy color temperature adjustment - while eliminating the need for recessed housings. The innovative, slim design allows for easy remodel or new construction installation from below the ceiling. The LED module maintains at least 70% light output for 50,000 hours. The Wafer is ideal for use in light commercial, multi-family, assisted living, dormitories, hospitals, and hospitality.

CONSTRUCTION — Aluminum die cast outer frame, durable powder coat paint to prevent rust. Durable, powder coat paint to prevent rust. FT6 plenum rated cable connector to connect from module to remote driver box. IC rated driver with convenience and value of two remote selectable color temperature options, each with a setting choice to chose either 2700K, 3000K, and 3500K or 3000K, 4000K, and 5000K using the switch. The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14-gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly. Three "quick connect" push-in terminals included.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 6" cut out template provided to ensure correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 6 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications with the WFB643 Pan. 2" plenum space required for installation of the remote driver box.

OPTICS — Edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) proprietary remote LED Class-2 (CAN ICES-005 (B) / NMB-005 (B)) LED driver/splice box, with two (2) additional low-voltage wires for 0-10v dimming, down to 10% (depending on dimmer model and application). High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C).

LISTINGS — CSA certified to Canadian and US Safety Standards. ENERGY STAR® certified product. Air Tight certified in accordance with ASTM E283-2004. Wet Location Listed. NOM Certified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

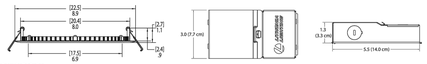
Wafer™ LED Recessed Downlight

WF8 MVOLT 8" LED SWITCHABLE WHITE COLOR TEMPERATURE

IC/Non-IC
New Construction/Remodel

Specifications

Aperture: 6.9 (17.5)
Ceiling opening: 8 (20.4)
Overlap trim: 8.9 (22.5)
Height: 1.1 (2.7)
All dimensions are inches (centimeters) unless otherwise indicated.



ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** WF8 LED 30K40K50K MVOLT 90CRI MW

WF8					
Series	**Lamp**	**CCT/CRI/W/Lumens[1]**	**Voltage**	**CRI**	**Finish**
WF8 8" Wafer™ LED downlight	**LED** LED	**27K30K35K** 2700K/20.5W/1630L 3000K/20.5W/1800L 3500K/20.5W/1740L **30K40K50K** 3000K/20.5W/1690L 4000K/20.5W/1850L 5000K/20.5W/1820L	**MVOLT** Multi-Volt (120-277V)	**90CRI** 90CRI	**MW** Matte white

Accessories: *Order as separate catalog number.*	
WFB643 Pan U	Universal new construction pan
WFJB U	Remodel joint bar
WFEXSC 5W3PIN FT4	3-Pin 6ft Cable
WFEXC10 5W3PIN FT4	3-Pin 10ft Cable
WFEXC20 5W3PIN FT4	3-Pin 20ft Cable

WFB643 Universal New Construction Pan

Joint

WFEXCG Cable

Notes
1 Total system delivered lumens.

PLT SOLUTIONS

Wattage and Color Selectable LED Wall Pack PLT-11921

project name	type
catalog number	
comments	voltage
approved by	date

DESCRIPTION

Featuring selectable wattage and color temperatures that allow you to adjust the light output as needed, these LED wall packs are an efficient choice for improving security lighting in outdoor areas.

FEATURES

- Delivers up to 149 LPW depending on the wattage setting; settings are 60%, 80%, and 100%
- Replaces 175W metal halide fixtures
- Wattage and color temperature are adjusted via switches inside of fixture; see installation instructions for more information.

LISTINGS

- IP65 Rated
- UL Listed
- DesignLights Consortium® 5.1 Premium - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance; DLC PN - PLTBD16

PERFORMANCE

- CRI: 80+
- CCT: 4000K and 5000K
- LED L70 Life Hours: ≥100,000 hours
- Philips Lumileds LEDs

ELECTRICAL

- THD: <20%
- Power Factor: >0.9
- Input Voltage: 120-277V

THERMAL

- -40°F to 113°F (-40°C to 45°C) operating temperature

CONSTRUCTION

- Die-cast aluminum housing with bronze finish and anti-corrosion spray
- Durable borosilicate glass lens doesn't fade and allows high light transmittance

WARRANTY

- 5 year limited warranty; see pltsolutions.com for warranty details

DLC LISTED PREMIUM

UL LISTED

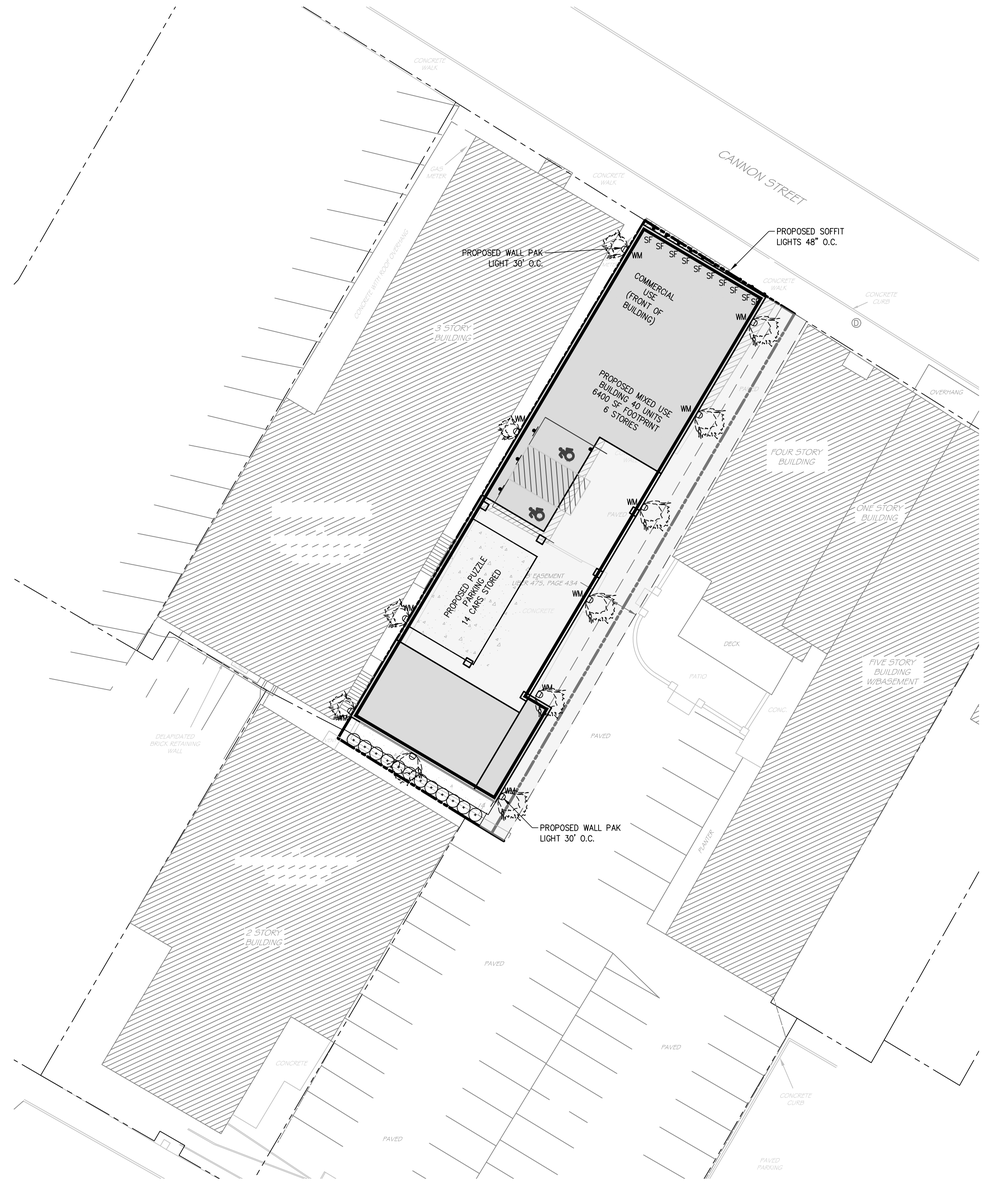
APPLICATIONS

- General Security Lighting
- Pathways
- Loading Docks
- Building Perimeters

LEGEND:

WM WALL PAK LIGHT

SF SOFFIT LIGHT



GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Revisions		
1.	2023-08-01	REVISED PER COMMENTS
2.	2023-08-08	REVISED PER COMMENTS

JSullivan Corporation

LRC GROUP

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

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Cromwell, CT 06416
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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.

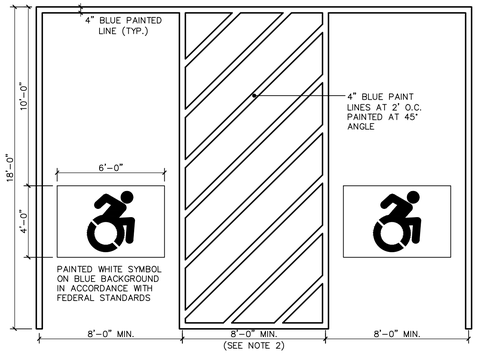
LIGHTING PLAN

MIXED USE DEVELOPMENT

34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

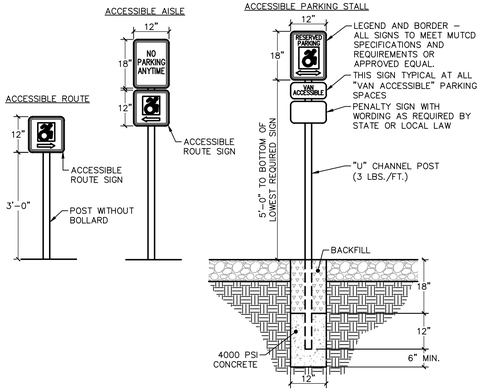
Design/Calcs	SMC	CAD File	LP23305701.dwg	Sheet No.
Drawn	SMC	Project No.	23-3057	LP-1
Checked	KFC	Date	2023-05-30	
Approved	LRC	Scale	1"=20'	

X:\JOBS\Jobs 2023\23-3057 - Jim Sullivan- 34 Cannon Street\DWG\LP23305701.dwg 8/1/2023 11:28 AM SCurran

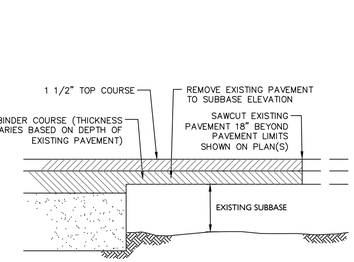


NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

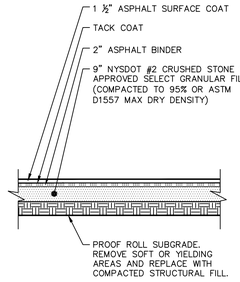
TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4"=1'-0"



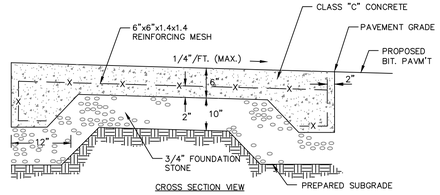
ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'-0"



PAVEMENT TRANSITION DETAIL
NOT TO SCALE

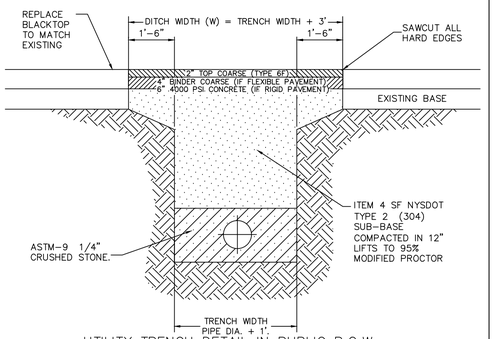


STANDARD ASPHALT PAVING
NOT TO SCALE



HEAVY DUTY CONCRETE PAVING
NOT TO SCALE

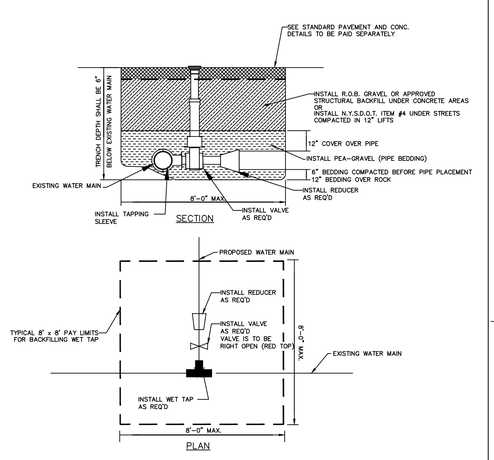
DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



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	

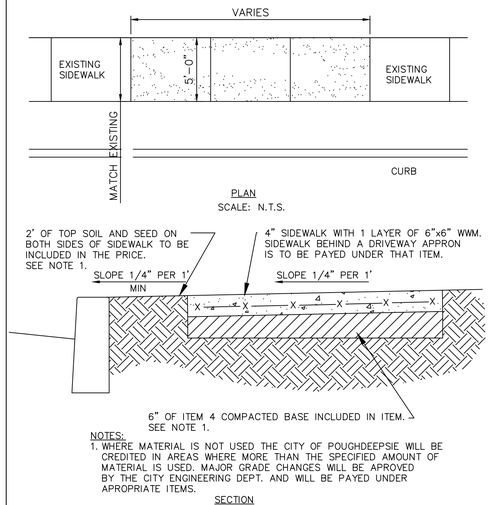


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

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

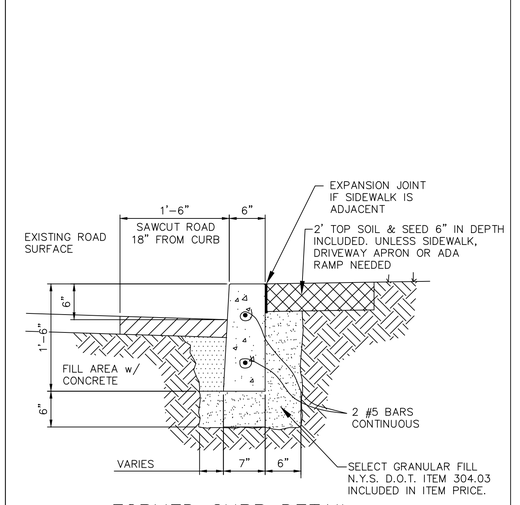


NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

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	

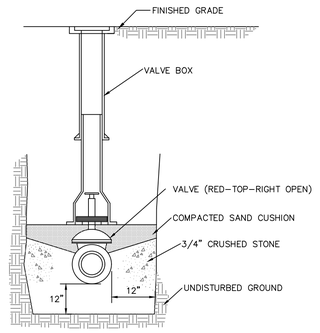


FORMED CURB DETAIL
SCALE: 1"=1'-0"

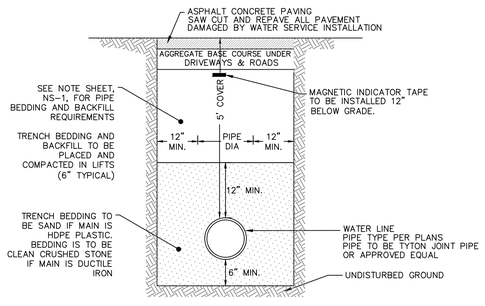
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT			
62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.:	001-DET	FORMED CURB DETIAL
	DATE:	3-6-00	
	SCALE:	AS NOTED	
	DRAWN BY:	JP	

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.	2023-08-01	REVISED PER COMMENTS
2.	2023-09-08	REVISED PER COMMENTS

jSullivan Corporation

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- Civil Engineering
- Environmental Services
- Land Surveying
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Poughkeepsie NY 12601
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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.

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	

X:\JOBS\Jobs 2023\23-3057 - Jim Sullivan- 34 Cannon Street\DWG\DN23305701.dwg 8/1/2023 11:52 AM SCurran

1 NORTH ELEVATION - STREET SCAPE

SCALE 1/8" = 1'

Remarks

NO.	DATE	REMARKS

jSullivan Corporation

PO BOX 305
PAWLING, NY 12564

PH: 845-380-1448
FX: 877-869-2093
JSULLIVANCORP@GMAIL.COM

PROJECT NAME:

34 Cannon St

34 CANNON ST
CITY OF POUGHKEEPSIE

PROJECT OWNER:

34 Cannon ST PK LLC

PO BOX 305
PAWLING, NY 12564

DATE:

AUG 01, 2023

DRAWN BY:

JAMES J SULLIVAN

SCALE:

1/8" = 1'

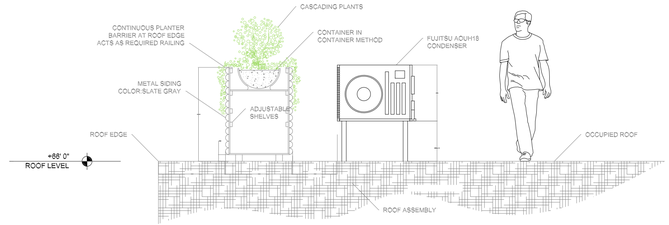
PROJECT NUMBER:

20230428

DRAWING 01 OF 03

DRAWING NUMBER:

SK-100



2 PLANTER/RAILING DETAIL AT ROOF

SCALE 3/8" = 1'

1 EAST ELEVATION

SCALE 1/8" = 1'

Remarks

NO.	DATE	REMARKS

jSullivan Corporation

PO BOX 305
PAWLING, NY 12564

PH: 845-380-1448
FX: 877-869-2093
JSULLIVANCORP@GMAIL.COM

PROJECT NAME:

34 Cannon St

34 CANNON ST
CITY OF POUGHKEEPSIE

PROJECT OWNER:

34 Cannon ST PK LLC

PO BOX 305
PAWLING, NY 12564

DATE:
AUG 01, 2023

DRAWN BY:
JAMES J SULLIVAN

SCALE:
1/8" = 1'

PROJECT NUMBER:
20230428

DRAWING NUMBER:
SK-101

1 WEST ELEVATION

SCALE 1/8" = 1'

4 South Elevation

Remarks

NO.	DATE	REMARKS

jSullivan Corporation

PO BOX 305
PAWLING, NY 12564

PH: 845-380-1448
FX: 877-869-2093
JSULLIVANCORP@GMAIL.COM

PROJECT NAME:

34 Cannon St

34 CANNON ST
CITY OF POUGHKEEPSIE

PROJECT OWNER:

34 Cannon ST PK LLC

PO BOX 305
PAWLING, NY 12564

DATE:

AUG 01, 2023

DRAWN BY:

JAMES J SULLIVAN

SCALE:

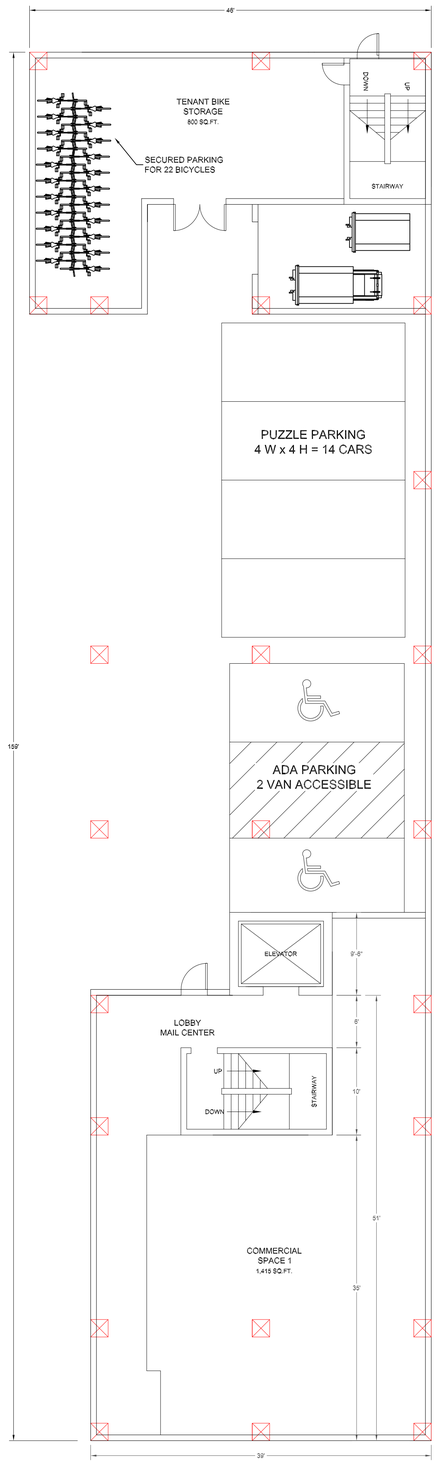
1/8" = 1'

PROJECT NUMBER:

20230428

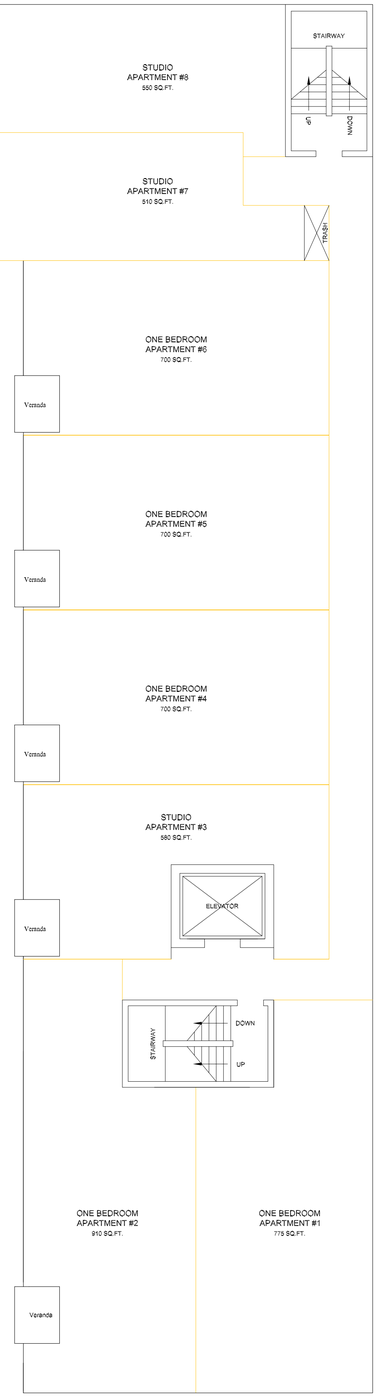
DRAWING NUMBER:

SK-102



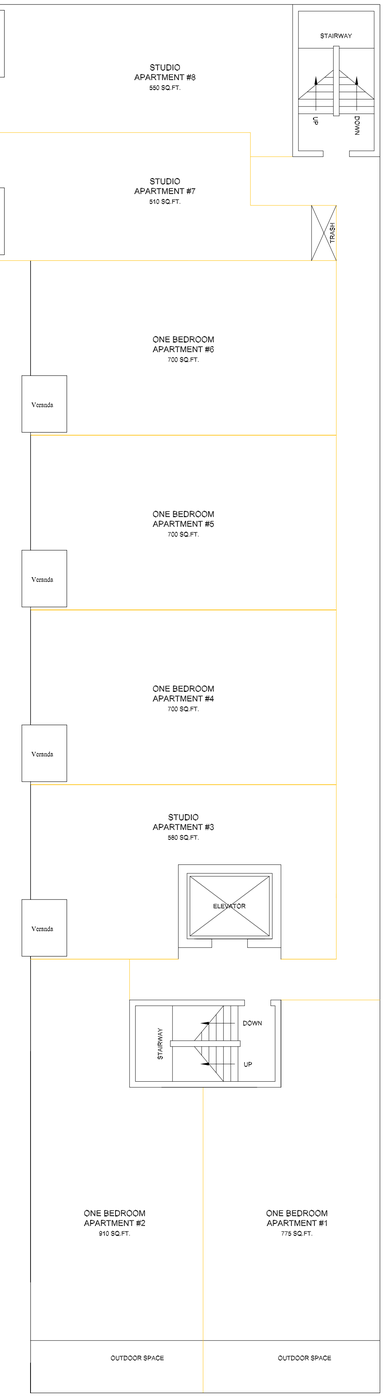
1 FIRST FLOOR PLAN - COMMERCIAL

SCALE 1/8" = 1'



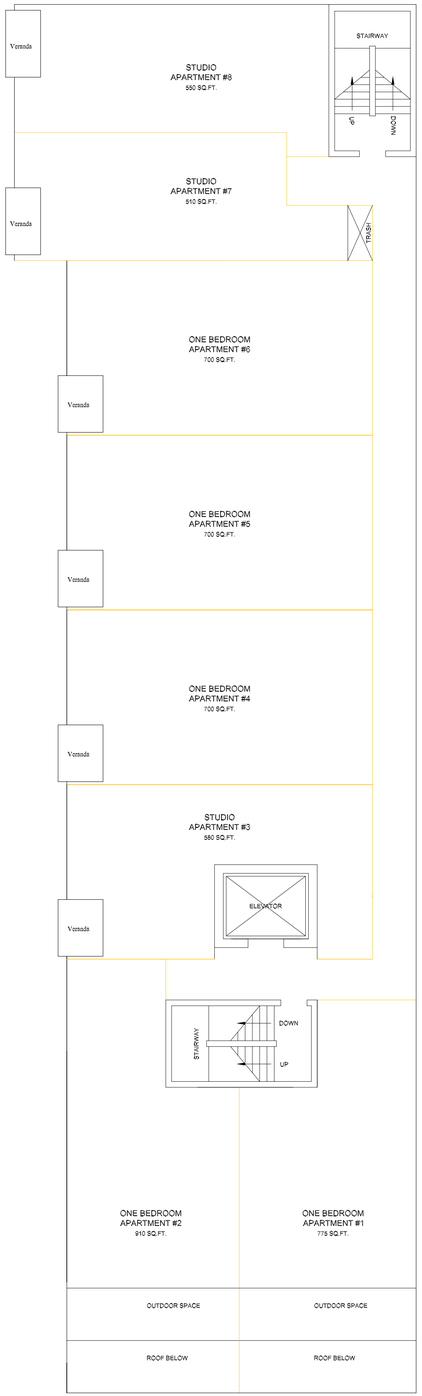
2 SECOND THRU FOURTH FLOOR PLAN

SCALE 1/8" = 1'



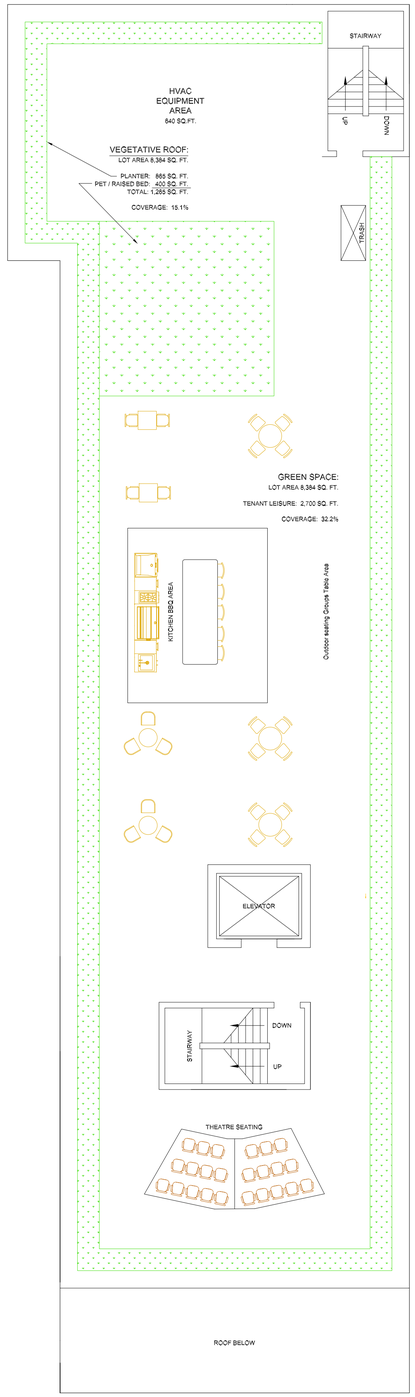
3 FIFTH FLOOR PLAN

SCALE 1/8" = 1'



4 SIXTH FLOOR PLAN

SCALE 1/8" = 1'



4 OCCUPIED ROOF PLAN

SCALE 1/8" = 1'

Remarks

NO.	DATE	REMARKS

jSullivan Corporation

PO BOX 305
PAWLING, NY 12564

PH: 845-380-1448
FX: 877-869-2093
JSULLIVANCORP@GMAIL.COM

PROJECT NAME:
34 Cannon St

34 CANNON ST
CITY OF POUGHKEEPSIE

PROJECT OWNER:
34 Cannon ST PK LLC

PO BOX 305
PAWLING, NY 12564

DATE:
AUG 01, 2023

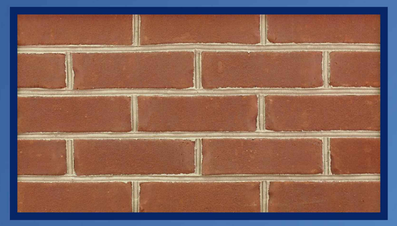
DRAWN BY:
JAMES J SULLIVAN

SCALE:
1/8" = 1'

PROJECT NUMBER:
20230428

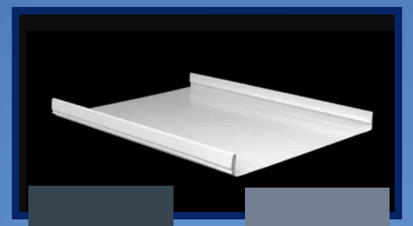
DRAWING NUMBER:
SK-200

BRICK



Columbus Brick
Yorktown Modular
Classic Red

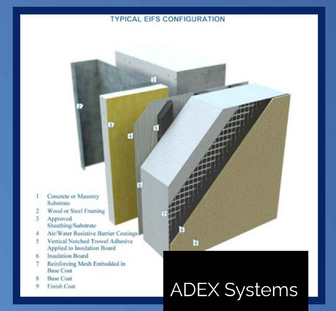
METAL



ASP Metals
SL-175
Charcoal

ASP Metals
SL-175
Slate Gray

EIFS



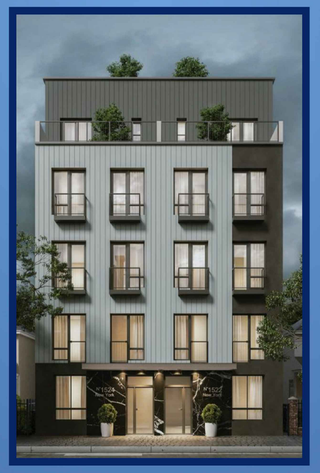
ADEX Systems

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
2.	2023-08-01	REVISED PER COMMENTS

JSullivan Corporation

LRC GROUP

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- Landscape Architecture

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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 8/1/2023 2:26 PM SCurran

MOSAIC

34 Cannon St

Mixed Use • Poughkeepsie Innovation District • Urban Village

Facade Rendering

From Cannon St facing South

jSullivan Corporation

LRC GROUP

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.

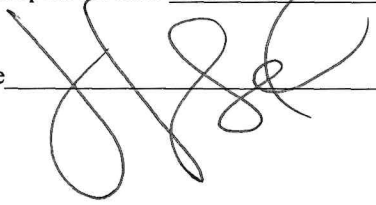
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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.

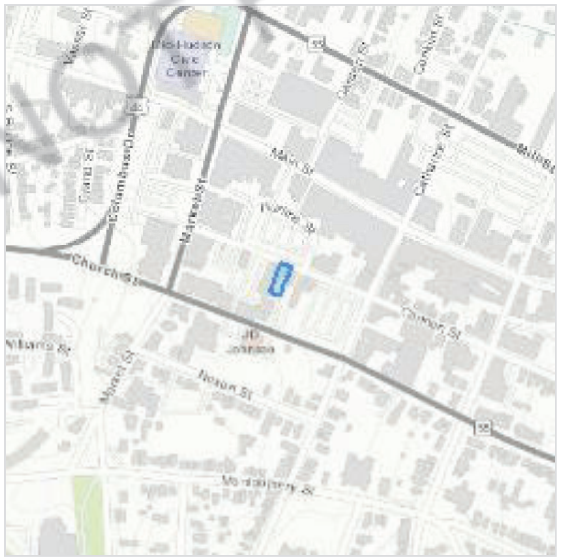
by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

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.

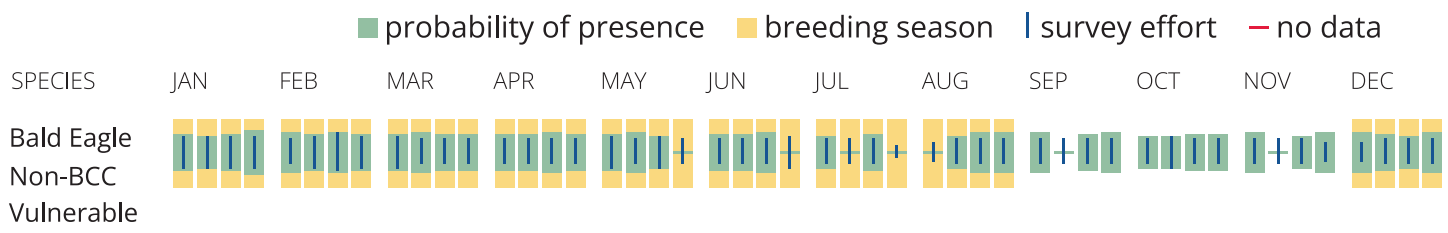
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

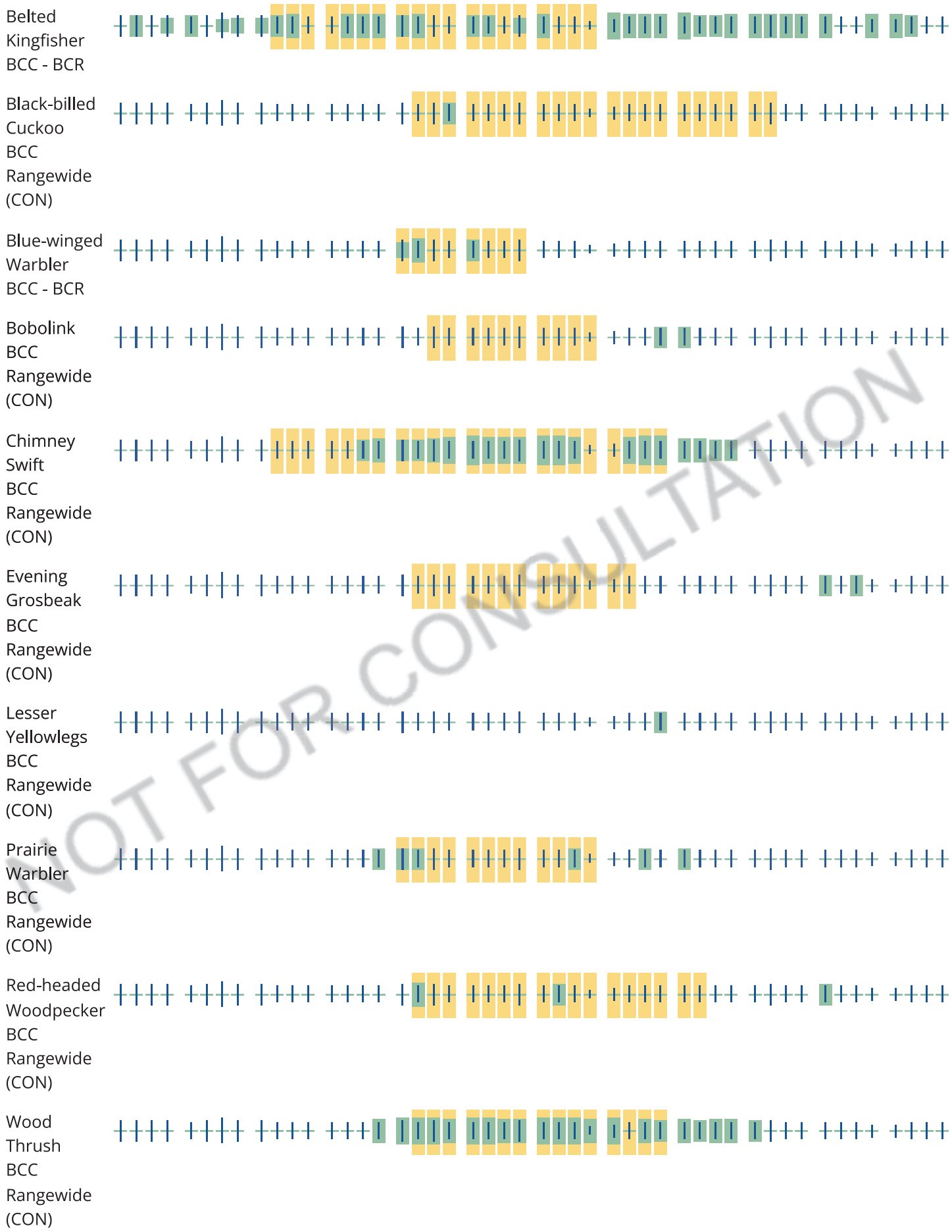
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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?

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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

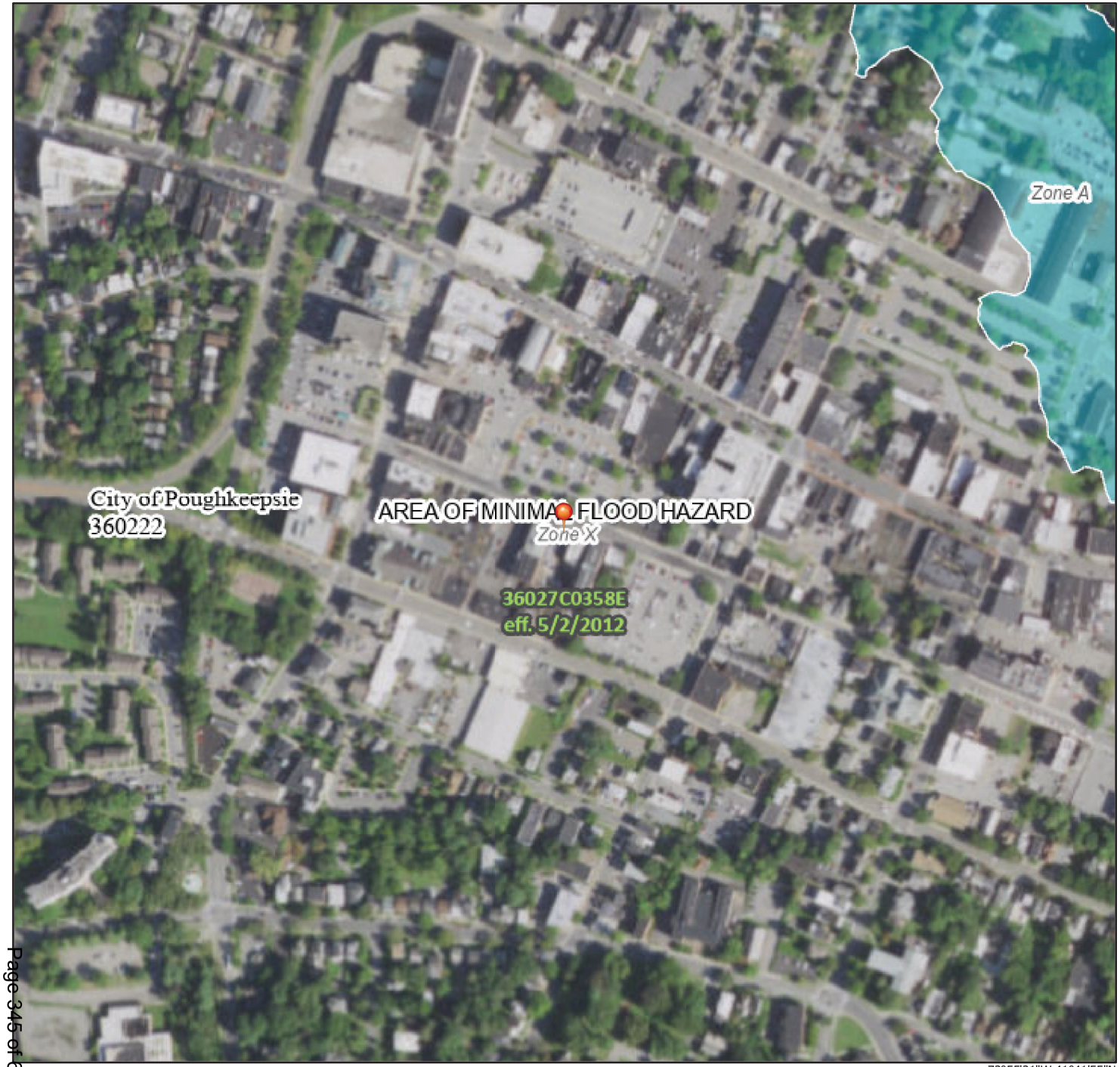
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, 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

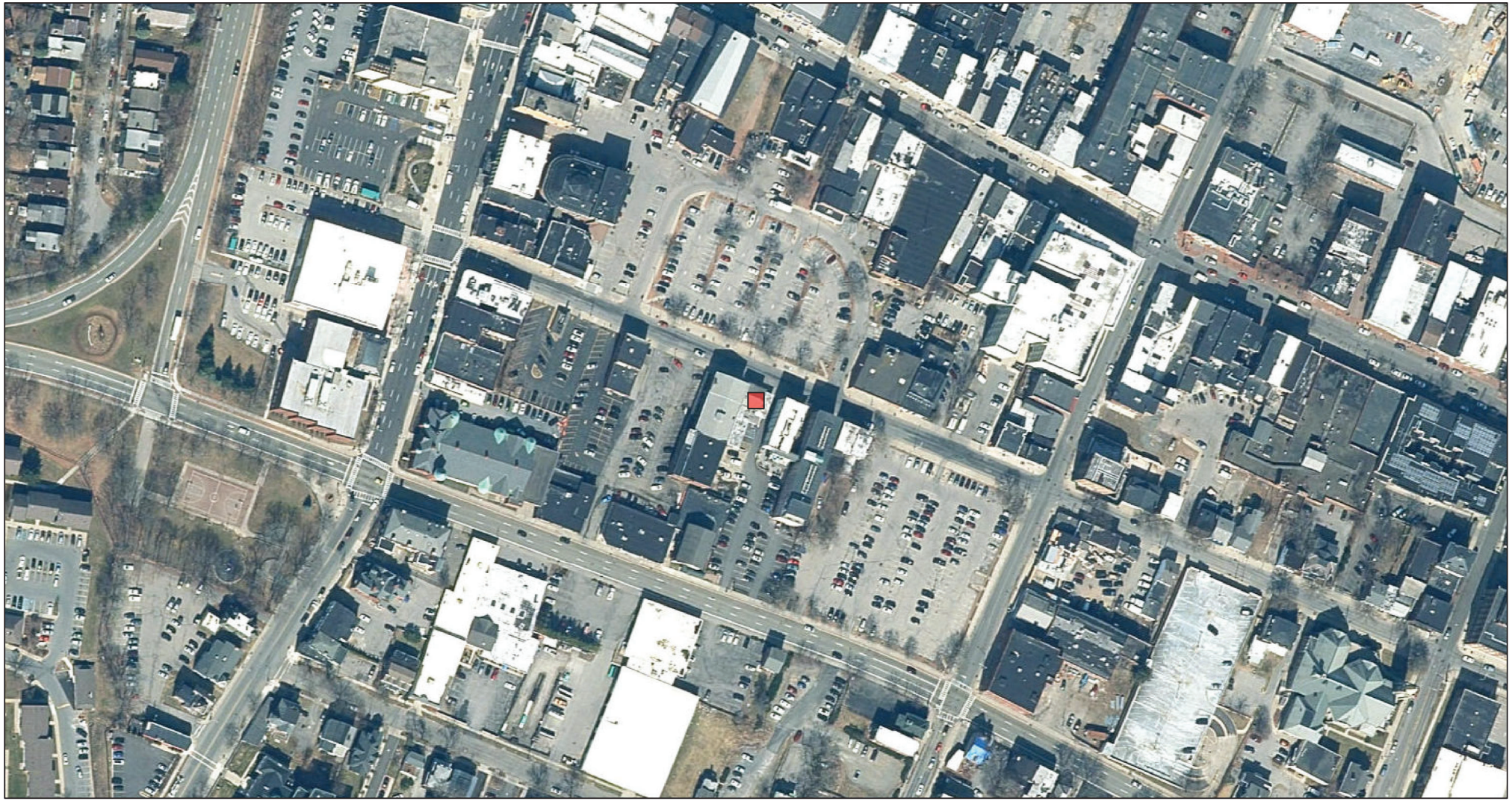
Wetlands

- 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.

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

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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

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 Kenneth Casamento Title As Agent for Applicant

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.

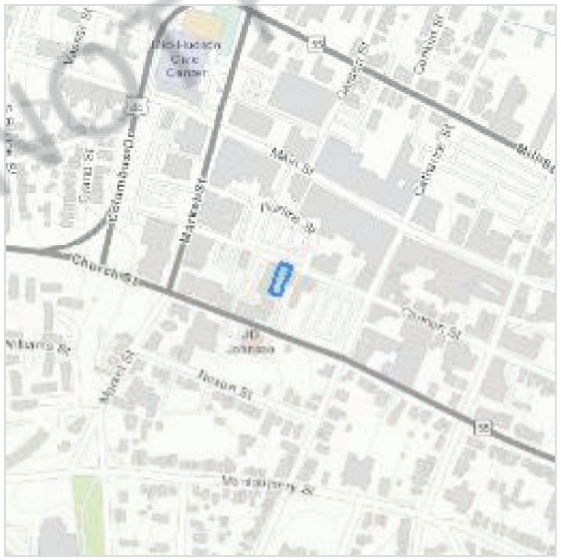
by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

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.

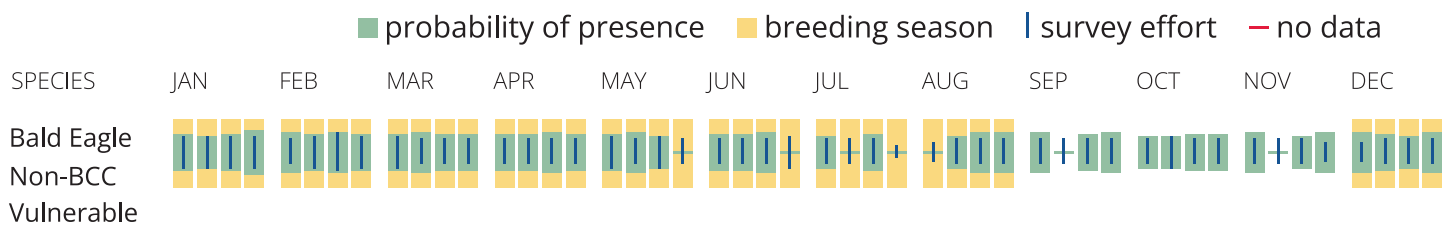
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

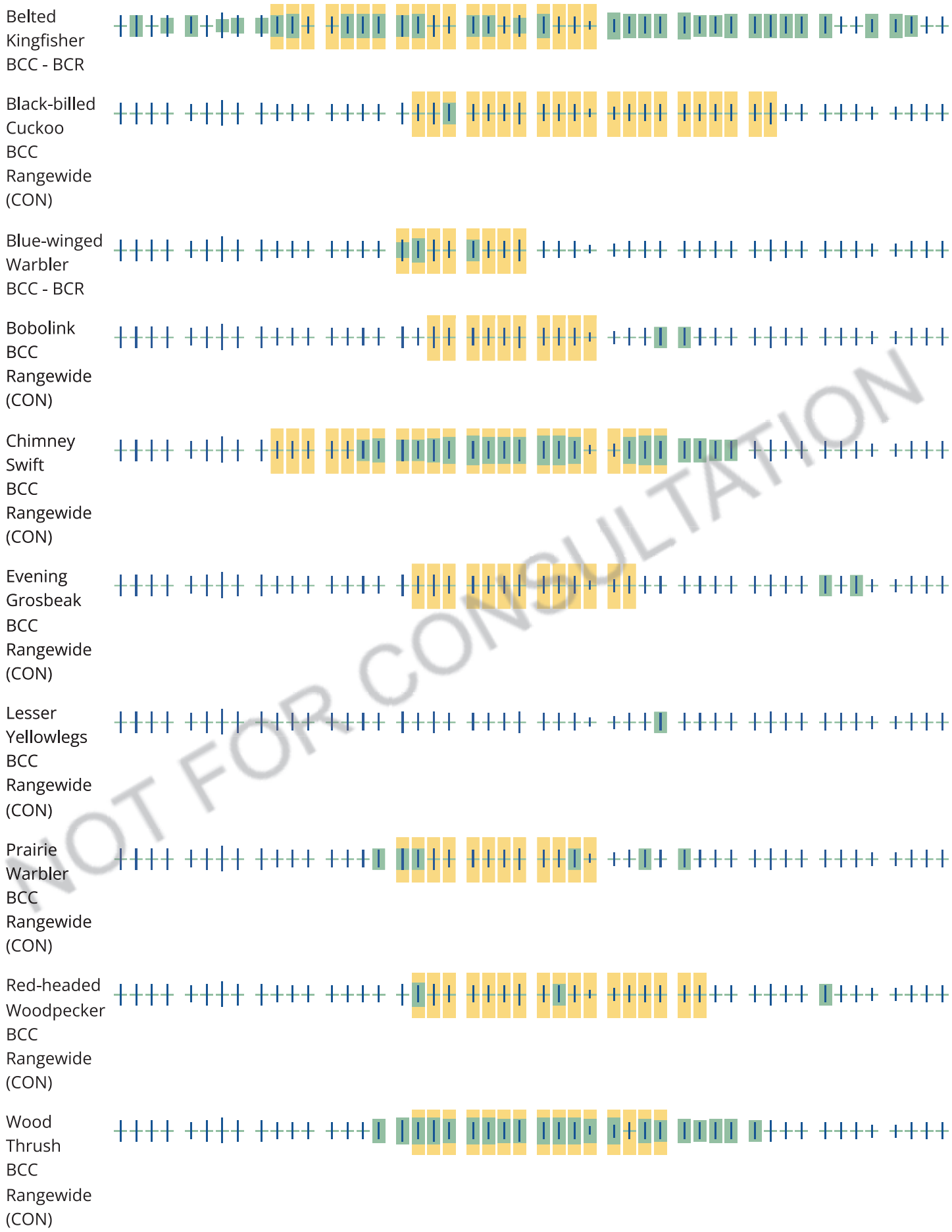
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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?

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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

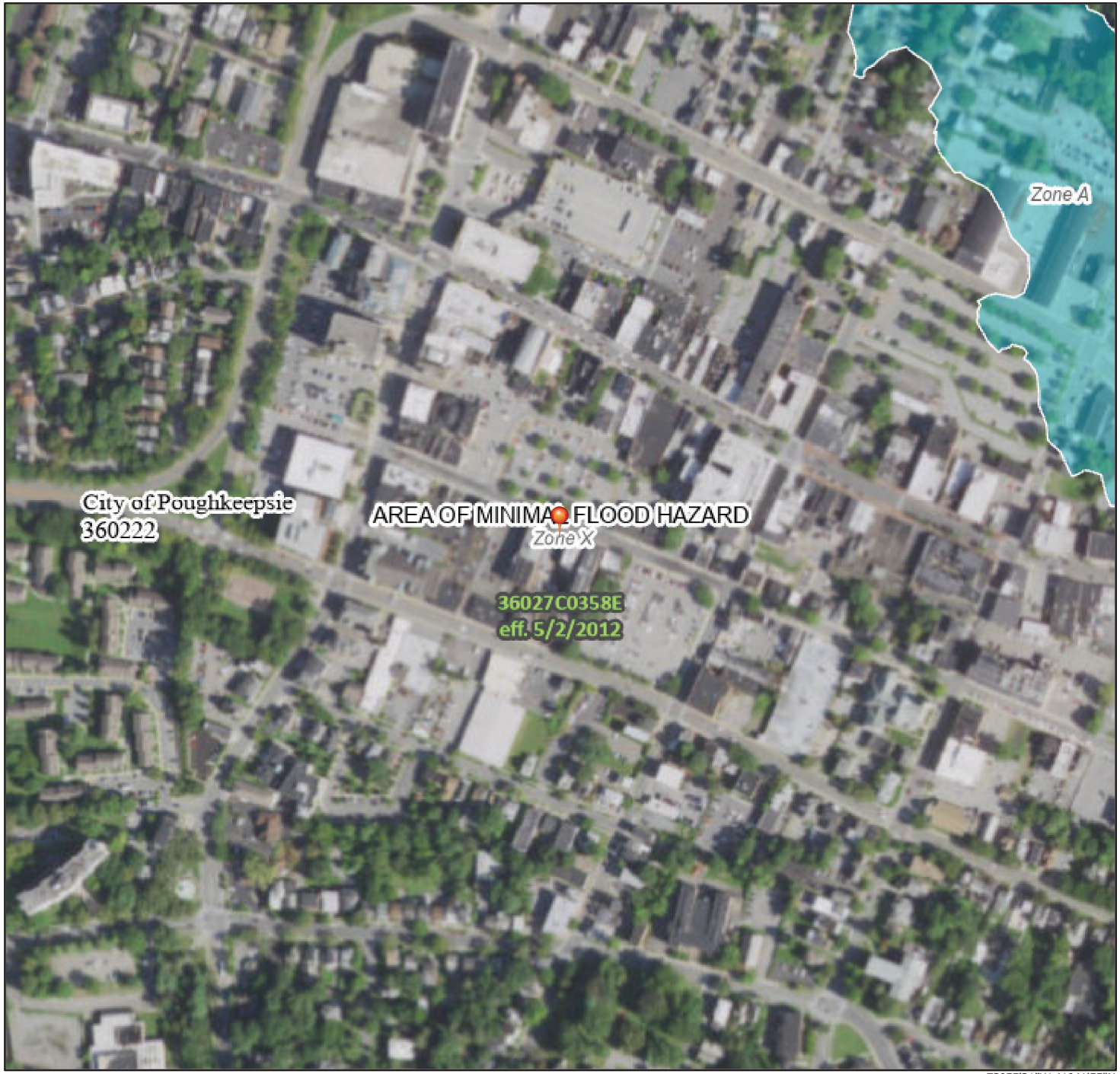
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, 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

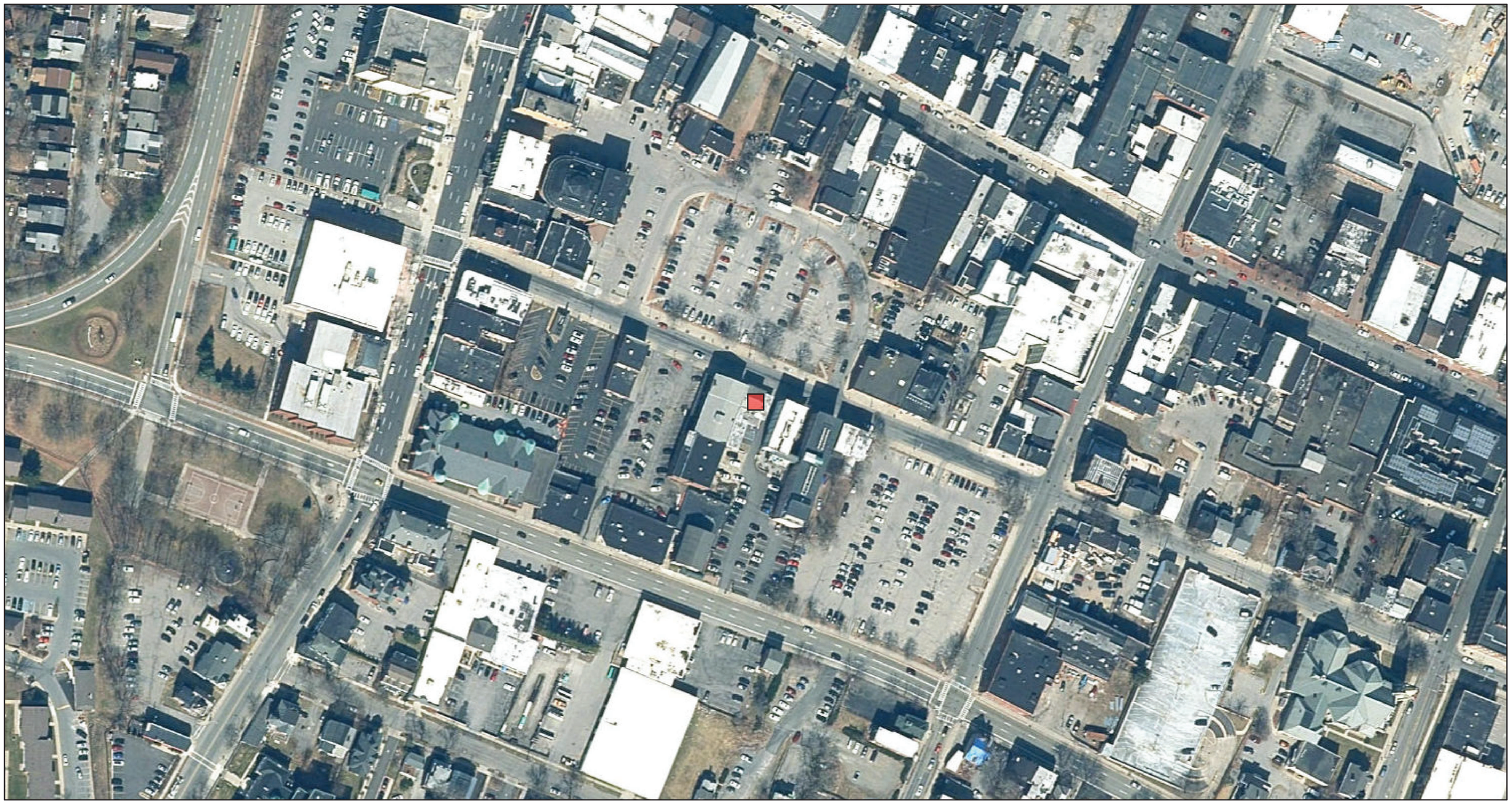
May 18, 2023

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

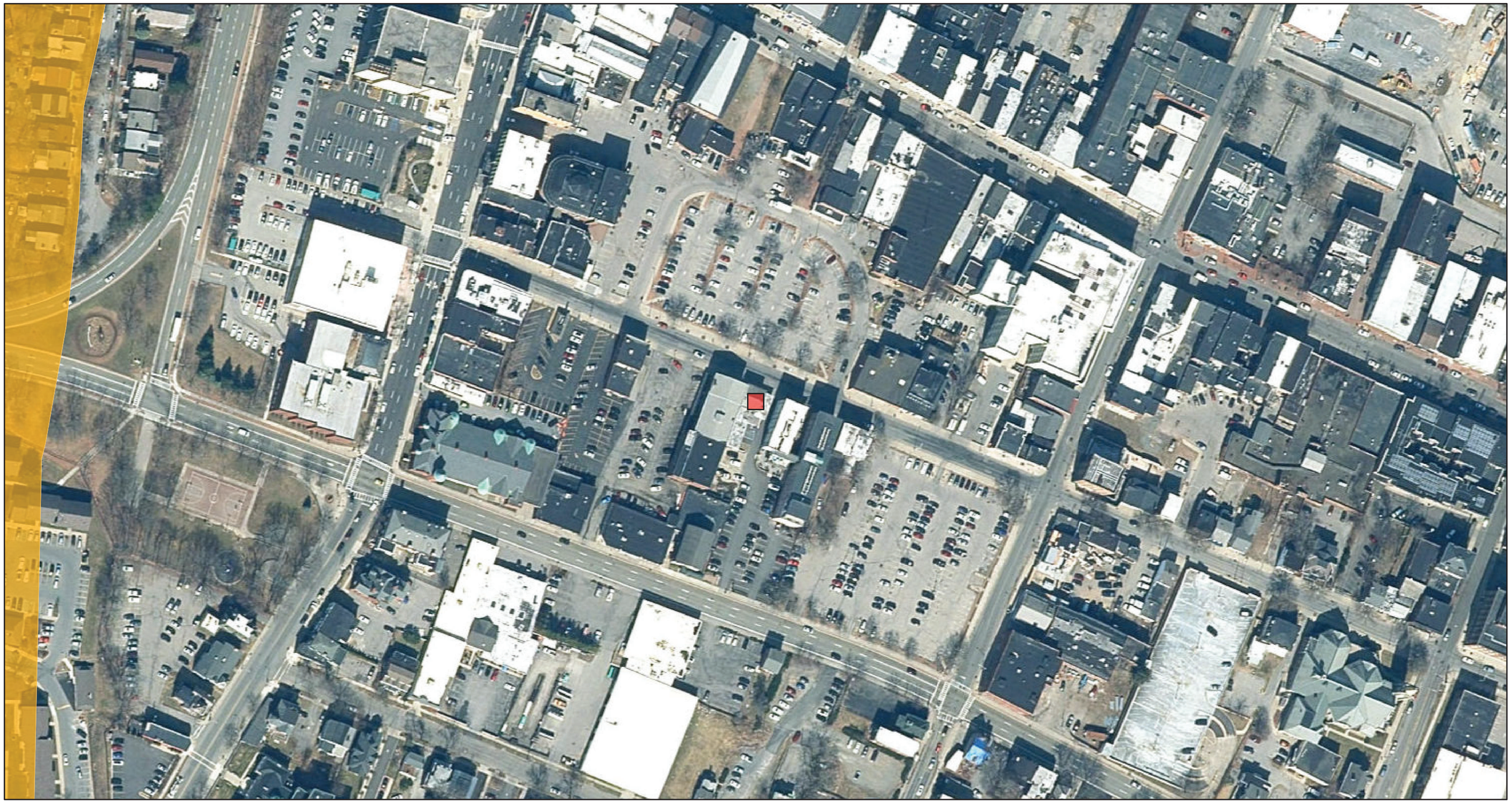
1:2,257

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

Environmental Resource Mapper



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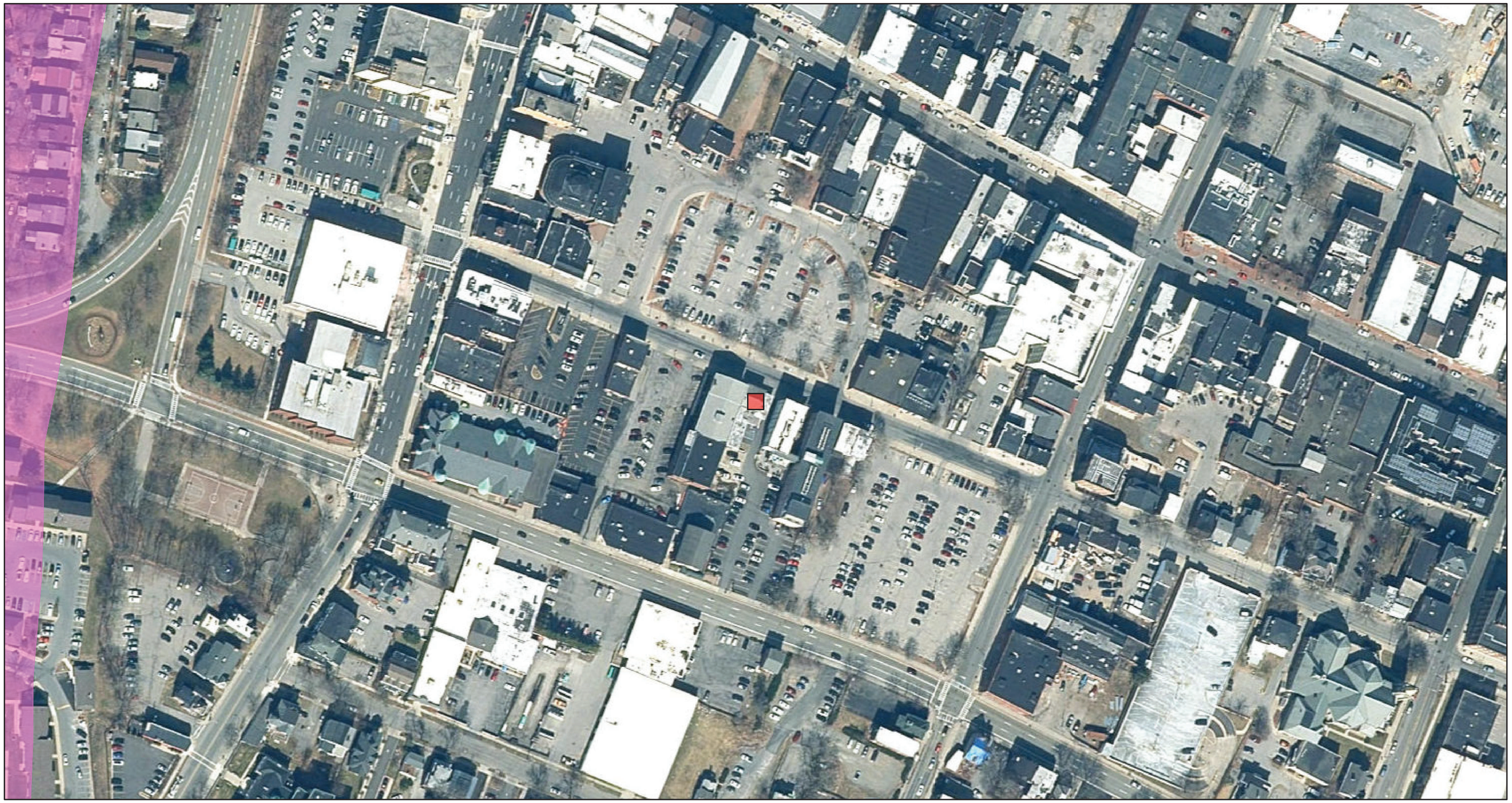
Environmental Resource Mapper



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

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

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

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: 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

Refine This Search

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

William F.X. O'Neil
County Executive

Eoin Wrafter, AICP
Commissioner

County of Dutchess

Department of Planning and development

July 28, 2023

To: Planning Board, City of Poughkeepsie
Re: ZR23-211, 34 Cannon 6-Story Mixed-Use Building – Site Plan
Lot: 063031, Cannon Street

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 proposing to demolish the existing building and construct a 6-story mixed-use building with ground-floor commercial space and 35 one-bedroom apartments on the upper floors, along with a programmed roof space.

Comments

Upon review of the materials submitted to our office for review, we offer the following comments/questions:

Parking and Vehicular Circulation – The driveway from Cannon Street is just over 8 feet wide, or just over 12 feet with what appears to be an easement with the adjacent property. At that width, the driveway cannot safely be considered for two-way vehicular circulation. Which direction will driveway traffic be limited to, and is full access through the adjacent parking lot behind 40 Cannon Street part of the plan? The applicant should clearly show how traffic will navigate the site. In addition, the proposed ADA parking spaces are narrower and shorter than typically required, and the narrow driveway accessing these spaces could make it challenging for drivers to maneuver in and out of those ADA spaces; a typical aisle adjacent to 90-degree parking spaces would be 24 feet wide.

Rooftop – The floor plan for the rooftop shows features such as "stadium seating" and an outdoor kitchen/BBQ area with seating for over 40 people. Is this area intended for public access and/or commercial purposes, or is it only intended to be used by residents of the building? Also, no information or details were provided about the proposed wall/fencing around the perimeter of the rooftop; what are the materials and height of this feature?

Architecture – The site plan application states that three commercial spaces will be included on the ground floor of the building, but the floor plan shows just one, and the architectural elevations and renderings indicate two commercial spaces. The applicant should confirm the proposed number, size(s) and arrangement of all commercial spaces, and ensure that their building entrances face the sidewalk as required in §19-3.37(10)(c2).

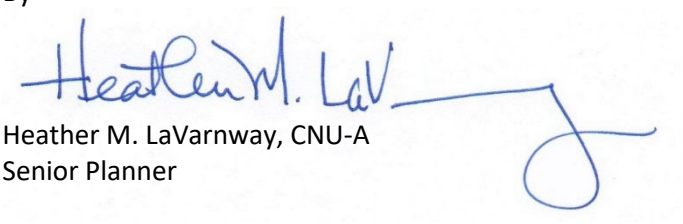
When shutters are included in a building design, even if they are decorative rather than functional, they should be sized correctly so that they would completely cover the windows when closed. The proposed shutters are too narrow for the window openings; they could either be correctly proportioned or eliminated altogether. If retained, vinyl shutter materials should be avoided in favor of wood or a composite material that looks like wood.

The proposed brick façade material facing Cannon Street is only shown to extend approximately six (6) feet back from the front line of the building. This may be sufficient on the west side as the neighboring structure is only about one foot from the new building, thus rendering the transition from brick to metal out of view. But on the more visible east side of the building, the brick material could extend further down the adjacent driveway so it contributes more substantially to the building design.

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): **0630310000**

Project Name: **34 Cannon Commercial & Residential 6-story Building**

Applicant: **James Sullivan**

Address of Property: **34 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: **7/14/2023**

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: **6/30/2023**	Notes:	☑ Major Project
Date Received: **6/30/2023**		Referral #: **ZR23-211**
Date Requested: **7/14/2023**		
Date Required: **7/28/2023**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **7/28/2023**		

July 28, 2023

City of Poughkeepsie Planning Board
Attn: Anne Saylor, Chairperson
63 Civic Center Plaza
Poughkeepsie, NY 12601

cc: Joe Donat, Richard Distel, Lori Garcia

RE: 2023-044: 34 Cannon Street

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

Dear City of Poughkeepsie Planning Board,

Our office received the printed drawings for 34 Cannon Street on July 13, 2023 and the applicant had a preliminary call to introduce the project on July 14, 2023. Christopher Kroner was able to provide Live Interpretation to the applicant and planning board on Tuesday July 18, 2023, where an agenda for a workshop was shared. On July 19, 2023, the architectural workshop was convened at City Hall with the following people Christopher Kroner, Joseph Donat, Tyler Maegerle, Lori Garcia, Jim Sullivan, and Marjorie Smith. Jim presented his project and his north elevation rendering and we had a conversation to review a series of architectural questions.

The applicant wants the project to work with the historic properties adjacent that he owns. The reference project that inspired the north facade is a historic property in Beacon, with granite ledgers and shudders. The fundamental question that needed to be clarified is whether a historical north facade helps reinforce the character of Cannon Street, or whether a contemporary structure (as depicted on the other facades and in the reference image).

Through the hour-long conversation, the conversation determined a recommendation for a more contemporary palette around the whole building. The contemporary reference provided in the drawings gave a series of very helpful and supportable inspirational architectural ideas to bring to the applicant.

Character/Style

1. Specifically it was mentioned that 40 Cannon and Revel 42 are such prized identity pieces of downtown Poughkeepsie Architecture, that it might be preferable to keep the new building in a new style to help provide the highlight to Revel in particular, and not to overpower its neighbors. Using the ground floor as a tying element, we encouraged the applicant not to use brick in the front facade as the primary material (or to consider a different coursework or color of brick for more consideration). ***The Planning Board may wish to request physical samples for review.***

2. We discouraged the proposed vinyl shuddering as a facade applique.

Rooftop

3. Please provide additional information as to the shrubbery planter at the rooftop level.
4. Please clarify the railings and screenings (could these be made more similar?) especially at the rooftop for the Planning Board to review.
5. Mechanical Units are not clear in the drawings, but the applicant wishes to cover them. Please provide the planning board with understanding of any screening.
6. Please clarify the proposed material of the Elevator Bulkhead.

Parking

1. We understand that there are to be two additional layers of subterranean parking, not found on the drawing. Please provide more information, in the elevations as to the "puzzle parking."
2. Please clarify the functional circulation of the driving aisles.

We look forward to the evolution of this inventive and exciting project in downtown Poughkeepsie for subsequent review. As this project fills an important lot in the downtown, we hope that the public takes interest in this application.

Sincerely,

Chris Kroner

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

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Principal

ckroner@mass-group.org

THE CITY OF POUGHKEEPSIE
NEW YORK

Daniel Vonknoblauch
Parking System Administrator
Hours: Mon., Wed. & Fri. 10-2

Marc Nelson
Mayor

July 24, 2023

City of Poughkeepsie
Building Dept.
62 Civic Center PLZ
Poughkeepsie NY 12601

RE: 34 Cannon St Poughkeepsie NY 12601 Parking Waiver

To Whom It May Concern:

As it pertains to 34 Cannon St in the City of Poughkeepsie, I can confirm that there are 10 available parking spaces within 600 feet of that address.

There are two municipal parking lots within the specified distance, the Liberty St Lot and the Academy St Lot. Currently the Academy St lot does have the availability to support an additional 10 permit parkers.

Thank you,

Daniel Vonknoblauch

Daniel Vonknoblauch
Parking Office Administrator

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 07/24/2023

PROJECT NAME: 34 Cannon St

PROJECT ADDRESS: 34 cannon St

☒ **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. A #112 SGT. E. ACKEN #112	07/24/2023

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

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: August 8, 2023

2. Name of Site Plan: Proposed Mixed Use Development

3. Address or Location: 34 Cannon St

4. Owner: 34 Cannon St PK LLC

5. Engineer/ Architect: LRC

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 details regarding referenced easement at 36 Cannon Street. What rights does the easement give the owner of 34 Cannon St? Access to driveway on adjacent property? Provide copy of easement.
2. Abandon existing water service at main per COP detail.
3. Show curb valve adjacent to curb on UT-1
4. Label sewer and water main diameters on site plan.
5. Post development stormwater run-off rates shall not exceed predevelopment rates. Provide brief stormwater report verifying.
6. Show contour lines on the site plan or spot elevations at a minimum.
7. Explain "Existing Dip" in UT-1
8. Provide detail mechanical room. Detail should include:
    i. Domestic water split off from fire line
    ii. Water meter location
    iii. Water shut off valve
    iv. Back fill preventer (RPZ or double check)?
9. Verify proposed water and sewer services are sufficient for the proposed development. Provide documentation from design professional to verify. Include discussion of fire flow.

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

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.

Kelly Libolt _____ June 27, 2023

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

August 3, 2023

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 Ms. Garcia:

In response to questions posed by the Planning Board at the July 18, 2023 meeting, enclosed please find two (2) copies of the following items for review:

- Updated Cover Letter, dated August 2, 2023
- SEQRA Comparison Memorandum, dated August 2, 2023
- Second and Third Floor Plans with Balconies Clarified prepared by QPK, dated July 28, 2023
- Side-by-Side Comparison of Approved vs. Amended Floor Plans

Planning Board Request #1
Please clarify how floor plans have changed to increase the total unit count.

The proposed floor plans have been modified in order to accommodate the addition of a co-working office space, relocation of residential amenities within the building, and the addition of seven (7) units via the reallocation of the residential unit mix from a combination one-bedrooms and one-bedroom w/ dens to a combination of one-bedrooms and two-bedrooms. Upon request from the City IDA, commercial space was added to the basement level, replacing the fitness center with a co-working office space. The remainder of the basement floor plan remains the same. On the first floor, a lounge space shown on the approved floor plans was replaced with the fitness center that was relocated from the basement level. On the proposed fourth floor, the unit on the corner of Elm Place and Zimmer Avenue was removed in order to accommodate a communal lounge space relocated from the first floor.

A visual side-by-side comparison of approved versus amended floor plans has been submitted as an addendum to our original submission.

The approved floor plans contained the following unit counts:

Floor	Live/Work Loft	1 Bedroom	1 Bedroom + Den
Basement	4	0	0
First	0	6	11
Second	0	6	12
Third	0	6	12
Fourth	0	3	7
TOTAL	**4**	**21**	**42**
			Total Units – 67

The new floor plans propose the following unit counts:

Floor	Live/Work Loft	1 Bedroom	2 Bedroom
Basement	4	0	0
First	0	14	5
Second	0	14	6
Third	0	14	6
Fourth	0	9	2
TOTAL	**4**	**51**	**19**
			Total Units - 74

Planning Board Request #2

What would be the development's parking requirement under the proposed PK4Keeps Zoning Code?

Under the current Zoning Code, the required number of off-street parking spaces is 131. The project currently provides 97 parking spaces on-site. Under the PK4Keeps Code, 95 parking spaces are required, which would be fully accommodated by parking provided on-site.

PK4Keeps Parking Requirements			
Use	**Code Requirement**	**Proposed**	**Required Parking Spaces**
Residential	1.25 spaces per dwelling 1 space per live/work	70 units 4 live/work units	87.5 4
Office	1 space per 300 sq ft	900 square feet	3
			Total Required Parking – 94.5 spaces

Planning Board Request #3

What is the on-site parking utilization at other comparable projects?

Fulton Landing, a recently completed multi-family development in the Town of Poughkeepsie, is being used as a comparable project regarding the parking accommodation of 27 High Street due to its similar target demographic of young professionals. The Fulton Landing development is approximately 1.5 miles from 27 High Street. Fulton Landing has 82 units, all currently leased, and 102 parking spaces dedicated to the building. Residents of Fulton Landing are allowed to park up to 2 vehicles per unit, with excess parking available at the adjacent Fox Run development if needed. According to the Site Manager, there are currently no issues with parking at Fulton Landing as most residents have only one (1) vehicle per unit. The rough estimate of vehicles parked at Fulton Landing is 85 to 90. The above equates to a parking utilization rate of 1.10 parking spaces per unit. At 27 High Street this utilization rate would require 82 parking spaces to accommodate the proposed 74 units, which is sufficiently met by 97 parking spaces proposed to be provided on-site.

Planning Board Request #4
Please clarify the intended connection between parking and the proposed co-working office space.

The most direct access to the co-working space will be from the street entrance on the corner of W. Oakley and Elm Place via the vestibule. For this reason, the owners have updated their parking management concept so that both community users of the co-working space as well as visitors of the residential units will be instructed to park in the excess parking at 9 W. Oakley Street if on-site parking is not available. However, access points to the co-working space also exist via the underground parking garage and from the internal parking lot via the stairs to the basement level. These access points will likely be more convenient entrances for tenants of the building to utilize.

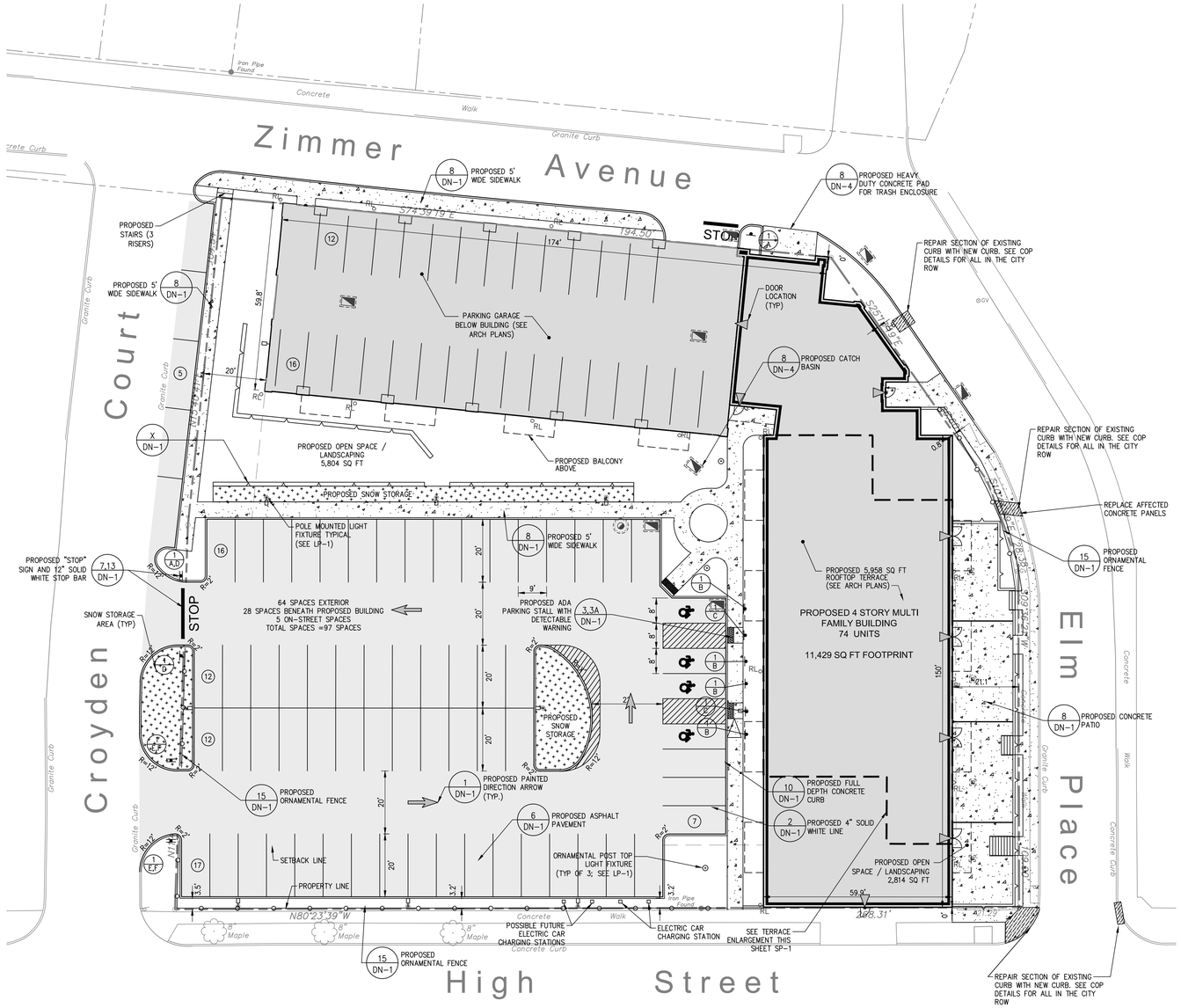
Planning Board Request #5
Please provide renderings of any new balconies proposed.

No additional balconies are proposed and the provided renderings remain accurate. The submitted floor plans have been updated to clarify the location of the balconies on the Elm Place façade. The location of the balconies continues to include eight (8) balconies overlooking the parking lot, four (4) on the second floor and four (4) on the third floor, as well as four (4) balconies overlooking Elm Place.

As requested, we have provided a document addressing the uses and square footage of 9 W Oakley along with a site plan of the area and a photo of the existing parking lot. We kindly ask to be placed on the next Planning Board meeting agenda on August 15, 2023.

Thank you,

Kelly Libolt



* 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
074104
LICENSED PROFESSIONAL ENGINEER

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

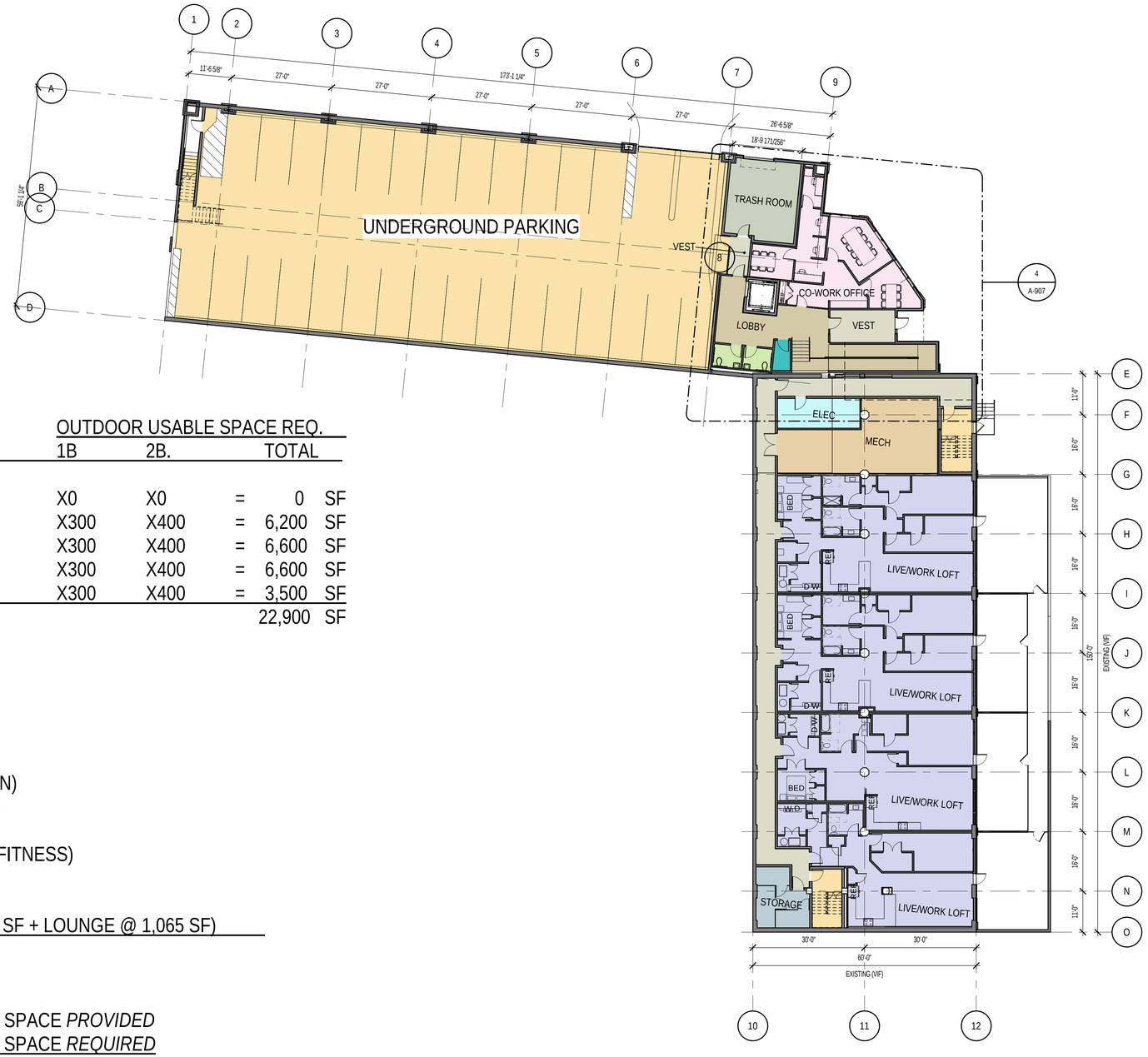
SITE PLAN

RESIDENTIAL DEVELOPMENT

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

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

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



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 2B	TOTAL	OUTDOOR USABLE SPACE REQ. 1B	2B.		TOTAL	
BSMT	4			4	X0	X0	=	0	SF
1ST FLR		14	5	19	X300	X400	=	6,200	SF
2ND FLR		14	6	20	X300	X400	=	6,600	SF
3RD FLR		14	6	20	X300	X400	=	6,600	SF
4TH FLR		9	2	11	X300	X400	=	3,500	SF
TOTAL	4	51	19	74				22,900	SF
	(5%)	(69%)	(26%)						

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***

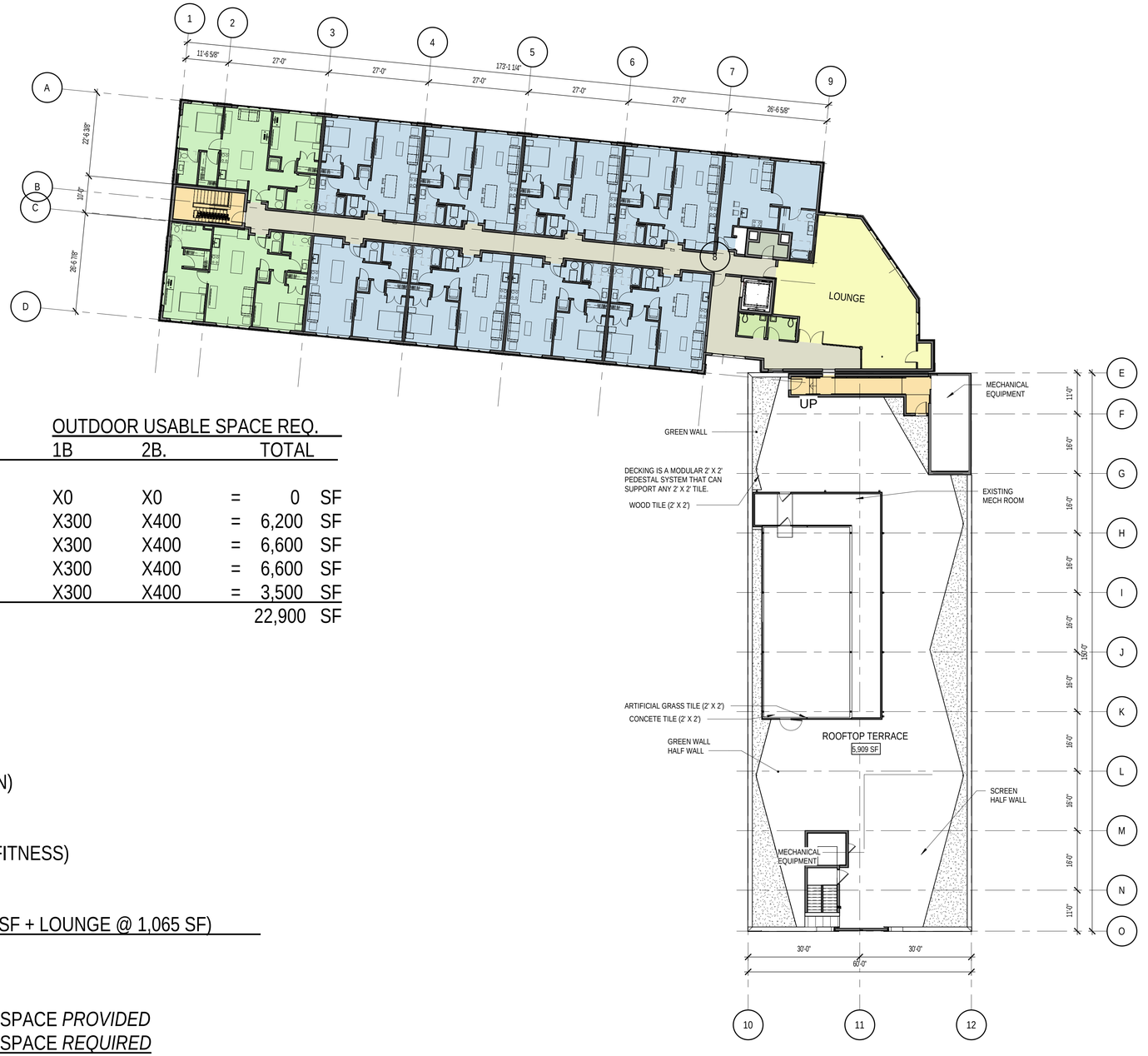
1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"

SECOND FLOOR PLAN (THIRD SIM)

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

A-911

07/28/2023



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 2B	TOTAL	OUTDOOR USABLE SPACE REQ. 1B	2B.		TOTAL	
BSMT	4			4	X0	X0	=	0	SF
1ST FLR		14	5	19	X300	X400	=	6,200	SF
2ND FLR		14	6	20	X300	X400	=	6,600	SF
3RD FLR		14	6	20	X300	X400	=	6,600	SF
4TH FLR		9	2	11	X300	X400	=	3,500	SF
TOTAL	4	51	19	74				22,900	SF
	(5%)	(69%)	(26%)						

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

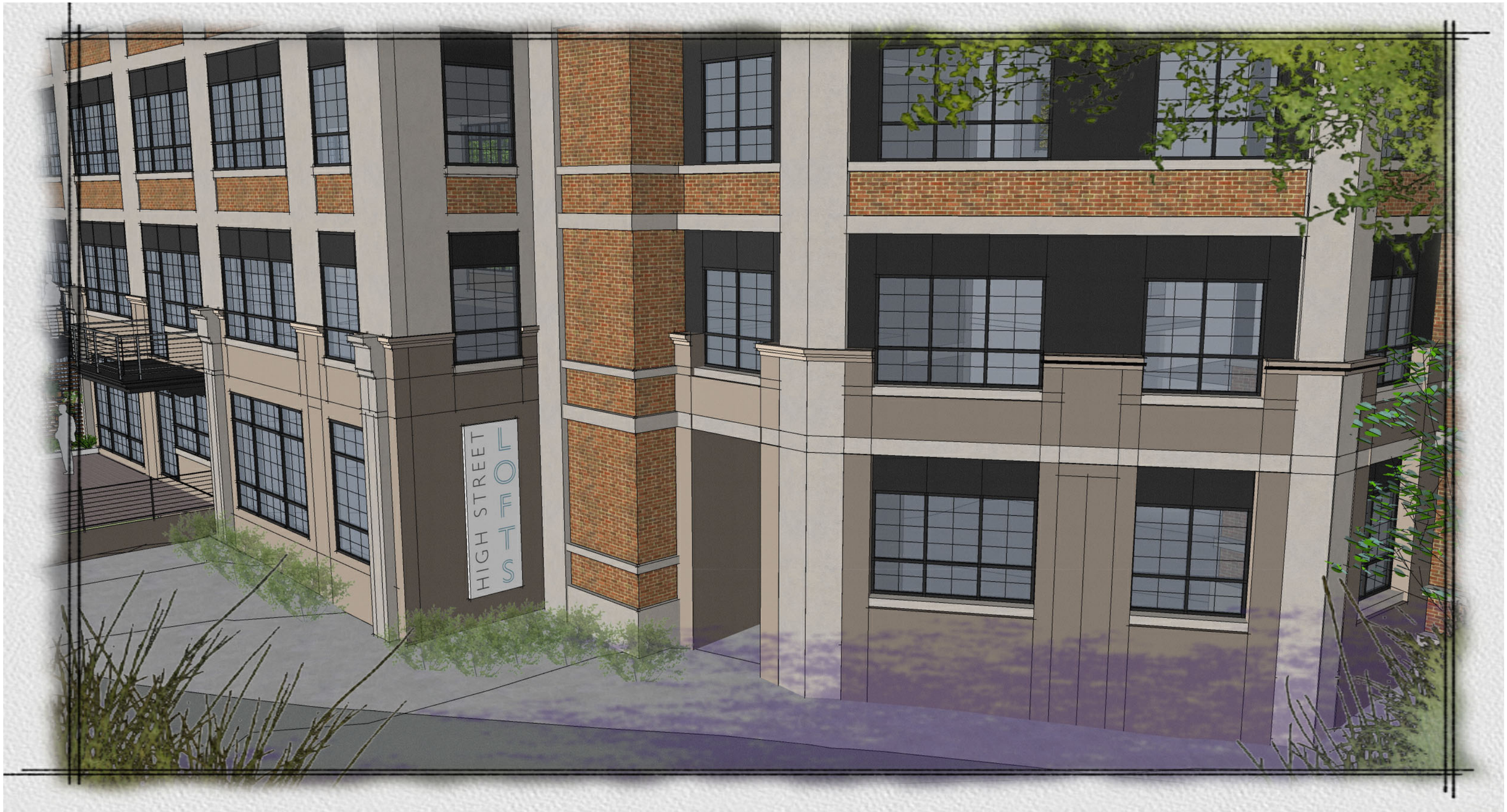
05/25/2023

PERSPECTIVE - 3

D-953

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

05/25/2023



PERSPECTIVE - 8

D-958

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

05/25/2023

KARC
PLANNING CONSULTANTS, INC.

August 3, 2023

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

RE: 27 High Street
Amendment to Approved Site Plan - SEQRA Comparison Memo

Dear Ms. Garcia,

The Applicant for the above-referenced project, 27 High Street, submitted an amended site plan to the City of Poughkeepsie Planning Board on June 27, 2023, and the proposed amendments were discussed with the Planning Board at its July 18, 2023 meeting. In support of the proposed amended site plan, below please find a SEQRA impacts analysis summary for the proposed site plan amendment.

The amended site plan will result in no change to the total approved square footage of the project. There will be minimal impacts to traffic and parking due to unit reconfiguration and the addition of a small commercial use. The following list summarizes the changes:

- Addition of 900 square feet of co-working office space that includes three (3) conference rooms, three (3) shared open cubicle desks, and one (1) shared enclosed office.
- A revised unit configuration that 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 amended unit count is 7 units greater than the previously approved total unit count.

The following assessment provides a comparison of potential environmental impacts. This assessment demonstrates that the proposed site plan amendment will not have significant impacts.

Land Use, Zoning and Public Policy
The amendment will result in no change to the total approved square footage of the project or building footprint. The primary use of the project remains residential, as originally approved, with less than 1,000 square feet of office space introduced to the project. The co-working office space is small and intended to serve residents of the immediate community that work remotely and may be in need of flexible office space outside of their home. In regards to public policy, the project continues to advance goals set out in the Poughkeepsie Housing Needs Assessment (2022) and Dutchess County Housing Needs Assessment (2022)

by adding additional quality housing stock to the region. Under the proposed amendment, the project continues to meet the purpose of the R-4 Zoning District to "provide areas for a broad range of housing types with opportunity for appropriate nonresidential uses at a fairly high density commensurate with the scale and characteristics of the city's older neighborhoods; these are areas with access to major transportation arteries and a range of community services."

Community Character/ Visual

The proposed amendment maintains the exact footprint and architectural renderings of the previously approved project. No additional analyses or mitigation measures are required.

Geology/Impact to Land

The proposed amendment maintains the exact footprint and site work of the previously approved project. No additional analyses or mitigation measures are required.

Historic and Cultural Resources

The amended site plan has no change on historic and cultural resources.

Open Space and Recreation

The proposed amendment does not include any reduction to provided outdoor open space or internal communal/recreational spaces (fitness room and lounge) that was previously approved. The site is currently characterized by limited landscaped open space. The proposed project will improve outdoor open space and indoor common space on-site significantly via the creation of balconies, fitness room, outdoor landscaped areas, and an outdoor roof terrace. The applicant is seeking a variance of 255 sq ft of open space for the amended site plan, but this deficit will have minimal to no impact on the environmental impacts of the project since new residents of the proposed development will be adequately served by the 21,500 sq. ft of proposed open space on-site, and both residents of the building and neighborhood will be served by improved outdoor spaces within the immediate vicinity, including the newly upgraded Malcolm X Park and forthcoming Urban Rail Trail along the former CSX rail line, with direct connection to Dutchess County Rail Trail / The Empire Trail.

Traffic

The addition of seven (7) residential units and 900 sq. ft. of office space will have minimal impact on traffic levels versus what was previously approved and will not have an adverse impact on parking within the neighborhood. Based on ITE trip generation standards[1], the addition of 7 low- to mid-rise apartment units is estimated to generate an additional 35 ADT (average daily trips). However, this number is expected to be lower than ITE standards due to the more urban nature of the neighborhood, lower local rates of car ownership, and the availability of office / co-working space on site. Regarding adverse impacts, the previous established use on-site - general office use - had an estimated ADT of 323 trips (11.7 trips per 1,000 SF of

[1] Trip Generation. By ITE Technical Council Committee A6A. https://nacto.org/docs/usdg/trip_generation_ite.pdf

office space[1]). The proposed use of 74 residential units is estimated to generate 370 ADT in total, which is somewhat larger but generally similar to traffic generated by the previous use. Thus, there will be no adverse traffic impacts related to the proposed site plan amendment.

Energy

The average one- and two-bedroom apartment uses 20-30kWh of electricity per day. That translates to around 900kWh per month. With the addition of seven (7) residential units, we anticipate the prosed amendment will lead result in the addition of 175 kWh of electricity use per day, and approximately 6,300 kWh per month. The proposed coworking office space is anticipated to generate and additional 5kWh[2] of electricity use per day, and approximately 250kWh per month. The amendment results in an additional energy usage of 6,550 kWh per month. The project will utilize existing utility lines and meet energy code requirements. There will be no adverse impacts to energy infrastructure from the proposed amendment.

Water Supply, Wastewater, and Solid Waste

The addition of seven (7) residential units will add 770 GPD of water demand and additional sewer flow to the project. The addition of the co-working office space will add 15 GPD per user. Assuming an average of 6 users per day will result in an addition of 90 GPD water demand and additional sewer flow. Thus, the proposed amendments will add a total 860 GDP of water demand and sewer flow to the project. As noted on the approved and signed site plan, the applicant has worked with the City Engineering Department and Fire Department to include the installation of a new waterline as part of the project. With these proposed improvements, the proposed water and sewer infrastructure will continue to have adequate capacity to serve the additional 860 GDP.

No changes to the projects approved SWPPP are required as no changes to the site or building footprint are proposed. The approved August 31, 2021 SWPPP remains accurate for the amended project.

Hazardous Materials and Human Health

The amended plan results in no change to hazardous materials. No additional analyses or mitigation measures are required.

Noise and Air

The amended plan results in no change to noise and air conditions. No additional analyses or mitigation measures are required.

[2] The propose co-working space will not be a traditional office building. Thus, in order to calculate energy usage we used calculations based on a per user calculation rather than square footage. As the average PC uses 100W of electricity, we can assume that each use of the space may work for a total of 8 hours per day, utilizing (100 x 8)/1000 = 0.8kWh per day. With an anticipated 6 users per day, the additional energy usage of the space will be (600 x 8)/1000 = 4.8kWh per day. All overhead lighting, HVAC, etc. of the space was already considered within the initial SEQRA review as part of the originally proposed square footage.

KARC
PLANNING CONSULTANTS, INC.

Construction

The amended plan results in no change in impacts related to construction as there is no change in building size or footprint.

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

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).

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.

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:

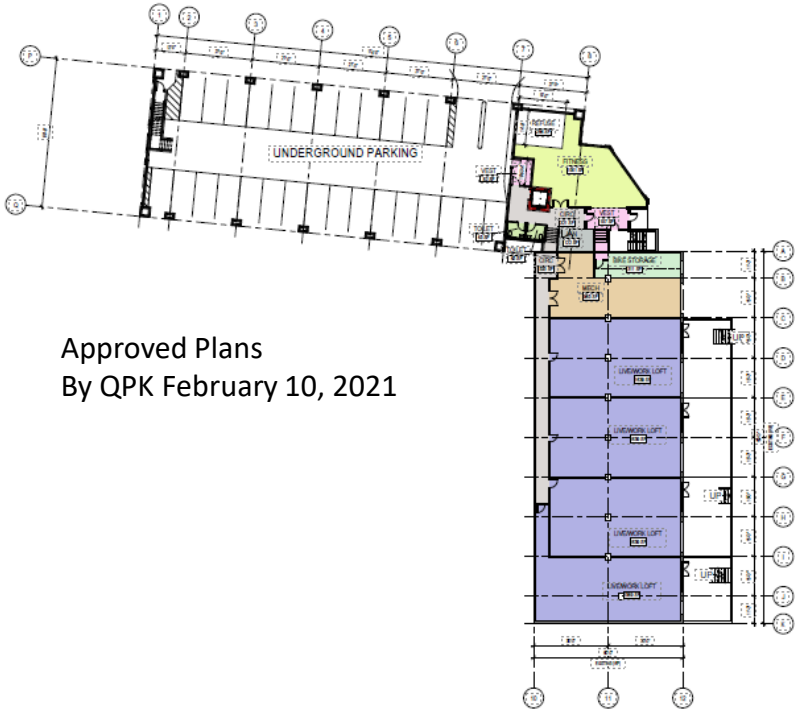
Site Environmental Assessment

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.

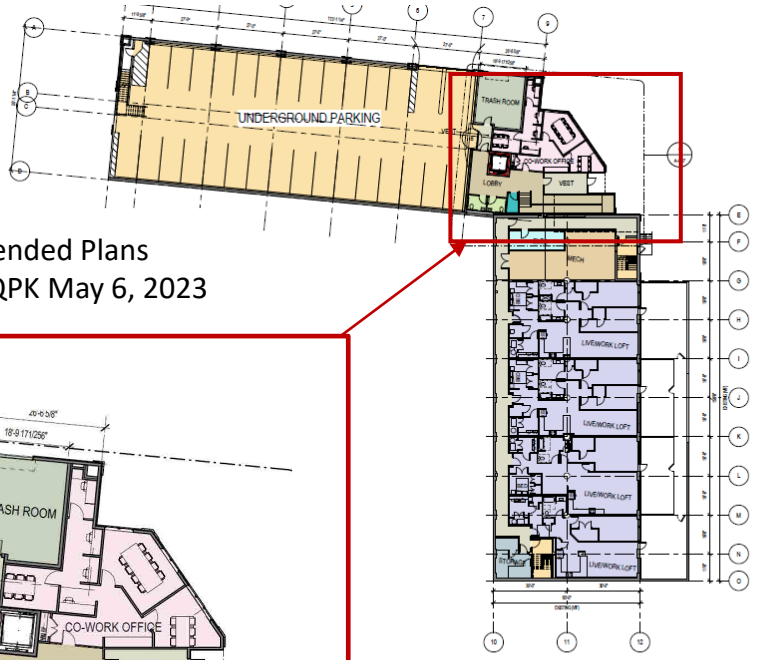
For more Information: E-mail Us

Refine This Search

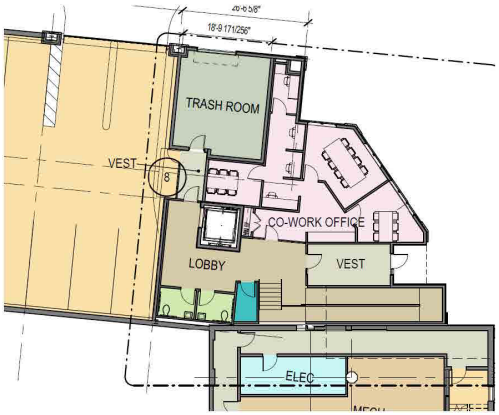
BASEMENT LEVEL



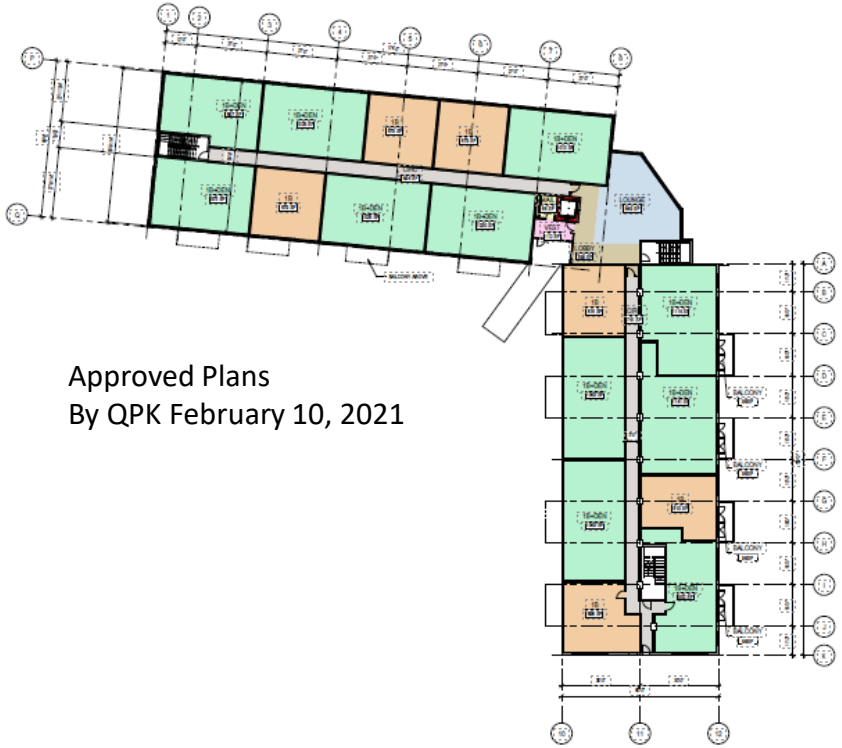
Approved Plans
By QPK February 10, 2021



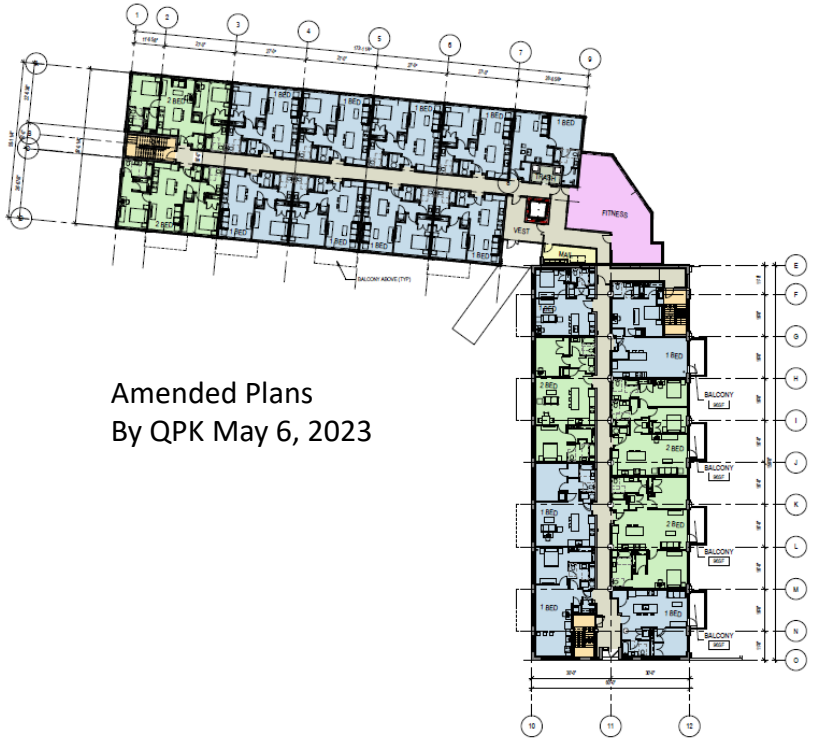
Amended Plans
By QPK May 6, 2023



FIRST FLOOR PLAN

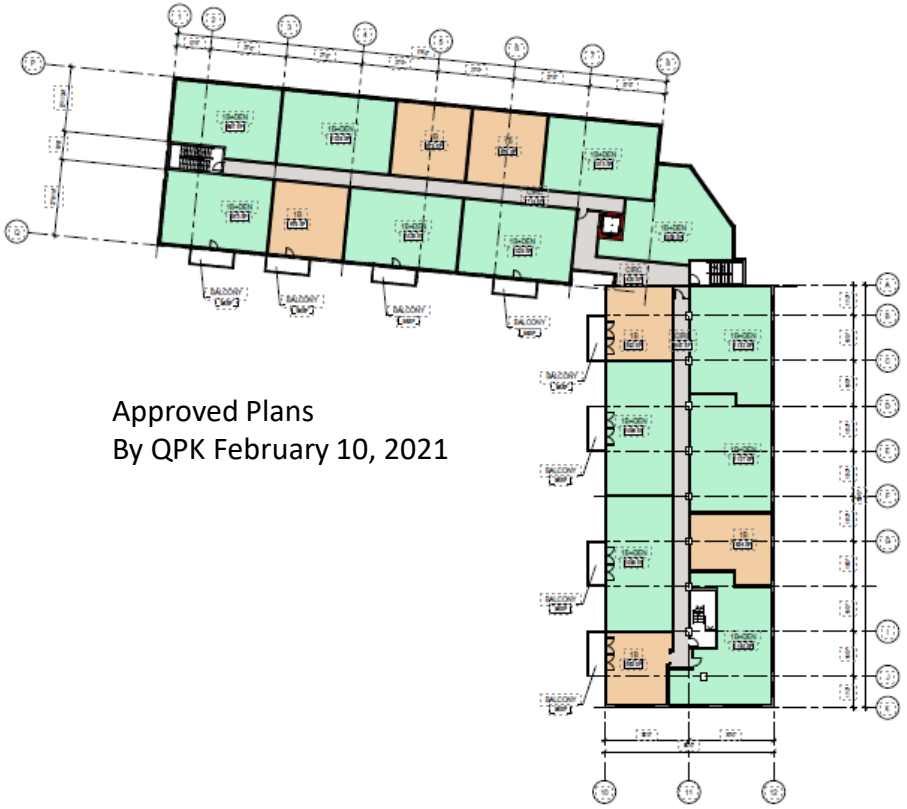


Approved Plans
By QPK February 10, 2021

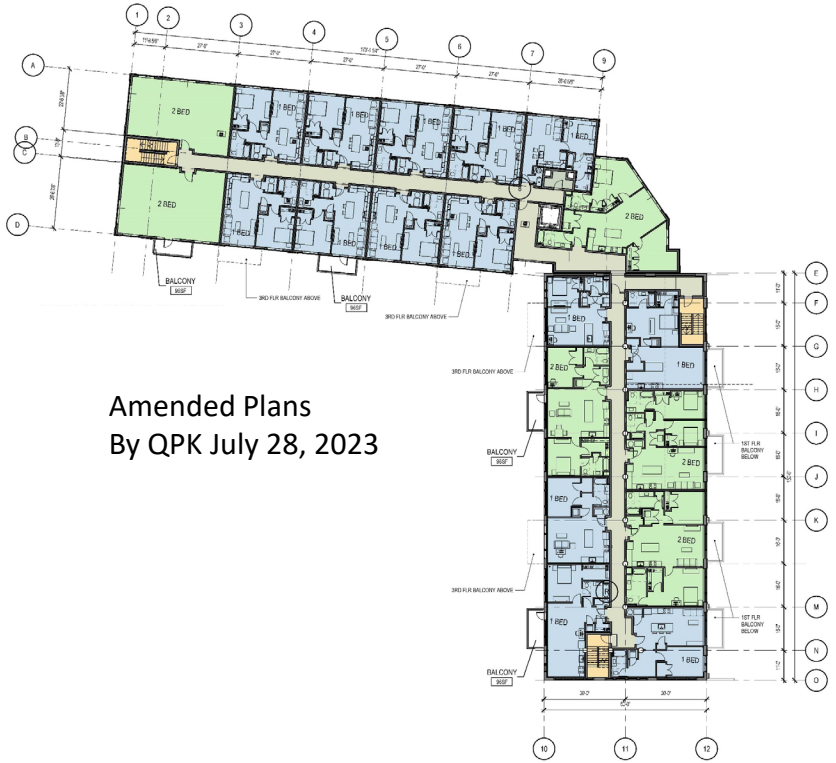


Amended Plans
By QPK May 6, 2023

SECOND/THIRD FLOOR PLAN

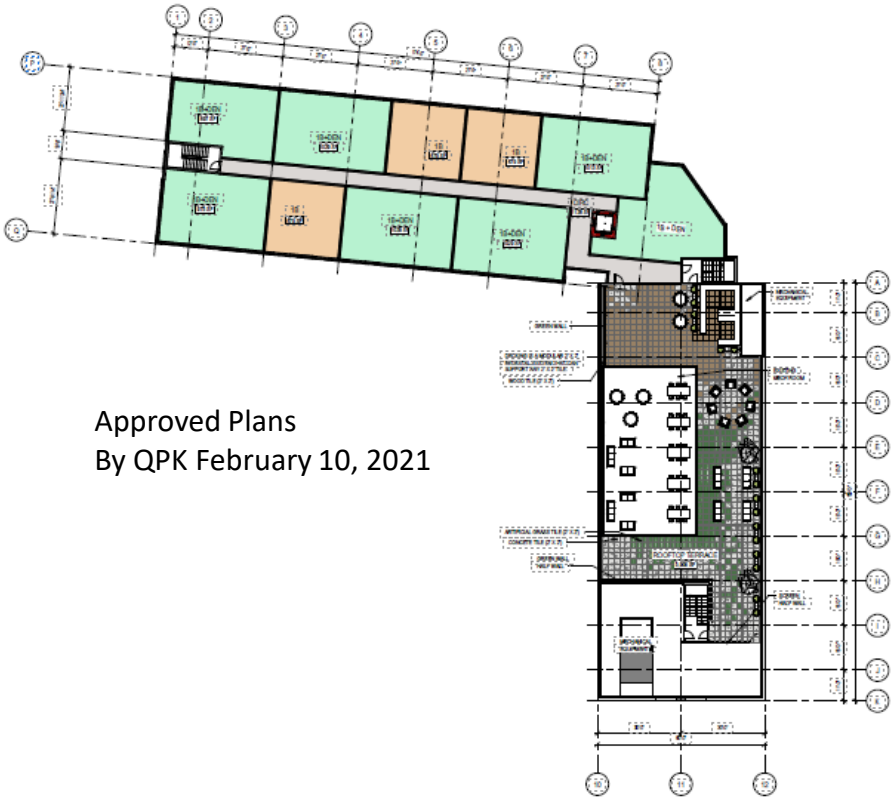


Approved Plans
By QPK February 10, 2021

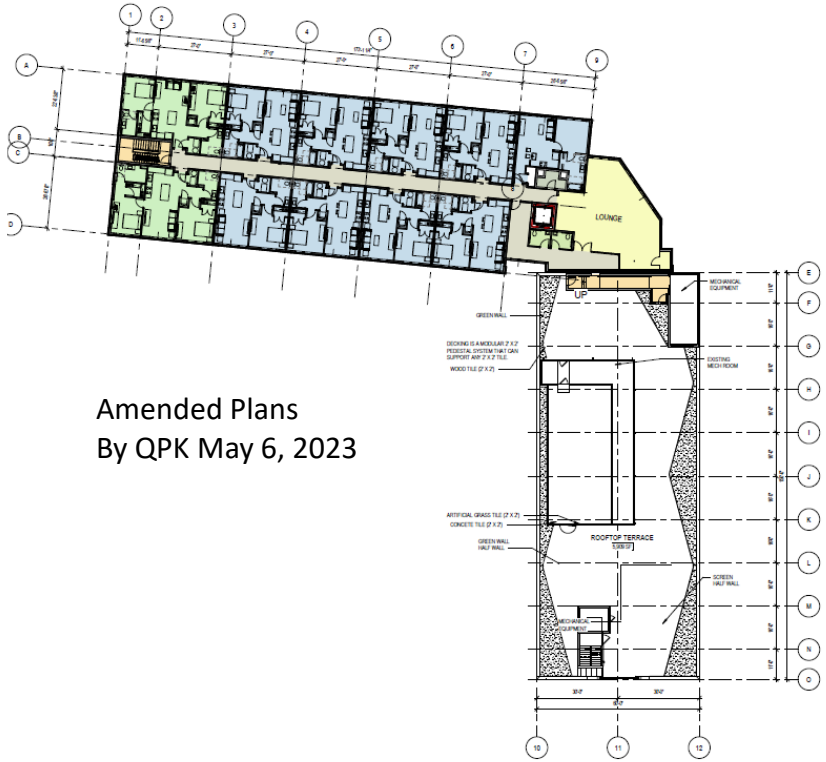


Amended Plans
By QPK July 28, 2023

FOURTH FLOOR + ROOF PLAN



Approved Plans
By QPK February 10, 2021



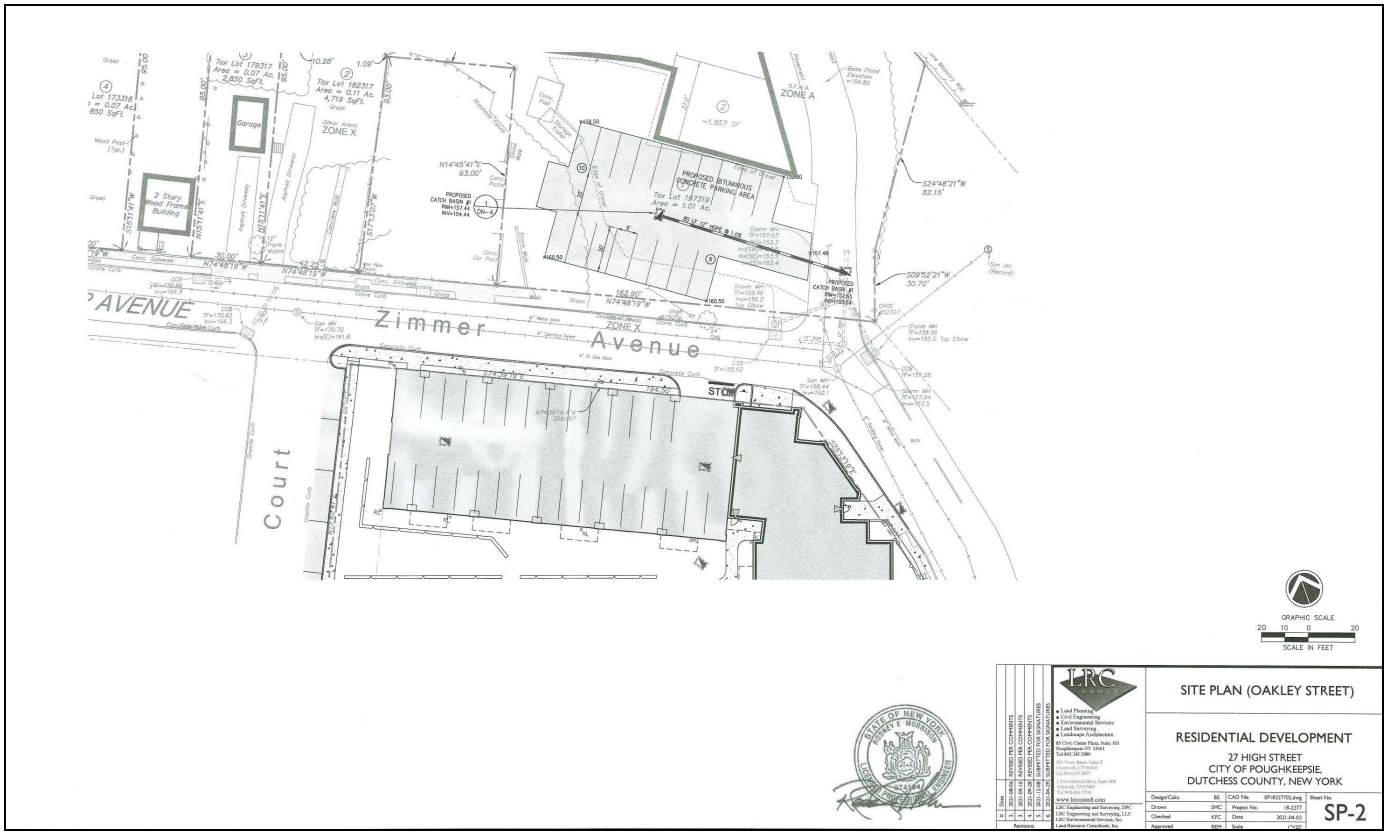
Amended Plans
By QPK May 6, 2023

KARC
PLANNING CONSULTANTS, INC.

Corporation Counsel Request #1

Please provide clear indication that there is available parking at 9 W. Oakley Street. Provided information should include a plan of the parking lot, the uses within the building at 9 W. Oakley Street and the square footage of each.

Please note that a drawing of the parking facility at 9 W Oakley Street was provided on sheet SP-2 in the May 2, 2022 plan set that was submitted and signed by all parties. This sheet should be on file with the City of Poughkeepsie, but please let us know if an additional hard copy is required. This sheet will also be included within the revised submission for signature, pending Planning Board approval of the proposed amendment. A screenshot of the sheet is included below for ease of reference, as is a photograph showing existing conditions of the lot.



A list of current tenants at 9 W. Oakley is provided below, along with the square footage of each space and each tenants current utilization of parking. Please note that it is very rare for all tenants to be on-site at one time. However, assuming all tenants were parked on-site, the current utilization would be 8 parking spaces.

9 W Oakley Tenants and Square Footage (9 W Oakley = 16,570 SF)

Dutchess County Sherriff's Office 8,274 SF	1 parking space & 2 storage containers Dead Storage
DC Emergency Services 2,585 SF	1 parking space Dead Storage
Hudson Valley Rug Cleaners, LLC 2,094 SF	1-2 parking spaces Rug cleaning - one person operation
Lyndsey Roofing, LLC 1,406 SF	1 parking space Storage for roofing contractor
PuroClean Professional Restoration 768 SF	1 parking space Office and storage for Fire and Water remediation company
Outland Woodworking Co, LLC 1,445 SF	2 parking spaces High-end cabinetry woodworking shop

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

SITE PLAN SUBMISSION SET

FOR

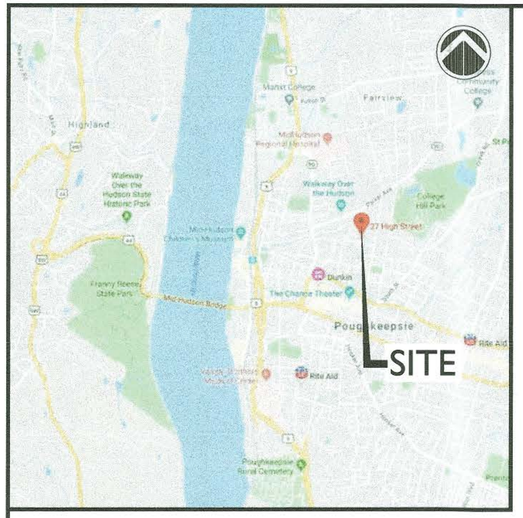
RESIDENTIAL DEVELOPMENT

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

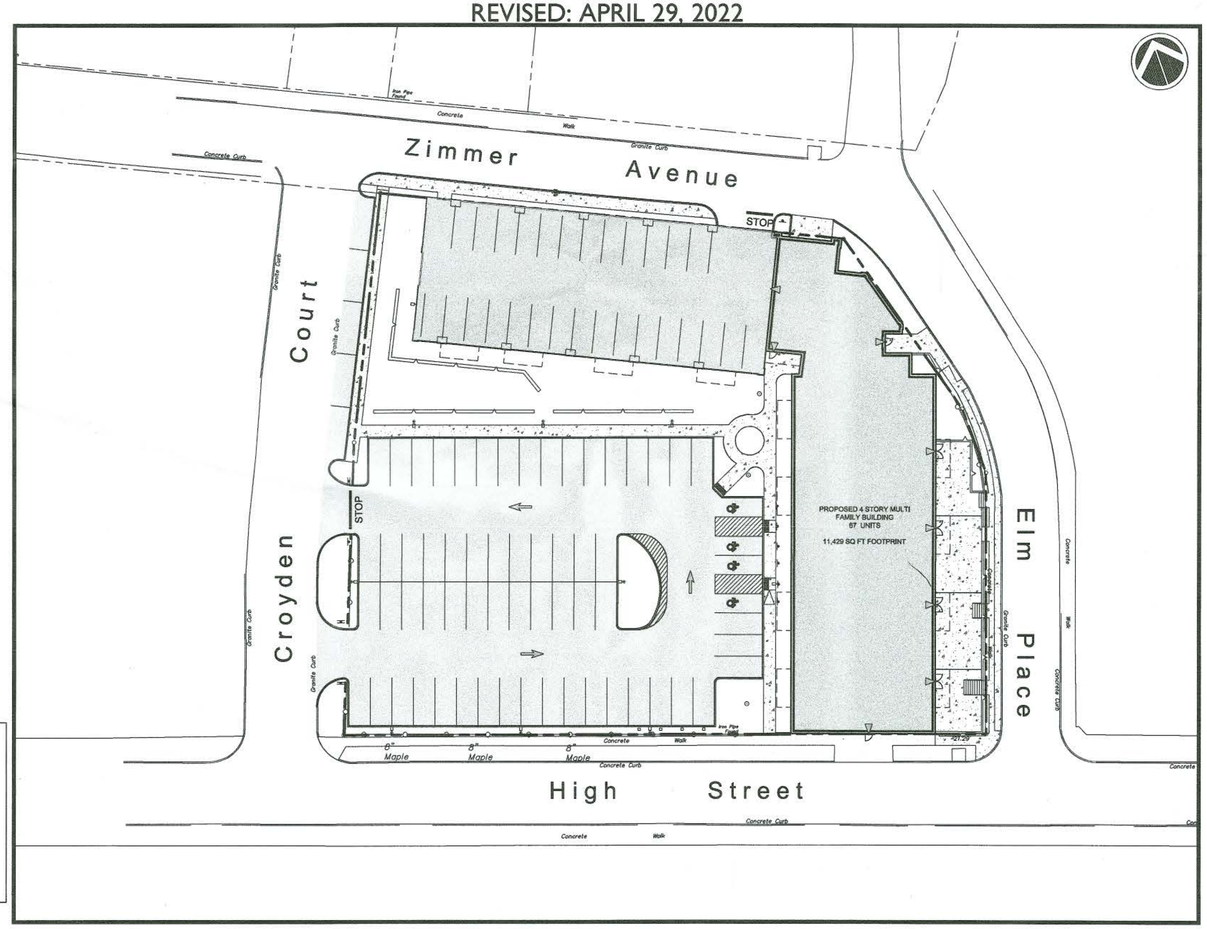


VICINITY MAP

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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- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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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

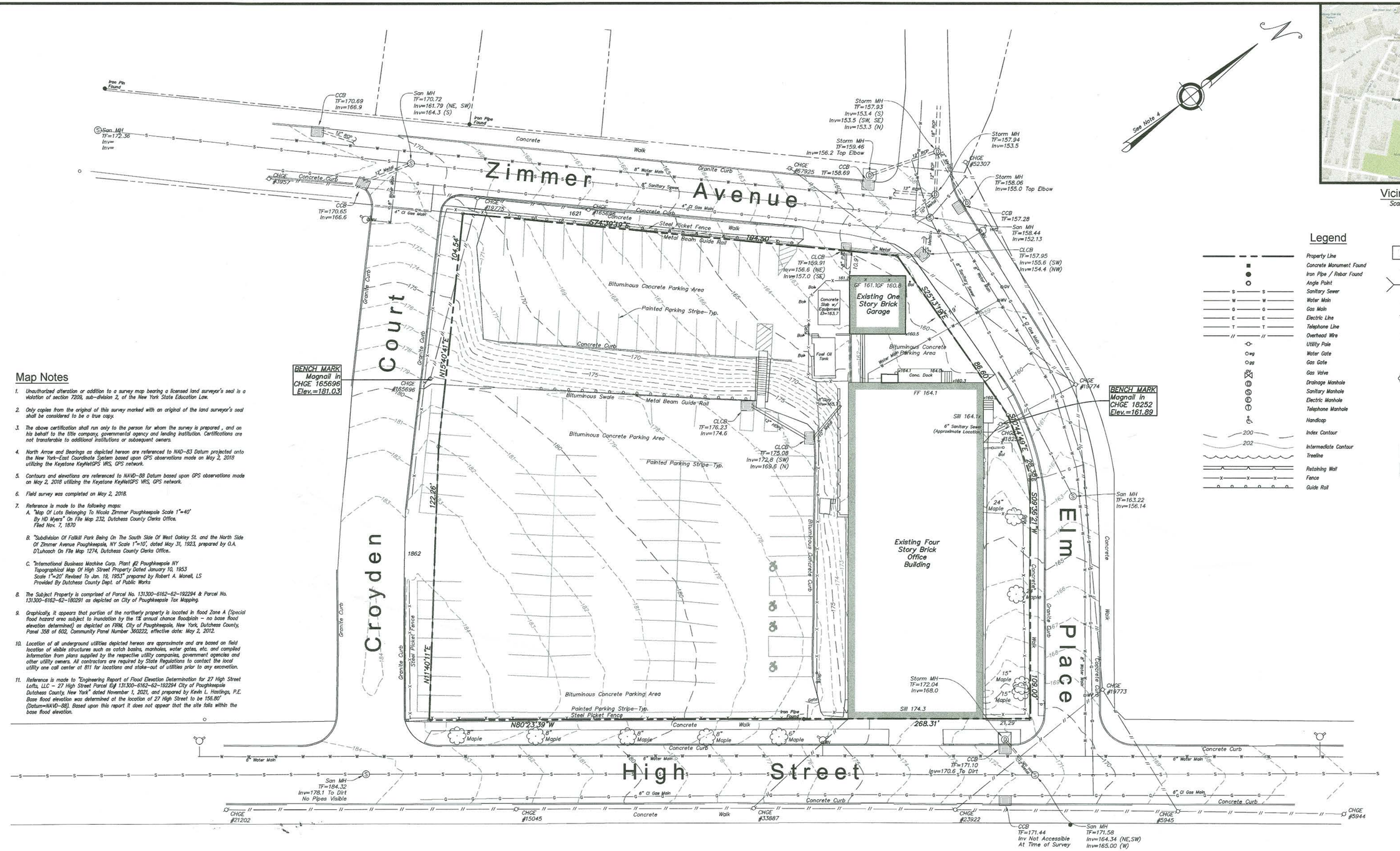
OWNER / APPLICANT:

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: 7/1/22
DATE SIGNED:
CONDITION(S)
APPLICANT TO RETURN TO PLANNING BOARD FOR APPROVAL OF PARKING WAIVER ARRANGEMENTS WHEN FINALIZED.

FIRE CHIEF
POLICE CHIEF 7-1-22
BUILDING INSPECTOR
CITY ENGINEER 6/28/2022
COMMISSIONER OF PUBLIC WORKS 6/28/22

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



Vicinity Map
Scale: 1"=500'

Legend

- Property Line
- Concrete Monument Found
- Iron Pipe / Rebar Found
- Angle Point
- Sanitary Sewer
- Water Main
- Gas Main
- Electric Line
- Telephone Line
- Overhead Wire
- Utility Pole
- Water Gate
- Gas Gate
- Gas Valve
- Drainage Manhole
- Sanitary Manhole
- Electric Manhole
- Telephone Manhole
- Handicap
- Index Contour
- Intermediate Contour
- Treeline
- Retaining Wall
- Fence
- Guide Rail
- Concrete Surface
- 234x0 Existing Spot Grade
- Guy Wire
- Deciduous Tree
- Coniferous Tree
- Shrub
- Fence Post
- Lamp Post
- Light Pole
- Sign
- Bol Bollard
- Hydrant
- Yard Drain
- Curbless Catch Basin
- Catch Basin

Map Notes

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared , and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow and Bearings as depicted hereon are referenced to NAD-83 Datum projected onto the New York-East Coordinate System based upon GPS observations made on May 2, 2018 utilizing the Keystone KeyNetGPS VRS, GPS network.
5. Contours and elevations are referenced to NAVD-88 Datum based upon GPS observations made on May 2, 2018 utilizing the Keystone KeyNetGPS VRS, GPS network.
6. Field survey was completed on May 2, 2018.
7. Reference is made to the following maps:
   A. "Map Of Lots Belonging To Nicola Zimmer Poughkeepsie Scale 1"=40' By HD Myers" On File Map 232, Dutchess County Clerks Office. Filed Nov. 7, 1870
   B. "Subdivision Of Falkill Park Being On The South Side Of West Oakley St. and the North Side Of Zimmer Avenue Poughkeepsie, NY Scale 1"=10', dated May 31, 1923, prepared by O.A. D'Luhosch On File Map 1274, Dutchess County Clerks Office..
   C. "International Business Machine Corp. Plant #2 Poughkeepsie NY Topographical Map Of High Street Property Dated January 10, 1953 Scale 1"=20' Revised To Jan. 10, 1953" prepared by Robert A. Monell, LS Provided By Dutchess County Dept. of Public Works
8. The Subject Property is comprised of Parcel No. 131300-6162-62-192294 & Parcel No. 131300-6162-62-180291 as depicted on City of Poughkeepsie Tax Mapping.
9. Graphically, it appears that portion of the northerly property is located in flood Zone A (Special flood hazard area subject to inundation by the 1% annual chance floodplain - no base flood elevation determined) as depicted on FIRM, City of Poughkeepsie, New York, Dutchess County, Panel 358 of 602, Community Panel Number 360222, effective date: May 2, 2012.
10. Location of all underground utilities depicted hereon are approximate and are based on field location of visible structures such as catch basins, manholes, water gates, etc. and compiled information from plans supplied by the respective utility companies, government agencies and other utility owners. All contractors are required by State Regulations to contact the local utility one call center at 811 for locations and stake-out of utilities prior to any excavation.
11. Reference is made to "Engineering Report of Flood Elevation Determination for 27 High Street Lofts, LLC - 27 High Street Parcel ID# 131300-6162-62-192294 City of Poughkeepsie Dutchess County, New York" dated November 1, 2021, and prepared by Kevin L. Hastings, P.E. Base flood elevation was determined at the location of 27 High Street to be 156.80' (Datum=NAVD-88). Based upon this report it does not appear that the site falls within the base flood elevation.

Certification

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

STATE OF NEW YORK JOHN P. WAGENBLATT 050547 LICENSED LAND SURVEYOR

John P. Wagenblatt

JOHN WAGENBLATT, L.S. Lic. No. 050547

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 Inch = 20 ft.

Deed References
Book 1780 / Page 345

Total Parcel Area
53,747 S.F.
1.234 Acres

#	Date	Revisions
1.	2021-06-04	REVISED PER COMMENTS
2.	2021-08-04	REVISED PER COMMENTS
3.	2021-09-10	REVISED PER COMMENTS
4.	2021-09-28	REVISED PER COMMENTS
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EXISTING CONDITIONS

RESIDENTIAL DEVELOPMENT

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

Design/Calcs	BS	CAD File	EX18227701.dwg
Drawn	SMC	Project No.	18-2277
Checked	KFC	Date	2021-04-02
Approved	REM	Scale	1"=20'

Sheet No. EX-1

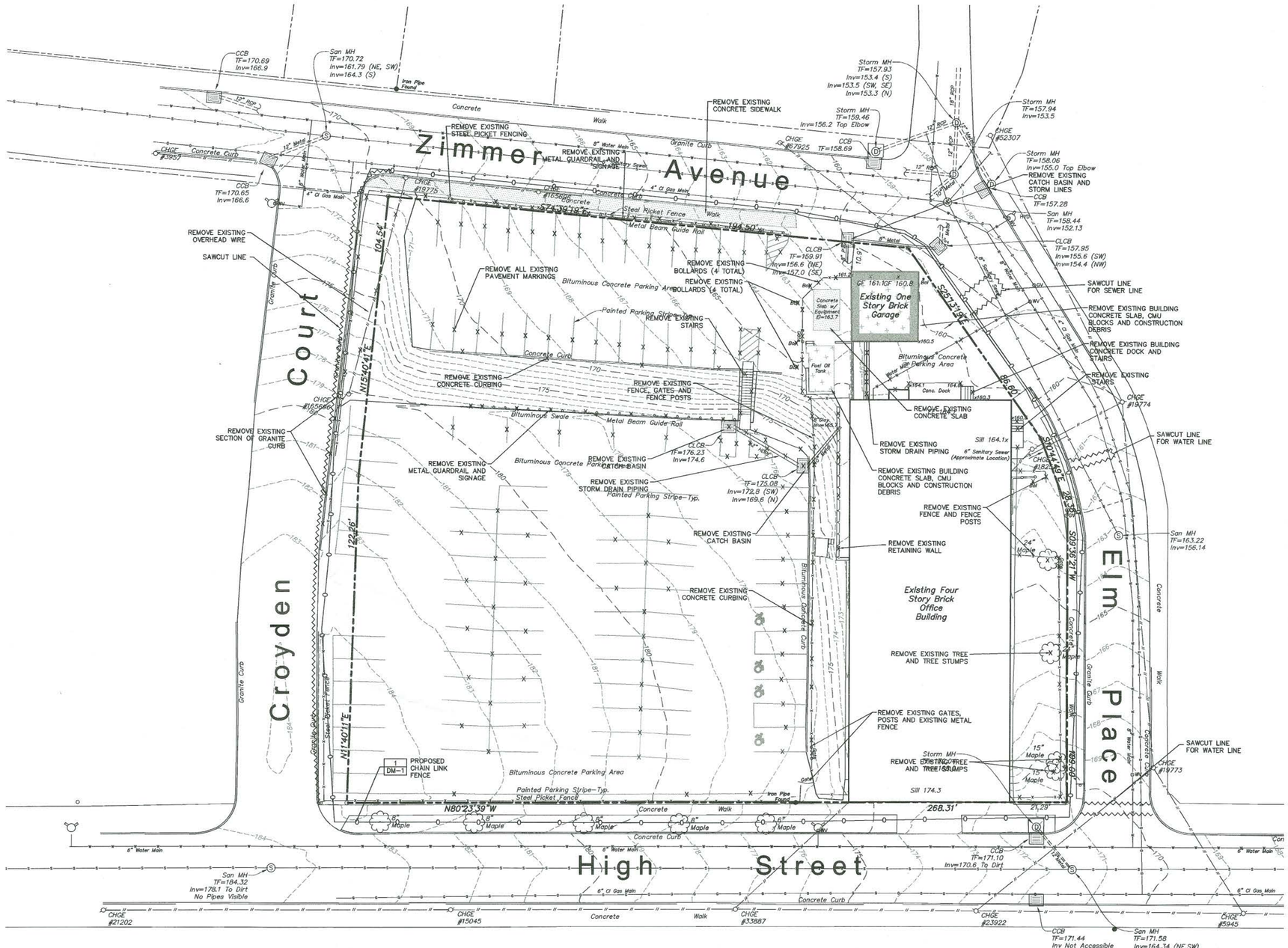
X:\JOBS\Jobs 2018\18-2277-Page Park - High Street\DWG\EX18227701.dwg

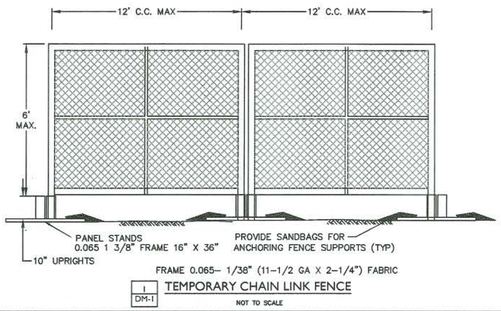
DEMOLITION NOTES:

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

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1.	2021-08-06	REVISED PER COMMENTS
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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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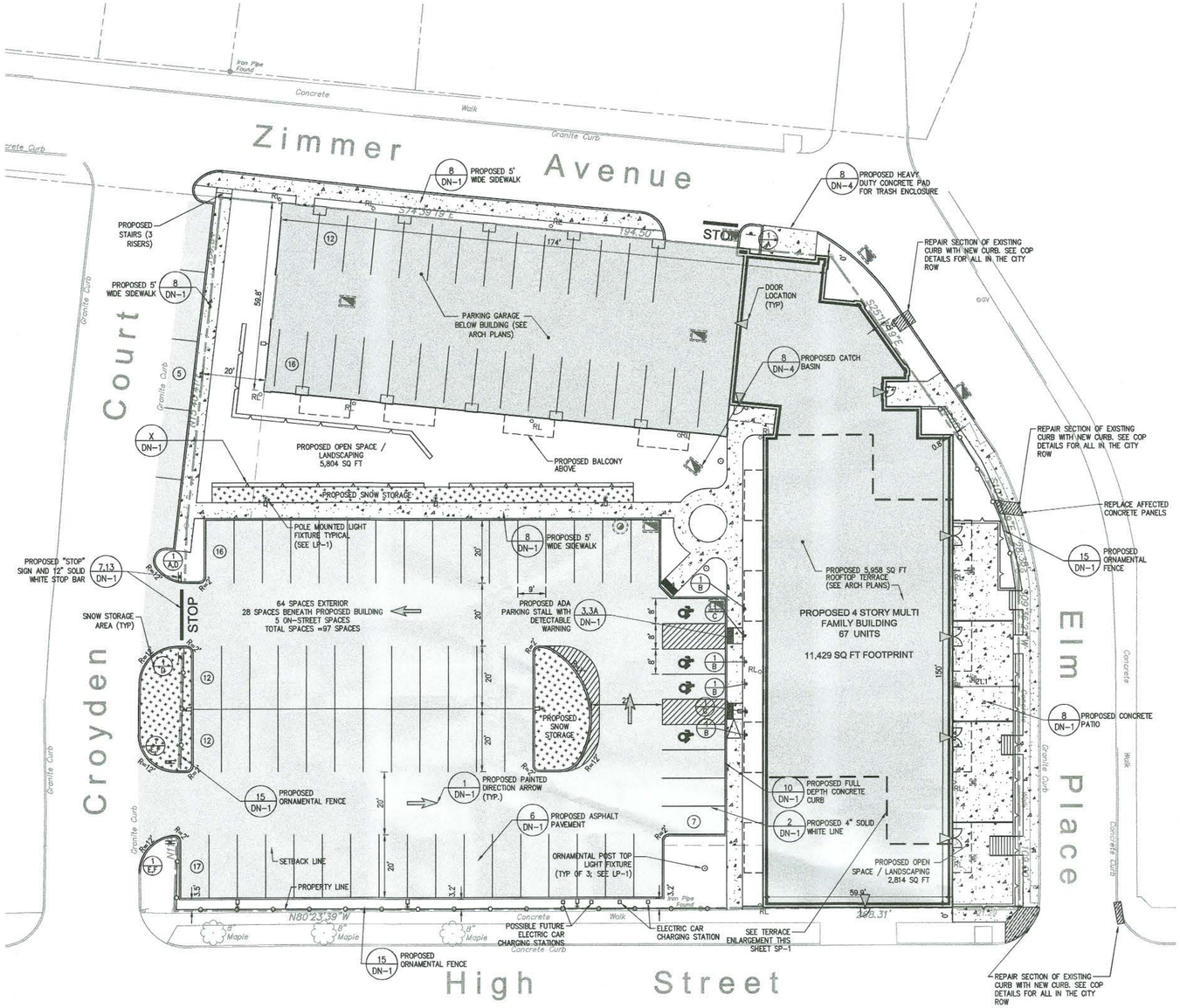
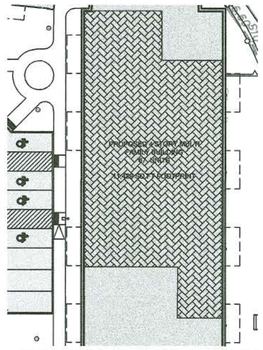
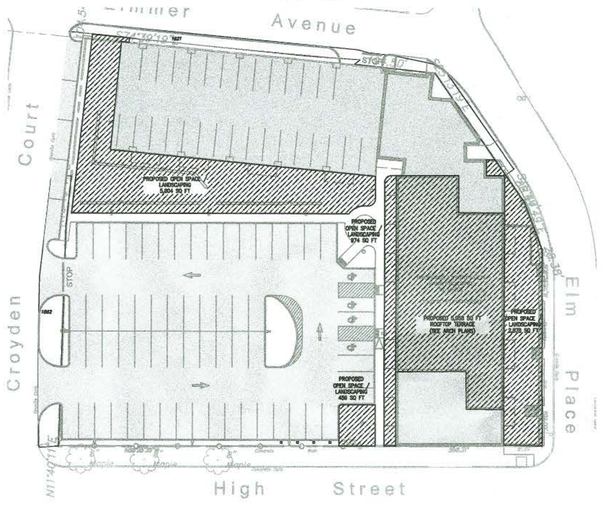




TERRACE ENLARGEMENT

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

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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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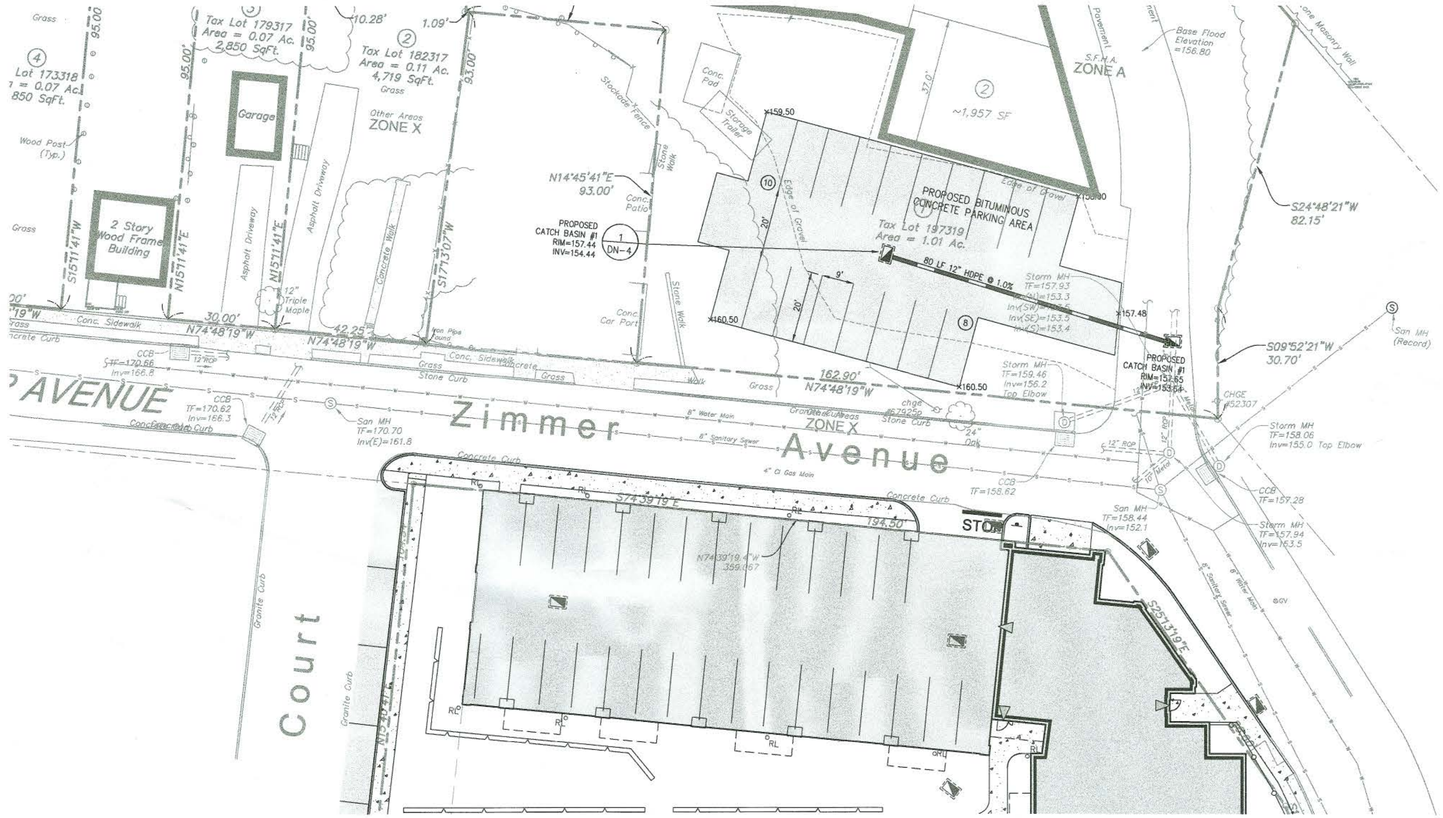

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071164

#	Date	Revisions
2.	2021-08-06	REVISED PER COMMENTS
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SITE PLAN (OAKLEY STREET)

RESIDENTIAL DEVELOPMENT

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

Design/Calcs	BS	CAD File	SP18227702.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	SP-2
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	1"=20'	

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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

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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6.		

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SITE GRADING PLAN

RESIDENTIAL DEVELOPMENT

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GRADING AND DRAINAGE NOTES

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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

Zimmer Avenue
Croyden Court
High Street
PROPOSED 4 STORY MULTI FAMILY BUILDING 67 UNITS
11,429 SQ FT FOOTPRINT
PROPOSED CATCH BASIN #5 RIM=160.80 INV=158.00 (6") INV=157.47
PROPOSED 6" ROOF LEADER
40 LF 8" HDPE @ 4.00%
PROPOSED CATCH BASIN #5 RIM=182.00 INV=158.90
108 LF 12" HDPE @ 1.05%
30 LF 12" HDPE @ 1.0%
PROPOSED CATCH BASIN #4 RIM=160.87 INV=157.77
38 LF 12" HDPE @ 4.0%
PROPOSED CATCH BASIN #3 RIM=173.90 INV IN=171.00 (6") INV IN=170.74 (12") INV OUT=159.29
26 LF 12" HDPE @ 1.0%
PROPOSED STORM MANHOLE (DMH-1) RIM=175.30 INV=171.00
PROPOSED (15) SC-740 UNDERGROUND CHAMBERS BOTTOM CHAMBER=170.50 BOTTOM STONE=170.00
PROPOSED INSERTA TEE
PROPOSED INSPECTION PORT (TYP.)
PROPOSED CATCH BASIN #2 RIM=174.70 INV OUT=170.70
30 LF 12" HDPE @ 2.33%
PROPOSED CATCH BASIN #1 RIM=175.40 INV IN=172.90 INV OUT=171.40
PROPOSED 4" ROOF LEADER
PROPOSED 6" ROOF LEADER
REPLACE EXISTING CATCH BASIN WITH PROPOSED CATCH BASIN #7 RIM=157.95 INV IN=155.60 (12") INV IN=155.60 (8") INV OUT=154.40
48 LF 8" HDPE @ 4.10%
SAWCUT LINE
PROPOSED AREA DRAIN #3 RIM=160.20 INV=157.57
55 LF 8" HDPE @ 5.67%
PROPOSED AREA DRAIN #2 RIM=164.10 INV=160.69
34 LF 8" HDPE @ 1.0%
PROPOSED INLINE DRAIN #2 RIM=164.1 INV=161.03
33 LF 8" HDPE @ 1.0%
PROPOSED INLINE DRAIN #1 RIM=164.10 INV=161.36
24 LF 8" HDPE @ 1.0%
PROPOSED AREA DRAIN #1 RIM=164.10 INV=161.60
PROPOSED ELECTRIC CAR CHARGING STATION
ELECTRIC CAR CHARGING STATION
CCB TF=170.69 Inv=166.9
CCB TF=170.65 Inv=166.6
CCB TF=171.10 Inv=170.6 To Dirt
CCB TF=157.28
CCB TF=152.69
Storm MH TF=157.93 Inv=153.4 (S) Inv=153.5 (SW, SE) Inv=153.3 (N)
Storm MH TF=159.46 Inv=156.2 Top Elbow
Storm MH TF=157.94 Inv=153.5
Storm MH TF=158.06 Inv=155.0 Top Elbow
CHGE #52307
CHGE #57925
CHGE #3957
CHGE #19774
CHGE #19773
CHGE #21202
CHGE #15045
CHGE #33887
CHGE #23922
CHGE #5945
Iron Pipe Found
Concrete Walk
Granite Curb
Concrete Curb
8" Water Main
8" Sanitary Sewer
4" Cl Gas Main
6" Cl Gas Main
12" RCP
18" RCP
N80°23'39"W 288.31'
42.20'
Maple

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK RODNEY E MORRISON LICENSED PROFESSIONAL ENGINEER 074184

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SITE DRAINAGE PLAN

RESIDENTIAL DEVELOPMENT

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

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

Sheet No. SD-1

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CONTRACTOR NOTE

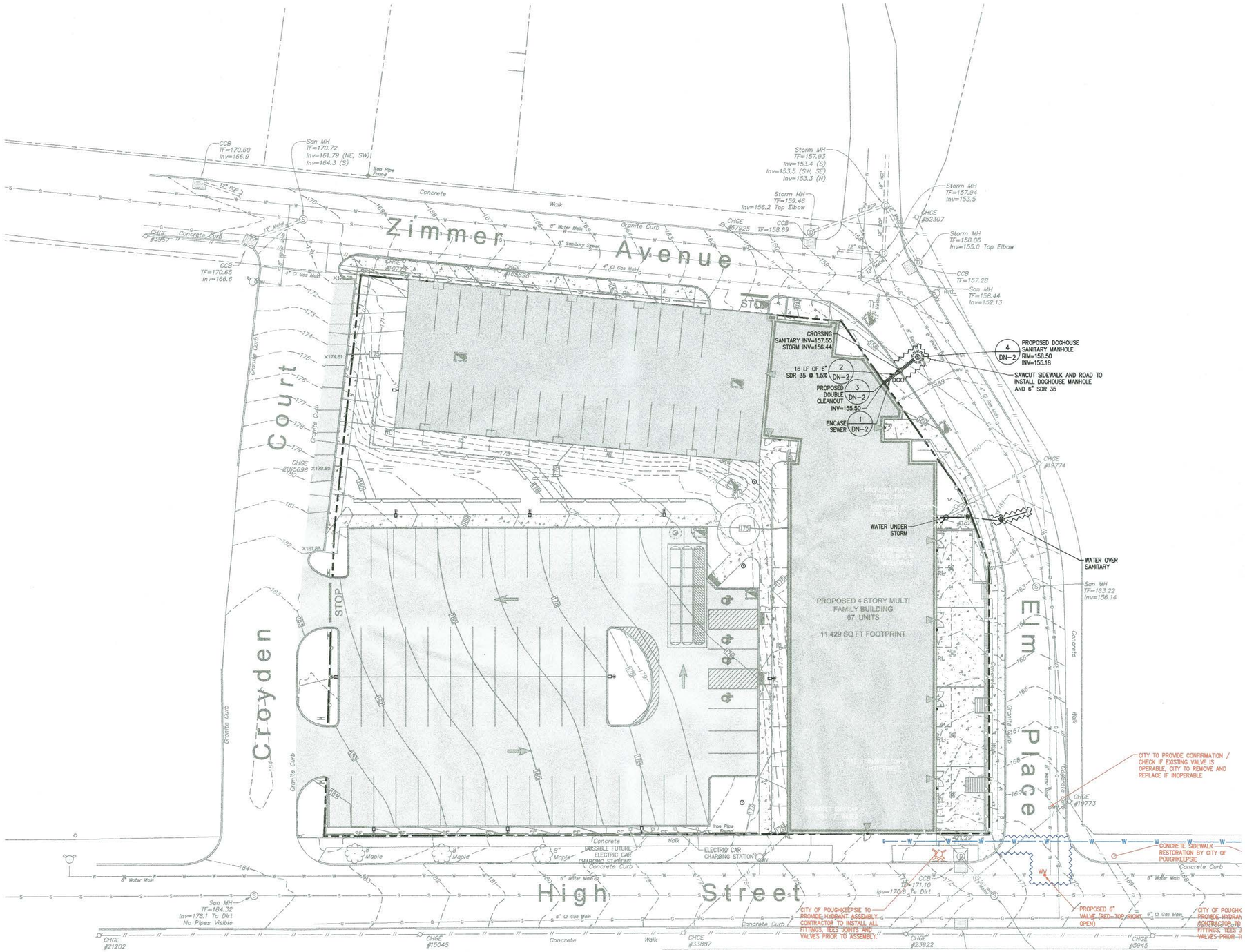
1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.

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
LICENSED PROFESSIONAL ENGINEER
074184

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2.	2021-09-10	REVISED PER COMMENTS
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6.		

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UTILITIES PLAN

RESIDENTIAL DEVELOPMENT

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

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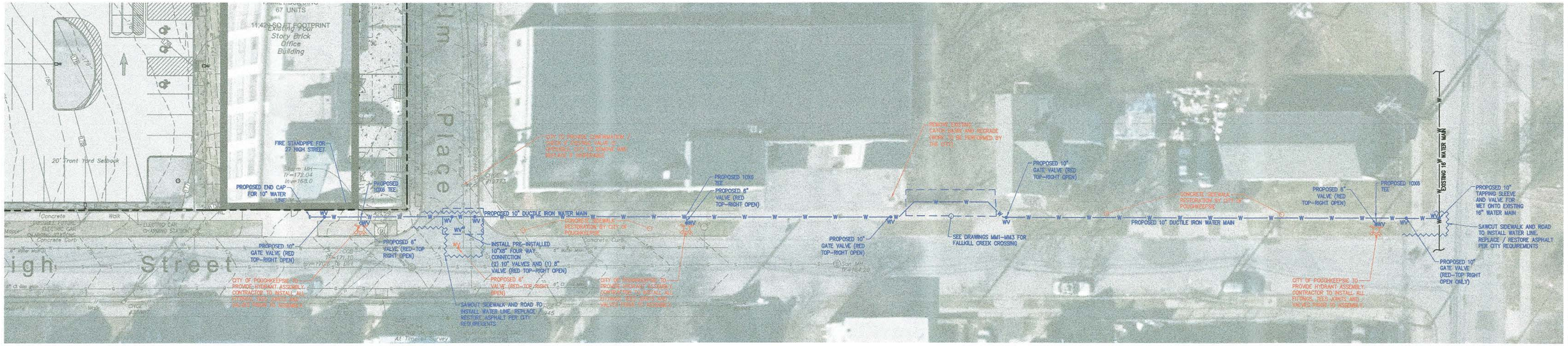

COLOR LEGEND:

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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UTILITIES PLAN (N. HAMILTON)

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
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Design/Calcs	BS	CAD File	UT18227702.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	UT-2
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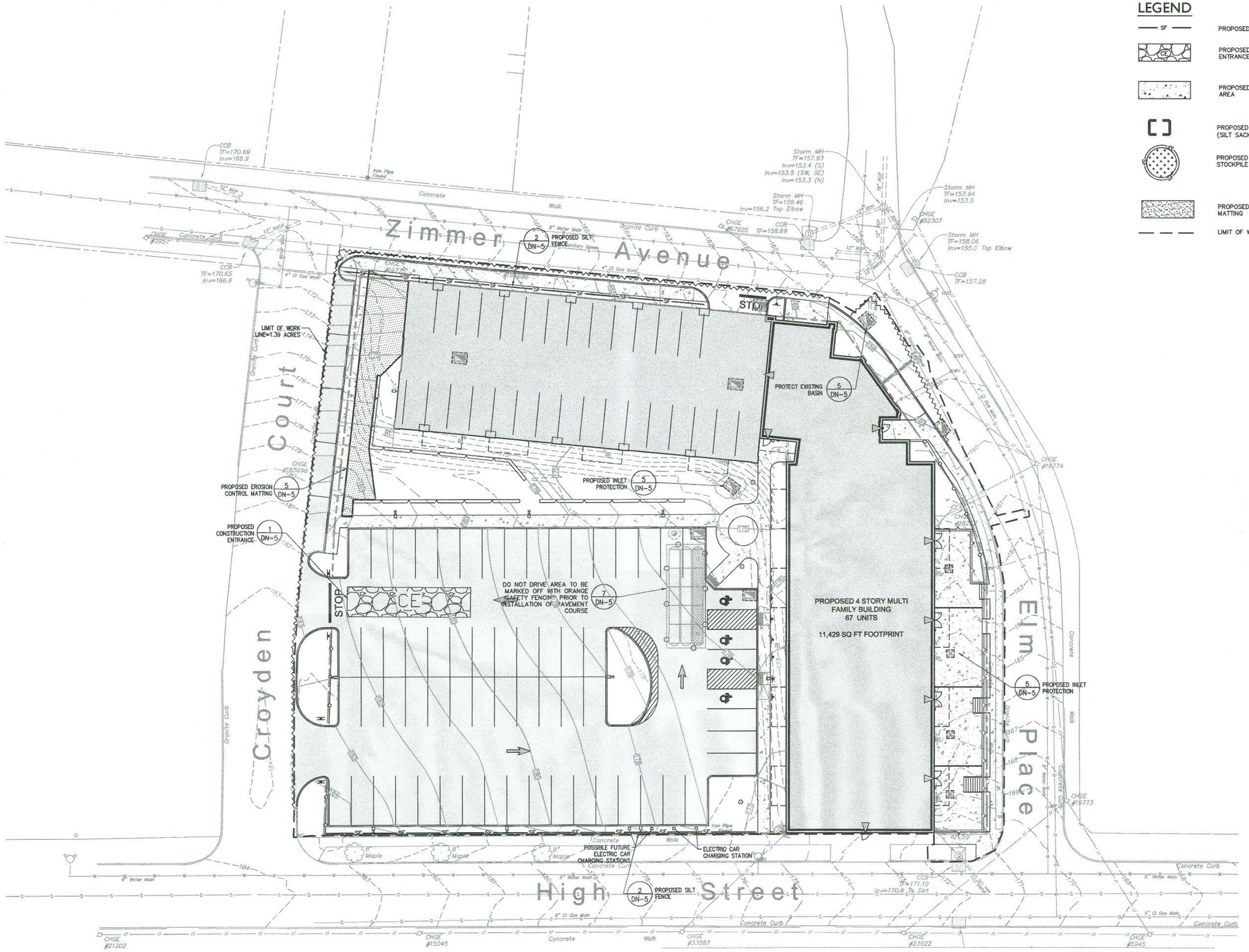

LEGEND

- 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.

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EROSION AND SEDIMENTATION CONTROL PLAN

RESIDENTIAL DEVELOPMENT

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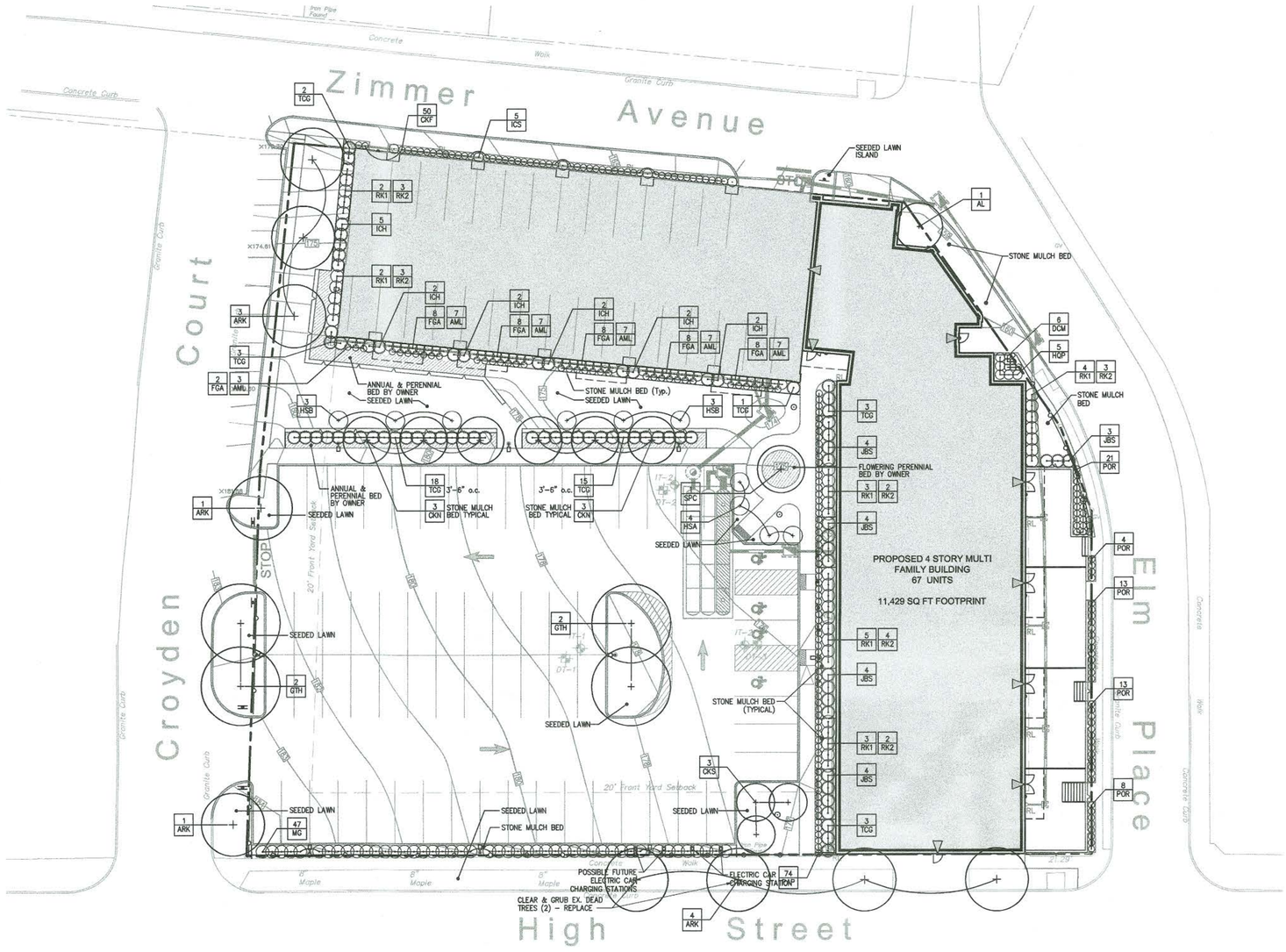


PLANTING NOTES:

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).

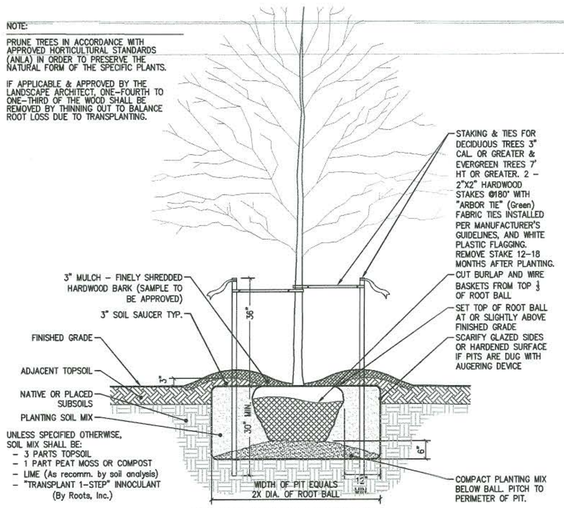
    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
11. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED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

PLANT LIST:

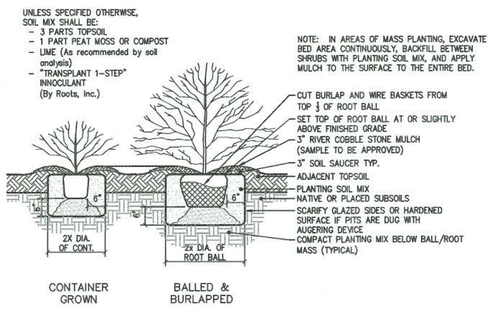
	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	AL	1	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	B&B	8–10' ht.	35' ht.	Multi-stem Tree Form
	ARK	9	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow oval crown
	CKN	6	CORNUS KOUSA x NUTTALLII 'ICN4–43'	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
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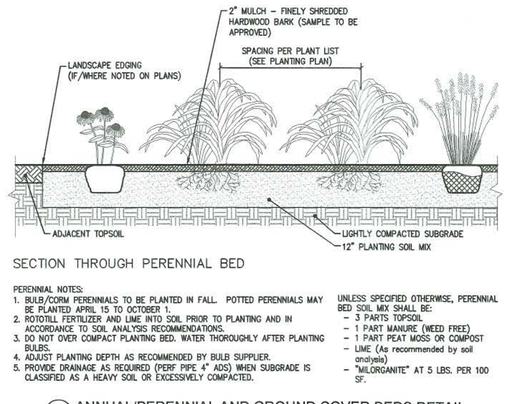

SECTION THROUGH PERENNIAL BED

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"

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LANDSCAPE PLAN

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Checked	KFC	Date	2021-04-02
Approved	REM	Scale	1" = 20'

Sheet No. LL-1

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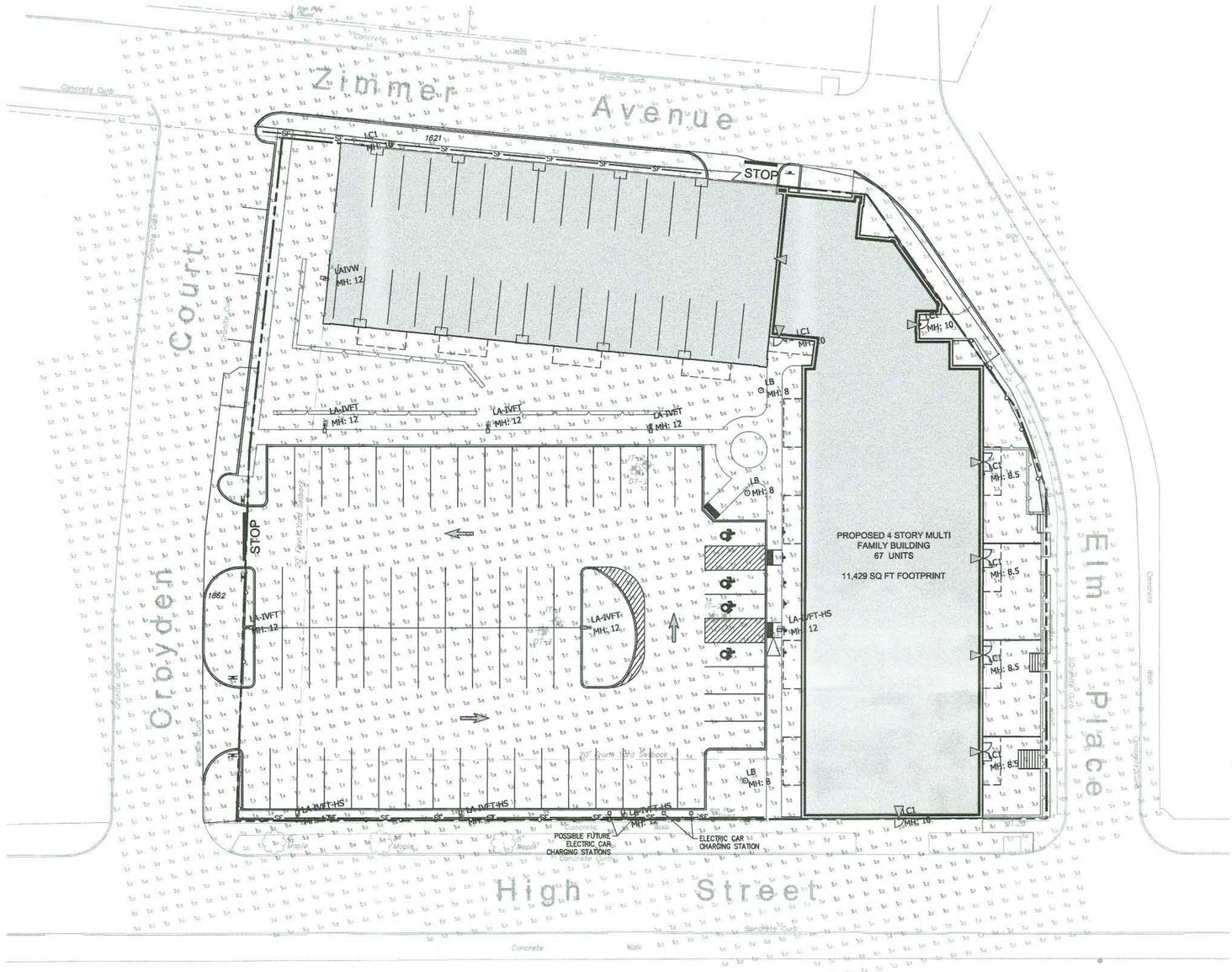


LIGHTING CALCULATION & SCHEDULE::

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

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.

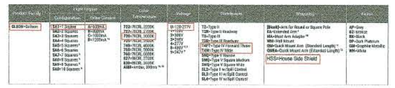
POLE MOUNTED FIXTURE - Parking

LA-IVFT and LA-IVFT-HS

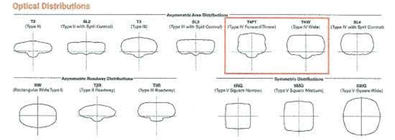
Project: 27 High Street Poughkeepsie, NY	Catalog #: GLEON-SA1A-730-[Optics]-U (Lens Height and Optics Per Dwg LP-1)	Type: PARKING (Pole Mount)	
Prepared by: The LRC Group Henry Thomas	Notes: 3000K Color Temp Typical	Date: 03-05-21	

McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Dimensional Details



Optical Distributions



COOPER Lighting Solutions

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 (CS0)	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 aluminum 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.

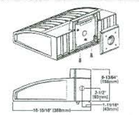
WE-EF LIGHTING USA LLC
410 Cl Keystone Drive | Monroeville PA 15086 | U.S.A. | Tel +1 724 742 0330 | Fax +1 724 742 0335 | info.usa@we-ef.com | www.we-ef.com | 03-03-2021 11:53

WALL MOUNTED FIXTURE - Parking

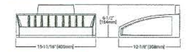
LA-IVW

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

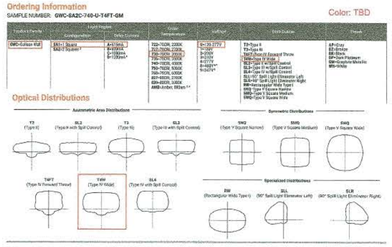


Dimensional Details



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

Color: TBD



Optical Distributions

COOPER Lighting Solutions

WALL MOUNTED FIXTURE - Patio & Exit Doors

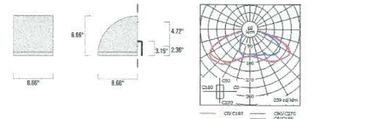
OLV334 LED
622-6720

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	IRES2 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
410 Cl Keystone Drive | Monroeville 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 10:28

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
073184
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.	2021-12-08	SUBMITTED FOR SIGNATURES
6.	2021-04-29	SUBMITTED FOR SIGNATURES

LRC GROUP
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● Civil Engineering
● Environmental Services
● Land Surveying
● Landscape Architecture
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Cromwell, CT 06416
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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
Drawn	SMC	Project No.	18-2277
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Approved	REM	Scale	1" = 20'

Sheet No. LP-1

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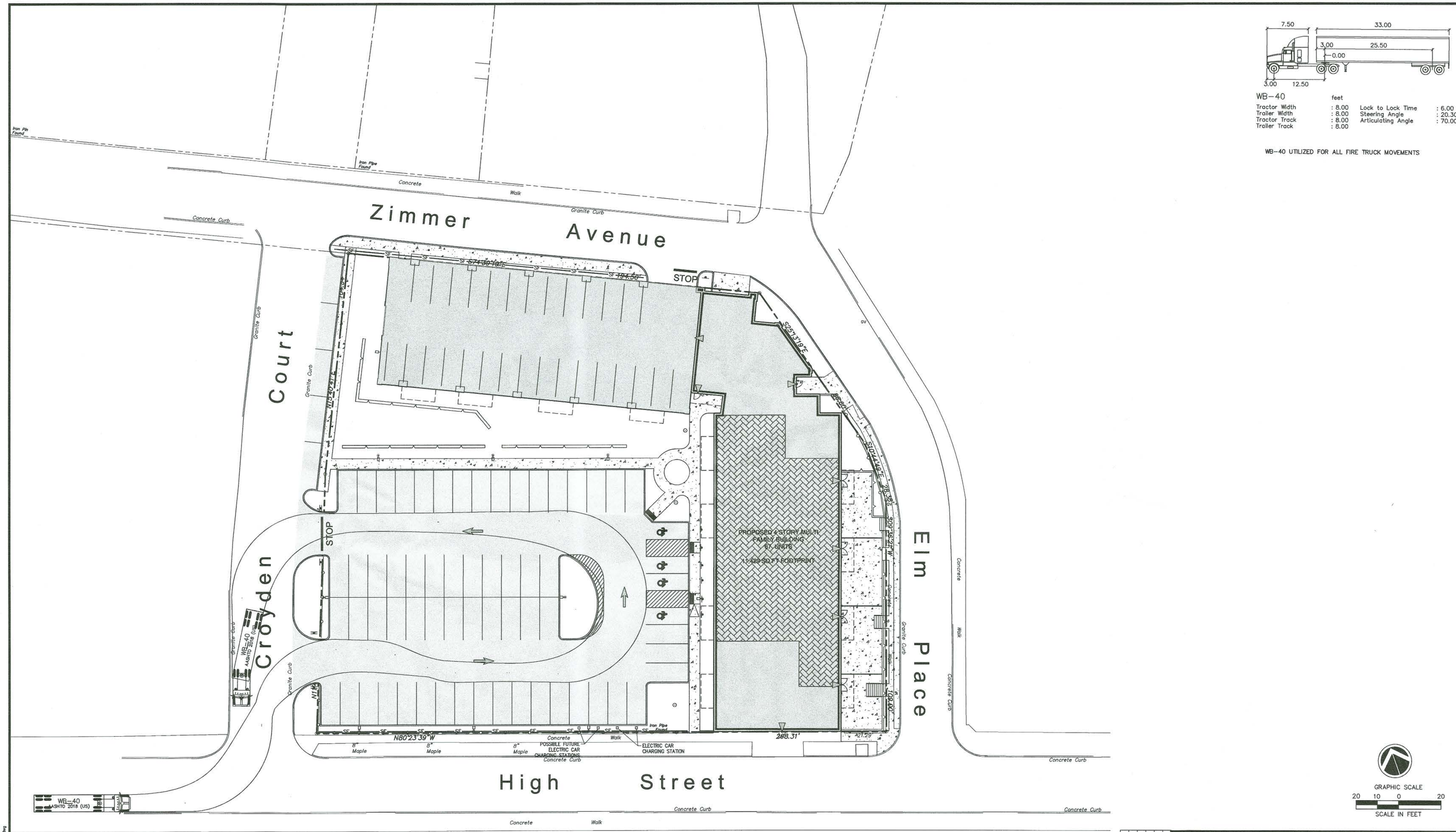

WB-40 feet

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

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071184

No.	Date	Revisions
1	2021-08-06	REVISED PER COMMENTS
2	2021-09-10	REVISED PER COMMENTS
3	2021-09-28	REVISED PER COMMENTS
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LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, LLC
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 UPLIFTING 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

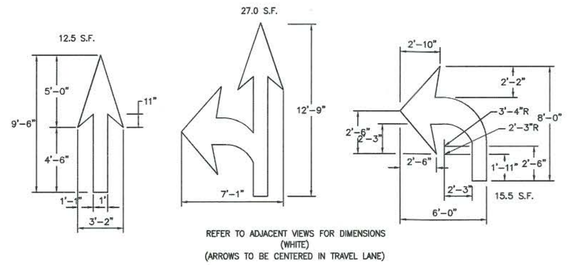
19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

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-BIULT 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 .

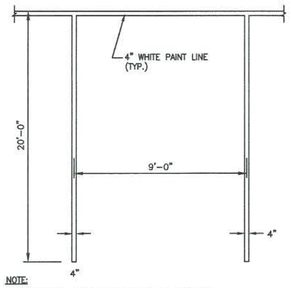
CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

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



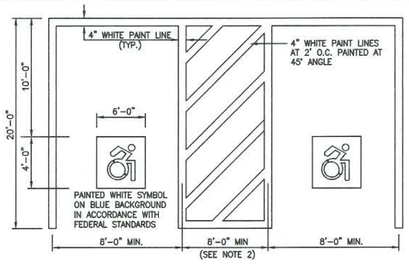
REFER TO ADJACENT VIEWS FOR DIMENSIONS (WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)

1 DN-1 PAVEMENT ARROW DETAILS
NOT TO SCALE



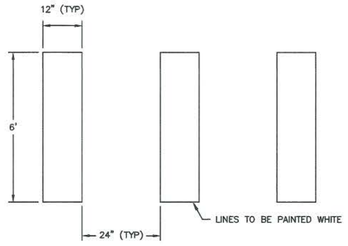
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

2 DN-1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



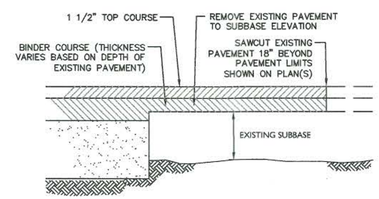
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

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

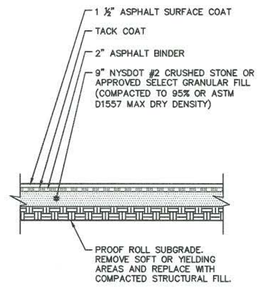


1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. LADDER CROSSWALK (NYSDOT TYPE L).

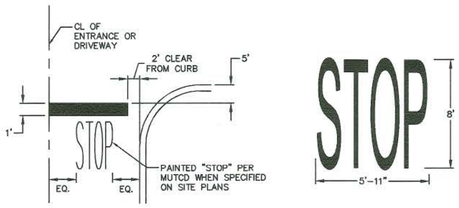
4 DN-1 PAINTED CROSSWALK STRIPING
NOT TO SCALE



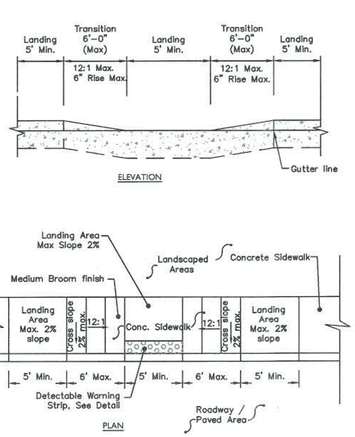
5 DN-1 PAVEMENT TRANSITION DETAIL
NOT TO SCALE

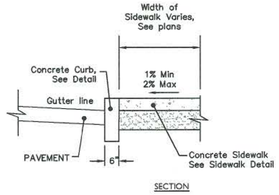


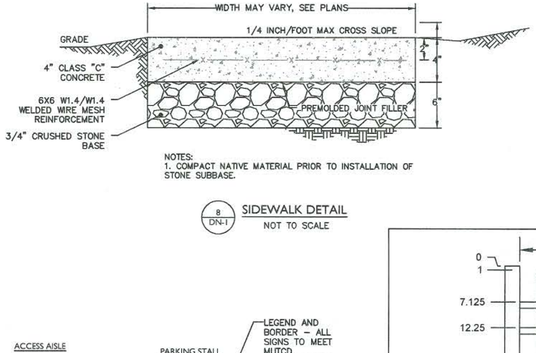
6 DN-1 STANDARD ASPHALT PAVING
NOT TO SCALE



7 DN-1 STOP BAR DETAILS
NOT TO SCALE

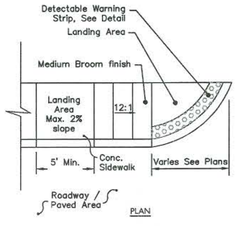




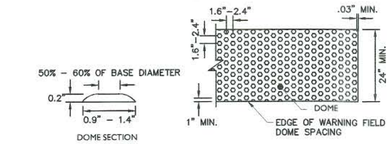


NOTES:
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.

8 DN-1 SIDEWALK DETAIL
NOT TO SCALE



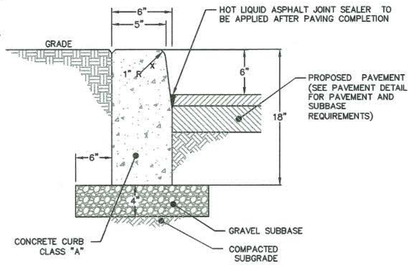
3A DN-1 HANDICAP RAMP
NOT TO SCALE



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.

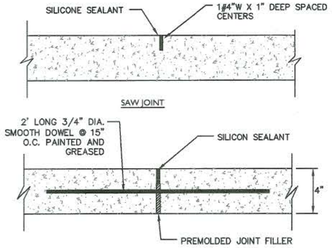
9 DN-1 DETECTABLE WARNING STRIP
NOT TO SCALE



NOTES:

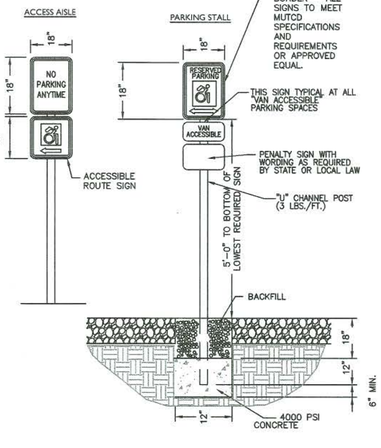
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET NS-1 FOR COMPACTION REQUIREMENTS.

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

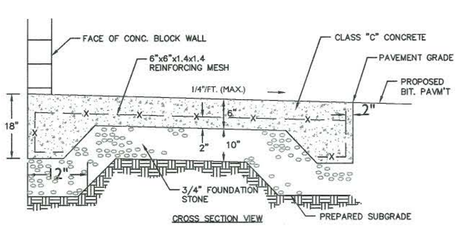


12 DN-1 ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE

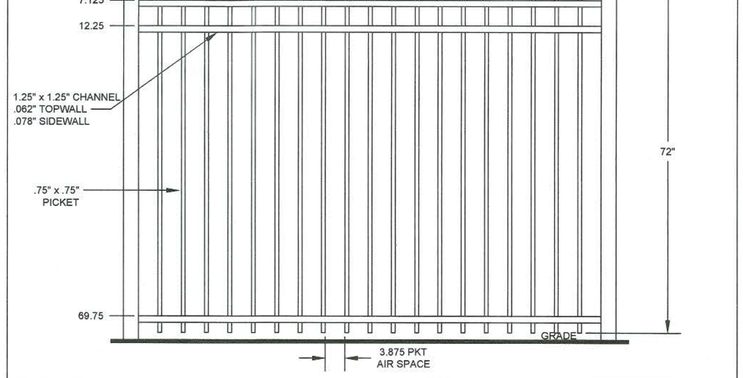
NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

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

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.		

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● Environmental Services
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● Landscape Architecture
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Tel:860.635.2877
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LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

SITE DETAILS

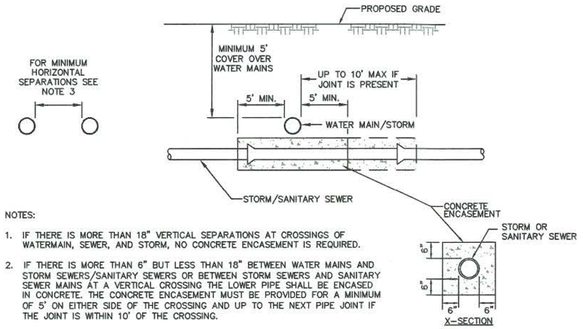
RESIDENTIAL DEVELOPMENT

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:

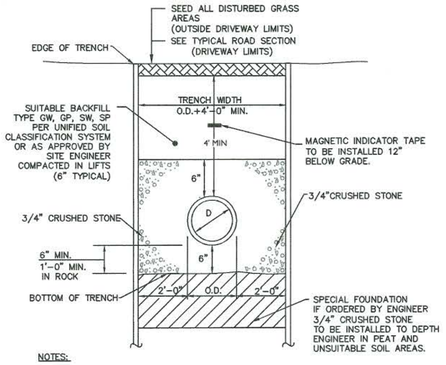
1. IF THERE IS MORE THAN 18" VERTICAL SEPARATIONS AT CROSSINGS OF WATERMAIN, SEWER, AND STORM, NO CONCRETE ENCASEMENT IS REQUIRED.
2. IF THERE IS MORE THAN 6" BUT LESS THAN 18" BETWEEN WATER MAINS AND STORM SEWERS/SANITARY SEWERS OR BETWEEN STORM SEWERS AND SANITARY SEWER MAINS AT A VERTICAL CROSSING 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:

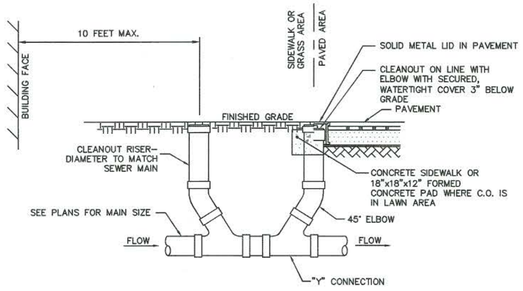
1. IF COVER IS LESS THAN 4 FEET INSULATION IS REQUIRED.

2 / DN-2 SANITARY SEWER TRENCH SECTION

NOT TO SCALE

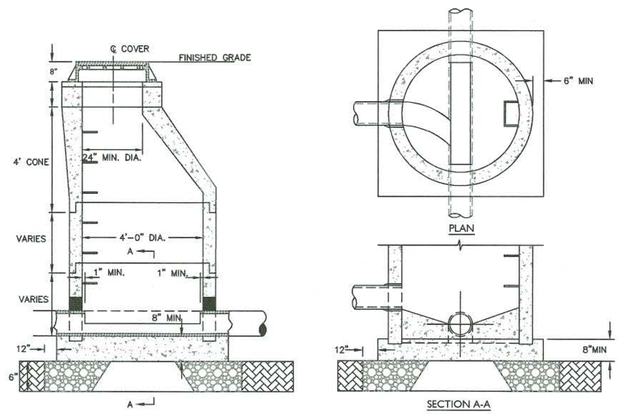
NOTES:

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

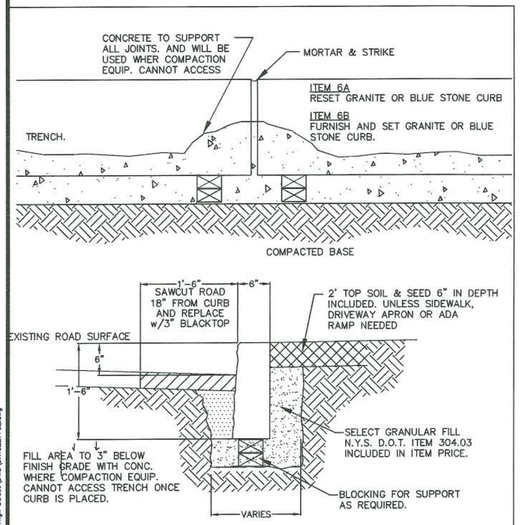


4 / DN-2 TYPICAL MANHOLE (DOG HOUSE)

NOT TO SCALE

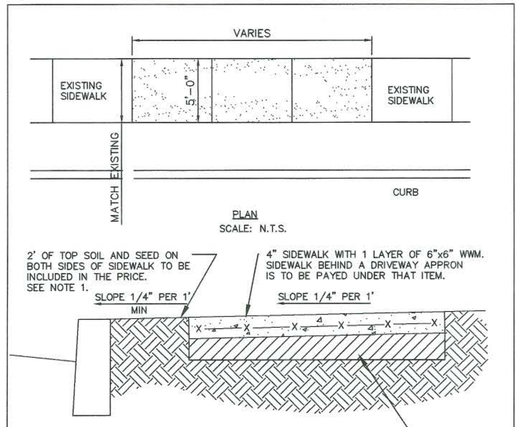
NOTES:

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		
	SCALE: AS NOTED		6A, 6B PAGE NO.
	DRAWN BY: JP		

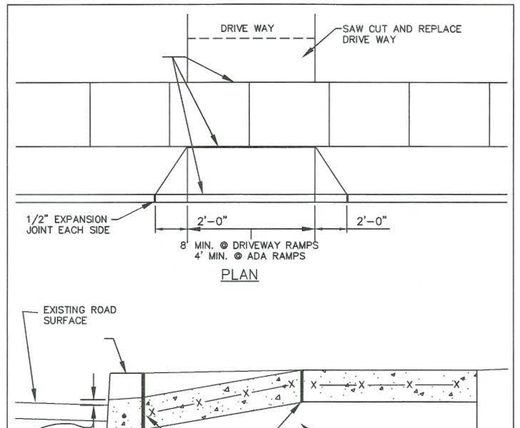


NOTES:

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.

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		
	SCALE: AS NOTED		PAGE NO.
	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
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LRC Engineering and Surveying, DPC
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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	

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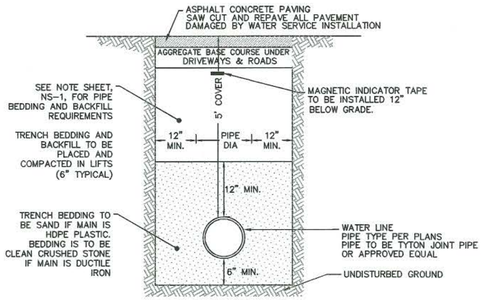
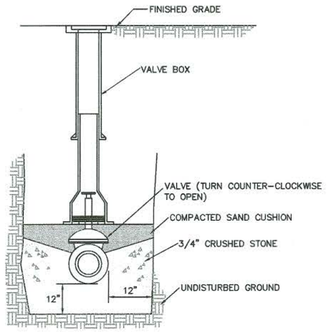
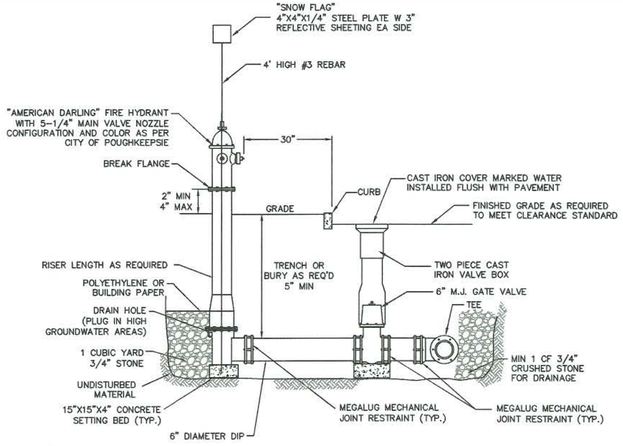


1 DN-3 WATER MAIN TRENCH
NOT TO SCALE



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

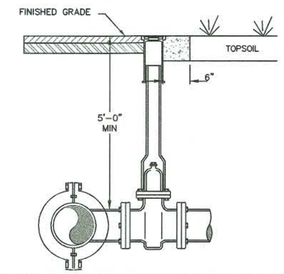


3 DN-3 HYDRANT AND VALVE ASSEMBLY DETAIL
INSTALLATION (ADJACENT CURB)

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

NOTES:

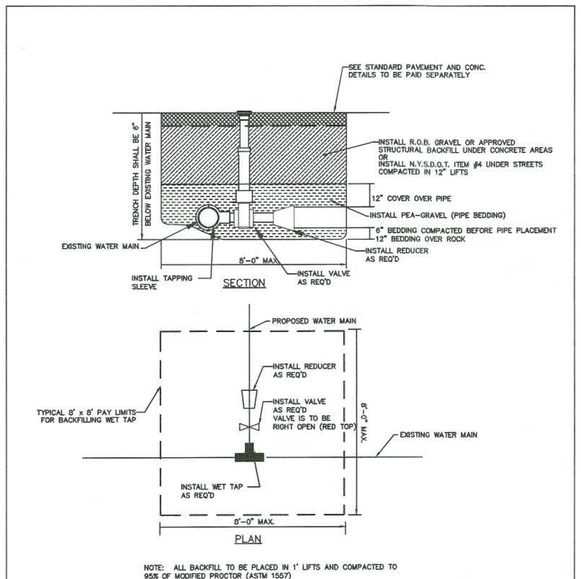
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION
2. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT 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.

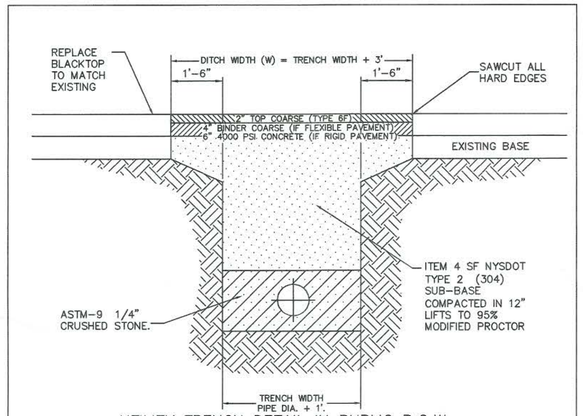
4 DN-3 WATER TAPPING SLEEVE AND VALVE
NOT TO SCALE



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		

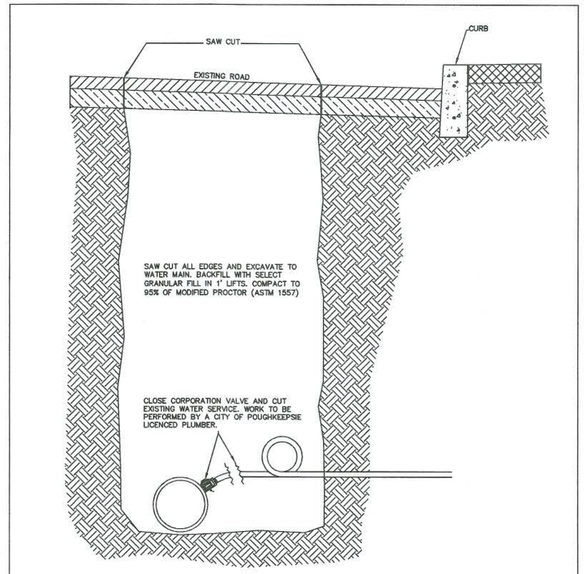


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

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

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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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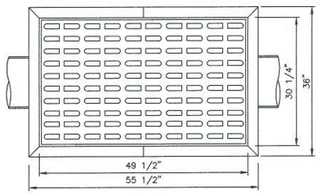


TOP VIEW

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.

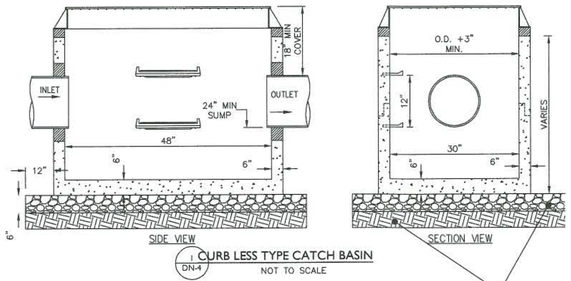
3.FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL

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".



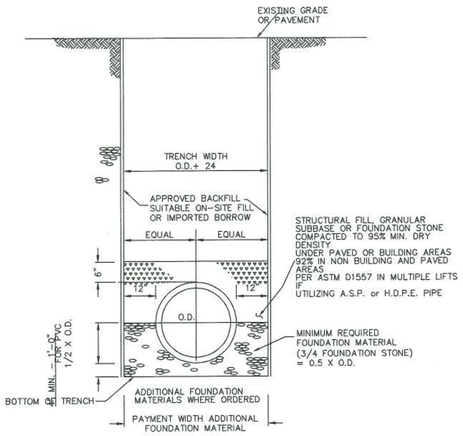
1 DN-4 CURB LESS TYPE CATCH BASIN

NOT TO SCALE

NOTES:

1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

COMPACTED 3/4" CRUSHED STONE PLACED ON COMPACTED STABLE SUBGRADE APPROVED BY THE CERTIFYING ENGINEER)

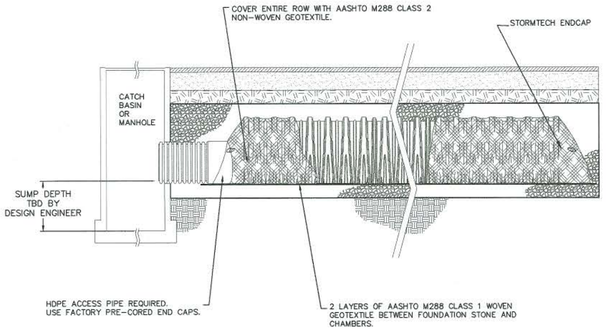


2 DN-4 TYPICAL STORM SEWER TRENCH SECTION

NOT TO SCALE

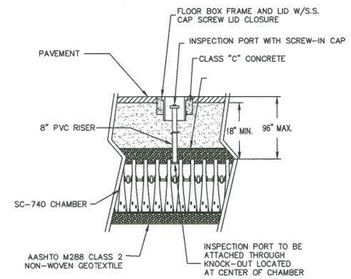
NOTES:

1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS



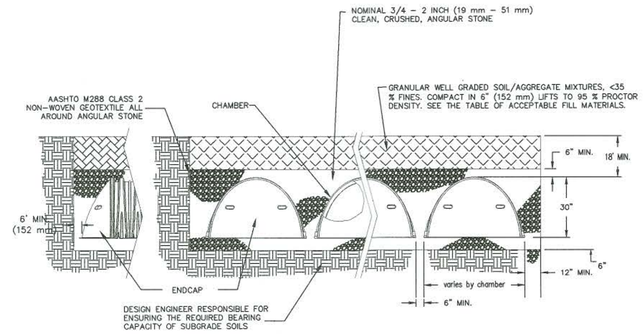
SC-740 ISOLATOR ROW DETAIL

NOT TO SCALE



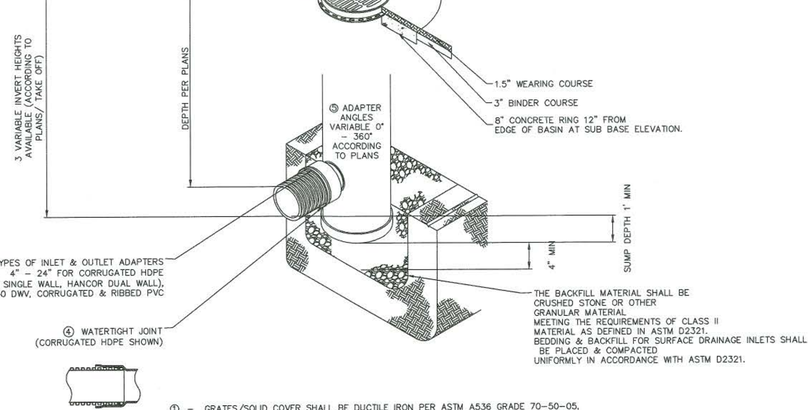
SC-740 INSPECTION PORT DETAIL

NOT TO SCALE



CHAMBER TYPICAL CONSTRUCTION SECTION

NOT TO SCALE



① – GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
② – FRAME'S 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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DRAWN BY	EBC	MATERIAL	
DATE	4-3-06		
APPD BY	CJA	PROJECT NO./NAME	SHEET 1 OF 1
DATE	4-3-06		
DWG SIZE	A		

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

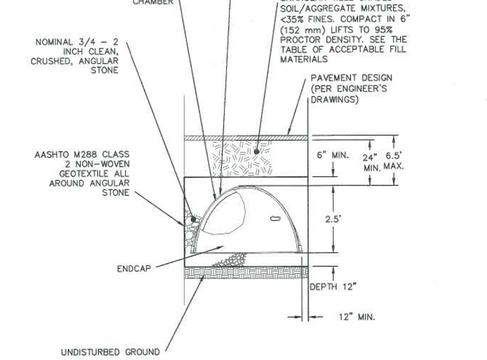
DWG NO. 7001-110-192 REV B

3 DN-4 NYLOPLAST 24" DRAIN BASIN:

NOT TO SCALE

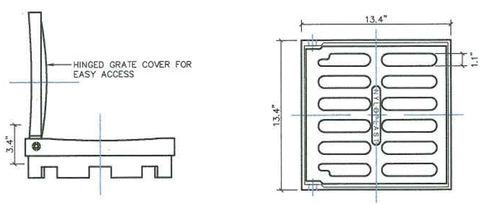
NOTES:

1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS



CHAMBER TYPICAL SC 740 CONSTRUCTION SECTION

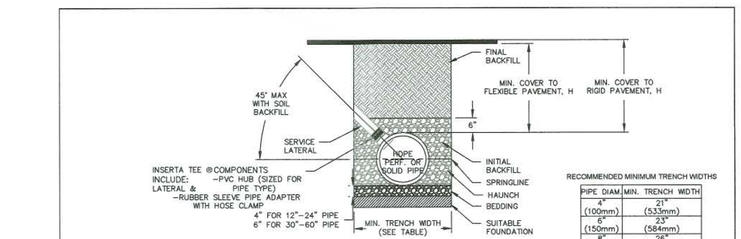
NOT TO SCALE



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.



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.

VOLUMERE'D

ADDEMEPROVIDED

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" (22.35mm)
60" (1500mm)	96" (2438mm)

REV.	DESCRIPTION	BY	REVDATE	CHK'D
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED FOR USE BY PROFESSIONAL PERSONS FAMILIAR WITH SITE CONDITIONS AND THE ENGINEERING REQUIREMENTS FOR UNDERGROUND PROJECTS. ADS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ASSUMES NO RESPONSIBILITY FOR THE 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 ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

SCALE:	ABC
DATE	
DESIGN:	ENG
DRAWN:	NTS
CHK'D:	OF

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.	2021-12-29	SUBMITTED FOR SIGNATURES
6.	2022-04-29	SUBMITTED FOR SIGNATURES

LRC GROUP
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• Environmental Services
• Land Surveying
• Landscape Architecture
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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
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

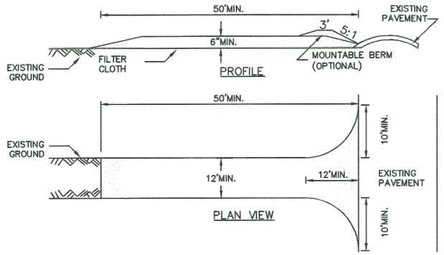
STORMWATER DETAILS

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\Nit18227704.dwg

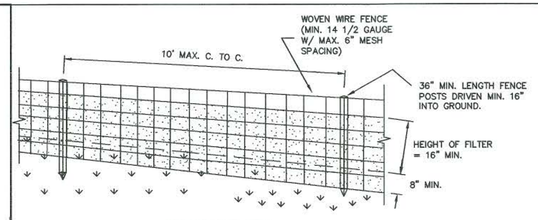


CONSTRUCTION SPECIFICATIONS

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

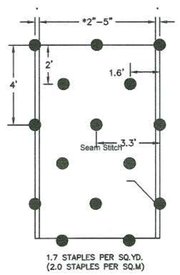
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 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

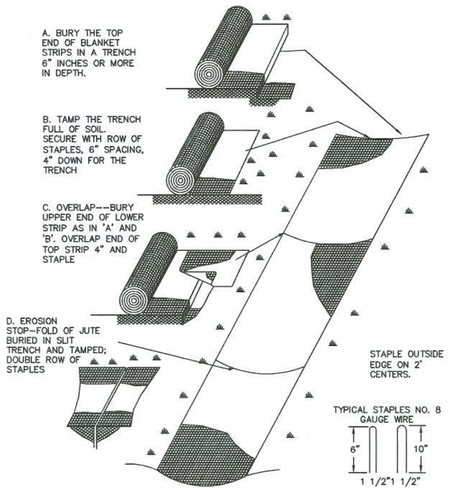
SILT FENCE — 2 / DN-5

NOTES:
3:1 SLOPES OR STEEPER WHERE INDICATED ON THE DRAWINGS:

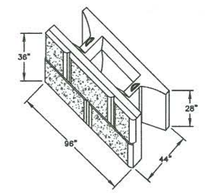
EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150 OR SHALL BE A GREEN, WOOD FIBER MAT CONSTRUCTED FROM 100% ASPEN CURLED FIBERS WITH A GREEN PHOTO–DEGRADABLE NETTING APPLIED TO ONE SIDE. EROSION CONTROL BLANKET TO BE AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, ARLINGTON, TX, "QUICK GRASS" OR APPROVED EQUAL.



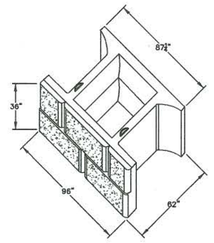
1.7 STAPLES PER SQ.YD.
(2.0 STAPLES PER SQ.M)



3 / DN-5 EROSION CONTROL MAT
NOT TO SCALE

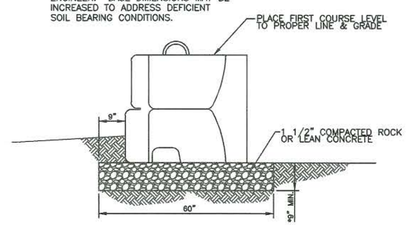


STONE STRONG 24SF TOP UNIT
NOT TO SCALE



STONE STRONG 24-62 UNIT
NOT TO SCALE

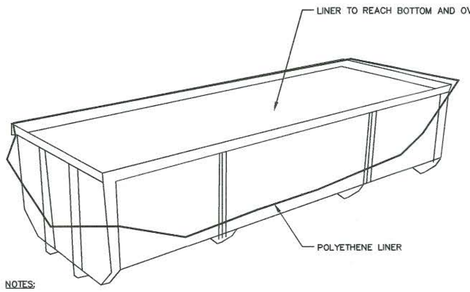
NOTE: BEARING CONDITIONS SHALL BE OBSERVED BY THE SITE GEOTECHNICAL ENGINEER. BASE DIMENSIONS MAY BE INCREASED TO ADDRESS DEFICIENT SOIL BEARING CONDITIONS.



*FOR WALL HEIGHTS OF 6' OR LESS, BASE THICKNESS MAY BE REDUCED TO 6".

24SF WALL BASE
NOT TO SCALE

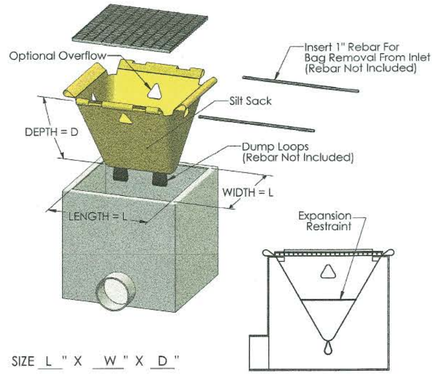
Silt Sack - Type A



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.

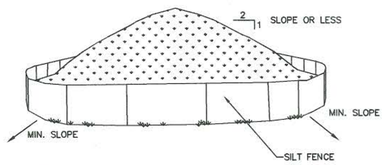
4 / DN-5 ABOVE GROUND TEMPORARY CONCRETE/VEHICLE WASHOUT FACILITY
NOT TO SCALE



SIZE L " X W " X D "

ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA 23234
WWW.ACFENVIRONMENTAL.COM

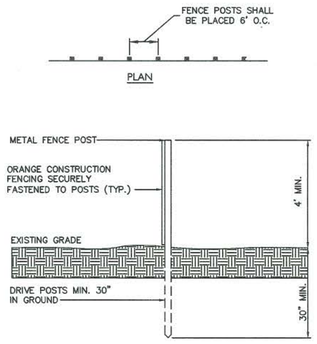
5 / DN-5 SILT SACK DETAIL (CURBLESS CB)
NOT TO SCALE
SILTSACK® BY CORE & MAIN



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
ROBNEY 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

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• Land Surveying
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Cromwell, CT 06416
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
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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.

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\UNI\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.

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

INSTALL 10" DIP WATER MAIN

CITY TO BAG HYDRANT

REMOVE HYDRANT, CUT AND CAP BRANCH

SEE DRAWINGS MM1-MM3 FOR WATERMAIN CONSTRUCTION DETAIL CROSSING HIGH STREET BRIDGE

ABANDON CATCH BASIN AND REGRADE

INSTALL 10" GATE VALVE

ELM PL.

HIGH ST.

FALLKILL CREEK

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-R HYDRANT TO INCLUDE 10"X6" TEE AND 6" GUARD VALVE, ALL JOINTS TO BE FULLY RESTRAINED

MATCHLINE

HIGH ST.

N. HAMILTON ST.

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.

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

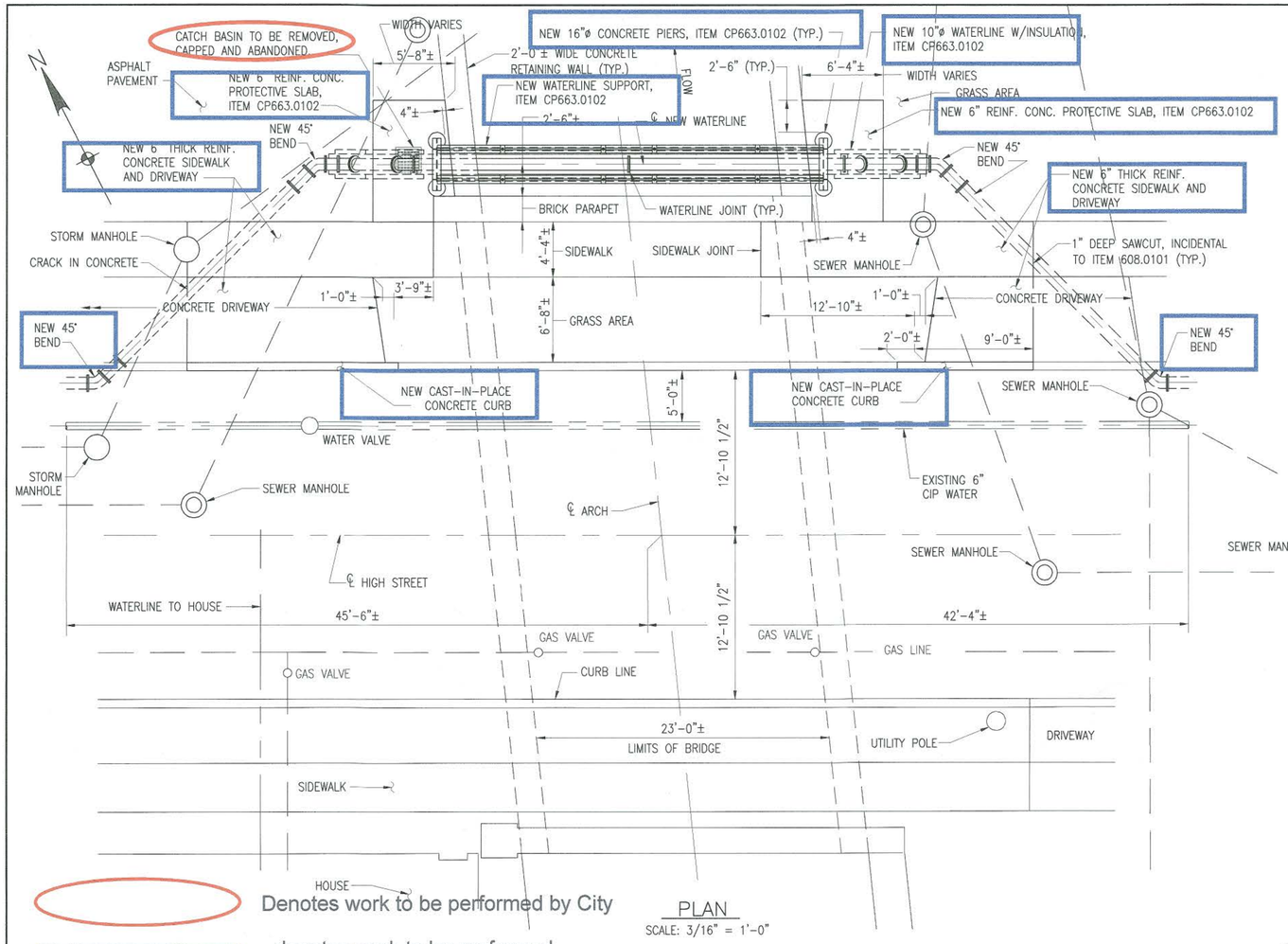
CITY OF POUGHKEEPSIE, NEW YORK

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.

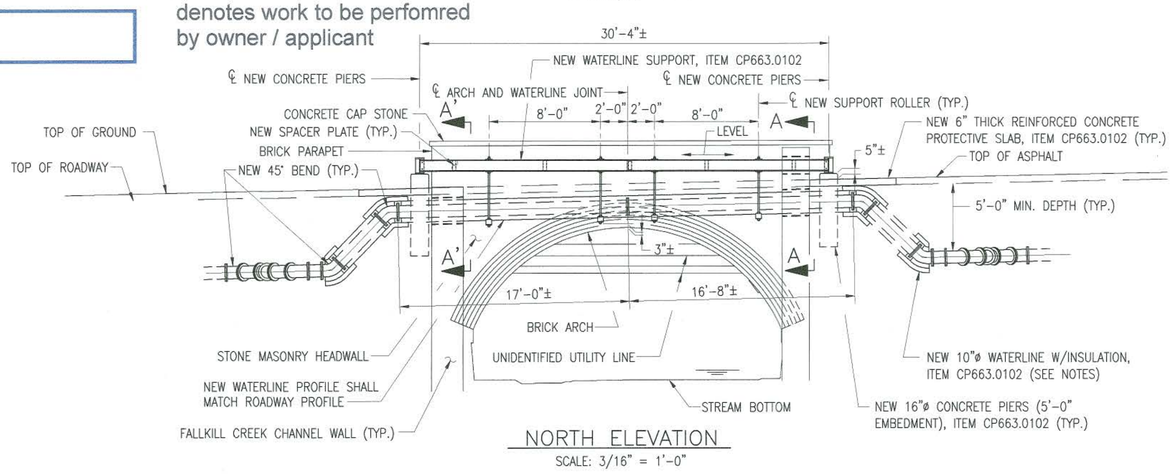
W2



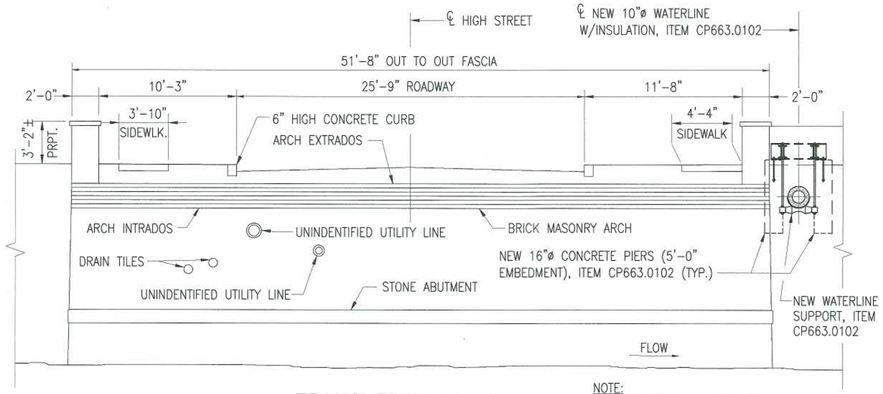
PLAN
SCALE: 3/16" = 1'-0"

Denotes work to be performed by City

denotes work to be perfomred by owner / applicant

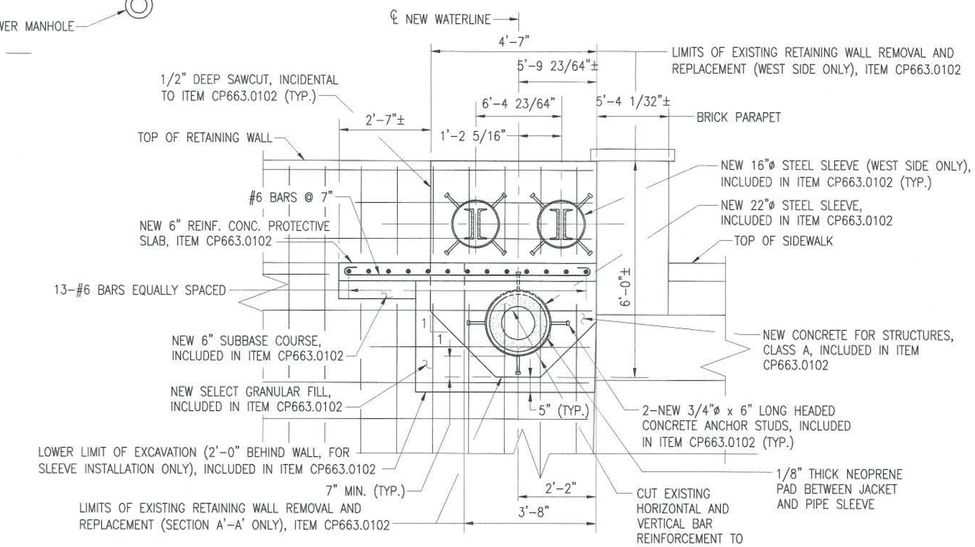


NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

BIN 2262690

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.

CITY OF POUGHKEEPSIE

WATERLINE INSTALLATION HIGH STREET BRIDGE OVER FALLKILL CREEK

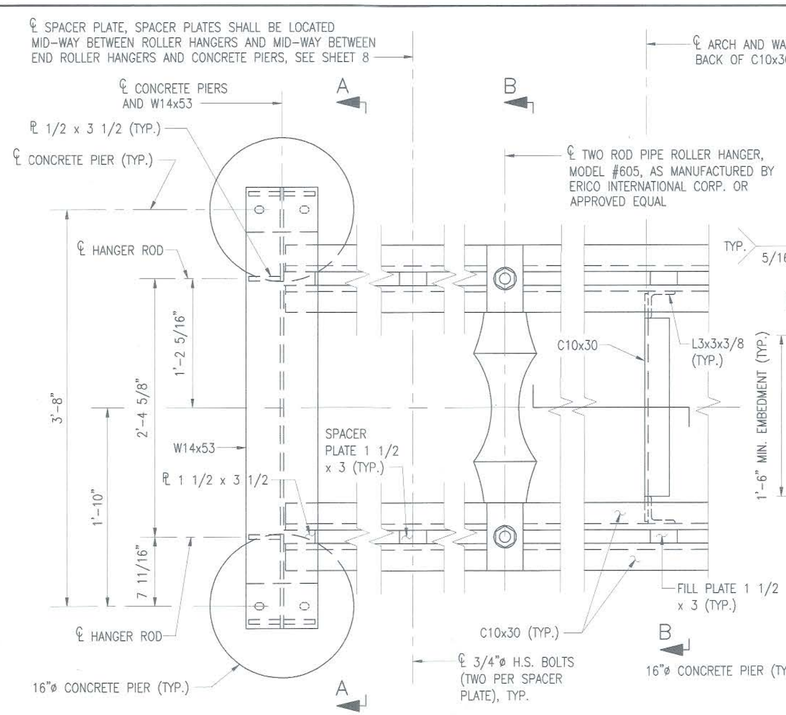
GENERAL PLAN AND ELEVATION

MM1

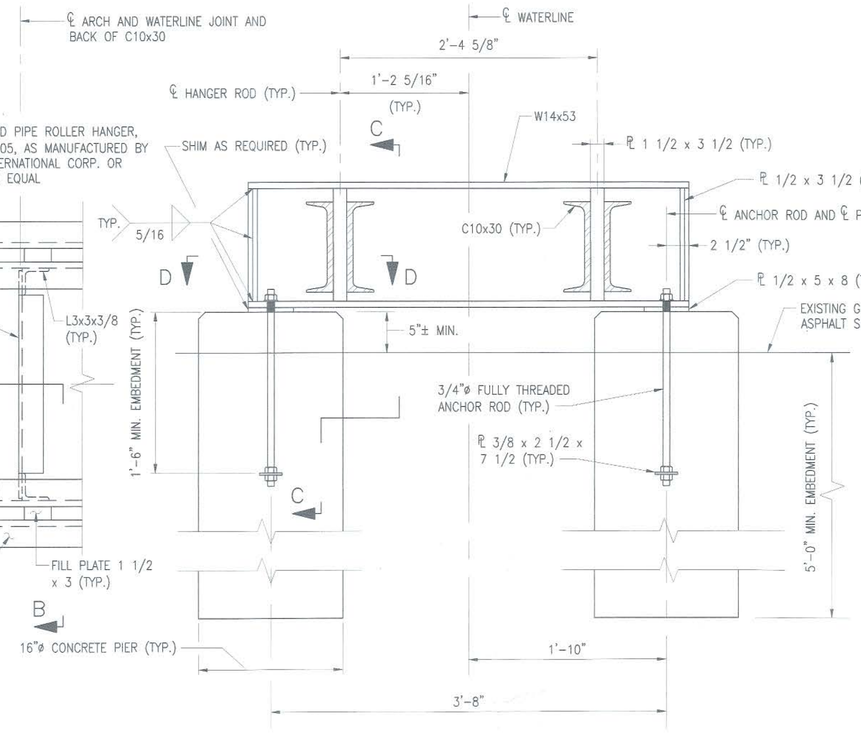
ALIGNMENT	JTK	NW	09/09
REVISION	BY	CK.	DATE
DES. HOP	DR. HOP	CK. JRD	

MODJESKI and MASTERS Consulting Engineers SINCE 1893

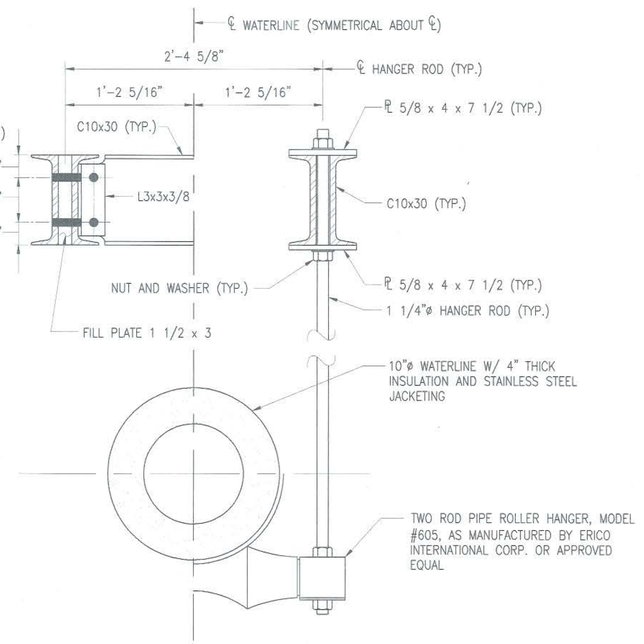
SCALE: AS NOTED
DATE: OCTOBER 2004
SHEET 8 OF 13



WATERLINE SUPPORT PLAN

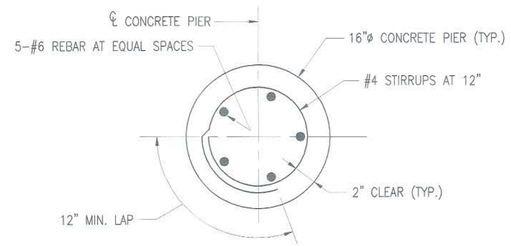


SECTION A-A

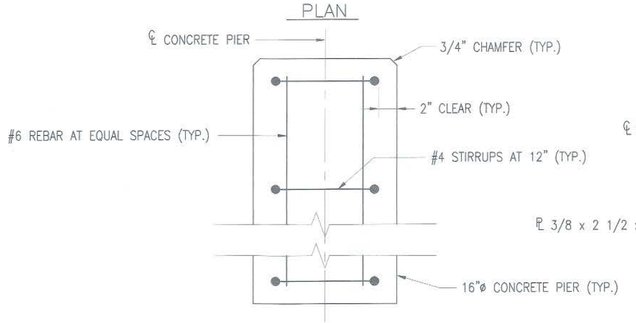


AT MID-SPAN AT HANGER

SECTION B-B

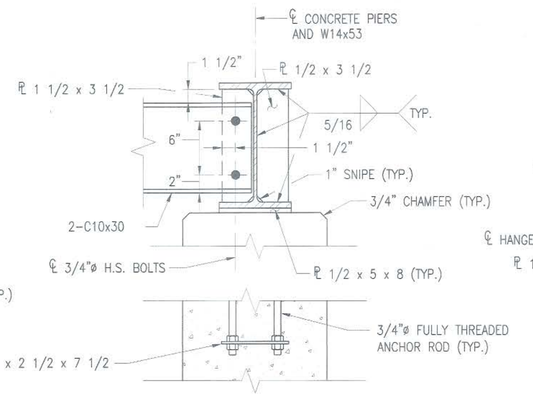


PLAN

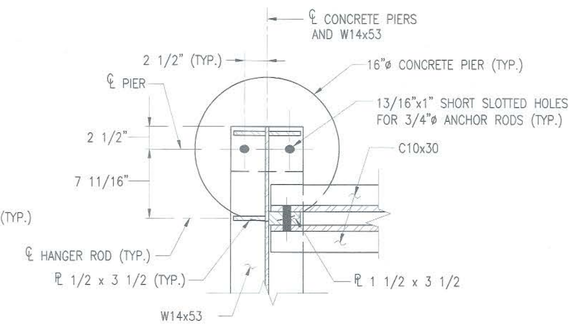


ELEVATION

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

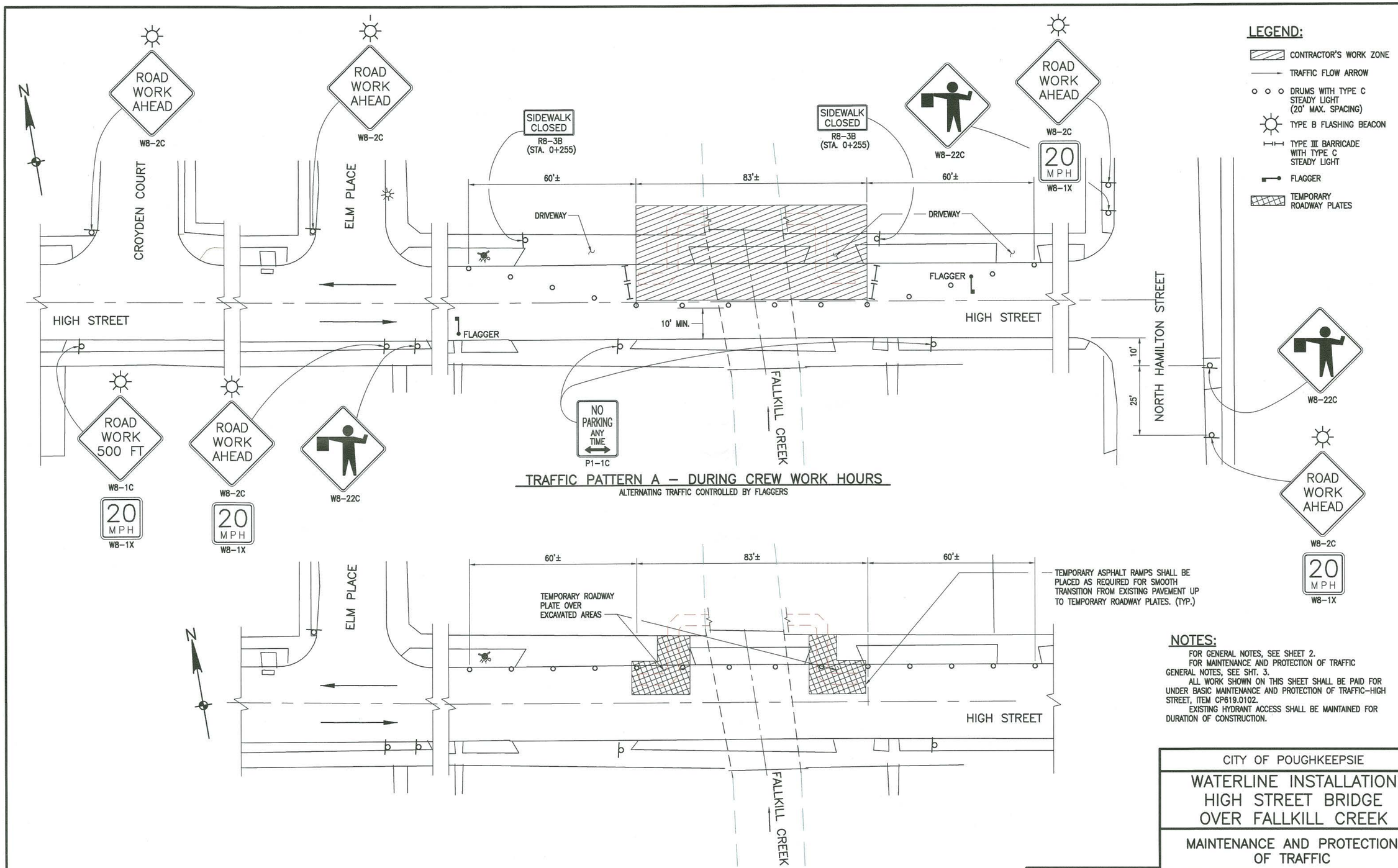
WATERLINE SUPPORT DETAILS

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	

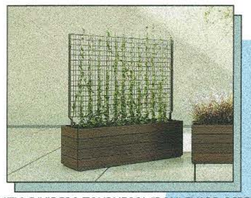
CITY OF POUGHKEEPSIE

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

D-201

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

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

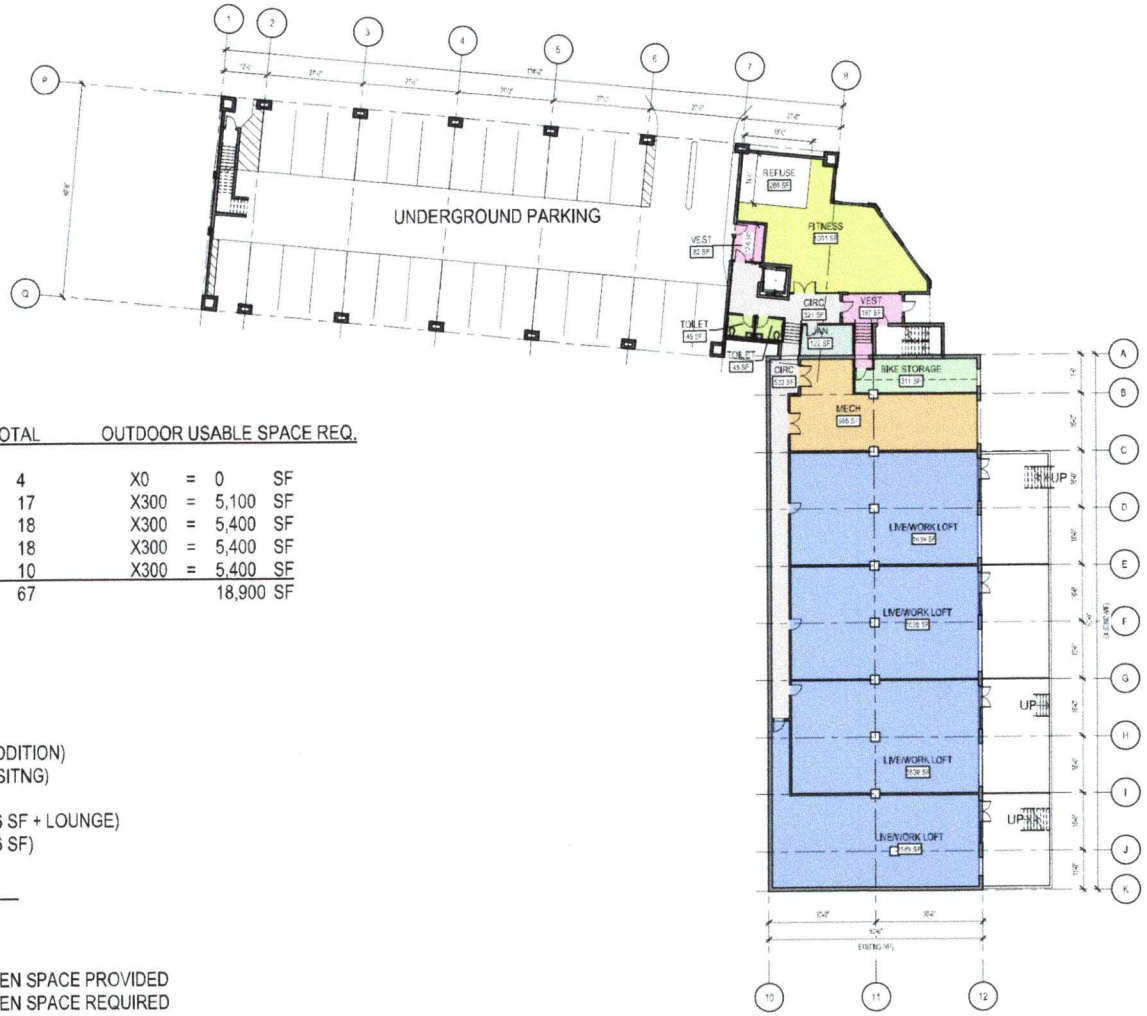
1 FLOOR PLAN - PARKING LEVEL / EXISTING GROUND FLOOR
SCALE: 1/16" = 1'-0"

BSMT FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-909

09/10/21



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)
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

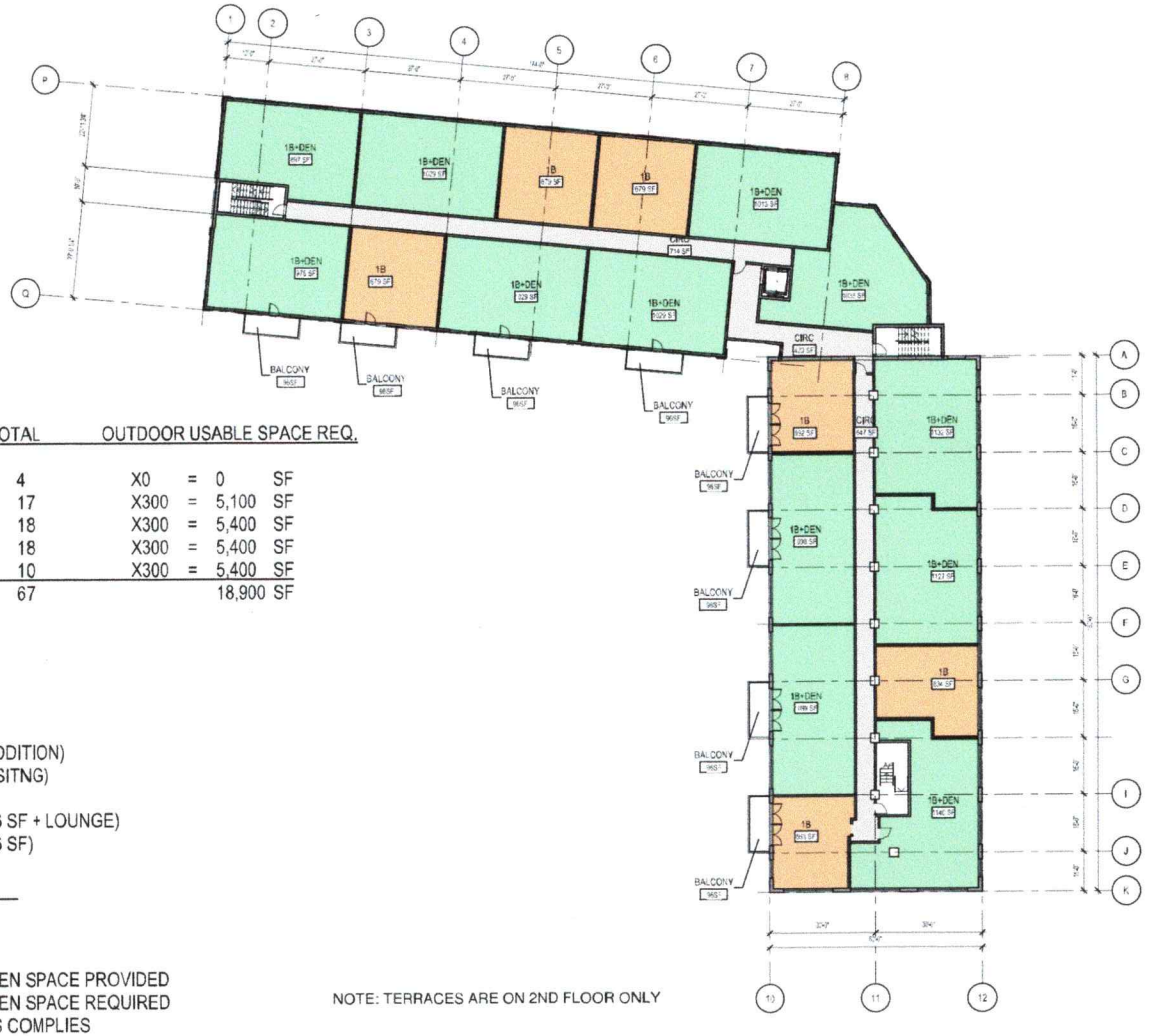
1 FLOOR PLAN - FIRST FLOOR

FIRST FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-910

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)
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

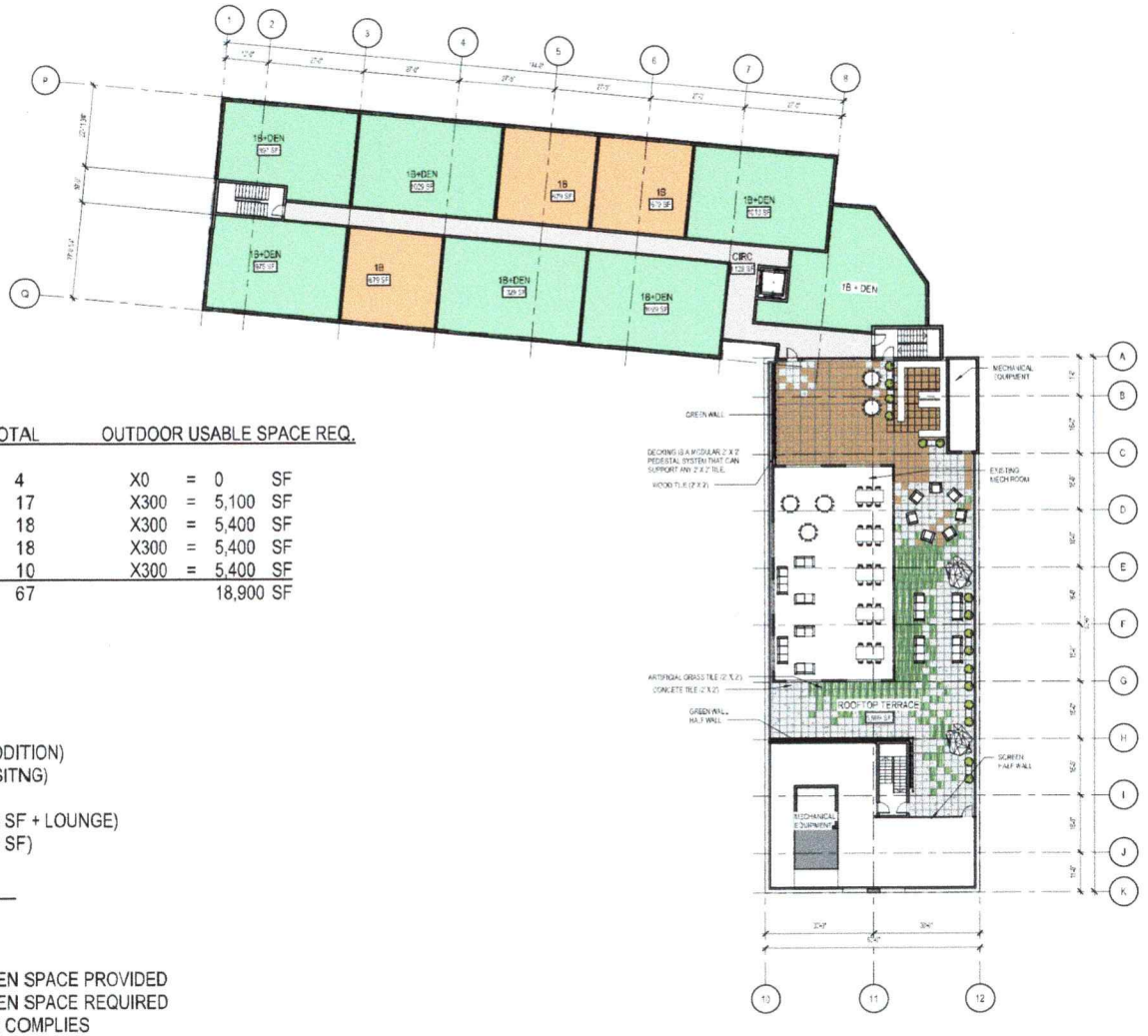
1 FLOOR PLAN - SECOND FLOOR

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
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 - FOURTH FLOOR / ROOF PLAN

FOURTH FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-912

02/10/21

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 07/24/2023

PROJECT NAME: 27 High St

PROJECT ADDRESS: 27 High St

☒ **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	07/24/23

AMENDMENT TO APPROVED SITE PLAN

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: 332 Main St, Poughkeepsie, NY 12601

II. PROPERTY OWNER: Luckey Platt Owner, LLC
ADDRESS: 11 Garden St
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 845.471.1047 (include area code)

III. NAME OF APPLICANT: Eric Baxter
ADDRESS: 11 Garden St
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 845.206.8313 (include area code)
EMAIL ADDRESS: eric@baxterbuilt.com

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

IV. CONSULTANT: Berger Engineering & Surveying PLLC
ADDRESS: 100 Fulton Ave
Poughkeepsie
NY 12603 (state and zip code)
PHONE NUMBER: 845.471.7383 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Amended to:
1.Add AC condensers, 2.add fence around condensers,3.move bicycle storage to inside, 4. delete solar panels on roof.

VI. ZONING DISTRICT: PID-HC

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

PROJECT INFORMATION (CHANGES TO SITE PLAN,ONLY)

New construction: _____(yes)__X____ (no)

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

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

Alteration:____X___ (yes) _____ (no)

Cost of Construction: $__6,485.00_____

LOT AND BULK INFORMATION:

Lot area: 0.985 _____ (acres) 42,907 _____ (square feet)

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

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

0 _____ (additional proposed square feet for expansion)

33,506 _____ (total building footprint, square feet)

Lot Coverage: 78% _____ (percentage, building coverage only)

Gross Floor Area: 0 _____ (proposed square feet for new construction)

approx 3,400 SF _____ (existing square feet for change of use/expansion)

0 _____ (additional proposed square feet for expansion)

164,097 _____ (total gross floor area, square feet)

Building Height: 6 _____ (stories) 81 _____ (feet)

Floor Area Ratio: 3.8 _____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 0 for amendment _____

B) Number of Off-Street Parking Spaces provided: 0 for amendment _____

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

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

If yes, name all such municipal facilities: Liberty Street Lot, Cannon Street Lot, Crannell Lot, and Financial Plaza Parking Deck

(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):

September 2020 approval included renovations to the existing mixed use building including reconfiguration of existing apartments, conversion of existing commercial space to additional apartments and addition of residential amenities. There are no proposed changes to the residential or commercial space. This amendment is seeking approval for location of HVAC, removal of solar panels, & relocation of bike parking.

XVII. APPLICANT CERTIFICATION

I, Eric Baxter, 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.

_____ 2/23/23

Signature of Applicant Date

rev. 7 / 3/ 2021

BAXTER

March 7th, 2023

City of Poughkeepsie Planning
Attn: Natalie Quinn/Development Director
62 Civic Center Plaza, 2nd floor
Poughkeepsie, NY 12601

Re : Luckey Platt – Amended Site Plan

Dear Natalie,
Attached please find the revised Luckey Platt site plan which reflects the addition of HVAC condensers at the Cannon St entrance and a 6' tall privacy fence to conceal them.

The condensers were necessary to provide heating and air conditioning to the newly renovated basement areas. They could not be placed on the roof because the distance from the condenser to the HVAC unit would have exceeded the distance recommended by the manufacturer.

BEFORE AFTER

Bicycle storage was moved from outside to the basement to alleviate concerns about theft and weather damage.

The original site plan also called for solar panels on the roof. The addition of the solar panels is cost prohibitive at this time and the owners are unable to add them. The owners still intend to add them in the future.

Please let me know if you have any questions or concerns.

Sincerely

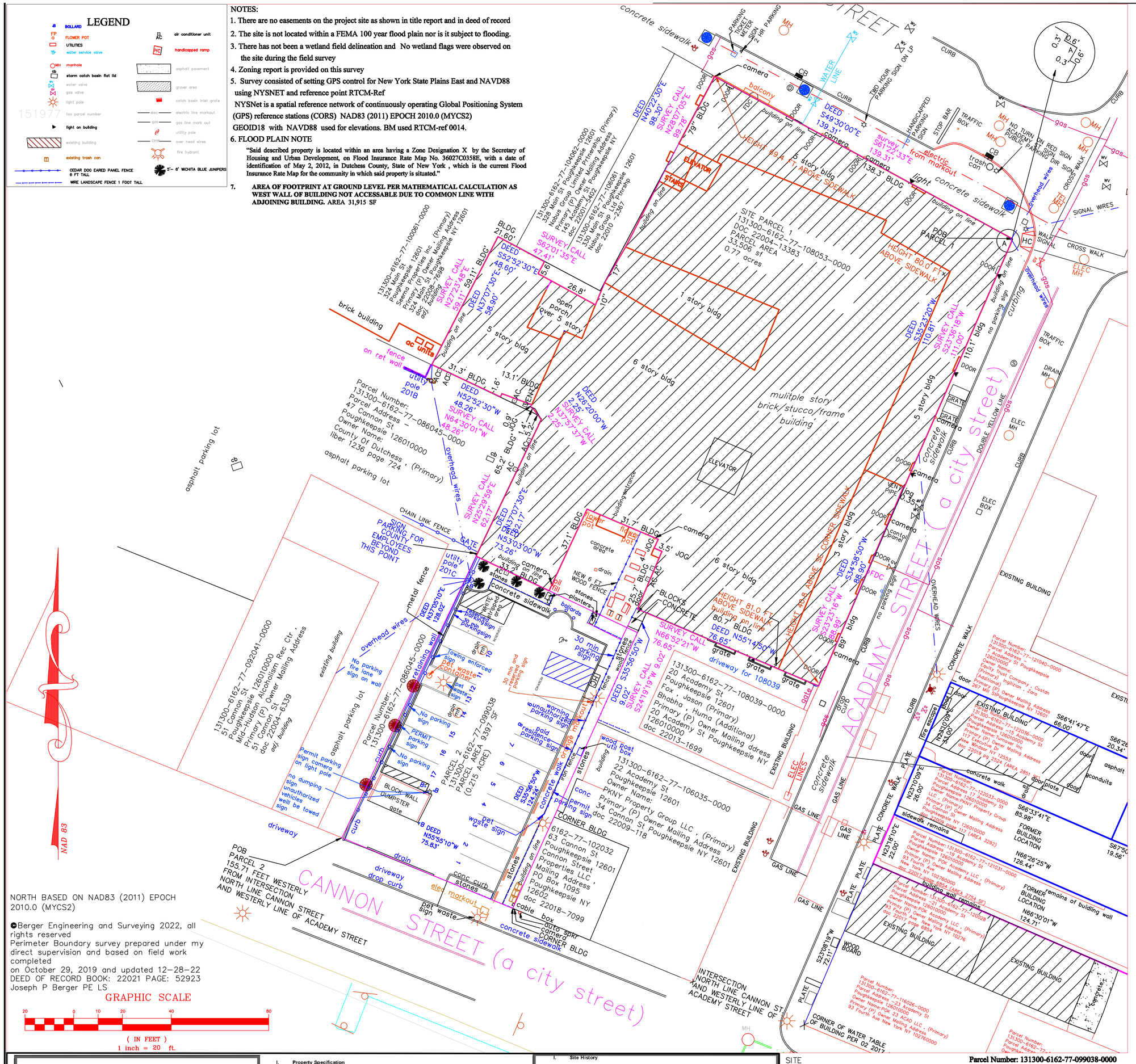
Paula V. Stewart
Project Manager
RL Baxter Building Corp.

LEGEND

BOLLARD, FLOWER POT, UTILITIES, water service valve, manhole, storm catch basin flat lid, water valve, gas valve, light pole, 151977 tax parcel number, light on building, existing building, existing trash can, CEDAR DOG EARED PANEL FENCE 6 FT TALL, WIRE LANDSCAPE FENCE 1 FOOT TALL, air conditioner unit, handicapped ramp, asphalt pavement, gravel area, catch basin inlet grate, electric line marker, gas line mark out, utility pole, overhead wires, fire hydrant, 5' - 6' WICHITA BLUE JUNIPERS

NOTES:

1. There are no easements on the project site as shown in title report and in deed of record
2. The site is not located within a FEMA 100 year flood plain nor is it subject to flooding.
3. There has not been a wetland field delineation and No wetland flags were observed on the site during the field survey
4. Zoning report is provided on this survey
5. Survey consisted of setting GPS control for New York State Plains East and NAVD88 using NYSNET and reference point RTCM-Ref
   NYSNet is a spatial reference network of continuously operating Global Positioning System (GPS) reference stations (CORS) NAD83 (2011) EPOCH 2010.0 (MYCS2)
   GEOID18 with NAVD88 used for elevations. BM used RTCM-ref 0014.
6. FLOOD PLAIN NOTE
   "Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 36027C0358E, with a date of identification of May 2, 2012, in Dutchess County, State of New York , which is the current Flood Insurance Rate Map for the community in which said property is situated."
7. **AREA OF FOOTPRINT AT GROUND LEVEL PER MATHEMATICAL CALCULATION AS WEST WALL OF BUILDING NOT ACCESSABLE DUE TO COMMON LINE WITH ADJOINING BUILDING. AREA 31,915 SF**

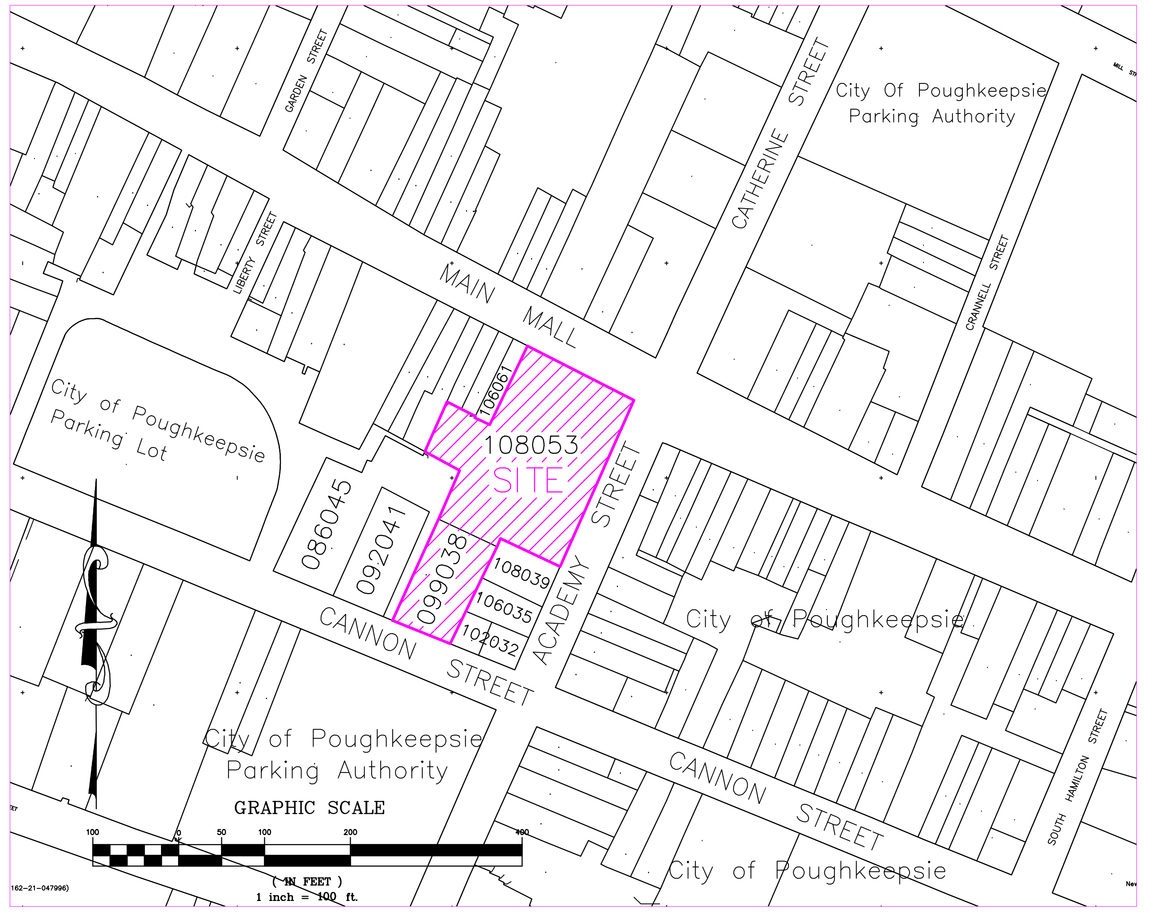


NORTH BASED ON NAD83 (2011) EPOCH 2010.0 (MYCS2)

©Berger Engineering and Surveying 2022, all rights reserved

Perimeter Boundary survey prepared under my direct supervision and based on field work completed
on October 29, 2019 and updated 12-28-22
DEED OF RECORD BOOK: 22021 PAGE: 52923
Joseph P Berger PE LS

VICINITY MAP



SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

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.

SUBJECT TO THE RIGHTS OF THE UTILITIES TO MAINTAIN THEIR POLES, GUYS, AND WIRES.

SUBJECT TO ALL EASEMENTS OF RECORD.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS OR ASSIGNS, OR SUBSEQUENT OWNERS UNLESS EXPRESSLY STATED HEREON.

ONLY COPIES FROM AN ORIGINAL OF THIS MAP MARKED WITH EITHER AN EMBOSSED OR INK SEAL SHALL BE CONSIDERED A TRUE AND VALID COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ALL STREET SHOWN ARE OWNED NY THE CITY OF POUGHKEEPSIE AND ARE CITY STREETS AND OWNED IN FEE

THE PLANNING & ZONING RESOURCE COMPANY
1300 SOUTH MERIDIAN AVENUE, SUITE 400
OKLAHOMA CITY, OKLAHOMA 73108
(405) 840-4344
(405) 840-2008 FAX

ZONING AND SITE REQUIREMENTS SUMMARY

I. **Property Location and Size**

1. Jurisdiction:	*City of Poughkeepsie, New York*
2. Name:	*Luckey Platt Apartments*
3. Address:	*57 Cannon Street AKA 332 Main Street*

II. **Existing Land Use and Zoning**

1. Date of Existing Ordinance:	*February 11, 2019*
3. Adjacent Zoning Designation and or Uses if Applicable:	*North/East: "PID-HC" South/West: "PID-HC" and "PID-UV"*
Is The Existing Use In Conformance?	*Yes, as Permitted Uses (See Section 19-3.37 for Code reference)*

I. **Property Specification**

1. Building Set-Back Lines	Required	Existing
a. Front:	*0 Feet Minimum and Maximum*	*Main Street: 0 Feet (Per Survey)*
	100% of the Building Frontage below the Base Height shall be located at the Setback Line.	*Academy Street: 0 Feet (Per Survey)*
b. Stepback:	*All Stories above a Building's Base Height (measured as twice the Width of the public Right-of-Way on which the Building fronts) shall be set back 5 Feet from the Front Building Line. Estimated Width of Main Street and Academy Street equals 20 Feet, therefore Stepback is estimated to begin at the 4th Story and above.*	*100% of the Building Frontage below the Base Height Is at the Setback Line.* *Approximately 50% of the Frontage along Academy Street meets the Stepback requirement.* *0% of the Frontage along Main Street meets the Stepback requirement.*
c. Side:	*0 Feet Minimum and Maximum*	*South Lot Lines: 0 Feet (Per Survey)* *West Lot Lines: 0 Feet (Per Survey)* *Per Section 19-2.37(B), Corner Lots shall be considered to have Front Yards on both The Front Setbacks and Front Occupancy requirements shall be met for both Street Frontages*

Is The Existing Use In Conformance?
Yes, as Permitted Uses (See Section19-3.37 for Code reference)

Is The Existing Building In Conformance?
No. See Section VI.(See Table 3.37-2 forCode reference)

Is The Building Coverage In Conformance?
Yes (See Table 3.37-2 for Codereference)

Is The Existing Parking In Conformance?
Yes (See Section 19-3.31 for Codereference)

I. **Site History**

1. Was special permitting or condition(s) applied to existing zoning? *Yes*
   a. Site Plan Approval or Planned Unit Development? *Site Plan Approval (Copy Requested)*
   b. Other? *Not Applicable*
2. Violation Information
   a. Are there any outstanding zoning code violations on file? *This information has been requested and shall be forwarded upon receipt.*
   b. Are there any outstanding building code violations on file? *This information has been requested and shall be forwarded upon receipt.*
   c. Are there any outstanding fire code violations on file? *This information has been requested and shall be forwarded upon receipt.*
3. Is a Certificate of Occupancy available for the site? *Copies of Certificates of Occupancy have been requested and shall be forwarded upon receipt, if available. Please note, a new Certificate of Occupancy would only be issued isthe event of a change in use or to the extent of any construction activity, restoring, renovating or expanding the project or any part thereof. The absence of a copy of a Certificate of Occupancy on file with the City would not be considered a violation and would not give rise to any enforcement action affecting the project.*
1. Conformance Status: *Legal Conforming to Use, Setbacks, Density and Parking.*
   Legal Nonconforming to Stepbacks and Building Height.
   The subject property was built circa 1865 and predates the adoption of the City's Zoning Ordinance in 1953. Any nonconformities are pre-existing and Legally Nonconforming.
2. Nonconforming Characteristics of the Site:
   - *The Stepback along Main Street is deficient to the minimum required by 100%*
   - *The Stepback along Academy Street is deficient to the minimum required by 50%*
   - *The Building Height exceeds the maximum permitted by 1 Story*
3. Recommended Action: *None*
4. Rebuildability Clause: *Section 19-5.2*
   In order to avoid the necessity to go to the Board of Appeals where there is a conforming use in a nonconforming building, nothing in this article shall be deemed to prevent the reconstruction or enlargement of a nonconplying building containing a conforming use, provided that such action does not create any new nonconpliance or increase the degree of noncompliance with regard to the regulations pertaining to such buildings.

SITE
Parcel Number: 131300-6162-77-108053-0000
Parcel Address -332 Main St Poughkeepsie 126010000
Owner Name:Luckey Platt Owner LLC , *(Primary)*
Primary *(P)* Owner Mailing Address
278 Mill St Poughkeepsie NY 126010000

Parcel Number: 131300-6162-77-099038-0000
Parcel Address -Cannon St Poughkeepsie 126010000
Owner Name:Luckey Platt Owner LLC , *(Primary)*
Primary *(P)* Owner Mailing Address
278 Mill St Poughkeepsie NY 126010000

SURVEYOR'S CERTIFICATE - The Survey must meet the current Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (effective February 23, 2021) and contain the Table A requirements as set forth in the following required certification:

TO: MP Real Estate Capital, LLC, a New York limited liability company, and its successors and assigns
Borrower: Luckey Platt Owner, LLC and Hurtwood LLC, each a New York limited liability company
Langdon Title Agency, LLC title No LTA-201113
Stewart Title Insurance Company

This is to certify that this Map or Plat and the Survey on which it is based were made in accordance with the "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 13, 14, 16, 17 and 18 from the ALTA table A thereof

EXCEPTIONS FROM TABLE A

7b1(a) Exterior dimensions of all buildings at ground level.

b) Square footage of: ( ) exterior footprint of all buildings at ground level.

AREA OF FOOTPRINT AT GROUND LEVEL PER MATHEMATICAL CALCULATION AS WEST WALL OF BUILDING NOT ACCESSABLE DUE TO COMMON LINE WITH ADJOINING BUILDING.

7C height of building shown in areas permitted. Several roofs did not allow access thus height other than number of stories not capable of being measured.

9 As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. **NO DESIGNATION PROVIDED**

17 Proposed changes in street right of way lines, if such information is made available tothe surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. **NO EVIDENSE OF ROW CHANGES IN FIELD – NO INFORMATION PROVIDED TO SURVEYOR**

18 Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding TableA item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. **NO DOCUMENTS SHOWING EASEMENTS PROVIDED TO SURVEYOR.**

Title No.: LTA-201113
Premises: 332 Main Street and 57-59 Cannon Street, Poughkeepsie, NY
Owner: Luckey Platt Owner, LLC
Additional: Luckey Platt RealtyCo, LLC
Lender: Bank of America, N.A.

LAND SURVEYOR'S CERTIFICATION
I , JOSEPH P. BERGER , P.E., L.S. HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, AND WAS BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY ME ON 10/29/19 and updated 12-28-22

JOSEPH P. BERGER LAND SURVEYOR NUMBER 049745

STATE OF NEW YORK JOSEPH P. BERGER 049745 LICENSED LAND SURVEYOR

ADJOINING OWNERS

Parcel Number: 131300-6162-77-113012-0000
Parcel Address – 29 Academy St
Poughkeepsie 126010000
Owner Name: Skartados , Frank K Trustee (Primary)
Primary (P) Owner Mailing Address
1900 Route 9W
Milton NY 125470000

Parcel Number: 131300-6162-77-121010-0000
Parcel Address – Cannon St
Poughkeepsie 126010000
Owner Name: Dutchess County Community , (Primary)
Primary (P) Owner Mailing Address
84 Cannon St
Poughkeepsie NY 126010000

Parcel Number: 131300-6162-77-125008-0000
Parcel Address – 84 Cannon St
Poughkeepsie 126010000
Owner Name: Dutchess County Community , (Primary
Primary (P) Owner Mailing Address
84 Cannon St
Poughkeepsie NY 126010000

Parcel Number: 131300-6162-78-128007-0000
Parcel Address – 88 Cannon St
Poughkeepsie 126010000
Owner Name: Redeemed Christian Fellowship , (Primary)
Primary (P) Owner Mailing Address
100 Cannon St
Poughkeepsie NY 126010000

Parcel Number: 131300-6162-77-088017-0000
Parcel Address – 50 Cannon St
Poughkeepsie 126010000
Owner Name: City Of Poughkeepsie , (Primary)
Parking Authority , (Additional)
Primary (P) Owner Mailing Address
62 Civic Center Plz
PO Box 300

Parcel Number: 131300-6161-21-096987-0000
Parcel Address – 49 Academy St
Poughkeepsie 126010000
Owner Name: Ethan Allen Personnel Grp Inc , (Primary)
Primary (P) Owner Mailing Address
59 Academy St
Poughkeepsie NY 126010000

Parcel Number: 131300-6161-21-098986-0000
Parcel Address – 204 Church St
Poughkeepsie 126010000
Owner Name: Nesheiwat , Issa E (Primary)
Primary (P) Owner Mailing Address
925 Noxon Rd
Wappingers Falls NY 125900000

Parcel Number: 131300-6161-21-101984-0000
Parcel Address – Church St
Poughkeepsie 126010000
Owner Name: Ethan Allen Personnel Group , (Primary)
Primary (P) Owner Mailing Address
53 Academy St
Poughkeepsie NY 126010000

Parcel Number: 131300-6161-21-103983-0000
Parcel Address – 208 Church St
Poughkeepsie 126010000
Owner Name: Equity Trust Co , Custdn (Primary)
Primary (P) Owner Mailing Address
24 W Pine Rd
Staatsburg NY 125800000

Parcel Number: 131300-6161-21-105982-0000
Parcel Address – 210 Church St
Poughkeepsie 126010000
Owner Name: Agonafer , Dereje (Primary)
Primary (P) Owner Mailing Address
24 Seaman Rd
Poughkeepsie NY 126010000

Parcel Number: 131300-6161-21-105980-0000
Parcel Address – 212 Church St
Poughkeepsie 126010000
Owner Name: FLF II Properties Inc , (Primary)
Foster , Ronald W Jr (Additional)
Primary (P) Owner Mailing Address
6 River Rd
Staatsburgh NY 125800000

Parcel Number: 131300-6161-21-108981-0000
Parcel Address – 214 Church St
Poughkeepsie 126010000
Owner Name: FLF II Properties Inc , (Primary)
Foster , Ronald W Jr (Additional)
Primary (P) Owner Mailing Address
6 River Rd
Staatsburgh NY 125800000

Parcel Number: 131300-6161-21-106971-0000
Parcel Address – 216 Church St
Poughkeepsie 126010000
Owner Name: FLF II Properties Inc , (Primary)
Foster , Ronald W Jr (Additional)
Primary (P) Owner Mailing Address
6 River Rd
Staatsburgh NY 125800000

Parcel Number: 131300-6161-21-112968-0000
Parcel Address – 218 Church St
Poughkeepsie 126010000
Owner Name: Ecclesiastical Assistance Corp, (Primary)
Primary (P) Owner Mailing Address
1011 First Ave
New York NY 100120000

NO.	DATE	REVISIONS	BY
1	12/28/22	UPDATE ASBUILT	JPB

Date: 06/28/21
Sheet: 1 of 1

ALTA/NSPS LAND TITLE SURVEY

TAX PARCELS
131300-6162-77-108053-0000
131300-6162-77-099038-0000

CITY OF POUGHKEEPSIE
County of Dutchess

State of New York

BERGER ENGINEERING AND SURVEYING, PLLC
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383
bergersmg@gmail.com

N NW NE W E SW SE S

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:
332 Main Street - Luckey Platt

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

Brief Description of Proposed Action:
Site Plan Amendment to permit the location and screening of AC condensers, relocation of bicycle parking from outside to internal basement, and deletion of roof mounted solar panels from the approved site plan.

Name of Applicant or Sponsor:	Telephone: 845.206.8313
Eric Baxter	E-Mail: eric@baxterbuilt.com

Address:
11 Garden 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 Development Department, Building Permit approval	☐	☑

3. a. Total acreage of the site of the proposed action? 0.985 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? 0.985 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?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES
	☐	☑
Luckey Platt -Natiornal Register (90NR00407) ; Lady Washington Fire House (02740.000063) b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	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:		
The amendment actions proposed (solar panels, bike parking, air condensers) will have no impact on stormwater management outside of what was already considered and managed in the previous site plan approval.		
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:		
Sites C314134 (Wallace Campus), B00148 (400 block restoration), E314110 (Luckey Platt Building), 314071 (CH-Bayeaux Street Poughkeepsie), 314087 (Main Street Grand Avenue Site)		

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

Applicant/sponsor/name: Eric Baxter Date: 7/3/2023

Signature: _____ Title: Luckey Platt Owner, LLC Representative

PRINT FORM

CITY OF POUGHKEEPSIE, NY
BUILDING, PLANNING & ENGINEERING DEPARTMENTS

332 Main Street – Site Plan Amendment
Site Plan Cheek Sheet Responses & Waiver Requests

I) 1. Properly completed application form, including accurate contact information and applicant signature.

Response: Please find a revised application form, revision date 7.3.23, included within our revised submission. The revised application form now includes the correct zoning district and lot/bulk information.

I) 3. Short / Full Environmental Assessment Form

Response: A Part 1 EAF has been completed and submitted as part of our revised submission. The EAF describes only the project changes being proposed as part of the requested site plan amendment. Please note that the overall project was previously categorized as a Type II Action, not requiring environmental review. Included within our revised submission please find the September 15, 2020 approval resolution which documents city staff's previous decision on this matter.

I) 4. Name and address of owner of record appears on plan.

Response: The name and address of the owner of record, Luckey Platt Owner, LCC, does appear on the submitted as-built sheet, dated 12.28.2022. Please see site information immediately below the right-hand corner of the site plan inset. Eric Baxter, the listed applicant, is a representative of Luckey Platt Owner, LLC.

I) 8. Existing zoning with accurate lot and bulk tables (include ALL applicable tables).

Response: The bulk table provided on the approved plan set sheet, dated 8.10.20, remains accurate as none of the proposed changes being considered as part of this site plan amendment impact lot and bulk requirements. Please see supplementary submission items for approved site plan.

I) 12. Provide written request for waivers of any item below that does not apply to the proposed project. Outline the item to be waived and rational for waiver request.

Response: Please consider this document a written request for waivers.

II) EXISTING CONDITIONS

II) 2. 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;

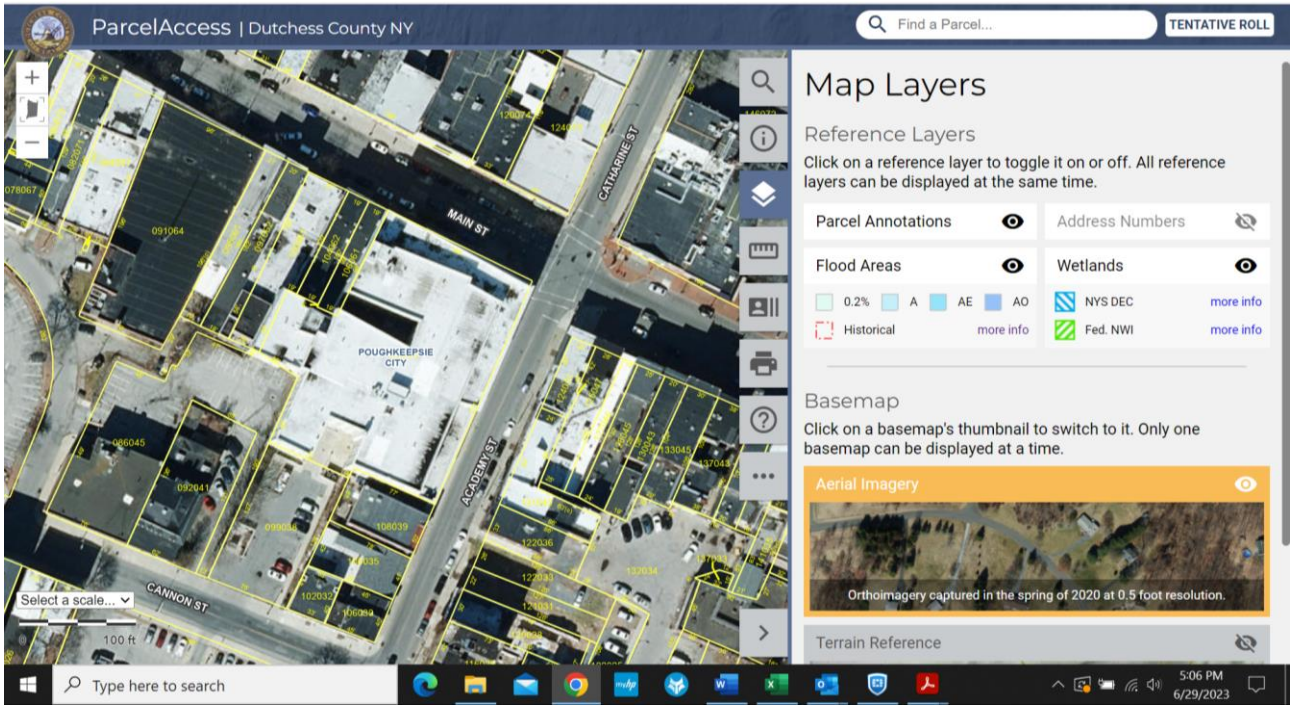
Response: The site is relatively flat and fully developed. No new grading is proposed.

II) 5. 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: The existing site is fully developed. No watercourses, marshes, wooded areas, rock outcrops, or tress with a diameter of 8 inches exist on site.

II) 7. Approximate boundaries of any areas subject to storm water overflows (reference FEMA 100 year flood plain panel or study).

Response: Please see screen shot below of Dutchess County Parcel Access with the Floor Areas and Wetlands layers turned on. As shown below the site does not fall within a FEMA 100-year floodplain nor are there any wetlands on site.



III) PROPOSED SITE IMPROVEMENTS:

III) 3. Show locations, size and material of all proposed utilities and service connections.

Response: As noted on item II) 6. on the site plan check sheet, information regarding utilities and service connections is shown on the previous approved site plan (8.10.20) and revised as-built site plan sheet (12.28.22).

III) 5. Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.

Response: Description of proposed screening is shown on revised site plan sheet ("New 6FT Wood Fence") and images of the proposed fencing are shown in the submitted cover letter dated March 7, 2023. No other changes are proposed to the screening or landscaping originally approved.

III) 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: No new outdoor lighting is proposed.

III) 7. Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.

Response: No new grades are proposed.

III) 9. Location of any fire alarm boxes and/or connections to the city fire alarm system.

Response: No fire alarm boxes or connections to city fire alarm system are proposed

III) 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: Requesting waiver based on previous engineering comments (9.11.2020) and applicant response (12.2.20). No improvements are proposed within Fallkill Creek watershed.

IV) OTHER REQUIRED PLAN NOTES:

IV) 1. Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm.

Response: Please see drainage map and response to engineering comments dated 12/02/20 (submission file 332 Main Street_6_Supp_Engineering Comment Response_12.02.20). No changes to plan.

IV) 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: No existing trees on site to be retained.

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

September 29, 2020

William Brocker and Eric Baxter
Luckey Platt Owner LLC
57 Cannon Street #321
Poughkeepsie, NY 12601

PB File #2020-22: 332 MAIN STREET/57 CANNON STREET
Site Plan application for renovations to an existing mixed use building including reconfiguration of existing apartments and conversion of existing commercial space to additional apartments and residential amenities

Dear Mr. Brocker and Mr. Baxter:

This letter is to inform you of the action taken at the Planning Board meeting of September 15, 2020 regarding the above referenced application for site plan approval. The Board unanimously approved the project as described above subject to the conditions listed below:

- All comments and questions posed by the City Engineering Department and Fire Department shall be addressed to the satisfaction of the department;
- Required bicycle parking as referenced above shall be provided and shown on the as-built site plan;
- Detailed information regarding the solar array will be provided and such array will meet with the code requirements as outlined in Section 19-.3.37(7)(b)(6), and that all areas of the solar array shall be kept fully separate and secured to assure that residents do not have direct or indirect access to the panels or any of their related components; and,
- Upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval.

Please bring two full size copies of the plan to the Planning Department to obtain the Planning Board stamp of approval and all required City Department sign-offs. One set will be retained by the Planning Department. The other set will be returned to you to copy as necessary for required permits. Pursuant to Section 19-6.1(k)(3)(a), site plan approval is valid for a period of one year for purposes of obtaining building permits. Failure to obtain permits shall cause the approval to become null and void. Upon application, the Planning Board may extend the approval, one time, for a period not to exceed one year.

If you have any questions regarding this decision letter, please do not hesitate to contact Planning Director Natalie Quinn at 845-451-4047.

Very truly yours,

Daniel J. McCabe
Vice-Chairman
Planning Board

CITY OF POUGHKEEPSIE
PLANNING BOARD RESOLUTION

In the matter of the application of Luckey Platt Owners, LLC, regarding the property 332 Main Street and 57 Cannon Street, Poughkeepsie, New York:

At a Regular Meeting of the Planning Board held on the 15th day of September, 2020, at 7:00pm:

Present	**Recused**	**Excused**
Daniel McCabe, Vice Chairman	Robert S. Levine, Esq,	Rosaura Andujar-MacNeil
Sakima McClinton		
Robert Mallory		
Anne Saylor		
Marjorie Smith		

WHEREAS, the Planning Board has received an application for site plan review relative to renovations to the existing mixed use building including reconfiguration of existing apartments, conversion of existing commercial space to additional apartments and residential amenities, construction of a roof top terrace, and renovations to permit the use of existing private balconies; and,

WHEREAS, this application for site plan is considered a Type II action under SEQR, and no further action is required; and,

WHEREAS, the action is more fully detailed on revised drawings dated August 10, 2020, prepared by Berger Engineering, and related materials; and,

WHEREAS, the proposed unit conversion requires the addition of a minimum of eight (8) long-term bicycle parking spaces and two (2) short-term bicycle parking spaces: while none are provided on the proposed site plan, the applicant has confirmed they will be provided; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval relative to the above referenced application, File #2020-022, with the following conditions (if any):

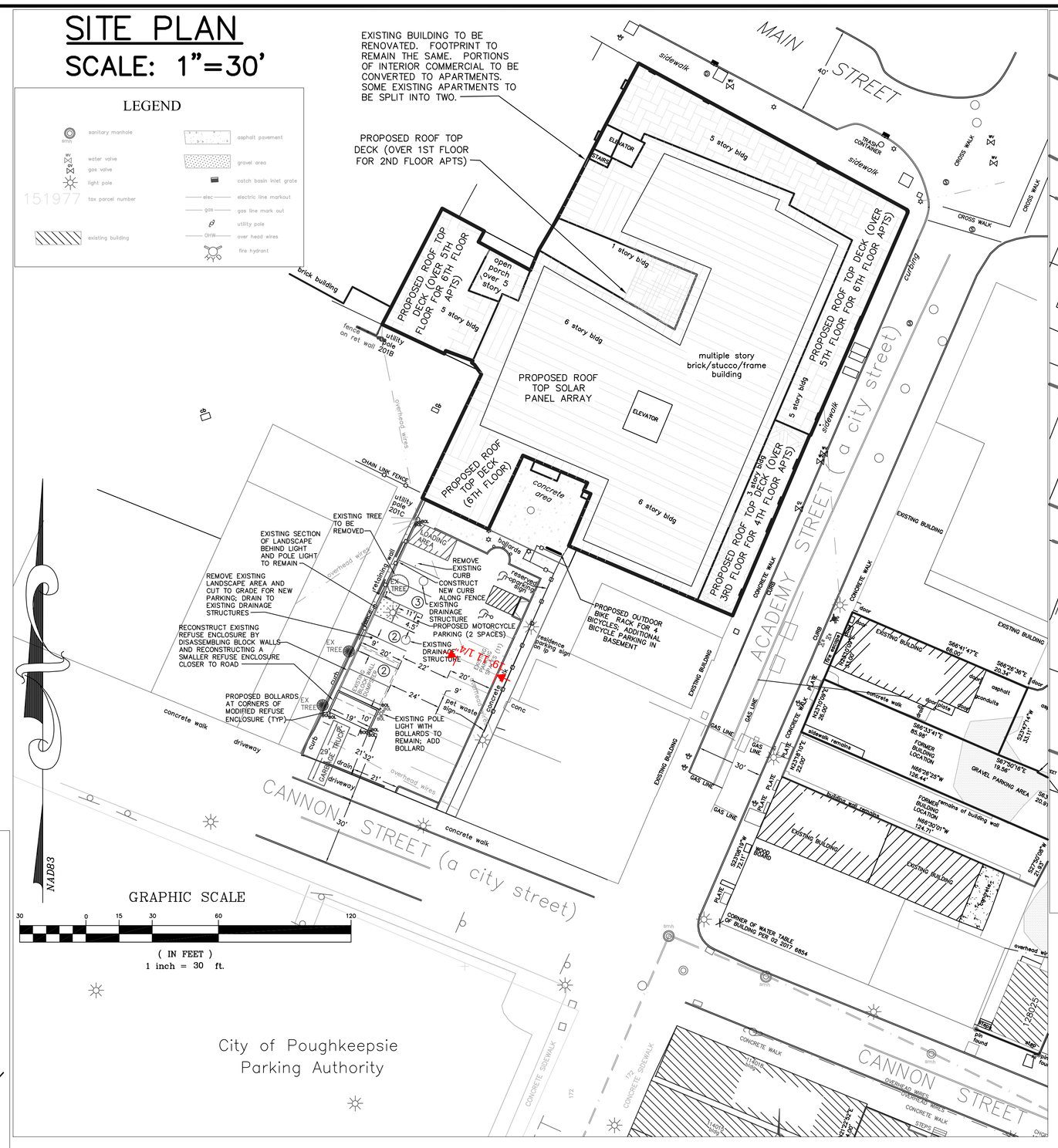
- All comments and questions posed by the City Engineering Department and Fire Department shall be addressed to the satisfaction of the department;
- Required bicycle parking as referenced above shall be provided and shown on the as-built site plan;
- Detailed information regarding the solar array will be provided and such array will meet with the code requirements as outlined in Section 19-.3.37(7)(b)(6), and that all areas of the solar array shall be kept fully separate and secured to assure that residents do not have direct or indirect access to the panels or any of their related components.

Motion: Marjorie Smith_____
Second: Robert Mallory_____
Carried: 5:0:0

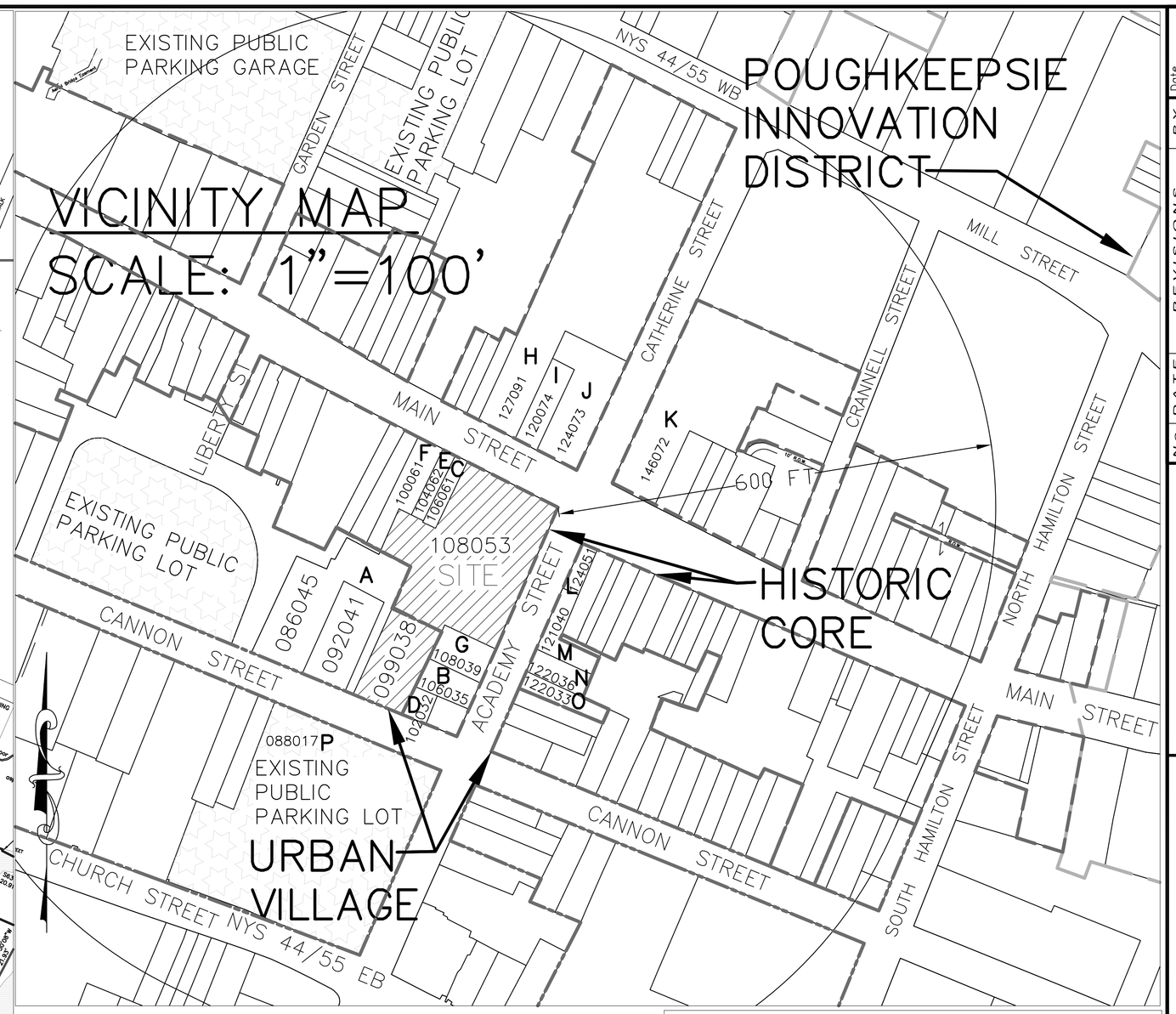
The motion to approve the project as outlined herein carried unanimously.

_____
Daniel J. McCabe
Vice Chairman
Planning Board

SITE PLAN
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=100'



No.	DATE	REVISIONS	BY
1	08/10/20	PER CITY COMMENTS	MLZ

Date 7/28/20

Sheet 1

SITE PLAN

LUCKEY PLATT – BUILDING & PARKING RENOVATIONS
332 MAIN ST & 57 CANNON ST
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX MAP # 131300-6162-77-108053 & 099038

OWNER / APPLICANT
LUCKEY PLATT OWNER LLC
37 CANNON ST #321
POUGHKEEPSIE, NY 12601

NEW PAVED DRIVEWAY (OUT OF DOT ROW) & PARKING LOT DETAIL
NOT TO SCALE

CAST–IN–PLACE ROAD CURB WITH NEW PAVEMENT
NOT TO SCALE

GENERAL PAVEMENT MARKING NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE MUTCD, NYSDOT SPECIFICATIONS, DETAILS AND SUPPLEMENTS AND ADA REQUIREMENTS.
2. HANDICAP SPACE MARKINGS SHALL BE BLUE OR BLUE WITH WHITE BACKGROUND.
3. NON–HANICAP MARKINGS SHALL BE WHITE OR YELLOW. NON–HANDICAP MARKINGS SHALL NOT BE BLUE.
4. MINIMUM WIDTH OF PAINTED STALL LINES SHALL BE 4" OR AS SHOWN IN DETAIL OR ON PLAN
5. PAVEMENT SURFACE SHALL BE CLEANED AND PREPARED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS SECTION 635.
6. APPLICATION OF PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS SECTION 640.
7. PAVEMENT MARKINGS SHALL BE EPOXY PAINT IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS SECTION 727–03
6. EXCESS PAINT AND TOOLS TO BE DISPOSED AND CLEANED PROPERLY. PAINT AND CLEANING MATERIALS ARE NOT POURED ON GROUND OR IN SEWERS.

PARKING RESTRIPING DETAIL
NOT TO SCALE

"NO PARKING ANYTIME": 12" X 18" (RED LETTERS ON WHITE BACKGROUND, ALUMINUM)
"BUMP AHEAD": 18" X 18" (BLACK LETTERS ON REFLECTIVE YELLOW BACKGROUND, ENGINEERING GRADE REFLECTIVE, ALUMINUM)

TRAFFIC SIGN DETAIL
NOT TO SCALE

PLAN NOTES:
1. BASE MAPPING FROM CITY OF POUGHKEEPSIE AUTOCAD DRAWINGS.
2. ADJOINING OWNER INFORMATION FROM DUTCHESS COUNTY PARCEL ACCESS, JULY 24, 2020
3. THERE ARE NO EXISTING 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 TRUCK, AND ANY OTHER SIGNIFICANT EXISTING NATURAL FEATURES.
4. THERE ARE NO SCENIC VIEWS.
5. EXISTING HEIGHTS ARE FROM GOOGLE EARTH

BULK TABLE

LUCKEY PLATT							
BUILDING	131300-6162-77-108053-0000		332 MAIN STREET	PID-HC ZONE			
PARKING LOT **	131300-6162-77-099038-0000		57 CANNON ST	PID-UV ZONE			
		EXISTING			PROPOSED		
	REQUIRED	PID	108053	099038	TOTAL	108053	099038	TOTAL
LOT AREA (SQ FT)	NO REQUIREMENT		33,506	9,397	42,903	33,506	9,397	42,903
LOT AREA (AC)	NO REQUIREMENT		0.77	0.22	0.99	0.77	0.22	0.99
LOT WIDTH (FT)	NO REQUIREMENT							
LOT FRONTAGE (FT)	NO REQUIREMENT		139.31 (MAIN) / 199.89 (ACADEMY ST)	75.83	415.03	139.31 (MAIN) / 199.89 (ACADEMY ST)	75.83	415.03
FRONT YARD (FT)	MIN/MAX: HC 0'/0', UV 0'/6'		0	NA	0	0	NA	0
SIDE YARD, EACH (FT)	MIN/MAX: HC 0'/0', UV 0'/10'		0	NA	0	0	NA	0
SIDE YARD, TOTAL (FT)	MIN, REQ 0' / MIN, PRV'D 6' / MAX HC 0' / UV 10'		0	NA	0	0	NA	0
REAR YARD (FT)	MIN: HC 0', UV 8'		0	NA	0	0	NA	0
BUILDING HEIGHT, MAX (STORIES/FT)	MIN/MAX: STORIES: HC 2 / 5, UV 3 / 6		6 ** / 80'	NA	6 ** / 80'	6 ** / 80'	NA	6 ** / 80'
LOT COVERAGE (%)	MIN: HC 75', UV 50'		95	94	99	100	100	100
USABLE OPEN SPACE (SQ FT)	--		0	600	600	0	0	0
OPEN SPACE (%)	MIN: HC NONE, UV 15 %		0	6% **	1	0	0	0 ***
FLOOR AREA RATIO	NO REQUIREMENT		4.3	NA	3.4	4.3	NA	3.4
TOTAL FLOOR AREA (SQ FT) PER PROP CARD	NO REQUIREMENT		144,348	NA	144,348	144,348	NA	144,348
PARKING SETBACK, MIN (FT)	MIN 40'		0	3' **	3' **	0	3' **	3' **
PARKING MINIMUM	0		0	11	11	0	18	18
		ADDITIONAL SPACES IN ARE LOCATED IN NEARBY MUNICIPAL PARKING LOTS						
		FLOOR, SF / # UNITS	SPACES PER UNIT	PARKING REQ'D	FLOOR, SF / # UNITS	SPACES PER UNIT	PARKING REQ'D	
OFFICE AND / OR RETAIL (SF)		40,000	0	0	35,150	0	0	
APARTMENT - STUDIO/EFFIENCY		36	0	0	42	0	0	
APARTMENT - 1 BEDROOM (#)		68	0.0	0	67	0.0	0	
APARTMENT - 2 BEDROOM (#)		34	0.0	0	36	0.0	0	
APARTMENT - 3 BEDROOM (#)		3	0.0	0	3	0.0	0	
TOTAL DWELLING UNITS		141	APT PARKING	0	148	APT PARKING	0	
TOTAL BEDROOMS (STUDIOS INCLUDED AS 1 BEDROOM)		181	TOTAL PARKING	0	190	TOTAL PARKING	0	

PID * OFF-STREET PARKING: HC- NO PARKING REQUIRED ALL USES; UV- MULTIFAMILY DWELLING: 0.5 SPACES/UNIT + 1 SPACE/10 UNITS, RESTAURANT: 1 SPACE/250SF GFA, OTHER USES: NONE REQUIRED
* PID REQUIREMENTS FROM POUGHKEEPSIE CODE SECTION 19-3.37 TABLES 3.37-2 & -4
** EXISTING NON-CONFORMING
*** PROPOSED INCREASE IN NON-CONFORMING

A **County Of Dutchess**
22 Market St
Poughkeepsie, NY 12601
For Property:13 300061 6300770 060610000
2 STORIES
47 CANNON ST 40FT

C **Nobus Group Ltd Pinrshp The**
145 Academy St
Poughkeepsie, NY 12601
For Property:13 300061 6300770 060610000
330 MAIN ST
4 STORIES 45FT

E **Nobus Group Limited Prtnership**
145 Academy St
Poughkeepsie, NY 12601
For Property:13 300061 6300770 060620000
328 MAIN ST
4 STORIES 30FT

J Two Catherine St LLC
5047 Broadway
New York NY 10034
For Property: 131300 616277 126 0730000
341 Main St
3 STORIES 40FT

M 5-13 Acadmy St LLC
39 Lincoln Ave
Spring Valley , NY 10977
For Property: 131300 616277 121 0490000
7 Academy St
3 STORIES 30FT

Luckey Platt Owner LLC
57 CANNON ST #321
Poughkeepsie, NY 12601
For Property:13 300061 6300770 990130000
PARKING LOT

Luckey Platt Owner LLC
57 CANNON ST #321
Poughkeepsie, NY 12601
For Property:13 300061 6300770 080550000
BUILDING

F **Seema Properties Inc**
324 Main St
Poughkeepsie, NY 12601
For Property:13 300061 6300771 000610000
324 MAIN ST
2 STORIES 30FT

H T. L. C Properties Inc
331 Main Mall
Poughkeepsie, NY 12601
For Property: 131 300616 278127 091 0000
331 Main St
4 STORIES 45FT

K 347 Main Mall LLC
12 Raymond Ave NE
Poughkeepsie, NY 12603
For Property: 131 300616 278146 072 0000
347 Main St
2 STORIES 30FT

N PK Developers LLC
85 Cannon St
Poughkeepsie, NY 12601
For Property: 131 300616 277122 036 0000
15 Academy St
3 STORIES 40FT

O City of Poughkeepsie
Parking Authority
62 Civic Center Plz
PO Box 300
Poughkeepsie NY 12602
For Property: 131 300 616277 088 0760000
50 Cannon St
MUNICIPAL PARKING LOT

B **PKNY Property Group LLC**
34 Cannon St
Poughkeepsie, NY 12601
For Property:13 300061 6300770 100330000
22 ACADEMY ST
2 STORIES 30FT

D **Cannon Street Properties LLC**
PO Box 1095
Poughkeepsie, NY 12602
For Property:13 300061 6300771 070370000
63 CANNON ST
3 STORIES 30FT

G **Jason Fox**
20 Academy St
Poughkeepsie, NY 12601
For Property:13 300061 6300771 080390000
20 ACADEMY ST
3 STORIES 45FT

I 337-81 LLC
35 High St
Poughkeepsie, NY 12601
For Property: 131 300616 277129 074 0000
337 Main St
3 STORIES 40FT

L Seema Properties Inc
324 Main St
Poughkeepsie NY 12601
For Property: 131 300616 277124 051 0000
348 Main St
3 STORIES 35FT

O PKNY Property Group LLC
34 Cannon St
Poughkeepsie, NY 12601
For Property: 131 300616 277122 037 0000
17 Academy St
VACANT LOT

THE BUILDING HEIGHTS ARE FROM GOOGLE EARTH.

SHEETS:
1 SITE PLAN
2 BOUNDARY SURVEY

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the ____ day of _____ 20___
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

Fire Chief

Police Chief

Building Inspector

BERGER ENGINEERING AND SURVEYING
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383
bergereng@gmail.com

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

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: September 11, 2020
2. Name of Site Plan: Building Use and Parking Lot Alterations
3. Address or Location: 332 Main Street and 57 Cannon Street
4. Owner: Luckey Platt Owner LLC
5. Engineer/ Architect: Berger Engineering & Surveying PLLC
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. Show location of roof drains on plan. Verify roof leaders are not connected to sanitary sewer.
    2. Show existing sanitary line complete from building to main.
    3. Show existing water line complete from building to main.
    4. Indicate if existing water (domestic and fire) and sewer services are sufficient for alterations. If new services are required show complete from building to main. All utility connections through the street must be delineated, hatched and edges shown as sawcut if required.
    5. Provide spot elevations on parking area including drywell rim elevation.
    6. Post development runoff shall not exceed pre-development. Provide drainage report to validate. Demonstrate parking lot drywells are adequately sized to include proposed alterations. Include discussion of roof leaders in drainage report.
    7. Indicate area of disturbance in drainage report.
    8. Provide detail of proposed dumpster enclosure.

Joseph Kane
Assistant Civil Engineer

BERGER ENGINEERING AND SURVEYING
100 Fulton Avenue
Poughkeepsie, New York 12603
Engineering Services: (845) 471-7383
GIS Services: (845) 392-7180
www.BergerEngr.com

12/02/20

Response to City of Poughkeepsie
Site Plan Review Form #1 dated 9/11/20

1. **Location of roof drains**
   Response: To the best information we have since there are no records the location of storm connection from building is shown
2. **Existing sanitary line**
   Response: Shown on map existing to Academy Street based on projected from inside of building
3. **fire and domestic water**
   Response: Shown connection from Main Street based on water mark out and location of pipes inside of building
4. **Sewer and Water Capacity**
   Response: The calculations of water and sewer usage and capacity are being reviewed by site architect and will be submitted separately
5. **Spot elevations**
   Response: added
6. **Drainage Report**
   Response: enclosed
7. **Indicate area of disturbance**
   Response: Added to plan
8. **Detail of proposed dumpster enclosure**
   Response: The proposed dumpster enclosure is the existing to be disassembled, relocated and with decreased footprint.

AREA OF LAWN CONVERTED TO IMPERVIOUS 0.02 ACRE

AREA OF ASPHALT DRAINING TO DRYWELLS 0.12 ACRE

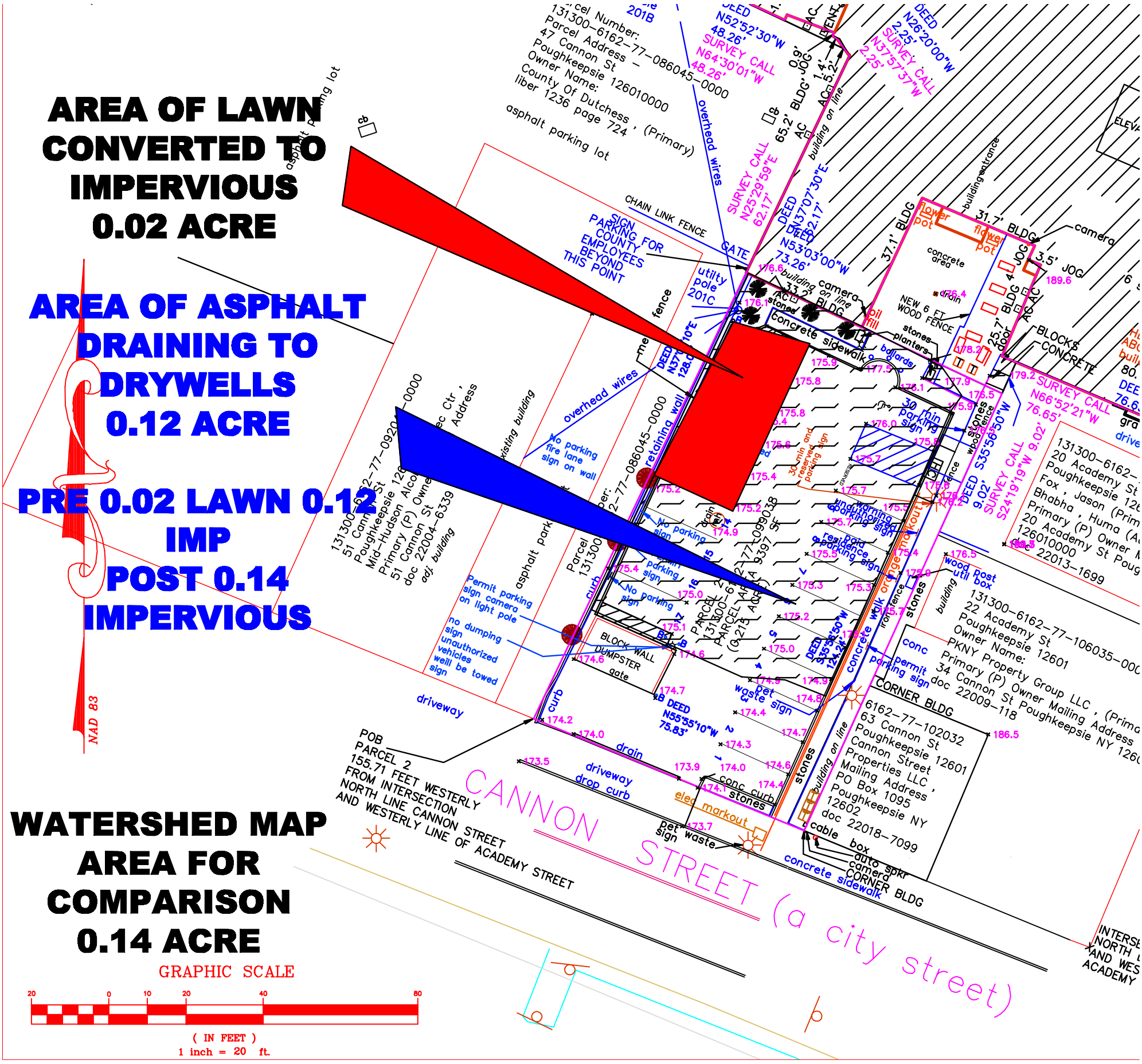
PRE 0.02 LAWN 0.12 IMP
POST 0.14 IMPERVIOUS

WATERSHED MAP AREA FOR COMPARISON 0.14 ACRE

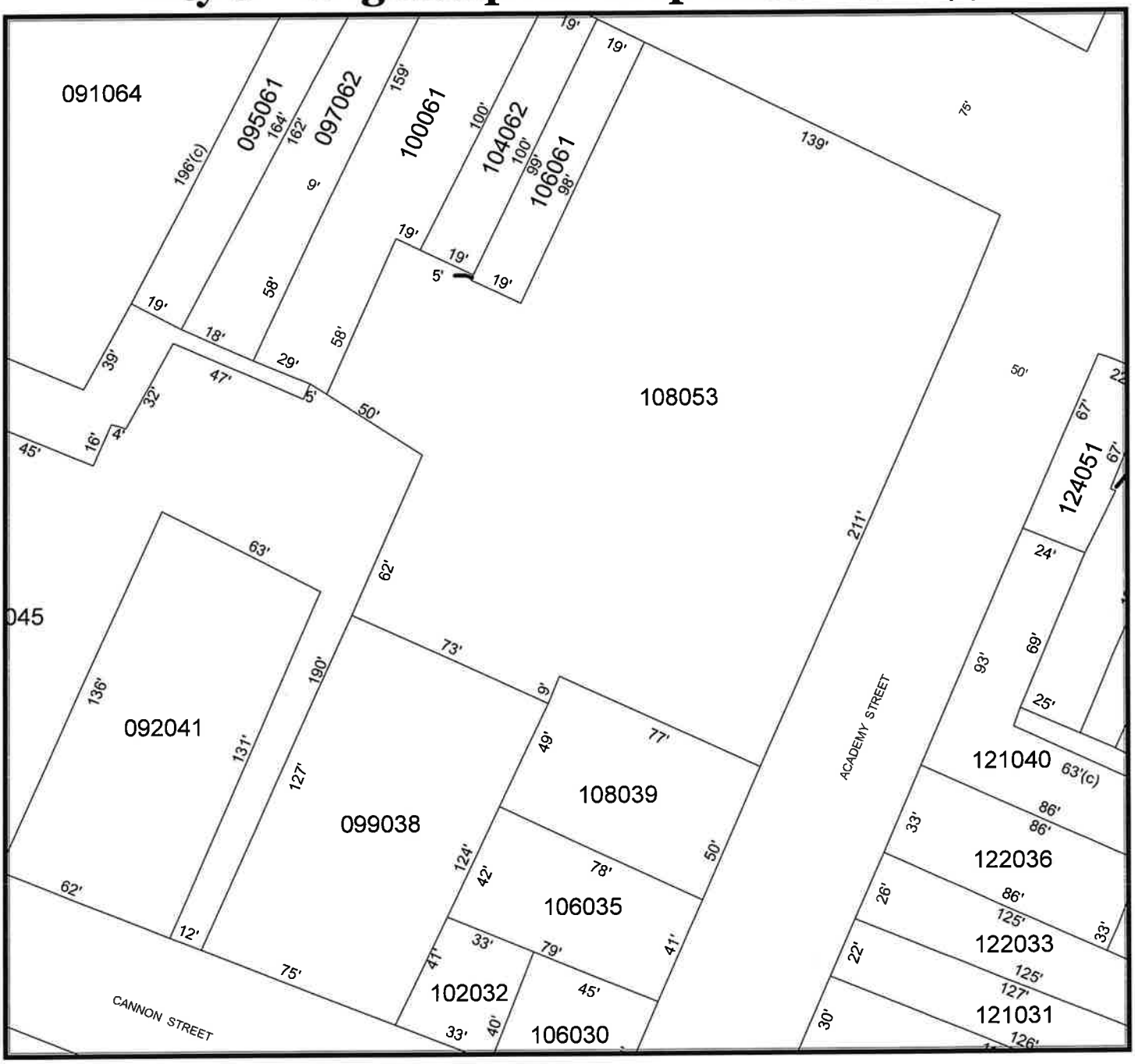
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



City of Poughkeepsie: Map Sheet 6162-77



Explanation: Per Assessor request I have merged 6162-77-099038 into existing 108053.
Therefore:
1) delete 099038
2) 108053 is now 1.02 Ac(c)
3) see attached

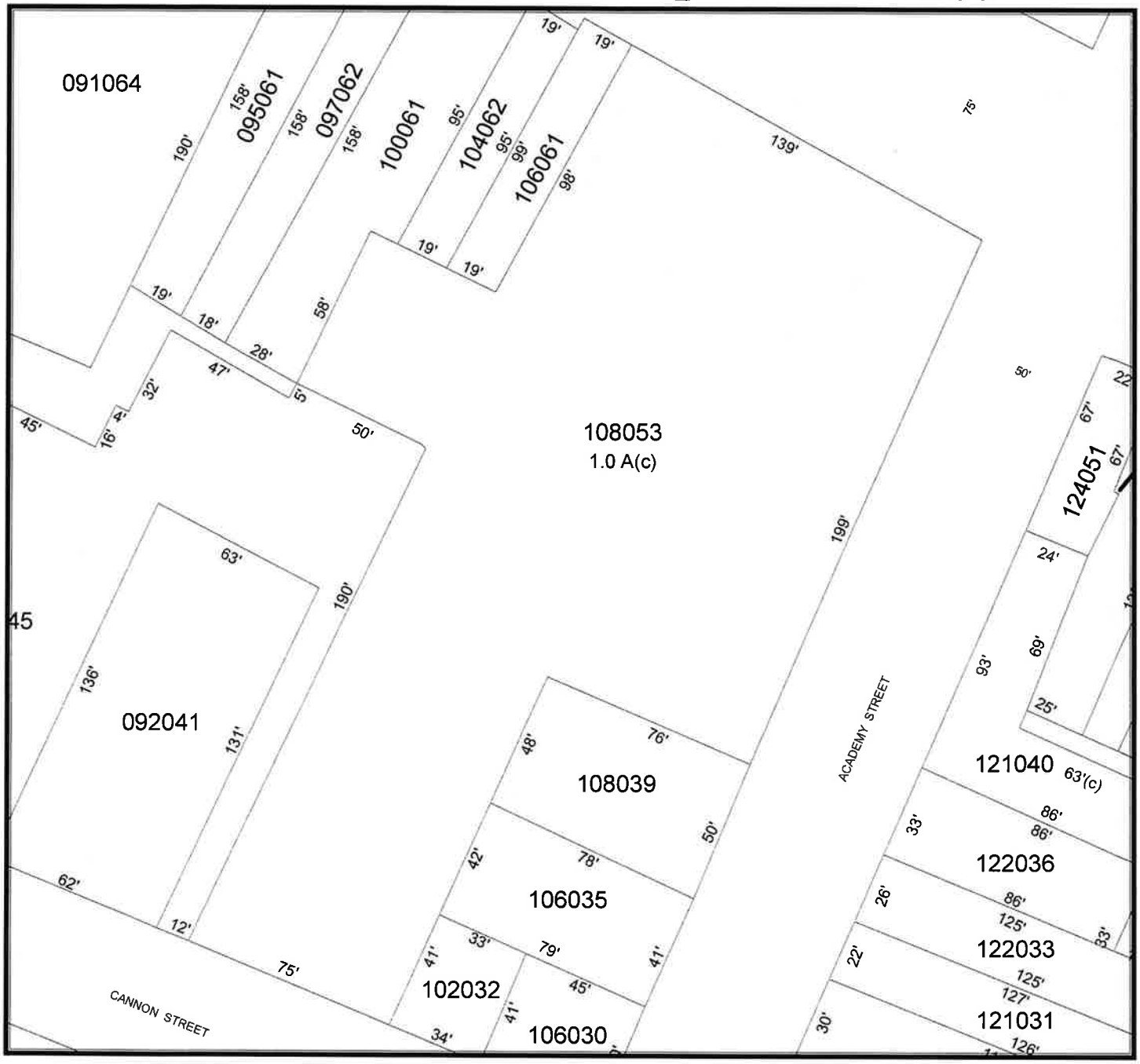
Lora **BEFORE**

Scale: 1" = 50'

Date: 5/23/2023

N

City of Poughkeepsie: Map Sheet 6162-77



Explanation: Per Assessor request I have merged 6162-77-099038 into existing 108053.
Therefore:
1) delete 099038
2) 108053 is now 1.02 Ac(c)
3) see attached

Lora **AFTER**

Scale: 1" = 50'

Date: 5/23/2023

N

Parcel Information

Municipality: City of Poughkeepsie

Grid: 6162-77-099038-0000

Deleted: 5/23/2023

View in Parcel Access | View in Document Search | View Changes

Grid

Swis:	131300: City of Poughkeeps
Parcel Grid:	6162-77-099038-0000
Prior Parcel Grid:	0000-00-000000-0000 Prior Parcel Could Not Be Found!
Split Parcels:	

Owners

Name 1:	LUCKEY PLATT REALTYCO LLC
Name 2:	
Name 3:	
Name 4:	

Deed References

Deed Book:	22021
Deed Page:	52923
Deed Recorded Date:	08/09/2021

Location

Location Number:	
Location Address:	CANNON ST
Easting:	610990
Northing:	620380
Split Town:	
School District:	131300: Poughkeepsie City

Other

Life Estate:	N
Agricultural District:	
Status:	D
File Map Number:	
Lot Number:	
Lot Size:	0.21 AC (C)
Date Created:	

Comments

PER ASSESSOR REQUEST MERGED WITH EXISTING 108053: 5/23/2023

Parcel Information

Parcel Updated Successfully!

Municipality: City of Poughkeepsie

Grid: 6162-77-108053-0000

View in Parcel Access | View in Document Search | View Changes

Grid

Swis:	131300: City of Poughkeeps
Parcel Grid:	6162-77-108053-0000
Prior Parcel Grid:	0000-00-000000-0000 Prior Parcel Could Not Be Found!
Split Parcels:	

Owners

Name 1:	LUCKEY PLATT REALTYCO LLC
Name 2:	
Name 3:	
Name 4:	

Deed References

Deed Book:	22021
Deed Page:	52923
Deed Recorded Date:	08/09/2021

Location

Location Number:	332
Location Address:	MAIN ST
Easting:	611080
Northing:	620530
Split Town:	
School District:	131300: Poughkeepsie City

Other

Life Estate:	N
Agricultural District:	
Status:	A
File Map Number:	
Lot Number:	
Lot Size:	1.02 AC (C)
Date Created:	

Comments

PER ASSESSOR REQUEST MERGED WITH 099038 CHANGING ACREAGE FROM 0.81(C) TO 1.02(C): 5/23/2023

Navigate Parcel | Delete Parcel | Cancel

Useful Links

Contact Us

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #2

1. Date: July 13, 2023

2. Name of Site Plan: Building Use and Parking Lot Alterations

3. Address or Location: 332 Main Street and 57 Cannon Street

4. Owner: Luckey Platt Owner LLC

5. Engineer/ Architect: Berger Engineering & Surveying PLLC

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. Comment #4 on Engineering Review Form #1, Berger Engineering response indicates the calculation of water and sewer usage, and capacity are being reviewed by site architect and will be submitted separately. City Engineering does not have record of report from architect. Please submit.

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

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: 49 Civic Center Plaza / 85 Civic Center Plaza

II. PROPERTY OWNER: Journal Plaza LLC / Page Park Associates
ADDRESS: PO Box 792
Poughkeepsie
NY 12602 (state and zip code)
PHONE NUMBER: 845.594.1055 (include area code)

III. NAME OF APPLICANT: Same as Owner
ADDRESS: Consultant: KARC Planning, Kelly Libolt
PO Box 924
Poughkeepsie NY 12601 (state and zip code)
PHONE NUMBER: 845.874.7166 (include area code)
EMAIL ADDRESS: kelly@karcpc.com; copy natalie@karcpc.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 103
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): Construction of a new 84,604 (+/-) square foot, six (6) story mixed use building with residential, restaurant, and retail.

VI. ZONING DISTRICT: C-2 & PID-CC

(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: $ 15,000,000

Breakdown of Lot Area:
Lot #065177 - 0.808 acres / 35,196.5 SF
Lot #090193 - 3.170 acres / 138,085.2 SF

LOT AND BULK INFORMATION:

Lot area: 3.978 (acres) 173,281.7 (square feet)

Building Footprint: 12,256 SF (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

12,256 SF (total building footprint, square feet)

Lot Coverage: 35% (percentage, building coverage only)

Gross Floor Area: 84,551 SF (proposed square feet for new construction)

Demo: 4,774 SF (existing square feet for change of use/expansion)

NA (additional proposed square feet for expansion)

84,551 SF (total gross floor area, square feet)

Building Height: 6 (stories) 70 (feet)

Floor Area Ratio: 2.4 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 158 spaces

B) Number of Off-Street Parking Spaces provided: 57 spaces

C) Waiver Requested: 101 spaces (Yes) _____ (No)

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

If yes, name all such municipal facilities: _____

City Hall Parking Garage (across Civic Center Plaza)

Financial Plaza Parking Deck (500 feet down Market Street)

(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): Evening/shared parking is available at 85 Civic Center Plaza; Owner: Page Park Associates

IX. RESIDENTIAL PROPOSALS

A) Type of Development: multiple residence rental / mixed-use
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 53

Number of two (2) bedroom unit's 9

Number with three or more bedrooms: 0

Total number of units: 62

C) Is funding public? X Yes ____ No

If yes, describe funding source: Potential state grants

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: TBD
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: TBD

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

D) Days/Hours of Operation: Monday-Sun office hours

XII. MERCANTILE PROPOSALS (Retail X Wholesale _____)

A) Type of Mercantile (specify): TBD

B) Number of Employees: TBD

C) Days/Hours of Operation: Monday-Sun office hours

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

A) Specify Use: Restaurant

B) Number of seats (excluding bar stools and outdoor seating): 25

C) Meals served (i.e., breakfast, lunch, dinner): Lunch & Dinner

D) Type of Menu: TBD

E) Days/Hours of Operation: 7 Days per week

F) Entertainment (live and/or recorded): No

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

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

I) Is a drive-through window proposed? No

J) Is a walk-up window proposed? No

K) Is an outdoor seating area proposed? Yes

L) If yes, how many seats are proposed? 16 (4 tables)

M) If yes, is outdoor cooking proposed? No

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):

The proposed project includes a number of accessory residential amenities such as fitness room, tenant storage, laundry, lobby, mail room, and roof terrace.

XVII. APPLICANT CERTIFICATION

I, Kelly Libolt, 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

Signature of Applicant

07.25.2023

Date

KARC
PLANNING CONSULTANTS, INC.

July 25, 2023

Lori Garcia
Board Administrative Assistant
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Journal Square
Application for Site Plan

Dear Mrs. Garcia:

This application is for new construction of an 84,604 (+/-) square foot, six (6) story mixed use building. The project includes 62 multifamily residential units, 53 one-bedroom and 9 two-bedroom, with ground floor restaurant and retail space. A number of residential amenities are also featured within the proposed building, including fitness room, storage laundry room, and multiple rooftop terraces. The existing 4,774 (+/-) square foot, one-story office building existing on the corner of the site will be removed.

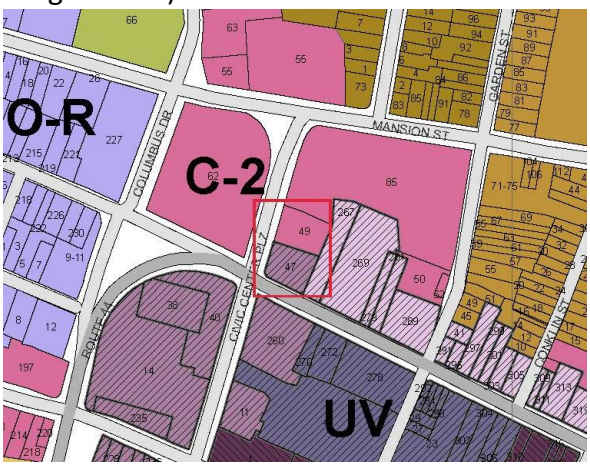
The project area contains the following two parcels (see attached Parcel Access Sheets):

1. 49 Civic Center Plaza identified as 6162-69-061166 and contains 0.808 acres.
2. 85 Civic Center Plaza identified as 6162-69-090193 and contains 3.170 acres.

The lots of 47 and 49 Civic Center Plaza were merged into one lot of record in 2021 following a previous site plan approval. An existing (1) story structure of approximately 4,749 square feet was removed at that time.

A small portion of 85 Civic Center Plaza is included within the project to facilitate improved parking layout, access and traffic circulation between the two adjoining sites. Currently, the parcel at 49 Civic Center Plaza has (1) ingress/egress on Mill Street and (1) ingress/egress on Civic Center Plaza. The plan proposes to convert the ingress/egress on Mill Street to ingress only and to close the ingress/egress on Civic Center Plaza. The existing ingress/egress to 85 Civic Center Plaza will be shared with the proposed development at 49 Civic Center Plaza. The reduction of curb cuts and locations where vehicles will be turning is intended to improve pedestrian safety along the corridor. A traffic analysis was prepared in 2019 to support the proposed traffic circulation and generation on site.

The project area is located in the C-2 Zoning District and the PID-CC (Civic Corridor) District. The newly merged lot at 49 Civic Center Plaza now spaces both zoning districts. The existing development at 85 Civic Center Plaza is located completely within the C-2 zoning district. (see image below).



As noted on the accompanying application form and site plan set, the applicant will be seeking approval of join use of parking, as well as a waiver of parking, from the Planning Board due to the proximity and availability of parking at nearby municipal and private parking facilities.

> Pursuant to Section 19-4.3(4) *Joint use of parking areas*, "in the case of two or more establishments on the same lot or on contiguous lots, the Planning Board may approve the joint use of parking areas with a total capacity of not less than 50% of the sum of the spaces required for cars and using the same driveways giving access thereto, provided that the same Board finds that the proposed capacity will substantially meet the intent of the requirements by reason of variation in the probable time of maximum use by patrons or employees among such establishments."
>
> Pursuant to Section 19-4.3(9) *Waiver of parking requirements*, "all or portions of the off-street parking requirement may be waived by the Planning Board, provided that:
> (a) The proposed use is within 600 feet of a municipally operated off-street parking facility or privately owned parking area…" The proposed site is across the street from Poughkeepsie City Hall Parking Facility, and approximately 500 feet from the Financial Plaza Parking Deck.

KARC
PLANNING CONSULTANTS, INC.

The applicant is an experienced developer and property manager, with numerous developments in the City of Poughkeepsie and surrounding area. Please accept this as a statement indicating the financial capability of the applicant to complete the proposed development.

I have enclosed the following documents for your review. Upon your review and advisement, we will submit the necessary copies to the Planning Department/Planning Board.

1. Two (2) copies of an Application for Site Plan dated July 25, 2023.
2. Two (2) copies of cover letter.
3. Two (2) 18x24' copies of the Site Plan set prepared by LRC Group dated July 25, 2023
4. Two (2) 18x24' copies of elevations, floorplans and renderings prepared by QPK Architecture dated July 24, 2023
5. Two (2) copies of a Short Form EAF dated July 25, 2023
6. Two (2) copies of the Dutchess County Parcel Access sheets for each parcel.
7. One (1) copy of Traffic Study completed by Maser Consulting, November 19, 2019

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

SITE PLAN SUBMISSION SET

FOR

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA

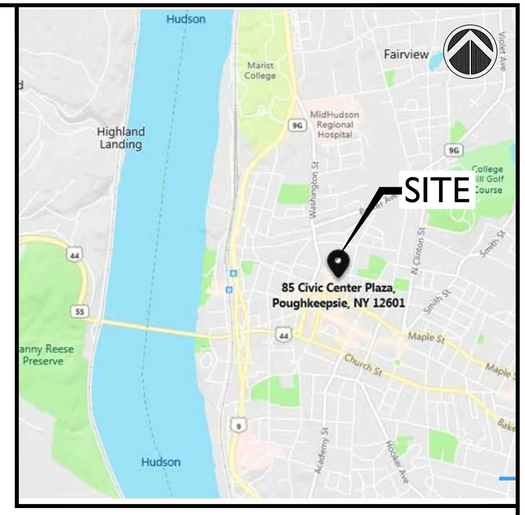
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP(S) ID# 6162-69-065177 -6162-69-090193

ORIGINALLY SUBMITTED: JULY 25, 2023

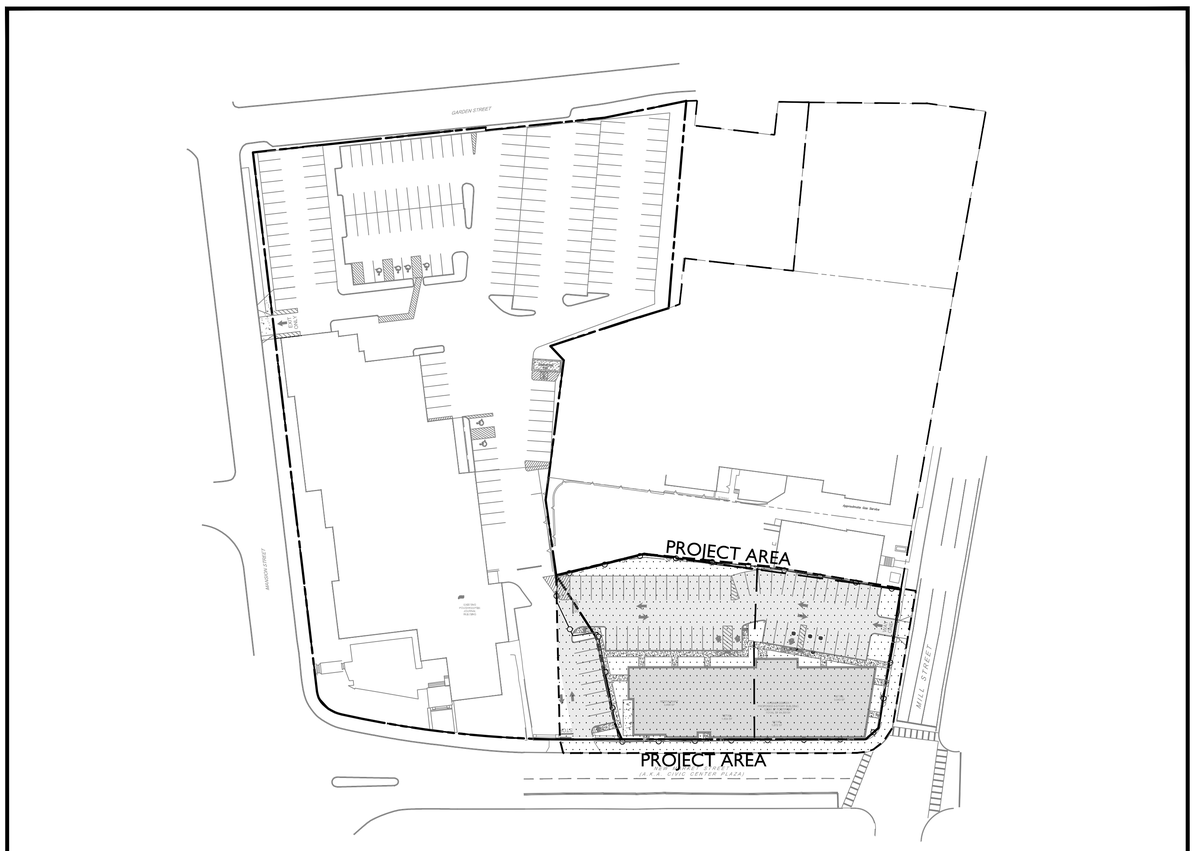
VICINITY MAP

SCALE: 1"=200'



LOCATION MAP

SCALE: 1"=1,000'



OVERALL SITE PLAN

SCALE: 1"=60'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
OP-1	OVERALL SITE PLAN
SP-1	SITE PLAN
SG-1	SITE GRADING / DRAINAGE PLAN
UT-1	SITE UTILITIES
EC-1	EROSION AND SEDIMENTATION CONTROL PLAN
LL-1	LANDSCAPING PLAN
LP-1	LIGHTING PLAN
MPT-1	MAINTENANCE AND TRAFFIC PROTECTION PLAN
DN-1	SITE / LANDSCAPING DETAILS
DN-2	WATER / SANITARY DETAILS
DN-3	STORMWATER DETAILS
DN-4	EROSION CONTROL DETAILS

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

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

- LAND PLANNING
- 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 — LICENSED PROFESSIONAL ENGINEER — 074194

Rodney Morrison P.E. #074194

ARCHITECT:

QPK DESIGN LLP
ARCHITECTURE
ENGINEERING
SITE & PLANNING

OWNER / APPLICANT:

49 CIVIC CENTER PLAZA-JOURNAL PLAZA LLC
85 CIVIC CENTER PLAZA-PAGE PARK ASSOCIATES
PO BOX 792
POUGHKEEPSIE, NY 12602

PLANNER:

KARC
PLANNING CONSULTANTS, INC.
PO BOX 924
POUGHKEEPSIE, NY 12601
845-594-1055

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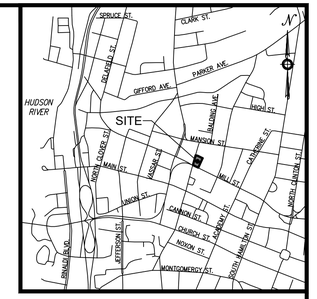
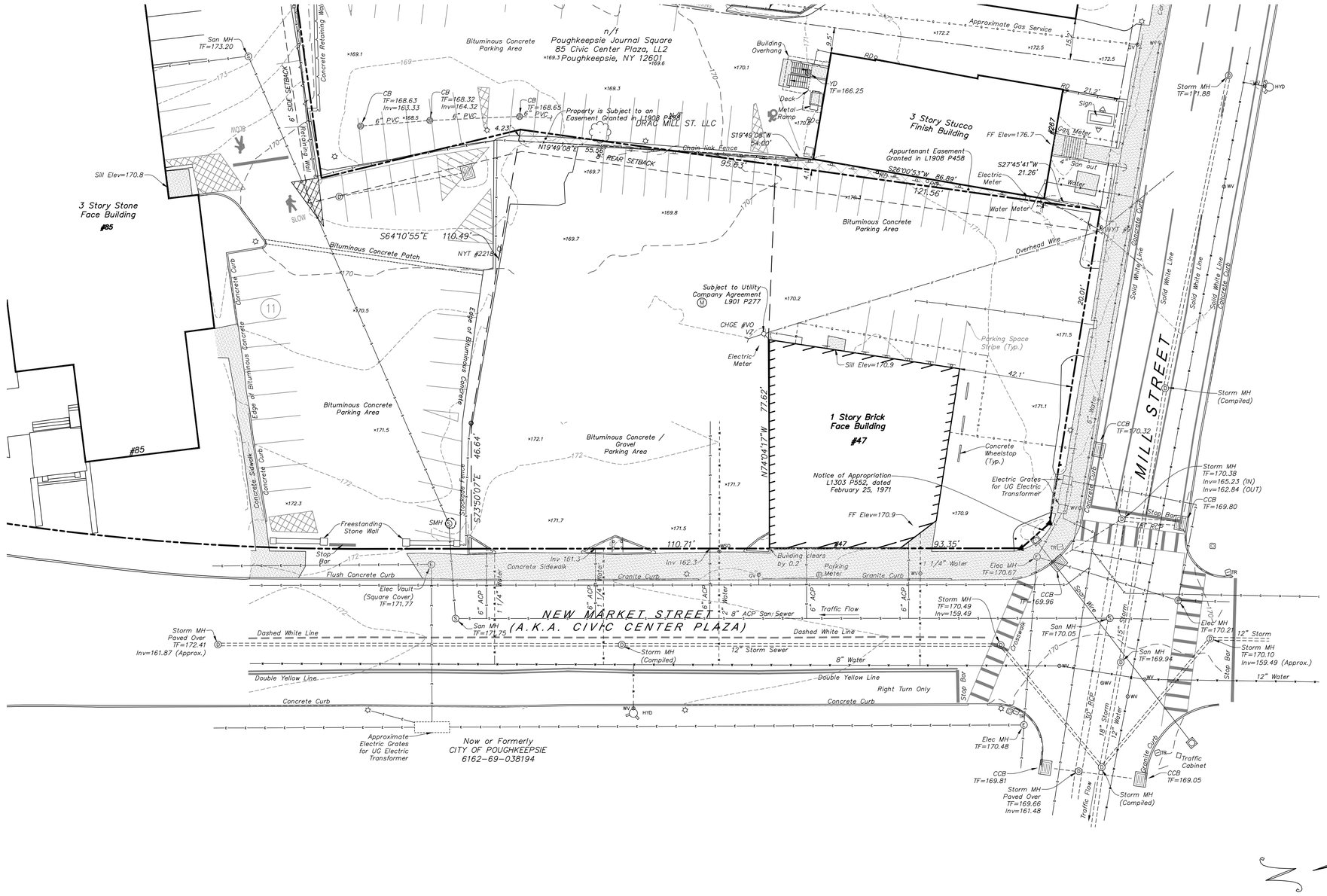
Key Map
Scale: 1"=200'



Vicinity Map
Scale: 1"=1,500'



Map Notes

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared , and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow and Bearings are referenced to the North American Datum (NAD) of 1983 projected onto the New York East State Plane Coordinate System based on GPS observations made on April 22, 2019 utilizing the Keystone KeyNetGPS VRS GPS network.
5. Contours and elevations are referenced to the North American Vertical Datum (NAVD) of 1988 based on GPS observations made on April 22, 2019 utilizing the Keystone KeyNetGPS VRS GPS network.
6. Field survey was completed on May 6, 2019.
7. Reference is made to the following maps:
   - A. "Map of Survey, Platinum Holdings Inc., City of Poughkeepsie, Dutchess County, N.Y.", scale 1"=20', dated December 26, 2005, prepared by Robert L. Campbell.
   - B. "Map of Survey for Platinum Holdings Inc., City of Poughkeepsie, Dutchess County, New York", scale 1"=20', dated December 30, 2013, prepared by Robert L. Campbell.
   - C. "Survey Map Prepared for Page Park Associates, City of Poughkeepsie, County of Dutchess, State of New York", scale 1"=30', dated September 15, 1988, revised through August 26, 2009.
   - D. "Subdivision Plat of Lands of South Clover Properties Inc. & 289 Mill Street Realty, Corporation, City of Poughkeepsie, Dutchess County, N.Y.", scale 1"=20', dated July 31, 2003, revised through August 25, 2005, prepared by Berger Engineering & Surveying.
   - E. "Property to b/y Acquired by Poughkeepsie Newspapers Inc. in the City of Poughkeepsie, Dutchess County, New York", scale 1"=10', dated September 13, 1965, prepared by Robert A. Monell, map on file in the Dutchess County Clerk's Office as map #3378.
   - F. New York State Department of Transportation Description and map for the Acquisition of Property, Poughkeepsie Arterial East-West-Route, Map 265 parcel No. 268.
8. Reference is made to certificate for Title Insurance prepared by Chicago Title Insurance Company, Title #RPA15-5578, effective date: April 2, 2019.
9. Property is located in Zone "X" as depicted on Flood Insurance Rate Map (FIRM) Panel 0358E, Dutchess County, New York, City of Poughkeepsie, community number 360222, Town of Poughkeepsie, community number 316642 map number 36027C0358E, effective date: May 2, 2012.
10. The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document C/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":
    - Sanitary Sewer: QLC and QLD
    - Storm Sewer: QLC
    - Water: QLC
    - Natural Gas: QLC and QLD
    - Electric: QLC and QLD

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

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

Certification

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyor's, adopted October, 1966 and revised through January 28, 1993.

John Wagenblatt, L.S. Lic. #050547

STATE OF NEW YORK · JOHN F. WAGENBLATT · 050547 · LICENSED LAND SURVEYOR

Legend

Property Line	Monument	Catch Basin
Easement Line	Iron Pin, Pipe, Rebar, Drill Hole	Curbless Catch Basin
200 Index Contour	Calculated Property Corner	Deciduous Tree
Intermediate Contour	NYSDOT Monument Found	Monitor Well
Retaining Wall	Single Post Sign	Concrete Surface
Fence	Bollard	Easement Area
Storm Sewer	×234.0 Existing Spot Grade	
Sanitary Sewer	Guy Wire	
Water Main	Utility Pole	
Gas Main	Water Valve	
Electric Line	Hydrant	
Overhead Wire	Gas Valve	
Gas Service Line	Drainage Manhole	
Water Service Line	Sanitary Manhole	
	Electric Manhole	
	Paved-Over Manhole	
	Manhole, Utility Type Unknown	
	Lamp Post	
	Parking Meter	
	Traffic Span Pole	
	Pedestrian Crossing Pole	
	Double Post Sign	
	TR Traffic Handhole	

Deed Reference

02-2006-69

Parcel References

061166 & 065177

#85 Civic Center Plaza Total Parcel Area

138,111 S.F.
3.170 Acres

#47 Civic Center Plaza Total Parcel Area

15,090 S.F.
0.346 Acres

#49 Civic Center Plaza Total Parcel Area

15,679 S.F.
0.360 Acres

GRAPHIC SCALE
20 0 10 20 40 80
(FEET)
1 inch = 20 ft.

No.	Description	Date

Revisions

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

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

EXISTING CONDITIONS

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	EX-19-2426.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	EX-1
Checked	KFC	Date	07/25/23	
Approved	REM	Scale	1"=20'	

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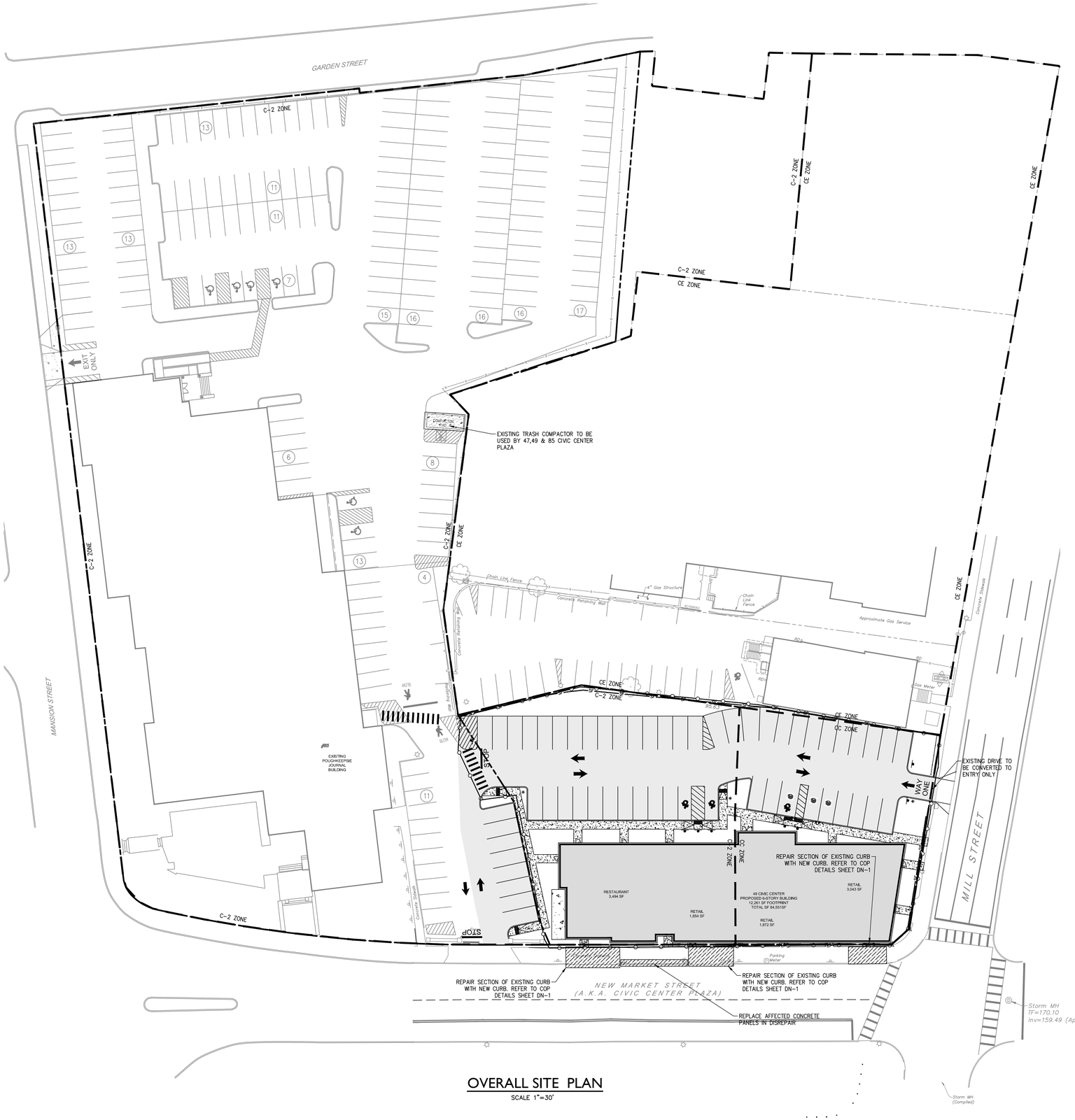
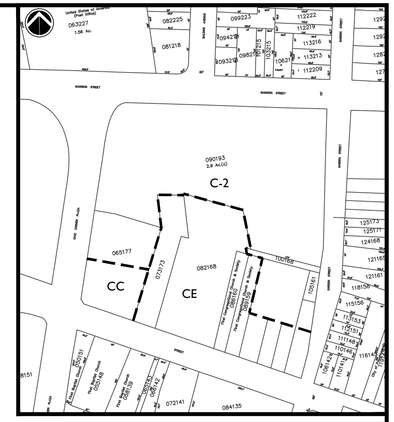


OVERALL SITE PLAN

SCALE 1"=30'



EXISTING ZONING MAP

Scale: 1"=1,000'

GRAPHIC SCALE

30 15 0 30

SCALE IN FEET

Revisions	Description	Date

LRC GROUP

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

85 Civic Center Plaza, Suite 204
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LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

OVERALL SITE PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	OP19242601.dwg	Sheet No.	OP-1
Drawn	KFC	Project No.	19-2426		
Checked	KFC	Date	07/25/23		
Approved	REM	Scale	1"=30'		

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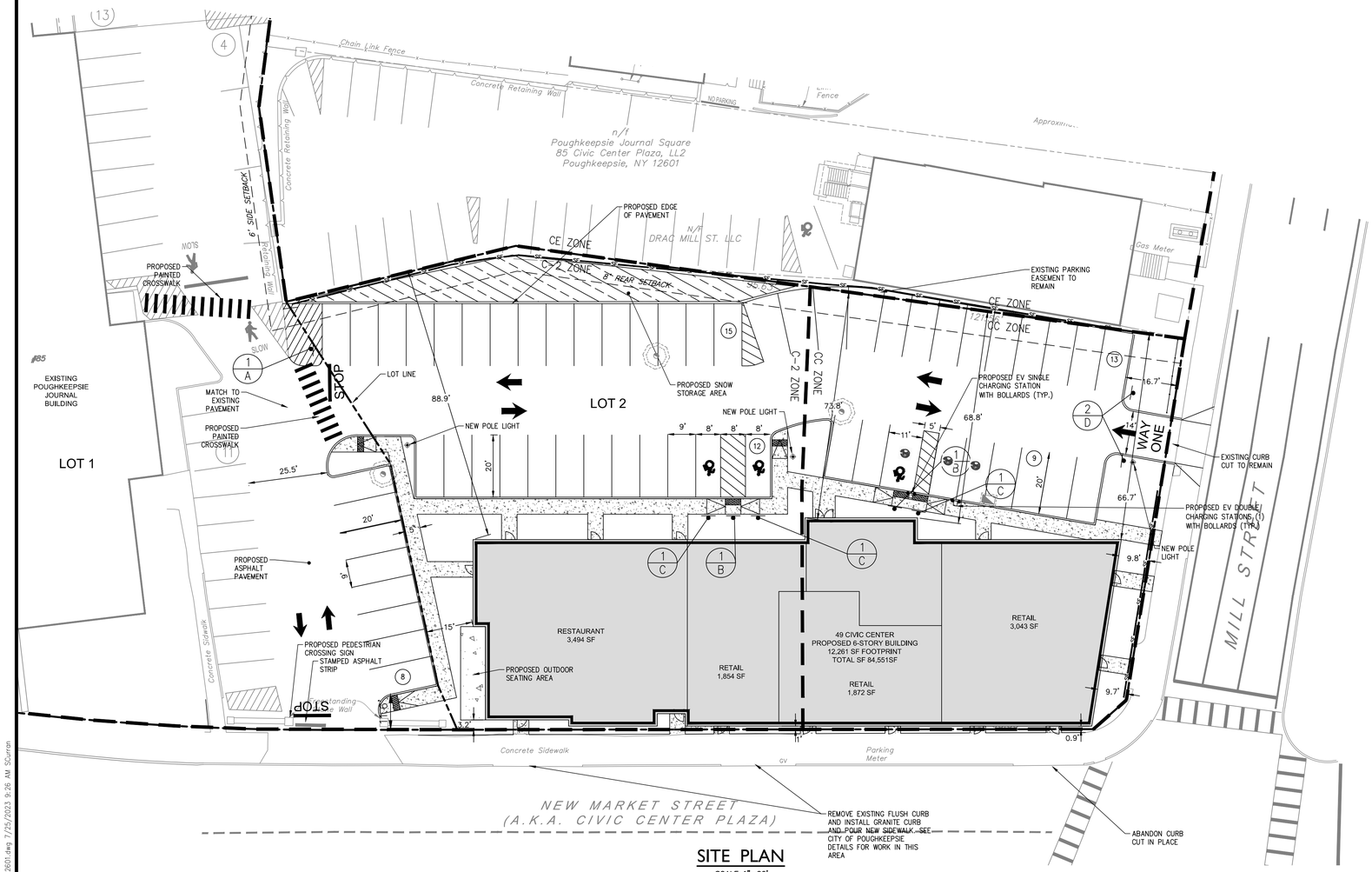
PARKING SUMMARY CHART				
	C-2		PID-CC	
ITEM	REQ'D	PROVIDED	REQ'D	PROVIDED
PARKING REQUIREMENTS:				
RESIDENTIAL	1.5 SPACES PER ONE-BED (25.5) = 38.25 spaces 2.0 SPACES PER TWO-BED (6.5) = 13 spaces **TOTAL** 51.25spaces		0.5 SPACES PER UNIT (30) = 15 spaces 1 VISITOR SPACE PER EVERY 10 UNITS (6.2) = 6.2 spaces **TOTAL** 21.2	
RETAIL	1,896 SF / 1 SPACE FOR EVERY 300 SF **TOTAL** 6.32		4,873 SF / 1 SPACE FOR EVERY 500 SF **TOTAL** 9.7	
RESTAURANT	6,913 SF / 1 SPACE FOR EACH 100 SF **TOTAL** 69.13	37	0 SF / 1 SPACE FOR EVERY 250 SF **TOTAL** 0	20
TOTAL REQUIRED	126.7		30.9	

* A TOTAL OF 158 PARKING SPACES ARE REQUIRED BY CODE. 57 PARKING SPACES ARE PROPOSED ONSITE. A WAIVER OF 101 SPACES IS REQUESTED DUE TO PROXIMITY TO BOTH MUNICIPAL AND PRIVATE PARKING

ZONING SUMMARY TABLE

ZONING INFORMATION				
PARCEL SIZE	6162-69-065177 (0.808 ACRES) -6162-69-090193 (3.170 ACRES)			
ASSESSOR'S LOCATION	6162-69-065177 - **6162-69-090193**			
ZONING DISTRICT	C-2 (CENTRAL COMMERCIAL DISTRICT) & (PID-CC CIVIC CORRIDOR)			
PROPOSED USE	PROPOSED RESIDENTIAL, RETAIL, AND RESTAURANT			
PROPOSED BULK REGULATION CALCULATIONS APPLY ONLY TO PARCEL 065177				
ITEM	REQUIRED		PROPOSED	
	C-2 ZOINE	PID-CC ZONE	C-2 ZONE	PID-CC ZONE
MINIMUM LOT AREA	NONE REQUIRED	NONE REQUIRED	0.468 ACRES	0.34 ACRES
FRONT YARD SETBACK	NONE REQUIRED	0' MIN./15'MAX	1'	0.9'
SIDE YARD SETBACK	NONE REQUIRED BUT IF ONE IS PROVIDED NOT LESS THAN 8FT	NONE REQUIRED BUT IF ONE IS PROVIDED NOT LESS THAN 8FT	15'	0'/68.8'
REAR YARD SETBACK	NONE REQUIRED BUT IF ONE IS PROVIDED NOT LESS THAN 8FT	NONE(1)	88.9'	N/A
MAXIMUM BUILDING HEIGHT (FEET)	100FT/ 10 STORIES	3 STORIES MIN 6 STORIES MAX	70 FT/ 6 STORIES	70 FT / 6 STORIES
MINIMUM OPEN SPACE	200 SF PER EFFICIENCY UNIT 300 SF PER ONE-BED 400 SF PER TWO-BED	15% MIN	1043 SF PATIO	763 SF PATIO
MAXIMUM LOT COVERAGE (%)	100% MAX	50% MIN	85%	83%
FRONTAGE OCCUPANCY	N/A	80% MIN/100% MAX	**111.15'**	**225.01'**
(1) Section 19-3.37(9)(c) "Corner lots. On a corner lot in any subdistrict, front yard setbacks and frontage occupancy requirements as mandated in Table 3.37-2 shall be met on each street. A corner lot in the PID-HC, PID-UV, and PID-CC Subdistricts shall have two front yards and two side yards..."				



SITE PLAN

SCALE 1"=20'

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.

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.
3. THE PROPOSED PROJECT IS NOT LOCATED IN A WATERFRONT OR OVERLAY DISTRICT.
4. NO EXISTING FLOODPLAINS OR ENDANGERED SPECIES LOCATED IN THE PROJECT AREA.
5. SITE IS LOCATED WITHIN 2,000' OF NYSDEC REMEDIATION DATABASE SITES: 314071, C314125, B00148, 314122 & C314126

ADDITIONAL NOTES:

1. TOPOGRAPHIC INFORMATION FIELD PROVIDED BY LRC GROUP IN MAY OF 2019. SEE EXISTING CONDITIONS (EX-1) FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION.
3. UPON APPROVAL OF THE SITE PLAN, THE APPROVED SITE PLAN WITH SIGNATURES SHALL BE PROVIDED IN PDF FORMAT. UPON COMPLETION OF CONSTRUCTION, AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY ENGINEERING IN AUTOCAD FORMAT.
4. ANY CURBS OR SIDEWALKS WITHIN THE CITY ROW DAMAGED BY CONSTRUCTION SHALL BE REPLACED PER CITY STANDARDS.

LEGEND

- PROPOSED EDGE OF PAVEMENT
- PROPOSED ASPHALT
- PROPOSED SNOW STORAGE AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- PROPOSED SIGN
- PROPOSED DRYWELL

PROPERTY OWNERS

6162-69-065177
(49 CIVIC CENTER PLAZA)
JOURNAL PLAZA LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

6162-69-090193
(85 CIVIC CENTER PLAZA)
PAGE PARK ASSOCIATES LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	1
B	RESERVED PARKING	2
C	NO PARKING ANYTIME	3
D	DO NOT ENTER	2

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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

Revisions		
	Date	Description

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

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

SITE PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SP19242601.dwg	Sheet No.	SP-1
Drawn	KFC	Project No.	19-2426		
Checked	KFC	Date	07/25/23		
Approved	REM	Scale	NOTED		

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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.

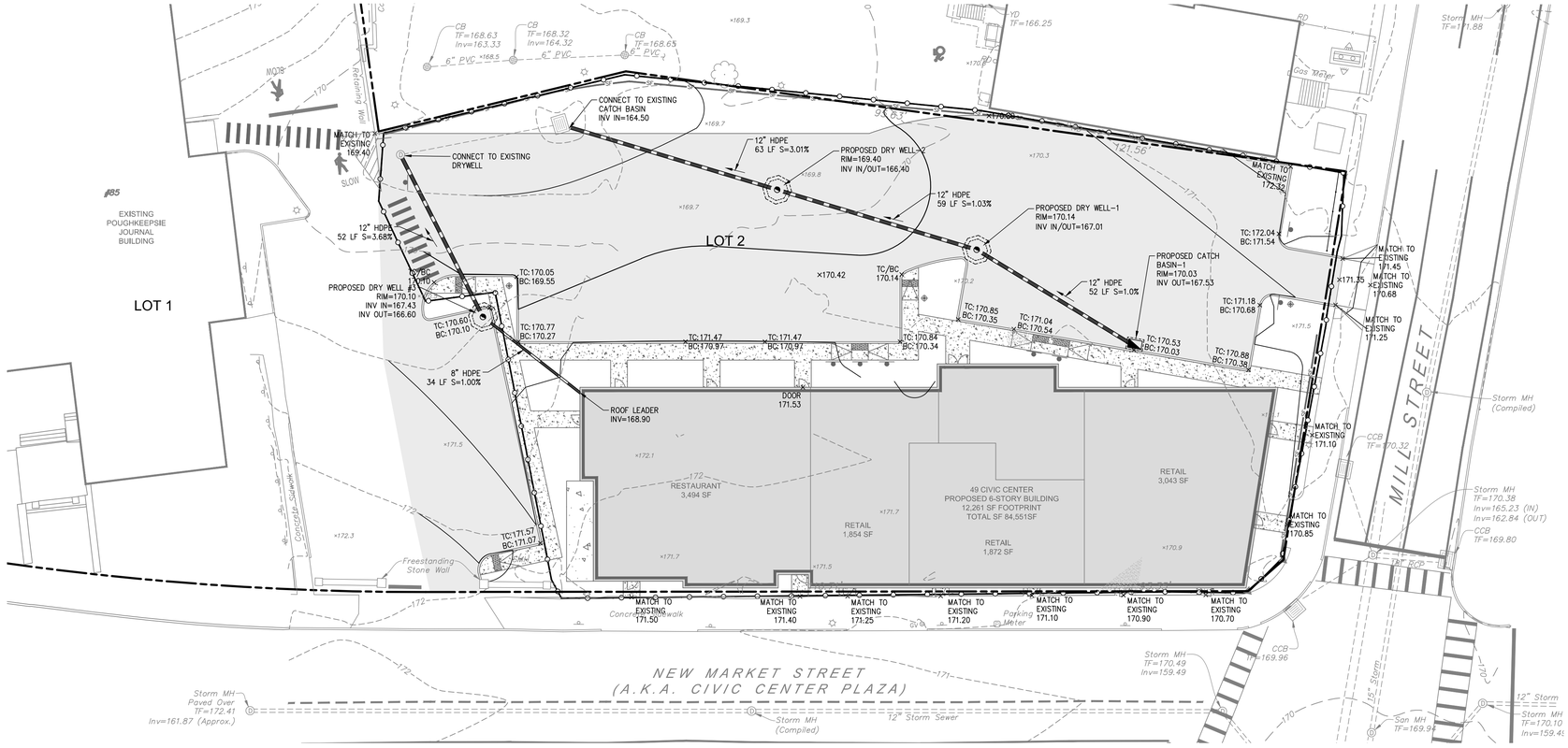
METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

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 DRYWELL
- PROPOSED STORM PIPE



GRAPHIC SCALE
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SCALE IN FEET

STATE OF NEW YORK RODNEY E. MORRISON LICENSED PROFESSIONAL ENGINEER 074304

Revisions		
#	Date	Description

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

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Tel:908.603.5730

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

SITE GRADING / DRAINAGE PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SG19242601.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	SG-1
Checked	KFC	Date	07/25/23	
Approved	REM	Scale	1"=20'	

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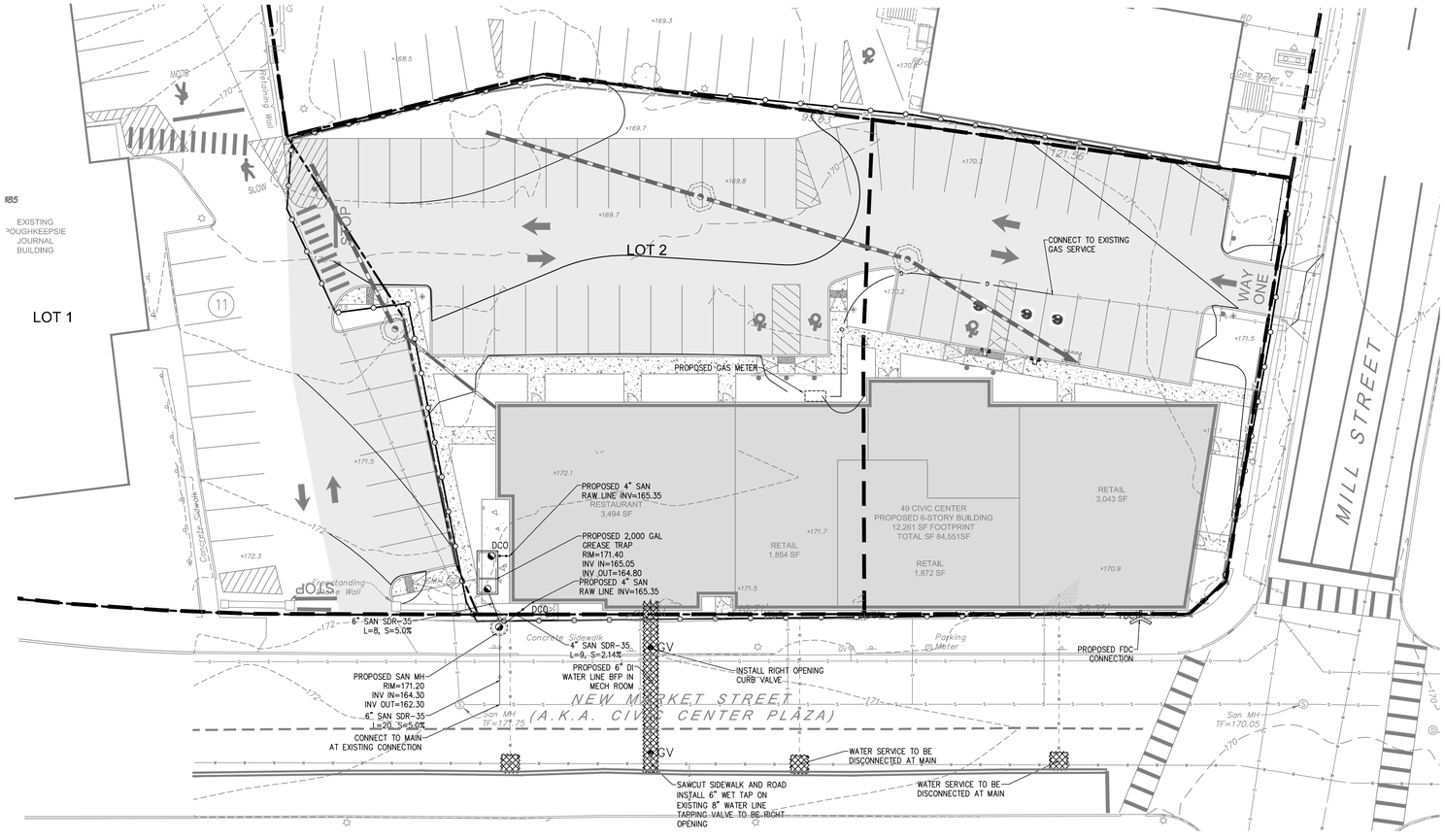

LEGEND

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- G — PROPOSED GAS SERVICE
- DCO — PROPOSED DOUBLE SANITARY CLEANOUT
- WSO — PROPOSED WATER SHUT OFF VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SAWCUT

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 HIS 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 SUPERVISOR OR HIS 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 .

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/OR 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 DEPARTMENT.
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" 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–26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN–3) 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 CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
9. 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 AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.
10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

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

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

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

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.

11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.
12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
13. 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 CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
14. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.
15. THREE AS–BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY .

SITE UTILITY NOTES

ALL UTILITIES ARE PROPOSED ONSITE WILL BE UNDERGROUND.

1. SEE SHEET UT–1 FOR SEWER DEPT STANDARD NOTES.
2. SEE SHEET UT–1 FOR WATER DEPT STANDARD NOTES.
3. A MAINTENANCE SCHEDULE SHALL BE PROVIDED BY THE OWNER FOR THE PROPOSED GREASE TRAP.

CONTRACTOR NOTE

1. ELECTRIC, GAS, TELCO ARE SHOWN ON THESE PLANS FOR INFORMATIONAL PURPOSES FOR LOCATION. DETAILS ON TYPE, QUANTITY AND BEDDING PER ELECTRICAL DRAWINGS.
2. CONTRACTOR TO COORDINATE CONDUIT RUNS FOR LIGHT FIXTURES, TRASH ENCLOSURES, GATES, ETC. WITH SITE ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY THE SIZE AND NUMBER OF ELECTRICAL AND TELEPHONE CONDUITS WITH OWNER AND ARCHITECT.
4. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.
5. TAPPING SLEEVE VALVE AND CURB VALVE IN THE STREET ARE TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK — RODNEY E. MORRISON — 073404 — LICENSED PROFESSIONAL ENGINEER

Revisions	Date	Description

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

85 Civic Center Plaza, Suite 204
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Tel:845.243.2880

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

UTILITIES PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	UT19242601.dwg	Sheet No.	UT-1
Drawn	KFC	Project No.	19–2426		
Checked	KFC	Date	07/25/23		
Approved	REM	Scale	1"=20'		

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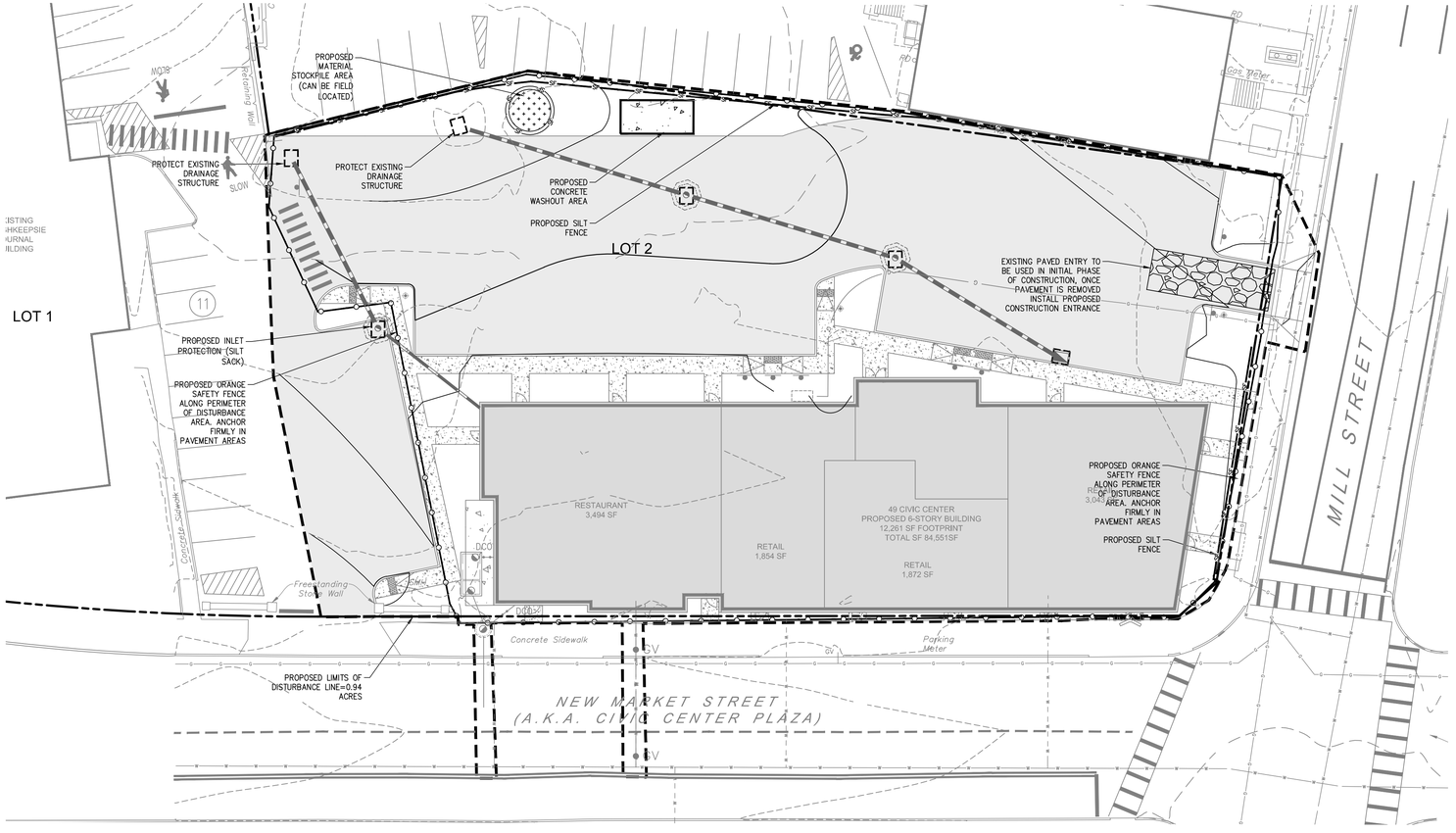

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

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.

LEGEND

- PROPOSED INLET PROTECTION (SILT SACKS)
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE IN LANDSCAPED AREAS. STOCKPILE IN ASPHALT AREAS SHALL HAVE A TARP COVERING AND MUST BE ANCHORED PROPERLY TO NOT LET SEDIMENT ESCAPE.
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED ORANGE SAFETY 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.

II. INLET PROTECTION

ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.

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.

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:

	Pure Live Seed Values	
SPECIES (% by weight)	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

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

No.	Description	Date

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EROSION AND SEDIMENTATION CONTROL PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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LANDSCAPE NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES 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 SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 4" WITH RIVER ROCK STONE 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. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. 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. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.

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 PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
     USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.

10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

11. 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")

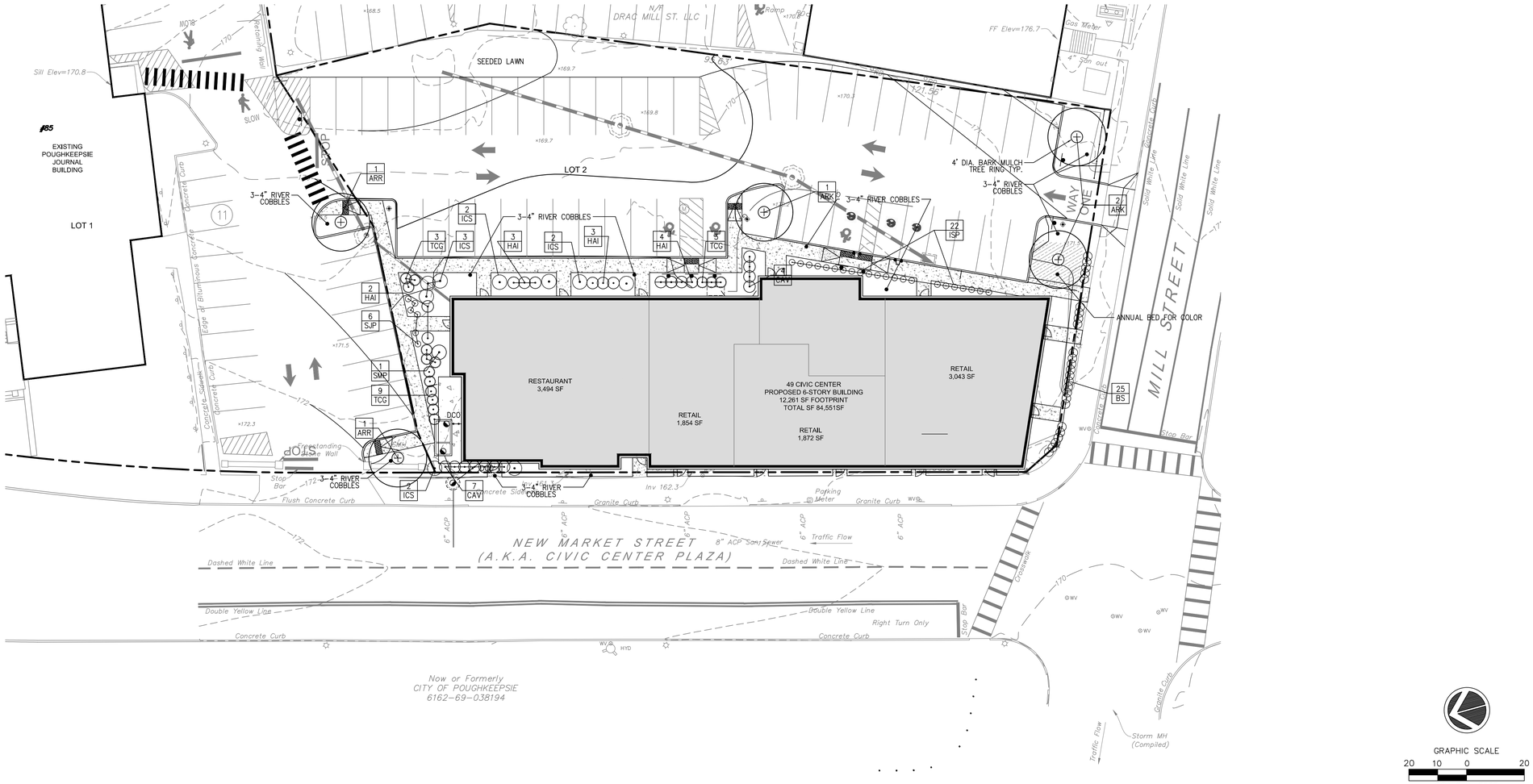
    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

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

12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

14. PLANTING AND LAWN AREAS ARE TO BE WATERED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM FEATURING DRIP EMITTERS AND MICRO SPRAY HEADS FOR SHRUB AND PERENNIAL/ORNAMENTAL GRASSES/GROUND COVER BEDS.



GRAPHIC SCALE
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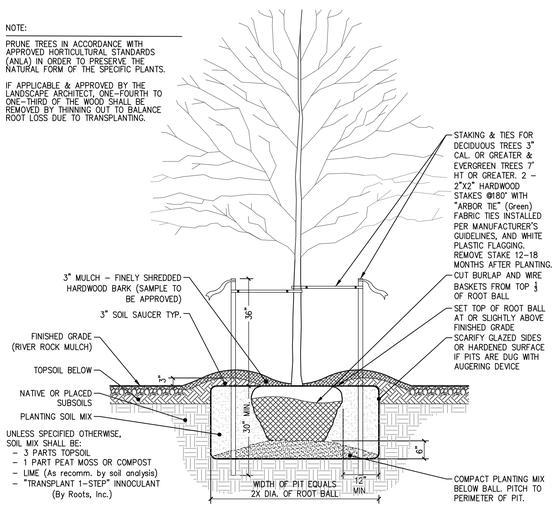
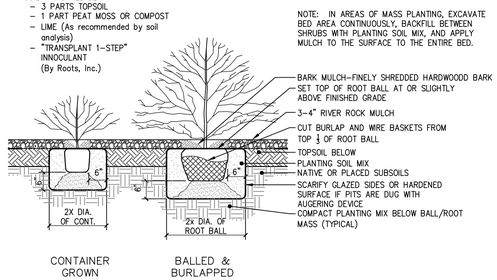
PLANT LIST:

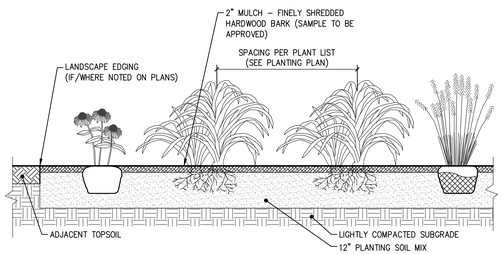
	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
DECIDUOUS TREES:	ARK	3	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow oval crown
	ARR	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	2.5–3" cal.	40' ht.	Upright oval crown
SHRUBS & GRASSES:	BS	25	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	CONT.	30" Min. ht.	6' ht.	"HEDGE GRADE"
	CAV	11	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET	CONT.	18–24" ht.	3–4' ht.	
	HAI	12	HYD. ARBORESCENS INCREDIBALL	SMOOTH HYDRANGEA	CONT.	18–24" ht.	3–4' ht.	White
	ICS	9	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	CONT.	36–42" ht.	8–10' ht.	Upright Pyramidal Form
	ISP	22	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	CONT.	36–42" ht.	8–10' ht.	Tall and Narrow
	SJP	6	SPIREAE JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	CONT.	12–18" ht.	2'x2' ht.	Pink summer bloom
	SMP	1	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	30–36" ht.	4–5' ht.	
	TCG	15	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	CONT.	24–30" ht.	3'x4'	



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"

STATE OF NEW YORK
RODNEY E. MORRISON
074304
LICENSED PROFESSIONAL ENGINEER

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	Date	Description
1		

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LANDSCAPE PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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LXT-AF24-40-T4-15' Mounting Height
LXT-AF24-40-T4-HSS 12' Mounting Height

Streetworks

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Lexington AF24 LED outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington LED tastefully complements the architectural and environmental design of parks and roadways. It's patented AccuLED Optics™ technology delivers uniform and efficient illumination to pedestrian and roadway applications.

SPECIFICATION FEATURES

Construction
TOP: Hinged die-cast aluminum top with cupola cover. SCREWS: Captive retaining screw. HOUSING: Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

Optics
Choice of four patented, high efficiency AccuLED Optics™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology, creates consistent distributions with the scalability to meet customized application requirements. Color: Standard is 4000K CRI CCT and minimum 70 CRI. Optional 3000K (70CRI) and 2700K (80 CRI). For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. Optics are IP66 enclosure rated. Offered open sided as a standard with four lens options.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. 10 kV/10 kA common and differential mode and 10 kV MOV surge protection available.

Mounting
Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

Finish
Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

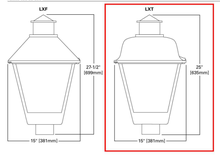
Warranty
Standard five-year warranty. Optional ten-year warranty, please see your Eaton Streetworks sales representative for more information.

LXF/LXT
LEXINGTON LED

AF24
LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Listed
ISO 9001
IP66 Rated Optics
LM79 / LM80 Compliant

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
1.0

SHIPPING DATA
Approximate Net Wt:
20.8 lbs. (9.4 kgs.)

EATON
Powering Business Worldwide

TDS160397EN
April 16, 2019 2:31 PM

POWER AND LUMENS

Light Engine		AF24-20	AF24-30	AF24-40	AF24-50	AF24-60	AF24-70	AF24-80	AF24-90	AF24-100
Nominal Power (Watts)		21	31	40	54	64	74	83	94	56
Wattage Label		20	30	40	50	60	70	80	90	100
Current (A) @120V		0.18	0.28	0.34	0.45	0.53	0.62	0.70	0.78	0.80
Current (A) @277V		—	0.12	0.15	0.21	0.24	0.28	0.31	0.35	0.35
Current (A) @347V		—	0.10	0.13	0.16	0.19	0.22	0.24	0.28	0.28
Current (A) @480V		—	0.07	0.09	0.13	0.14	0.17	0.18	0.21	0.21
Optics										
T2U	4000K	2,488	3,491	4,521	5,831	6,738	7,556	8,259	8,904	9,316
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K	2,352	3,301	4,275	5,513	6,371	7,143	7,809	8,418	8,324
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K	2,470	3,467	4,490	5,790	6,690	7,503	8,201	8,841	8,903
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,334	3,278	4,245	5,475	6,325	7,093	7,754	8,359	8,464
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL3	4000K	2,391	3,354	4,344	5,603	6,474	7,260	7,936	8,556	8,663
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,261	3,172	4,108	5,298	6,121	6,864	7,503	8,089	8,191
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
T4W	4000K	2,469	3,452	4,471	5,766	6,662	7,472	8,167	8,806	8,916
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,326	3,265	4,227	5,452	6,300	7,064	7,721	8,324	8,429
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SWQ	4000K	2,409	3,368	4,340	5,713	7,063	7,931	8,658	9,334	9,452
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	3000K	2,466	3,460	4,482	5,790	6,678	7,499	8,186	8,825	8,938
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2

ORDERING INFORMATION

Sample Number: LXF-AF24-20-5-U-T2U-10MSP-4N7-BK

Product Family *	Light Engine *	Wattage Bucket	Driver	Voltage	Distribution
LXF=Lexington **LXT**=Lexington w/Traditional Top	**AF24**=24 LED Light Engine	**20**=20W * **30**=30W **40**=40W **50**=50W **60**=60W **70**=70W **80**=80W **90**=90W **100**=100W	**D**=Dimming (0-10V) **5LTD**=DALI *	**U**=Universal (120-277V) **8**=480V * **7**=347V **9**=347V	**T2U**=Type II Urban **T3**=Type III **SL3**=Type III w/ Spill Control **T4W**=Type IV Wide **SWQ**=Type V Square Wide

Options (Add as Suffix)	Color	Accessories (Order Separately)
10K=10kV UL 1449 Surge Protection Device **10MSP**=10kV MOV Surge Protection Device **70CT**=70 CRI / 2700K CCT * **70CR**=70 CRI / 3000K CCT * **80CT**=80 CRI / 2700K CCT * **4PR**=NEMA 4 PIN Photocontrol Receptacle * **4R7**=NEMA 7 PIN Photocontrol Receptacle **A**=Refractive Lens Panels **F**=Flat Lens **FL**=Frosted Lens **TL**=Textured Lens **S**=Snap Latches for Tool-less Light Replacement **HP**=Hinged Installer Ladder Rest **HS**=Side Shield (Factory) **HA**=High Ambient *	**BK**=Black **BZ**=Bronze **AP**=Grey **WH**=White	**TATBK**=Decorative Ladder Rest for Field Installation (Black) **DA/RA1016**=Photocontrol Shorting Cap **DA/RA1014**=NEMA Photocontrol - 120V **DA/RA1016**=NEMA Photocontrol - Multi-Tap **DA1223**=10kV Surge Module Replacement **HS-LX-DA**=Field Installed LX House Side Shield for AF24 *

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP013001EN for additional support information.
2. Standard 4000K CCT and nominal 70 CRI.
3. 3000K CCT and 70 CRI is standard.
4. Only available in universal voltage, not available with AF24-90, AF24-100.
5. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
6. Use dedicated IES files for 3000K and 2700K when performing layouts. Those files are published on the Lexington product page on the website.
7. Not available with 5 pin photocontrol receptacles, leads will be capped.
8. HSS not available with 10KV or SL3 distribution.
9. HA not available with AF24-100 if paired with HSS option.

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
800.321.2866
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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April 16, 2019 2:31 PM

FREESTANDING POLE LIGHTS

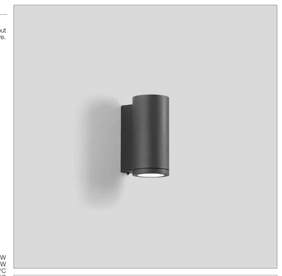
BEGA **66 655**

Wall luminaire

IP 65

Project - Reference number | Date

Product data sheet



Application
LED wall luminaire with single-sided light output for illumination and design tasks in architecture. The luminaire can be installed with the light distribution covering upwards or downwards.

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
Clear safety glass
Silicone gasket
Reflector made of pure anodised aluminium
Mounting plate with 2 fixing holes ø 5.3 mm ~ 160 x 14 mm spacing
2 cable entries for through-wiring of mains supply cable ø 7-10.5 mm, max. 5 G1.5 ²
Connecting terminal 2.5 ²
with plug connection
Earth conductor connection
LED power supply unit
220-240 V ⎓, 0/50-60 Hz
DC 176-276 V
DALI controllable
Galvanic isolation exists between power cable and bus
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK09
Protection against mechanical impacts < 10 joule
ENEC – Safety mark
CE – Conformity mark
Weight: 2.0 kg

Lamp

Module connected wattage	7.9 W
Luminaire connected wattage	10 W
Rated temperature	t_a = 25 °C
Ambient temperature	t_{amb} = 45 °C

On request we can offer you modifications for enviroments with higher temperatures as a customized product.

66 655 K3

Module designation	LED-0733/830
Colour temperature	3000 K
Colour rendering index	CRI > 80
Module luminous flux	1125 lm
Luminaire luminous flux	772 lm
Luminaire luminous efficiency	77.2 lm/W

66 655 K4

Module designation	LED-0733/840
Colour temperature	4000 K
Colour rendering index	CRI > 80
Module luminous flux	1185 lm
Luminaire luminous flux	813 lm
Luminaire luminous efficiency	81.3 lm/W

Light distribution

Service life of the LED
Ambient temperature t_a = 25 °C
– at 426,000h: L70/B50

max. ambient temperature t_a = 45 °C
– at 127,000h: L70/B50

Lighting technology
Half beam angle 21°
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and interior lighting as well as luminaire data in EULUMDAT and IES format are available on our website www.bega-us.com.

Inrush current
Inrush current: 12 A / 24.2 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B16A: 50 luminaires
B16A: 50 luminaires
C10A: 50 luminaires
C16A: 50 luminaires

Article No. 66 655
LED colour temperature optionally 3000 K or 4000 K
3000 K – Article number + **K3**
4000 K – Article number + **K4**

Colour optionally graphite, white or silver
Graphite – Article number
White – Article number + **W**
Silver – Article number + **A**

BEGA Gantenbrink-Leuchten KG · Postfach 3160 · 58699 Menden · info@bega.com · www.bega.com

BUILDING FACADE LIGHTING

BEGA LED system bollard - luminaire head with shielded light - 360°

Enclosure: Housing constructed of die-cast aluminum. Die-castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Glass diffuser, inside white. Fully gasketed for weather tight operation using molded silicone gasket.

Installation: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.

Electrical: 16.5W LED luminaire, 19.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 8.4 lbs

Luminaire Lumens: 1286

Bollard heads : **shielded - 360°**

	Lamp	A	B
99 862	16.5W LED	7½	8½

Bollard tubes

	Integrated components	Door	A	B	Anch.-unit
99 622	–	✔	7½	32	**79 818**
99 644	1 LED floodlight 19.3W	✔	7½	32	**79 818**
99 626	GFCI outlet	✔	7½	32	**79 818**
99 658	Passive infrared motion sensor	✔	7½	32	**79 818**
99 635	Emergency lighting battery 10W	✔	7½	32	**79 818**
99 615	–		7½	14½	**79 817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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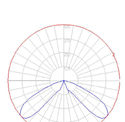
BOLLARD LIGHTING

BEGA

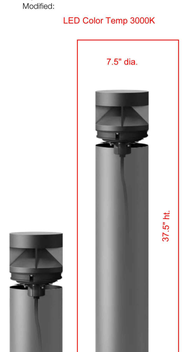
Photometric Filename: 99862.ies

TEST: BE_99862
TEST LAB: BEGA
DATE: 5/11/2017
LUMINAIRE: 99 862
LAMP: 16.5W LED



Type: BOLLARD - SHIELDED
BEGA Product: 99862 / 99622
Project: JOURNAL PLAZA, POUGHKEEPSIE, NY
Voltage:
Color: BRZ (BRONZE)
Options:
Modified:

LED Color Temp 3000K



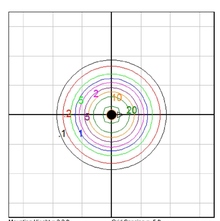
Characteristics

IES Classification	Type V
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1280
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	65
Total Luminaire Watts	19.8
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	500 (0H, 50V)
Max. Cd. (<90 Vert.)	500 (0H, 50V)
Max. Cd. (At 90 Deg. Vert.)	0 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	14.3 (1.1%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

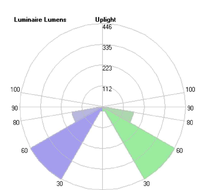
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	23.0	N.A.	1.8
FM (30-60)	446.4	N.A.	34.9
FH (60-80)	167.8	N.A.	13.1
FVH(80-90)	2.9	N.A.	0.2
BL (0-30)	23.0	N.A.	1.8
BM (30-60)	446.4	N.A.	34.9
BH (60-80)	167.8	N.A.	13.1
BVH(80-90)	2.9	N.A.	0.2
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	1280.2	N.A.	100.0

BUG Rating B1-U0-G0



Mounting Height = 2.2 ft.
*Using 99 620 system bollard tube
Grid Spacing = 5 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
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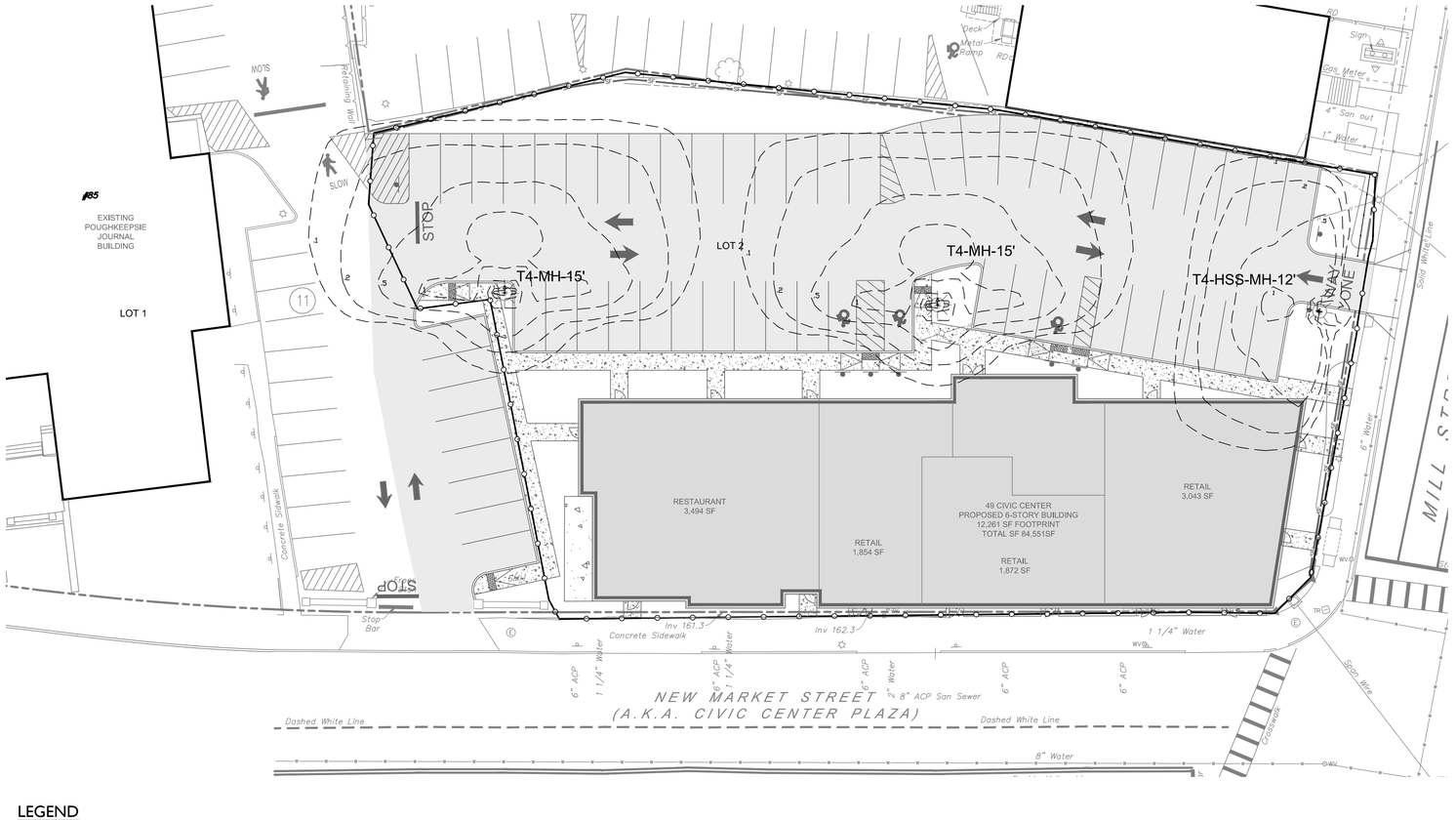

LEGEND

BUILDING FACADE LIGHTING

FREESTANDING LIGHTPOLE

BOLLARD LIGHTING

STATE OF NEW YORK
RODNEY E. MORRISON
073404
LICENSED PROFESSIONAL ENGINEER

Revisions		
Description		
Date		
#		

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LIGHTING PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File LP-19-242601.dwg	Sheet No.
Drawn	KFC	Project No. 19-2426	LP-1
Checked	KFC	Date 07/25/23	
Approved	REM	Scale 1"=20'	

X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\LP-19-242601.dwg 7/25/2023 9:37 AM SCurran

WORK ZONE TRAFFIC CONTROL NOTES

1. GENERAL
THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE LENGTH OF THE CONTRACT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 619 OF THE STANDARD SPECIFICATIONS, MUTCD AND THE MAINTENANCE AND PROTECTION OF TRAFFIC (MPT) DETAILS IN THE PLANS AND PROPOSAL, WHERE PROVIDED, OR AS ORDERED BY ENGINEER (A.O.B.E.)

2. ADVANCE WARNING SIGNS
DIAMOND SHAPED ADVANCE WARNING SIGNS SHALL BE USED FOR ALL ADVANCE WARNING SIGNS THAT MAY BE EITHER DIAMOND OR RECTANGULAR SHAPED.

3. WORK ZONES
WORK ZONES SHALL BE LIMITED TO ONE SIDE OF THE TRAVELED WAY AT A TIME, UNLESS APPROVED BY THE ENGINEER IN CHARGE (E.I.C.). WORK ZONES ON OPPOSITE SIDES OF THE ROAD SHALL NOT OVERLAP. A WORK ZONE IS DEFINED AS THE AREA IN WHICH TRAFFIC IS RESTRICTED BECAUSE OF CONSTRUCTION ACTIVITIES OR THAT AREA WHICH INVOLVES A DROP-OFF NEXT TO THE PAVEMENT. IN SPECIAL CASES THE LONGITUDINAL DISTANCE BETWEEN WORK ZONES OR THE LENGTH OF THE WORK ZONE MAY BE LIMITED BY THE E.I.C.
TRAFFIC SHALL BE MAINTAINED AND PROTECTED THROUGH WORK ZONES IN ACCORDANCE WITH FIGURES 6H-1 THRU 6H-41 AS APPROPRIATE OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, TOGETHER WITH ANY ADDITIONAL CONTROL DEVICES OR METHODS A.O.B.E.

4. CONES, DRUMS, BARRICADES AND MARKERS
ALL CONES, DRUMS AND MARKERS ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' CLEARANCE TO THE TRAVELED WAY UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAKE CERTAIN PLACEMENT OF THE CONES, DRUMS, AND MARKERS OR BARRICADES SHALL NOT INTERFERE WITH SIGHT DISTANCE. TYPICAL SPACING SHALL BE APPROXIMATELY 1 FOOT PER MILE OF APPROACH SPEED (i.e. 40 MPH-40 FOOT SPACING) OR A.O.B.E.

5. TEMPORARY PAVEMENT MARKINGS
THE CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKINGS AT ALL TIMES ON ALL PAVEMENT, WHETHER EXISTING, TEMPORARY OR NEW, UNTIL PERMANENT MARKINGS ARE INSTALLED OR RESTORED. THIS SHALL INCLUDE AT ALL APPROPRIATE LOCATIONS, EDGE LINES, LANE LINES, (SOLID OR BROKEN), CHANNELIZING LINES, DOTTED LINES, PLUS ANY MARKINGS ORDERED BY THE ENGINEER. ALL MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE MUTCD AND SHALL INDICATE ACTUAL CONDITIONS AT ALL TIMES. REMOVAL OF TEMPORARY PAVEMENT MARKINGS SHALL BE INCLUDED IN THE COST OF THE ITEM PLACEMENT.

6. SIGNS
THE CORRECT SEQUENCE AND PACING OF SIGNS, WHETHER PERMANENT, TEMPORARY OR CONSTRUCTION, MUST BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE MUTCD. ALL SIGNS INCLUDING GUIDE SIGNS, SHALL INDICATE ACTUAL CONDITIONS AT ALL TIMES AND SHALL BE COVERED, MOVED, REMOVED, RELOCATED OR CHANGED IMMEDIATELY AS DIRECTED BY THE ENGINEER.
APPROPRIATE WARNING SIGNS IN ACCORDANCE WITH THE MUTCD, THE PLANS, AND/OR AS DIRECTED BY THE ENGINEER SHALL PRECEDE EACH WORK AREA. THE CONTRACTOR SHALL COORDINATE HIS WORK SO THAT A SMOOTH FLOW OF TRAFFIC IS MAINTAINED BETWEEN WORK AREAS.
ALL SIGNS NECESSARY FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC (INCLUDING RELOCATION AND/OR MODIFICATION AND/OR RESTORATION OF EXISTING SIGN PANELS) AS NOTED IN THE SPECIFICATIONS, MUTCD OR A.O.B.E. SHALL BE INCLUDED IN THE PRICE BEFORE CONSTRUCTION SIGNS. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE DONE, BECAUSE OF THE CONTRACTOR'S METHODS, TO TEMPORARILY REMOVED, RELOCATED OR COVERED SIGN PANELS OR SIGN TEXT. COLORS USED FOR CONSTRUCTION SIGNING (INCLUDING TEMPORARY OR MODIFIED GUIDE SIGNS) SHALL BE BLACK LEGEND ON ORANGE BACKGROUND WITH THE FOLLOWING EXCEPTIONS: EMERGENCY SERVICE MARKERS, ROUTE MARKERS AND THEIR CORRESPONDING AUXILIARY SIGNS SHALL BE THE COLORS SPECIFIED IN THE MUTCD. (ANY AUXILIARY SIGNS WHICH ARE NOT INCLUDED IN THE MUTCD SHALL BE BLACK LEGEND ON ORANGE BACKGROUND). BLANK COVERS USED TO COVER PORTIONS OF EXISTING GUIDE SIGN LEGENDS SHALL BE GREEN. ANY REGULATORY SIGNS REQUIRED SHALL BE THE COLOR SPECIFIED IN THE MUTCD.

7. PRELIMINARY WORK
PRIOR TO THE START OF ANY CONSTRUCTION PHASE, ALL PROPOSED MAINTENANCE AND PROTECTION OF TRAFFIC RELATED WORK FOR THAT PHASE, AS DETERMINED BY THE ENGINEER, SHALL BE COMPLETE. THIS INCLUDES: WHERE APPLICABLE, ALL SIGNS, SIGNALS, PAVEMENT MARKINGS, BARRIERS, DELINEATION (CONES, DRUMS, ETC.) PAVEMENT MODIFICATION AND ANY OTHER RELATED WORK.

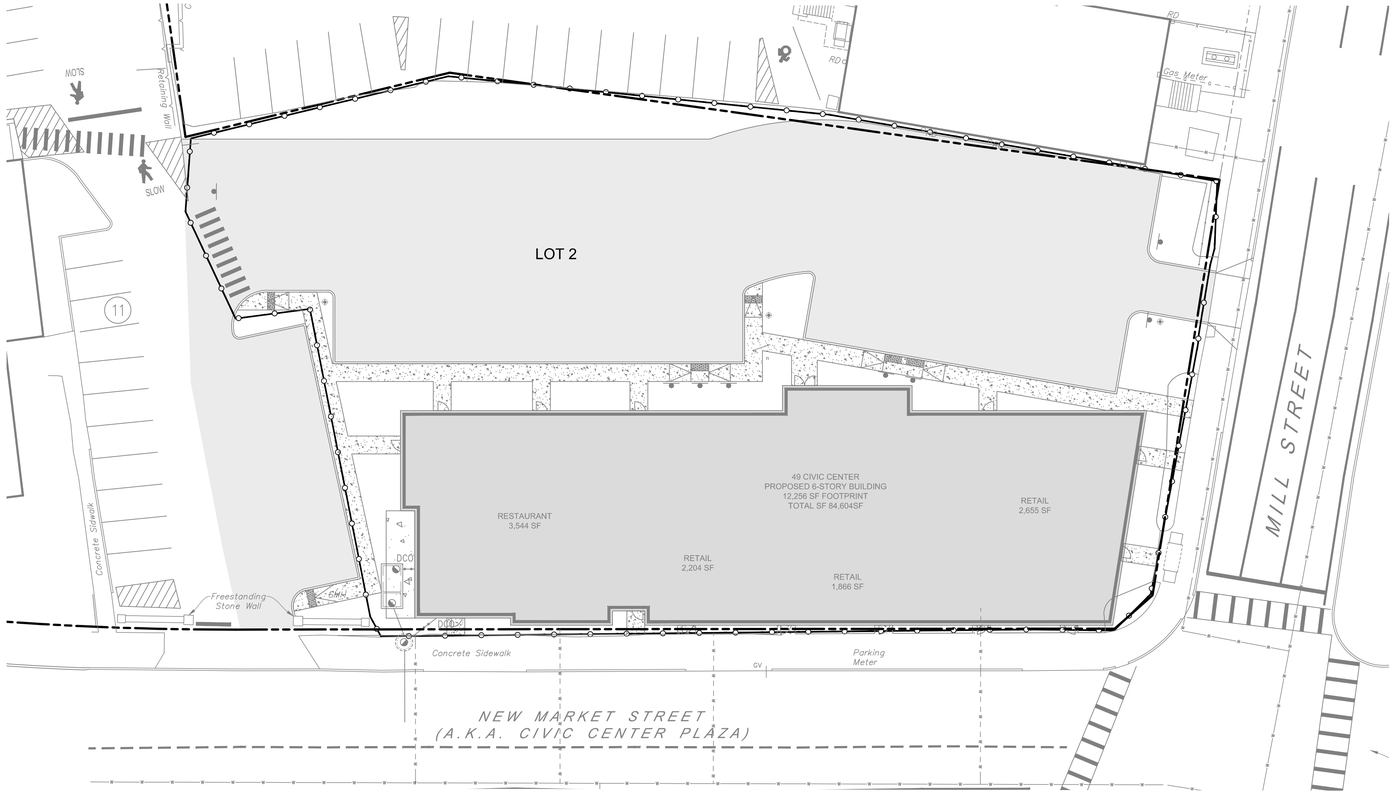
8. MISCELLANEOUS
THE CONTRACTOR MUST NOTIFY PROPERTY OWNERS AT LEAST ONE DAY IN ADVANCE OF CLOSING DRIVEWAYS AND HAS THE RESPONSIBILITY TO MAINTAIN SAFE AND PROPER ACCESS TO BUILDINGS IN THE VICINITY OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO AND FROM FIRE HOUSES AT ALL TIMES.
THE CONTRACTOR SHALL PROVIDE FLAGGERS WHERE SIGHT DISTANCES ARE IMPAIRED BY HIS OPERATION OR A.O.B.E.
THE CONTRACTOR SHALL NOT WORK ON BOTH SIDES OF THE ROADWAY IN THE SAME AREA AT THE SAME TIMES.
THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS TO MINIMIZE THE INTERRUPTION OF PEDESTRIAN TRAFFIC.
IN ACCORDANCE WITH SECTION 107-05 (F) OF THE STANDARD SPECIFICATIONS THE CONTRACTOR SHALL COMPLETELY ENCLOSE BY SAFETY WIRE FENCE ALL POTENTIALLY HAZARDOUS LOCATIONS. PAYMENT FOR INSTALLATION AND REMOVAL OF THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR MAINTENANCE AND PROTECTION OF TRAFFIC.

9. PUBLIC INGRESS AND EGRESS
WHERE DIRECT ACCESS TO DRIVEWAYS IS NOT POSSIBLE DUE TO NECESSARY CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PLAN ALTERNATE MEANS OF ACCESS. THIS WORK INCLUDED IN THE BID PRICE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.

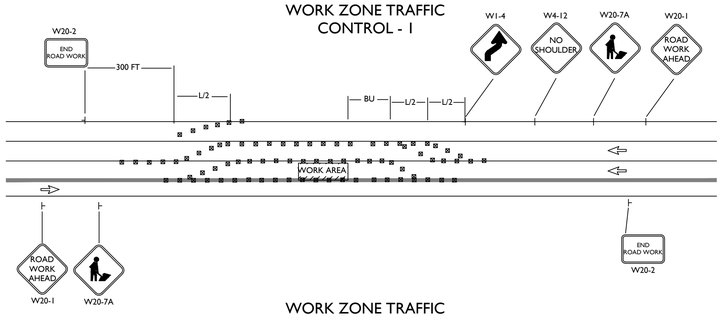
10. CONSTRUCTION INGRESS AND EGRESS
THE CONTRACTOR SHALL KEEP TO A MINIMUM MOVEMENTS IN AND OUT OF DESIGNATED TRAVEL LANES WITH CONSTRUCTION VEHICLES AND EQUIPMENT. ONLY NECESSARY OR AUTHORIZED VEHICLES AS DETERMINED BY THE ENGINEER SHALL BE ALLOWED TO ENTER ANY PHASE WORK AREA.

ADDITIONAL NOTES

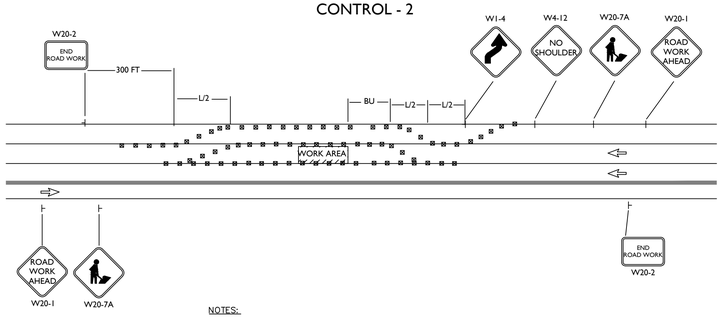
1. SOME SIGNS/DRUMS TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
2. REMOVE OR COMPLETELY COVER SIGNS WHERE NOT APPLICABLE.
3. ADJUST SIGNS/DRUMS AS NECESSARY TO ADDRESS TRAFFIC LANES/CONDITIONS, UTILIZING PROPER NYSDOT APPROVED ITEMS (619.04 PORTABLE TEMPORARY WOODEN SIGN SUPPORT).
4. ROAD WORK CAN ONLY TAKE PLACE ON ONE SIDE OF THE ROADWAY AT A TIME& MPT CONTROL.
5. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS USING THE FOLLOWING:
   A. ITEM 619.01 – BASIC MAINTENANCE AND PROTECTION OF TRAFFIC
   B. ITEM 619.02 – SIGN TABLE
   C. ITEM 619.2101 – CONSTRUCTION ZONE PAVEMENT MARKINGS AND STRIPES
   D. ITEM 619.10 – WORK ZONE TRAFFIC CONTROL GENERAL NOTES
   E. ITEM 619.11 – WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES
   F. ITEM 619.61 – FLAGGING OPERATION 2-LANE 2-WAY ROADWAY INTERSECTION



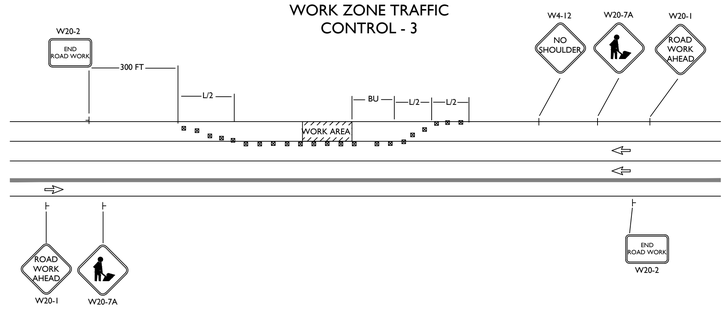
WORK ZONE TRAFFIC CONTROL - 1



WORK ZONE TRAFFIC CONTROL - 2



WORK ZONE TRAFFIC CONTROL - 3



NOTES:

1. ALL TRAFFIC CONTROL SIGNS AND PLACEMENT MUST FOLLOW CHAPTER 6 OF THE M.U.T.C.D.
2. FOR CONE TRANSITION LENGTHS "L" – SEE TABLE 6H-4
3. FOR REQUIRED BUFFER ZONE "BU" SEE TABLE 6C-2, LONGITUDINAL BUFFER.
4. IF A FLAGGER IS PRESENT PROVIDE A FLAGGER AHEAD SIGN IN ACCORDANCE WITH THE M.U.T.C.D.
5. THE MAXIMUM SPACING BETWEEN DELINEATED DEVICES SHALL BE 40FT.
6. ADDITIONAL SIGNING MAY BE REQUIRED BY NYSDOT.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
073304
LICENSED PROFESSIONAL ENGINEER

Revisions		
	Date	Description

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- Civil Engineering
- Environmental Services
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- Landscape Architecture

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LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

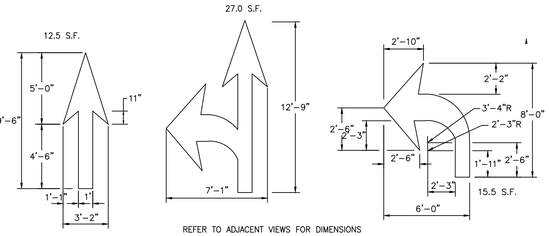
MAINTENANCE AND TRAFFIC PROTECTION PLAN

JOURNAL SQUARE

47-49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

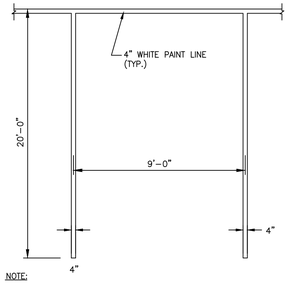
Design/Calcs	LRC	CAD File	MPT1924260l.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	MPT-1
Checked	KFC	Date	07/25/23	
Approved	REM	Scale	1"=20'	

X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\MPT1924260l.dwg 7/24/2023 12:44 PM Scurron



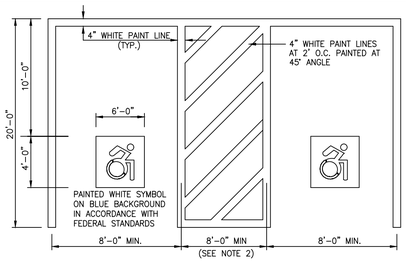
REFER TO ADJACENT VIEWS FOR DIMENSIONS (WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)

PAVEMENT ARROW DETAILS
NOT TO SCALE



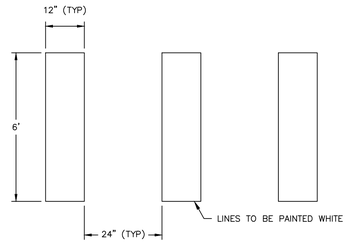
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



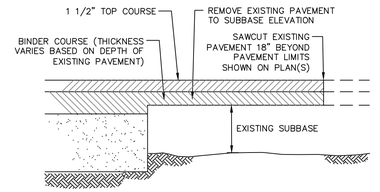
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

TYPICAL ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE

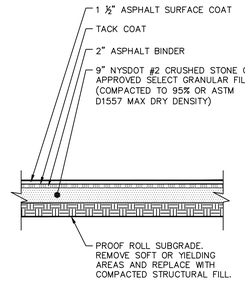


1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. LADDER CROSSWALK (NYSDOT TYPE L).

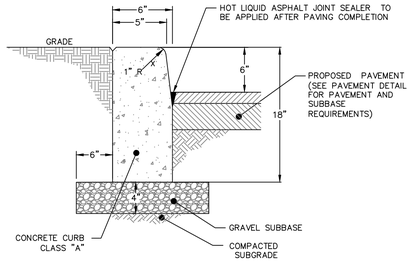
PAINTED CROSSWALK STRIPING
NOT TO SCALE



PAVEMENT TRANSITION DETAIL
NOT TO SCALE

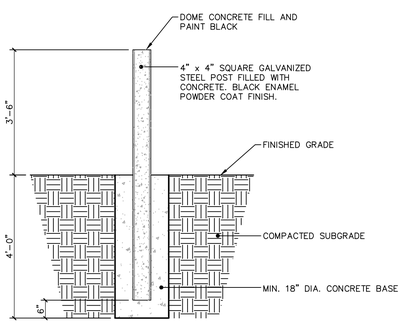


STANDARD ASPHALT PAVING
NOT TO SCALE

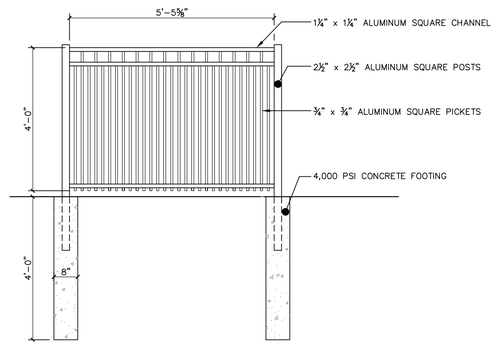


NOTES:
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET NS-1 FOR COMPACTION REQUIREMENTS.

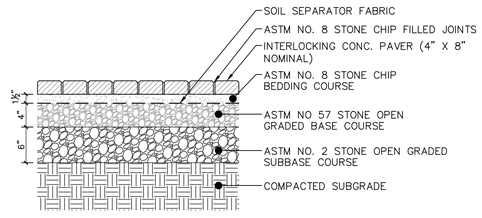
ON-SITE CONC. CURB
NOT TO SCALE



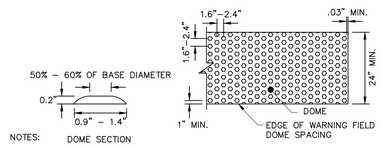
CONC. BOLLARD POST - SQUARE
SCALE: 1/2" = 1'-0"



ALUMINUM PICKET FENCE PANEL
SCALE: 1/2" = 1'-0"

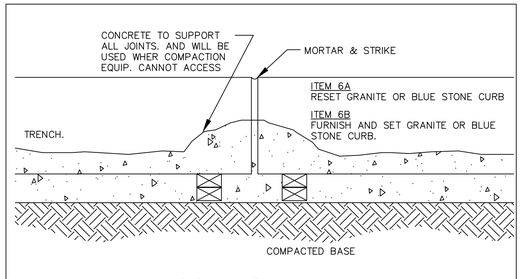


CONC. PERMEABLE PAVERS
SCALE: 1" = 1'-0"



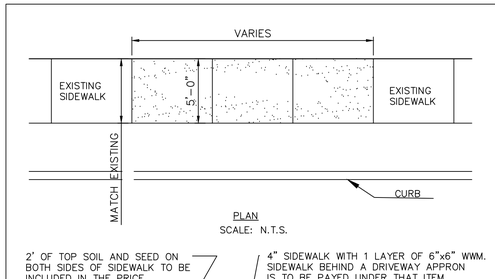
NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH 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.

DETECTABLE WARNING STRIP
NOT TO SCALE

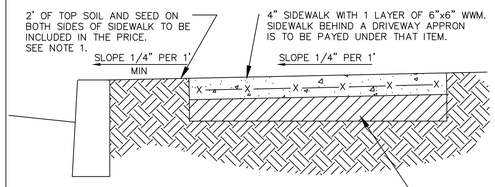


GRANITE OR BLUESTONE CURB DETAIL

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



PLAN
SCALE: N.T.S.

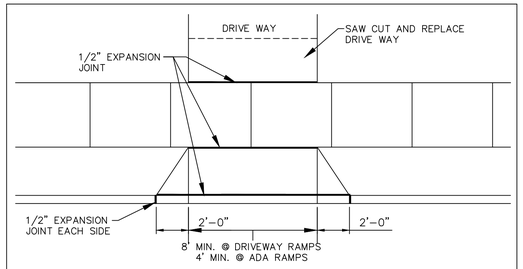


NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

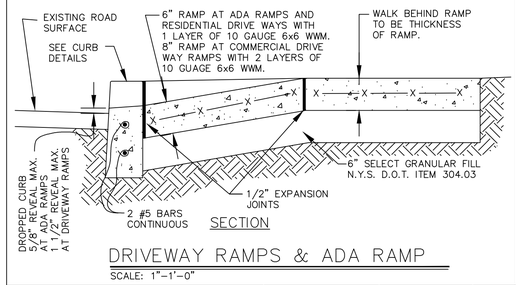
SECTION

SIDEWALK DETAIL REPLACE & NEW

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



PLAN



SECTION

DRIVEWAY RAMPS & ADA RAMP
SCALE: 1"-1'-0"

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

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

STATE OF NEW YORK
RODNEY E. MORRISON
073104
LICENSED PROFESSIONAL ENGINEER

Revisions		
Date		
Description		

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

SITE / LANDSCAPING DETAILS

JOURNAL SQUARE

47-49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN1924260l.dwg	Sheet No.	
Drawn	KFC	Project No.	19-2426		DN-1
Checked	KFC	Date	07/25/23		
Approved	REM	Scale	NOTED		

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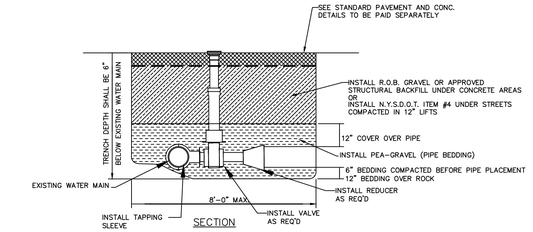
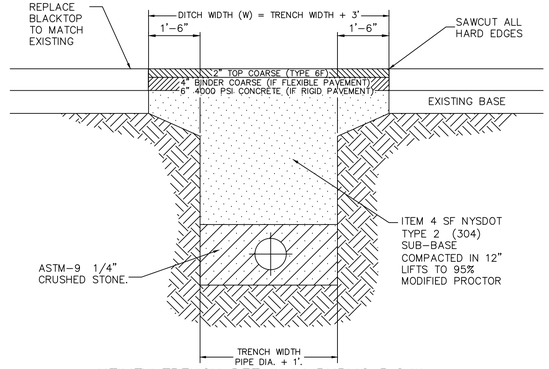


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

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

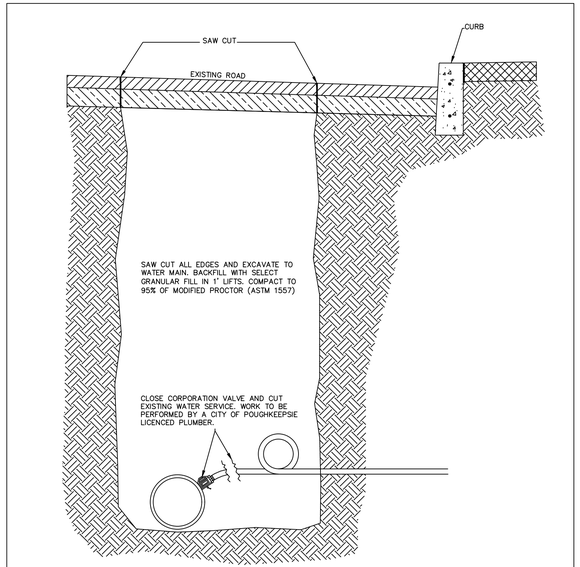


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

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 ASPHALIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

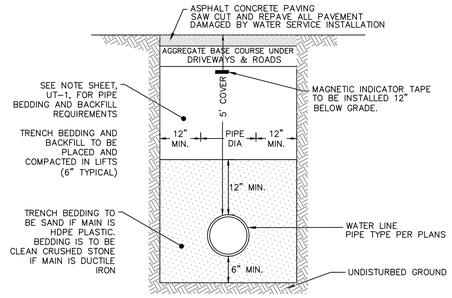
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: FLEXPAVE.DWG DATE: 9-9-04 SCALE: AS NOTED DRAWN BY: ENGINEERING	TRENCH AND PAVEMENT DETAIL	



WATER SERVICE DISCONNECT AT MAIN

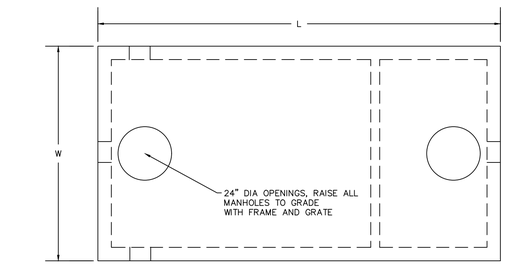
SCALE: N.T.S.

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

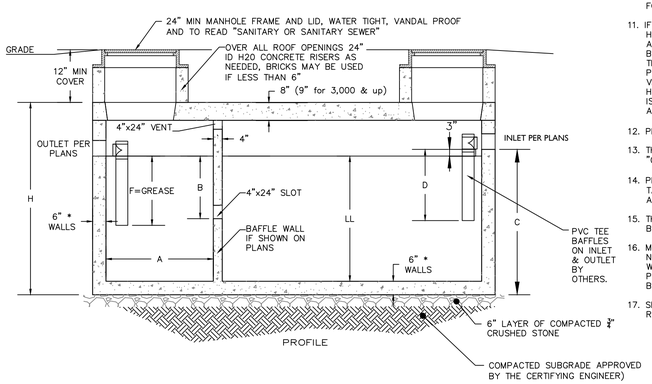


WATER MAIN TRENCH

NOT TO SCALE



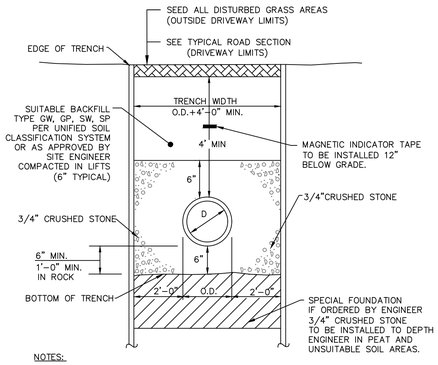
GALLONS	L	W	H	LL	A	B	C	D	E	F
2,000	12'-6"	6'	7'-3"	58"	46"	31"	67"	32"	29"	46"



PRECAST GREASE TRAP DETAIL

NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL PROVIDE A PRE-CAST WOODARDS 2,000 GAL H-20 GREASE TRAP OR EQUIVALENT
2. THE CONTRACTOR SHALL SEAL PENETRATIONS IN GREASE TRAP SO THAT THE GREASE TRAP IS WATERTIGHT. THE TANK MUST HAVE A 24 HR HYDROSTATIC TESTS TO ENSURE WATER TIGHTNESS.
3. THE GREASE TRAP SHALL BE CONSTRUCT FROM CONCRETE WHICH SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT STANDARD 28 DAY COMPRESSIVE TEST.
4. #4 & #5 REBAR SHALL BE USED AS A REINFORCEMENT FOR THE GREASE TRAP. ALTERNATIVE REINFORCEMENT MAY BE PROVIDED IF ENGINEER DRAWINGS ARE PROVIDED BY THE MANUFACTURER.
5. TWO-PIECE TANKS SHALL BE SEALED WITH A BUTYL GASKET OR AS PER THE MANUFACTURERS RECOMMENDATIONS.
6. THE GREASE TRAP SHALL BE DESIGNED FOR H-20 LOADING REQUIREMENTS.
7. THE CONTRACTOR SHALL SEAL THE JOINT BETWEEN THE TOP PF THE GREASE TRAP & THE CAST IRON FRAME WITH A BUTYL SEALANT.
8. THE CONTRACTOR SHALL SEAL THE CONCRETE MANHOLE OPENINGS WITH A COAT OF BITUMASTIC SEALANT APPLIED TO THE SEAT OF THE MANHOLE.
9. THE FINISHED GRADE AROUND THE MANHOLE OPENINGS SHALL ENSURE THAT WATER WILL FLOW AWAY FROM THE LID.
10. THE CONTRACTOR SHALL ENSURE THAT THE FRAME & GRATE & THE GREASE TRAP CAN SUSTAIN H-20 LOADING REQUIREMENTS BY PROVIDING TO THE CERTIFYING ENGINEER SHOP DRAWINGS FOR ACCEPTANCE PRIOR TO PERFORMING WORK.
11. IF THE TANK IS SEGMENTED, CONTRACTOR SHALL PERFORM THE HYDROSTATIC TEST ON THE GREASE TRAP UPON INSTALLATION AND PRIOR TO BACKFILLING. BY FILLING THE TANK TO THE BOTTOM OF THE CONCRETE LID WITH WATER AND VERIFYING THAT NO APPRECIABLE LOSS OCCURS DURING A 24 HOUR PERIOD. A NYS LICENSED PROFESSIONAL ENGINEER SHALL VERIFY IN WRITING TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH THE RESULTS OF THE HYDROSTATIC TEST. IF THE TANK IS NOT SEGMENTED THE HYDROSTATIC TEST CAN BE COMPLETED AFTER BACKFILLING THE TANK.
12. PROVIDE 6" BED OF ¾" CRUSHED STONE.
13. THE FRAME & GRATE SHALL BE CASTING No. 6547 BY "CAMPBELL", OR EQUAL. THE LID SHALL BE WATERTIGHT.
14. PROVIDING A MINIMUM OF 12" OF SOIL COVER WILL INSURE TANK CANNOT FLOAT AND WILL ELIMINATE THE NEED FOR ANTI-FLOATATION TABS.
15. THE TANK IS TO BE BACKVENTED THROUGH INLET PIPE TO BUILDING ROOF.
16. MAINTENANCE IS TO BE DONE IN ACCORDANCE WITH THE NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS AND THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT STANDARDS. A LOG IS TO BE COMPLETED AND KEPT ONSITE.
17. SEE SHEET UT-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS.



NOTES:

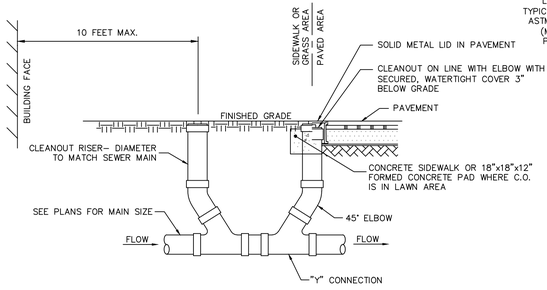
1. IF COVER IS LESS THAN 4 FEET INSULATION IS REQUIRED.
2. SEE NOTES SHEET UT-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

SANITARY SEWER TRENCH SECTION

NOT TO SCALE

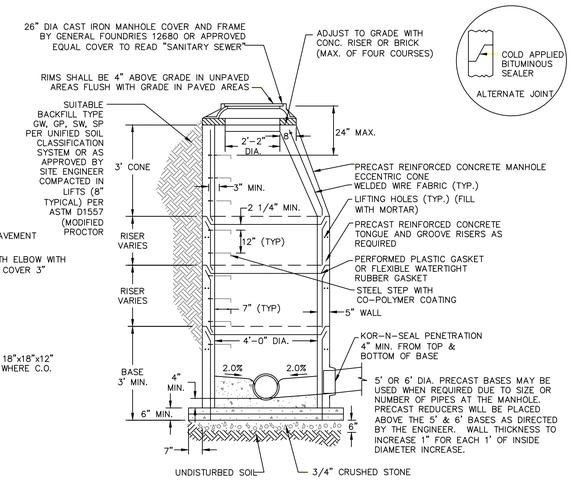
NOTES:

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.



DOUBLE SEWER CLEANOUT DETAIL

NOT TO SCALE



SANITARY MANHOLE

NOT TO SCALE

(MANHOLE TO BE H-20 LOAD FOR VEHICULAR TRAFFIC)
(PER ASTM C-478 AS MANUFACTURED BY WOODARD CONCRETE OR APPROVED EQUAL)

Revisions		
Description	Date	

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
160 West Street, Suite E
Cromwell, CT 06416
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5710
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

WATER DETAILS

JOURNAL SQUARE

47-49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN1924602.dwg	Sheet No.	
Drawn	KFC	Project No.	19-2426		DN-2
Checked	KFC	Date	07/25/23		
Approved	REM	Scale	NOTED		

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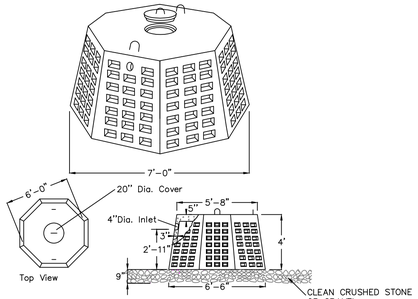
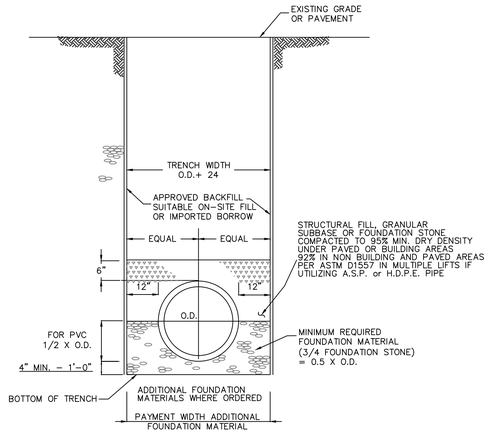


SPECIFICATIONS	PRECAST DRY WELLS MODEL DW-4 (B) 630 GALLONS
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar Air Entrainment: 5% Capacity: 630 gallons Weight = 3600 lbs Sidewall Area: 60 square feet Load Rating: 300 psf (H20 loading on request)	**Woodard's Concrete Products, Inc.** 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

PRECAST DRYWELL DETAIL

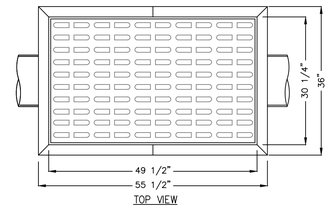
NOT TO SCALE

(DETAIL PROVIDED BY WOODARDS)



TYPICAL STORM SEWER TRENCH SECTION

NOT TO SCALE



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.

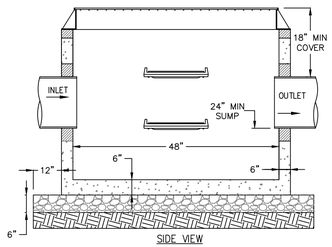
3.FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL

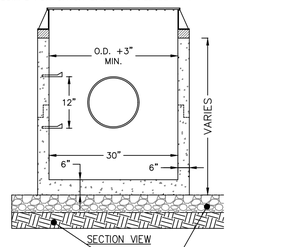
4.CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.

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".





CURB LESS TYPE CATCH BASIN

NOT TO SCALE

COMPACTED 3/4" CRUSHED STONE PLACED ON COMPACTED STABLE SUBGRADE APPROVED BY THE CERTIFYING ENGINEER)

Revisions	Description	Date

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STORMWATER DETAILS

JOURNAL SQUARE

47-49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN1924260 3.dwg
Drawn	KFC	Project No.	19-2426
Checked	KFC	Date	07/25/23
Approved	REM	Scale	NOTED

Sheet No. DN-3

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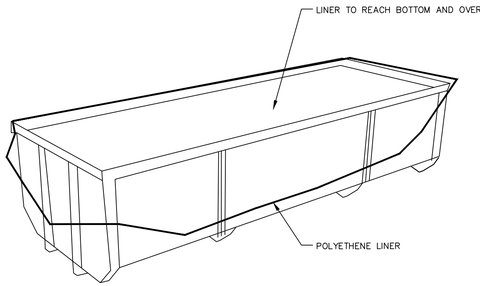


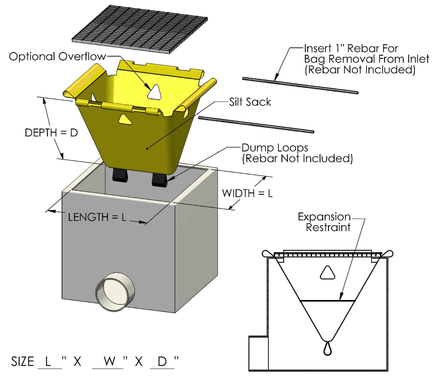
NOTES:

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.

ABOVE GROUND TEMPORARY CONCRETE/VEHICLE WASHOUT FACILITY

NOT TO SCALE

Silt Sack - Type A

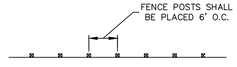


SIZE L " X W " X D "

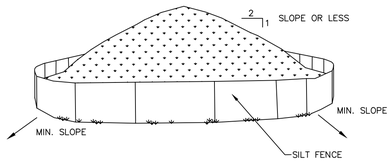
ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA 23234
WWW.ACFENVIRONMENTAL.COM

SILT SACK DETAIL (CURBLESS CB)

NOT TO SCALE
SILTSACK® BY CORE & MAIN



PLAN

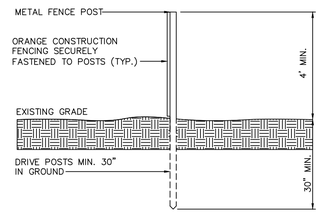


NOTES

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.

MATERIALS STOCKPILE

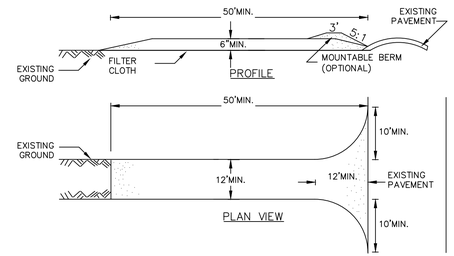
NOT TO SCALE



SECTIONAL ELEVATION

ORANGE CONSTRUCTION FENCE

NOT TO SCALE

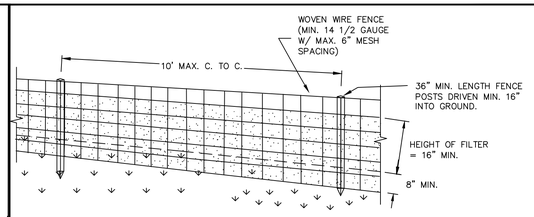


CONSTRUCTION SPECIFICATIONS

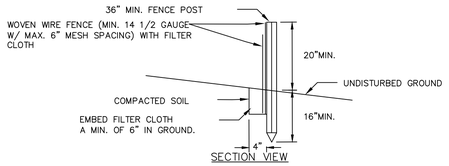
1. STONE SIZE – USE 1"–4" ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE 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 CON–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 TRACKED 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



PERSPECTIVE VIEW



SECTION VIEW

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
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SILT FENCE

Revisions	Description	Date

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EROSION CONTROL DETAILS

JOURNAL SQUARE

47-49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN19242604.dwg	Sheet No.
Drawn	KFC	Project No.	19–2426	DN-4
Checked	KFC	Date	07/25/23	
Approved	REM	Scale	NOTED	

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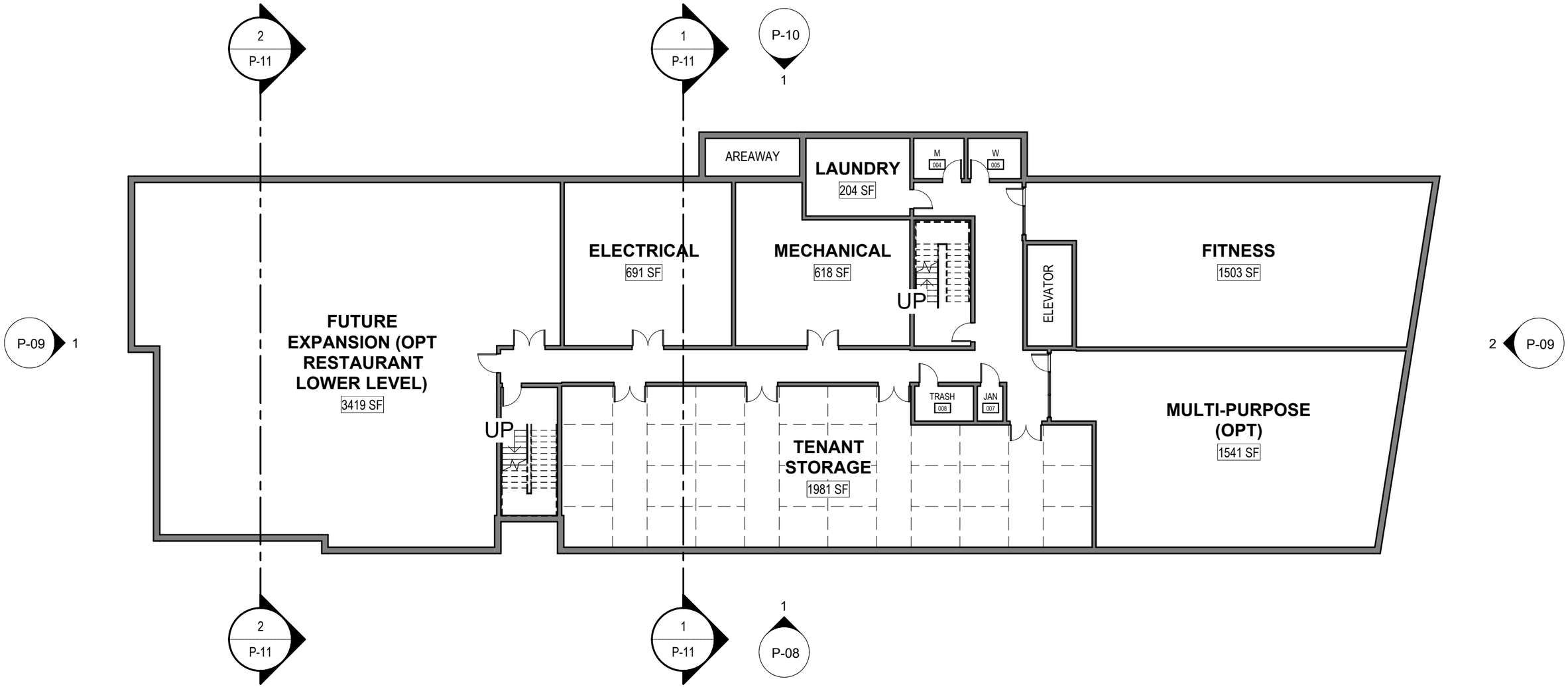


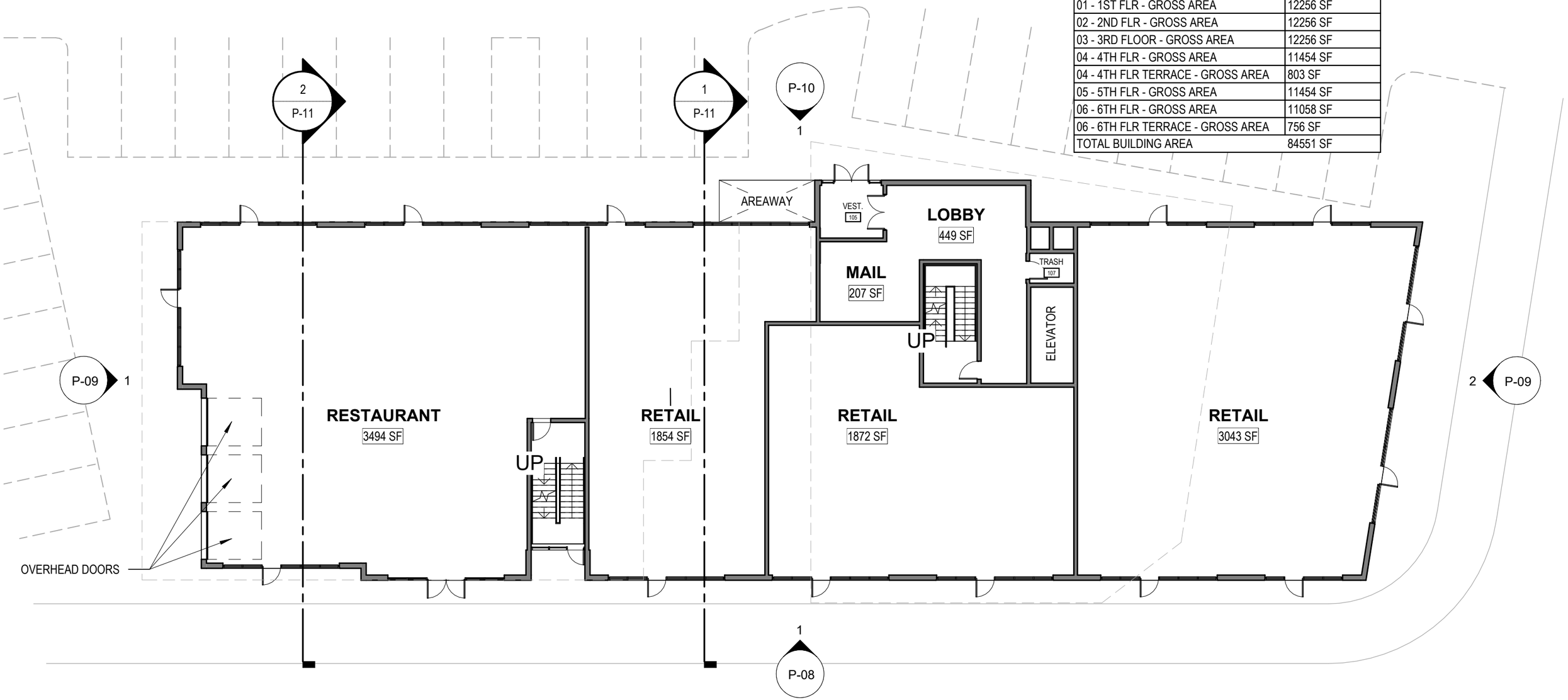
FLOOR PLAN - BASEMENT

JOURNAL SQUARE

P-00

07/25/2023

AREAS	
Name	Area
00 - BSMT - GROSS AREA	12256 SF
01 - 1ST FLR - GROSS AREA	12256 SF
02 - 2ND FLR - GROSS AREA	12256 SF
03 - 3RD FLOOR - GROSS AREA	12256 SF
04 - 4TH FLR - GROSS AREA	11454 SF
04 - 4TH FLR TERRACE - GROSS AREA	803 SF
05 - 5TH FLR - GROSS AREA	11454 SF
06 - 6TH FLR - GROSS AREA	11058 SF
06 - 6TH FLR TERRACE - GROSS AREA	756 SF
TOTAL BUILDING AREA	84551 SF



FLOOR PLAN - FIRST FLOOR

JOURNAL SQUARE

P-01

07/25/2023

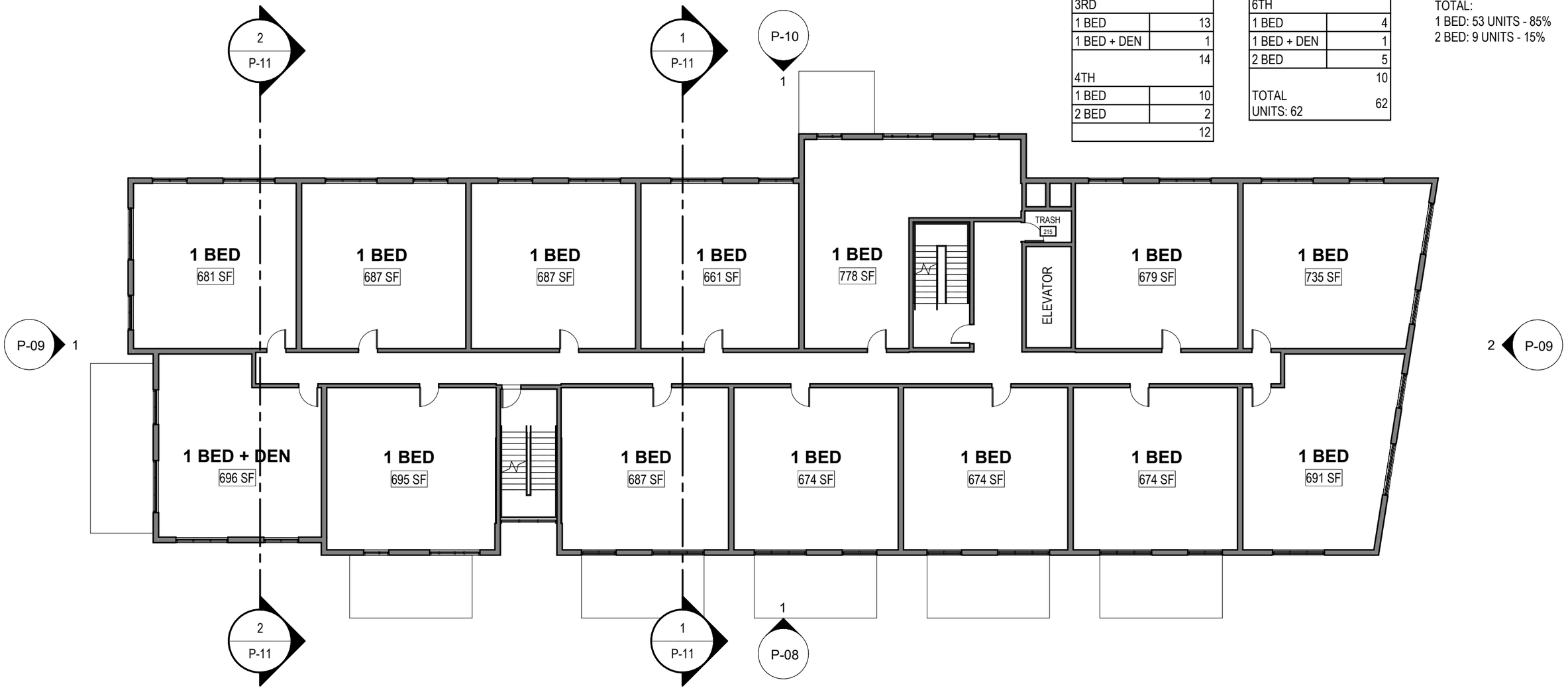
UNITS	
Name	Count
2ND	
1 BED	13
1 BED + DEN	1
	14
3RD	
1 BED	13
1 BED + DEN	1
	14
4TH	
1 BED	10
2 BED	2
	12

UNITS	
Name	Count
5TH	
1 BED	10
2 BED	2
	12
6TH	
1 BED	4
1 BED + DEN	1
2 BED	5
	10
TOTAL UNITS: 62	62

AFFORDABLE:
1 BED: 28 UNITS - 100%
2 BED: 0 UNITES - 0%

MARKET RATE:
1 BED: 25 UNITS - 74%
2 BED: 9 UNITS - 26%

TOTAL:
1 BED: 53 UNITS - 85%
2 BED: 9 UNITS - 15%



FLOOR PLAN - SECOND FLOOR

JOURNAL SQUARE

P-02

07/25/2023

UNITS	
Name	Count
2ND	
1 BED	13
1 BED + DEN	1
	14
3RD	
1 BED	13
1 BED + DEN	1
	14
4TH	
1 BED	10
2 BED	2
	12

UNITS	
Name	Count
5TH	
1 BED	10
2 BED	2
	12
6TH	
1 BED	4
1 BED + DEN	1
2 BED	5
	10
TOTAL UNITS: 62	62

AFFORDABLE:
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2 BED: 0 UNITES - 0%

MARKET RATE:
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2 BED: 9 UNITS - 26%

TOTAL:
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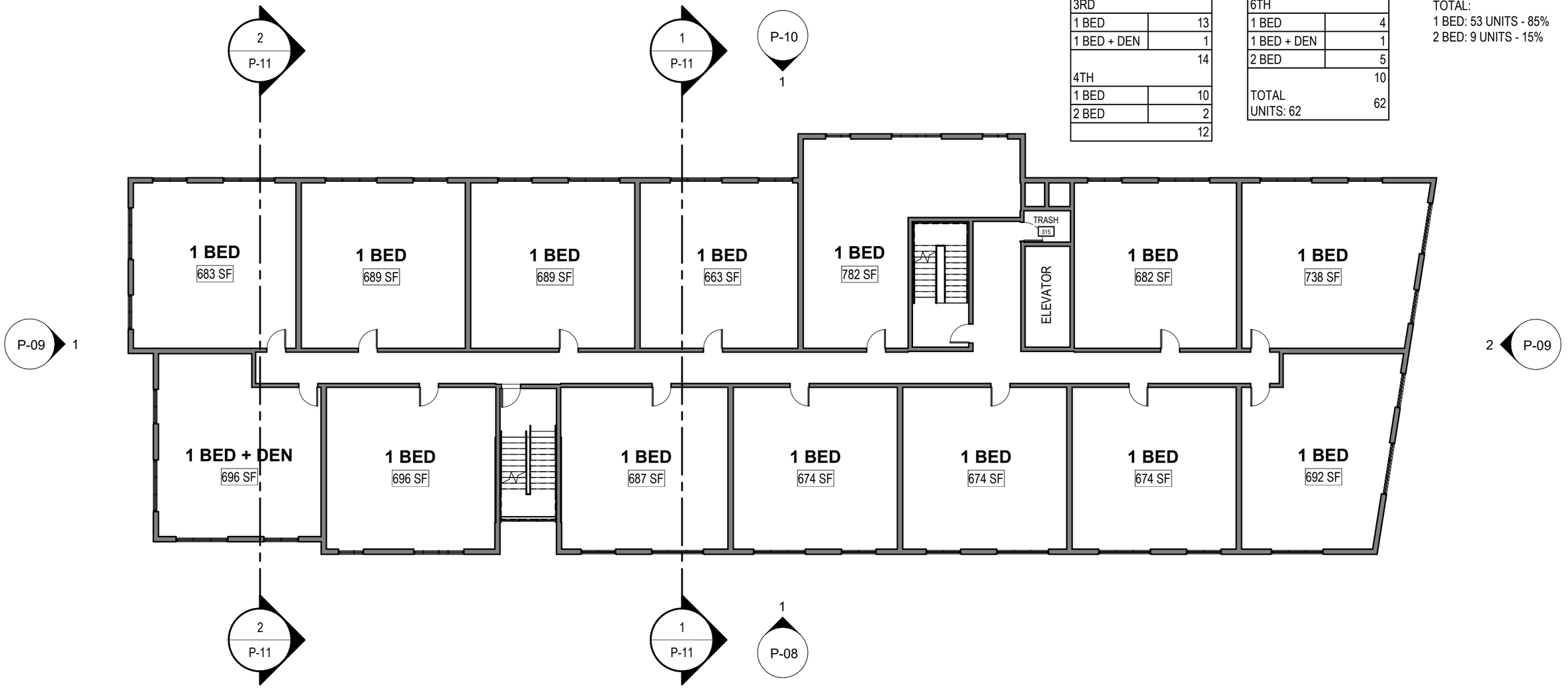
2 BED: 9 UNITS - 15%



FLOOR PLAN - THIRD FLOOR

JOURNAL SQUARE

P-03

07/25/2023

UNITS	
Name	Count
2ND	
1 BED	13
1 BED + DEN	1
	14
3RD	
1 BED	13
1 BED + DEN	1
	14
4TH	
1 BED	10
2 BED	2
	12

UNITS	
Name	Count
5TH	
1 BED	10
2 BED	2
	12
6TH	
1 BED	4
1 BED + DEN	1
2 BED	5
	10
TOTAL UNITS: 62	62

AFFORDABLE:
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2 BED: 0 UNITES - 0%

MARKET RATE:
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2 BED: 9 UNITS - 26%

TOTAL:
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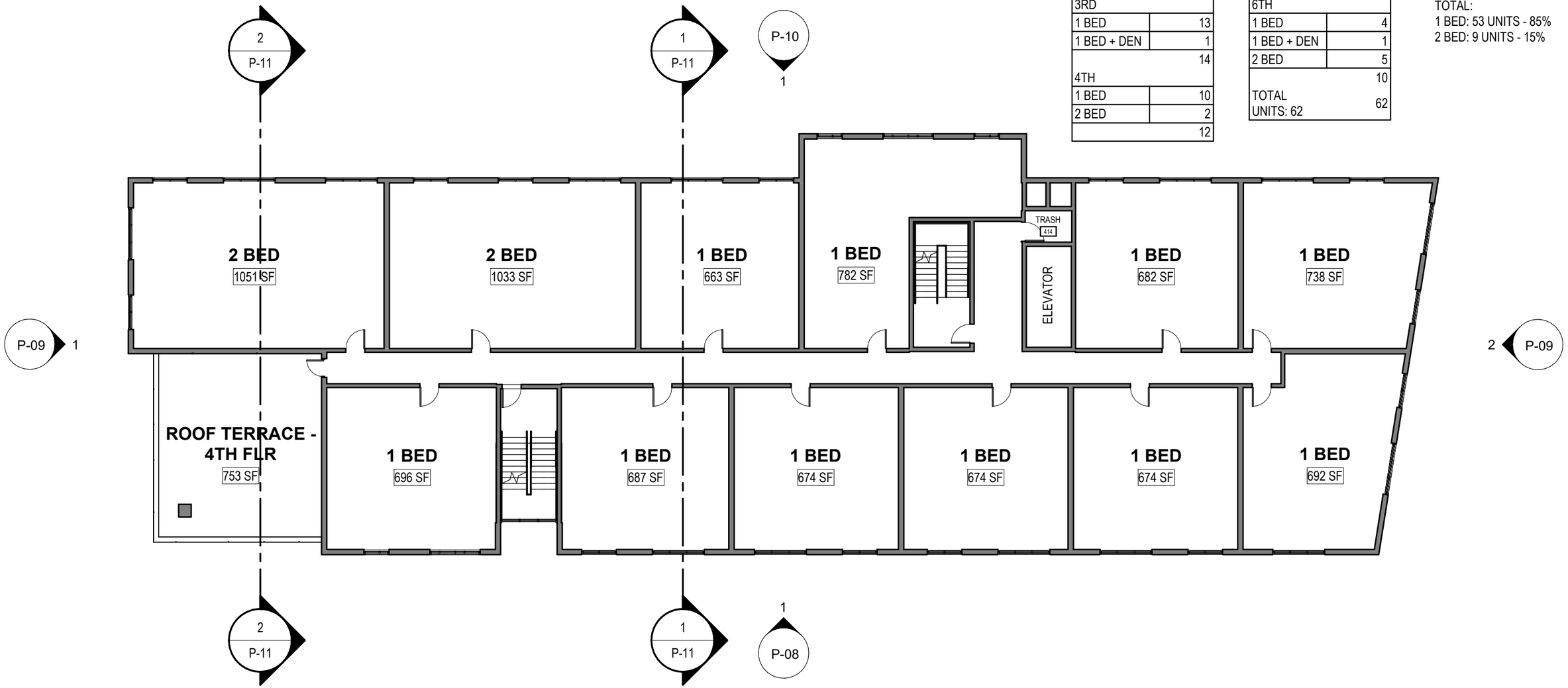
2 BED: 9 UNITS - 15%



FLOOR PLAN - FOURTH FLOOR

JOURNAL SQUARE

P-04

07/25/2023

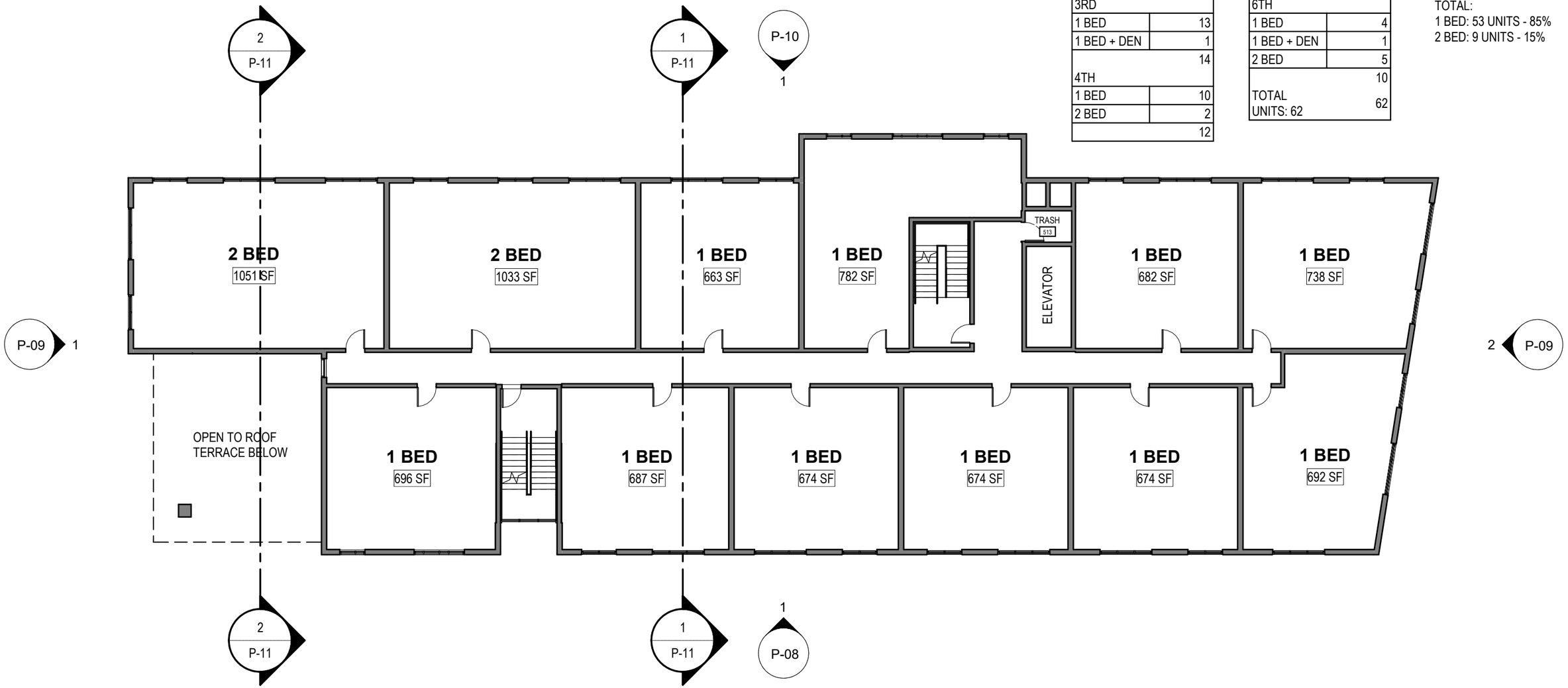
UNITS	
Name	Count
2ND	
1 BED	13
1 BED + DEN	1
	14
3RD	
1 BED	13
1 BED + DEN	1
	14
4TH	
1 BED	10
2 BED	2
	12

UNITS	
Name	Count
5TH	
1 BED	10
2 BED	2
	12
6TH	
1 BED	4
1 BED + DEN	1
2 BED	5
	10
TOTAL UNITS: 62	62

AFFORDABLE:
1 BED: 28 UNITS - 100%
2 BED: 0 UNITES - 0%

MARKET RATE:
1 BED: 25 UNITS - 74%
2 BED: 9 UNITS - 26%

TOTAL:
1 BED: 53 UNITS - 85%
2 BED: 9 UNITS - 15%



FLOOR PLAN - FIFTH FLOOR

JOURNAL SQUARE

P-05

07/25/2023

UNITS	
Name	Count
2ND	
1 BED	13
1 BED + DEN	1
	14
3RD	
1 BED	13
1 BED + DEN	1
	14
4TH	
1 BED	10
2 BED	2
	12

UNITS	
Name	Count
5TH	
1 BED	10
2 BED	2
	12
6TH	
1 BED	4
1 BED + DEN	1
2 BED	5
	10
TOTAL UNITS: 62	62

AFFORDABLE:
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2 BED: 0 UNITES - 0%

MARKET RATE:
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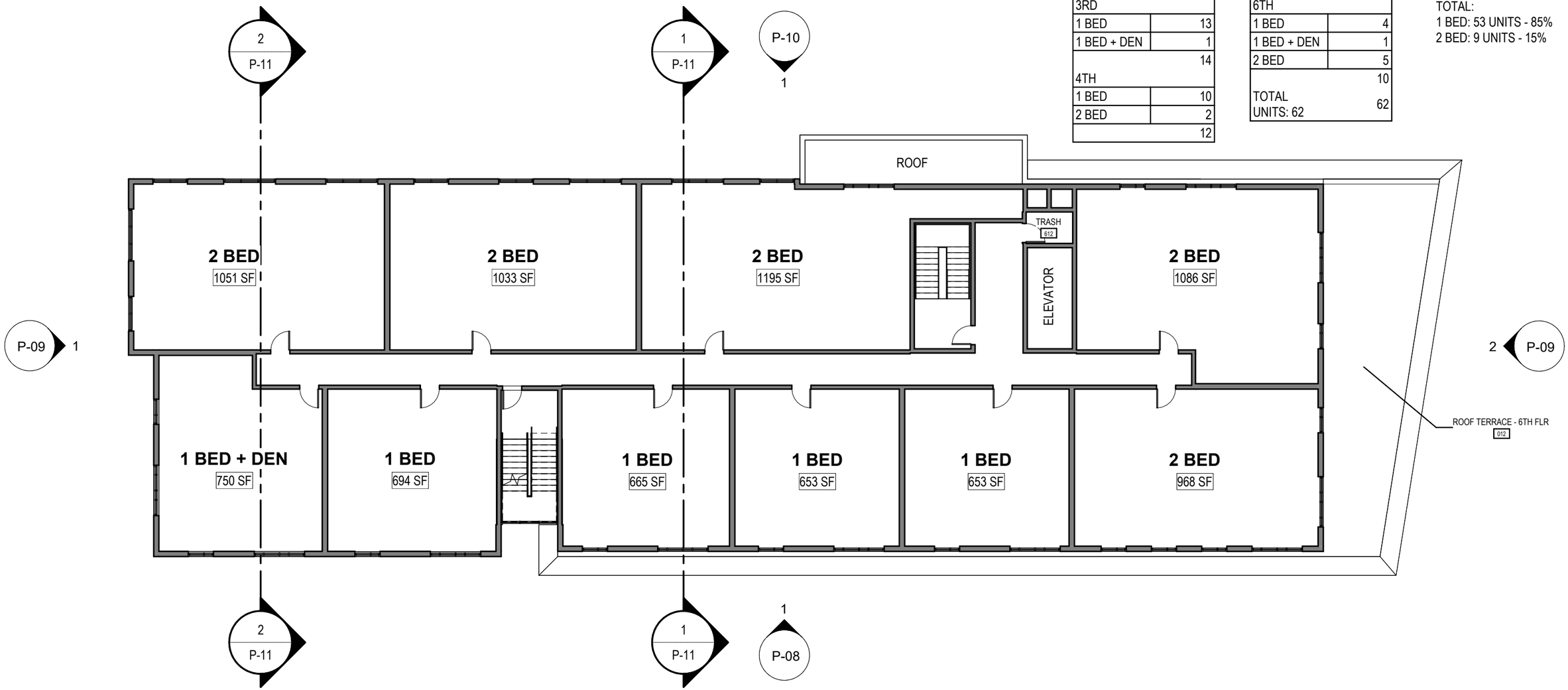
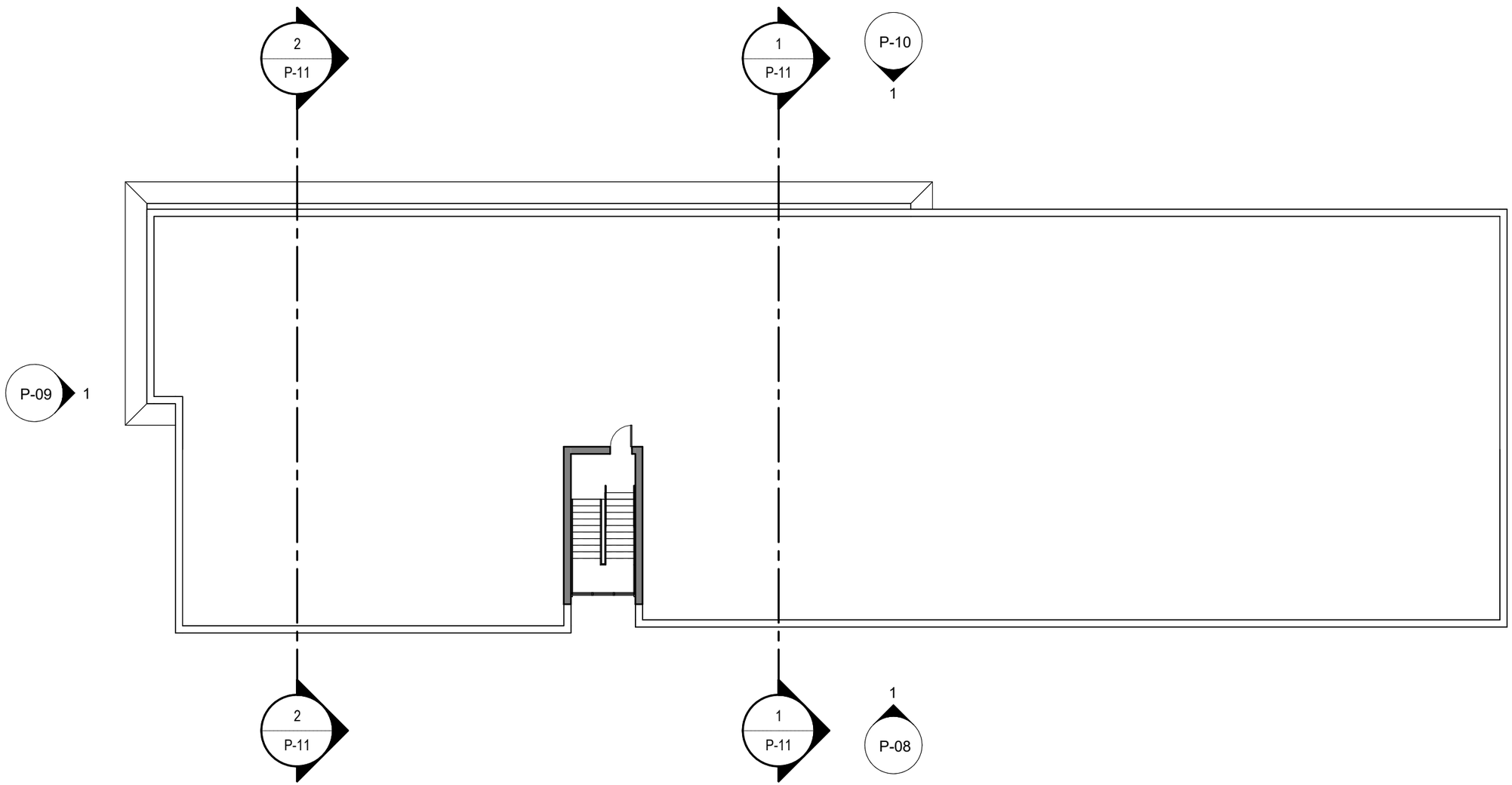


FLOOR PLAN - SIXTH FLOOR

JOURNAL SQUARE

P-06

07/25/2023



FLOOR PLAN - ROOF

JOURNAL SQUARE

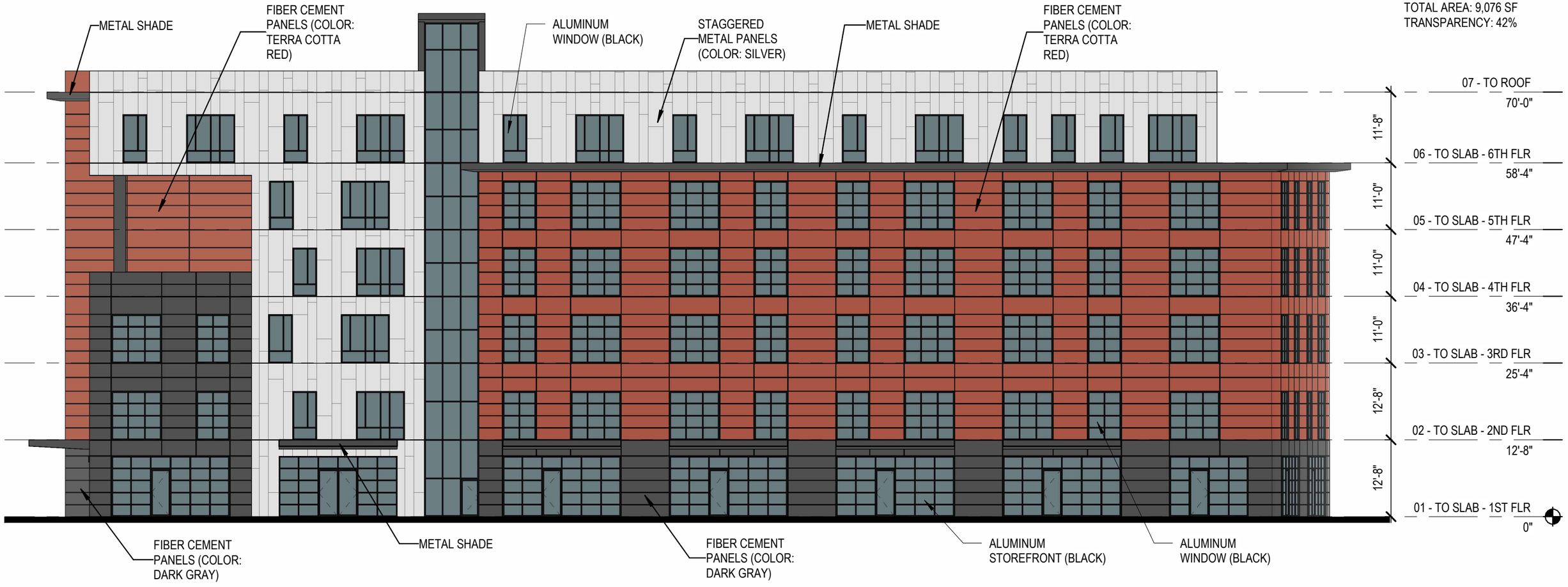
P-07

07/25/2023

WEST FACADE

GROUND FLOOR:
GLAZING AREA: 1,390 SF
TOTAL AREA: 1,950 SF
TRANSPARENCY: 71%

UPPER FLOORS:
GLAZING AREA: 3,776 SF
TOTAL AREA: 9,076 SF
TRANSPARENCY: 42%

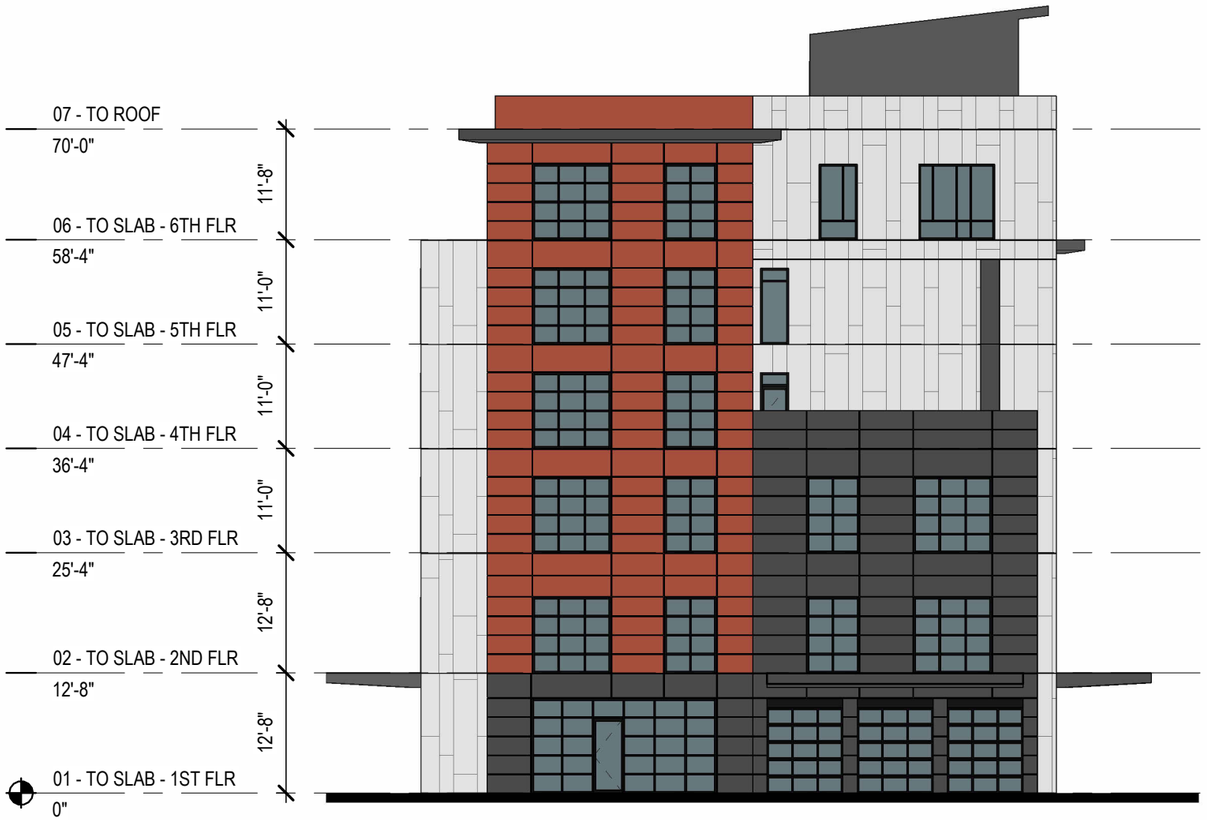


ELEVATIONS - WEST

JOURNAL SQUARE

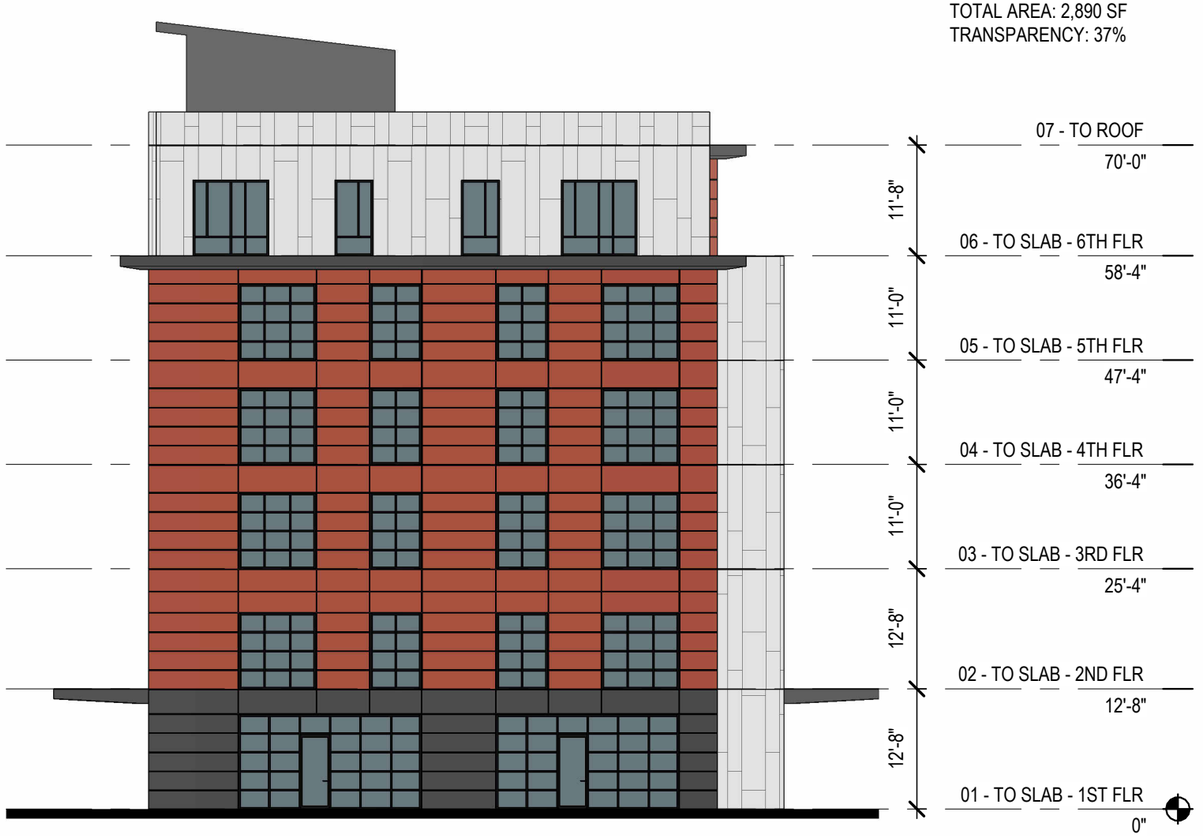
P-08

07/25/2023



1 ELEVATION-NORTH

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



2 ELEVATION-SOUTH

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

SOUTH FACADE

GROUND FLOOR:
GLAZING AREA: 385 SF
TOTAL AREA: 600 SF
TRANSPARENCY: 64%

UPPER FLOORS:
GLAZING AREA: 1,063 SF
TOTAL AREA: 2,890 SF
TRANSPARENCY: 37%

ELEVATIONS - NORTH, SOUTH

JOURNAL SQUARE

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ELEVATIONS - EAST

JOURNAL SQUARE

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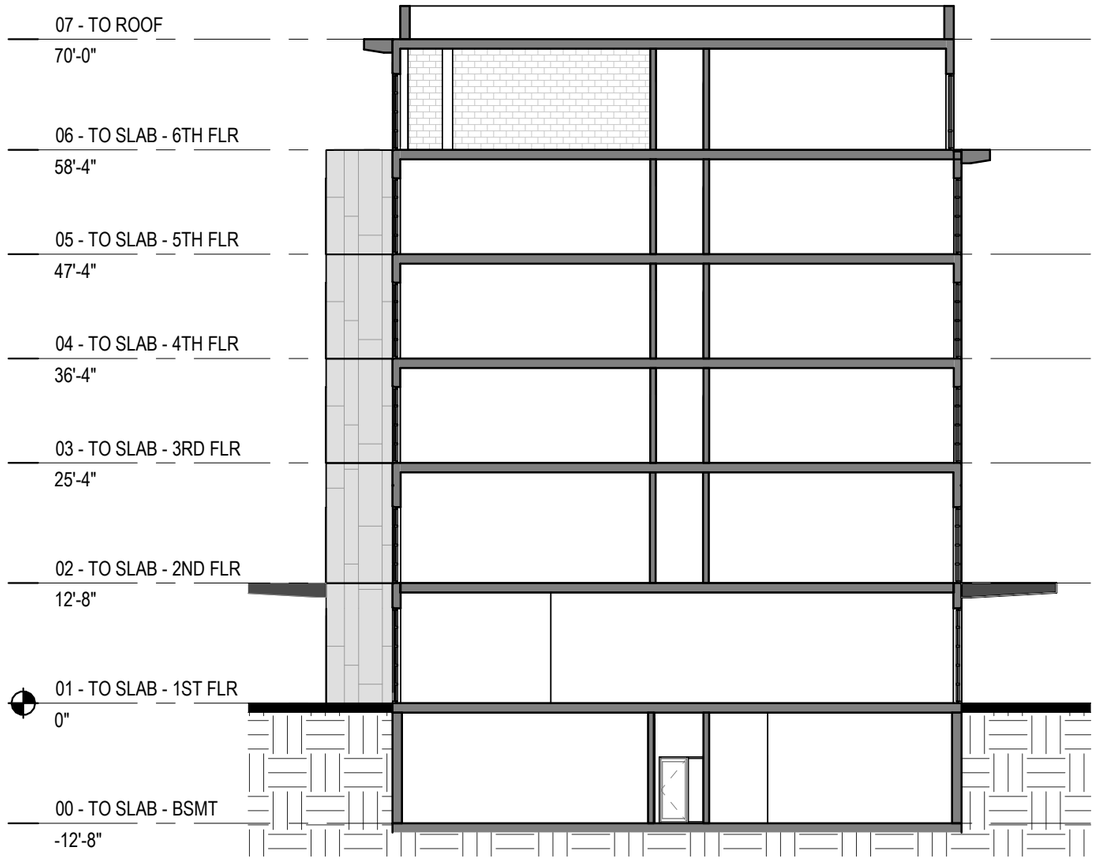
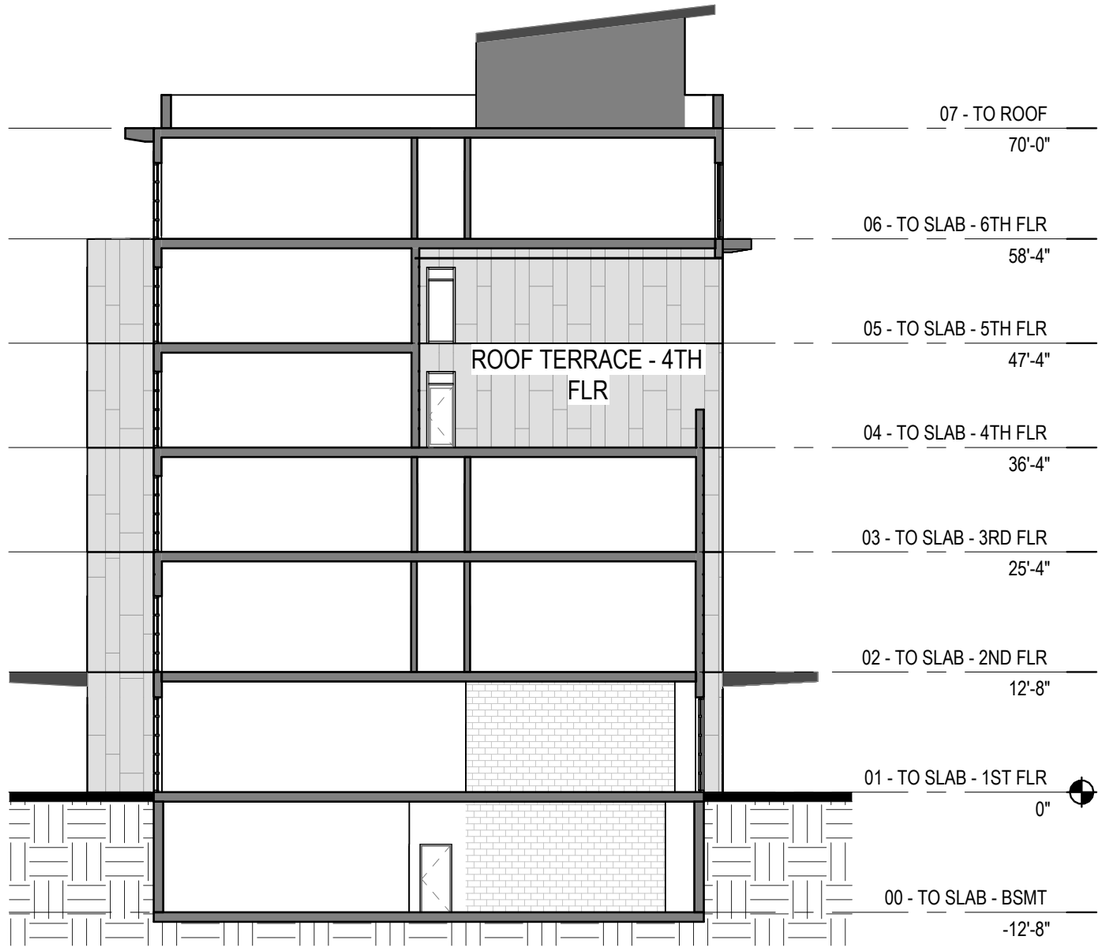


1 SECTION - SETBACK

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



2 SECTION - ROOF TERRACE

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

SECTIONS - BUILDING SECTIONS

JOURNAL SQUARE

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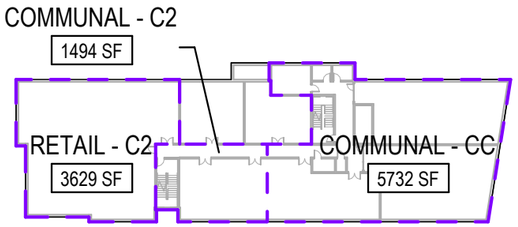
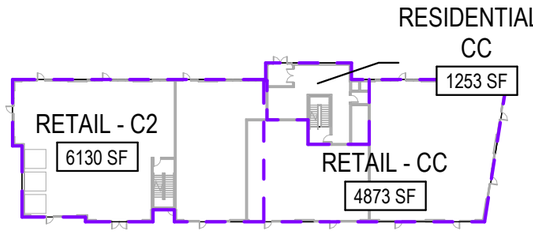
QPK DESIGN



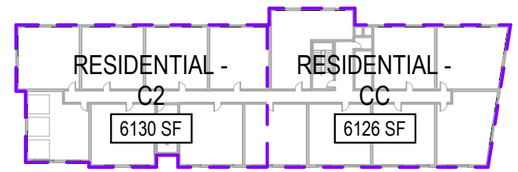
1 00 - TO SLAB - BSMT

SCALE: 1/64" = 1'-0"



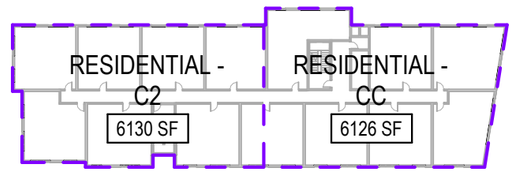
2 01 - TO SLAB - 1ST FLR

SCALE: 1/64" = 1'-0"



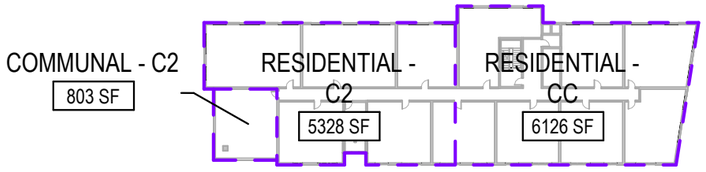
3 02 - TO SLAB - 2ND FLR

SCALE: 1/64" = 1'-0"



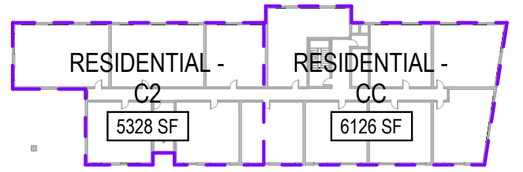
4 03 - TO SLAB - 3RD FLR

SCALE: 1/64" = 1'-0"



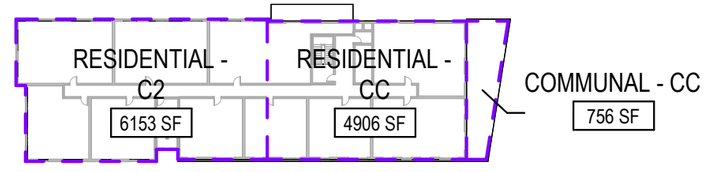
5 04 - TO SLAB - 4TH FLR

SCALE: 1/64" = 1'-0"



6 05 - TO SLAB - 5TH FLR

SCALE: 1/64" = 1'-0"



7 06 - TO SLAB - 6TH FLR

SCALE: 1/64" = 1'-0"

LEGEND:

AREA BOUNDARY

AREAS - C-2 ZONE		
FLOOR	Name	Area
COMMUNAL - C2		
00 - BASEMENT	COMMUNAL - C2	1494 SF
04 - 4TH FLOOR	COMMUNAL - C2	803 SF
		2297 SF
RESIDENTIAL - C2		
02 - 2ND FLOOR	RESIDENTIAL - C2	6130 SF
03 - 3RD FLOOR	RESIDENTIAL - C2	6130 SF
04 - 4TH FLOOR	RESIDENTIAL - C2	5328 SF
05 - 5TH FLOOR	RESIDENTIAL - C2	5328 SF
06 - 6TH FLOOR	RESIDENTIAL - C2	6153 SF
		29070 SF
RETAIL - C2		
00 - BASEMENT	RETAIL - C2	3629 SF
01 - 1ST FLOOR	RETAIL - C2	6130 SF
		9760 SF
TOTAL SF - C-2 ZONE		41126 SF

AREAS - CC ZONE		
FLOOR	NAME	AREA
COMMUNAL - CC		
00 - BASEMENT	COMMUNAL - CC	5732 SF
06 - 6TH FLOOR	COMMUNAL - CC	756 SF
		6488 SF
RESIDENTIAL - CC		
01 - 1ST FLOOR	RESIDENTIAL - CC	1253 SF
02 - 2ND FLOOR	RESIDENTIAL - CC	6126 SF
03 - 3RD FLOOR	RESIDENTIAL - CC	6126 SF
04 - 4TH FLOOR	RESIDENTIAL - CC	6126 SF
05 - 5TH FLOOR	RESIDENTIAL - CC	6126 SF
06 - 6TH FLOOR	RESIDENTIAL - CC	4906 SF
		30663 SF
RETAIL - CC		
01 - 1ST FLOOR	RETAIL - CC	4873 SF
		4873 SF
TOTAL SF - CC ZONE		42024 SF

AREAS BY ZONE

JOURNAL SQUARE

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NORTH AND WEST FACADE

JOURNAL SQUARE

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SOUTH AND WEST FACADE

JOURNAL SQUARE

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4TH FLOOR TERRACE

JOURNAL SQUARE

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07/25/2023

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:

Journal Square

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

49 Civic Center Plaza & Portion of 85 Civic Center Plaza (Project formerly referred to as 47-49 Civic Center Plaza, Journal Square)

Brief Description of Proposed Action:

Construction of an approximately 84,551square foot six (6) story mixed use building with 62 residential units, retail, and restaurant space. The proposed structure will be located in the place of a former one (1) story commercial building (4,800 sq. ft.) on the parcel formerly known as 49 Civic Center Plaza and in the place of an existing one (1) story commercial building (4,500 sq. ft.) located at 47 Civic Center Plaza. Improvements to the traffic circulation at the property to include the elimination of two (2) existing curb cuts (1) on Mill Street and (2) Civic Center Plaza, modification of an existing ingress/egress on Mill Street to an ingress only (previously reviewed by City Planning Board and NYSDOT).

The project will require modifications to the current municipal water and sanitary sewer service lines. The project will utilize newly proposed parking on 49 Civic Center Plaza as well as existing parking located at 85 Civic Center Plaza.

Name of Applicant or Sponsor:	Telephone: 845.874.7166
Journal Plaza LLC & Page Park Associates	E-Mail: kelly@karcpc.com & natalie@karcpc.com

Address:

PO Box 792

City/PO:	State:	Zip Code:
Poughkeepsie	New York	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: City ZBA for possible area variances	☐	☑

3. a. Total acreage of the site of the proposed action? 3.978 acres
   b. Total acreage to be physically disturbed? 0.808 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.978 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?	☐	☑
Poughkeepsie Journal Building, Poughkeepsie Post Office, 73 Mansion Street, Upper Mill Street Historic District, 260 Mill Street		
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? None. See attached CRIS	☑	☐

	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

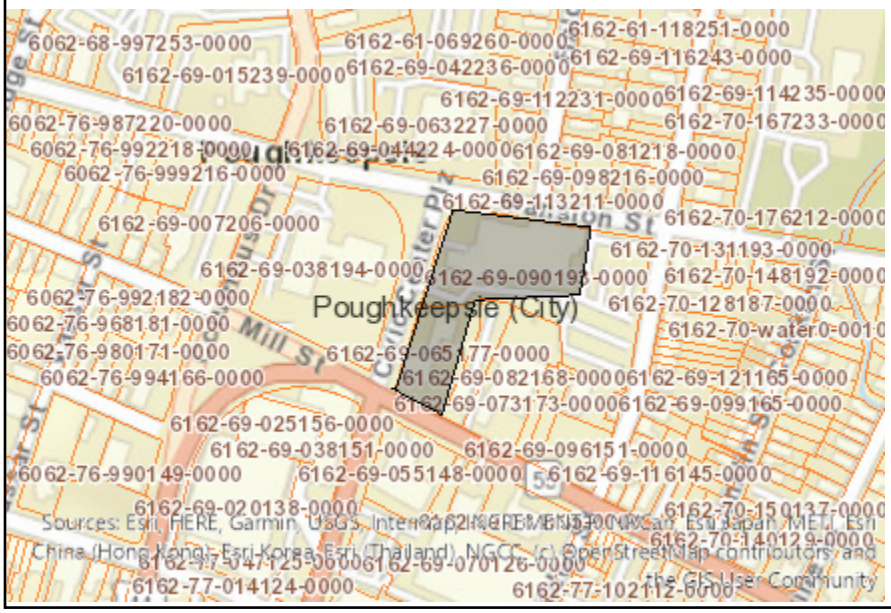
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: Collection of Stormwater on site and discharge into existing stormwater system. Site is currently impervious		
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 adjoining properties have be subject to remediation. See attached list from NYS DEC Environmental Site Remediation Database.		

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

Applicant/sponsor/name: Kelly Libolt Date: July 25, 2023

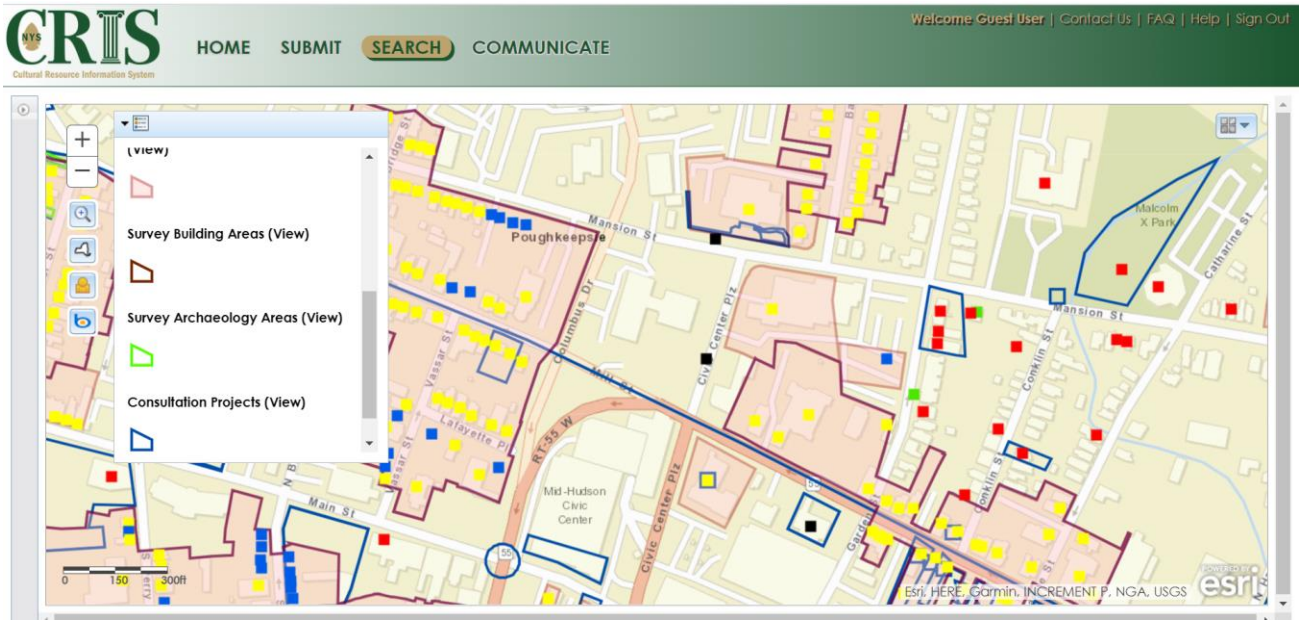
Signature: KLibolt Title: Applicant

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


CRIS
Cultural Resource Information System
HOME
SUBMIT
SEARCH
COMMUNICATE
Welcome Guest User | Contact Us | FAQ | Help | Sign Out
Survey Building Areas (View)
Survey Archaeology Areas (View)
Consultation Projects (View)
Poughkeepsie
Mansion St
Main St
Civic Center Plz
Columbus Dr
Vassar St
Lafayette Pl
RT-55 W
Mid-Hudson Civic Center
Malcolm X Park
Catharine St
Conklin St
0
150
300ft
Esri, HERE, Garmin, INCREMENT P, NGA, USGS
esri

Site Code	Site Name	Program	Site Class	County	City/town	Address
C314070	CH - Water St. - Poughkeepsie MGP	BCP	A	Dutchess	Poughkeepsie	North Water Street
C314081	Former A.C. Dutton Lumber Yard	BCP	C	Dutchess	Poughkeepsie	1 Dutchess Avenue
C314081A	OFF-SITE Former A.C. Dutton Lumber Yard	BCP	N	Dutchess	Poughkeepsie	1 Dutchess Avenue
C314108	PURA-14 Site	BCP	C	Dutchess	Poughkeepsie	36 Pine Street
C314109	Former City of Poughkeepsie Sewage Plant	BCP	C	Dutchess	Poughkeepsie	176 Rinaldi Boulevard
C314111	Former Drive & Park Inc. Site	BCP	C	Dutchess	Poughkeepsie	28 IBM Road
C314113	Love Road Development Site	BCP	C	Dutchess	Poughkeepsie	20-50 Love Road
C314114	Nine Mall Plaza	BCP	C	Dutchess	Poughkeepsie	1810 - 1840 Route 9
C314115	IBM Building 918/965	BCP	N	Dutchess	Poughkeepsie	2455 South Road (Route 9)
C314120	Hudson River Psychiatric Center - South Area	BCP	N	Dutchess	Poughkeepsie	3532 North Rd
C314121	Hudson River Psychiatric Center - North Area	BCP	A	Dutchess	Poughkeepsie	3532 North Rd
C314123	A.C. Dutton Greenway City	BCP	C	Dutchess	Poughkeepsie	1 Dutchess Avenue
C314124	A.C. Dutton Greenway North Town	BCP	C	Dutchess	Poughkeepsie	1 Dutchess Avenue
C314125	Queen City Lofts	BCP	C	Dutchess	Poughkeepsie	178-188 Main Street and 11 South Bridge Street
C314126	19, 21, & 23 Academy Street	BCP	A	Dutchess	Poughkeepsie	19, 21, & 23 Academy Street
C314126A	19, 21, & 23 Academy Street - Off-site	BCP	A	Dutchess	Poughkeepsie	19, 21, & 23 Academy Street
C314130	Crannell Square	BCP	C	Dutchess	Poughkeepsie	35 Catharine Street
C314131	Standard Gage & Coal Storage Site	BCP	A	Dutchess	Poughkeepsie	58 Parker Avenue & 164 Garden Street
C314131A	Standard Gage & Coal Storage Site - Off-site	BCP	A	Dutchess	Poughkeepsie	58 Parker Avenue & 164 Garden Street
C314132	Willow Brook Rentals LLC	BCP	A	Dutchess	Poughkeepsie	10-14 Tucker Drive
C314134	Wallace Campus	BCP	A	Dutchess	Poughkeepsie	319, 325, 327-329 & 331 Main Street
B00020	Former Hamilton Reproduction	ERP	C	Dutchess	Poughkeepsie (c)	166-186 North Hamilton Street
B00036	Qual Krom Site	ERP	C	Dutchess	Poughkeepsie	28 Orchard Place
B00148	"400 Block" Restoration Area	ERP	C	Dutchess	Poughkeepsie	413-441 Main St
B00190	Hudson River Waterfront-DeLaval Property	ERP	C	Dutchess	Poughkeepsie (c)	202-204 Rinaldi Blvd.
E314108	PURA -14 Property	ERP	C	Dutchess	Poughkeepsie	Pine Street
E314110	Luckey Platt Building	ERP	N	Dutchess	Poughkeepsie	332 - 346 Main Street
314001	IBM - Poughkeepsie	HW	4	Dutchess	Poughkeepsie	South Road
314003	Schatz Federal Bearings	HW	4	Dutchess	Poughkeepsie	223-47 Van Wagner Road
314018	Herb Redl Property	HW	N	Dutchess	Poughkeepsie	Salt Point Turnpike
314026	Berncolors Dye Co.	HW	N	Dutchess	Poughkeepsie	North Water Street
314038	Page Industrial Park (Tau Industries)	HW	3	Dutchess	POUGHKEEPSIE	ROUTE 55
314039	VanDeWater Property	HW	N	Dutchess	Poughkeepsie	Route 44 Plaza
314040	VanDeWater Property	HW	N	Dutchess	Poughkeepsie	Between Van Wagner Road and Route 44
314047	Dutchess Sanitation (FICA)	HW	4	Dutchess	Poughkeepsie	275 Van Wagner Road
314051	Dutchess Sanitation	HW	N	Dutchess	Poughkeepsie	275 Van Wagner Road
314061	Harris Corporation	HW	4	Dutchess	Poughkeepsie	Mid-Hudson Industrial Park & 70A Overocker Road
314063	Hudson River Psych. Center (HRPC)	HW	C	Dutchess	Poughkeepsie	North Road
314065	Great Eastern Lithographic Co.	HW	C	Dutchess	Poughkeepsie	46 Violet Avenue
314068	CH - Poughkeepsie MGP Laurel Street	HW	N	Dutchess	Poughkeepsie	Laurel Street
314070	CH - Poughkeepsie MGP-Water Street	HW	N	Dutchess	Poughkeepsie	North Water Street
314071	CH - Bayeaux Street Poughkeepsie MGP	HW	C	Dutchess	Poughkeepsie	Main Street and North Perry Street
314072	Vassar College	HW	N	Dutchess	Poughkeepsie	Vassar College
314074	Schatz Plant	HW	2	Dutchess	POUGHKEEPSIE	70 FAIRVIEW AVENUE
314076	IBM B952/982	HW	4	Dutchess	Poughkeepsie	Neptune Road
314077	B906 - Page Industrial Area	HW	4	Dutchess	Poughkeepsie	275 Manchester Road (Route 55)
314080	IBM Boardman Road	HW	N	Dutchess	Poughkeepsie	Boardman Road
314081	A. C. Dutton Lumber Corporation	HW	N	Dutchess	Poughkeepsie	1 Hoffman Street
314082	Fargo Manufacturing	HW	4	Dutchess	Poughkeepsie	130 Salt Point Turnpike
314087	Main Street / Grand Avenue Site	HW	N	Dutchess	Poughkeepsie	721-753 Main Street
314090	Arborio Construction	HW	C	Dutchess	Poughkeepsie	35 West Cedar Street
314099	Former Western Publishing Site	HW	N	Dutchess	Poughkeepsie	95 North Street
314100	Qual Krom Poughkeepsie	HW	N	Dutchess	Poughkeepsie	28 Orchard Place
314103	Former Duso Chemical	HW	2	Dutchess	Poughkeepsie	33 Fulton Street
314122	HRH Lead Abatement Site	HW	A	Dutchess	Poughkeepsie	55 Garden Street
314126	21 Academy Street	HW	P	Dutchess	Poughkeepsie	21 Academy Street
314079	IBM Country Club	RCRA	A	Dutchess	Poughkeepsie	Route 9
314095	Alpha - Laval	RCRA	C	Dutchess	Poughkeepsie	900 Dutchess Tpke (formerly 350 Dutchess Tpke)
V00197	Nine Mall Plaza	VCP	N	Dutchess	Poughkeepsie	1810 - 1840 Route 9
V00291	CH - Water St. - Poughkeepsie MGP	VCP	N	Dutchess	Poughkeepsie	North Water Street
V00292	CH - Laurel St. - Poughkeepsie MGP	VCP	C	Dutchess	Poughkeepsie	Laurel Street
V00639	Former City of Poughkeepsie Sewage Plant	VCP	N	Dutchess	Poughkeepsie	Rinaldi Boulevard and Hurlihe Street
V00657	Hudson River Psychiatric Center - Landfill Area 6	VCP	C	Dutchess	Poughkeepsie	NYS Route 9

MASER CONSULTING P.A.

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Landscape Architects
Environmental Scientists

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Valhalla, NY 10595
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F: 914.347.7266
www.maserconsulting.com

November 19, 2019

VIA EMAIL

Ms. Kelly Libolt
Page Park Associates
85 Civic Center Plaza
P.O. Box 792
Poughkeepsie, NY 12602

Re: Journal Square
47-49 Civic Center Plaza
MC Project No. 19004496A

Dear Ms. Libolt:

As requested, Maser Consulting, P.A. has completed our traffic analysis for the evaluation of the proposed office building adjacent to Journal Square in the City of Poughkeepsie, New York. The site is located in the northeast quadrant of the Mill Street (U.S.Route 44 east-west arterial) and Civic Center Plaza intersection. The site will be served by modifications of existing curb cuts and will include a new cross access connection to the Poughkeepsie Journal Building Plaza. The existing driveways to Mill Street will be modified and the closest driveway to the signalized intersection will be eliminated. The other driveway connection to Mill Street is proposed to be modified to serve as an exit-only driveway. As shown on the site plan prepared by LRC Group, the Journal Square project includes the provision of a new 5,520 square foot office building, which will eliminate the existing strip plaza in that area. In addition, the existing 4,500 square foot commercial building at the corner will be expanded by 760 square feet and will include a total restaurant space of approximately 2,460 square feet and maintain the existing All State and HR Block operations. The construction of the new building will include additional parking to the east and will also result in a cross access connection to the existing Poughkeepsie Journal Building lot. This will allow utilization of the existing driveway connection to Civic Center Plaza. The following describes the tasks undertaken in completing our evaluation. The site location is shown on Figure No. 1.

1. 2019 Existing Traffic Volumes (Figures No. 2. and 3)

   All available traffic count data was obtained from the New York State Department of Transportation (NYSDOT) and detailed tuning movement counts were collected on November 6th, 7th, and 12th, 2019 at the intersection of Mill Street and Civic Center Plaza and at the existing driveway connections. The counts included both pedestrian and vehicular counts including vehicle classification counts including buses and covered the time periods from 6:30 AM – 9:30 AM and 2:00 PM – 7:00 PM. The resulting Peak Hour Traffic Volumes for the AM and PM Peak Hours are summarized on Figures No. 2 and 3.

2. Year 2022 No-Build Traffic Volumes (Figure No. 4 and 5)

   To account for other background traffic within the area, a growth factor of 2% per year was utilized in projecting to the 2022 Design Year to account for background growth and other development traffic. The resulting 2022 Traffic Volumes are shown on Figures No. 4 and 5, respectively for the AM and PM Peak Hours. Note, during the PM Peak Hour there were 11 vehicles that accessed the Mill Street driveway as cut through traffic and these vehicles were redistributed in the 2022 No-Build figures onto the right turn from Mill Street to Civic Center Plaza.

3. Site Generated Traffic Volumes (Table No. 1)

   Estimates of the expected trip generation for the proposed office building were computed based on information contained in the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 10th Edition, 2017*. Note that the trip generation is based on the small office category and the expansion area to the existing building and are indicated on Table No.1.

4. Arrival/Departure Distribution (Figures No. 6 and 7)

   An arrival and departure distribution was developed to assign the site generated traffic volumes to the roadway network. This distribution was based on the proposed access configuration and considers existing conditions in the area.

5. 2022 Build Conditions Traffic Volumes (Figures No. 8 through 11)

   The site generated traffic volumes shown on Table No. 1 were assigned to the roadway network based on the arrival and departure distribution. The resulting site generated traffic volumes are shown on Figures No. 8 and 9 for the AM and PM Hours, respectively. These

traffic volumes were combined with the No-Build Traffic Volumes to obtain the Build Traffic Volumes, which are shown on Figures No. 10 and 11 for the AM and PM Hours, respectively.

6. Description Of Analysis Procedures

It was necessary to perform capacity analyses in order to determine existing and future traffic operating conditions at the study area intersections. The following is a brief description of the analysis method utilized in this report:

- Signalized Intersection Capacity Analysis
  The capacity analysis for a signalized intersection was performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition,* published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service "A" represents the best condition and a Level of Service "F" represents the worst condition. A Level of Service "C" is generally used as a design standard while a Level of Service "D" is acceptable during peak periods. A Level of Service "E" represents an operation near capacity. In order to identify an intersection's Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

- Unsignalized Intersection Capacity Analysis
  The unsignalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition.* The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

Additional information concerning signalized and unsignalized Levels of Service can be found in Appendix "C" of this report.

7. Results of Analysis and Recommendations (Table No. 2)

Based upon the results utilizing the procedures identified above, a capacity analysis was conducted at the site driveways and adjacent signalized intersection to identify Existing, No-Build, and Build Levels of Service. These results are summarized in Table No. 2.
Based upon a review of the analysis results, which are contained in Appendix "D", the intersections will operate at acceptable Levels of Service of "C" or better with the additional traffic. Note that the modifications of the existing driveways will actually improve the existing curb cuts and reduce existing conflict points improving traffic and pedestrian movements along this section of both Mill Street and Civic Center Plaza.

8. Summary and Conclusion

Based on the above analysis contained herein, as well as our field inspections and the review of the site plan, together with the proposed access improvements, the proposed office building, added restaurant space, and other modifications will not result in a significant negative impact on traffic operations in the area.

Very truly yours,

MASER CONSULTING P.A.

Philip J. Grealy, Ph.D., P.E.
Principal/Department Manager

PJG/ces
Enclosures
cc:

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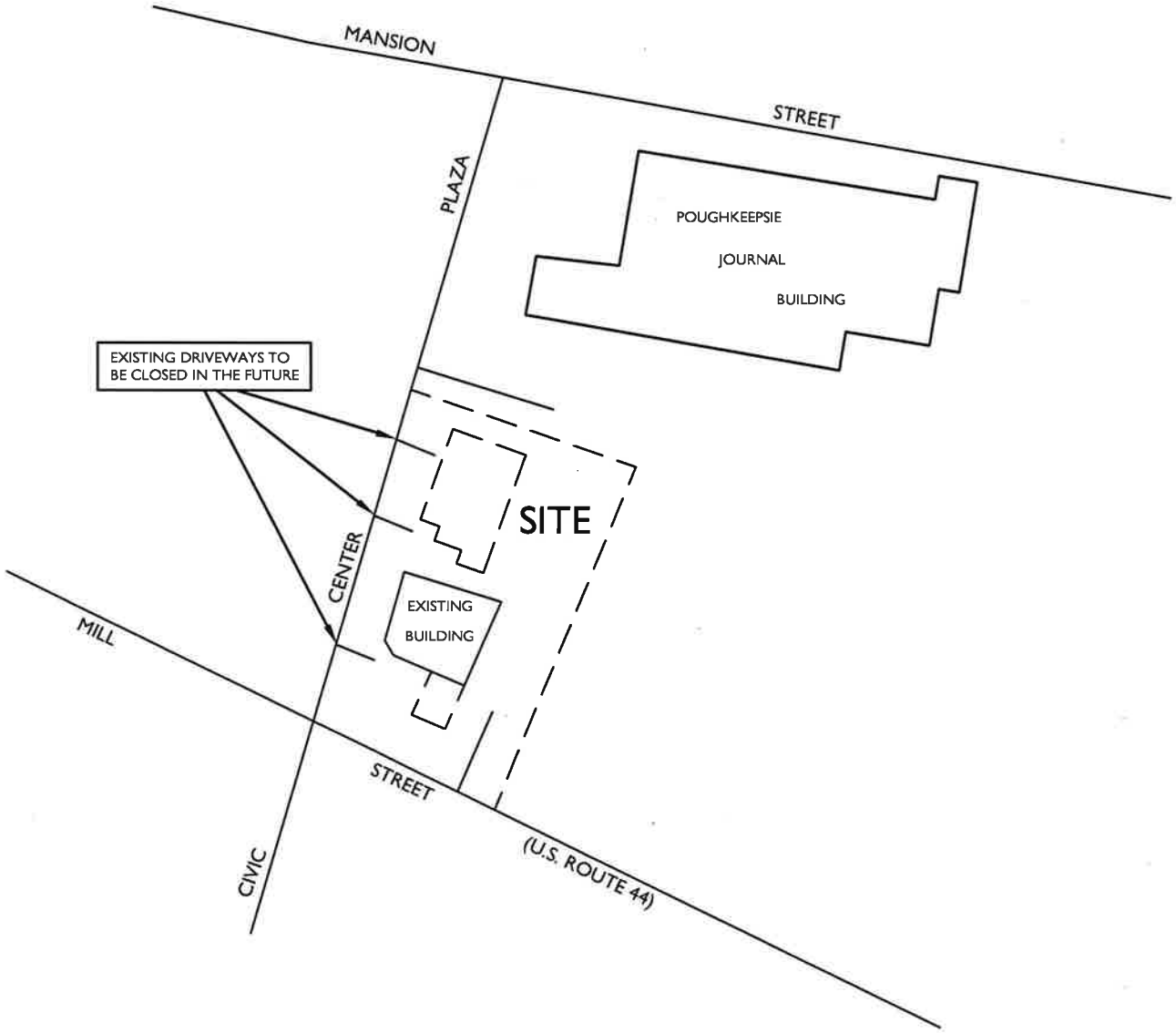
APPENDIX A

FIGURES



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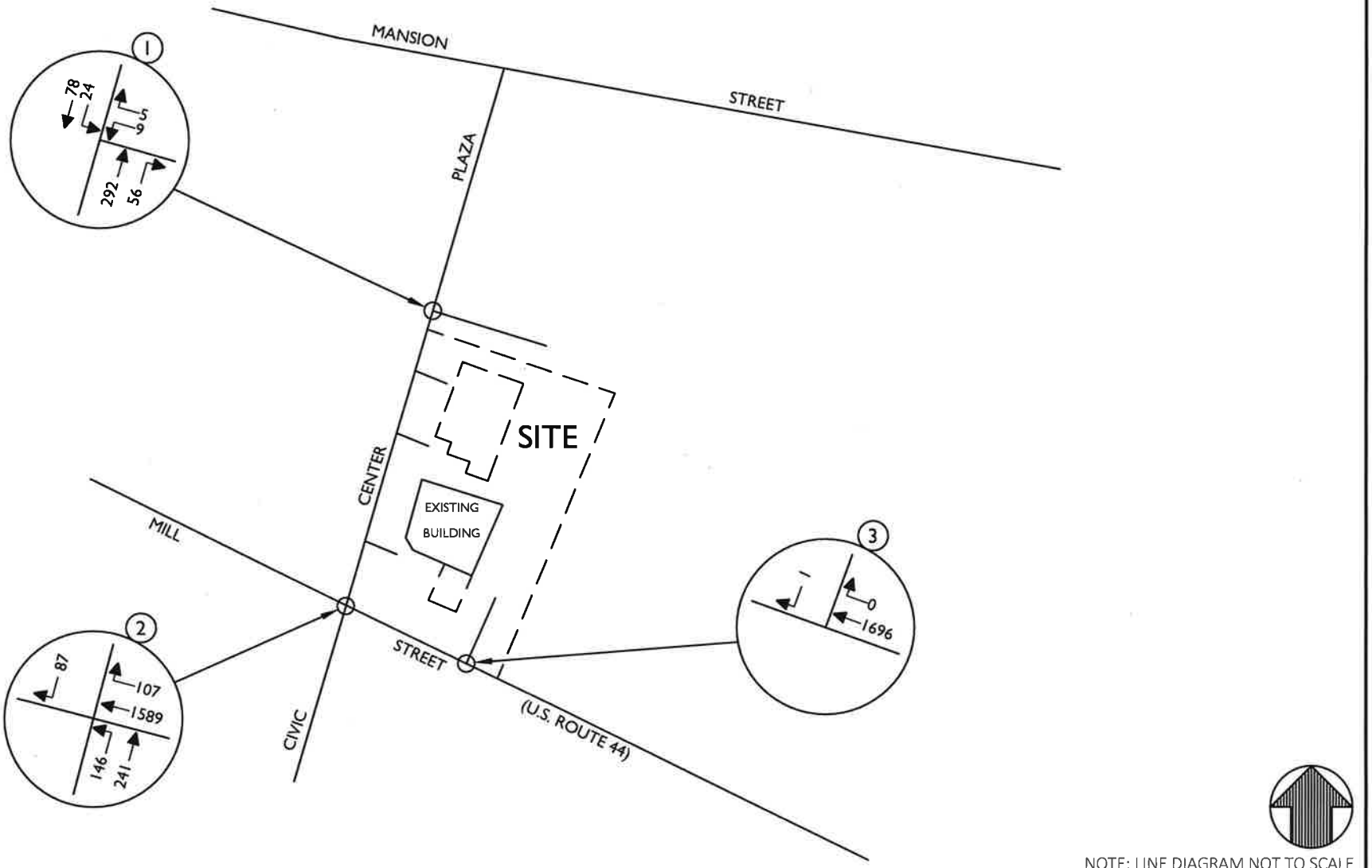

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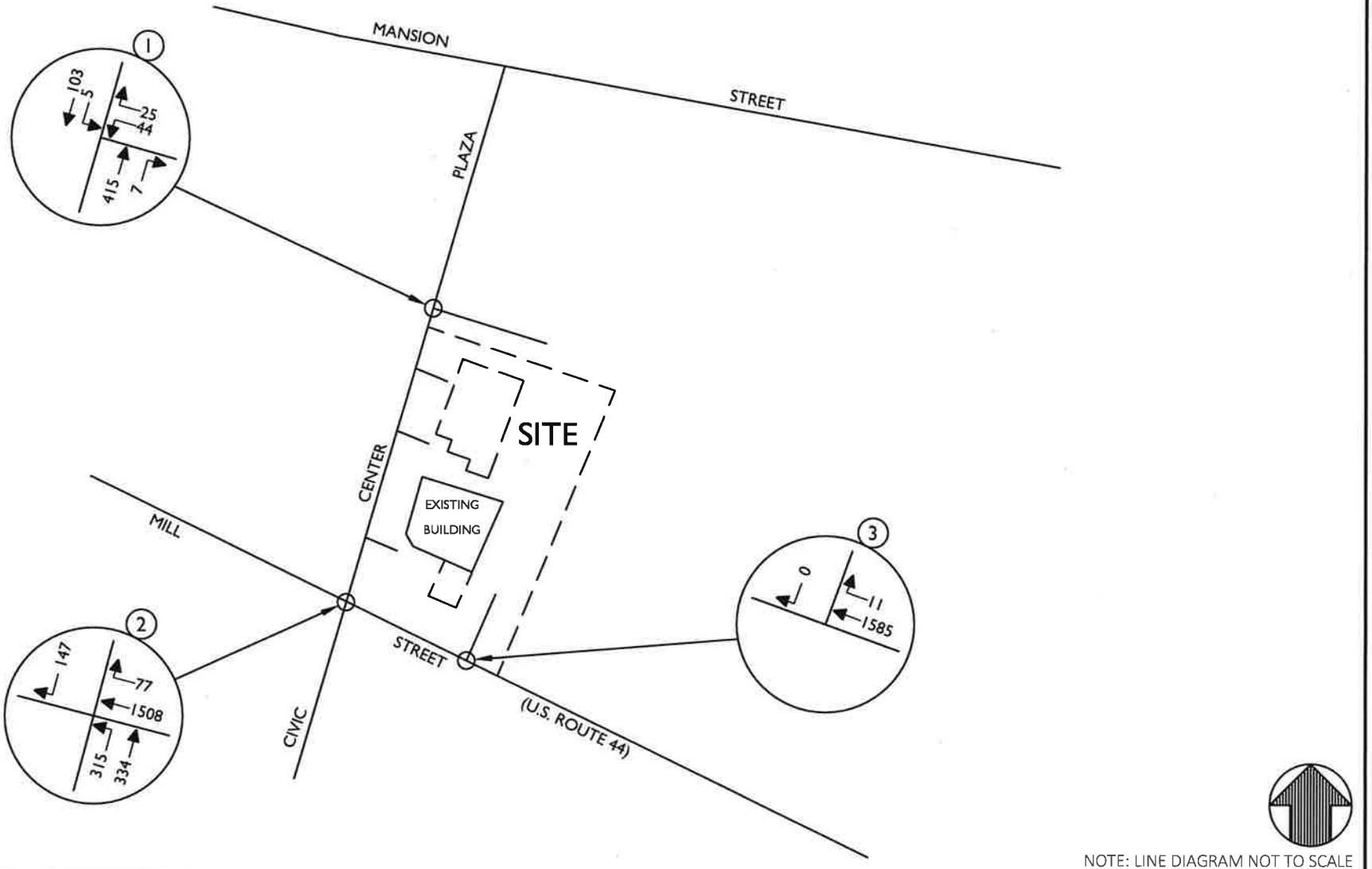

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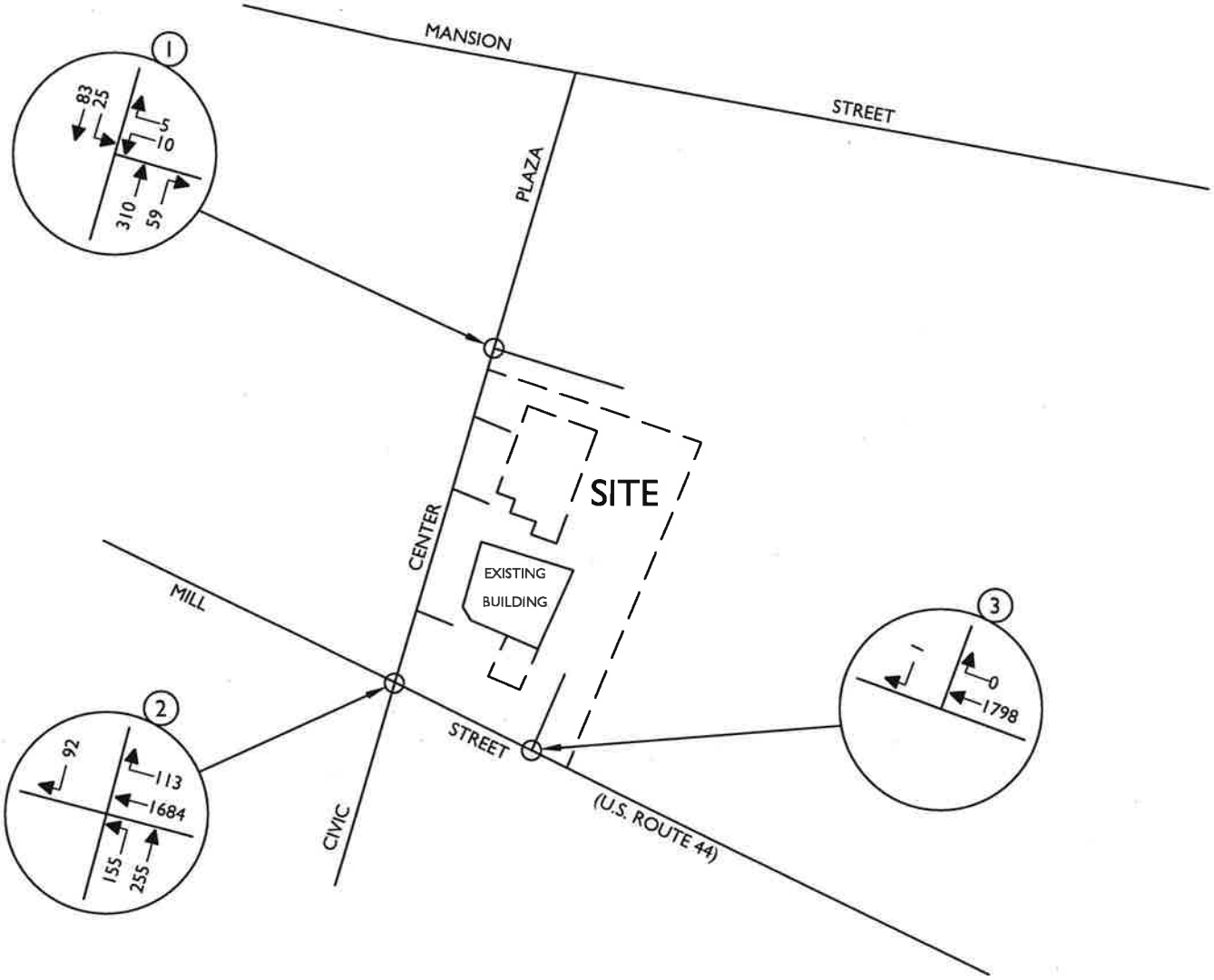

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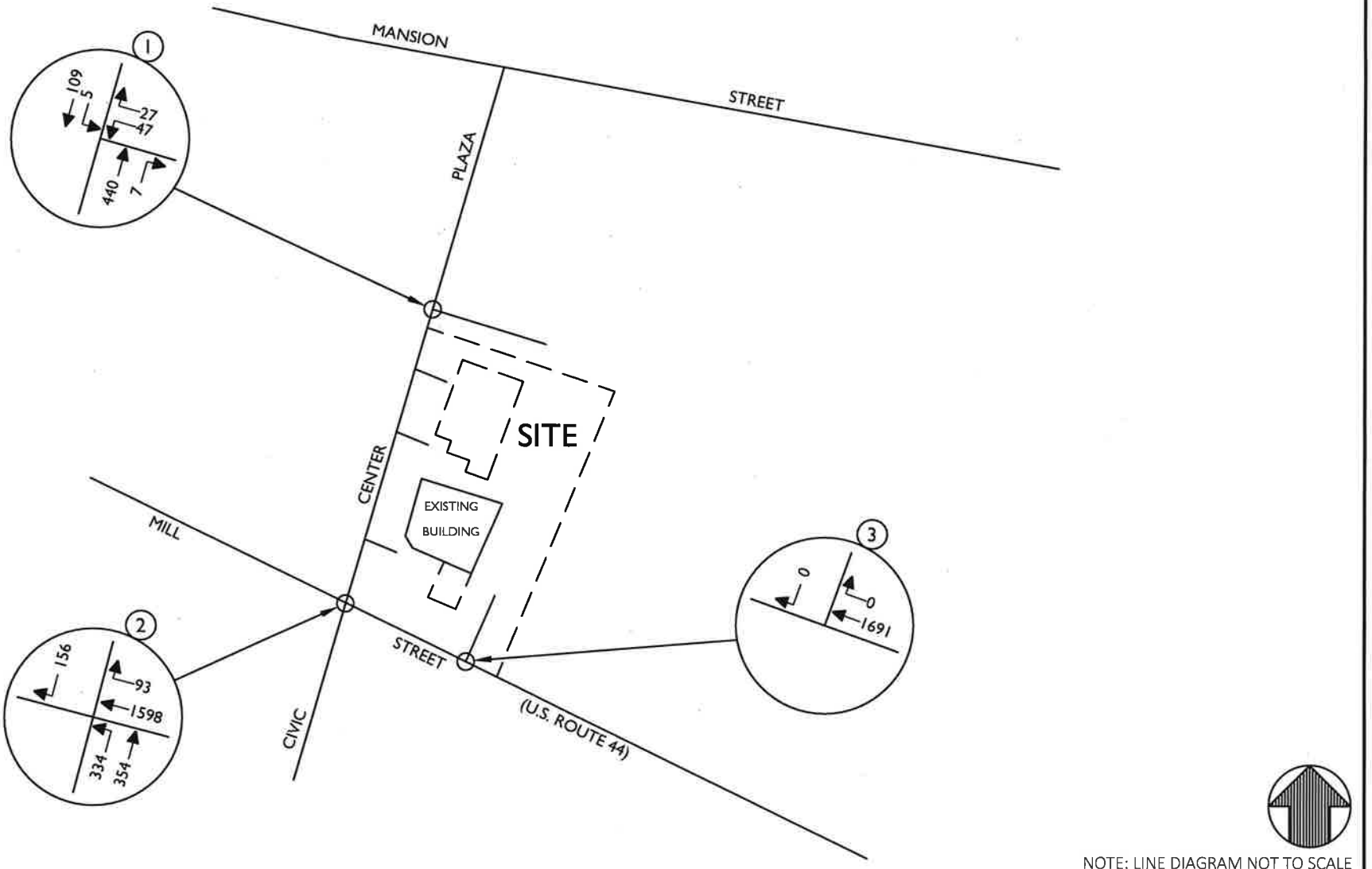

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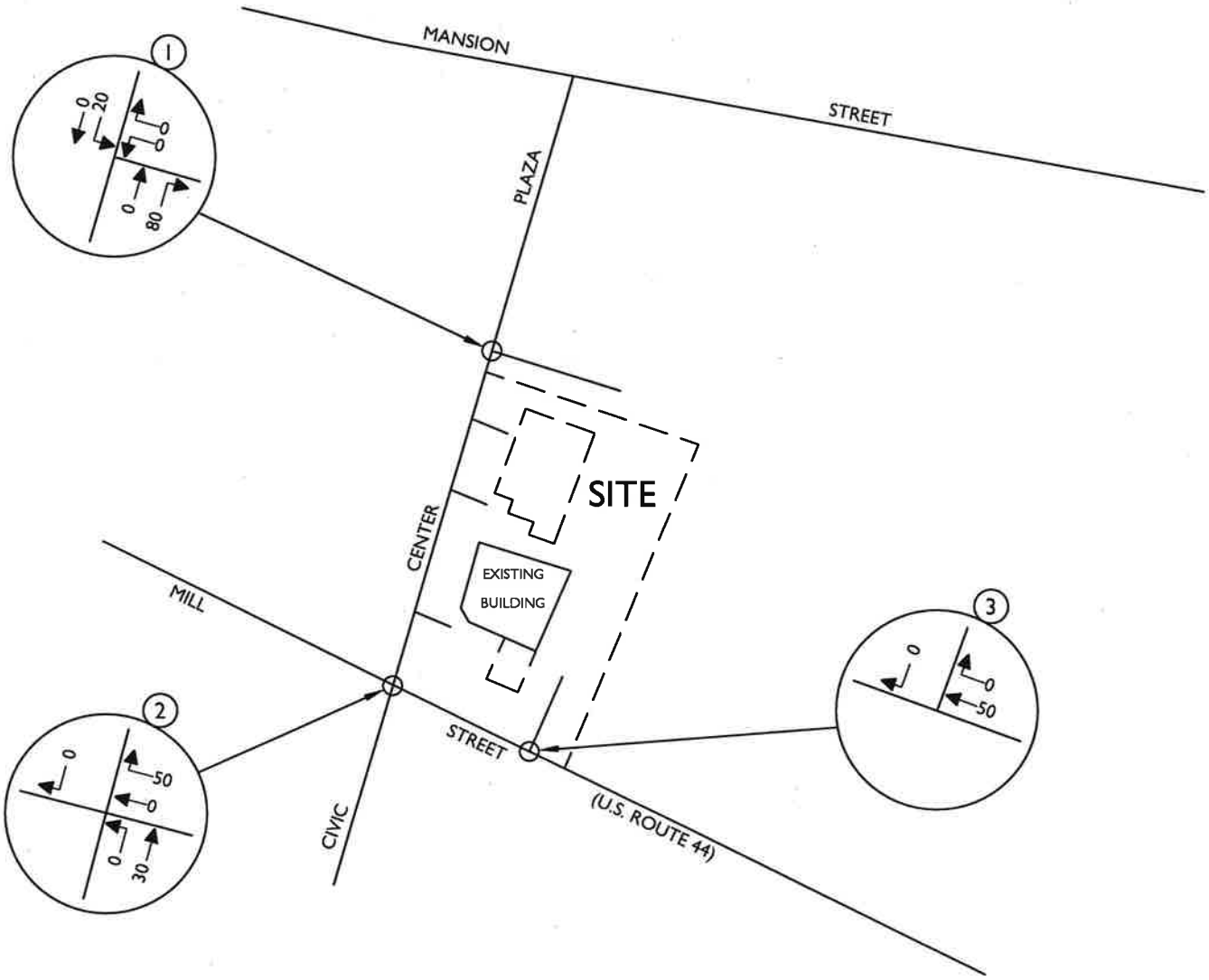

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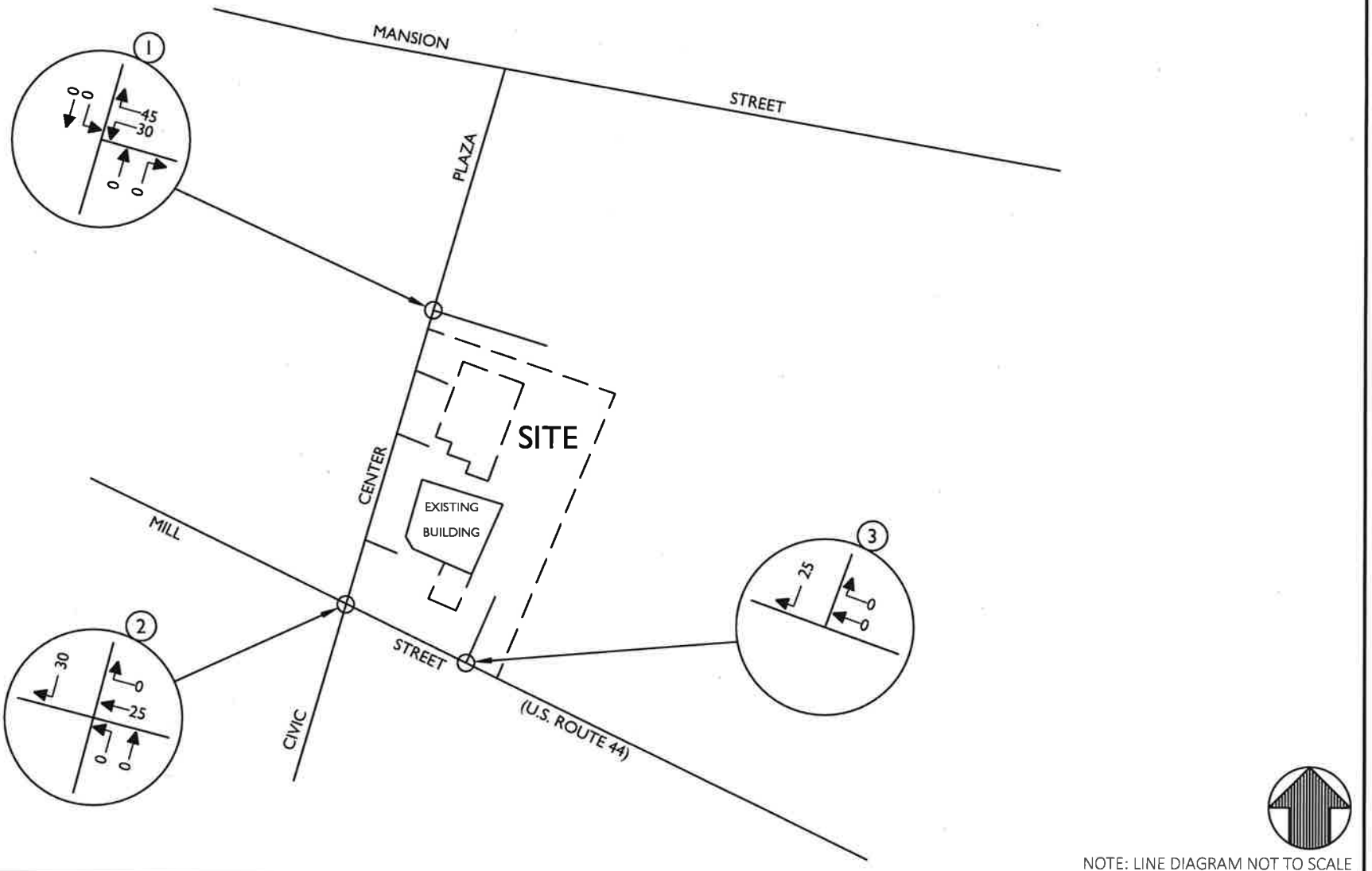

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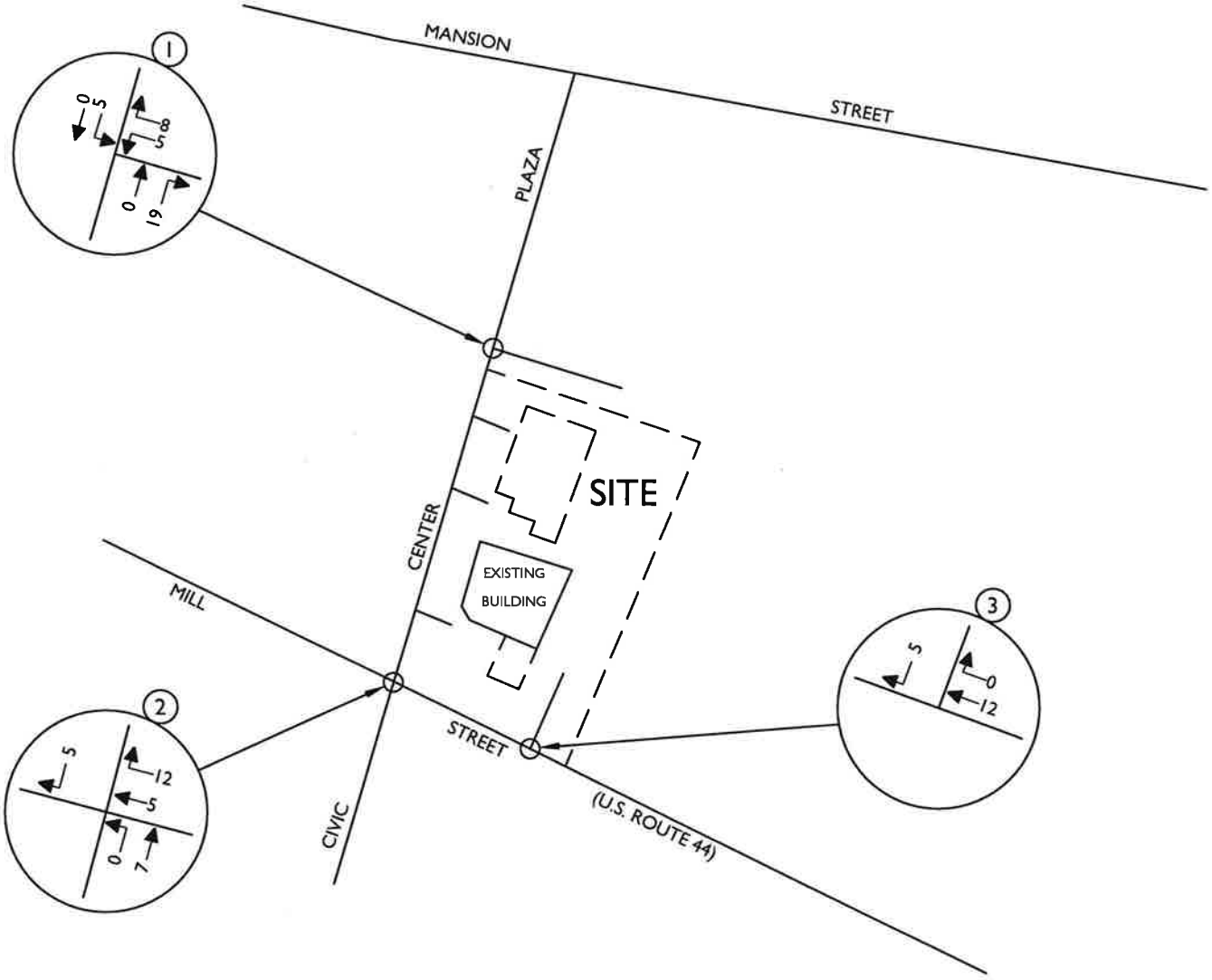

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WEEKDAY PEAK AM HOUR

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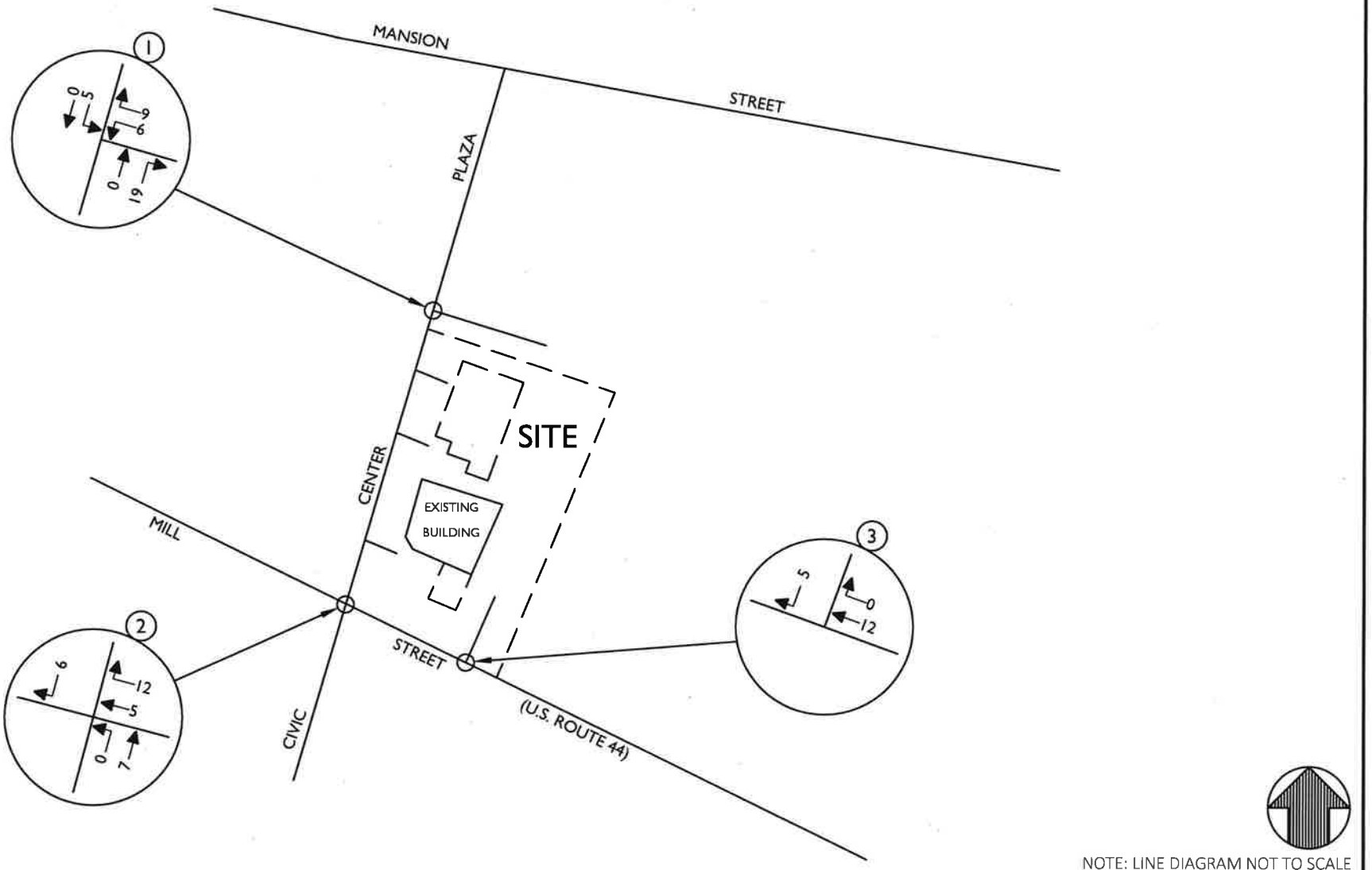

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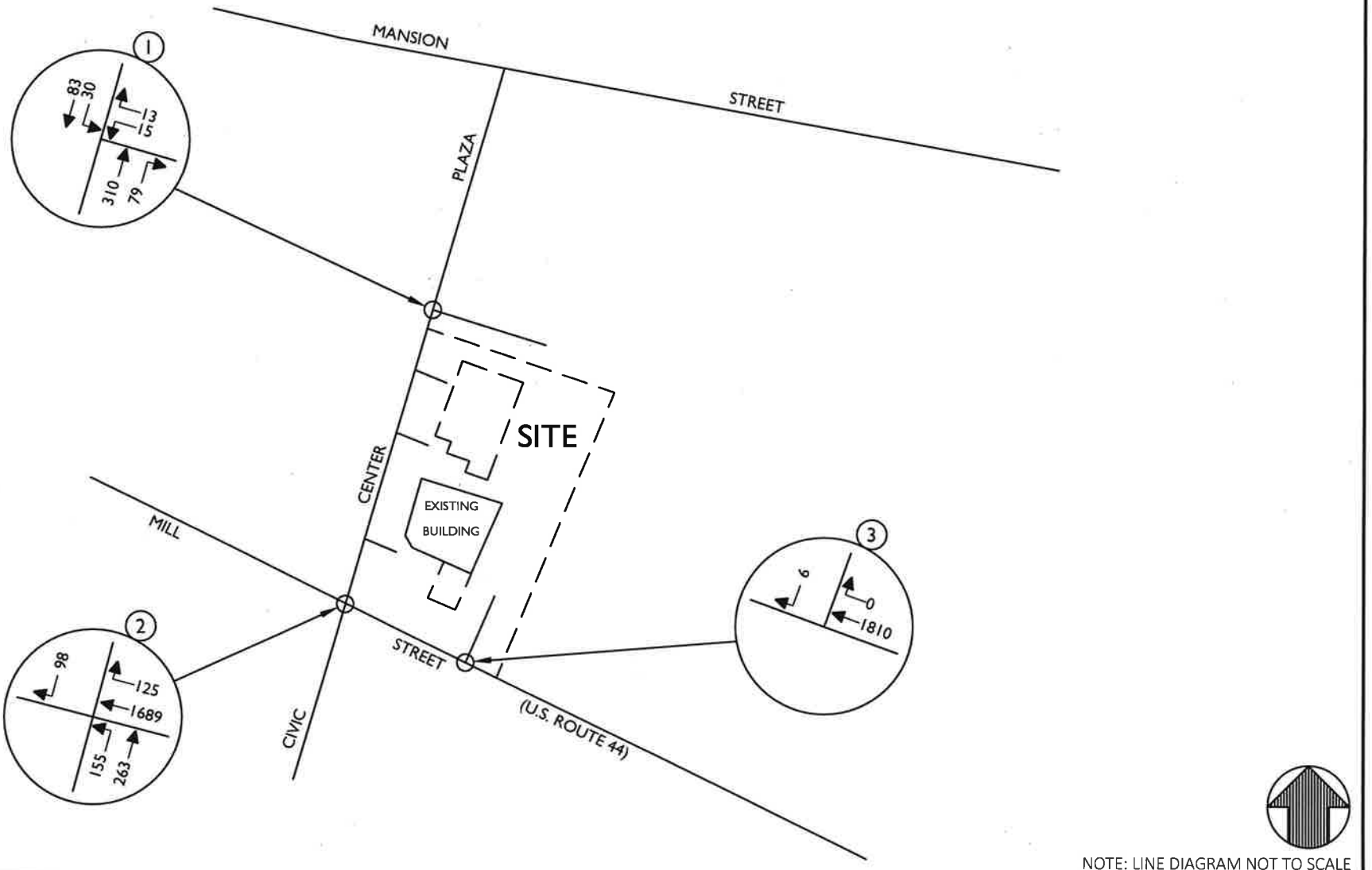
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/13/19	R.H.	P.J.G.

PROJECT NUMBER:	DRAWING NAME:
19004496A	191113RH_FIGURE

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
9



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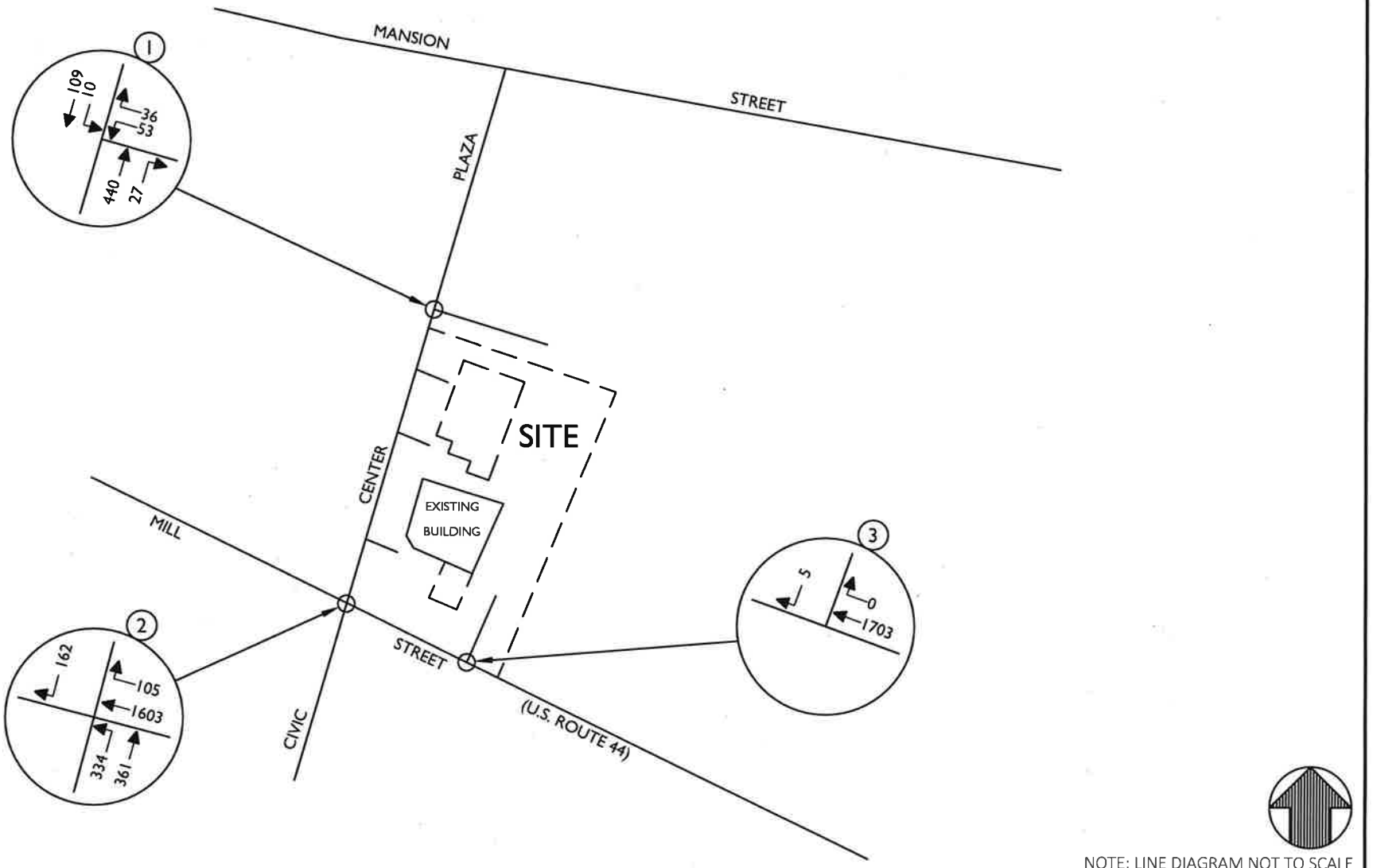
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/13/19	R.H.	P.J.G.

PROJECT NUMBER:	DRAWING NAME:
19004496A	19111RH_FIGURE

SHEET TITLE:
2022 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
10



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TRAFFIC IMPACT STUDY

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/13/19	R.H.	P.J.G.

PROJECT NUMBER: 19004496A
DRAWING NAME: 191113RH_FIGURE

SHEET TITLE:
2022 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER: 11

JOURNAL SQUARE

APPENDIX B

TABLES

TABLE NO. 1

HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED SITE GENERATED TRAFFIC VOLUMES

JOURNAL SQUARE CITY OF POUGHKEEPSIE, NEW YORK	ENTRY		EXIT	
	HTGR[1]	VOLUME	HTGR[1]	VOLUME
OFFICE BUILDING (5,520 S.F.)				
PEAK AM HOUR	1.96	11	1.30	7
PEAK PM HOUR	1.72	9	2.01	11
RESTAURANT (2,460 S.F.)				
PEAK AM HOUR	5.47	13	4.47	11
PEAK PM HOUR	6.06	15	3.71	9
TOTAL				
PEAK AM HOUR	-	24	-	18
PEAK PM HOUR	-	24	-	20

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 10TH EDITION, 2017. ITE LAND USE CODE - 720 - SMALL OFFICE BUILDING AND 932 - HIGH TURNOVER SIT-DOWN RESTAURANT .

TABLE NO. 2 AM

LEVEL OF SERVICE SUMMARY TABLE

				2019 EXISTING			2022 NO-BUILD			2022 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
			AM	V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	CIVIC CENTER PLAZA & POUGHKEEPSIE JOURNAL BUILDING DRIVEWAY (SITE ACCESS)	**UNSIGNALIZED**											
	JOURNAL DRIVEWAY	WB	LR	0.04	B	14.7	0.05	C	15.3	0.08	C	15.4	0.1
	CIVIC CENTER PLAZA	SB	LT	0.03	A	8.8	0.03	A	8.8	0.04	A	8.9	0.1
2	CIVIC CENTER PLAZA & MILL STREET (U.S. ROUTE 44)	**SIGNALIZED**											
	MILL STREET	WB	TR	0.72	B	16.0	0.73	B	16.5	0.74	B	16.7	0.2
	CIVIC CENTER PLAZA	NB	L	0.39	A	8.5	0.41	A	8.5	0.41	A	8.5	0.0
			T	0.46	C	28.9	0.5	C	30.0	0.52	C	30.2	0.2
		NB OVERALL		-	C	21.2	-	C	21.9	-	C	22.2	0.3
	CIVIC CENTER PLAZA	SB	R	0.28	A	2.6	0.31	A	4.0	0.33	A	4.6	0.6
		OVERALL		**-**	**B**	**16.4**	**-**	**B**	**16.9**	**-**	**B**	**17.1**	0.2
3	MILL STREET (U.S. ROUTE 44) & SITE EXIT DRIVEWAY	**UNSIGNALIZED**											
	MILL STREET	WB	LTR	0.00	A	0.0	0.00	A	0.0	0.00	A	0.0	0.0
	SITE ACCESS	SB	LTR	0.00	C	19.8	0.01	C	21.1	0.03	C	21.6	0.5

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 PM

LEVEL OF SERVICE SUMMARY TABLE

				2019 EXISTING			2022 NO-BUILD			2022 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
		PM		V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	CIVIC CENTER PLAZA & POUGHKEEPSIE JOURNAL BUILDING DRIVEWAY (SITE ACCESS)	**UNSIGNALIZED**											
	JOURNAL DRIVEWAY	WB	LR	0.24	C	18.3	0.27	C	19.4	0.33	C	20.9	1.5
	CIVIC CENTER PLAZA	SB	LT	0.01	A	9.0	0.01	A	9.1	0.01	A	9.2	0.1
2	CIVIC CENTER PLAZA & MILL STREET (U.S. ROUTE 44)	**SIGNALIZED**											
	MILL STREET	WB	TR	0.78	C	20.5	0.82	C	22.7	0.83	C	23.2	0.5
	CIVIC CENTER PLAZA	NB	L	0.74	C	25.5	0.77	C	28.8	0.78	C	30.0	1.2
			T	0.55	C	29.9	0.56	C	30.4	0.57	C	30.9	0.5
		NB OVERALL		-	C	27.8	-	C	29.7	-	C	30.4	0.7
	CIVIC CENTER PLAZA	SB	R	0.58	C	24.5	0.61	C	26.8	0.63	C	27.9	1.1
		OVERALL		**-**	**C**	**22.8**	**-**	**C**	**24.8**	**-**	**C**	**25.4**	0.6
3	MILL STREET (U.S. ROUTE 44) & SITE EXIT DRIVEWAY	**UNSIGNALIZED**											
	MILL STREET	WB	LTR	0.00	A	0.0	0.00	A	0.0	0.00	A	0.0	0.0
	SITE ACCESS	SB	LTR	0.00	A	0.0	0.00	A	0.0	0.02	C	21.1	21.1

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

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APPENDIX C

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE FOR SIGNALIZED INTERSECTIONS

Level of Service (LOS) can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Control delay and volume-to-capacity (v/c) ratio are used to characterize LOS for a lane group. Delay quantifies the increase in travel time due to traffic signal control. It is also a measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

LOS A describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate.

LOS D describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long.

LOS E describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long.

LOS F describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long.

A lane group can incur a delay less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80 s/veh represents failure from a delay perspective).

The Level of Service Criteria for signalized intersections are given in Exhibit 19-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 19-8

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
≤10	A	F
>10-20	B	F
>20-35	C	F
>35-55	D	F
>55-80	E	F
>80	F	F

For approach-based and intersection wide assessments, LOS is defined solely by control delay.

LEVEL OF SERVICE CRITERIA
FOR TWO-WAY STOP-CONTROLLED (TWSC) UNSIGNALIZED INTERSECTIONS

Level of Service (LOS) for a two-way stop-controlled (TWSC) intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches.

The Level of Service Criteria for TWSC unsignalized intersections are given in Exhibit 20-2 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 20-2

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

As Exhibit 20-2 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The Level of Service Criteria for unsignalized intersections are somewhat different from the criteria for signalized intersections.

LEVEL OF SERVICE CRITERIA
FOR ALL-WAY STOP-CONTROLLED (AWSC) UNSIGNALIZED INTERSECTIONS

The Levels of Service (LOS) for all-way stop-controlled (AWSC) intersections are given in Exhibit 21-8. As the exhibit notes, LOS F is assigned if the volume-to-capacity (v/c) ratio of a lane exceeds 1.0, regardless of the control delay. For assessment of LOS at the approach and intersection levels, LOS is based solely on control delay.

The Level of Service Criteria for AWSC unsignalized intersections are given in Exhibit 21-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 21-8

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

For approaches and intersection wide assessment, LOS is defined solely by control delay.

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APPENDIX D

CAPACITY ANALYSIS

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	9	5	292	56	24	78
Future Volume (vph)	9	5	292	56	24	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	13
Lane Util. Factor	1.00	1.00	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt	0.949		0.976			
Flt Protected	0.970					0.988
Satd. Flow (prot)	1715	0	3398	0	0	1888
Flt Permitted	0.970					0.988
Satd. Flow (perm)	1715	0	3398	0	0	1888
Link Speed (mph)	30		30			30
Link Distance (ft)	109		283			155
Travel Time (s)	2.5		6.4			3.5
Confl. Peds. (#/hr)	72	88		72	88	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	4%	2%	2%	3%
Adj. Flow (vph)	10	6	332	64	27	89
Shared Lane Traffic (%)						
Lane Group Flow (vph)	16	0	396	0	0	116
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.96
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	41.3%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	5	292	56	24	78
Future Vol, veh/h	9	5	292	56	24	78
Conflicting Peds, #/hr	72	88	0	72	88	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	4	2	2	3
Mvmt Flow	10	6	332	64	27	89

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	667	374	0	0	484	0
Stage 1	452	-	-	-	-	-
Stage 2	215	-	-	-	-	-
Critical Hdwy	6.63	6.93	-	-	4.13	-
Critical Hdwy Stg 1	5.83	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	408	624	-	-	1077	-
Stage 1	609	-	-	-	-	-
Stage 2	820	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	398	520	-	-	987	-
Mov Cap-2 Maneuver	398	-	-	-	-	-
Stage 1	541	-	-	-	-	-
Stage 2	763	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.7	0	2.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	386	987	-
HCM Lane V/C Ratio	-	-	0.041	0.028	-
HCM Control Delay (s)	-	-	14.7	8.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	0	1589	107	146	241	0	0	0	87
Future Volume (vph)	0	0	0	0	1589	107	146	241	0	0	0	87
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	11	11	13	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					1.00		0.97					
Frt					0.991							0.865
Flt Protected							0.950					
Satd. Flow (prot)	0	0	0	0	4770	0	1680	3406	0	0	0	1611
Flt Permitted							0.950					
Satd. Flow (perm)	0	0	0	0	4770	0	1632	3406	0	0	0	1611
Right Turn on Red			Yes			Yes	Yes		Yes			Yes
Satd. Flow (RTOR)					14		154					164
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		143			121			306			283	
Travel Time (s)		3.3			2.8			7.0			6.4	
Confl. Peds. (#/hr)						17	19					19
Peak Hour Factor	0.92	0.92	0.92	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	2%	2%	2%	4%	3%	11%	6%	2%	2%	2%	2%
Adj. Flow (vph)	0	0	0	0	1673	113	154	254	0	0	0	92
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	1786	0	154	254	0	0	0	92
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			13			13	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.04	1.04	0.96	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors					2		2	2				2
Detector Template												
Leading Detector (ft)					83		83	83				83
Trailing Detector (ft)					-5		-5	-5				-5
Detector 1 Position(ft)					-5		-5	-5				-5
Detector 1 Size(ft)					40		40	40				40
Detector 1 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)					0.0		0.0	0.0				0.0
Detector 1 Queue (s)					0.0		0.0	0.0				0.0
Detector 1 Delay (s)					0.0		0.0	0.0				0.0
Detector 2 Position(ft)					43		43	43				43
Detector 2 Size(ft)					40		40	40				40
Detector 2 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)					0.0		0.0	0.0				0.0
Turn Type					NA		Split	NA				Prot
Protected Phases					8		2	2				1

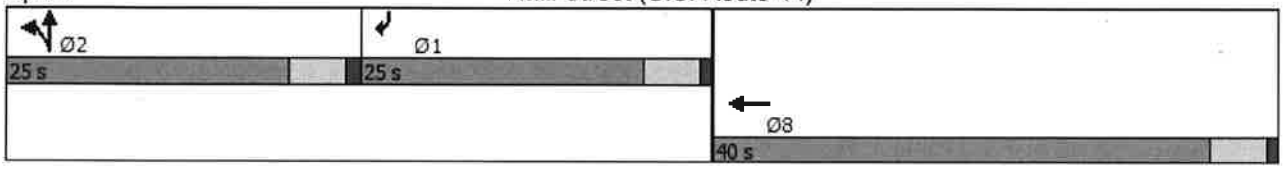
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases												
Detector Phase					8		2	2				1
Switch Phase												
Minimum Initial (s)					5.0		5.0	5.0				5.0
Minimum Split (s)					23.0		23.0	23.0				23.0
Total Split (s)					40.0		25.0	25.0				25.0
Total Split (%)					44.4%		27.8%	27.8%				27.8%
Maximum Green (s)					35.0		20.0	20.0				20.0
Yellow Time (s)					4.0		4.0	4.0				4.0
All-Red Time (s)					1.0		1.0	1.0				1.0
Lost Time Adjust (s)					0.0		0.0	0.0				0.0
Total Lost Time (s)					5.0		5.0	5.0				5.0
Lead/Lag							Lead	Lead				Lag
Lead-Lag Optimize?							Yes	Yes				Yes
Vehicle Extension (s)					2.0		2.0	2.0				2.0
Recall Mode					Min		None	None				None
Walk Time (s)					7.0		7.0	7.0				7.0
Flash Dont Walk (s)					11.0		11.0	11.0				11.0
Pedestrian Calls (#/hr)					40		2	2				17
Act Effct Green (s)					32.7		10.2	10.2				7.2
Actuated g/C Ratio					0.52		0.16	0.16				0.11
v/c Ratio					0.72		0.39	0.46				0.28
Control Delay					16.0		8.5	28.9				2.6
Queue Delay					0.0		0.0	0.0				0.0
Total Delay					16.0		8.5	28.9				2.6
LOS					B		A	C				A
Approach Delay					16.0			21.2			2.6	
Approach LOS					B			C			A	
Queue Length 50th (ft)					166		0	48				0
Queue Length 95th (ft)					#431		47	97				5
Internal Link Dist (ft)		63			41			226			203	
Turn Bay Length (ft)												
Base Capacity (vph)					2833		670	1153				654
Starvation Cap Reductn					0		0	0				0
Spillback Cap Reductn					0		0	0				0
Storage Cap Reductn					0		0	0				0
Reduced v/c Ratio					0.63		0.23	0.22				0.14

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 62.9
Natural Cycle: 80
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.72
Intersection Signal Delay: 16.4 Intersection LOS: B
Intersection Capacity Utilization 64.7% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: Civic Center Plaza & Mill Street (U.S. Route 44)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Volume (vph)	0	0	1696	0	0	1
Future Volume (vph)	0	0	1696	0	0	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	11	11	12	12
Lane Util. Factor	1.00	1.00	0.91	0.91	1.00	1.00
Frt						0.865
Flt Protected						
Satd. Flow (prot)	0	0	4821	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	0	4821	0	0	1611
Link Speed (mph)		30	30		30	
Link Distance (ft)		121	279		60	
Travel Time (s)		2.8	6.3		1.4	
Peak Hour Factor	0.92	0.92	0.95	0.95	0.92	0.95
Heavy Vehicles (%)	2%	2%	4%	2%	2%	2%
Adj. Flow (vph)	0	0	1785	0	0	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	1785	0	0	1
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.04	1.04	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 42.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Vol, veh/h	0	0	1696	0	0	1
Future Vol, veh/h	0	0	1696	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized		None		None		None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #		0	0	-	0	-
Grade, %		0	0		0	
Peak Hour Factor	92	92	95	95	92	95
Heavy Vehicles, %	2	2	4	2	2	2
Mvmt Flow	0	0	1785	0	0	1

Major/Minor	Major2		Minor2	
Conflicting Flow All		-	0	- 893
Stage 1		-	-	- -
Stage 2		-	-	- -
Critical Hdwy		-	-	- 7.14
Critical Hdwy Stg 1		-	-	- -
Critical Hdwy Stg 2		-	-	- -
Follow-up Hdwy		-	-	- 3.92
Pot Cap-1 Maneuver		-	-	0 244
Stage 1		-	-	0 -
Stage 2		-	-	0 -
Platoon blocked, %		-	-	
Mov Cap-1 Maneuver		-	-	- 244
Mov Cap-2 Maneuver		-	-	- -
Stage 1		-	-	- -
Stage 2		-	-	- -

Approach	WB	SB
HCM Control Delay, s	0	19.8
HCM LOS		C

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	244
HCM Lane V/C Ratio	-	-	0.004
HCM Control Delay (s)	-	-	19.8
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	44	25	415	7	5	103
Future Volume (vph)	44	25	415	7	5	103
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	13
Lane Util. Factor	1.00	1.00	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt	0.951		0.997			
Flt Protected	0.969					0.998
Satd. Flow (prot)	1717	0	3488	0	0	1903
Flt Permitted	0.969					0.998
Satd. Flow (perm)	1717	0	3488	0	0	1903
Link Speed (mph)	30		30			30
Link Distance (ft)	109		283			155
Travel Time (s)	2.5		6.4			3.5
Confl. Peds. (#/hr)	59	70		59	70	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Heavy Vehicles (%)	2%	2%	3%	14%	2%	3%
Adj. Flow (vph)	54	31	512	9	6	127
Shared Lane Traffic (%)						
Lane Group Flow (vph)	85	0	521	0	0	133
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.96
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	32.4%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	44	25	415	7	5	103
Future Vol, veh/h	44	25	415	7	5	103
Conflicting Peds, #/hr	59	70	0	59	70	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	3	14	2	3
Mvmt Flow	54	31	512	9	6	127

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	785	401	0	0	591	0
Stage 1	587	-	-	-	-	-
Stage 2	198	-	-	-	-	-
Critical Hdwy	6.63	6.93	-	-	4.13	-
Critical Hdwy Stg 1	5.83	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	345	600	-	-	983	-
Stage 1	520	-	-	-	-	-
Stage 2	835	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	302	520	-	-	917	-
Mov Cap-2 Maneuver	302	-	-	-	-	-
Stage 1	482	-	-	-	-	-
Stage 2	788	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.3	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	356	917	-
HCM Lane V/C Ratio	-	-	0.239	0.007	-
HCM Control Delay (s)	-	-	18.3	9	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.9	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	0	1508	77	315	334	0	0	0	147
Future Volume (vph)	0	0	0	0	1508	77	315	334	0	0	0	147
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	11	11	13	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					1.00		0.98					
Frt					0.993							0.865
Flt Protected							0.950					
Satd. Flow (prot)	0	0	0	0	4870	0	1793	3505	0	0	0	1596
Flt Permitted							0.950					
Satd. Flow (perm)	0	0	0	0	4870	0	1764	3505	0	0	0	1596
Right Turn on Red			Yes			Yes	Yes		Yes			Yes
Satd. Flow (RTOR)					10		157					85
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		143			121			306			283	
Travel Time (s)		3.3			2.8			7.0			6.4	
Confl. Peds. (#/hr)						17	11					11
Peak Hour Factor	0.92	0.92	0.92	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	4%	3%	2%	2%	2%	3%
Adj. Flow (vph)	0	0	0	0	1657	85	346	367	0	0	0	162
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	1742	0	346	367	0	0	0	162
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			13			13	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.04	1.04	0.96	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors					2		2	2				2
Detector Template												
Leading Detector (ft)					83		83	83				83
Trailing Detector (ft)					-5		-5	-5				-5
Detector 1 Position(ft)					-5		-5	-5				-5
Detector 1 Size(ft)					40		40	40				40
Detector 1 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)					0.0		0.0	0.0				0.0
Detector 1 Queue (s)					0.0		0.0	0.0				0.0
Detector 1 Delay (s)					0.0		0.0	0.0				0.0
Detector 2 Position(ft)					43		43	43				43
Detector 2 Size(ft)					40		40	40				40
Detector 2 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)					0.0		0.0	0.0				0.0
Turn Type					NA		Split	NA				Prot
Protected Phases					8		2	2				1

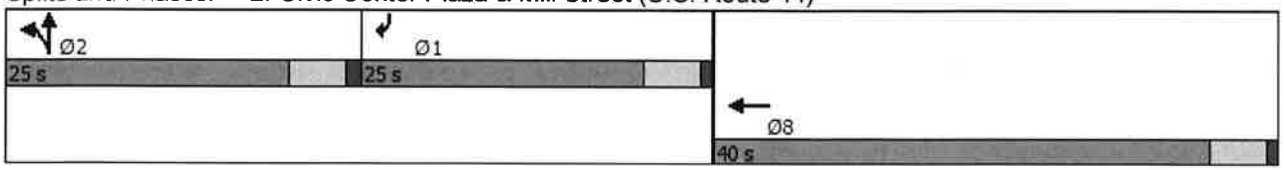
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases												
Detector Phase					8		2	2				1
Switch Phase												
Minimum Initial (s)					5.0		5.0	5.0				5.0
Minimum Split (s)					23.0		23.0	23.0				23.0
Total Split (s)					40.0		25.0	25.0				25.0
Total Split (%)					44.4%		27.8%	27.8%				27.8%
Maximum Green (s)					35.0		20.0	20.0				20.0
Yellow Time (s)					4.0		4.0	4.0				4.0
All-Red Time (s)					1.0		1.0	1.0				1.0
Lost Time Adjust (s)					0.0		0.0	0.0				0.0
Total Lost Time (s)					5.0		5.0	5.0				5.0
Lead/Lag							Lead	Lead				Lag
Lead-Lag Optimize?							Yes	Yes				Yes
Vehicle Extension (s)					2.0		2.0	2.0				2.0
Recall Mode					Min		None	None				None
Walk Time (s)					7.0		7.0	7.0				7.0
Flash Dont Walk (s)					11.0		11.0	11.0				11.0
Pedestrian Calls (#/hr)					40		4	4				17
Act Effct Green (s)					32.0		13.4	13.4				9.1
Actuated g/C Ratio					0.46		0.19	0.19				0.13
v/c Ratio					0.78		0.74	0.55				0.58
Control Delay					20.5		25.5	29.9				24.5
Queue Delay					0.0		0.0	0.0				0.0
Total Delay					20.5		25.5	29.9				24.5
LOS					C		C	C				C
Approach Delay					20.5			27.8			24.5	
Approach LOS					C			C			C	
Queue Length 50th (ft)					210		77	78				32
Queue Length 95th (ft)					#398		187	135				92
Internal Link Dist (ft)		63			41			226			203	
Turn Bay Length (ft)												
Base Capacity (vph)					2519		639	1033				530
Starvation Cap Reductn					0		0	0				0
Spillback Cap Reductn					0		0	0				0
Storage Cap Reductn					0		0	0				0
Reduced v/c Ratio					0.69		0.54	0.36				0.31

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 70.1
Natural Cycle: 80
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.78
Intersection Signal Delay: 22.8 Intersection LOS: C
Intersection Capacity Utilization 72.6% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: Civic Center Plaza & Mill Street (U.S. Route 44)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Volume (vph)	0	0	1585	11	0	0
Future Volume (vph)	0	0	1585	11	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	11	11	12	12
Lane Util. Factor	1.00	1.00	0.91	0.91	1.00	1.00
Frt			0.999			
Flt Protected						
Satd. Flow (prot)	0	0	4911	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	0	4911	0	0	1863
Link Speed (mph)		30	30		30	
Link Distance (ft)		121	279		60	
Travel Time (s)		2.8	6.3		1.4	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	0	0	1742	12	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	1754	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.04	1.04	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	34.2%	ICU Level of Service A	
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Vol, veh/h	0	0	1585	11	0	0
Future Vol, veh/h	0	0	1585	11	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized		None		None		None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #		0	0	-	0	-
Grade, %		-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1742	12	0	0

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	877
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	250
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	250
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	0
HCM LOS		A

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Control Delay (s)	-	-	0
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	-

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	10	5	310	59	25	83
Future Volume (vph)	10	5	310	59	25	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	13
Lane Util. Factor	1.00	1.00	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt	0.952		0.976			
Flt Protected	0.969					0.989
Satd. Flow (prot)	1718	0	3398	0	0	1889
Flt Permitted	0.969					0.989
Satd. Flow (perm)	1718	0	3398	0	0	1889
Link Speed (mph)	30		30			30
Link Distance (ft)	109		283			155
Travel Time (s)	2.5		6.4			3.5
Confl. Peds. (#/hr)	72	88		72	88	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	4%	2%	2%	3%
Adj. Flow (vph)	11	6	352	67	28	94
Shared Lane Traffic (%)						
Lane Group Flow (vph)	17	0	419	0	0	122
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.96
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	41.7%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	5	310	59	25	83
Future Vol, veh/h	10	5	310	59	25	83
Conflicting Peds, #/hr	72	88	0	72	88	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	4	2	2	3
Mvmt Flow	11	6	352	67	28	94

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	696	386	0	0	507	0
Stage 1	474	-	-	-	-	-
Stage 2	222	-	-	-	-	-
Critical Hdwy	6.63	6.93	-	-	4.13	-
Critical Hdwy Stg 1	5.83	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	391	613	-	-	1056	-
Stage 1	593	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	323	511	-	-	967	-
Mov Cap-2 Maneuver	323	-	-	-	-	-
Stage 1	527	-	-	-	-	-
Stage 2	758	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.3	0	2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	368	967	-
HCM Lane V/C Ratio	-	-	0.046	0.029	-
HCM Control Delay (s)	-	-	15.3	8.8	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	0	1684	113	155	255	0	0	0	92
Future Volume (vph)	0	0	0	0	1684	113	155	255	0	0	0	92
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	11	11	13	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					1.00		0.97					
Frt					0.991							0.865
Flt Protected							0.950					
Satd. Flow (prot)	0	0	0	0	4770	0	1680	3406	0	0	0	1611
Flt Permitted							0.950					
Satd. Flow (perm)	0	0	0	0	4770	0	1632	3406	0	0	0	1611
Right Turn on Red			Yes			Yes	Yes		Yes			Yes
Satd. Flow (RTOR)					14		163					155
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		143			121			306			283	
Travel Time (s)		3.3			2.8			7.0			6.4	
Confl. Peds. (#/hr)						17	19					19
Peak Hour Factor	0.92	0.92	0.92	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	2%	2%	2%	4%	3%	11%	6%	2%	2%	2%	2%
Adj. Flow (vph)	0	0	0	0	1773	119	163	268	0	0	0	97
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	1892	0	163	268	0	0	0	97
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			13			13	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.04	1.04	0.96	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors					2		2	2				2
Detector Template												
Leading Detector (ft)					83		83	83				83
Trailing Detector (ft)					-5		-5	-5				-5
Detector 1 Position(ft)					-5		-5	-5				-5
Detector 1 Size(ft)					40		40	40				40
Detector 1 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)					0.0		0.0	0.0				0.0
Detector 1 Queue (s)					0.0		0.0	0.0				0.0
Detector 1 Delay (s)					0.0		0.0	0.0				0.0
Detector 2 Position(ft)					43		43	43				43
Detector 2 Size(ft)					40		40	40				40
Detector 2 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)					0.0		0.0	0.0				0.0
Turn Type					NA		Split	NA				Prot
Protected Phases					8		2	2				1

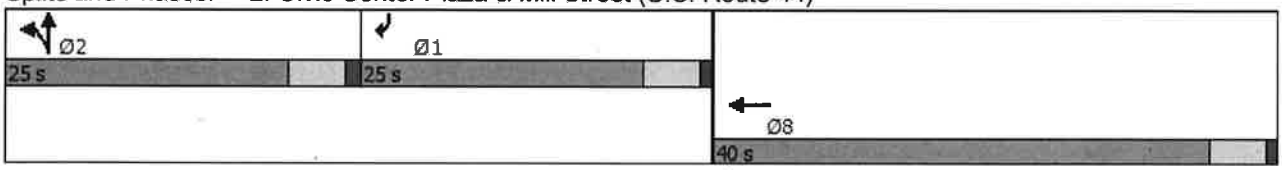
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases												
Detector Phase					8		2	2				1
Switch Phase												
Minimum Initial (s)					5.0		5.0	5.0				5.0
Minimum Split (s)					23.0		23.0	23.0				23.0
Total Split (s)					40.0		25.0	25.0				25.0
Total Split (%)					44.4%		27.8%	27.8%				27.8%
Maximum Green (s)					35.0		20.0	20.0				20.0
Yellow Time (s)					4.0		4.0	4.0				4.0
All-Red Time (s)					1.0		1.0	1.0				1.0
Lost Time Adjust (s)					0.0		0.0	0.0				0.0
Total Lost Time (s)					5.0		5.0	5.0				5.0
Lead/Lag							Lead	Lead				Lag
Lead-Lag Optimize?							Yes	Yes				Yes
Vehicle Extension (s)					2.0		2.0	2.0				2.0
Recall Mode					Min		None	None				None
Walk Time (s)					7.0		7.0	7.0				7.0
Flash Dont Walk (s)					11.0		11.0	11.0				11.0
Pedestrian Calls (#/hr)					40		2	2				17
Act Effct Green (s)					35.6		10.3	10.3				7.1
Actuated g/C Ratio					0.54		0.16	0.16				0.11
v/c Ratio					0.73		0.41	0.50				0.31
Control Delay					16.5		8.5	30.0				4.0
Queue Delay					0.0		0.0	0.0				0.0
Total Delay					16.5		8.5	30.0				4.0
LOS					B		A	C				A
Approach Delay					16.5			21.9			4.0	
Approach LOS					B			C			A	
Queue Length 50th (ft)					186		0	52				0
Queue Length 95th (ft)					#478		49	102				12
Internal Link Dist (ft)		63			41			226			203	
Turn Bay Length (ft)												
Base Capacity (vph)					2618		637	1065				610
Starvation Cap Reductn					0		0	0				0
Spillback Cap Reductn					0		0	0				0
Storage Cap Reductn					0		0	0				0
Reduced v/c Ratio					0.72		0.26	0.25				0.16

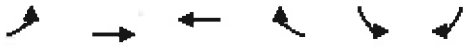
Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 65.9
Natural Cycle: 80
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.73
Intersection Signal Delay: 16.9 Intersection LOS: B
Intersection Capacity Utilization 67.3% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: Civic Center Plaza & Mill Street (U.S. Route 44)





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑↱			↱
Traffic Volume (vph)	0	0	1798	0	0	1
Future Volume (vph)	0	0	1798	0	0	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	11	11	12	12
Lane Util. Factor	1.00	1.00	0.91	0.91	1.00	1.00
Frt						0.865
Flt Protected						
Satd. Flow (prot)	0	0	4821	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	0	4821	0	0	1611
Link Speed (mph)		30	30		30	
Link Distance (ft)		121	279		60	
Travel Time (s)		2.8	6.3		1.4	
Peak Hour Factor	0.92	0.92	0.95	0.95	0.92	0.95
Heavy Vehicles (%)	2%	2%	4%	2%	2%	2%
Adj. Flow (vph)	0	0	1893	0	0	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	1893	0	0	1
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.04	1.04	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 44.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Vol, veh/h	0	0	1798	0	0	1
Future Vol, veh/h	0	0	1798	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized		None		None		None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #		0	0	-	0	-
Grade, %		-	0	0	-	0	-
Peak Hour Factor	92	92	95	95	92	95
Heavy Vehicles, %	2	2	4	2	2	2
Mvmt Flow	0	0	1893	0	0	1

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	947
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	225
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	225
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	21.1
HCM LOS		C

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	225
HCM Lane V/C Ratio	-	-	0.005
HCM Control Delay (s)	-	-	21.1
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	47	27	440	7	5	109
Future Volume (vph)	47	27	440	7	5	109
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	13
Lane Util. Factor	1.00	1.00	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt	0.951		0.998			
Flt Protected	0.969					0.998
Satd. Flow (prot)	1717	0	3492	0	0	1903
Flt Permitted	0.969					0.998
Satd. Flow (perm)	1717	0	3492	0	0	1903
Link Speed (mph)	30		30			30
Link Distance (ft)	109		283			155
Travel Time (s)	2.5		6.4			3.5
Confl. Peds. (#/hr)	59	70		59	70	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Heavy Vehicles (%)	2%	2%	3%	14%	2%	3%
Adj. Flow (vph)	58	33	543	9	6	135
Shared Lane Traffic (%)						
Lane Group Flow (vph)	91	0	552	0	0	141
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.96
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 32.5%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	47	27	440	7	5	109
Future Vol, veh/h	47	27	440	7	5	109
Conflicting Peds, #/hr	59	70	0	59	70	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized		None		None		None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	3	14	2	3
Mvmt Flow	58	33	543	9	6	135

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	824	416	0	0	622	0
Stage 1	618	-	-	-	-	-
Stage 2	206	-	-	-	-	-
Critical Hdwy	6.63	6.93	-	-	4.13	-
Critical Hdwy Stg 1	5.83	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	327	586	-	-	957	-
Stage 1	501	-	-	-	-	-
Stage 2	828	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	286	507	-	-	893	-
Mov Cap-2 Maneuver	286	-	-	-	-	-
Stage 1	464	-	-	-	-	-
Stage 2	782	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.4	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	340	893	-
HCM Lane V/C Ratio	-	-	0.269	0.007	-
HCM Control Delay (s)	-	-	19.4	9.1	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.1	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	0	1598	93	334	354	0	0	0	156
Future Volume (vph)	0	0	0	0	1598	93	334	354	0	0	0	156
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	11	11	13	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					1.00		0.98					
Frt					0.992							0.865
Flt Protected							0.950					
Satd. Flow (prot)	0	0	0	0	4864	0	1793	3505	0	0	0	1596
Flt Permitted							0.950					
Satd. Flow (perm)	0	0	0	0	4864	0	1764	3505	0	0	0	1596
Right Turn on Red			Yes			Yes	Yes		Yes			Yes
Satd. Flow (RTOR)					12		148					85
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		143			121			306			283	
Travel Time (s)		3.3			2.8			7.0			6.4	
Confl. Peds. (#/hr)						17	11					11
Peak Hour Factor	0.92	0.92	0.92	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	4%	3%	2%	2%	2%	3%
Adj. Flow (vph)	0	0	0	0	1756	102	367	389	0	0	0	171
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	1858	0	367	389	0	0	0	171
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			13			13	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.04	1.04	0.96	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors					2		2	2				2
Detector Template												
Leading Detector (ft)					83		83	83				83
Trailing Detector (ft)					-5		-5	-5				-5
Detector 1 Position(ft)					-5		-5	-5				-5
Detector 1 Size(ft)					40		40	40				40
Detector 1 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)					0.0		0.0	0.0				0.0
Detector 1 Queue (s)					0.0		0.0	0.0				0.0
Detector 1 Delay (s)					0.0		0.0	0.0				0.0
Detector 2 Position(ft)					43		43	43				43
Detector 2 Size(ft)					40		40	40				40
Detector 2 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)					0.0		0.0	0.0				0.0
Turn Type					NA		Split	NA				Prot
Protected Phases					8		2	2				1

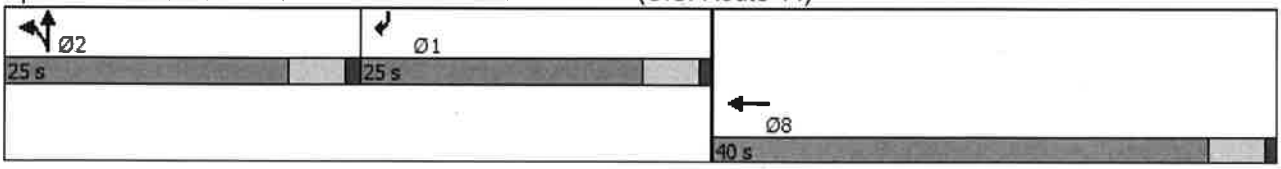
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases												
Detector Phase					8		2	2				1
Switch Phase												
Minimum Initial (s)					5.0		5.0	5.0				5.0
Minimum Split (s)					23.0		23.0	23.0				23.0
Total Split (s)					40.0		25.0	25.0				25.0
Total Split (%)					44.4%		27.8%	27.8%				27.8%
Maximum Green (s)					35.0		20.0	20.0				20.0
Yellow Time (s)					4.0		4.0	4.0				4.0
All-Red Time (s)					1.0		1.0	1.0				1.0
Lost Time Adjust (s)					0.0		0.0	0.0				0.0
Total Lost Time (s)					5.0		5.0	5.0				5.0
Lead/Lag							Lead	Lead				Lag
Lead-Lag Optimize?							Yes	Yes				Yes
Vehicle Extension (s)					2.0		2.0	2.0				2.0
Recall Mode					Min		None	None				None
Walk Time (s)					7.0		7.0	7.0				7.0
Flash Dont Walk (s)					11.0		11.0	11.0				11.0
Pedestrian Calls (#/hr)					40		4	4				17
Act Effct Green (s)					34.4		14.8	14.8				9.5
Actuated g/C Ratio					0.46		0.20	0.20				0.13
v/c Ratio					0.82		0.77	0.56				0.61
Control Delay					22.7		28.8	30.4				26.8
Queue Delay					0.0		0.0	0.0				0.0
Total Delay					22.7		28.8	30.4				26.8
LOS					C		C	C				C
Approach Delay					22.7			29.7			26.8	
Approach LOS					C			C			C	
Queue Length 50th (ft)					249		93	84				37
Queue Length 95th (ft)					#474		211	143				100
Internal Link Dist (ft)		63			41			226			203	
Turn Bay Length (ft)												
Base Capacity (vph)					2353		601	966				501
Starvation Cap Reductn					0		0	0				0
Spillback Cap Reductn					0		0	0				0
Storage Cap Reductn					0		0	0				0
Reduced v/c Ratio					0.79		0.61	0.40				0.34

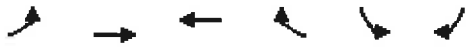
Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 74
Natural Cycle: 80
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.82
Intersection Signal Delay: 24.8 Intersection LOS: C
Intersection Capacity Utilization 76.1% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: Civic Center Plaza & Mill Street (U.S. Route 44)





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Volume (vph)	0	0	1691	0	0	0
Future Volume (vph)	0	0	1691	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	11	11	12	12
Lane Util. Factor	1.00	1.00	0.91	0.91	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	0	4916	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	0	4916	0	0	1863
Link Speed (mph)		30	30		30	
Link Distance (ft)		121	279		60	
Travel Time (s)		2.8	6.3		1.4	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	0	0	1858	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	1858	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.04	1.04	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	36.0%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Vol, veh/h	0	0	1691	0	0	0
Future Vol, veh/h	0	0	1691	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized		None		None		None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #		0	0	-	0	-
Grade, %		-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1858	0	0	0

Major/Minor	Major2		Minor2		
Conflicting Flow All		-	0	-	929
Stage 1		-	-	-	-
Stage 2		-	-	-	-
Critical Hdwy		-	-	-	7.14
Critical Hdwy Stg 1		-	-	-	-
Critical Hdwy Stg 2		-	-	-	-
Follow-up Hdwy		-	-	-	3.92
Pot Cap-1 Maneuver		-	-	0	231
Stage 1		-	-	0	-
Stage 2		-	-	0	-
Platoon blocked, %		-	-		
Mov Cap-1 Maneuver		-	-	-	231
Mov Cap-2 Maneuver		-	-	-	-
Stage 1		-	-	-	-
Stage 2		-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	0
HCM LOS		A

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Control Delay (s)	-	-	0
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	-

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	15	13	310	79	30	83
Future Volume (vph)	15	13	310	79	30	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	13
Lane Util. Factor	1.00	1.00	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt	0.937		0.969			
Flt Protected	0.974					0.987
Satd. Flow (prot)	1700	0	3377	0	0	1886
Flt Permitted	0.974					0.987
Satd. Flow (perm)	1700	0	3377	0	0	1886
Link Speed (mph)	30		30			30
Link Distance (ft)	109		283			155
Travel Time (s)	2.5		6.4			3.5
Confl. Peds. (#/hr)	72	88		72	88	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	4%	2%	2%	3%
Adj. Flow (vph)	17	15	352	90	34	94
Shared Lane Traffic (%)						
Lane Group Flow (vph)	32	0	442	0	0	128
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.96
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	42.1%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.3

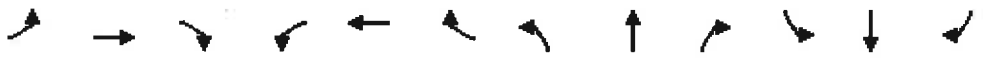
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	13	310	79	30	83
Future Vol, veh/h	15	13	310	79	30	83
Conflicting Peds, #/hr	72	88	0	72	88	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	4	2	2	3
Mvmt Flow	17	15	352	90	34	94

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	719	397	0	0	530	0
Stage 1	485	-	-	-	-	-
Stage 2	234	-	-	-	-	-
Critical Hdwy	6.63	6.93	-	-	4.13	-
Critical Hdwy Stg 1	5.83	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	379	603	-	-	1035	-
Stage 1	586	-	-	-	-	-
Stage 2	804	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	311	502	-	-	948	-
Mov Cap-2 Maneuver	311	-	-	-	-	-
Stage 1	516	-	-	-	-	-
Stage 2	749	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.4	0	2.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	378	948	-
HCM Lane V/C Ratio	-	-	0.084	0.036	-
HCM Control Delay (s)	-	-	15.4	8.9	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	0	1689	125	155	263	0	0	0	98
Future Volume (vph)	0	0	0	0	1689	125	155	263	0	0	0	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	11	11	13	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					1.00		0.97					
Frt					0.990							0.865
Flt Protected							0.950					
Satd. Flow (prot)	0	0	0	0	4764	0	1680	3406	0	0	0	1611
Flt Permitted							0.950					
Satd. Flow (perm)	0	0	0	0	4764	0	1632	3406	0	0	0	1611
Right Turn on Red			Yes			Yes	Yes		Yes			Yes
Satd. Flow (RTOR)					15		163					155
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		143			121			306			283	
Travel Time (s)		3.3			2.8			7.0			6.4	
Confl. Peds. (#/hr)						17	19					19
Peak Hour Factor	0.92	0.92	0.92	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	2%	2%	2%	4%	3%	11%	6%	2%	2%	2%	2%
Adj. Flow (vph)	0	0	0	0	1778	132	163	277	0	0	0	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	1910	0	163	277	0	0	0	103
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			13			13	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.04	1.04	0.96	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors					2		2	2				2
Detector Template												
Leading Detector (ft)					83		83	83				83
Trailing Detector (ft)					-5		-5	-5				-5
Detector 1 Position(ft)					-5		-5	-5				-5
Detector 1 Size(ft)					40		40	40				40
Detector 1 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)					0.0		0.0	0.0				0.0
Detector 1 Queue (s)					0.0		0.0	0.0				0.0
Detector 1 Delay (s)					0.0		0.0	0.0				0.0
Detector 2 Position(ft)					43		43	43				43
Detector 2 Size(ft)					40		40	40				40
Detector 2 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)					0.0		0.0	0.0				0.0
Turn Type					NA		Split	NA				Prot
Protected Phases					8		2	2				1



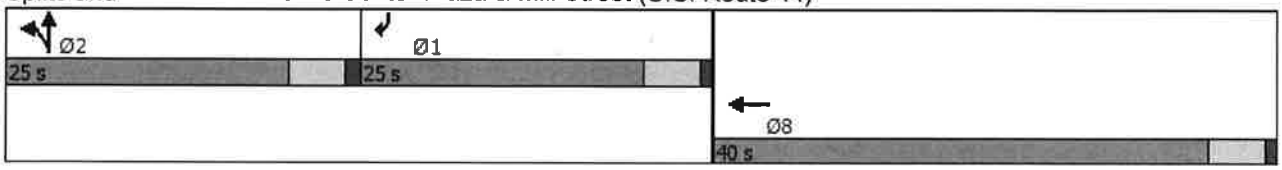
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases												
Detector Phase					8		2	2				1
Switch Phase												
Minimum Initial (s)					5.0		5.0	5.0				5.0
Minimum Split (s)					23.0		23.0	23.0				23.0
Total Split (s)					40.0		25.0	25.0				25.0
Total Split (%)					44.4%		27.8%	27.8%				27.8%
Maximum Green (s)					35.0		20.0	20.0				20.0
Yellow Time (s)					4.0		4.0	4.0				4.0
All-Red Time (s)					1.0		1.0	1.0				1.0
Lost Time Adjust (s)					0.0		0.0	0.0				0.0
Total Lost Time (s)					5.0		5.0	5.0				5.0
Lead/Lag							Lead	Lead				Lag
Lead-Lag Optimize?							Yes	Yes				Yes
Vehicle Extension (s)					2.0		2.0	2.0				2.0
Recall Mode					Min		None	None				None
Walk Time (s)					7.0		7.0	7.0				7.0
Flash Dont Walk (s)					11.0		11.0	11.0				11.0
Pedestrian Calls (#/hr)					40		2	2				17
Act Effct Green (s)					35.9		10.4	10.4				7.1
Actuated g/C Ratio					0.54		0.16	0.16				0.11
v/c Ratio					0.74		0.41	0.52				0.33
Control Delay					16.7		8.5	30.2				4.6
Queue Delay					0.0		0.0	0.0				0.0
Total Delay					16.7		8.5	30.2				4.6
LOS					B		A	C				A
Approach Delay					16.7			22.2			4.6	
Approach LOS					B			C			A	
Queue Length 50th (ft)					189		0	54				0
Queue Length 95th (ft)					#486		49	105				15
Internal Link Dist (ft)		63			41			226			203	
Turn Bay Length (ft)												
Base Capacity (vph)					2588		632	1054				605
Starvation Cap Reductn					0		0	0				0
Spillback Cap Reductn					0		0	0				0
Storage Cap Reductn					0		0	0				0
Reduced v/c Ratio					0.74		0.26	0.26				0.17

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 66.3
Natural Cycle: 80
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.74
Intersection Signal Delay: 17.1 Intersection LOS: B
Intersection Capacity Utilization 67.9% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: Civic Center Plaza & Mill Street (U.S. Route 44)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Volume (vph)	0	0	1810	0	0	6
Future Volume (vph)	0	0	1810	0	0	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	11	11	12	12
Lane Util. Factor	1.00	1.00	0.91	0.91	1.00	1.00
Frt						0.865
Flt Protected						
Satd. Flow (prot)	0	0	4821	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	0	4821	0	0	1611
Link Speed (mph)		30	30		30	
Link Distance (ft)		121	279		60	
Travel Time (s)		2.8	6.3		1.4	
Peak Hour Factor	0.92	0.92	0.95	0.95	0.92	0.95
Heavy Vehicles (%)	2%	2%	4%	2%	2%	2%
Adj. Flow (vph)	0	0	1905	0	0	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	1905	0	0	6
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.04	1.04	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.0%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Vol, veh/h	0	0	1810	0	0	6
Future Vol, veh/h	0	0	1810	0	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized		None		None		None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #		0	0	-	0	-
Grade, %		-	0	0	-	0	-
Peak Hour Factor	92	92	95	95	92	95
Heavy Vehicles, %	2	2	4	2	2	2
Mvmt Flow	0	0	1905	0	0	6

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	953
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	223
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	223
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	21.6
HCM LOS		C

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	223
HCM Lane V/C Ratio	-	-	0.028
HCM Control Delay (s)	-	-	21.6
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.1

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	53	36	440	27	10	109
Future Volume (vph)	53	36	440	27	10	109
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	13
Lane Util. Factor	1.00	1.00	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt	0.946		0.991			
Flt Protected	0.971					0.996
Satd. Flow (prot)	1711	0	3452	0	0	1900
Flt Permitted	0.971					0.996
Satd. Flow (perm)	1711	0	3452	0	0	1900
Link Speed (mph)	30		30			30
Link Distance (ft)	109		283			155
Travel Time (s)	2.5		6.4			3.5
Confl. Peds. (#/hr)	59	70		59	70	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Heavy Vehicles (%)	2%	2%	3%	14%	2%	3%
Adj. Flow (vph)	65	44	543	33	12	135
Shared Lane Traffic (%)						
Lane Group Flow (vph)	109	0	576	0	0	147
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.96
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 33.4%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	53	36	440	27	10	109
Future Vol, veh/h	53	36	440	27	10	109
Conflicting Peds, #/hr	59	70	0	59	70	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	3	14	2	3
Mvmt Flow	65	44	543	33	12	135

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	848	428	0	0	646	0
Stage 1	630	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.63	6.93	-	-	4.13	-
Critical Hdwy Stg 1	5.83	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	316	576	-	-	937	-
Stage 1	494	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	274	499	-	-	875	-
Mov Cap-2 Maneuver	274	-	-	-	-	-
Stage 1	454	-	-	-	-	-
Stage 2	772	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay	20.9	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	335	875	-
HCM Lane V/C Ratio	-	-	0.328	0.014	-
HCM Control Delay (s)	-	-	20.9	9.2	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.4	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	0	1603	105	334	361	0	0	0	162
Future Volume (vph)	0	0	0	0	1603	105	334	361	0	0	0	162
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	11	11	13	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					1.00		0.98					
Frt					0.991							0.865
Flt Protected							0.950					
Satd. Flow (prot)	0	0	0	0	4858	0	1793	3505	0	0	0	1596
Flt Permitted							0.950					
Satd. Flow (perm)	0	0	0	0	4858	0	1764	3505	0	0	0	1596
Right Turn on Red			Yes			Yes	Yes		Yes			Yes
Satd. Flow (RTOR)					13		142					85
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		143			121			306			283	
Travel Time (s)		3.3			2.8			7.0			6.4	
Confl. Peds. (#/hr)						17	11					11
Peak Hour Factor	0.92	0.92	0.92	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	4%	3%	2%	2%	2%	3%
Adj. Flow (vph)	0	0	0	0	1762	115	367	397	0	0	0	178
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	1877	0	367	397	0	0	0	178
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			13			13	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.04	1.04	0.96	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors					2		2	2				2
Detector Template												
Leading Detector (ft)					83		83	83				83
Trailing Detector (ft)					-5		-5	-5				-5
Detector 1 Position(ft)					-5		-5	-5				-5
Detector 1 Size(ft)					40		40	40				40
Detector 1 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)					0.0		0.0	0.0				0.0
Detector 1 Queue (s)					0.0		0.0	0.0				0.0
Detector 1 Delay (s)					0.0		0.0	0.0				0.0
Detector 2 Position(ft)					43		43	43				43
Detector 2 Size(ft)					40		40	40				40
Detector 2 Type					Cl+Ex		Cl+Ex	Cl+Ex				Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)					0.0		0.0	0.0				0.0
Turn Type					NA		Split	NA				Prot
Protected Phases					8		2	2				1

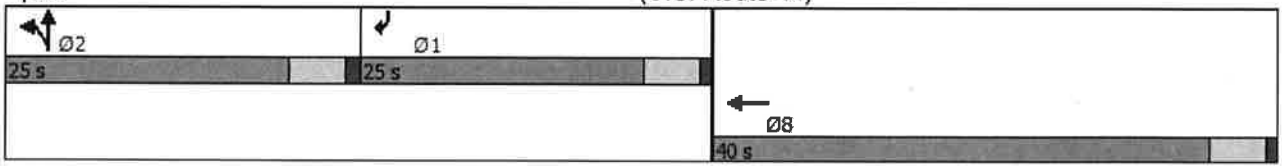
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases												
Detector Phase					8		2	2				1
Switch Phase												
Minimum Initial (s)					5.0		5.0	5.0				5.0
Minimum Split (s)					23.0		23.0	23.0				23.0
Total Split (s)					40.0		25.0	25.0				25.0
Total Split (%)					44.4%		27.8%	27.8%				27.8%
Maximum Green (s)					35.0		20.0	20.0				20.0
Yellow Time (s)					4.0		4.0	4.0				4.0
All-Red Time (s)					1.0		1.0	1.0				1.0
Lost Time Adjust (s)					0.0		0.0	0.0				0.0
Total Lost Time (s)					5.0		5.0	5.0				5.0
Lead/Lag							Lead	Lead				Lag
Lead-Lag Optimize?							Yes	Yes				Yes
Vehicle Extension (s)					2.0		2.0	2.0				2.0
Recall Mode					Min		None	None				None
Walk Time (s)					7.0		7.0	7.0				7.0
Flash Dont Walk (s)					11.0		11.0	11.0				11.0
Pedestrian Calls (#/hr)					40		4	4				17
Act Effct Green (s)					34.9		15.0	15.0				9.8
Actuated g/C Ratio					0.47		0.20	0.20				0.13
v/c Ratio					0.83		0.78	0.57				0.63
Control Delay					23.2		30.0	30.9				27.9
Queue Delay					0.0		0.0	0.0				0.0
Total Delay					23.2		30.0	30.9				27.9
LOS					C		C	C				C
Approach Delay					23.2			30.4			27.9	
Approach LOS					C			C			C	
Queue Length 50th (ft)					259		97	86				41
Queue Length 95th (ft)					#483		215	146				105
Internal Link Dist (ft)		63			41			226			203	
Turn Bay Length (ft)												
Base Capacity (vph)					2313		589	950				494
Starvation Cap Reductn					0		0	0				0
Spillback Cap Reductn					0		0	0				0
Storage Cap Reductn					0		0	0				0
Reduced v/c Ratio					0.81		0.62	0.42				0.36

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 74.9
Natural Cycle: 80
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.83
Intersection Signal Delay: 25.4 Intersection LOS: C
Intersection Capacity Utilization 76.8% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: Civic Center Plaza & Mill Street (U.S. Route 44)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Volume (vph)	0	0	1703	0	0	5
Future Volume (vph)	0	0	1703	0	0	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	11	11	12	12
Lane Util. Factor	1.00	1.00	0.91	0.91	1.00	1.00
Frt						0.865
Flt Protected						
Satd. Flow (prot)	0	0	4916	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	0	4916	0	0	1611
Link Speed (mph)		30	30		30	
Link Distance (ft)		121	279		60	
Travel Time (s)		2.8	6.3		1.4	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	0	0	1871	0	0	5
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	1871	0	0	5
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.04	1.04	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	42.9%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑			↱
Traffic Vol, veh/h	0	0	1703	0	0	5
Future Vol, veh/h	0	0	1703	0	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1871	0	0	5

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	936
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	229
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	229
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	21.1
HCM LOS		C

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	229
HCM Lane V/C Ratio	-	-	0.024
HCM Control Delay (s)	-	-	21.1
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.1

CITY OF POUGHKEEPSIE, NY
BUILDING, PLANNING & ENGINEERING DEPARTMENTS

SITE PLAN CHECK SHEET

ADDRESS: 49 Civic Center **Project:** Journal Square **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.	#1	Properly completed application form, including accurate contact information and applicant signature.
I) 2.		Required fees submitted: X Site Plan $500 X $150 for 1000 square feet of floor area $ 150(84.55) ~~Special Permit~~ ~~Full EAF $500~~ X $35 x ~~144~~ 151 (# of Required Parking Spaces) = $ 5,530 **TOTAL: $** ~~150~~ **PD $ ck BALANCE DUE $**
I) 3.	#5	Short / Full Environmental Assessment Form submitted.
I) 4.	#3, cover	Name and address of owner of record appears on plan.
I) 5.	#3, cover	Name and address of person, firm or organization preparing the plan.
I) 6.	#3, EX-1	Date (including any revision dates), north arrow, written and graphic scale.
I) 7.	#3, cover	Vicinity map (i.e., Sanborn, tax map). (refer to Dutchess County Parcel Access Map for assistance)
I) 8.	#3, SP-1	Existing zoning with accurate lot and bulk tables. (lot and bulk tables are not always required, but if provided, must be accurate)
I) 9.	#3, cover	Professional signature and seal on plan, as required by law.
I) 10.	#3, SP-1	Names of owners of adjoining properties, as shown on the latest tax records. (refer to Dutchess County Parcel Access Map for assistance)
I) 11.	#3	A statement indicating the financial capability of the applicant to complete the proposed development.
I) 12.	Yes, see following	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:

$500
$12,682
$5,530
$18,712

		location and width or roadways and walkways. Any proposed direct pedestrian connection to public parking lots or structures will also be shown.
III) 5.	#3, LL-1	Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.
III) 6.	#3, LP-1	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.	#3, SG-1	Any proposed new grades, indicating clearly how such grades will met existing grades of adjacent properties or the street.
III) 8.	None, noted. #3, SG-1	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.	None, noted #3, SG-1	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.

Site is not within watershed or flood plain

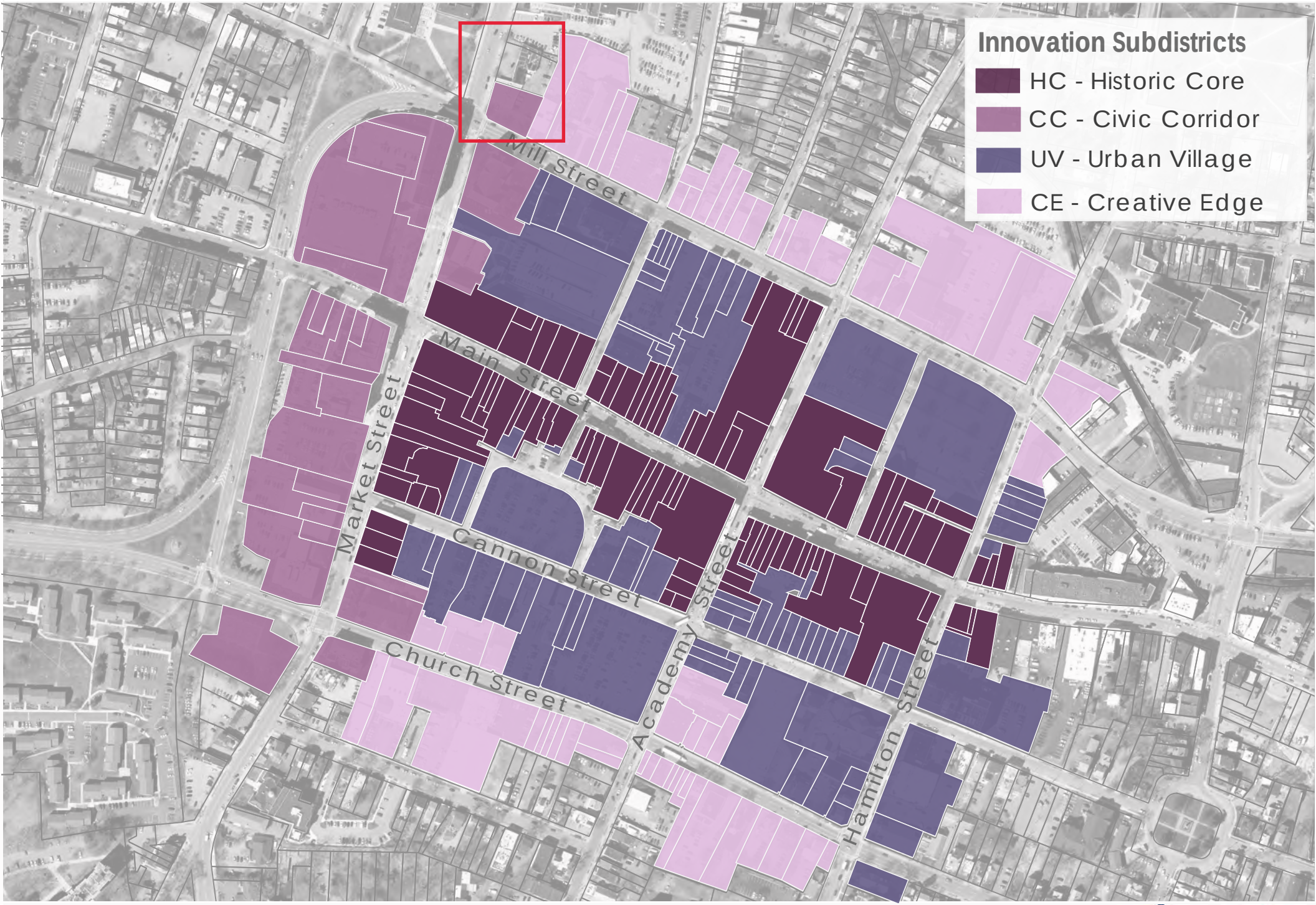
IV) OTHER REQUIRED PLAN NOTES

	Compliance Certified	Item Description
IV) 1.	#3, SG-1	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.

No existing trees on site

Rezone Downtown Poughkeepsie

Phase 1: Innovation District



Parcel Number
131300-6162-69-065177-0000

Parcel Location
49 Civic Center Plz

Municipality
Poughkeepsie City

Owner Name
Journal Plaza LLC *(P)*

Primary Owner Mailing Address
PO Box 792
Poughkeepsie, NY 12602

Parcel Details

Lot Size (acres):	0.808 AC (S)	**Split Town:**	-
Filed Map:	12682	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(330) Vacant comm		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$61,100	$61,100	$61,100	$61,100	$61,100	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$61,100

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:**
$0	9/7/2021	22021	4485	B	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code:**	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal		(Z98) Non-contrib

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$61,100

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 7/24/2023. Developed and maintained by OCIS - Dutchess County, NY.

Parcel Number
131300-6162-69-090193-0000

Parcel Location
85 Civic Center Plz

Municipality
Poughkeepsie City

Owner Name
Page Park Associates LLC *(P)*

Primary Owner Mailing Address
PO Box 792
Poughkeepsie, NY 12602

Parcel Details

Lot Size (acres):	2.80 AC (C)	**Split Town:**	-
Filed Map:	12682	**Agri. District:**	None
File Lot #:	-	**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:**
$423,500	$6,738,700	$6,738,700	$6,738,700	$6,738,700	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$6,738,700

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:**
$3,300,000	8/21/2009	22009	4217	J	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code:**	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal		(E03) Profssnl off

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1974	4	107,082	(0223) 2-4 sty office load sup	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	35,694
Number Identical:	**Condition Code:**	**Constr. Qual:**		
0	4	(1) Average -		

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(E03) Profssnl off			-	107,082	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

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$6,738,700

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.

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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:** 50 Delafield Street, Poughkeepsie, NY 12601

II. **PROPERTY OWNER:** Astor Services
ADDRESS: c/o Yvette Bairan, Chief Executive Officer
6339 Mill Street
Rhinebeck
NY 12572 (state and zip code)
PHONE NUMBER: (845) 871-1000 (include area code)

III. **NAME OF APPLICANT:** Jay Diesing, RA AIA - Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)
EMAIL ADDRESS: Jay@Mauri-Architects.com

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

IV. **CONSULTANT:** Jay Diesing, RA AIA - Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Existing (No Change)

VI. **ZONING DISTRICT:** R-4

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

PROJECT INFORMATION

New construction: _____(yes) X (no)

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

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

Alteration: X (yes) _____ (no) (Exterior HVAC)

Cost of Construction: $ 883,000

LOT AND BULK INFORMATION:

Lot area: 1.18 (Existing) (acres) 51,408 (square feet)

Building Footprint: N/A (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

10,730 (Existing) (total building footprint, square feet)

Lot Coverage: 20.9% (Existing) (percentage, building coverage only)

Gross Floor Area: N/A (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

Existing (total gross floor area, square feet)

Building Height: Existing (stories) _____ (feet)

Floor Area Ratio: Existing (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: Existing (No Change)

B) Number of Off-Street Parking Spaces provided: Existing (No Change)

N/A C) Waiver Requested: _____ (Yes) X (No)

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

If yes, name all such municipal facilities: N/A

(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): N/A

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: Astor Services - Head Start Pre-School

B) Number of shifts (if any): Existing (No Change)

C) Number of employees: Existing (No Change)
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): N/A

E) Number of seats in largest assembly space: Existing (No Change)

F) Number of classrooms (schools): Existing (No Change)

G) Number of rental units (hotels, motels, etc.) N/A

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

I) Days/Hours of Operation: Existing (No Change)

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

N/A

XVII. APPLICANT CERTIFICATION

I, Jay Diesing, RA AIA - Mauri Architects PC, 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

25 July 2023
Date

MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

July 25, 2023

Ms. Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: Astor Head Start
50 Delafield Street
Poughkeepsie, NY 12601

Dear Chair Anne Saylor and Planning Board Members:

Enclosed for your review is an application for Site Plan Approval regarding the above referenced property. The existing site is a Head Start Pre-School operated by Astor Services. The project includes the installation of energy efficient air-conditioning and heat-pump HVAC systems. The only impact to the Site Plan will be the installation of the outdoor compressor units. No other physical changes to the building or site are proposed as part of this application.

I look forward to meeting with you and the Board at the next available Planning Board meeting to discuss this proposal further. If you have any questions prior to the meeting, please do not hesitate to contact my office.

Sincerely,

Jay Diesing RA AIA

PROPOSED RENOVATIONS FOR:

50 DELAFIELD

50 DELAFIELD STREET POUGHKEEPSIE, NY

ZONING DATA CHART

CITY OF POUGHKEEPSIE
PARCEL # 131300-6062-54-857380-0000

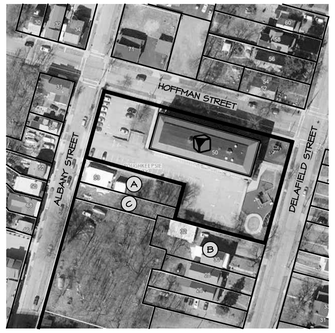
ZONE R-4		REQUIRED	EXISTING	PROPOSED
LOT AREA	MIN	N/A	1.18 ± ACRES (51,408 ± SF)	NO CHANGE
LOT WIDTH	MIN	50'-0"	336'-0" ±	NO CHANGE
LOT FRONTAGE	MIN	30'-0"	336'-0" ±	NO CHANGE
BUILDING HEIGHT	MAX	3 STORIES	3 STORIES	NO CHANGE
LOT COVERAGE	MIN	35%	20.9%	NO CHANGE
OPEN SPACE	MIN	N/A	N/A	NO CHANGE
FRONT YARD SETBACK	MAX	10'-0"	44'-2" ±	NO CHANGE
SIDE YARD SETBACK	MAX	6'-0"	L= 44'-8" ± R= 19'-1" ±	NO CHANGE
REAR YARD SETBACK	MIN	15'-0"	112'-4" ±	NO CHANGE

SITE LOC. MAP

SCALE N.T.S.

TAX MAP

SCALE N.T.S.



TAX MAP INFORMATION

SYMBOL	GRID NUMBER	OWNER OF RECORD
■	6062-54-857380	ASTOR HOME FOR CHILDREN PO BOX 5005 RHINEBECK, NY 12572
A	6062-54-845376	FEDOR IRKLIEWSKIJ 53 ALBANY ST POUGHKEEPSIE, NY 12601
B	6062-67-854363	JACQUELINE J. BRACCO 30 DELAFIELD ST POUGHKEEPSIE, NY 12601
C	6062-67-844373	FEDOR IRKLIEWSKIJ 53 ALBANY ST POUGHKEEPSIE, NY 12601

PLANNING BOARD APPROVAL

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL:

FILE NO:

PROJECT NAME: ASTOR HEAD START

PROJECT LOCATION: 50 DELAFIELD STREET, POUGHKEEPSIE NY 12601

APPLICANT: JAY DIESING, RA - MAURI ARCHITECTS PC

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(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITION OF APPROVAL.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THIS PREMISES AS PER PLAN APPROVAL BY THE PLANNING BOARD UNTIL A NEW OR REVISED PLAN FOR DEVELOPMENT OR USE OF THE SITE IS APPROVED BY THE PLANNING BOARD. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE TOWN FOR THE OCCUPANCY AS APPROVED HEREON.

OWNER DATE

APPLICANT DATE

DEPARTMENTAL SIGNATURES

FIRE CHIEF DATE

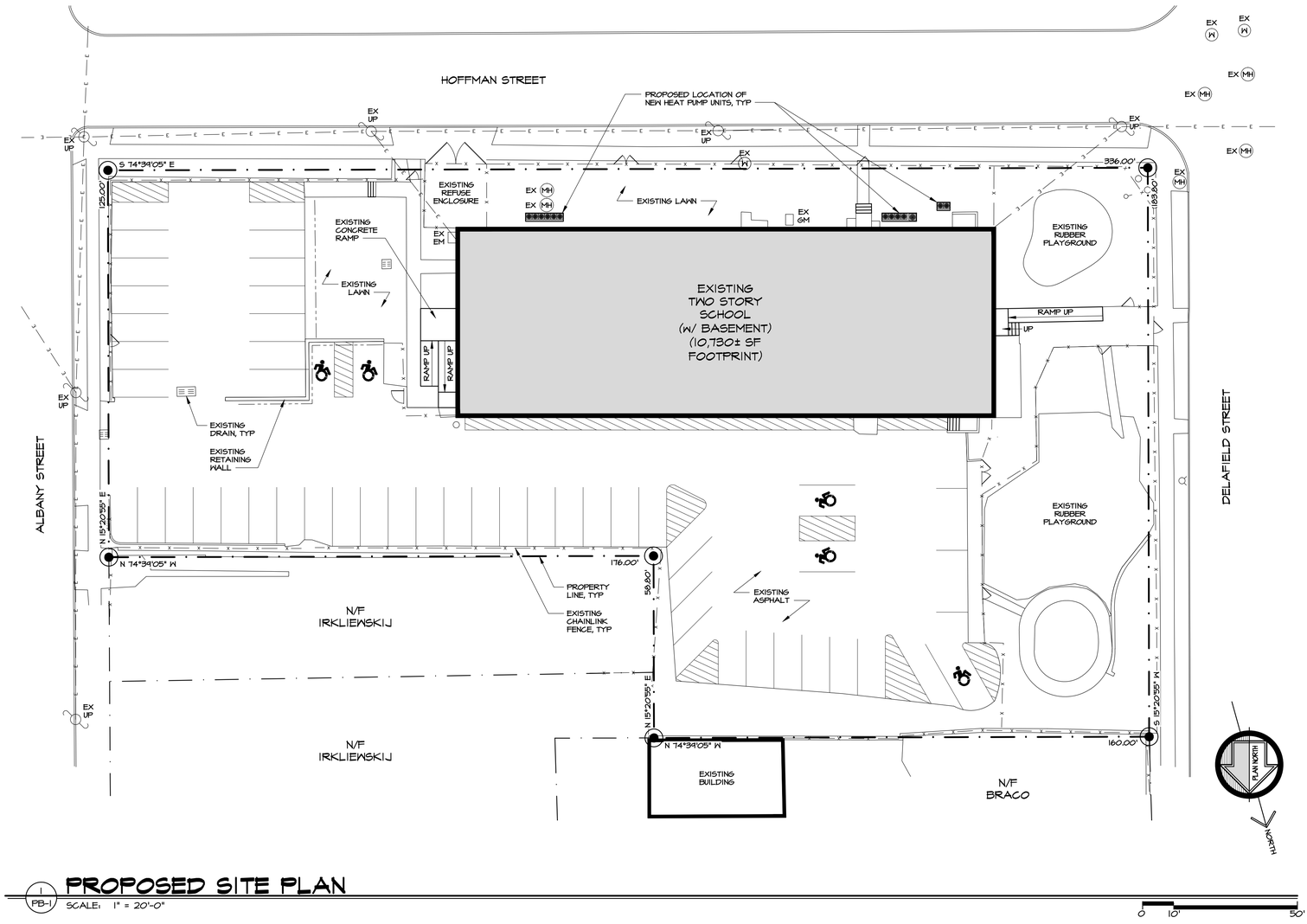
POLICE CHIEF DATE

BUILDING INSPECTOR DATE

CITY ENGINEER DATE

COMMISSIONER OF PUBLIC WORKS DATE

2 PB-1 TYP HEAT PUMP UNIT
SCALE: N.T.S.



1 PB-1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

0 10' 20'

project no. 22-09

date 25 JUL 2023

drawn by DC

revision date	description

PROPOSED RENOVATIONS FOR:
50 DELAFIELD
50 DELAFIELD STREET POUGHKEEPSIE, NY

astor SERVICES

PROPOSED SITE PLAN

MAURI ARCHITECTS PC
13 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

SHEET NO. PB-1

PURSUANT TO SECTION 6415 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION. UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK

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:
Astor Head Start

Project Location (describe, and attach a location map):
50 Delafield Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
Installation of ductless-split heat-pump and air-conditioning units throughout the existing building including all necessary electrical and plumbing work.

Name of Applicant or Sponsor:	Telephone: (845) 452-1030
Jay Diesing, RA AIA - Mauri Architects PC	E-Mail: Jay@Mauri-Architects.com

Address:
73 Mansion St

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 Building Department - Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 1.18 acres
   b. Total acreage to be physically disturbed? 0.002 (100 sf) acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.18 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: Existing	☐	☑

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

	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: _____	☐	☑

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

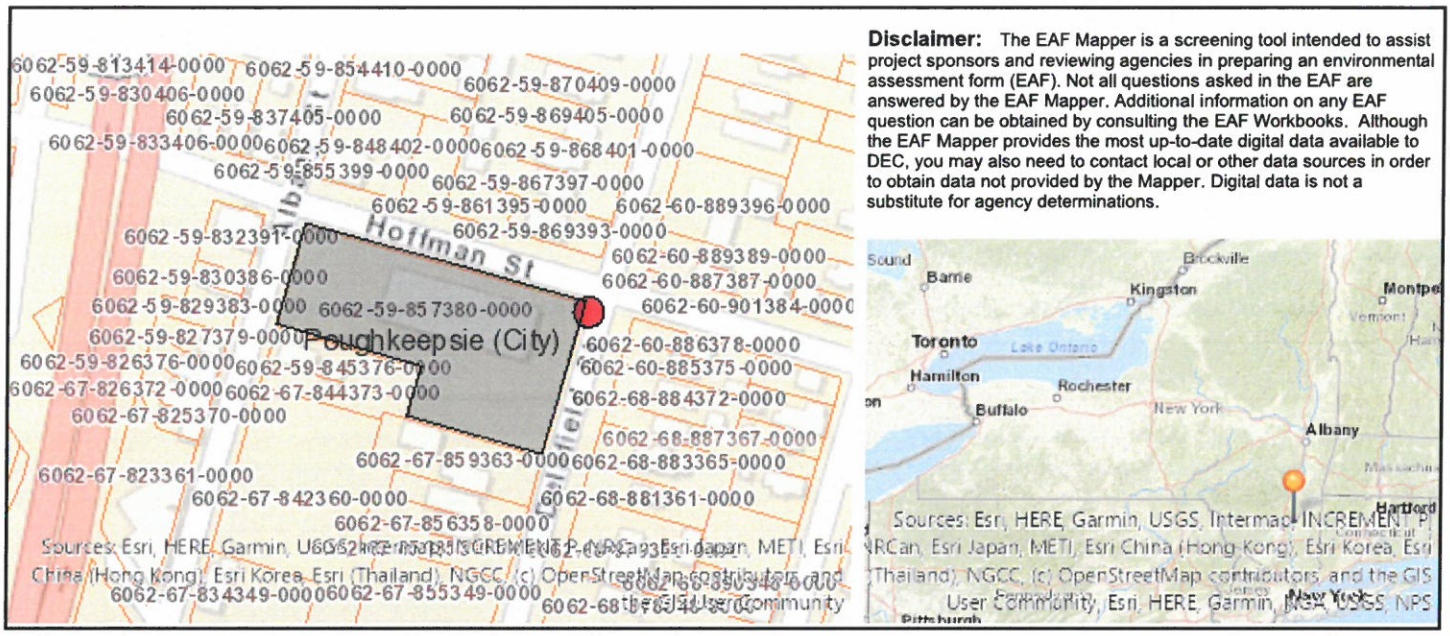
Applicant/sponsor name: Jay Diesing, RA AIA - Mauri Architects PC Date: 25 July 23

Signature: Jay Diesing Title: ARCHITECT

PRINT FORM

EAF Mapper Summary Report

Friday, July 14, 2023 12:01 PM



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

July 17, 2023

Ms. Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Astor Services
50 Delafield Street
Poughkeepsie, NY 12601

Dear Ms. Anne Saylor and Planning Board Members,

Please be advised that Jay Diesing, RA AIA of Mauri Architects PC is hereby authorized to submit an Application for Site Plan Review to the City of Poughkeepsie and represent Astor Services as related to this project.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Yvette Bairan, *Chief Executive Officer*
Email: ybairan@astorservices.org

Cc: Sean McLaughlin, *Assistant Executive Director, Agency Operations*
Email: smclaughlin@astorservices.org

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: 149 North Hamilton Street

II. PROPERTY OWNER: RC Home & Office Solutions, Inc.
ADDRESS: 46 Morningside Drive
Patterson
NY 12563 (state and zip code)
PHONE NUMBER: (914) 837-5690 (include area code)

III. NAME OF APPLICANT: Mr. Roy Campbell
ADDRESS: (Owner of RC Home & Office Solutions Inc.)
same as above
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)
EMAIL ADDRESS: royc8159@gmail.com

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

IV. CONSULTANT: Paul Tirums, P.E.
ADDRESS: 16 Friendship Lane
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (914) 490-3269 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): None

VI. ZONING DISTRICT: R-3A

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

PROJECT INFORMATION

New construction: _____(yes)__XX____ (no)

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

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

Alteration:__XX____ (yes) _____ (no)

Cost of Construction: $__New Asphalt = $12,000_____

LOT AND BULK INFORMATION:

Lot area: 0.234 _____ (acres) 10,193 _____ (square feet)

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

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

0 _____ (additional proposed square feet for expansion)

Exist.= _____ (total building footprint, square feet)

Lot Coverage: 10.64% _____ (percentage, building coverage only)

Gross Floor Area: 0 _____ (proposed square feet for new construction)

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

0 _____ (additional proposed square feet for expansion)

2,536 SF _____ (total gross floor area, square feet)

Building Height: 3 _____ (stories) 35 _____ (feet)

Floor Area Ratio: 2,536/10,193=0.25 _____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 7.5 _____

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

C) Waiver Requested: _____ (Yes) No _____ (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: Paved Parking Area & Driveway for Exist. (4) Unit Building
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: Existing Bldg. = (1)

Number of two (2) bedroom unit's Existing Bldg. = (1)

Number with three or more bedrooms: Existing Bldg. = (2)

Total number of units: 4

C) Is funding public? ____ Yes XX 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):

_____

The purpose of this Application is for the asphalt paving performed recently for the

_____

driveway and rear parking area for the residential building located at

_____

149 North Hamilton Street.

_____

_____

XVII. APPLICANT CERTIFICATION

I, Roy Campbell _____, 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 Date

Paul Tirums, P.E.
Consultant Engineer

16 Friendship Lane
Poughkeepsie, N.Y. 12601 Cell (914) 490-3269

July 14, 2023

The City of Poughkeepsie Building, Planning & Zoning Department
ATTN: Ms. Judith Knauss, Deputy Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, N.Y. 12601

Project: Campbell – Asphalt Paved Driveway
RC Home & Office Solutions, Inc.
Mr. Roy Campbell
149 North Hamilton Street
Poughkeepsie, N.Y. 12603

RE: Site Plan Submittal

Dear Judith,

This transmittal is for the City's review of the application package to receive your certification of completeness. Mr. Campbell was required to submit a Site Plan for the fact that he placed new asphalt pavement for his property's driveway and rear parking area.

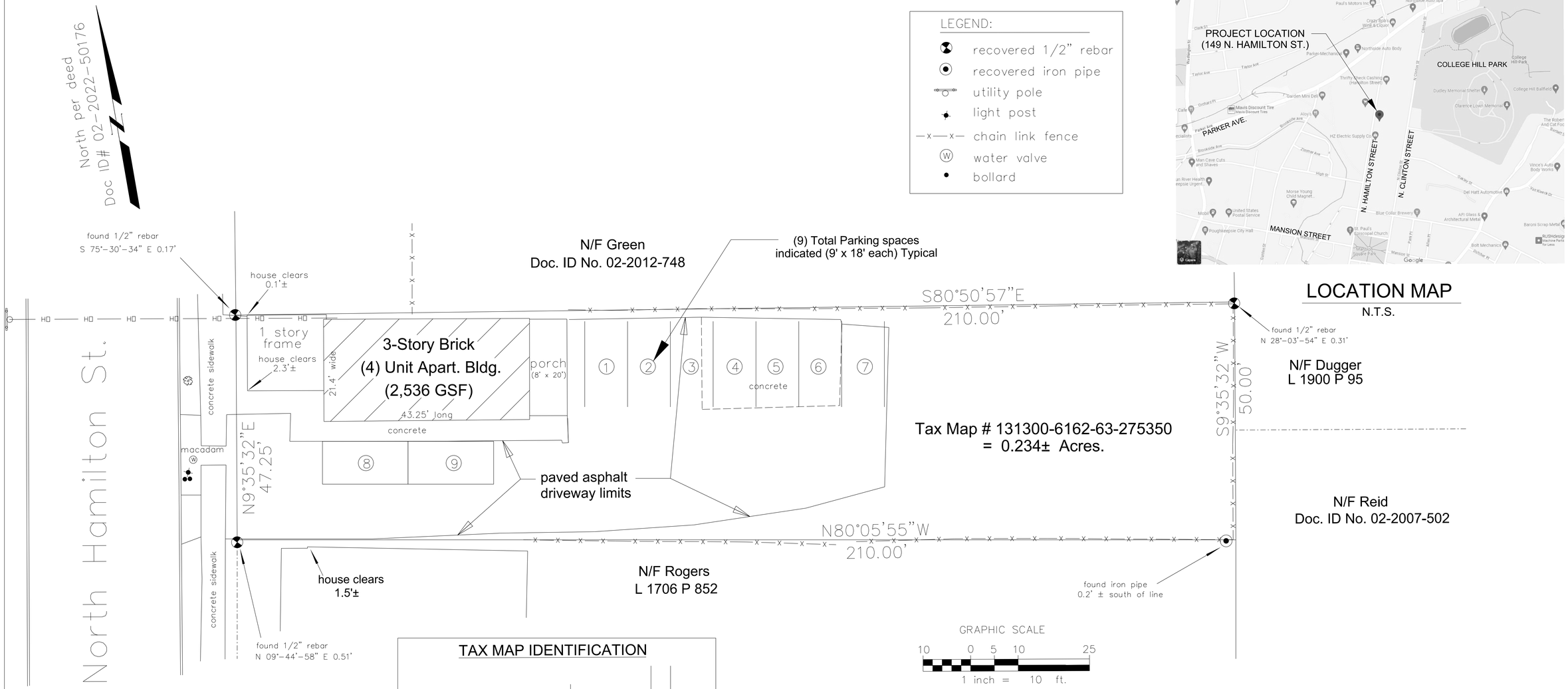
Attached is a Site Plan submission for the City's review and approval of the asphalt driveway and rear parking area for his existing (4) unit apartment building at Mr. Campbell's property at 149 North Hamilton Street. Included in this submission are:

- $500 check to the City for the Site Plan application fee
- Site Plan Sheet
- Short Environmental Assessment Form
- Site Plan Application
- Statement from Mr. Campbell saying that I can represent him in this application

Please review and provide any initial comments prior to the complete submittal and the scheduling for a Planning Board Meeting. If there are any questions please contact me.

Sincerely,

Paul Tirums, P.E.



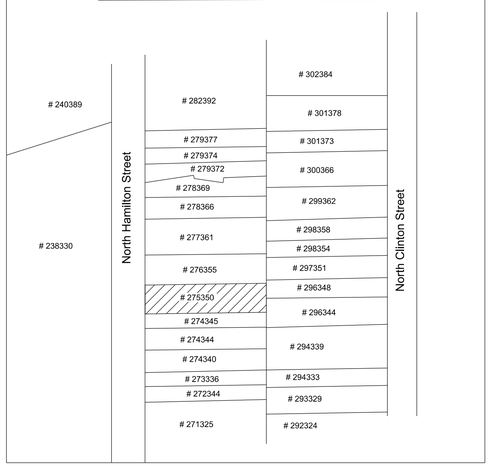
LEGEND:

- recovered 1/2" rebar
- recovered iron pipe
- utility pole
- light post
- chain link fence
- water valve
- bollard

LOCATION MAP

N.T.S.

TAX MAP IDENTIFICATION



TAX MAP NUMBER	ADDRESS	OWNER
# 240389	N. Hamilton Street	County of Dutchess
# 238330	150 N. Hamilton Street	County of Dutchess
# 282392	183 N. Hamilton Street	Urban/Gerlach Realty LLC
# 279377	165 N. Hamilton Street	City of Poughkeepsie
# 279374	163 N. Hamilton Street	Westney, Saleesha
# 279372	161 N. Hamilton Street	Hooper, Alexis D.
# 278369	159 N. Hamilton Street	White, Joyce E.
# 278366	157 N. Hamilton Street	Walden, D W.
# 277361	155 N. Hamilton Street	Green, Roberta J.
# 276355	151 N. Hamilton Street	Green, William Earl Sr
# 274345	147 N. Hamilton Street	Rogers, Judith
# 274344	145 N. Hamilton Street	Rojas, Sabas
# 274340	143 N. Hamilton Street	Williams, Jannette D.
# 273336	141 N. Hamilton Street	Margulies, Ira Joseph
# 272344	139 N. Hamilton Street	Klein, Tzvi A.
# 271325	135 N. Hamilton Street	North Hamilton LLC
# 302384	172-174 N. Clinton Street	Walkway Properties LLC
# 301378	168 N. Clinton Street	168 N Clinton LLC
# 301373	166 N. Clinton Street	Shell, Curtis
# 300366	162 N. Clinton Street	Gray, Lloyd E.
# 299362	160 N. Clinton Street	Greene, Sheldon R.
# 298358	158 N. Clinton Street	Dittus, Daniel
# 298354	156 N. Clinton Street	Maresco, Anthony J.
# 297351	154 N. Clinton Street	Maresco, Anthony J.
# 296348	152 N. Clinton Street	Dugger, John W. Jr
# 296344	150 N. Clinton Street	Reid, Jaime
# 294339	148 N. Clinton Street	Stubbs, Erik R.
# 294333	146 N. Clinton Street	Rodriguez, Ariel
# 293329	144 N. Clinton Street	Ulutas, Ahmet
# 292324	140 N. Clinton Street	Kirnon, Eon L.

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 _____ 202_
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

Boundary Survey by:
MICHAEL J. PARRELLA, PLS
Licensed Land Surveyor
NY License No. 050162
MAY 2023
168 SCHULTZ HILL ROAD
STAATSBURG, NY 12580
(845) 876-4163

OWNER INFORMATION:
RC Home & Office Solutions Inc.
Mr. Roy Campbell
46 Morningside Drive
Patterson, N.Y. 12563
(914) 837-5690

SITE PLAN
DRIVEWAY IMPROVEMENTS

PREPARED FOR

RC HOME & OFFICE SOLUTIONS INC.
MR. ROY CAMPBELL

149 N. HAMILTON STREET
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS, N.Y.

BY: *PAUL TIRUMS, P.E.*
16 FRIENDSHIP LANE
POUGHKEEPSIE, NY 12601

SCALE : 1" = 30'
DATE: 07/10/2023

PAGE 1 OF 1

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

RC Home & Office Solutions, Inc.; Mr. Roy Campbell

Name of Action or Project:
Asphalt Paving of Driveway @ 149 N. Hamilton St.

Project Location (describe, and attach a location map):
149 N. Hamilton St., Poughkeepsie, NY 12603

Brief Description of Proposed Action:
Owner had driveway newly asphalt paved & parking area behind the building. The building is an existing (4) unit Apartment building.

Name of Applicant or Sponsor:	Telephone: (914) 837-5690
Mr. Roy Campbell	E-Mail: royc8159@gmail.com
Address: 46 Morningside Drive	
City/PO: Patterson	State: NY / Zip Code: 12563

	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	☐	☒

3. a. Total acreage of the site of the proposed action? 0.234 acres
   b. Total acreage to be physically disturbed? 0.08 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.234 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: (connection already exists)	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: (connection already exists)	☐	☒

	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: _____ Date: _____

Signature: _____ Title: _____

PRINT FORM

Re: Fw: Roy Campbell Property @ 149 N.Hamilton Street

From: ROY CAMPBELL (royc8159@gmail.com)

To: ptirums@yahoo.com; ephilipp@cityofpoughkeepsie.com

Date: Monday, July 3, 2023 at 03:01 PM EDT

The City of Poughkeepsie, New York
Building, Planning & Zoning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

To; Eric Phillip, Et al

Re: 149 No Hamilton Street
Poughkeepsie, NY 12601

Please be advised that I have retained the services of Mr. Paul Tirums PE, Consulting Engineer to represent me in all matters, including the Production and Submission
of all Site Documents that are required to get Complete Approval from the City Of Poughkeepsie Planning Board for the installation of the Blacktop in the area adjacent to
the above listed property.
Mr. Tirums is also fully Authorized to act on my Behalf, when the meeting that will be scheduled for the requested Approval is held.
Please feel free to contact me, if you have questions regarding this email or the Authorization, and contact Mr. Tirums for any other matters.
Thank you
Roy H. Campbell
President
RC Home & Office Solutions, Inc. (Owner)
914-837-5690

> On Sun, Apr 16, 2023 at 8:20 PM Paul Tirums <ptirums@yahoo.com> wrote:
>
> Hello Roy,
>
> Please see the below email from the City of Poughkeepsie. Let me know if there are any surprises that you weren't aware of in their response. Also, have you changed the number of Bedrooms or Apartment Units in your building?
>
> Thanks,
> Paul
>
> ----- Forwarded Message -----
> **From:** O'Brien, Joseph <jobrien@cityofpoughkeepsie.com>
> **To:** 'ptirums@yahoo.com' <ptirums@yahoo.com>
> **Cc:** Garcia, Lori <lgarcia@cityofpoughkeepsie.com>; Philipp, Eric <ephilipp@cityofpoughkeepsie.com>; Nocerino, Peter <pnocerino@cityofpoughkeepsie.com>; Tarkos, Kyle <ktarkos@cityofpoughkeepsie.com>
> **Sent:** Friday, April 14, 2023 at 11:11:34 AM EDT
> **Subject:** RE: Roy Campbell Property @ 149 N.Hamilton Street
>
> Paul,
>
> A driveway and parking area was created without a building permit and per **Section 19-6.1(c)** which states ”any change in use or intensity of use which will affect the characteristics of the site in terms of parking, loading, access, drainage or utilities”, this property is now subject to Site Plan approval from the Planning Board. The parking which was installed will also need to meet **Section 19-4.3**. There are also currently violations for occupying the building without a Certificate of Occupancy which will need to be addressed before this would go to the Planning Board or Zoning Board if required. Also if the use has changed by increasing the bedroom count of the building units it would be subject to the parking requirement of **Section 19-4.3(11)** which controls how many spaces are required, I would need to review plans or speak with the Deputy Building Inspector which approved the permit for the renovations to see if there has been an increase. If you would like to submit a